

Jaspar Group of Companies
2nd Floor Stanmore House 15-
19 Church Road
Stanmore, Middlesex HA7 4AR
t: 020 8954 5731
f: 020 8954 9279
e: info@jaspargroup.co.uk



SERVICE MANAGEMENT PLAN
for
8NO. FLATS & COMMERCIAL (B1) OFFICES
at
21 JOHN STREET, LONDON, WC1N 2BF



<u>CONTENTS</u>	<u>Page. No.</u>
1.0 PLANNING2
2.0 REFUSE AND RECYCLING ARRANGEMENTS4
3.0 PARKING, COLLECTIONS AND DELIVERIES (B1)6
 <u>APPENDICES</u>	
Appendix A – Approved Planning Permission7
Appendix B – Site Location Plan8

1.0 PLANNING

This service management plan has been prepared to satisfy details required in accordance with Condition 11. of approved planning permission Ref: 2012/5486/P for:

'Change of use of 2nd to 7th floors of 21 John Street from Offices (Class B1) to 8 (1x1, 6x2 and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, Johns Mews and associated works.'

A copy of the approved planning permission is enclosed within Appendix A for your reference.

2.0 REFUSE AND RECYCLING ARRANGEMENTS

The refuse and recycling arrangements are proposed in accordance with the provisions set out in the Camden Planning Guidance CPG1. 10 Waste and Recycling and additional guidance received from Ann Baker from the Environment and Transport department titled 'Guidance for Waste and Recycling Storage and Collection' (GWRSC).

The bin store will be located within the rear courtyard which is accessed via an alleyway leading onto John's Mews, this alleyway is accessed via a door. *Please refer to the site plan highlighted on the enclosed drawing no. JM033-SM-01 within Appendix B for the location of the bin store and associated access.*

The domestic bin store capacity and bin type has been calculated in accordance with the provisions set out in Table.1 within the (GWRSC) and Figure 15. P.93 of CPG1. The commercial bin store capacity has been calculated in accordance with point 10.18 below Figure 15.

The capacity has been calculated based on the areas set out within the following accommodation schedule:

Table 1.

21 John Street - Accommodation Schedule					
Unit Type	Floor	Beds	GIA (m ²)	GIA (ft ²)	litres required
Office Suite 1	Ground	-	168.49	1814	1 cubic meter/ 1000ltrs min.
Office Suite 2	First	-	152.7	1644	
Office Suite 3	First	-	83.1	894	
Flat 1	Second	3	150.2	1617	240
Flat 2	Second	2	83.1	894	170
Flat 3	Third	2	90.3	972	170
Flat 4	Third	1	58.7	632	100
Flat 5	Fourth	2	129.8	1397	170
Flat 6	Fifth	2	130.4	1404	170
Flat 7	Sixth	2	131.1	1411	170
Flat 8	Seventh	2	124.2	1337	170
			1302.09	14016	2360

Based on the above floor areas/no. of bedrooms the following capacities and bins required have been calculated comprising:

Table 2.

21 John Street - Proposed Recyclable and General Waste Arrangements					
Use	General Waste (Litres)	Recyclable Waste (Litres)	Total (Litres)	Proposed Bin Type	Dimensions (HxLxD) (h= open lid)
Commercial	1000	n/a	1000	1100L Eurobin	1370x1260x990mm
Domestic	1100	360	1360	1no. 1100L Eurobin 1no. 360 Litre Wheelie Bin	1370x1260x990mm 1100x650x880mm

The bin sizes and bin store design complies with the details approved under the planning permission.

General waste collections for 21 John Street / Johns Mews are carried out daily from Monday to Saturday with recycling collections being carried out twice a week, Tuesdays and Fridays.

With regards to the distance between the bin store and the road, a maximum distance of 10m is considered acceptable for the rubbish to be collected. The distance to the bin store to the path is approximately 13m. Following discussions with Russell Griffiths from VIOLIA on 5th March 2014, it was confirmed that collections from the courtyard were previously carried out when the offices were occupied, and that it is likely that they would be willing to travel the additional 3m. He stated that subject to further discussions they would be able to collect the bins provided that the location falls in line with the following provisions:

- A coded padlock or entry system will be provided on the access door on the road leading to the courtyard.
- Any small steps will be ramped to allow the bins to be pushed freely without wheels being damaged.
- PIR lighting will be provided along the alleyway and within the courtyard to ensure sufficient lighting.
- The gradient of the existing concrete slab is no steeper than 1:20 (the existing concrete is level)

It is not considered that an alternative solution is available as this is the only access to the courtyard (which is the approved location for the storage facilities)

Please see below images of the existing courtyard and access onto John's Mews;



Image 001:

Image of entrance of alleyway leading to the road from the courtyard.



Image 002:

Image of entrance of alleyway leading to the road from the courtyard.



Image 003:

Image of entrance of alleyway leading from the road into the courtyard.

3.0 PARKING, COLLECTIONS AND DELIVERIES (B1)

Parking

This development has been approved as a 'car free' development due to its location being served by excellent transport links.

A Section 106 Legal agreement enforces that prior to occupying any residential unit forming part of the Development (excluding for the avoidance of doubt the Duke of York Public House and Mytre Court) each new resident of the Development (excluding for the avoidance of doubt the Duke of York Public House and Mytre Court) is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay and will not be able to buy a contract to park within any car park owned, controlled or licensed by the Council.

Roger Street, 21 Johns Street and Doughty Street all benefit from being a Controlled Parking Zone (CPZ) so pay as you go parking is available for visitors for short periods of time (up to 2 hours).

Collections and Deliveries

The offices are currently vacant and as a result the type and frequency of deliveries is unknown. A business permit bay currently resides outside the building on Roger Street, bay number 13461. It is assumed that future occupants of the offices will be able to apply for use of this bay.

It is however important to point out that vehicular movements resulting in the retention of the B1 use to the ground and first floors will be reduced compared to the movements which would have been associated with the whole of the building being in B1 Use previously. The new arrangements therefore are likely to reflect the existing but on a smaller scale.

Please refer to the site plan in Appendix B which highlights the existing parking bays.

APPENDIX A

APPROVED PLANNING PERMISSION

Paul O'Neill
Metropolis Planning & Design
4 Underwood Row
LONDON
N1 7LQ

Application Ref: **2012/5486/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

14 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Haines House
21 John Street; The Duke of York Public House
7 Roger Street; and Nos. 1-4 Mytre Court
John's Mews.
London
WC1N 2BP**

Proposal:

Change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to 8 (1x1, 6x2 and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, John's Mews and associated works.

Drawing Nos: D1000 Rev P1; D1100 Rev P1; D1101 Rev P1; D1102 Rev P1; D1103 Rev P1; D1104 Rev P1; D1105 Rev P1; D1106 Rev P1; D1107 Rev P1; D1108 Rev P1; D1109 Rev P1; D1201 Rev P1; D1202 Rev P1; D1203 Rev P1; D1301 Rev P1; D2100 Rev 01; D2101 Rev 04; D2102 Rev 02; D2103 Rev 03; D2104 Rev 04; D2105 Rev 02; D2106 Rev 01; D2107 Rev 02; D2108 Rev 02; D2109 Rev 02; D2150 Rev 01; D2151 Rev 00; D2152 Rev 00; D2201 Rev 00; D2202 Rev 00; D2203 Rev 01; D2204 Rev 01; D2205 Rev 02;



D2250 Rev 00; D2301 Rev 00; D3201 Rev 00; D2302 Rev 01; D3203 Rev 00; D3300 Rev 00; D3301 Rev 00; D3302 Rev 00; D3303 Rev 00; D3304 Rev 00; D3305 Rev 00; D3306 Rev 00; D3307 Rev 00; D3800 Rev 00; D4300 Rev 00; D4301 Rev 00; D4302 Rev 00; D4303 Rev 00; D4304 Rev 00; D4305 Rev 00; D4306 Rev 00; D4307 Rev 00; Planning, Design and Access and Heritage Statement by Metropolis Planning and Design LLP dated October 2012, as received 16/11/2012; Energy Statement by Metropolis green Revision 2 dated 16/11/2012 Ref 2386/ES - 1211VT.00; Ecohomes Pre-Assessment & Sustainability Statement by Metropolis green Revision 2 dated 16/11/2012 Ref 2386/EH-141211AA.00; Note from Quod dated 20/06/2012 Ref Q30173.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the first occupation of any of the new residential units a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough

of Camden Local Development Framework Development Policies.

- 4 Prior to the first occupation of any new residential unit the whole of the 16 spaces of cycle parking provision shown on the approved drawings shall be provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of any of the new residential units the whole of the waste storage and removal facilities shown on the approved drawings shall be provided. The whole of the waste storage and removal provision shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate waste storage and removal facilities and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Only the area specifically shown on the plans hereby approved as an external terrace shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development

Policies.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: D1000 Rev P1; D1100 Rev P1; D1101 Rev P1; D1102 Rev P1; D1103 Rev P1; D1104 Rev P1; D1105 Rev P1; D1106 Rev P1; D1107 Rev P1; D1108 Rev P1; D1109 Rev P1; D1201 Rev P1; D1202 Rev P1; D1203 Rev P1; D1301 Rev P1; D2100 Rev 01; D2101 Rev 04; D2102 Rev 02; D2103 Rev 03; D2104 Rev 04; D2105 Rev 02; D2106 Rev 01; D2107 Rev 02; D2108 Rev 02; D2109 Rev 02; D2150 Rev 01; D2151 Rev 00; D2152 Rev 00; D2201 Rev 00; D2202 Rev 00; D2203 Rev 01; D2204 Rev 01; D2205 Rev 02; D2250 Rev 00; D2301 Rev 00; D3201 Rev 00; D2302 Rev 01; D3203 Rev 00; D3300 Rev 00; D3301 Rev 00; D3302 Rev 00; D3303 Rev 00; D3304 Rev 00; D3305 Rev 00; D3306 Rev 00; D3307 Rev 00; D3800 Rev 00; D4300 Rev 00; D4301 Rev 00; D4302 Rev 00; D4303 Rev 00; D4304 Rev 00; D4305 Rev 00; D4306 Rev 00; D4307 Rev 00; Planning, Design and Access and Heritage Statement by Metropolis Planning and Design LLP dated October 2012, as received 16/11/2012; Energy Statement by Metropolis green Revision 2 dated 16/11/2012 Ref 2386/ES - 1211VT.00; Ecohomes Pre-Assessment & Sustainability Statement by Metropolis green Revision 2 dated 16/11/2012 Ref 2386/EH-141211AA.00; Note from Quod dated 20/06/2012 Ref Q30173.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 9 The development shall achieve a minimum rating of 'very good' of the EcoHomes (or any such equivalent national measure of sustainability for home design which replaces that scheme) including 60% of the targets in the Energy and Water categories and 40% of the targets in the Materials category. The development shall not be occupied until evidence of a final EcoHomes Certificate (or any such equivalent national measure of sustainability for home design which replaces that scheme) certifying that a 'very good' rating has been achieved, has been issued.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to the first occupation of the development, the applicant will have constructed and implemented all the measures contained in the Energy Statement by Metropolis green Revision 2 dated 16/11/2012 Ref 2386/ES - 1211VT.00 and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction),

DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to the first occupation of any new residential unit a Service Management Plan shall be submitted to and approved in writing by the local planning authority. The development will thereafter be carried out in strict accordance with the Service Management Plan as approved by the local planning authority.

Reason: To ensure the minimisation of conflicts between service vehicles and car and pedestrian movements and the minimisation of damage to amenity from such refuse and recycling collections in accordance with policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will

prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 With regard to condition no. 6 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
- 10 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS18 (Dealing with our waste and encouraging recycling) and CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP15 (Community and leisure uses), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP20 (Movement of goods and materials), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP29 (Improving access), DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities), DP32 (Air quality and Camden's Clear Zone) and Appendix 2 (Parking standards).

- 11 Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- sufficient demonstration that the existing office floorspace at second to seventh floor level is no longer suitable for such purposes; contribution to the provision of housing within the borough; suitable contribution to the provision of affordable housing; suitable mix of units and provision of a high quality of accommodation whilst simultaneously protecting the amenity of neighbouring and nearby occupiers; external alterations would protect the integrity, character and feel of the building; suitable environmentally sustainable measures are provided.
- 12 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 13 At the 20th December 2012 meeting, Members of the Development Control Committee expressed a strong view for the building to be retained in mixed use occupation comprising residential, business and public house accommodation.

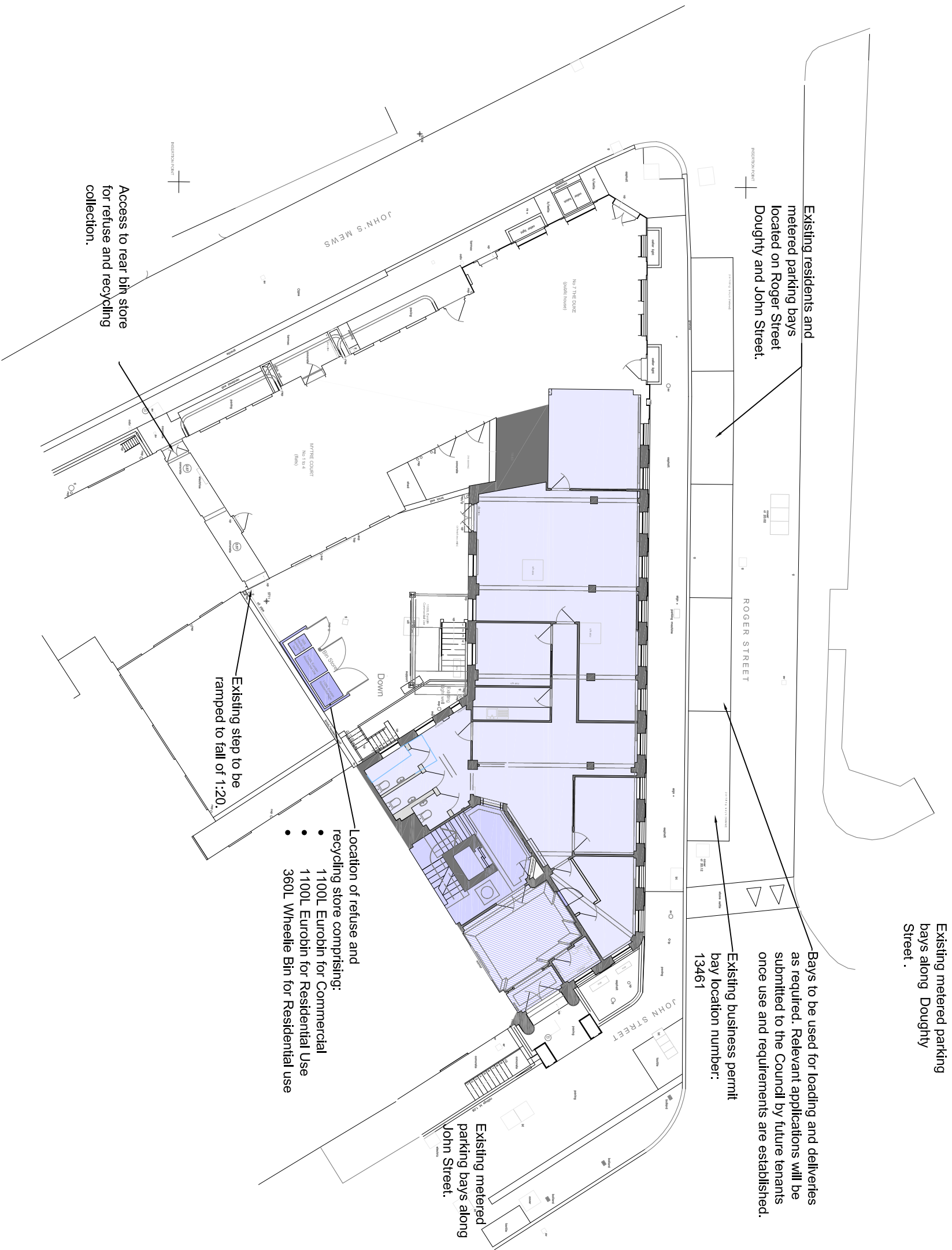
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444

APPENDIX B

SITE PLAN



Rev	Description	Date
1	All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not scale from this drawing or reproduce without consent. It is the copyright and property of Jaspur Group and may not be used in part or in whole without prior written consent. This drawing is to be read in conjunction with all relevant consultants and/or specialist reports and any discrepancies or variations are to be referred to Jaspur Group prior to the affected work commencing.	

DATE:	02.03.2014	2nd Floor
DWN:	AK	15 - 19 Church Road
CKD:	SA	Stammore
SCALE:	1:100 @ A3	Middlesex: TX1 4AR
DWG NO:	JM033-SM-01	T: 020 8954 5731
REV:		F: 020 8954 9279

PROJECT:

Haines House
21 John Street
London, WC1N 2BF

DRAWING:

Proposed Lower Ground Floor Plan
Service Management Plan

JASPAR
E: info@jaspargroup.co.uk