

ARTFARM

Neighbours of The Audley

Mayfair

6 July 2021

Dear Neighbour

The Audley

I am writing to you on behalf of the Artfarm team responsible for bringing the Audley pub back to life and into community use to bring you up to date with the project, make you aware of a s73 application we will shortly be submitting and to introduce you to members of our wider team.

I am Colum Kelly and I am the property director at Artfarm with overall responsibility for the project's delivery. I am joined by Sam Murphy, from Gardiner & Theobald, our Project Manager. Sam is responsible for day-to-day management of the project, including on-site construction as this continues. We will be finalising our intended operational team over the next 12 months however in the interim we would also like to introduce Adam Dyke, Artfarm's Group Operations Manager who is responsible for operational considerations until the appointment of a General Manager.

As you may be aware, planning permission was granted for the "Curious Rooms" proposal by Westminster City Council on 22 June - we are very pleased that we can now move to the next stage of work to reopen the building next year.

From our conversations so far with the community we know how important this building is to people. We are committed to continuing to talk to our neighbours as we do, so that we can continue to listen to your views and so that you know what is happening to the building.

We have committed to a set of very robust management arrangements as part of the conditions of planning, including limits to opening hours and capacities, both of the pub at the ground and first floors, and the rooms at second floor and above. In summary, this will limit the use of the pub at ground floor to 11.30pm Monday to Friday, midnight on Saturday and 10.30 pm on Sundays and Bank Holidays. The pub restaurant, and rooms above, are limited to 12.30am Monday to Saturday. We have also accepted the committee's requirement to limit their use to 11pm on Sundays and Bank Holidays. We are also seeking to limit servicing to between 7.30 and 9.30am Monday to Friday, and 8am to 10am at weekends.

Grosvenor's team will conclude its extensive improvement works to the structure and façade of the building by late summer. Until then, the day-to-day site contacts you already have will remain the same. We believe this work has already made very substantial improvements to the building, and I have enclosed a couple of photographs of some of the building's features to illustrate those works.

As Grosvenor concludes its works later this Summer we will commence with an initial package of works using Grangewood, the incumbent contractor, who have been managing the site since Grosvenor's works began. We are currently procuring our fit-out works and the successful contractor will then take possession of the site on completion of Grangewood's works and start our internal fit-out works, later in the autumn, We are excited about seeing our vision for the quality of the interiors realised over the next year. We hope that the Audley can then re-open in late 2022.

I also wanted to let you know that we will shortly be submitting a s73 application to the City Council to make some limited changes to the permission in respect of the size of the lift shaft. The lift shaft is at the rear of the building and we do not expect this to have any effect on neighbouring properties, but we do need to change the permission to reflect an alteration that we have had to make to our design for technical reasons; namely allowing a faster lift speed and a less constricted car to improve accessibility of the upper floors and reduce wait times, in turn reducing the likelihood of customers gathering in the pub to access the upper floors. If you would like me to send you details of the application once submitted, in addition to any publicity that WCC may undertake such as site notices, please do let me know and I would be happy to do so.

Before we re-open, we are looking forward to inviting our neighbours and the local community to see the restored building and to meet us person.

We are still in the process of selecting our fit-out contractor however we will update further with details for them once selected. They will have a 24-hr contact line available to the local community in case of any urgent concerns or queries regarding construction activity on site.

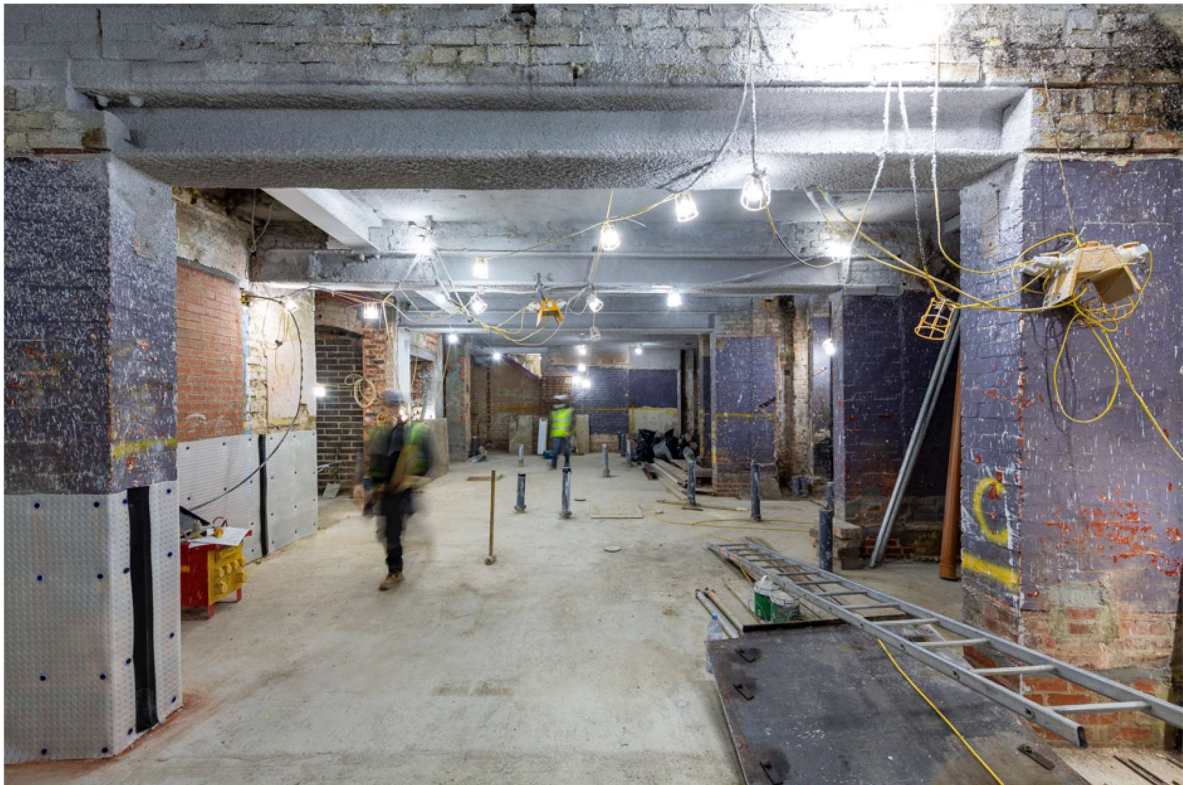
If you have any queries regarding the project as a whole, please do not hesitate to contact me on colum.kelly@artfarm.com or 07443 980055.

I look forward to meeting you.

Yours sincerely

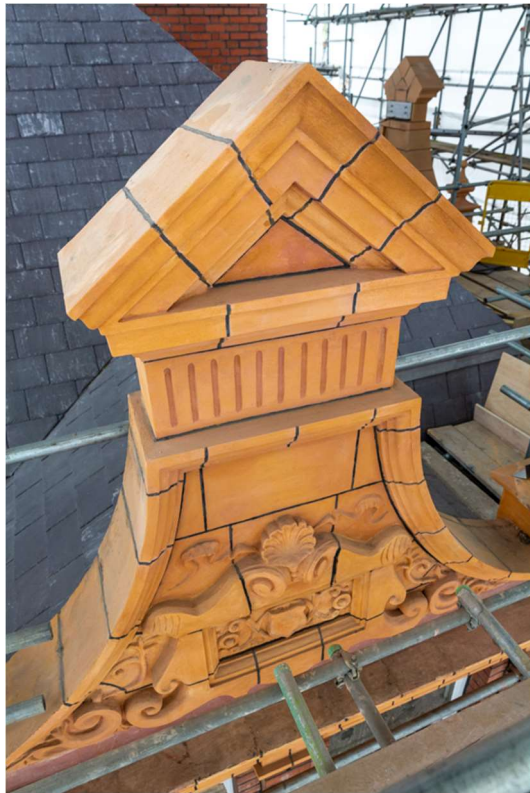
Colum Kelly

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