

10-14 Upper St. Martins Lane

London

Client	Longmartin Properties
Area	2970sqm
Building Type	Mixed Use



10-14 Upper St. Martin's Lane is a new quality mixed use restaurant, office and residential building and is part of the second phase to be constructed on the Longmartin St Martin's' Courtyard development masterplanned by M.R Partnership in Covent Garden.

The development comprises:

- 2 No. restaurant/bar units at basement & ground floors.
- 1 No. Cafe unit at ground & first floors.
- 3 floors of offices at 1st, 2nd & 3rd floors
- 7 one bed flats at 4th floor
- 2 penthouses at 5th floor

The scheme was designed to achieve an 'Covent Garden' feel and uses a materials palette of warm limestone, polyester powder coated metal work with modern interpretations of 'arts & crafts' motifs and london stock brickwork.



The elevation facing Upper St. Martin's Lane consists of the limestone & metal panels and has a more formal appearance, while the inner courtyard facade is predominately brick with elements of the limestone & metal panels and has a more informal feel.

The building creates a new urban courtyard, which has been deliberately reduced to a two storey scale to achieve a human scale for the alfresco restaurant diners to enjoy under projecting glazed canopies.



Upper St. Martins