

30 Sackville Street

CONSULTATION

Raymond Estates are looking to submit an application to Westminster City Council to sensitively refurbish Grade II Listed 30 Sackville Street and change the use of the building from offices (B1) to introduce a new fine-dining restaurant (A3).

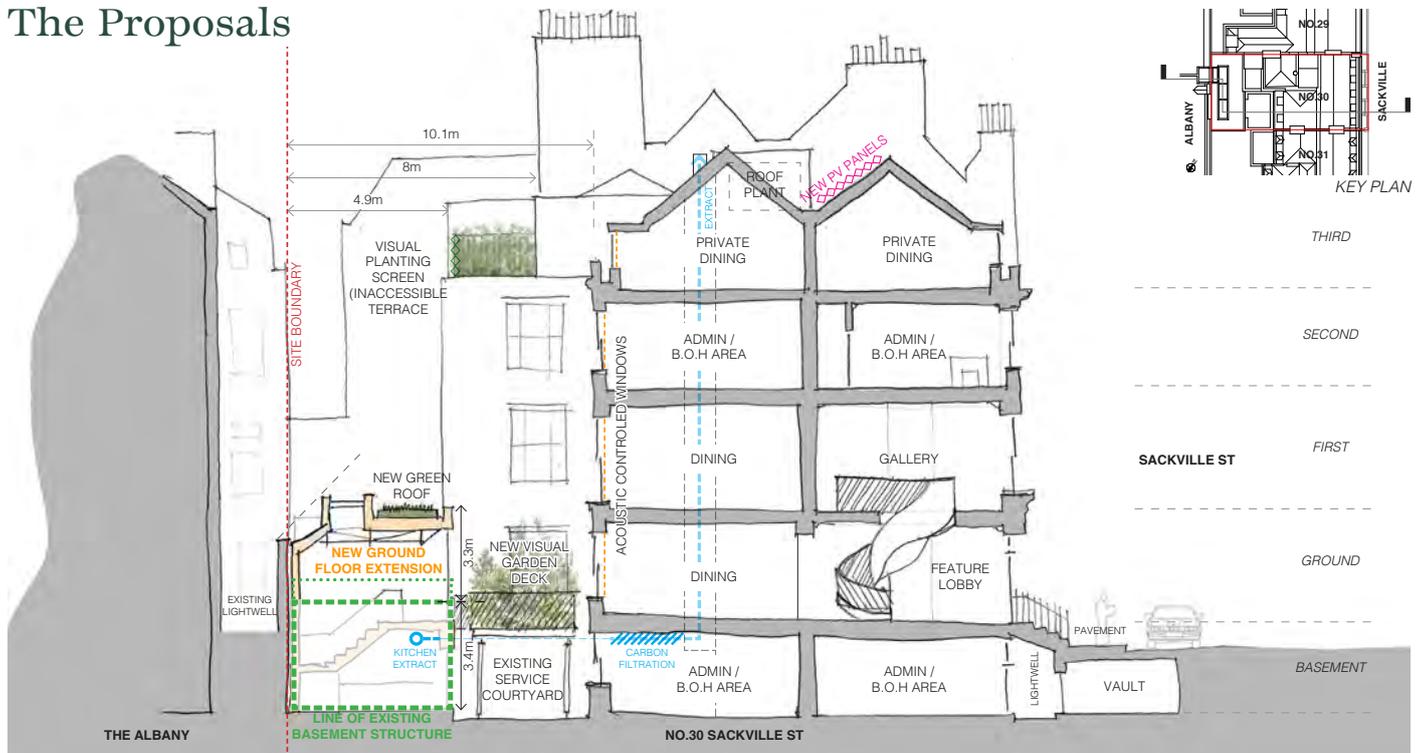
History of 30 Sackville Street

30 Sackville Street was constructed in 1732 as a private home and underwent a number of alterations in the 19th Century, including an amalgamation with a neighbouring property. The property sits within the Mayfair Conservation Area and the Core Central Activities Zone.

We understand most of the building has been used as offices since the 1980s and it is laid out over four storeys (including the mansard roof) with a single level of basement. It also has three under-pavement vaults which are accessed from the light well at the front of the building.



The Proposals



Our proposals for 30 Sackville Street will seek to sensitively convert the building from office use (Class B1) to a fine-dining restaurant (Class A3). As part of this approach, we seek to:

- Refurbish the interior of the site to support the introduction of a restaurant with up to 150 covers, enabling diners to enjoy this Grade II listed 18th century building.
- Introduce a new enclosed single-storey extension to the rear of the building to provide an attractive 3.1m internal ceiling height. The new extension would be separate of the blank rear wall of The Albany, with a 45° right of light cutline opposite the Albany's lightwell.
- 'Greening' of the proposed external courtyard deck and 3rd floor terrace, designed as green landscaped visual amenity spaces. A green roof covers the proposed new dining area to introduce further ecologic gains, assist urban heat sink issues and not least, provide attractive and improved outlooks from neighbouring properties.
- Introduce modern noise attenuated plant equipment. Photovoltaic panels and triple filtered odour-free ventilation outlets would be located in hidden zones behind pitched roofs.
- Introduce a number of measures to protect amenity, including external fins which automatically respond to dusk conditions to prevent light pollution to neighbouring properties. Fins are also positioned to deflect noise away from properties to the rear.



Indicative image from within new ground floor extension, looking towards new landscaped courtyard deck

Operational Management Strategy & Response To Consultation

The proposed new restaurant would accommodate diners from brunch through to dinner, operating from 10am to midnight.

In order to respect neighbouring amenity, we are committed to establishing a detailed operational management strategy. This includes:

- All access and egress for patrons to be undertaken from Sackville Street.
- A concierge and door supervisors with neighbours being provided with a dedicated phone line.
- Acoustic sealing to prevent noise pollution and no openable windows to the rear.
- **In response to consultation, the existing third floor terrace would not be accessible to patrons. The courtyard at ground floor would also not be accessible, meaning there would be no outdoor areas for patrons between 30 Sackville Street and The Albany.**

Next steps

We are keen to understand the views of our neighbours before we submit our planning application to Westminster City Council in Summer 2020.

If you would like to provide us with your feedback or have any questions, please do not hesitate to get in touch via 30SackvilleStreet@KandaConsulting.co.uk or call **0203 900 3676**