

# Summary of Proposals

9-10 Henrietta Street

## Overview

Shaftesbury Capital are bringing forward proposals for the sensitive refurbishment of 9-10 Henrietta Street, a Grade II listed building within the Covent Garden Conservation Area.

The scheme will combine the two existing units into a single Planning Use Class E unit (retail or restaurant).

The proposals will also establish a single shopfront that respects its historic character and neighbourhood, with traditional detailing and sympathetic lighting. Inside, the unit's layout will be more open and flexible to secure high-quality future tenants.

Operational upgrades such as improved servicing, ventilation and operational plant as well as a modern, efficient new kitchen extract will support a wider range of future users of the building. We will be retaining many existing features of the buildings, minimising demolition, and using durable, responsibly sourced materials.

The project will deliver a modern, high-quality unit that contributes positively to the streetscape, encourages footfall, and supports the evolving character of the Covent Garden Estate.

To find out more information about the proposals being brought forward, please visit our dedicated project website page here:


 [coventgardenconsultation.co.uk](https://coventgardenconsultation.co.uk)



Photo of 9-10 Henrietta Street at present



Sketch showing proposed shopfront improvements

# Our Proposals



Combine the two existing units into one larger, more flexible Planning Use Class E unit (retail or restaurant) at ground and basement levels that will help to attract high-quality tenants and contribute to the vibrancy of Covent Garden.



Add two new hanging signs, sensitively positioned, with final design details to be determined by the incoming tenant, ensuring they are in keeping with the conservation area.



Replace the existing two single doors with a wider, double-door entrance to provide a more welcoming experience and improve accessibility.



Retain key existing features such as staircases, skylights and structural elements to reduce unnecessary demolition and protect the building's historic fabric.



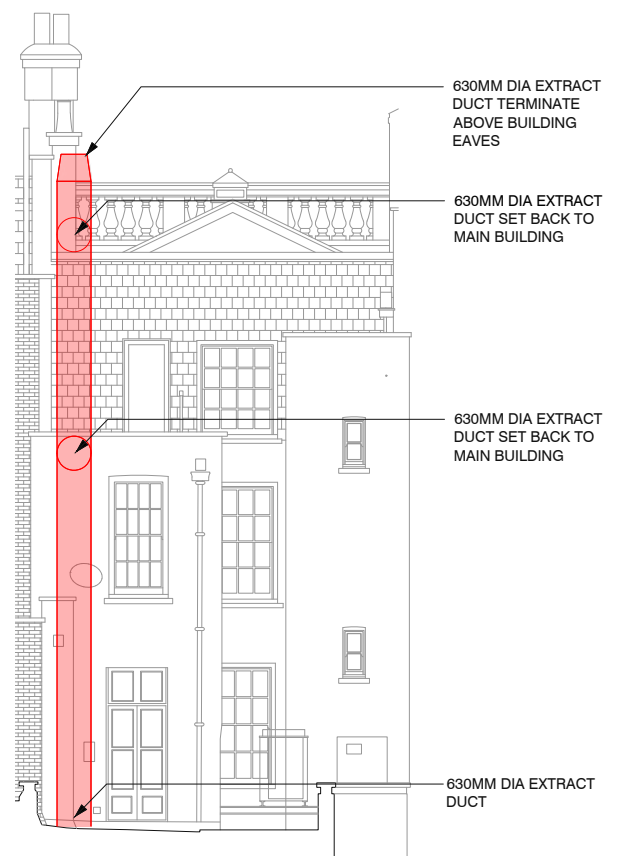
Replace the shopfront with a new high-quality design that includes sash windows and retained stall risers, reflecting the heritage character of the street.



Use sustainable, durable and responsibly sourced materials, supporting both conservation and environmental best practice while ensuring the long-term quality of the refurbishment.



Improve operational plant, servicing and ventilation through the building. A new extract duct is to be installed at the rear of the property, carefully positioned and with acoustic sealing to minimise visual and noise impacts. An AHSP condenser is also to be installed on the rear first floor flat roof.



South elevation showing proposed operational plant to be installed

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