

17 OLD PARK LANE

NEWSLETTER

July 2022



Old Park Lane Management (OPLM) are bringing forward linked proposals for 17 Old Park Lane and 25 to 27 St George Street in Mayfair.

OPLM's proposals for 17 Old Park Lane include improvements to the operational efficiency of the existing building, new planting and urban greening and seven to nine new homes at upper levels which would be achieved through a two-storey extension.

The new homes would be replacements for five existing apartments at 25-27 St George Street, to relocate that accommodation as part of that building's comprehensive retrofit. It is proposed the new apartments will be let.

We are holding an online and postal exhibition about the proposals, providing stakeholders and the local community the opportunity to view the proposals and share their feedback.

The feedback received will be reviewed and help us to refine our plans ahead of submitting a planning application to Westminster City Council.

To have your say on the proposals for the site, please visit our consultation website at:



www.OldParkLaneandStGeorgeStreet.co.uk

Our consultation will be running until: **19th August 2022**

THE SITE

17 Old Park Lane sits on the corner of Old Park Lane and Brick Street in southwest Mayfair.

The existing building is wholly commercial at present, providing office accommodation and consists of a taller element on the corner with Brick Street of Ground plus 8 storeys and a large, redundant plant enclosure above the office space. The building steps down to Ground and four storeys plus another level of plant enclosure on Brick Street.

The building currently suffers from several issues, including:



Redundant levels which were originally designed to accommodate plant equipment at the time



An unattractive external emergency stair on the eastern elevation



No cycle parking for workers and limited showers, lockers and changing facilities



A defensive, inward-looking character, particularly on its Brick Street elevation



A need for investment to improve the operational efficiency of the building



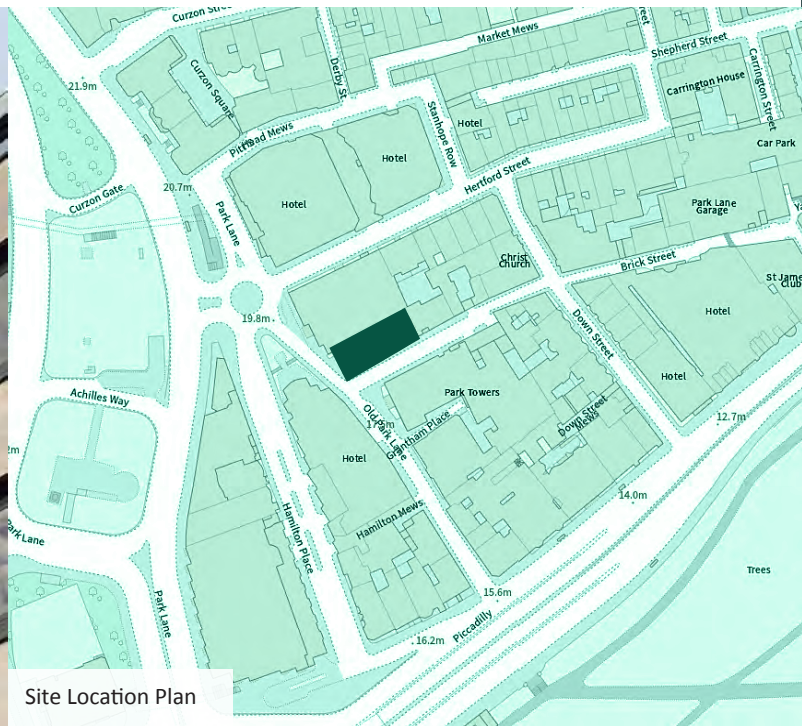
An absence of planting, greening and biodiversity



A poor arrival experience for workers in the building



17 Old Park Lane



Site Location Plan

THE PROPOSALS

Our proposals for the site include:



Retaining the existing structure of the building and basement to minimise the release of embodied carbon.



A new refurbished office entrance to improve the arrival experience for all users.



Replacing the existing, unused, 9th floor level with residential accommodation, and adding two additional further storeys. This would provide between six and nine new homes.



New cycle parking and end of trip facilities (such as showers) in the basement to support sustainable modes of transport.



The delivery of a new green terrace to support the wellbeing of office workers on the podium at level 5 and increase the urban greening factor.

HOW TO GET INVOLVED

To join the conversation and provide feedback on the proposals for the site, please visit our consultation website at:



www.OldParkLaneandStGeorgeStreet.co.uk



◀ To access our survey, please scan the QR code.



CONTACT US

If you have any questions on the proposals or would like to provide us with your feedback directly, please do not hesitate to get in touch via the contact details below:



17OldParkLane@kandaconsulting.co.uk



020 3900 3676

25-27 ST GEORGE STREET

NEWSLETTER

July 2022



Old Park Lane Management (OPLM) are bringing forward linked proposals for 25 to 27 St George Street and 17 Old Park Lane in Mayfair.

The proposals would see a sustainable, wellbeing-led refurbishment of 25 to 27 St George Street to deliver a building which provides high quality office accommodation.

25-27 St George Street is currently a mixed-use office with five private flats on the top two floors. In order to improve the building's sustainability and operational efficiency, the accommodation provided by these flats would be re-provided elsewhere at 17 Old Park Lane in Mayfair.

Consequently, there would be no loss of residential homes in Mayfair. At the same time, OPLM's proposals for 17 Old Park Lane include improvements to the operational efficiency of the existing building, new planting and six to nine new homes provided at upper levels, in a two-storey extension.

We are holding an online and postal exhibition about the proposals for the two sites, providing stakeholders and the local community the opportunity to view the proposals and share their feedback.

The feedback received will be reviewed and help us to refine our plans ahead of submitting a planning application to Westminster City Council.

To have your say on the proposals for the site, please visit our consultation website at:



www.OldParkLaneandStGeorgeStreet.co.uk

Our consultation will be running until: **19th August 2022**

THE SITE

The existing building sits between St George Street and Mason's Arms Mews. The building has a single-storey basement, ground and five floors of office accommodation and two storeys of private residential homes.

The building suffers from several issues, including:



Inefficient office floorplates with limited natural light and no external space which fails to meet the needs of modern office occupiers



Two cores to serve the two different uses within the building, making the floors even less efficient



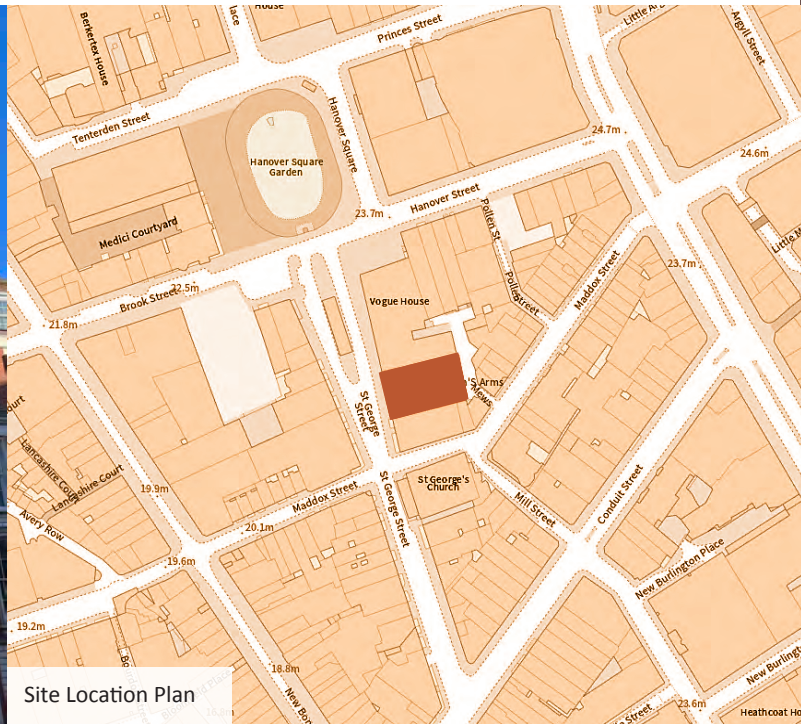
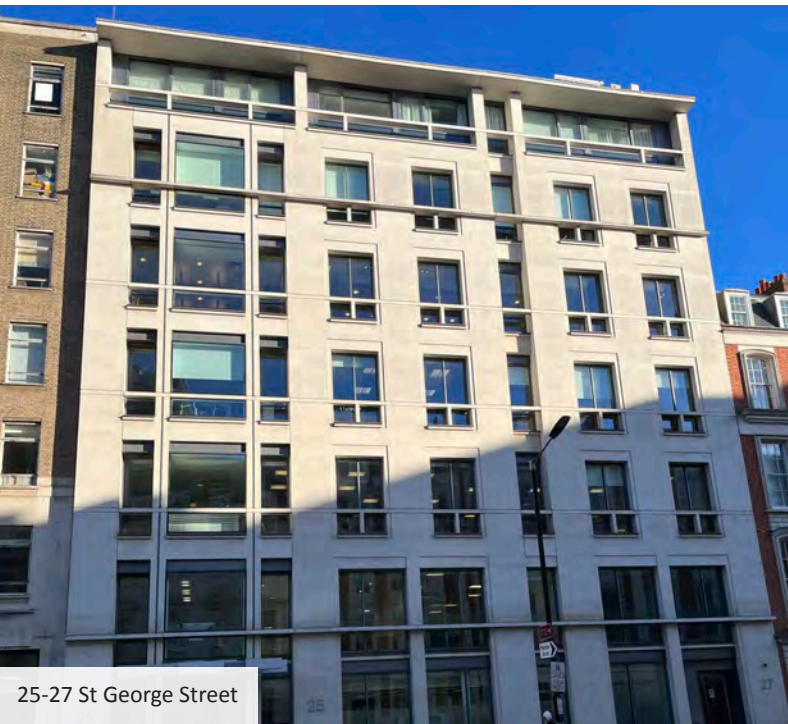
Limited street presence on St George Street with a poor arrival experience for office workers



Limited urban greening and planting



Poor operational sustainability credentials



25-27 St George Street

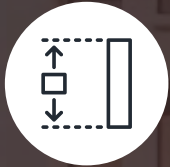
Site Location Plan

THE PROPOSALS

Our proposals for the site include:



Retaining the existing structure of the building and basement, with the exception of the top two floors, to minimise the embodied carbon associated with new construction



The removal of the top two-storeys (currently residential use) and their replacement with two storeys of office accommodation with increased floor to ceiling heights



Rationalisation of the internal layouts to deliver better quality, flexible, wellbeing-led office accommodation



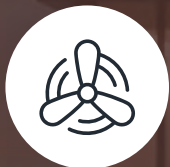
A new double-height and double width entrance and windows to enhance the arrival experience and animate St George Street



A new extension at upper levels and façade for parts of the rear elevation on Mason's Arms Mews



The delivery of new green terraces to support the wellbeing of office workers



New plant equipment to enhance the operational efficiency of the building



New cycle parking and end of trip facilities (such as showers) in the basement to support sustainable modes of travel

HOW TO GET INVOLVED

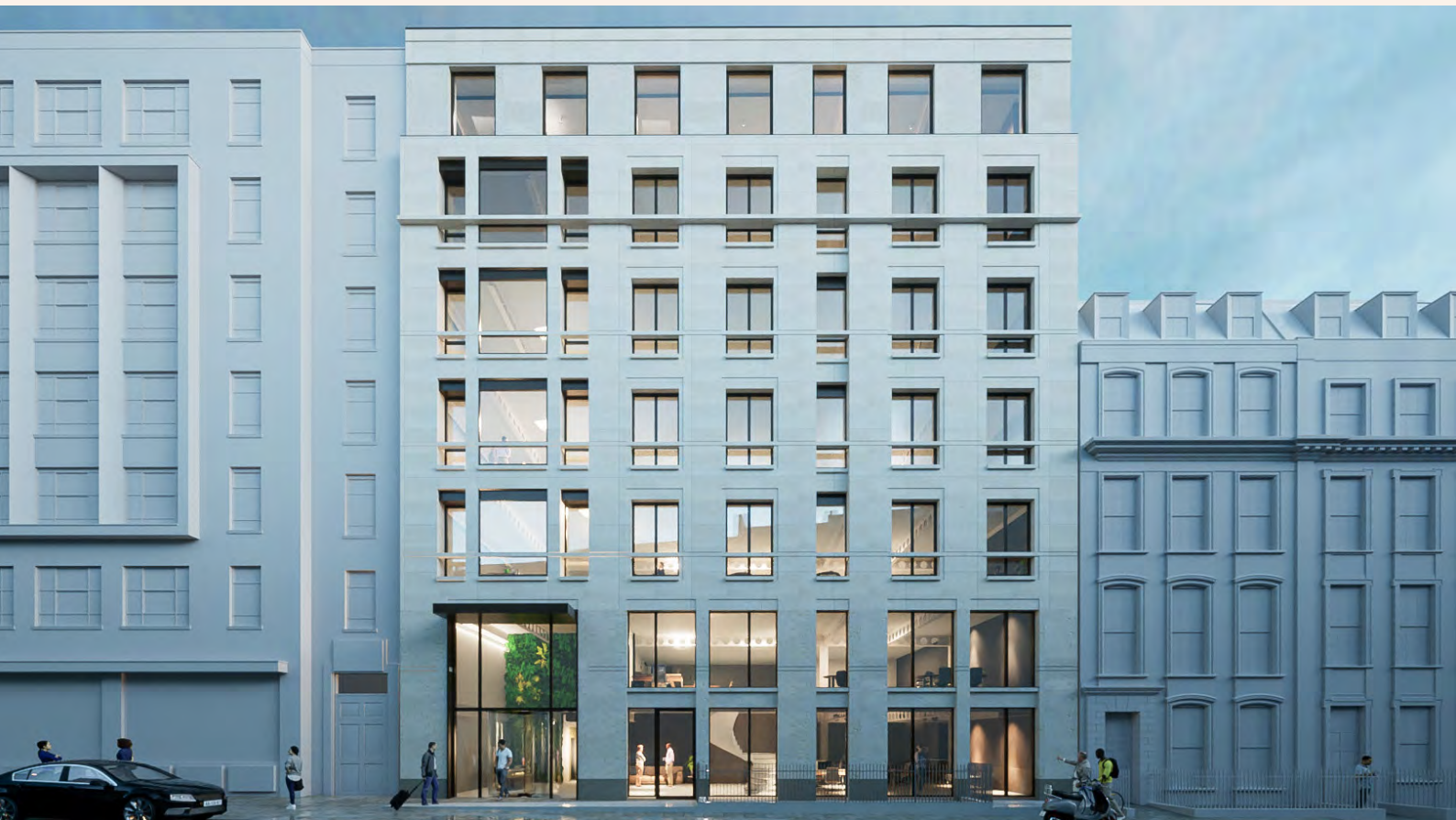
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