

34-37 HENRIETTA STREET

Shaftesbury Capital are proposing to make improvements to the shop front of 34-37 Henrietta Street to make the unit suitable for retail or food & beverage use.



34-37 Henrietta Street is not listed but is a building of merit within the Covent Garden Conservation Area. It is located at an important gateway site which forms part of the setting of St Paul's Church.

Currently occupied by a bank, the proposal is to make improvements to the façade in order to make the unit suitable for a new retail or food & beverage use. Natwest have decided to close the branch in December, but will retain a presence in the district with their nearby branch at Strand.

To achieve this, the windows would be enlarged on the Henrietta Street frontage by lowering the windowsills, whilst retaining much of the existing ornamental stonework.

The façade on the Piazza facing frontage would also benefit from enlarged glazed openings, similar in nature to the Piazza facing frontage of 1-4 King Street to the north. The customer entrance would remain in the same location but benefit from considerable aesthetic improvement, while the existing vent openings either side of the entrance would be removed, reducing street clutter and noise.

The proposals would improve the building's relationship with Henrietta Street and the Piazza and provide for the removal of the existing bank signage, which detracts from the Conservation Area. The accompanying modern bank railings, cash machine and safe deposit box would also be removed.

The façade would be sensitively lit, in-keeping with the character of the area and enhancing safety in the district.

You can have your say on our plans by visiting our consultation website at coventgardenconsultation.co.uk, scan the QR code beside or call **0203 900 3676**.



THE SITE

Summary of Proposals

The key benefits of the proposed improvements are set out below:



Replacement of the windows and unused timber door on Henrietta Street with new bronze-detailed windows, whilst lowering the sills and refurbishing the existing stone window pediments and surrounds.



The removal of the bank signage, safe and cash machine and repairing of the stonework as well as the removal of the modern flanking railings.



The replacement of the existing masonry and asphalt at ground level immediately around the building with new Yorkstone paving, matching the character of Henrietta Street.



Removal of existing windows and stonework within the arched openings on Covent Garden piazza and their replacement with new larger shopfronts and an entrance to the full extent of the archway, improving the building's relationship with the Piazza.



The introduction of sensitive new uplighting to enhance the character of the building and enhance safety in the district.

We are keen to understand the views of our neighbours and the local community ahead of submitting a planning application to Westminster City Council.

You can find details of how to contact us and leave feedback on the proposals on the front page.



Extent of proposed removal or demolition (in red)



Proposed Piazza elevation (on the left) framing St Paul's Church with 1 – 4 King Street to the right

EXISTING AND PROPOSED IMAGES



Photograph of Henrietta Street Frontage - As Existing



Photograph of Covent Garden Frontage - As Existing



CGI of the proposed shop front at 34-37 Henrietta Street



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