

COVENT GARDEN

capco

26 KING STREET



BACKGROUND

Capital & Counties are bringing forward proposals to re-invigorate 26 King Street through a refurbishment to create a high-quality mixed-use building offering restaurant, roof terrace and office accommodation.

THE EXISTING BUILDING

26 King Street is a Grade II listed, four-storey building, with a single storey basement, on the corner of King Street and Garrick Street. The building has historically been occupied by Carluccios across the ground, basement and part first floor with offices above.

Carluccios, who have now vacated the site, previously operated across the entire building with the upper floors serving as their head office. Currently, the restaurant on the ground floor is on a short-term let and the office space above is unoccupied due to it being tied to the restaurant entrance on the ground floor.

The building was listed in January 1973 primarily as a result of its eclectic Italianate palazzo design and impressive stucco façade. Over the years, the building has been re-built to the rear and has undergone a significant amount of re-modelling. Internally the building has number of important heritage assets, including the staircase and vestibule, neither of which will be altered.

Equality Act access for disabled visitors is not currently possible. The rooftop was previously accessible for office staff who utilised tables and chairs for amenity use. The site is located within the Covent Garden Conservation Area.

CURRENT CONDITION

The existing building is in need of investment as the internal spaces are outdated and no longer meet the needs of modern office and restaurant occupiers. We want to address this by refurbishing the site to provide high-quality office and restaurant accommodation.



Aerial view of 26 King Street today

THE PROPOSALS

We want to rejuvenate 26 King Street to provide a high-quality commercial building that is attractive to both high-quality restaurateurs and office tenants. Our proposals include:



Sensitively refurbishing the internal spaces to provide a high-quality restaurant space at basement, ground, and the rooftop space. We will also refurbish the part first floor and office space at upper levels



Introducing a new glazed pavilion on the roof of the building to provide a new publicly accessible bar/restaurant use (Class E) accessed via the existing lift, with the restaurant offering fantastic views over London and acoustically screened to protect local amenity



Separating the restaurant and office spaces by delivering a new ground floor entrance on Garrick Street which would be solely for the office accommodation



The delivery of new jobs, training and apprenticeship opportunities in the hospitality industry in Covent Garden



Improving the building's sustainability credentials by introducing smart plant equipment and building systems



Internally demolishing the modern extension to the rear of the building to provide a new lift for the upper floors and accessible toilet in the building



Creating Equality Act compliant access to both the offices and restaurant



Re-configuring the plant equipment on the roof to facilitate the introduction of the glazed pavilion



Terminal hours for external terrace 11:30pm in summer and 10:30pm at other times



Introducing biodiversity and urban greening

Capco supports Westminster Employment Service (WES), find out more [here](#).

CHANGE OF USE

As both the existing office and restaurant uses fall under designated Class E, Capco does not need to apply for a change of use to the premises to introduce rooftop restaurant space.

However, permission will be required to undertake the refurbishment works on the building and for the introduction of the glazed pavilion on the roof and terrace.

THE NEW PAVILION AND ROOF TERRACE

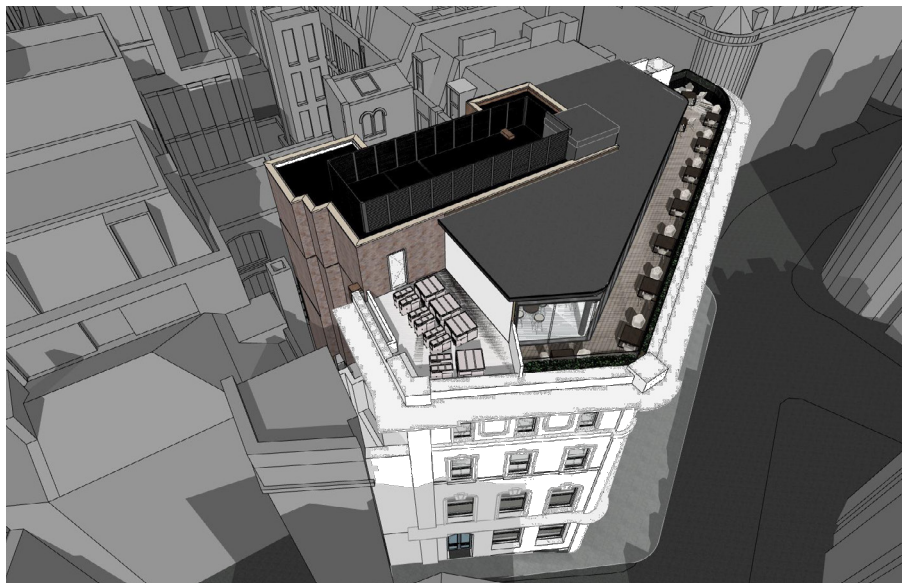
THE NEW PAVILION AND ROOF TERRACE

As part of our plans to rejuvenate 26 King Street, we are proposing to introduce a new glazed pavilion and terrace on the roof of the building.

This is intended to facilitate the introduction of a new rooftop bar/restaurant (Class E), creating a new destination in this part of Covent Garden. The pavilion will be made predominately from glass and is intended to provide south east and west facing views across Covent Garden and London.

The pavilion, and the new lifts serving the upper floors, have been designed so that they are only minimally visible from street level and respect the Grade II listed building.

The roof will also include space for some external seating, acoustic screens and will be greened to improve the outlook from neighbouring properties.



OPERATIONAL MANAGEMENT

We want to be good, long-term neighbours. Therefore, the restaurant at lower levels, the new rooftop bar/restaurant and associated terrace will be subject to a strict Operational Management Plan to limit any impact on neighbouring properties.

The Operational Management Plan, which will be submitted as part of the planning application, will include limits on the hours of operation, access and egress from the site, and servicing arrangements. The rooftop space will be let to the restaurant occupying the ground and first floor.

NEXT STEPS

Thank you for taking the time to review our proposals for 26 King Street.

We would be grateful if you could provide us with your thoughts via our online feedback form that can be accessed via our consultation website, coventgardenconsultation.co.uk/our-proposals/ or by clicking [here](#).

If you have any questions or would like to provide us with your feedback directly, please email 26KingStreet@kandaconsulting.co.uk or call **0203 900 3676**

