

COVENT GARDEN

capco

SUSSEX MANSIONS

36-39 MAIDEN LANE



The existing vacant units

BACKGROUND

Capital & Counties are bringing forward proposals to convert two vacant office units on the ground and lower ground floor of Sussex Mansions, Maiden Lane, into two new restaurant/or café uses, and introduce a single-storey rear extension and new plant equipment to service the restaurant and cafe units.

THE CURRENT BUILDING

Sussex Mansions is an Edwardian mansion block located on Maiden Lane in Covent Garden. The building currently has commercial uses at ground and lower ground floor levels and residential accommodation at upper levels.

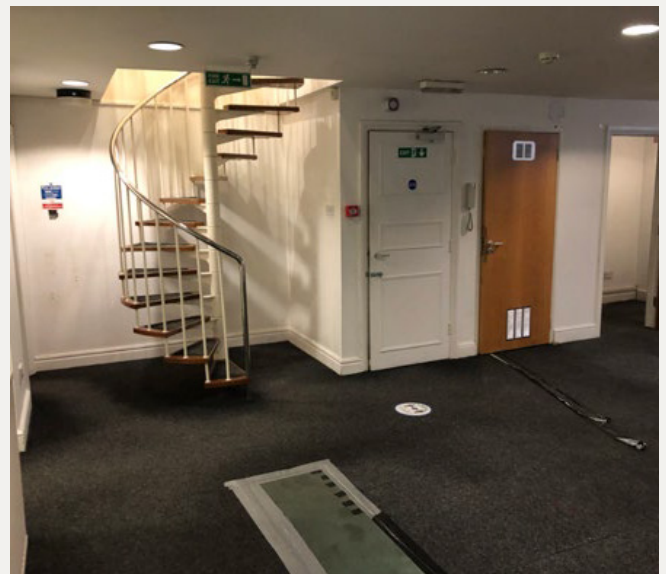
The building is not listed but is located within the Covent Garden Conservation Area. It forms part of a terrace of 3 ground/basement units, located in one of Covent Garden's most popular food and beverage destinations.

One of the three units has already been altered for restaurant use and is occupied by Franco Manca Pizzeria. The other two commercial units were previously used as office accommodation but are currently empty.

The two empty office units are accessed through a shared entrance with the residential accommodation which is located at the upper levels of Sussex Mansions. As the two units have been vacant for some time and are difficult to let as office accommodation, given the shared entrances Capital & Counties are proposing to refurbish and extend the units into the rear lightwell as part of their conversion into, a high-quality, well-managed restaurant space, supporting it's ambition to curate and improve the restaurant offer in Covent Garden. The lightwell at the rear of the site can currently be accessed by office workers.



Sussex Mansions today



Example of the current internal condition of vacant units

THE PROPOSALS

We want to improve the existing vacant units to deliver space which will attract a high-quality restaurateur as well as improve the amenity for the residents within the upper parts of the building. Our plans include:



The proposed new direct street-level entrances to the two units will match the style of the neighbouring unit and will move access away from the entrance to the residential accommodation



Making the residential accommodation above the ground floor more homely and secure by separating it from the two commercial entrances



Delivering more jobs, employment and training opportunities within the hospitality industry of Covent Garden



Introducing a new brick clad kitchen extract and associated plant to the rear elevation and roof level



Opening up the existing vaults beneath the site



Refurbishing and making a minor extension to the rear of one of the two vacant units to provide high quality space adding approximately 1,000sq ft of additional space



Introducing a new landing to connect the basement and ground floor levels to street level



Removing old and redundant plant equipment and replacing it with modern, efficient systems



Addition of greening to the street façade railings



The basement and ground floor extension will infill in between the already extended neighbouring properties and be fully and acoustically enclosed to further reduce the impact of the use of the lower ground floors on residents in the upper parts



Installing a platform lift to enable disabled access to both levels

CHANGE OF USE

As both office and restaurant/cafe use fall under a designated Class E planning use, there is no requirement to apply for planning permission for a change of use for the premises to introduce new restaurants.

However, permission will be required for the extension and introduction of new modern plant systems, and we will also be seeking to secure a liqueur license for the proposals, should a new operator come forward.

PROPOSED REAR EXTENSION

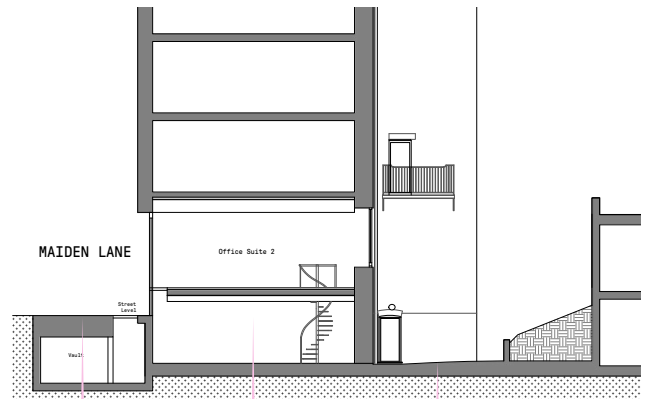
As part of our plans to renovate the existing commercial spaces, we will be introducing an extension to the rear of the building at ground and lower ground floor levels.

To achieve this, we are proposing an extension into the courtyard to the rear of the building. This will provide additional space for seating within one of the restaurants, as well as facilitating the introduction of the kitchen and toilets at lower ground floor level.

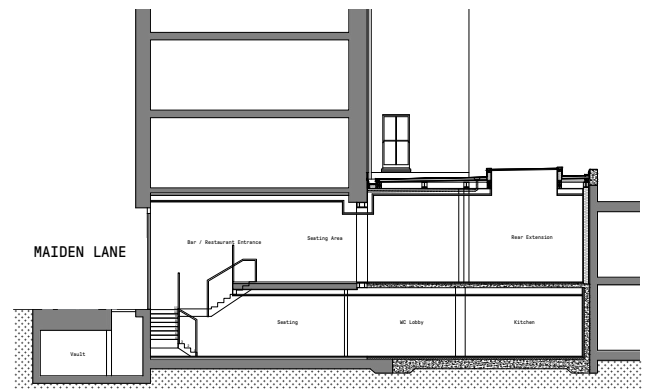
The proposals will also introduce two large skylights to the rear of the extension, bringing more light into the space and creating a more attractive space for diners.

The space will be acoustically sealed to avoid impacting upon the amenity of residents in the area and improve the existing configuration, which could otherwise be utilised for office workers break out space or external restaurant dining.

Similarly, the existing balcony located on the 1st floor will be removed as part of the works to the rear of the building. It will be replaced with a contextually appropriate window that will help improve the visual setting of the building.



Maiden Lane cross section



Maiden Lane proposed cross section

PROPOSED ENTRANCES

We are proposing to introduce new entrances to both units on Maiden Lane. These entrances will replace the existing entrance that is shared with the residential accommodation.

The entrances will be aligned with the neighbouring Franco Manca unit to ensure a consistent approach across all three of the ground floor units.

As part of this approach, we will retain the existing railings to the front of the building and will introduce double doors that will open on to the street.

The new street level entrances will lead into an entrance landing within the building, connecting the ground floor to the lower ground floor level via stairs and a platform lift.

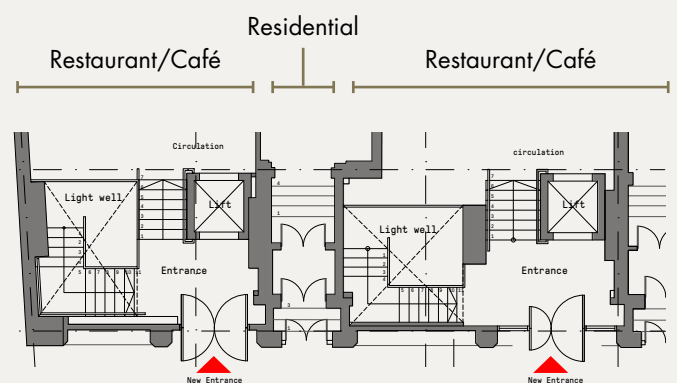


Diagram of the proposed entrances on Maiden Lane

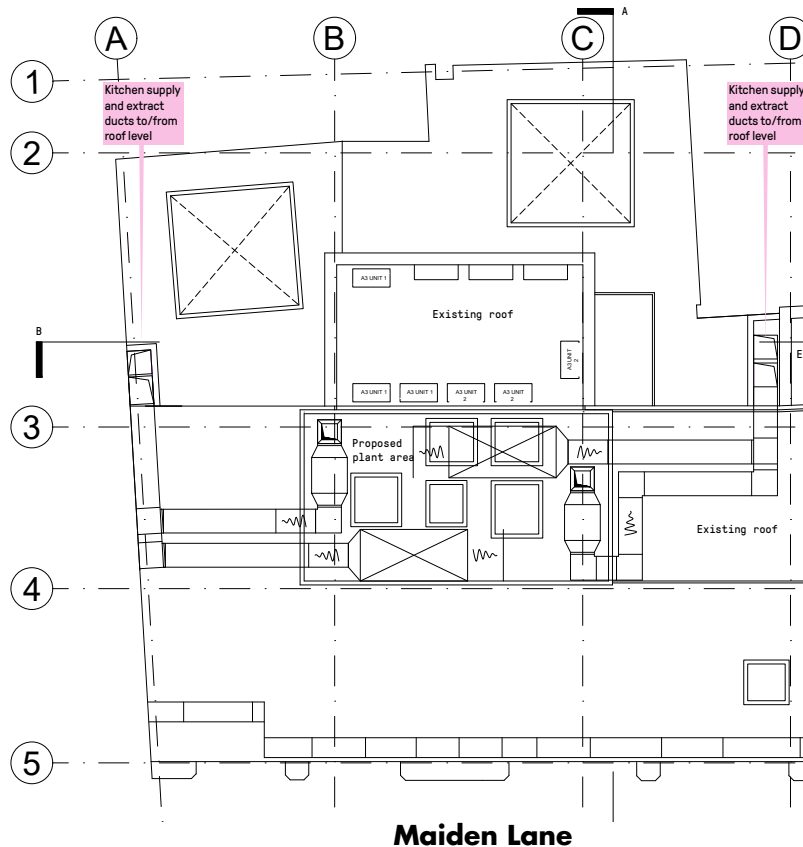


Visual of the proposed entrances on Maiden Lane

ROOF TOP AND PLANT EQUIPMENT

We are proposing to locate the new plant equipment on the main roof of the building. These will be enclosed with an acoustically sealed enclosure and tested so as to meet Westminster City Council acoustic criteria.

Similarly, the kitchen supply and extract equipment will also be located at roof level. These will be placed on either flank of the building away from any nearby residential homes.



Proposed roof plan highlighting the proposed plant location and Kitchen extracts

HOURS OF OPERATION

We wish to maintain our considered approach to the evolution of Covent Garden and place great importance in our relationships with long standing neighbours within the district. Reflecting this we will operate the two restaurants within Westminster City Council's core operational hours, which are as follows:

- Monday to Thursday: 9am to 11:30pm
- Friday and Saturday: 9am to Midnight
- Sundays: 9am to 10:30pm

As part of this, we will submit a detailed operational management plan alongside our application which will govern the use of the space and help ensure the proposals do not negatively impact the surrounding area.

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

NEXT STEPS

In summary the proposal will convert two vacant office into two new, high quality restaurants for the enjoyment of the visitors and residents within the district as well as improving security and amenity for residents within the building by providing a dedicated residential entrance.

Thank you for taking the time to review our proposals for Sussex Mansions.

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, <https://coventgardenconsultation.co.uk> or by clicking [here](#).

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

