

The South Molton Triangle

Update on temporary road closures and proposed traffic orders.

We're writing to update you on several Traffic Management Orders that will support the delivery of the South Molton Triangle.

This update follows on from a letter that was sent in September 2022 and a Meet the Contractor event that was held in January 2023.

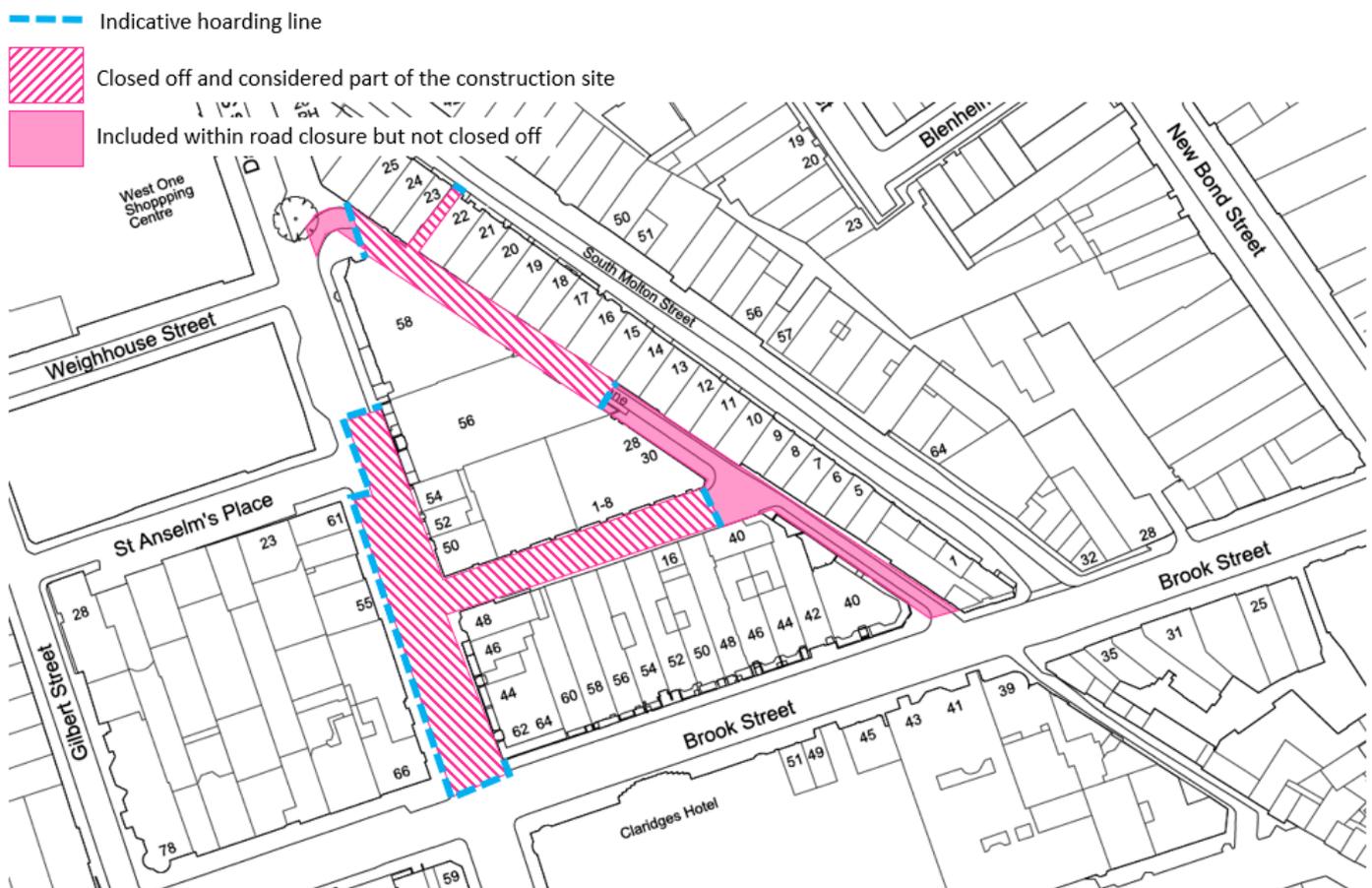
Temporary Traffic Management Order (TTMO):

There are two TTMO's needed to support the construction delivery:

1. South Molton Lane: A TTMO application to close South Molton Lane, Davies Mews and South Molton Passage (beside 22 South Molton Street) was approved by Westminster City Council (WCC) in January 2023.

2. Davies Street: A TTMO application to close Davies Street and Davies Mews was approved by WCC in April 2023.

The plan below shows the extent of these TTMOs. Please let us know if you have any comments or questions in relation to them.



Aerial plan of the South Molton Triangle to show temporary road closures

Both of the TTMOs have been granted until 2027 and beyond however, working with WCC, we will seek to minimise the periods of closure.

In addition to the TTMOs outlined on the previous page, later this year we will be promoting a Permanent Traffic Management Order.

Permanent Traffic Management Order (PTMO):

This relates to the new public masterplan design associated with the South Molton Triangle planning permission and formalises the highway management arrangements associated with it. This will come into force following completion of the development.

We expect the PTMO to be published in Q2 2023. We will share more details in due course, including how to take part in the consultation process.

We appreciate some terminology relating to highway matters is technical and complex, so please don't hesitate to contact us if you have any questions via the details below. We've also included responses to anticipated questions on the next page.

At our Meet the Contractor event in January, we advised we are working with two contractors – Skanska and McGee – on the delivery of the North and South blocks (two office buildings above shops, restaurants and the Running Horse Pub).

Ahead of the construction works starting, McGee have commenced some preliminary activity which will continue from now until the end of the summer. This activity involves the removal of elements inside the buildings, such as carpets, electrics and internal doors; where possible these elements are re-used or recycled.

If you have any questions relating to the works McGee are undertaking and wish to speak to a member of their team, David Main (Project Manager) can be contacted on 07823527290 or David.Main@McGee.co.uk

Information shared at the January event, including details about the contractors can be found at bit.ly/SouthMoltonTriangle.

Q: What are the anticipated timings:

- September 2022: Initial update on planning road closures
- March 2023: Davies Mews road closure in place
- May 2023: Updating you on planned road closures
- May 2023: Application for Permanent Traffic Management Order submitted. Statutory consultation led by WCC.
- July 2023: South Molton Lane road closure in place.
- August 2023: Davies Street road closure in place
- Early 2027: Roads re-opened.

Q: Will I be able to access Mayfair from Bond Street Station

A: Yes, pedestrian routes will be maintained via Davies Street and South Molton Street. South Molton Lane will not be a through route.

Q: Are there other road closures in the area?

A: We have liaised with WCC with regards to future planned road closures and have been advised they are unaware of any of note in the immediate vicinity other than those already in place for 65 Davies Street construction works. This closure to the northern end of Davies St will remain in place at least to some extent until the completion of 65 Davies Street in Q4 2023.

Q: What will happen to businesses that receive deliveries to South Molton Lane?

A: We have spoken to various business owners and residents on South Molton Street to understand how they currently use South Molton Lane. We therefore know that most deliveries are made to South Molton Street. There are however a small number of properties (circa 4 businesses) that receive deliveries to South Molton Lane. We will be working with these businesses to develop alternative arrangements, such as redirecting deliveries to South Molton Street. All fire escape routes on South Molton Lane will remain operational. Properties that back onto South Molton Lane can exit without being obstructed by site hoarding. During the day there will be site attendance in the lane to ensure activity is well controlled. In the evening there will be a clear unobstructed road (from 1-14 South Molton Lane).