

# 21-25 Bruton Place

Newsletter | January 2022



**Astrea is bringing forward proposals for the refurbishment and extension of 21 – 25 Bruton Place in order to deliver a sustainable, high-quality commercial scheme with retail at ground floor and basement levels and office accommodation at 3 upper floors.**

We are committed to working closely with the local community to ensure that our proposals are sensitive to the local area, while delivering a more attractive and sustainable building.

A summary of our proposals follows in this newsletter. To find out more about our proposals, please register to join us at an online community briefing we will be hosting on:

- **Thursday, 27th January at 6pm**

The briefing will be held via Zoom and will give you the opportunity to find out more about the ideas for the site, meet members of the project team, and ask questions.

If you would like to register for the community briefing, please email us at:

**[21-25BrutonPlace@kandaconsulting.co.uk](mailto:21-25BrutonPlace@kandaconsulting.co.uk)**

If you are unable to attend the community briefing, we would be delighted to meet you at a convenient time. You can get in touch with us or email any comments you may have on the proposals at:

**[21-25BrutonPlace@kandaconsulting.co.uk](mailto:21-25BrutonPlace@kandaconsulting.co.uk)**

# The Site

The site is located within the Mayfair Conservation Area, on Bruton Place. Bruton Place is an original mews in Westminster, formerly called North Bruton Mews.

The current uses along the street include fine dining, galleries, grab and go food, a pub, boutique retail as well as offices and residential homes.

Despite its prominent location in the heart of Mayfair, there are several issues with the buildings currently on the site. These include:



**The buildings are tired and in need of investment to bring them up to modern office standards**



**Outdated and inefficient plant equipment which is located on the roof**



**Lack of accessibility within 23 & 25 Bruton Place, that currently does not contain a lift or equal access options**



**Existing configuration represents historic use as delivery/servicing for Bruton Street**



**Lack of cycle parking and associated facilities**



**The buildings perform relatively poorly from a sustainability and energy perspective owing to dated services and fabric build-ups**



Existing view of the rear of 21, 23 and 25 Bruton Place

# Our Vision

Our vision for the site is to sensitively refurbish, internally combine and extend by a single storey the three buildings at 21-25 Bruton Place to provide high quality office and shop-type space that meet the needs of future occupiers and contributes positively to the local area.

Our plans would sensitively reposition the site by:



**Sustainably refurbish the site through a policy of maximum retention of the existing structures, retaining the facades delineation between the buildings, and the introduction of green roofs, urban greening, high efficiency glazing and natural ventilation**



**Introducing refurbished and additional high quality commercial spaces that will positively contribute to this historic street**



**Improving accessibility throughout the site, which is currently not fit for equal access use**



**Remove redundant plant equipment and sensitively introduce a single-storey extension at roof level, creating a continuous flat roof to provide a sleek and simple appearance from neighbouring properties**



**Creating a new private substation to boost electricity supplies to the street as a whole in order to facilitate the transition of local occupiers away from fossil fuels to electric**



*Conceptual View*

# Find out more

As part of our consultation process, we invite you to join a community briefing we will be organising on **Thursday, 27th January at 6pm via Zoom** to find out more about our proposals, ask questions and provide your feedback.

We hope to speak with as many people as possible during the community briefing. This will help us develop more detailed plans for the site ahead of submitting the planning application to Westminster City Council.



*View along Bruton Place*