

South Molton Triangle Community Liaison Group

Meeting #2

24th October 12-1pm



Hello and welcome

Introductions

Previous Actions

Project Update – Site works

Works to date

Upcoming works

Hoarding

Public Art

CLG Terms of Reference

Next steps

Introductions

Previous Actions



Previous actions

- **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
- **Grosvenor** to diarise next meeting for October. **CLG members** to confirm attendance.
- **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' – to be discussed today



Letter Drop Distribution Area (alongside mailing list)



Project Update

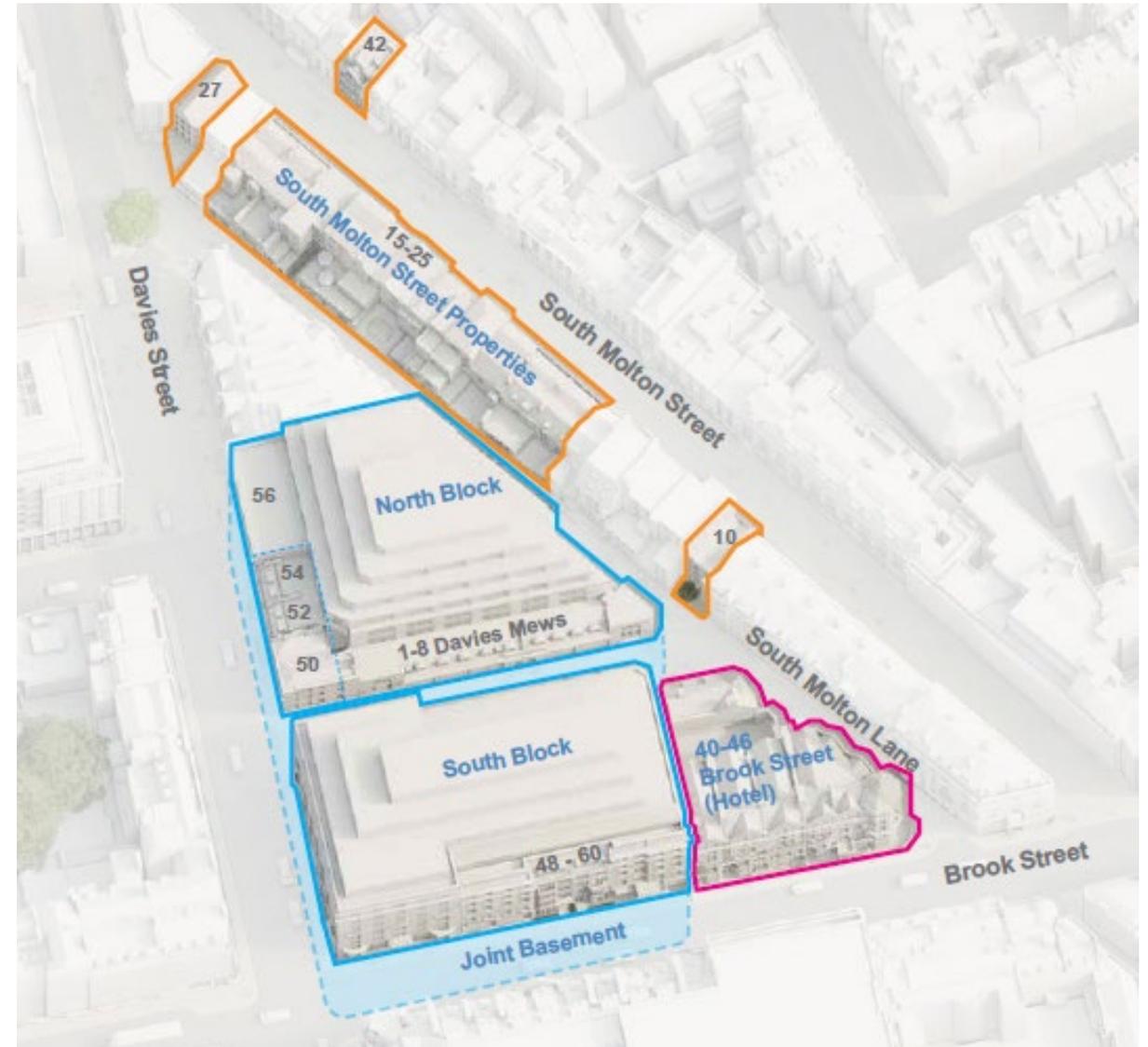
Project Overview

The South Molton Triangle consists of:

‘North and South’ buildings (McGee then Skanska) - Two office buildings above ground floor retail/restaurants/Running Horse Pub

South Molton Street (RED Construction) - 33 homes (22 private & 11 affordable) above ground and lower ground floor retail/F&B

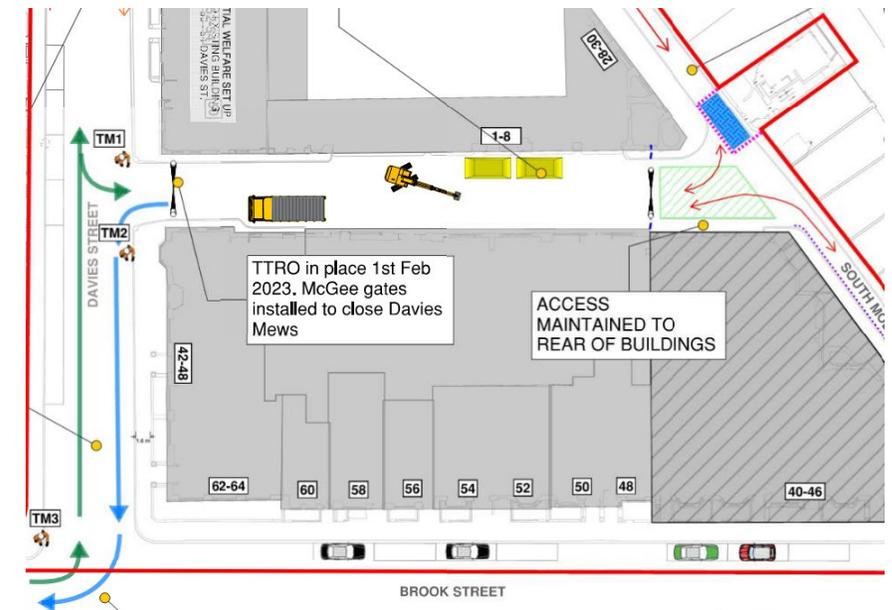
Hotel – 31 bedrooms at 40-46 Brook Street



Project Update – North & South – McGee

Works to Date:

- McGee have been on site since March undertaking preliminary works to prepare the site for the main works.
- The proposed scheme includes retention of historically significant facades and buildings including Grade II listed building to the North Block. A significant amount of works has been carried out in this period to understand the existing buildings.
- The works to date include the following activities;
 - Soft Strip of Existing Buildings
 - Site Investigations
 - Archaeological Investigations
 - Utility Disconnections
 - Street Furniture Removal

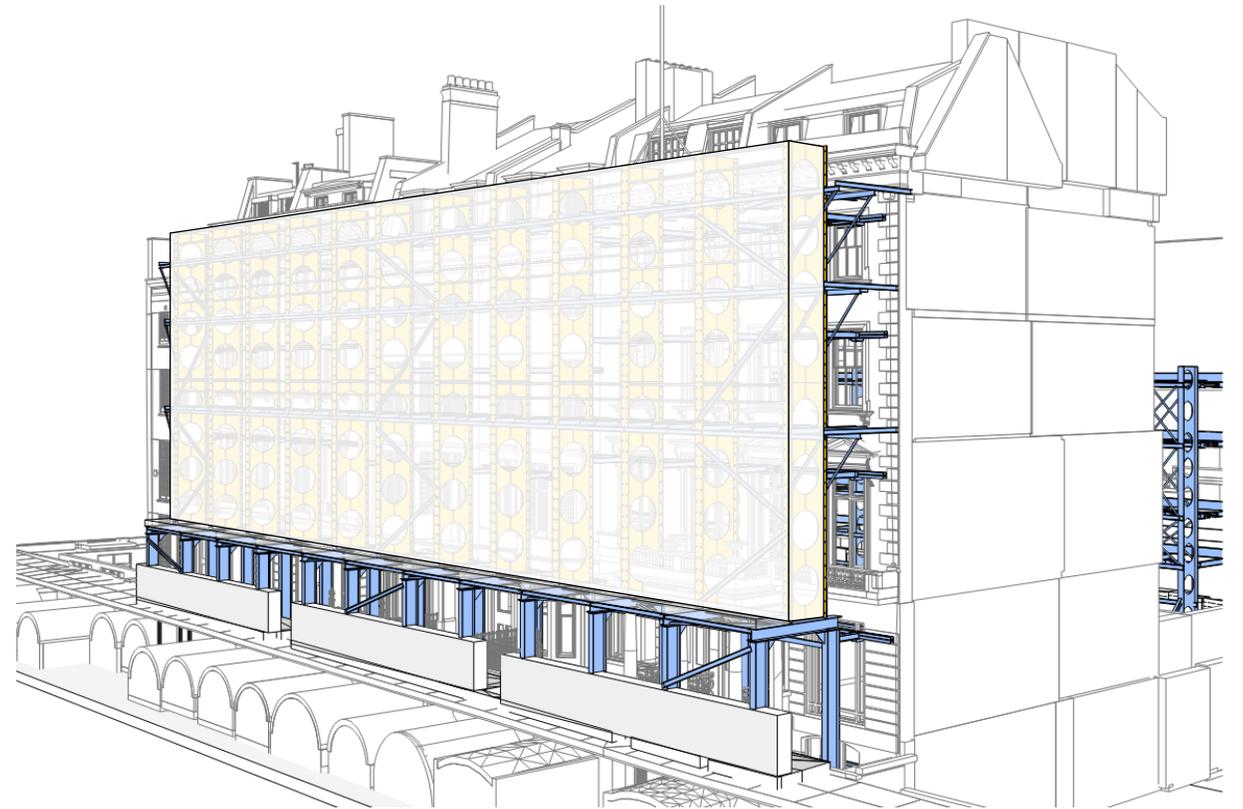


EXISTING DAVIES MEWS CLOSURE

Project Update – North & South – McGee

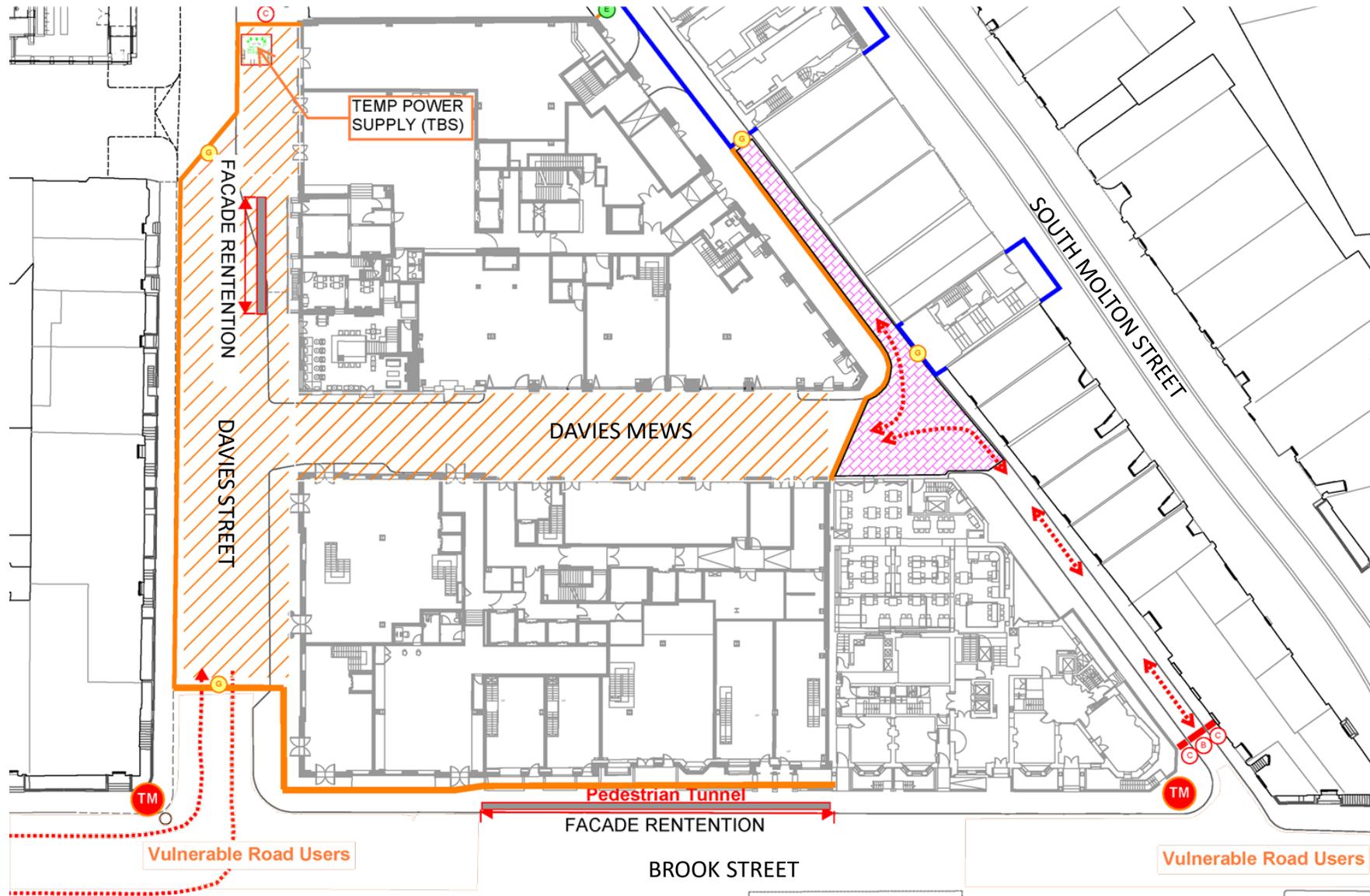
Main Works – Demolition and Enabling Works;

- There will be increased activity in November as we mobilise for Demolition Works.
- Early activities include;
 - Davies Street Road Closure
 - Hoarding Erection
 - Scaffold Erection
 - Façade Retention Installation; Brook Street and Davies Street.
 - Demolition Works
 - Dismantling Stone Facades



BROOK STREET FAÇADE RETENTION

Project Update – North & South – McGee



Project Update – South Molton Street – RED Construction

Red Construction have been appointed by Grosvenor as the contractor leading the development works at 10, 15-25, 27 and 42 South Molton Street as part of the South Molton Triangle scheme.

Works to Date

- Progressed Soft Strip to units 10, 15-24, 25 & 27.
- Setup RED site offices and temporary welfare within 27 South Molton Street.
- Undertaken existing building fabric surveys.
- Utilities disconnections progressed.

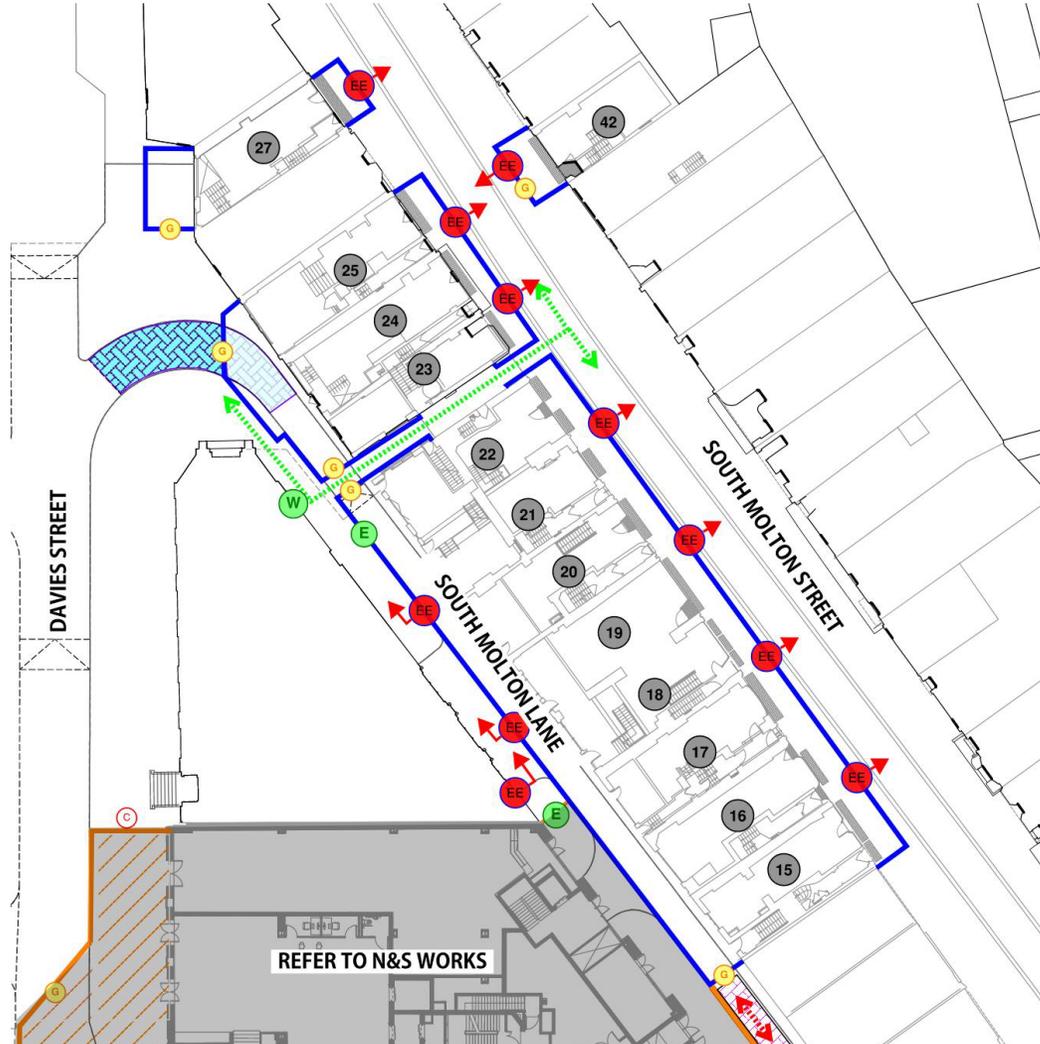
Next phase of works

- Continue Soft Strip to buildings.
- Complete utilities disconnections as required.
- Commence Hoarding, Scaffold and Gantry erection to South Molton Lane and South Molton Street.

Looking further ahead

- Continue Scaffold and Gantry erection.
- Commence Roof works
- Commence demolition works.
- Commence façade cleaning and restoration works.

Project Update – South Molton Street – RED Construction



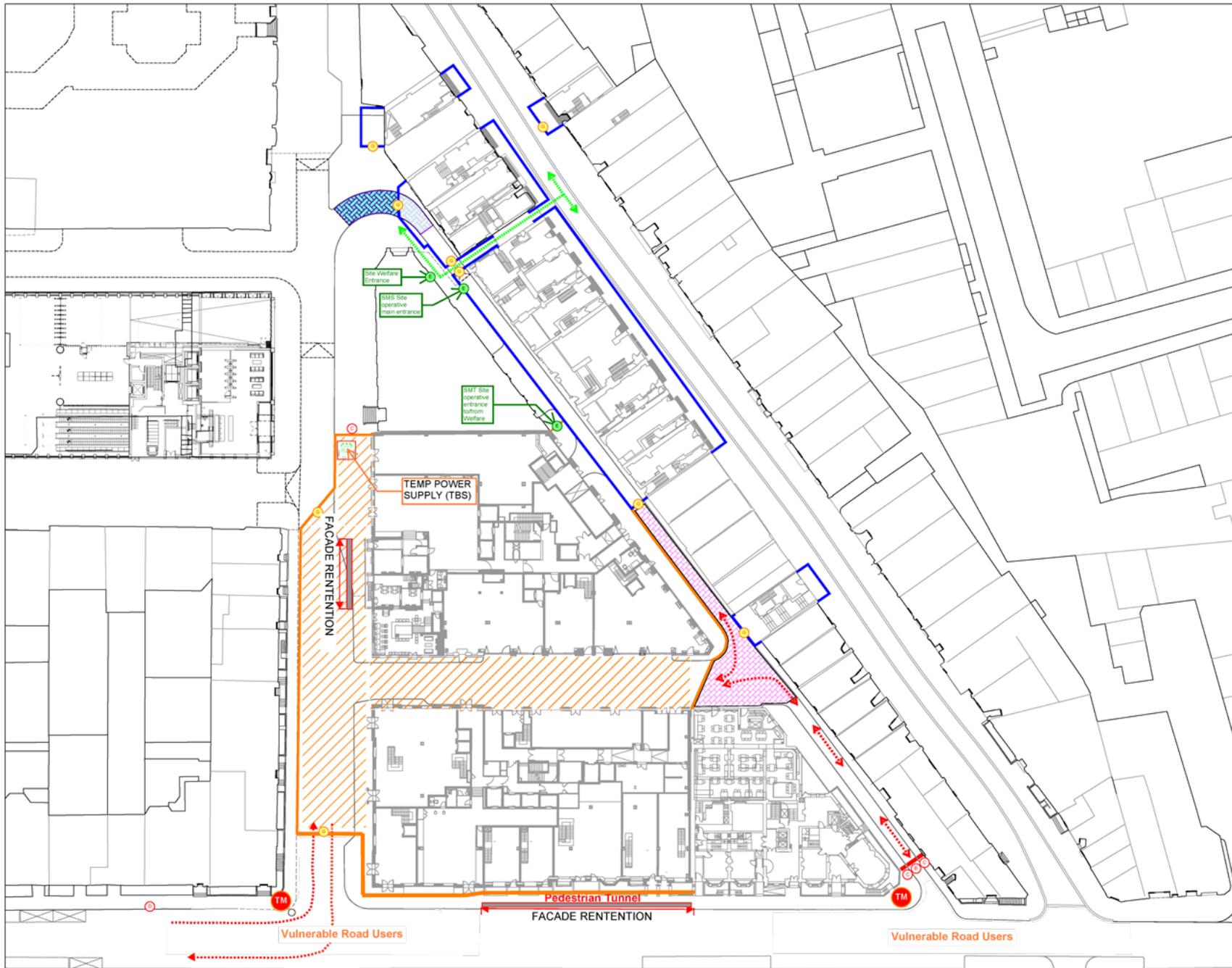
Logistics

- Vehicle movement controlled via South Molton Lane
- Pedestrian partial closure to South Molton Lane
- Deliveries no earlier than 8am
- Operative Access via South Molton Lane
- Site Welfare within 58 Davies Street

Project Update – South Molton Street – RED Construction



- Hoarding to South Molton Street
- Access gantry to South Molton Lane
- All scaffolding to be wrapped in monarflex



McGEE
 A Specialist Engineering Contractor
 McGee Group (Holdings) Ltd
 Level 9 Alto Tower, 5 Hatfields
 London SE11 9PG
 Tel: 020 8998 1101 Fax: 020 8997 7690

- McGEE Site
- Traffic Barriers
- Grays Unloading Area
- RED Unloading Zone
- RED Construction Hoarding
- Pedestrian Movement
- McGee Hoarding
- Vehicle Movements
- ROAD CLOSED
- ROAD CLOSED ACCESS ONLY
- Footpath closed
- ROAD AHEAD CLOSED
- Controlled Gate
- Controlled Pedestrian Access
- Traffic Marshal

RED
 Construction Group Ltd
 41 to 43 Saffron Hill
 London EC1N 8FH
 Telephone: 0207 100 7020
 www.redconstruction.co.uk

CLIENT: Grosvenor Estates
 PROJECT: South Molton Street
 DRAWING TITLE: Traffic Management Plan Daytime and Saturday Morning
 STATUS:
 DATE: January 23 SCALE: Not to scale
 DRAWING NUMBER: R1049/SMS/SK/01 REV:
 R1049/SMS/SK/01

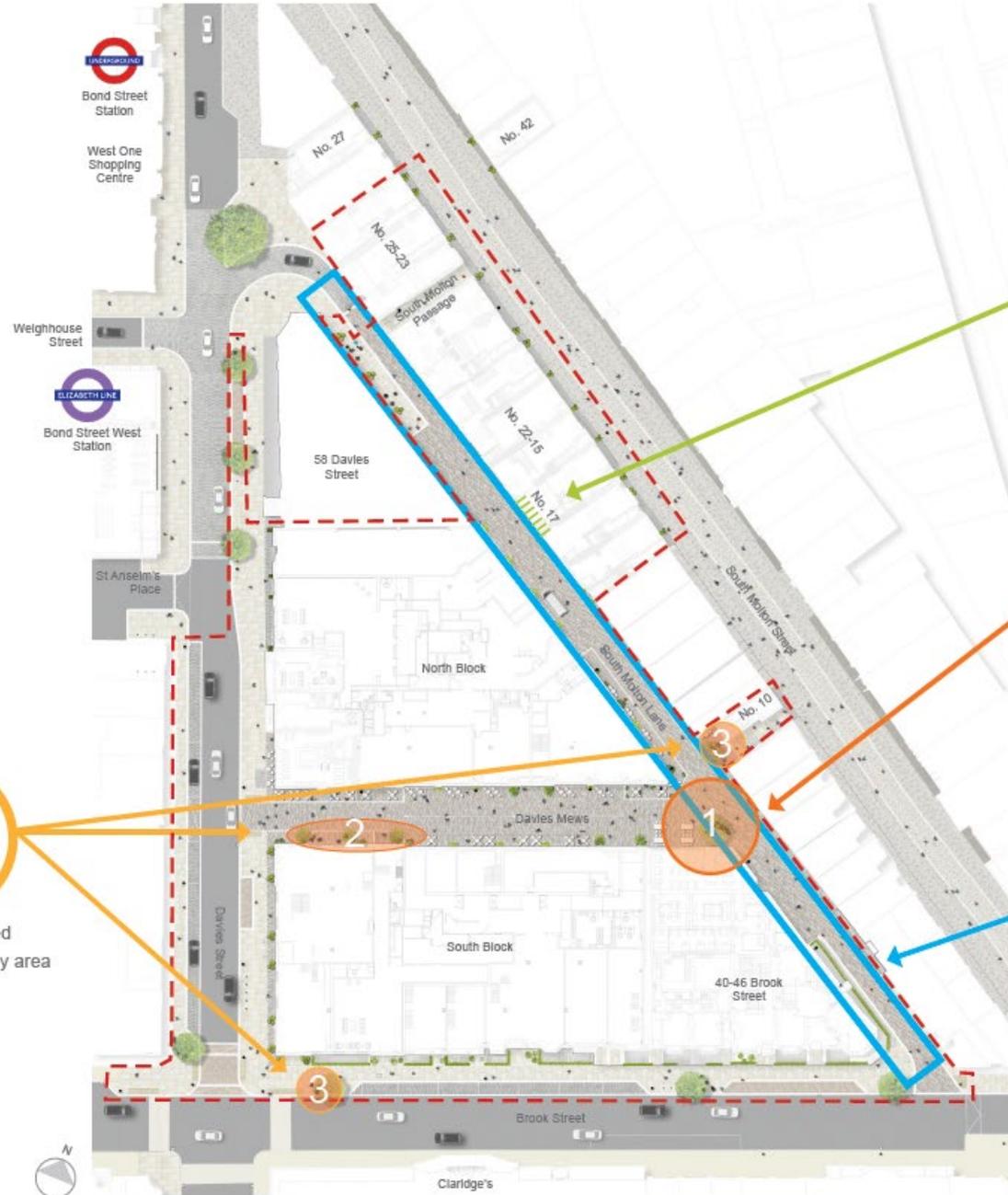
Public Art

Public Art

- Split into three key opportunity areas

- Public Realm Extent
- River Tyburn art opportunity area
- Framed landscape opportunity area / prominence level 1 (high)
- Additional framed landscape opportunity area / prominence level 2
- Additional framed landscape opportunity area / prominence level 3
- William Blake art opportunity area (rear of No. 17 SMS Properties)


Additional framed landscape opportunity area



Opportunity area for artwork on rear of No. 17 SMS Properties



Framed landscape opportunity area at South Molton Lane and Davies Mews Junction. (Feature seating / high prominence)



River Tyburn art opportunity area along the length of South Molton Street. (Feature drainage channel, water elements, wayfinding)

Terms of Reference

Overarching feedback

Specific comments in relation to:

- Invitees
- Format and frequency of CLG
- Scope of influence

Next steps



Next steps

- **Grosvenor** to circulate minutes to members and publish on the SMT website
- **Grosvenor** to diarise next meeting for Early 2024. **Community Forum** to confirm attendance.

Draft communications and engagement plan

Communications & engagement plan: Approach

Our approach is guided by the principles of [Positive Space](#), our Community Charter:



To deliver on these principles at the South Molton Triangle we have developed a 4-prong local engagement plan which focuses on how we **inform**, **involve** and give **influence** to, and **invest** in communities.

Communications & engagement plan: #1 Inform

We will keep the community up to date through a range of communication channels, accessible both on and off-line, and regularly invite input and suggestions for future content.

Actions:

a) Maintain and develop a range of **Grosvenor owned communications channels**:

- South Molton Triangle Website
- South Molton Triangle mailing list
- Mayfair Community Newsletter
- In-person drop-ins or events
- On-site activation such as noticeboards on the hoarding

b) Maximise **third party communication channels**, including:

- From main works commencing: monthly contractor newsletters published on the website and sent via email (printed copies available on request). We will ensure these are of a high standard, giving clear and concise information.

Questions

Does this capture all the channels you'd expect to see?

Do you have any feedback on the newsletters/updates you've received so far?

Communications & engagement plan: #2 Involve

We want to be continue to involve local people to ensure we maintain the strong sense of community during construction and beyond.

Actions:

- a) Promote and support neighbourhood activities and events through our communications channels
- b) Involve a range of demographics to diversify and deepen who we hear from
- c) Identify opportunities for the community to come together and get involved with what is happening in the area

Question

What type of activities or events do you think would help bring members of the community together?

Communications & engagement plan: #3 Influence

We believe giving communities meaningful involvement in the future of their neighbourhood creates better outcomes for everyone.

We will enable the community to play an ongoing and active role in the neighbourhood, and create opportunities for influencing shorter-term decision making.

Actions:

- a) Launch a **Community Liaison Group** with representatives from local resident, business and community organisations to help keep communities informed, involved and influencing decision making. See separate draft Terms of Reference* for the Community Liaison Group.
- b) Plan **wider public engagement** around specific subjects, in particular further engagement on public art. This will be captured in a 'Scope of Influence' in the Terms of Reference*

**This will be shared after the initial meeting in July.*

Communications & engagement plan: #4 Invest

We will invest time and resources to help understand and address local needs, developing programmes and partnerships that maximise access to opportunities for local people and businesses resulting from our investment.

Actions:

- a) We have published a Social Impact and Community Strategy, incl. clear aims and outcomes to respond to local identified through local wellbeing research.
- b) We will periodically re-test our progress against these aims and deliver against Mayfair priorities.
- c) We will encourage more local organisations and charities to apply for grants to improve the local environment through Greener Futures.

People
Positive

Planet
Positive



Terms of Reference

Terms of Reference

What is it?

A coming together of local organisations and resident or business representatives to identify, discuss and shape key topics relating to the development.

Why are we doing it?

To continue to involve local people, keep them informed and ensure we maintain the strong sense of community during construction and beyond.

What will it cover?

Demolition and construction, progress updates, opportunities for local people, input and updates on certain elements of the proposals (see Appendix 1), local events and long-term community involvement and governance.

What is it not?

A replacement for our involvement in, and engagement with, existing local networks.

Who is it for?

c.20 representatives of surrounding resident, amenity, business and community organisations in the neighbourhood immediately around the development, as well as local Ward Councillors. To ensure manageable and equitable discussions, one representative from each group is recommended.

Terms of Reference

Invitations to the Liaison Group will be issued to:

- Resident representatives
- Amenity societies
- Businesses and organisations (local e.g. retailers)
- Businesses and organisations (larger e.g. BIDs and development companies)
- Political representatives – Ward Cllrs
- Other community orgs (i.e. faith groups)

Expectations of participants

- Attend every meeting where possible
- Help shape the purpose
- Actively participate and represent your community
- Listen to and respect different views and priorities
- Share information with your networks

How will the Liaison Group operate?

The Liaison Group will meet in person every quarter (frequency to be kept under review). A Chair will be sought from the Liaison Group and until nominated, Grosvenor will assume this position.

Terms of Reference

Grosvenor will also provide administrative support to facilitate the meetings, including technical means for virtual meetings, and preparing agendas and minutes which will be circulated to all Members.

How long will it run for?

Its form and make-up will evolve over time but, if successful, we envisage the Liaison Group continuing throughout the duration of delivery and into operation. Its effectiveness will be regularly reviewed, and a formal decision made on whether it should continue at the end of every calendar year, and/or at major project milestones.

Indicative dates

- #1: July 2023 (Kick-off)
- #2: October 2023
- #3: January/February 2024
- #4: April/May 2024

Terms of Reference

Low	Medium	High	Opportunities & Constraints
		<p>Communications & Engagement Plan</p>	<p>Opportunities: Advising on channels for ongoing communication and engagement.</p> <p>Constraints: Resource to deliver plan. Relevant comms to align with brand identity.</p>
<p>Construction management plan</p>			<p>Opportunities: Review and feedback on construction management plan. Comments received to date have been incorporated where possible.</p> <p>Constraints: Prepared in consideration of WCC requirements and construction feasibility</p>
<p>Servicing strategy (in delivery)</p>			<p>Opportunities: Review and feedback on servicing strategy.</p> <p>Constraints: Prepared in consideration of WCC requirements.</p>

Terms of Reference

Low	Medium	High	Opportunities and Constraints
		Social Impact	<p>Opportunities: Feed into and review activities to respond to local wellbeing priorities, reviewing Employment & Skills Plan, overseeing progress.</p> <p>Constraints: Resource to deliver plan.</p>
	Environmental priorities		<p>Opportunities: Understand and review sustainable targets. Suggest potential interventions or focus areas.</p> <p>Constraints: Resource to deliver. Listed building status. WCC requirements.</p>
		Public art	<p>Opportunities: Participate in and help broaden reach of public art engagement underway.</p> <p>Constraints: Resource to deliver. WCC requirements.</p>

