

Proposals to sensitively upgrade the entrances to and roof of Kingly Court

March 2026

Shaftesbury Capital is pleased to share its vision to further improve the overall experience at Kingly Court through targeted, sensitive upgrades that enhance this iconic destination, strengthen its high-quality dining and leisure offer, while respecting its existing character.

This vision seeks to enhance the customer experience, reflecting the evolving restaurant offer within Kingly Court and securing a sustainable future for the courtyard by supporting businesses while ensuring it continues to appeal to residents, workers and visitors alike.

Shaftesbury Capital's ambition is to continue enhancing and carefully curating Kingly Court as a prominent destination in Soho

To meet this aspiration, we are proposing targeted improvements to the roof and entrances.

Upgrades include a new retractable roof over the courtyard, replacing the existing seasonal roof solution. These proposals are supported by an operational management plan to ensure the space remains open and well-lit throughout the year. This will enhance comfort and usability, supporting high-quality alfresco dining and the responsible operators who contribute to the courtyard's vibrancy. As the restaurant offerings within Kingly Court continue to evolve, expectations for comfortable outdoor dining environments have also increased.

Entrance improvements on Carnaby Street, Kingly Street and Beak Street will reflect the site's character while creating clearer, more welcoming gateways. Enhanced wayfinding and greater prominence for the entrances will also improve the arrival experience.

The proposals are designed to preserve and enhance architectural qualities. This approach will further strengthen Kingly Court's reputation as a prominent hub within the local community and support its long-term vitality, reflecting the careful curation of Shaftesbury Capital's wider portfolio in the area.

Shaftesbury Capital remains committed to open dialogue with neighbours and stakeholders and welcomes feedback on the proposal ahead of submitting a planning application.



Illustrative image of Kingly Court with proposed retractable roof

Kingly Court

Kingly Court is a vibrant courtyard in the heart of Soho, which, while unlisted, today stands as one of London’s most distinctive and well-managed alfresco dining destinations.

There is an opportunity to refresh certain elements of the site to align with the evolving restaurant offer and expectations of contemporary dining environments. Some aspects of the fabric and detailing now appear dated and could be enhanced to better match the quality expected of a modern dining destination.

The existing seasonal roof solution, a temporary canopy installed for six months of the year, can limit daylight in winter and offers limited weather protection in summer, meaning it does not always provide the level of comfort expected of contemporary alfresco dining environments.

The three entrances currently have different designs and varying levels of visibility and presence. A more coordinated approach could improve wayfinding and create clearer gateways, while better reflecting the site’s character.



Existing temporary canopy above Kingly Court

Targeted upgrades offer an opportunity to refresh Kingly Court, future-proofing this established destination and supporting a year-round alfresco experience attractive to visitors, businesses, and the local community, while respecting its character and heritage.

A new retractable roof will provide effective year-round weather protection while ensuring the courtyard can remain light and open during daytime hours, allowing the space to respond to changing weather conditions.

Upgrades to the entrances, including signage where appropriate (with none proposed for listed buildings), will improve the arrival experience, creating clearer and more welcoming gateways.

Our aspirations for Kingly Court:



Align to modern expectations with sensitive upgrades



Continue curating a high-quality dining destination



Improve experience and conditioned spaces



Enhance architectural and interior character

Kingly Court entrances



Existing (left) compared to proposed (right) Carnaby Street entrance

Carnaby Street

The proposals for the entrance on Carnaby Street will remove inconsistent modern alterations and use the full double-height space to create a grand arrival to Kingly Court that stands out from the surrounding shop facades.

Active corner shopfronts will improve the transition from the street, while a simplified facade, continuous paving and full-height illuminated signage will enhance wayfinding and create a more welcoming entrance, while respecting the character of the building and its surroundings.

Kingly Street

The entrance on Kingly Street will be upgraded to address its current lack of clarity and visual connection by creating a more legible and welcoming gateway to Kingly Court, with full-height, permanent signage giving the entrance a greater presence on the street.

The proposal improves scale and quality so the entrance does not feel subservient or confusing, strengthening its presence and providing a clearer arrival experience.



Existing (left) compared to proposed (right) Kingly Street entrance

Beak Street



Existing (left) compared to proposed (centre) Beak Street entrance, with no signage proposed for this listed entrance



Proposed passage from Beak Street to Kingly Court

The proposals for the Grade II-listed entrance on Beak Street focus on enhancing the external façade through refined materials and a vibrant yet sympathetic colour palette, creating a high-quality experience for visitors while respecting the building's existing character.

Small-scale interventions to the passage along Upper John Street will animate the route, supporting the businesses, improving wayfinding and celebrating its unique character.

Proposals for the roof



| Existing temporary canopy above Kingly Court

The proposals include a new retractable roof over Kingly Court, with a bespoke steel frame to align with the building's character. This will provide year-round weather protection and natural daylight.

Unlike the existing temporary seasonal canopy, the new roof will provide an attractive year-round cover for Kingly Court. The retractable design, which will not seal or fully enclose the space, will allow the roof to open and close in response to the prevailing weather, facilitating all-season, high-quality alfresco dining.

Careful engineering and sensitive installation will ensure works are appropriate in a historic environment.



| Proposed new retractable roof

Next Steps

Shaftesbury Capital is committed to being a considerate custodian of Kingly Court and will continue engaging with residents and businesses as we consider submitting a planning application to Westminster City Council.

We would like to hear your thoughts on the proposals. If you have any questions, would like further information, or would like to attend a briefing on the proposals, please get in touch with us by **29th March 2026** at:

Scan our QR code to
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