

COVENT GARDEN

capco 

27b FLORAL STREET



BACKGROUND

Capital & Counties are bringing forward proposals to refurbish and enhance 27b Floral Street to provide refurbished, high-quality, sustainable office accommodation in Covent Garden.

THE EXISTING BUILDING

27b Floral Street is a mixed-use retail and office building that was designed in the late-1990s as a post-modern interpretation of the warehouses that are part of the historic character of Covent Garden.

The building is six storeys tall and fronts onto two of Covent Garden's most prominent streets, Floral Street and Long Acre.

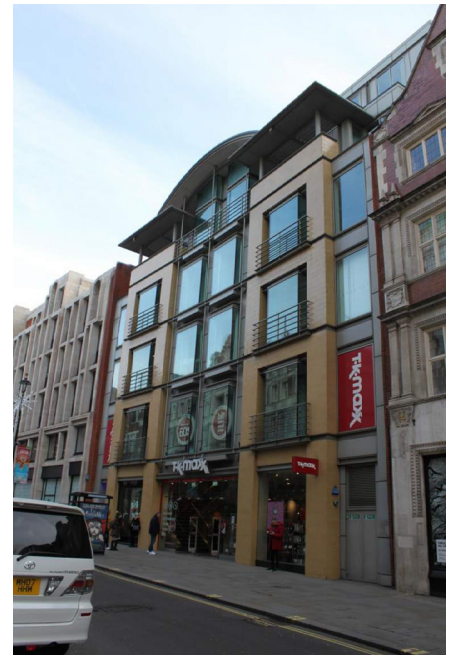
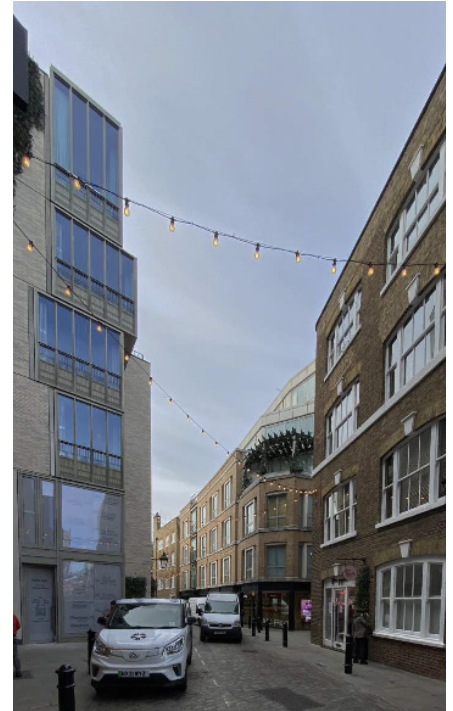
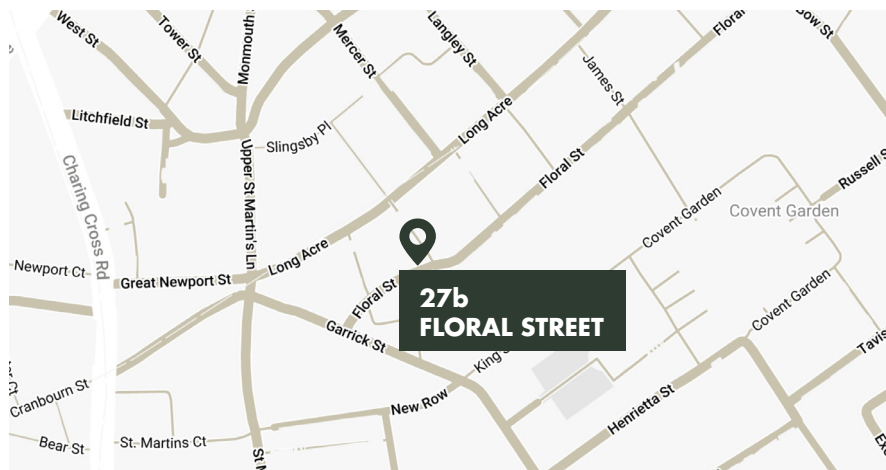
Currently, the office space at upper levels is vacant, whilst the basement, ground and first floors is occupied by TK Maxx.

The building is not listed but does adjoin with the Grade II listed Stanfords building to the west on Long Acre. The site is located outside of the Covent Garden Conservation Area.

CURRENT CONDITION

The existing building is in need of significant investment to ensure it can continue to meet the needs of modern office tenants, particularly to improve the working spaces for office workers.

The building also performs badly in terms of its operational efficiency and sustainability. This is something we are keen to address as part of CAPCO's climate goals and our ambition to run the wider Covent Garden Estate as "Net Zero Carbon" by 2030.



Existing views of the building from Long Acre and Floral Street

THE PROPOSALS

We would like to refurbish 27b Floral Street to deliver a high-quality, wellbeing-led, sustainable office building.

The building will be a leading example of a sustainable office refurbishment, whilst creating a highly desirable and environmentally-friendly workplace.

Our plans include:



A complete internal refurbishment of the office space



Replacing all of the outdated and inefficient plant equipment and upgrading the building's thermal performance to transform the site into a low-energy office building with reduced operational carbon requirements



Extensive façade enhancements to the Floral Street, Conduit Court and Long Acre frontages through the introduction of a biodiverse living wall



Introducing on-site cycle storage and end-of-trip facilities (e.g. showers) to encourage sustainable modes of transport to and from the building



Replace the entrance canopy and improve the arrival experience



Transforming the roof level into a new rooftop terrace level to encourage biodiversity, improve the aesthetic for the neighbouring buildings, support occupier well-being and incorporate new meeting room facilities



The delivery of new space for jobs, employment and training



Entrance lobby concept design

FLORAL STREET

We want to re-imagine the Floral Street frontage to ensure it responds to its prominent location within the Covent Garden estate.

Therefore, we are proposing to introduce a living wall on the Floral Street façade.

The planting of appropriate British plant species, will be trailed up and down the façade to provide further greening and colour, softening the prominent columns within the building's existing façade, and providing a diverse habitat for wildlife all year round.

Above the entrance of the building, the feature section within the façade will be removed and replaced with large window openings that are framed with dark green glazed terracotta panels and greening. The existing glazing of the building will be retained and brought in line with the changes made to the façade, this will likely include painting the framing in a dark green colour and the addition of lighting.

The existing service entrances on Floral Street will be improved through additional greening and by utilising more attractive materials. Lighting will be also be introduced along the elevation at low levels to enhance the profile of the building and safety.

MAINTAINING THE LIVING WALL

Green walls have been successfully delivered across the Covent Garden estate, in particular Regal House on James Street.

The walls will be appropriately maintained via cherry picker every quarter to ensure the living wall can continue to make the building more attractive, deliver internal sustainable improvements, and act as a safe haven for wildlife within the district.



Indicative conceptual view of full greening and colour from Garrick Street – Before and After (quantum of greening to be confirmed)

CONDUIT COURT & LONG ACRE

CONDUIT COURT

Currently, the façade facing Conduit Court is bland and dominated by access doors, ventilation ducts and blank walls.

Due to its importance as a gateway into the Covent Garden Estate from Long Acre, we are proposing to improve the animation of the space for pedestrians. This will include:

- Additional planting and urban greening
- Creating digital “shopfronts” that could display art or similar visual interests which could lead to interpretations of these visuals
- Better lighting

We are keen to will help improve footfall through Conduit Court and complement the already existing pocket park, aiding in the evolution of the street whilst helping to prevent anti-social behaviour.



Conduit Court today



Conduit Court as proposed



Proposed improvements to the Long Acre façade

LONG ACRE

We are proposing only minimal changes to the Long Acre façade, refreshing the frontage and reflecting the changes being proposed to Floral Street and Conduit Court.

The main entrance into Floral Street and Conduit Court will be enlivened with a section of living wall above the existing mirrored archways. The silver cladding will also be refinished to reflect the new colour palette of the Floral Street façade. This is intended to improve the prominence of the passage leading from Long Acre to Floral Street.

Finally, it is proposed that the upper terrace, above the overhanging roofline, will be made accessible to office tenants and extensively greened to provide better views from and to the building.

TERRACES

TERRACES

Access to external amenity space is increasingly in demand from office occupiers, particularly in light of the Covid-19 pandemic, and this is something we are keen to ensure our future tenants have.

The existing building has a series of flat roofs at upper levels, creating space for terraces along both the Long Acre and Floral Street frontages.

However, these terrace spaces are currently unused and inaccessible to tenants. They also do not have any screening. Our proposals will bring these spaces into use, allowing our future tenants to have access to outside space.

All these terraces will be extensively greened and privacy screening will be introduced to protect the amenity of our neighbours and improve the existing position.

Similarly, we are proposing a terminal hour of 9pm for the use of the terraces to ensure the terraces are managed appropriately and do not impact on our closest neighbours.



Proposed Upper Roof Terrace Plan



Proposed roof terraces (indicative greening and colour)



Proposed roof terraces (indicative greening and colour)

SUSTAINABILITY & WELL BEING

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Sustainability is at the heart of CAPCO’s ambitions for the future of the site and forms part of our commitment to achieving “Net Zero Carbon” across the Estate by 2030. This is why we are pursuing refurbishment-led proposals for the future of the site in order to minimise the release of embodied carbon.

Similarly, we are introducing extensive greening across the site, improving both biodiversity and air-quality in Covent Garden.

We are also exploring opportunities to introduce mixed-mode ventilation within the building to reduce operational carbon and allow occupants to control how the building is ventilated.

Finally, cycle parking will be introduced in the building for the first time, alongside improved end-of-trip facilities, such as showers and washrooms. We believe this will encourage future occupants to choose net-zero methods of transport to and from the building.

We are targeting BREEAM Excellent for Refurbishment and Fit Out, with aspirations to achieve BREEAM Outstanding. We are also looking to achieve the WELL accreditation for the “Shell and Core” and EPC rating of B or higher.

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



Inspiration for the proposed Upper Roof Terrace

NEXT STEPS

Thank you for taking the time to review our proposals for 27b Floral 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 or by clicking [here](#).

If you have any questions or would like to provide us with your feedback directly, please email 27bFloralStreet@kandaconsulting.co.uk or call **0203 900 3676**.

