



# SHAFTESBURY CAPITAL

## 10 Henrietta Street

**Shaftesbury Capital PLC are bringing forward proposals to convert the upper floors of 10 Henrietta Street from office to residential use, delivering 4 new homes in Covent Garden.**



# THE EXISTING BUILDING

## 10 Henrietta Street is Grade II listed and sits within the Covent Garden conservation area.

The building currently has Food & Beverage at ground and basement floors, with four floors of office accommodation above. The office space, however, is inefficient, compromised, and unattractive to modern office tenants. As a result, the upper floors of the building have stood vacant for over two years despite extensive marketing of the space.

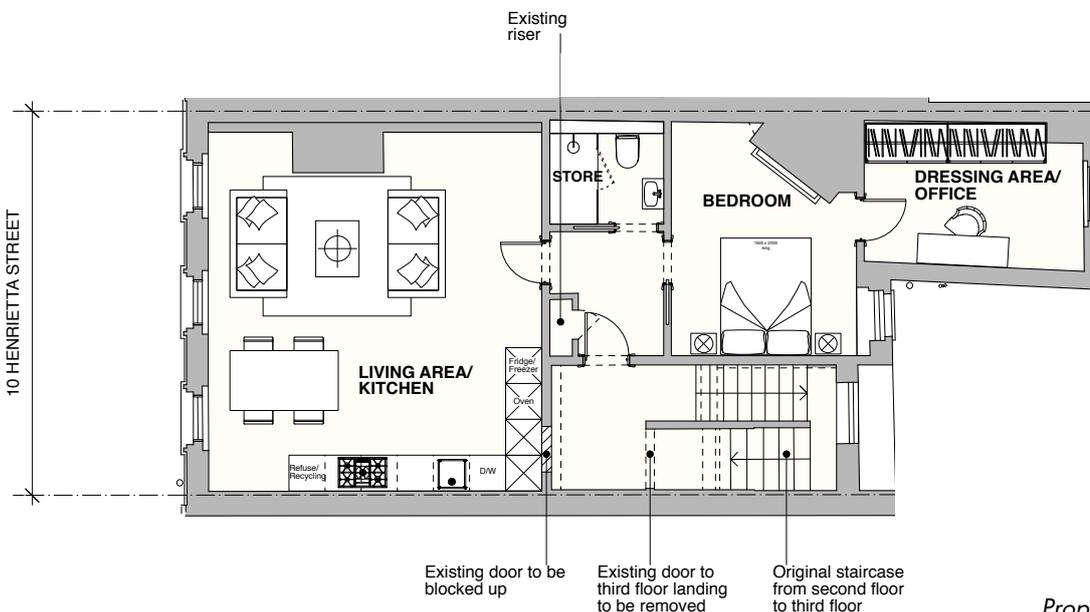
In 2014, Capital & Counties (now Shaftesbury Capital PLC) received planning permission to convert the building into residential use; although this permission was not implemented at the time and has now lapsed.

After carefully examining the best options for the future of the building, we are now bringing forward a fresh application to convert the upper floors of the building from office use to residential use.

Converting the upper floors of the building into residential use will also require minimal interventions into the building's historic fabric, respecting its Grade II listed status.



*Proposed Front Elevation*



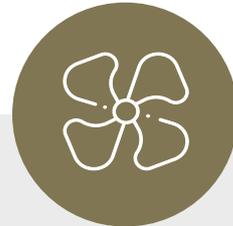
*Proposed Residential Floorplan*

# PROPOSALS

**Our proposals for the future of the site, include:**



**The sensitive conversion of the existing office space into 4 new 1-bed flats, between two and three of which will have access to external terrace spaces (depending on physical constraints with the building).**



**Reduction and rationalisation of existing plant equipment.**



**Introduction of sensitive and contextually appropriate acoustic screening around the plant equipment to protect local residential amenity.**



**Replacement of windows and the introduction of four new air source heat pumps – enhancing the building’s sustainability credentials.**

## Next Steps:

Thank you for taking the time to review our proposals for 10 Henrietta Street.

We would be grateful if you could provide us with your thoughts using our online feedback form, which can be accessed via our consultation website:



[www.coventgardenconsultation.co.uk/our-proposals](http://www.coventgardenconsultation.co.uk/our-proposals)

Alternatively, if you would like to provide us with your feedback directly, or have any questions on our proposals, please do not hesitate to get in touch at:



[feedback@coventgardenconsultation.co.uk](mailto:feedback@coventgardenconsultation.co.uk)



0203 900 3676

