

South Molton Triangle. Community Liaison Group

Date	12/07/2023
Time	6:00 – 7:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Nicola Rochfort; Martin Kinsey, Alex Clarke, Simon Armstrong, Tim Cela Skanska: James Wildgoose; Peter Walsh McGee: David Main RED Construction: Michael Bennett

Representatives attended from:

- Mayfair resident
- Grays Antiques
- NWECC
- Peabody residents x 2
- Residents Society of Mayfair and St James

**Apologies/
Distribution:**

Invites were also sent to representatives from:

- City of London
- Claridges
- Erskine House residents
- Mayfair Neighbourhood Forum
- Multiple Brook Street businesses including: ME+EM; Argyll Club; Mr Foggs
- Multiple South Molton Street businesses, including: Jaks; Bosideng
- Royal London Asset Management
- TFL / Crossrail
- West End Ward Cllrs
- West One (British Land)

1. Recap on SMT proposals

Alex Clarke and Martin Kinsey provided an overview of the project, the uses across the site, the ground plan, and the public benefits. Questions in response related to:

- Restaurant opening hours - these will be subject to a future licencing process once there is an operator in place
- Operational life of a building assumed for operational carbon assessment – this has been modelled to a 60-year period and is balanced with other sustainability credentials such as embodied carbon and local employment.
- Whether the housing being delivered will be for rent or sale – this is to be determined

- Site working hours - these are intended to be between 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturday, with work outside of these hours subject to prior approval from Westminster City Council (WCC), in alignment with the WCC Code of Construction Practice
- Whether South Molton Passage would remain open - it will
- Whether there would be concrete piling - there will be as part of the works on North and South blocks

2. Discussion on purpose of a Community Liaison Group

Nicola Rochfort presented the principles of the CLG.

Feedback included:

- Attendee representation should strike a balance between residential and business representatives. Despite invites out to c.11 business reps, attendance at the first meeting was low (Grays Antiques and NVEC)
 - It was agreed that alternative timings would be explored (e.g. over lunch) for subsequent meetings that might suit local business owners or workers better.
 - **All** to consider how to encourage more business representation at the CLG
- It was also discussed that WCC representation via Ward Cllrs would be useful.
- In-person meetings were the preferred format
- Each meeting should have a clear purpose that is circulated in advance; this may help with attendance.
- Meetings should be an hour where possible

3. Topics of interest for future sessions

There was a short discussion about topics that were important to the group and that they would like to cover in future CLG meetings.

In addition to construction, environment and community, it was suggested that the CLG also discuss the future operation of the SMT, including elements such as licensing. This will be captured in the draft terms of reference that will be shared with the CLG in due course.

4. Project update

Alex Clarke and Martin Kinsey gave an update onsite works, temporary traffic management orders, hoarding, public realm and public art.

Traffic management and road closures:

Questions were asked about:

- Whether parking on Brook Street would remain open and whether Claridges are being spoken to about this.

- Grosvenor in dialogue with Claridges and parking will be discussed
- How construction traffic would be managed, including vehicles arriving before 8am. The construction traffic hub on Park Lane was also discussed.
 - Following the session, the RSMSJ requested further information about vehicle routes, including for the delivery of materials, particularly relating to Weighhouse Street.
 - The management of construction traffic will be discussed at subsequent meetings.
 - The intention is that the SMT development will not be serviced via Weighhouse Street
- How road closures would be minimised; in terms of size/scope and timing
 - Grosvenor responded that the approach to SML evidenced our commitment to only closing roads when needed to accommodate works.

Hoarding:

Comments were expressed regarding:

- Using a hoarding coating to minimise nitrogen oxide
- Using soundproof hoardings
- Including a directory for retail tenants
- Clearing of rubbish left by hoarding
- Relocation of WCC bins

The approach to hoarding will be discussed at subsequent meetings.

Site works

The group discussed steps being taken to minimise the environmental impact of demolition and construction. Grosvenor and Skanska explained that various steps are being taken to achieve this, including:

- Using electric plant, machinery and vehicles where practical
- Minimising embodied carbon through reusing materials or specifying low carbon alternatives
- Following a circular economy approach, minimising waste, maximising reuse, and recycling materials.

A discussion was also had about management of onsite staff, including:

- Clear briefing of what is expected of staff
- Considering a smoking area
- Crossrail approach was referenced as a good example during the discussion, however feedback has since been received from RSMSJ that Crossrail staff were disruptive to residents on Gilbert Street.

5. Communications and Engagement

- Some residents had not received printed update. **Grosvenor** to check distribution area.
- A question was asked about engagement with the William Blake Fellowship (WBF). Grosvenor explained they have been speaking with the WBF for several months and recently shared guidance on the requirements of a business case to progress the WBF's proposal.
- Peabody residents asked Grosvenor to explore how best to support existing community assets including Mayfair Library and St George's Primary School.

6. Next Steps

- **Grosvenor** to check distribution area for printed comms
- **All** to consider how to encourage more business representation at the CLG
- **Grosvenor** to circulate minutes, slides and publish on the SMT website
- **CLG members** to share any additional feedback on the draft comms & engagement plan
- **Grosvenor** to share the draft SMT CLG Terms of Reference
- **CLG members** to review and 'sign off' the Terms of Reference
- **Grosvenor** to diarise next meeting for October. **CLG members** to confirm attendance.