

7-9 SLINGSBY PLACE

Newsletter | September 2023



Longmartin Properties are bringing forward proposals to merge 7 Slingsby Place into the neighbouring unit at 9 Slingsby Place in order to introduce a new jazz and cocktail concept venue, operated by Oriole.

7 Slingsby Place is comprised of a small ground floor unit, which was most recently occupied by a shoe store.

The previous operator left the site two years ago and the layout of the unit has meant that it has struggled to attract a new long-term occupier.

As a result, we are keen to bring the site back into active use by merging it with 9 Slingsby Place and introducing a new tenant, ensuring it can contribute positively to the surrounding area.


TELL US YOUR THOUGHTS

We will be submitting our application to Westminster City Council shortly. To find out more about our proposals for 7-9 Slingsby Place and provide your feedback please visit our dedicated consultation website:

 www.coventgardenconsultation.co.uk

If you would like to provide us with your feedback directly or have any questions on our proposals, please get in touch with the project team via the details below:

 7-9SlingsbyPlace@kandaconsulting.co.uk

 020 3900 3676

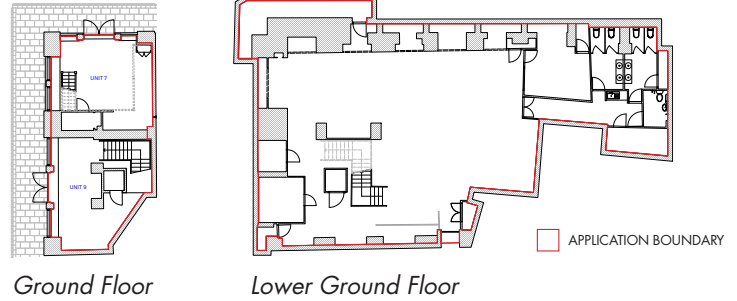
OUR PROPOSALS

In 2021 Longmartin Properties received full planning permission for the use of ground floor and basement of 9 Slingsby Place as a flexible alternative use, comprising retail (Class A1), restaurant (Class A3), drinking establishment (Class A4), assembly and leisure (Class D2), and live music venue (Sui Generis).

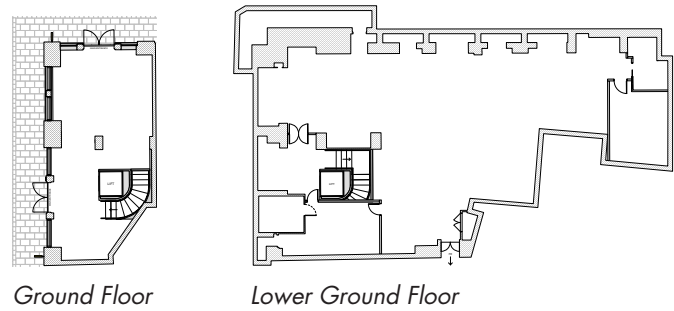
We are now bringing forward a fresh planning application to merge 9 Slingsby Place with the neighbouring unit at 7 Slingsby Place.

The proposed new unit will accommodate a venue operated by Oriole, an established live jazz and cocktail concept, who are moving from their current premises in Spitalfields due to the Museum of London redevelopment.

EXISTING PLANS



PROPOSED PLANS



Our proposals for 7 and 9 Slingsby Place therefore include:



Bringing a vacant site into active use through the creation of a new merged unit accommodating a bar/live music venue.



Introducing an independent bar/live music operator that complements the established high-quality and diverse restaurant mix on Slingsby Place.



Reducing the capacity venue from 220 (as outlined in the consented permission) to **180**.



Introducing a detailed Operational Management Plan for the site, that will form part of any planning permission.

HOURS OF OPERATION & OPERATIONAL MANAGEMENT

We want to ensure the proposed operation works in harmony with and contributes to the local community. To achieve this, we are proposing to change the hours of operation to as follows:

- **Monday to Saturday:** 9:00am – 1:00am (with no entry permitted after midnight)
- **Sunday:** 10:00am – 22:30pm

Other features of the operational management plan to ensure that the proposals will not impact local amenity, will include:

- The installation of CCTV.
- 24 hour security.
- The requirement that all windows and door of the establishment shall remain closed during hours of scheduled entertainment except for immediate access and egress of persons.
- Establishing set times for deliveries and refuse collections to take place, which the operator will need to abide by as part of this planning permission.