



SHAFTESBURY
CAPITAL

26 KING STREET



BACKGROUND

Shaftesbury Capital PLC is bringing forward new plans for the refurbishment of 26 King Street, a Grade II listed building in the Conservation Area, to deliver a new boutique hotel with a Food & Beverage offer at the ground and fourth floors.

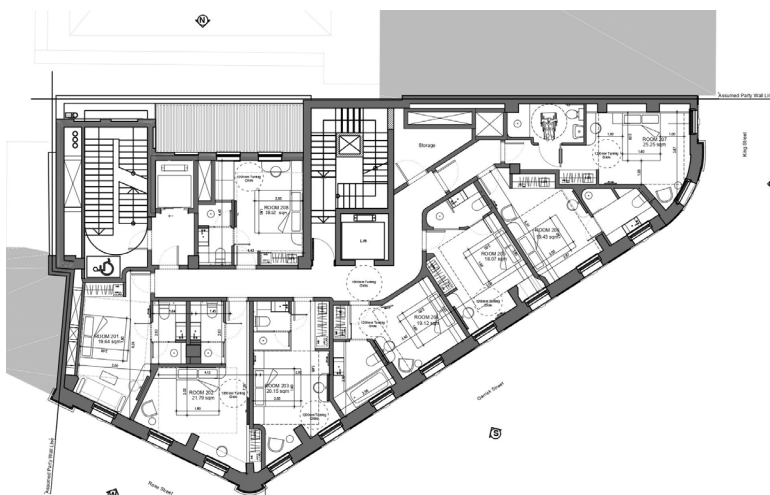
We consulted on plans last year to refurbish and extend the building as part of its change of use to introduce restaurant and office accommodation. Having reassessed our options for the future of the site, we are changing the proposed use from office to hotel accommodation, delivering 20 rooms across 1st to 3rd floors. As part of this approach, we will also be delivering restaurant/deli uses across the ground floor and a further restaurant use on the new fourth floor.

Since the Covid-19 pandemic, the market demand for office space has changed, with an increased demand for high-quality office space of a more efficient configuration to that which would have been delivered under our previous proposals for 26 King Street.

With continued strong demand for hotel accommodation in Covent Garden and the opportunity to create more rooms for visitors to the area, our new proposals would seek to contribute to the future success of the Covent Garden district.



Proposed Aerial View



Typical Hotel Floor

OUR NEW PROPOSALS

Through the fresh proposals for the site, we are proposing:



A change of use to deliver a 20-bed hotel (at floors 1 - 3), rooftop restaurant, and ground floor deli/restaurant use.



A revised fourth floor extension with an external terrace, that has evolved in response to feedback on the previous proposals, to be more solid and with controls on light pollution at night.



The reintroduction of a deli use at the ground floor level, subject to future tenant agreement.



A smaller plant enclosure on both the roof and rear elevation compared to the previous proposals.



A terminal hour of 10:30pm for the proposed roof terrace, alongside a full Operational Management Plan for the day to day management of the site.



Revisions to the rear extension, introducing brick recesses and stone detailing to enhance its design.



Improving the accessibility standards of the building, targeting the requirements of the Equality Act.

In addition, the operation of the hotel, restaurant, and deli will provide jobs and opportunities locally by working with Westminster Employment Services.



Proposed Verified View of 26 King Street from Bedford Street

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 using our online feedback form, which can be accessed via our consultation website:

 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

 0203 900 3676



Proposed Rear Extension



Proposed Rooftop Extension and Terrace