

Dukelease

FNA response – Cleveland Street

December 2014

Throughout this project, Four Communications has managed a thorough and transparent consultation process with neighbours around the site, including Holcroft Court.

The team has had positive feedback from many neighbours, including some residents of Holcroft Court.

At the suggestion of Four Communications, and as a responsible developer, Dukelease Properties undertook a five-day pre-application public exhibition, to ensure that neighbours had opportunity to learn about the proposals. This consultation included four weekday afternoons and evenings and a Saturday morning, in a hotel near to the site. Details were also provided to allow people who could not attend to arrange a private briefing at their convenience.

Feedback at the exhibition was mixed, with residents of different streets holding varied views. The comments were collated and, as a result of the consultation process, the design team made several significant changes to the scheme:

Petrol Filling Station - The design was changed to a one-way drive through layout from Clipstone Mews to Cleveland Street. This has significantly reduced the frontage along Clipstone Mews and placed the pumps much further away from Holcroft Court.

Traffic Calming Measures - The transport consultant reviewed existing car movements and potential traffic calming measures that could be implemented, such as raised tables at the start and end of Clipstone Mews, which are being discussed with Westminster City Council.

Planting - The team committed to replace any blighted trees along Cleveland Street and to add planting at the northern corner of the site. New trees will be added at the south of the site at Clipstone Street to complete the tree line across the south side of Holcroft Court.

The **entrance** to the bar in the ground floor of Block C will only be on to Cleveland Street. After the exhibition, a meeting was held with Holcroft Court Residents' Association, with ongoing dialogue with the Chair and Vice-Chair of the group following this. At the request of the association, a member of the development team visited several flats facing the site to assess the impact of the proposals on the levels of light to their flat.

In addition to this, the development team has held – and continues to hold – conversations with several residents of Holcroft Court. This has included meetings regarding the financing of a new Rain Garden on Clipstone Street. This garden is offered as an amenity for the local community, financed by Dukelease, and is entirely separate from any community payments for the project.

The team is committed to upholding this process of consultation with neighbours as the application progresses and will continue to respond to all residents' queries and concerns.