

27th May 2022

Dear Neighbour,

South Molton Triangle – Proposed changes to the planning application
Inviting you to an online briefing on Wednesday 15th June between 6-7pm

On 8 April 2022, Westminster City Council (WCC) confirmed planning approval for the South Molton Triangle development, following the signing of a Section 106 planning agreement. This formalises the planning consent so that we can bring forward the various public benefits of the project, which include:

- 960 net additional jobs
- New shops, cafés and restaurants
- 33 new homes, of which 11 will be affordable
- Heritage facades would be preserved and sensitively adapted
- New trees and additional planting
- A new pedestrian route at 10 South Molton Street to create an additional connection
- New buildings that would produce over a third less carbon than a building built to current UK standards

You can find out more about the project at www.southmoltontriangle.com

Since the original application was made, we've been working on the detailed design and identified some amendments that will make the South Molton Triangle more sustainable and create a better place for residents, occupiers and visitors.

We propose to submit these changes to Westminster City Council (WCC) in the form of a Section 73 Planning Application this summer.

The proposed changes include:

- Reducing the amount of steel and embodied carbon, saving c.2,400 tonnes of CO2 which is equivalent to the annual energy usage of 1,000 homes.
- A 50cm increase in the height of the 'north and south' office buildings due to the above reduction and a simpler structural design.
- Removing gas boilers and introducing additional air source heat pumps on South Molton Street properties to improve local air quality and enable the entire development to run on renewable electric energy.
- Providing higher-quality social and community space in an alternative ground floor location in Mayfair rather than the second level basement of the North Block, which would be removed.
- Improvements to the design of the Running Horse Pub including:
 - Creating connections from its existing location (50 Davies Street) to 52 Davies Street at the basement, ground and first floors and 54 Davies Street at basement level.
 - Introducing a lift to make the ground and basement floors more accessible
 - Reinstating the central bar feature on the ground floor
- Reconfiguring the retail units on South Molton Street to provide a greater variety of unit types and sizes and therefore appeal to a wider range of occupiers.
- Improvements to the new homes on South Molton Street, including two small extensions to numbers 20 and 22.
- Introducing allowance for ventilation and extraction to some buildings on South Molton Street so that food and drink providers could occupy them in the future.

There are also associated revisions to window sizes, shopfronts and passageways. All public benefits identified in the approved planning application will be retained.

Join an online briefing

Prior to submitting this Section 73 application, we are hosting an online briefing to outline the proposed changes and answer any questions. This will be taking place **on Wednesday 15th June between 6-7pm** via Zoom.

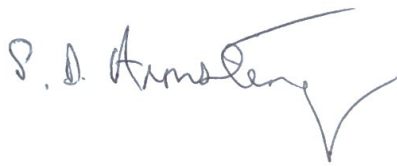
Please email southmoltontriangle@grosvenor.com to register interest in attending; details will be sent out thereafter. A recording of the session will be uploaded to the website for those unable to attend.

Indicative timings:

- June: Briefing on proposed changes
- Summer: Section 73 application submitted to WCC
- Summer: Statutory consultation led by WCC
- Early 2023: Anticipated works start on site
- 2027: Anticipated completion

The latest news about South Molton Triangle can be found on the project website but if you do have any questions or want to speak to a member of the team directly, please do not hesitate to get in touch.

Yours sincerely,



Simon Armstrong
Director of Development, South Molton Triangle
0207 312 6971

Aerial plan of the South Molton Triangle

The South Molton Triangle consists of:

‘North and South’ buildings - Two office buildings above retail, food and beverage, and the Running Horse Pub

40-46 Brook Street - Hotel

South Molton Street - 33 homes (22 private & 11 affordable) above retail and food and beverage on the ground and lower ground floors

This is in addition to improvements to the surrounding streets.

