



21 John Street
London WC1N 2BF

Planning, Design and Access and Heritage Statement

Prepared by

metropolis pd
hs
green
on behalf of
One West Smithfield LLP

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Aerial Photograph showing site location

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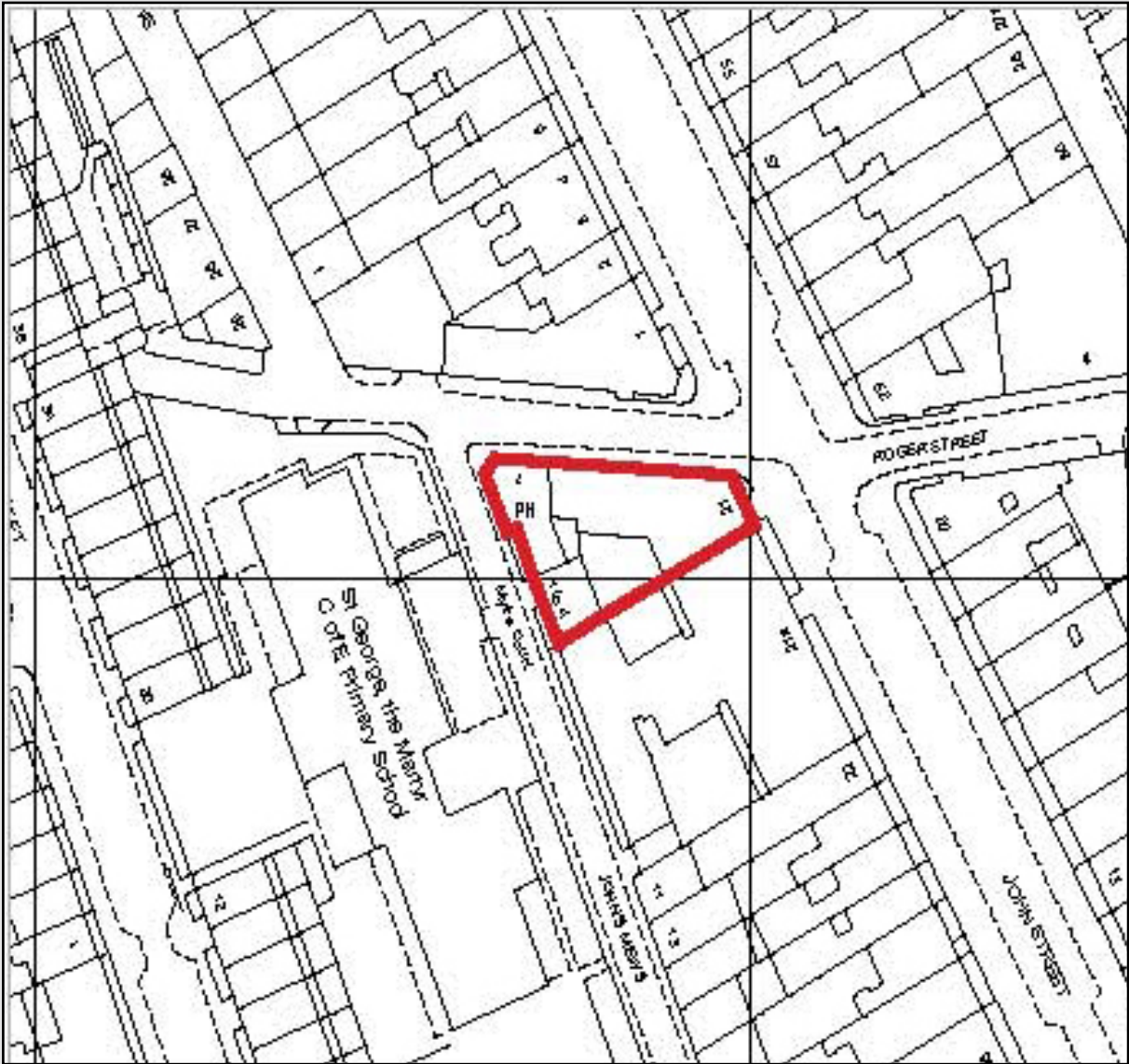
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Site Location Plan

1.0 Introduction

- 1.1 These Planning and Listed Building Consent applications are submitted by Metropolis Planning and Design LLP on behalf of One West Smithfield LLP, for the following development at 21 John Street, London WC1N 2BF:

“Change of use to 2nd-7th Floors inclusive from office (Class B1) to Residential (Class C3) to create 8no. Flats (1 x 1 bed, 6 x 2bed, 1 x 3bed) and associated works to the listed building to facilitate the change of use including provision of bike store, bin store and ancillary space, replacement of windows and amended rear access arrangements and green roof at 2nd floor level.”

- 1.2 This statement sets out details of the site, existing occupation and vacancy and marketing efforts, outlines the proposals and how the successful integration of 8 apartments can be accomplished in this Grade II listed building. This statement also includes a detailed assessment of this heritage asset in accordance with the requirements of the NPPF. The scheme proposes the retention of ground and first floor in existing office use and will make productive use of the vacant upper floors of the building.
- 1.3 This application, for Planning and Listed Building Consent, is the resubmission of applications ref: 2012/0277/P and 2012/0309/L which are currently the subject of appeal against non-determination. The assessment of the proposals has taken almost a year. This submission is a composite of the information submitted with the original application and supporting documentation that has been provided during the process of discussing the application with LB Camden (Officer Jonathan Markwell).



Section showing proposed mix of uses

2.0 The Site

- 2.1 21 John Street is situated within the London Borough of Camden and is located on the boundaries of Clerkenwell and Bloomsbury, midway between the West End and the City of London. The surrounding area is a mix of residential and office accommodation.
- 2.2 The site lies equidistant from the Underground Stations at Russell Square (Piccadilly line) and Farringdon (District, Bakerloo, Metropolitan and Mainline) as well as Chancery Lane (Central line) and Holborn (Central & Piccadilly lines). In addition the stations of King's Cross & London St Pancras International lie a short walk to the north. Numerous bus routes run along Theobalds Road to the south and Gray's Inn Road to the West.
- 2.3 The property itself is Grade II listed (description see Historic Building Assessment, page 17) and was constructed in the 1930's and has predominantly brick elevations with a Portland stone plinth from ground to second floor. The building comprises 21 John Street, The Duke of York Public House, 7 Roger Street and 1-4 Mytre Court, John's Mews.
- 2.4 The applications hereby submitted relate specifically to the reuse of 21 John Street on ground and upper floors. The Public House element and properties at Mytre Court are unaffected by this proposal, albeit the upgrading and funding of repairs will be made to the facades during the course of the works to implement this permission.
- 2.5 The premises are arranged over basement, ground and seven upper floors and provide office accommodation of between 1,081 sq ft (100 sq m) to 2,428 sq ft (225.6 sq m) per floor. The first and second floors extend over the ground floor Public House at 7 Roger Street being the larger floors and the smaller floorplates located in the taller element of the building which extends from 3rd to 7th floor above the plinth.

2.0 The Site

Floor	Office Floorspace (sq m)	
G	152	
1	215	
2	226	(Vacant)
3	131	(Vacant)
4	120	
5	109	(Vacant)
6	128	(Vacant)
7	100	(Vacant)
Total	1,181	

- 2.6 Internally, the offices are in need of refurbishment and do not meet modern standards for occupation. The depth of floorplates is limited, making open plan working difficult and the floor to ceiling heights are such that it is not possible to locate IT or climate control services in floor or ceiling voids. As such, the existing office floorspace is not particularly suited to modern office use, which is reflected in the current vacancy rate and lack of interest in the building.
- 2.7 It should be noted that the building is now vacant with the exception of the ground, first and fourth floors. The first and second floors are to be retained as offices in the proposal. The fourth floor tenant remains on uneconomic terms with a lease that will expire in 2014.

3.0 Planning History

- 3.1 Having reviewed the planning history of the site on the Council's website, there are no relevant planning or listed building applications that are relevant to the proposal.
- 3.2 It is useful to note that a similar proposal for "part change of use and works of conversion from Office (Class B1) to residential (Class C3) at third to fifth floors" was granted permission in February 2009 at 3-5 Queens Square, a short distance from the site (planning application ref 2008/4999/P). Subsequent to this decision a further permission was also granted for the conversion of the second floor to residential use (ref 2009/4002/P). Officers in both cases agreed that the availability of other office accommodation in the area combined with the condition of the existing building justified a change of use to residential.

4.0 Precedent Cases

- 4.1 It is noted that LB Camden have recently granted permission for a number of schemes where loss of offices was proposed in favour of the delivery of permanent residential. This is consistent with the position advocated in para 8.8 of the Core Strategy which states that the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing.

- 4.2 Recent examples in the vicinity include:

6-8 Emerald Street

- 4.3 Most recently, planning permission was granted for partial change of use at 6-8 Emerald Street to provide 3 no residential flats with retained commercial floorspace at ground and first floor (ref 2011/2333/P).

- 4.4 In this instance, the delegated report recommending approval of the scheme clearly states that *“there is generally no need to retain office spaces where housing or community uses are proposed”, and that “as an element of the office use is being retained on the lower levels, that the loss of the majority of the employment premises can be supported in these circumstances.”*

3-5 Queen Square

- 4.5 Permission was granted in February 2009 for the conversion of upper floors to provide 1x 1bed unit, 1x 2bed unit, 1x 3bed unit and 1x 4-bed unit (ref 2008/4999/P)
- 4.6 In assessing this scheme, officers concluded that the evidence submitted with the application indicated a surplus of available office accommodation in the area, and on the basis that the site was not considered to be suitable for alternative employment uses, the provision of 4 residential units to replace the upper office accommodation was considered to be acceptable in this case.

4.0 Precedent Cases

23-30 Kings Mews & 43-45 Grays Inn Road

- 4.7 Permission was also granted in 2009 for the redevelopment of this site for mixed retail and residential use in 2009 (ref 2009/0710/P). Officers concluded in their report that, in this case, the premises were not suitable for flexible use for the full range of B uses, and that the marketing evidence produced demonstrated a lack of demand for the premises and other provision elsewhere in the locality.
- 4.8 All of the above sites share the characteristics of the application site, which would indicate that the application scheme should also be favourably considered.

31 - 32 John Street

- 4.9 Planning permission was granted on the 2nd December 2011 for the change of use of this Listed building from B1 office to residential use, with associated alterations and extensions to create 15 flats (ref 2011/4196/P and 2011/4343/L).
- 4.10 Although at the time the premises had only been vacant for approximately six months, officers agreed with the applicant's detailed report that the existing premises would require significant and costly alterations to bring it up to modern requirements, and even then this would not be fully up to standard due to listed building constraints. Equally, it was accepted that the premises were not suitable for conversion to alternative employment uses. On this basis, and in light of the proposed reuse for residential purposes, officers concluded that the loss of office space was acceptable.

5.0 Pre-Application Discussions

- 5.1 A formal pre-application meeting was held with officers at the Council on the 18th August 2011, to discuss the principles of the change of use and associated listed building alterations.
- 5.2 The principle of the change of use proposed was considered acceptable subject to the provision of suitable justification for the loss of the existing employment floorspace and the acceptable impact of the proposals on the character of the listed building.
- 5.3 The proposed mix of units within the scheme was encouraged and considered satisfactory and officers considered that the units complied with floorspace and the flat sizes as outlined in the Council's priority table. In relation to design considerations, officers did not anticipate any significant issues with the internal alterations proposed to the listed building, as there are few elements of historical or architectural merit internally. As requested, the internal works have been clearly labelled on all drawings and supporting documents included with the application.
- 5.4 The applicant has no objection to car-free development and cycle storage has been provided. Indicative heads of terms for a Section 106 agreement have been provided.
- 5.5 The quantum of residential floorspace has been considered against adopted policies and a proposal has been made for a financial contribution in lieu of affordable housing provision on site.

6.0 December 2011 Application

- 6.1 During the process of negotiating the above applications (which are now the subject of an appeal against non-determination) the only issue still outstanding, as confirmed by the Council, is the question of whether the scheme can accommodate affordable housing on site. All other matters have been addressed to the satisfaction of Officers.



Second Floor Layout - Proposed



Typical 2 Bed Layout - Proposed

7.0 Proposed Scheme

- 7.1 Planning permission and Listed building consent is sought for the conversion of the upper floors (2nd to 7th floors) from office to residential use, creating a total of 8 flats.
- 7.2 The change of use will result in the following changes to floorspace within the building:-

Floor	Office (sq m)	Retained (sq m)	Residential (sq m)
G	152	152	
1	215	215	
2	226		226
3	131		131
4	120		120
5	109		109
6	128		128
7	100		100
Total	1,181	367	814

- 7.3 Office uses will be retained in the 'plinth' at lower levels. Residential uses will commence at second floor level, with 2 residential units created on this floor and on the third floor, then a single residential unit on floors four to seven.
- 7.4 Lift access is maintained throughout the building to facilitate disabled access to upper office floors.
- 7.5 External repair and refurbishment work will be undertaken to the fabric of the building. Two office floors will also be retained and measures installed to facilitate modern office occupation, within the constraints of the existing building.
- 7.6 The residential element created on the upper floors will provide a mix of one, two and three bedroom units, as shown on the application drawings.

8.0 Planning Policy Assessment

Change of Use

- 8.1 The relevant planning policies are set out in the Adopted London Plan 2011 and the Camden LDF Core Strategy and Development Policies.
- 8.2 The principal issue to consider in relation to this proposal is the loss of the existing employment floorspace. There is policy support for the creation of additional residential floorspace and the creation of mixed use developments, particularly in the CAZ, at all levels of planning policy.

London Plan

- 8.3 The London Plan encourages Boroughs to promote mixed use development “especially of surplus commercial capacity” (policy 3.1).
- 8.4 Policy 4.2 states that Boroughs should support the managed conversion of surplus office space into more viable uses.
- 8.5 Policy 4.3 seeks to encourage mixed use development, given the dependence of the labour market on the provision of adequate housing land supply.
- 8.6 The long term viability of the building would be best served by conversion to a mix of uses with two of the larger floorplates retained and refurbished as office accommodation and the upper floors converted to residential use.

Camden LDF DPD Policies

- 8.7 The proposal would accord with the objectives of Policies DP1 (secure a mix of uses) and DP2 which seeks to prioritise new housing development. Policy DP2 states:-

“The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;”

8.0 Planning Policy Assessment

8.8 Policy DP13 deals with proposals involving a loss of business use :-

“The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

a) It can be demonstrated to the councils satisfaction that a site or building is no longer suitable for its existing business use; and

b) There is evidence that the possibility of retaining reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

Where a change of use has been justified to the Councils satisfaction, we will seek to maintain some business use on site, with a higher priority for retaining flexible space that is suitable for a variety of business uses.”

8.9 The policy then goes on to state that where a change from B1 offices would be acceptable, permanent residential accommodation would be considered appropriate on the balance of the site. The Council would also wish to see an element of retained employment floorspace on the site, ideally as flexible space that could accommodate a range of b class uses. Given the listed status of the building and the constraints of the existing fabric, it would not be possible to convert the space to accommodate a range of b class uses outside those typically office based activities; however, it is proposed to retain employment floorspace within the building on the lower floors where the larger floorplates are more suited to modern office occupation.

8.10 It is clear from policy that residential use will be an acceptable alternative if it can be established that the building is no longer suited to employment use. The marketing report submitted with this Statement clearly demonstrates that the long term future of the building would be best suited to a mix of office floorspace at the lower floors, where the larger floorplates make refurbishment and re-letting a greater possibility and residential on the smaller self-contained upper floors.

8.0 Planning Policy Assessment

Marketing and Suitability for Continued Office Use

- 8.11 Two marketing reports have been prepared in respect of the property. These are attached at Appendix 1.
- 8.12 These reports, prepared by Richard Susskind & Co, contain an assessment of the suitability of the premises for modern office occupation and a summary of the marketing efforts that have been undertaken over the last three years. The building is now essentially vacant aside from the lower two floors and the achievable rental levels are such that there is no opportunity to reinvest in the upgrading of the office space to achieve higher rents or occupancy levels.
- 8.13 It is the agent's view that on the open market today in the same condition as they are in at present RS&Co would quote a rent of £17.50 per sq ft in order to achieve between this and say £15.00 per sq ft. These are similar rents to what is being achieved at present and as such would not release any available funds for future refurbishment of the building internally or externally.
- 8.14 In its current condition, with anticipated rental levels, the long term viability of office uses in the building is questionable.
- 8.15 The long terms future of the building as a wholly office investment is therefore not considered viable. In order to safeguard the future of the fabric of this listed building, a mixed use development and the introduction of residential uses is proposed as the long term solution. Where long term lettings have been secured, on the ground and first floor, this element of employment floorspace has been retained. A detailed breakdown of refurbishment costs for a retained employment use and building surveyors report is attached at Appendix 3.
- 8.16 The upper floors are limited in terms of depth, ceiling height and the capacity to accommodate modern IT requirements. The upper floors are therefore considered to be more suitably used as residential accommodation in accordance with LB Camden adopted planning policies.

8.0 Planning Policy Assessment

Residential Standards / Amenity

- 8.17 Policy DP26 of the Development Management Policies refer to standards of accommodation for occupiers of residential development.
- 8.18 As has been confirmed in our pre-application discussions, the proposed scheme is compliant in terms of overall flat size standards, given that the proposed units are due to the proposals being large units.
- 8.19 In addition, given that there are no significant external alterations proposed, there is no impact upon neighbouring properties in terms of daylight/sunlight, loss of privacy or increased noise and disturbance.

Sustainability / Energy

- 8.20 Following the energy hierarchy has enabled significant carbon reductions to be calculated for the proposed development at 21 John Street . The total overall carbon reduction is predicted to be 32.8%.
- 8.21 The calculations undertaken by Metropolis Green demonstrate that the development will meet EcoHomes Ene 1 requirements and that the development is on track to achieve certification at the required level of 'Very Good'.
- 8.22 The calculations show that the fabric efficiency measures, including specification of highly efficient individual gas boilers can achieve an overall 32.8% CO2 reduction from the Notional Baseline. The capacity is assessed as 1 home per 100 sq m GEA (rounded to the nearest 100 sq m/ whole home), or the actual number of additional homes where each one is under 100 sq m GEA.
- 8.23 In accordance with the London Plan energy hierarchy methodology requirements, 'whole energy' figures have been used in this energy strategy, including: heating, hot-water, lighting, pumps and fans and un-regulated energy. The proposed development at 21 John Street is calculated to have a 'whole energy' Notional Baseline of 49,959kgCO2/year.

8.0 Planning Policy Assessment

- 8.24 The scope for CO2 reduction using renewables is limited due to the sensitivity of Grade II listed building. In order to ensure its historic and architectural features are preserved and the visual impact it may cause in a Bloomsbury Conservation Area is reduced a significant carbon reductions has been achieved with energy efficiency measures alone.
- 8.25 Details of the measures proposed are set out in the Energy Statement prepared by Metropolis Green which forms part of the application documentation.

S106 Agreement - Heads of Terms

- 8.26 Further to our pre-application meeting, it is understood that the Council will seek the following financial contributions as part of a S106 agreement:
- Education Contribution
 - Open Space Contribution
 - Employment and Training Contribution
 - Repair and reinstatement of pavements surrounding the site (amount to be determined by LB Camden Highways team)
- 8.27 In addition to the above, the Council will seek to ensure through the S106 that the development is carried forward as "car free", that a Servicing Plan is enforced and that the proposed measures to meet the required EcoHomes levels are adhered to.

Affordable Housing

- 8.28 The gross internal area of residential floorspace proposed is 814 sq m. Based on the survey information available the Gross External Area will be 1177.2 sq m. This floorspace figure is above the 1,000sqm trigger requirement for a contribution to the supply of affordable housing, as outlined in DP3 (and also CS6, CPG2 and draft CPG8).
- 8.29 The level of residential floorspace to be contained within the scheme has been considered with a view to securing the long term viability of the building. As such, and in view of the marketing exercise that has been

8.0 Planning Policy Assessment

undertaken, the balance of uses are such that including an additional floor of residential as opposed to office floorspace, which would take the quantum of residential space within the scheme above the threshold described above, it is preferable to provide a contribution towards affordable housing than to retain an additional floor of office space that is considered to have no viable future in the long term.

- 8.30 The threshold is capacity for 10 additional homes or 1,000sqm of residential floorspace. The percentage target is 10% where there is capacity for 10 additional homes, and an additional 1% per additional home capacity.
- 8.31 Council acknowledges that there are sometimes difficulties in providing affordable housing on site. The points a) to f) within policy DP3 are factors the Council would take into account. The sliding scale would also be taken into account.
- 8.32 Having considered the criteria set out in policy DP3, it is considered that it would not be possible to provide affordable housing on site, given the existing site constraints and the best way of dealing with the issue of affordable housing provision would be to provide a financial contribution in lieu of on site provision.
- 8.33 The site is a listed building and has a single core that will serve both retained office floorspace and the proposed residential units. This shared core will not allow the opportunity to make any affordable housing within the scheme self contained and will also require the apportionment of service charges across the residential units within the scheme to the detriment of the affordability of any single unit within the proposals. Despite the gross floor areas involved there is no capacity to accommodate more than 8 units within the scheme given the constraints on access and the shape and size of the floorplates as defined by the existing character of the listed building.
- 8.34 This issue has been discussed at length as part of the negotiation of the previous application. A supplementary report, prepared by QUOD, has been submitted with the application which addresses the suitability of the site for the provision of on-site affordable housing.

8.0 Planning Policy Assessment

- 8.35 An Assessment of the anticipated service charges has also been prepared. (Appendix 5) This appraisal clearly demonstrates that it would not be viable or affordable to provide on-site social rented or intermediate housing at the level of service charge required.
- 8.36 The applicant does not own or control any alternative sites in the Borough where off-site provision could be provided.
- 8.37 As a result, it is considered that the provision of a financial contribution to affordable housing provision on sites elsewhere in the Borough is proposed.
- 8.38 The application of the formula set out in Council policy would confirm a contribution of £373,650 to be the appropriate sum. This has been calculated on the following basis:
- $GEA = 1,177 \text{ sq m}$
 - This equates to a site capacity of 12 units (ie. 2 units over and above the 1,000 sqm GEA threshold)
 - $12 \text{ Unit capacity} = 12\% \times 1,177.2 \text{ sq m} = 141 \text{ sqm}$
 - $£2,650 \times 141 = £373,650$
- 8.39 The applicant would be prepared to accept a requirement enshrined in a S.106 agreement to the payment of this financial contribution, to be spent on the provision of affordable housing elsewhere within the Borough, prior to the occupation of 5 units within the scheme.



Office Entrance



Brickwork - in need of repair



Main Office Entrance from John Street - wide view

9.0 Historic Building Assessment

Listing Description

- 9.1 Mytre House, the Duke of York Public House and Mytre Court, constructed in 1937 and designed by DE Harrington, was only recently listed in August 2010. A significant level of information is provided by the statutory records in terms of the background to the property and reasons for its listing (appendix 2)
- 9.2 As the description explains, the scheme was constructed on a speculative basis, and was one of DE Harrington's first independent commissions having set up his own practice in 1936. Harrington had been involved in the Ritz Hotel development and other key mansion blocks in Central London.
- 9.3 The listing also provides information relating to the first key tenants of the building, which included Linotype & Machinery Ltd, a printing engineering company, a chartered surveyors and a trade association.
- 9.4 The properties were listed for the following reasons as set out in the report:

architectural: a stylish design characteristic of the 1930s, which responds in scale and materials to the existing streetscape of Georgian Bloomsbury

sculptural embellishment: two engaged pylons with sculpted tops flanking the main entrance

materials and detailing: good brickwork and careful detailing on the pub and flats

intactness: an unusual degree of surviving original fabric in the Duke of York public house

planning interest: a mixed use development combining commercial offices with a block of flats and a public house, and therefore particularly forward-looking for its time

Listed Building Setting

- 9.5 The property lies within the Bloomsbury Conservation Area, designated in



Suspended Ceiling



Crittall Windows retained



Older pipework, modern radiators



Main Corner Door / Balcony



Open Plan Office Space

9.0 Historic Building Assessment

1968. The Bloomsbury Conservation Area Appraisal (April 2011) identifies 21 John Street as a focal point in the "Great James Street/Bedford Row" sub area, and describes in detail its

- 9.6 The report notes that the majority of properties in this area are listed, thus "reflecting the high quality of the built environment". The majority of properties along John Street date from the mid 18th Century, as such 21 John Street is an exceptional case, but appropriate due to its detailing and design response to the Georgian context.

Internal

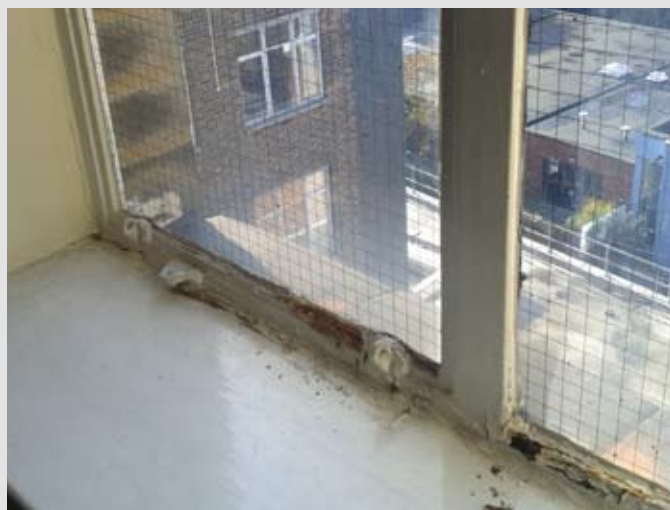
- 9.7 The report accompanying the listing description makes it clear that little remains in the office building in terms of original features and finishes, except at ground floor level within the entrance lobby. For the avoidance of doubt, we have carried out a photographic survey of the building documenting the layout, type of finishes present and the lack of any other features of note.

Second Floor

- 9.8 Plan Form - The office floor, accessed via a single doorway from the main staircore, is generally open plan, with some glaze partitions at each end of the space created for compartment offices. The construction is basic and has no impact on the main fabric of the building.
- 9.9 Floor - Non-original engineered wooden tongue and groove flooring, investigation of flooring beneath not possible, though understood to be concrete.
- 9.10 Ceiling - Suspended ceiling enclosing lighting/cabling to service office floorplate. No cornicing or other features visible through opened-up areas of ceiling space.
- 9.11 Skirtings - No skirtings exist within the office space save for plastic surrounds to the partitions at wither end of the floorplate.
- 9.12 Windows - Crittal windows retained throughout, some with secondary glazing for additional insulation/security. Many windows in need of repair / replacement.



Fire Exit Doors



Window Damage



Suspended ceiling



Modern Kitchen area



Open Plan Office Space

9.0 Historic Building Assessment

9.13 Doors - No original doors on this level - open plan space with some modern doors to partitioned offices. Main door to office modern fire door.

9.14 Other Features - No other features of merit discovered.

Upper Floors (3rd to 7th)

9.15 Having visited each floor it is clear that, aside from differing office partitions, no original furnishings, fixtures and fittings remain intact within the building. The photographs opposite shown a typical floor layout and fit-out style.

9.16 Plan Form - Each floor serviced by single access doorway from main core. Some spaces are open plan, others are significantly partitioned for smaller cubicle spaces. As with the second floor the construction is superficial and their removal would have no impact on the main fabric of the building. Modern kitchen facilities on each floor.

9.17 Floor - Variety of floor coverings on upper floors, some laminate flooring areas, others carpeted. No original flooring anticipated given scale of alterations across all floors.

9.18 Ceiling - Suspended ceilings on all floors, again enclosing lighting/cabling. No cornicing or other features visible through opened-up areas of ceiling space.

9.19 Skirtings - No skirtings present on any of the office floors visited, nor sign of existing profile.

9.20 Windows - Crittal windows retained throughout, significant damage to many of the windows which will require replacement. Some with secondary glazing for additional insulation/security. Many windows in need of repair / replacement.

9.21 Doors - No original doors on upper levels save for the fire escape doors which appear to be somewhat dated (although clearly more contemporary mechanisms have been added for fire escape purposes). Other doors exist within the office space but these are all modern lightweight doors designed for the partitioned offices. Main door to office modern fire door.

9.22 Other Features - No other features of merit discovered.



Main elevation - repairs required



Mytre Court elevations



Mytre Court Entrance - dilapidated

9.0 Historic Building Assessment

Exterior

- 9.23 The listing description (appendix 2) provides a detailed assessment of the exterior of the building, and given the age of the associated report (August 2010) it is not considered necessary to update this assessment.
- 9.24 However, it is important to note that, whilst the majority of works associated with the development are confined to the office building and proposed conversion to residential, a number of other works are proposed to the wider building to improve its overall appearance.
- 9.25 The following works will also be incorporated into the programme to improve the overall appearance of the external elevation.

John Street Elevation

- Minor repairs to cracks in rendered plinths at entrances.
- Repairs to lead flashing at second floor coping detail, and dressing where water penetration showing on soffits.
- Repair water damage to soffits.
- Repair/re-instate luxcrete lights to canopy at seventh floor.

Roger Street Elevation

- Repairs to lead flashing at second floor coping detail, and dressing where water penetration showing on soffits.
- Repair water damage to soffits.

John's Mews Elevation

- Central window feature. Replace 4th floor faceted window with replacement W20 section to match lower floors. Repaint lower panels.
- Left hand balconies, replace copings with curved sections to match original detail.
- Top floor, LH balcony, re-build upper section with curved bricks to match original detail.
- Repair down pipes.
- Generally clean down masonry, remove salt staining.
- Remove vegetation from canopy areas, make good roofing material; copings and flashing.
- Repair soffits where damaged by water penetration.
- Restore/repair luxcrete glass lights to canopy.

9.0 Historic Building Assessment

Proposals

9.26 The application proposals seek to make alterations to the listed building at 2nd-7th floor levels to enable the conversion of this portion of the property to residential use.

9.27 As this report confirms, there are no features of historic importance which would be affected by the proposed alterations on these floors and as such it is considered that the historic interest of the building is preserved in that regard.

9.28 Officers stated this in their initial pre-application response:

"Other than issues previously raised in respect to the single core, the internal arrangement including features and fabric would not prohibit conversion to residential. In this regard there would be no objection to the physical works subject to detailed design."

9.29 It was previously suggested that the change of use of the building would have a detrimental effect upon the historic interest of the building, given that the listing description refers to the development as being 'a mixed use development combining commercial offices with a block of flats and a public house, and therefore particularly forward-looking for its time.' This issue has been addressed in discussions with Officers and is no longer considered an issue.

9.30 It is our view that the proposed mix of uses will not affect the listed building's "planning interest", since the overall scheme retains office accommodation and thus remains a mixed use scheme by definition. In this regard the mixed use approach is still apparent -it is not considered that a change in the overall proportions of each use within the group of buildings will have a detrimental impact upon the historic interest as a whole. In any event, the "planning interest" forms only one of five reasons for listing as set out in the report, the remainder of which principally focus upon design.

9.31 In summary we consider that the change of use and proposed internal alterations will preserve the historic interest of the building. Moreover, the additional works to refurbish and repair the facade will help to enhance both the listed building itself and the Conservation Area as a whole.

10.0 Alterations to Windows

10.1 In order to improve the energy efficiency of the building and ensure the longevity of the building fabric, the existing windows will be replaced with Crittal W20 windows.

10.2 Full details of the replacement windows are included in Appendix 4.

11.0 Design and Access

- 11.1 The following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use

- 11.2 As explained the proposed scheme seeks a change of use of floors 2-7 from B1 office to residential use. The existing office uses at ground and first floor are retained.

Amount

- 11.3 The proposed works involve a change of use of 814sqm floorspace from B1 office to residential use. No further extensions to the building are proposed.

Layout

- 11.4 The layout of the proposed flats set out in the application drawings are designed to reflect current building regulation standards and Council guidance on minimum room sizes and space standards.

Scale

- 11.5 The proposals do not involve any increase of massing or floorspace to the host building and as such the scheme has not impact upon the scale of the building in a physical sense.
- 11.6 The proportion of office and residential uses within the building are altered; however this is not considered to adversely affect the overall mixed-use function of the group of buildings as a whole.

Landscaping

- 11.7 No landscaping is proposed as part of the scheme

11.0 Design and Access

Appearance

- 11.8 The external appearance of the application site will not be altered by the proposals, save for repairs and minor improvements to the facades around the wider block. These are set out on page 31-33 of this report.

Vehicular Links

- 11.9 There are no proposed alterations to vehicular access to the site.

Inclusive Access

- 11.10 The proposed development is designed to be fully accessible for people with mobility, sight and hearing difficulties.

12.0 Current Condition

- 12.1 Set out in Appendix 3 is a summary of the running costs and costs of repair to the building fabric that have been incurred over the last six months.
- 12.2 The condition of the building is such that works must be carried out to refurbish and upgrade it in the near future. The interim position is one of constantly having to make temporary repair to the building fabric and facilities.
- 12.3 The existing boiler plant must be replaced. The current system is oil powered and inefficient.
- 12.4 The running costs for this boiler are currently £4,000 per month (see Appendix 3). Replacing this boiler plant is essential to improve efficiency and reduce carbon emissions.
- 12.5 The proposed replacement of the existing boiler is supported by Paragraph 65 of the NPPF, which highlights the need to adapt heritage assets to reduce carbon emissions and secure sustainable development. This includes enhancing energy efficiency. In this case, the replacement of the existing system will not have any negative impact on the heritage asset in terms of its significance or setting and will deliver significant carbon savings compared to the existing oil-fired antiquated boiler system.
- 12.6 The attached schedule of repairs and fuel costs that have been incurred at this site since July 2011, the schedule does not include existing maintenance contracts and the repairs which fall within those agreements.
- 12.7 The repairs that are being undertaken in many instances are "stop gap" measures as the plant, machinery and equipment (W.C.'s, ironmongery, cast iron pipes and rainwater goods) which have already exceeded their useful life. The recent repairs have included:
- Overhaul the Access and security systems
 - Internal and external repairs to the building fabric
 - Lift repair
 - Fire Alarm, Emergency lighting repair
 - Repairs to water pipes
 - Health and Safety Assessment of the Fire Escape
 - Essential Repair to fire escape

12.0 Current Condition

- Boiler repairs
- Essential maintenance to flats in Mytre Court
- Fix to leak in basement

12.8 The details of the above repairs, which total approximately £30,000 plus VAT are set out in Appendix 3 with supporting details including invoices.

12.9 In addition to these costs, a further £4,000 per month is required to heat the building, in addition to other maintenance and utilities.

12.10 The rental income from the property is not sufficient to sustain this position.

12.11 For all of these reasons, retaining the whole of the building in office use is no longer viable.

12.12 The re-use of 'Older Buildings' such as this, for the provision of permanent residential accommodation is therefore explicitly supported by the Council's Core Strategy for the above reasons.

13.0 The Economics of Refurbishment & Continued Office Use

- 13.1 The cost of works required to refurbish the property would not be recovered by the necessary rental return from upgraded office space.
- 13.2 The rental levels achievable with the form of the building and its current condition are unsustainable in the long term. The current position in the Bloomsbury office market is that well located, medium quality space can achieve a maximum of approximately £25/sq ft without comfort cooling, a figure which rises to approximately £30/ sq ft if air conditioning can be installed in the building.
- 13.3 The remaining tenants in the building enjoy rents between £15-21, a level which reflects the strength of the location but the weakness of the buildings characteristics. This is unsustainable and wholly symptomatic of the nature of the building, the restrictive floorplates, ceiling heights and lack of suitability for comfort cooling and modern IT requirements.
- 13.4 The marketing report attached confirms that were the building to be completely refurbished, it could expected to achieve a rental level of approximately £25per sq ft, which is the maximum level that offices without comfort cooling will be able to command in the local market.
- 13.5 The refurbishment costs have been assessed by a building surveyor. (See report attached at Appendix 3) To refit the building, without adding comfort cooling, but achieving a finish that could expect to reach these anticipated levels would cost in the region of £120/ sq ft excluding VAT and fees across the gross internal floorspace of the building.
- 13.6 It is evident that spending in the region of £130/ sq ft gross for a rental rise of up to £5/ sq ft on net floorspace is not viable. For this simple reason, the building would be better suited to residential use on the upper floors, with a retained element of employment on the lower two floors. This would strike the appropriate balance between retaining a mix of uses and LB Camden policy objectives, and protecting the long term future of this Listed Building.
- 13.7 In simple terms, the Costs of works required to refurbish the building would be in excess of £2m (£2.3 million if professional fees are included).

13.0 The Economics of Refurbishment & Continued Office Use

- 13.8 Attributing this cost to the upgrading of the net floorspace it would burden each net sq ft on the upper floors of offices with £263 of refurbishment cost, which could not possibly be repaid in a viable timescale.
- 13.9 Given that the refurbishment would achieve a maximum of a £5/ sq ft uplift (to £25 as opposed to £20 per square foot) over the current rental levels achieved on the net floorspace, the increase in revenue across the building would be £43,780 per annum, having spent £2,300,000. This option would not, and could not, therefore be pursued. The economics of refurbishing a building of this nature to the level required simply do not stack up.
- 13.10 The sums above do not consider other cost factors such as interest payable, costs of letting, void periods and return for the freeholder as when these are added refurbishing the building to a medium standard would not be considered.
- 13.11 There is however an opportunity to repair, refurbish and revitalise the building by introducing residential uses to the upper floors whilst retaining a mix of uses within the building.

BEFORE



AFTER



BEFORE



AFTER



Mytre Court

14.0 Conclusions

- 14.1 To summarise, the proposal seeks permission for a change of use of 2nd-7th floors of the existing building from vacant office to residential use, with associated alterations and repairs to the listed building.
- 14.2 The information submitted with this application demonstrates that the long term future of the building would be best suited to a mix of office floorspace at the lower floors, where the larger floorplates make refurbishment and re-letting a greater possibility and residential on the smaller self-contained upper floors.
- 14.3 The proposed change of use and associated alterations will not have an adverse impact upon the listed building in terms of its fabric and special historic interest. The mixed use nature of the group of buildings is retained and the proposed repairs and refurbishments will serve to enhance the building overall.

Benefits of the Proposal

- 14.4 The purpose of the application is to secure the long term future of this building as a mixed use development including office space and permanent residential accommodation. As it stands, this Listed Building is in need of extensive refurbishment and the rental income that could be achieved would not support this level of investment if the building were to remain in office use.
- 14.5 The fabric of the building is in need of substantial repair and improvement. The main building and Mytre Court particularly are in need of extensive repair. The scheme proposed will release funds for this work to take place.
- 14.6 In the event that permission is not granted for the change of use proposed, the opportunities for refurbishment of the building will be limited by the anticipated rental levels that could be achieved for office space. This would certainly not release funds for the improvements to the facade and structure of Mytre Court and any improvements to the fabric of Haines House are likely to be limited, cosmetic and of temporary benefit.
- 14.7 By contrast, the scheme proposed will enable significant expenditure on the building fabric (see indicative images attached).

14.0 Conclusions

- 14.8 In addition it will provide a substantial contribution to the provision of affordable housing in the Borough inter alia other S.106 benefits arising from the residential component within the scheme.
- 14.9 The scheme proposed will provide a mixed use building in this CAZ location and accords fully with LB Camden and London Plan policy.
- 14.10 The applicant is willing to enter into a S106 agreement providing contributions towards education, open space, employment and training, and repair and reinstatement of surrounding highways. In addition, a contribution of £373,650 is proposed in lieu of on-site affordable housing provision.
- 14.11 For the all the reasons outlined in this report, we consider that the relevant development plan policies have been fully satisfied. We therefore consider that the application proposals pass the Section 38 test of the Planning and Compulsory Purchase Act 2004 and that Planning Permission and Listed Building Consent should be granted accordingly.

Appendix 1

MARKETING REPORTS

RICHARD SUSSKIND & CO

21 JOHN STREET

LONDON WC1

MARKETING REPORT

JULY 2011



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Commercial Property Advisors
Registered Company in the UK
No. 2377144

1. OUR APPOINTMENT

Thank you for your recent instructions for Richard Susskind & Company. This is a report on the future viability of the existing building from an agency / marketing perspective and its suitability for continued B1 use.

2. INTRODUCTION TO RICHARD SUSSKIND & COMPANY

Founded in 1989, Richard Susskind & Company will this year celebrate its twenty second year as a Clerkenwell, City Fringe and Midtown specialist. During this time we have become the Number 1 agent in The City Fringe market. This recognition is in large part due to our ability to provide a winning formula for our clients in the art of letting and advising on office space.

We are fiercely proud of who we are and what we do and believe that our success is testament to our results driven culture, which regularly sees us appearing as the Number One City Fringe Office Agent in the EGi league tables. Indeed we have been the Number One City Fringe Office Agent in the EGi league tables for 2006, 2007, 2008, 2009 and 2010 as well as being finalists in The Property Week Awards for 2003, 2004, 2006, 2008 & 2009.

3. LOCATION

21 John Street is located on the West Side of John Street and is in the heart of Midtown within close proximity to both Chancery Lane & Holborn Stations. Both provide access via the Central Line to The West End, Heathrow Airport, and Liverpool Street. Farringdon Underground & Thameslink Station is within a 10 minute walk which provides access to the Metropolitan, Hammersmith & City and Circle Lines. The Station is also served by Thameslink trains, which run direct services to Gatwick and Stansted Airports. Farringdon Station has also been chosen as a station on the proposed Crossrail Line, due in 2017. King's Cross St Pancras station is within a 12 minute walk which benefits from connections on the Victoria, Northern, Piccadilly, Metropolitan, Hammersmith & City and Circle Lines as well as National Rail services.

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4. THE EXISTING BUILDING

21 John Street is an attractive corner building prominently located at the junction of John Street and Doughty Mews. John Street is located off Theobalds Road close to Grays Inn Fields and Lincoln's Inn Fields.

The art-deco style of the building is eye-catching, however is not in keeping with the Georgian style of the majority of the buildings on John Street. The building consists of eight floors of traditional and outdated B1 office space totalling 12,706 sq ft. The building is unusual in that it doesn't have a basement.

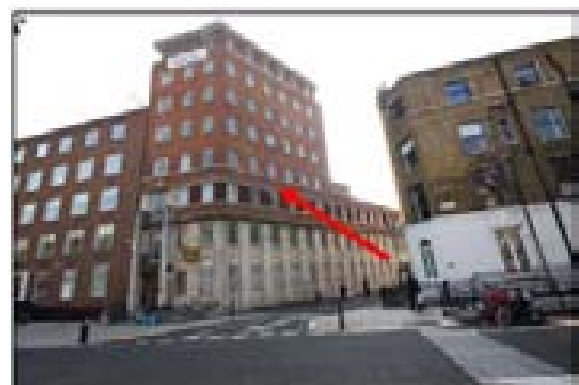
Schedule of floor areas:

FLOOR	Sq ft	Sq M
SEVENTH	1,081	100.46
SIXTH	1,375	127.79
FIFTH	1,168	108.55
FOURTH	1,290	119.89
THIRD	1,414	131.41
SECOND	2,428	225.65
FIRST	2,310	214.68
GROUND	1,640	152.42
TOTAL	12,706	1180.9

Building Facade

The buildings façade is showing signs of disrepair and requires an upgrade to bring to its former glory.

The windows within the building are in poor condition and allow for inadequate insulation as well as being aesthetically unpleasing.



Reception / Entrance

The entrance to the property is dated and an inappropriate size for a property comprising of over 12,500 sq ft.

Many tenants will require a 'manned' reception with a formal waiting area.



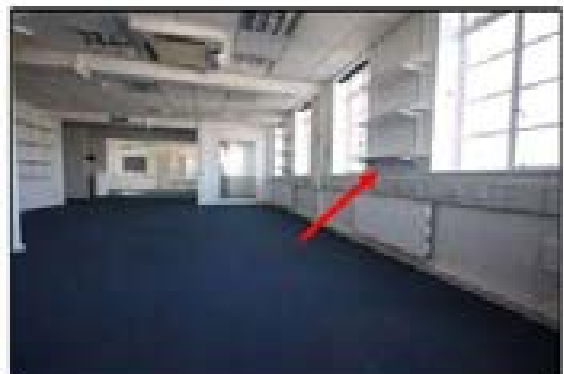
Flooring

The carpets / flooring on most floors are tired and worn in parts and will require replacing throughout with a more modern finish.



Walls / Partitioning

Each floor has the remnants of various previous tenants fit out including shelving on the walls, perimeter trunking and partitioning.



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Floor to Ceiling Height

Ideally, given the awkward shape of the floors and the need for tenants to utilise all of the floor space to its full potential, we would recommend installing a metal raised floor on every level.

The main constraint is going to be the limited floor to ceiling heights 2.4m. This is very much a domestic ceiling height where the norm for a commercial building would be at least 2.7m.



At the lower height it would not be possible to install a raised floor system to enable power and data cable distribution; (even a reduced void at say 50mm with 25mm floor tile would need 75mm, typically would expect 150mm +) Nor would it be possible to install a dropped ceiling in which to accommodate fan coil units for heating and cooling. Even the smaller units at 350mm deep would need at least a 500mm ceiling void. This would reduce the floor to ceiling height to less than 2.0metres.

Heating / Boiler

Furthermore, it is our understanding that the main heating for the building is 'oil fired' and that the boiler has been in use for circa 50 years. This obviously does not provide energy efficient heating for the building.

Lift

The 'lift car' within the building is slow and not suitable for a building over 12,500 sq ft in size with 80 – 100 people using it every day. The lift itself is also inadequate size for a building of this type as well as not complying with DDA regulations to date. This will need to be replaced as part of any works to the building.

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WC's

The WC facilities within the building are located in the communal areas and are not demised. These are dated in appearance and are not decorated to a high standard. These will need to be completely replaced with separate male and female suites or Super Loos.

Lighting

The current lighting system is incorporated into the suspended ceiling and is inadequate in its use and aesthetically. The type of tenant that we would look to attract would require modern LG7 lighting and contemporary suspended up / down lights.

Comfort Cooling / Climate Control

Some comfort cooling has been retrofitted in parts of the building by previous tenants but there is no building wide climate control system. The current air handling system is tired and dated and not suitable for current office requirements. Tenants would require a system that delivers both heating & cooling for the office. This can be delivered by an underfloor or perimeter system or a combination of the two. It is worth mentioning that given the lack of ceiling height in this instance an underfloor system would not be viable.

Cabling / IT

Each office has a different cabling system ranging from Category 5 to ADSL networks. They are all second hand in nature (fitted by each previous tenant) and again inadequate for a Grade A office building.

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Floor Plate

The floors themselves are awkwardly shaped and do not provide an open plan working environment which the majority of tenants now require.

The building is Grade II listed. Any alterations to facilitate an upgrade to grade A office standards would be expected to require Listed Building Consent. Substantive alterations to the floor to ceiling heights and additions to incorporate heating and cooling systems, may have an adverse impact on the character of the property.



As it can be seen from the above photograph, the depth of the floorplate makes achieving a reasonable open plan layout extremely difficult. In order to maintain reasonable circulation space, desks must be orientated towards the wall. The introduction of servicing ducts, wall mounted cable trunking and climate control will limit the ability to layout a floorplate in this existing form. Given that it is not possible to create services in floor or ceiling voids, it is evident that the existing floorplates cannot be made suitable for modern office occupation, particularly on the smaller upper floors.

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Existing Tenants / Lease Scenarios

FLOOR	SQ FT	TENANT	LEASE TERM	BREAK DATE	RENT
7TH	1,081	Media & Data Services	24/03/2011	11/2011 (Expiry)	£18.50/ft
6TH	1,375	Vacant			
5TH	1,168	Fundamental Media	13/12/2012	13/12/2011	£19.50/ft
4TH	1,290	London Registrars	31/05/2014	31/05/2011	£21/ft
3RD	1,414	R F Marketing	18/04/2015	18/04/2012	£19/ft
2ND	2,428	Vacant			
1ST	2,310	Groovy Gecko	18/05/2015	18/05/2013	£15/ft
GROUND	1,640	Raj Rajan Mariaddan	24/03/2019	24/03/2014 (review at 25/03/2014)	£15/ft

The building is currently 30% vacant and by November will be nearly 40% vacant when the 7th Floor tenant vacates. A further 30% of the floorspace will be subject to rent review or break options within the next 12 months.

Above is a schedule of existing tenants within the building. The majority of leases expire within the next twelve months with Groovy Gecko the longest possible tenant in situ with their lease due to expire in 2015 and a tenant only break clause two years away.

It is in our opinion that if these premises were on the open market today in the same condition as they are in at present RS&Co would quote a rent of £17.50 per sq ft in order to achieve between this and say £15.00 per sq ft. These are similar rents to what is being achieved at present and as such would not release any available funds for future refurbishment of the building internally or externally.

In its current condition, with anticipated rental levels, the long term viability of office uses in the building is questionable.

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5. SUMMARY OF MARKETING

Richard Susskind & Company were brought on board to let this building in Q1 2010 by the previous owner Structadene, at which time the building was in an unrefurbished condition. A total of four office floors were available at the time including 1st, 2nd, 6th & 7th.

Richard Susskind & Company carried out a full marketing campaign for the building including the following;

- Richard Susskind & Company marketing boards was erected on the building shortly after our instruction.
- In House marketing particulars were drafted and uploaded to RS's website
- Further marketing information was then posted on the following office agents databases:

www.egpropertylink.com
www.focus.net
www.agentville.net
www.westendagents.com
www.cityagentsclub.com

- In Q2 2010 a total of 2,000 marketing particulars were hand delivered to all local occupiers within half a mile radius of the building.
- Various targeted mail shots were carried out throughout 2010 and 2011.
- We looked through all viewing schedules for other buildings in the area and made contact with all applicants/agents to inform these of its availability.
- A total of 40 inspections were carried out with just one successful letting

Richard Susskind & Company quoted a rental of £16.50 per sq ft in order to achieve between this and say £15.00 per sq ft. At this rental level, the idea was to undercut the market with a view to achieving a fully income producing building all be it at a low level.

Unfortunately the building was not well received within the market place. The reception area was unrefurbished, the common areas were tired and dirty and many office floors did not view well due to the reasons outlined above. After some time Richard Susskind & Company received some interest for the first floor and carried out a successful letting to Groovy Gecko who currently reside within the building, at what would be considered a level well below market rent for grade A space in this location.

The remainder of the vacant space was marketed for a further year with an average of two to three inspections per week with no interest from any of the potential occupiers, citing reasons from the shape of the office floors themselves to the lack of amenities within the building.

The configuration of the building does not lend itself to a modern office. The reception area is unmanned and unrefurbished (along with the common areas), the lift does not comply with current DDA requirements and most importantly the shape of the office makes an open plan working environment almost impossible. Most of the office floors do not have kitchen facilities and the communal toilets are not up to a modern standard.

The property is 30% vacant at this time, following two years of intense marketing. It is understood that none of the existing tenants are happy with the building in its current condition. The lease provisions mean that a further 40% of the floorspace could be vacated or subject to rent renegotiation within the next 12 months.

6. SPECIFICATION


The building could not be considered competition with other Grade A stock within the local market, in its current condition. There are other buildings which can provide a number of amenities which 21 John Street cannot.

It is increasingly common for occupiers to specify that they require buildings with both air conditioning and raised floors. If these facilities are not available in a particular building, it will fail to offer to make the shortlist for viewing and stands little or no chance to attract a significant proportion of occupiers. The increased use of IT has created its own problems. Cabling requirements need to be satisfied and ideally temperature levels need to be kept consistent level.

With the increasing cabling requirements of modern occupiers this type of building is less and less practical and ad hoc cabling management can present trip hazards and security issues. Under-floor and Perimeter trunking cabling provides a basic solution, but a full access raised floor enables occupiers to continually adapt the space to their specific requirements.

However, there is currently an abundance of second hand space within the market which we are in direct competition with. Some prime examples of competing stock on the market include the following;

Available space in the WC1 market



Address	Floors & Charges				Terms	Description/Amenities
<div>Totter Park House 24-26 Gays Inn Road London WC1R 6AH</div> 	Use:	for Office/Business			Leasehold	<p>The available space comprises office accommodation arranged over basement and second floors. The space can be taken separately or together.</p> <ul style="list-style-type: none">• 1 Passenger Lift(s)• Air Conditioning• Closed Circuit TV• Comfort Cooling• EntryPhone• Good Natural Light• Heating• Kitchen Facilities• Perimeter Tracking
	Rent:					
		£psf	£psm	£q ft	£q m	
	2nd	£24.30	£267.00	1,260	118	
	Basement	£17.25	£131.81	1,260	118	
Rates:		Rates differ for each				Grade: Second Hand
Floor / unit						TOTAL 2,550
Service Charge: £7.25 psf		£18,040 (approx)				

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<div>44-46 Chancery Lane London WC2A 1LB</div> <div></div>	<div><div>Use: Rent:</div><div>£21,000</div></div> <table><thead><tr><th></th><th>Epsf</th><th>Epsm</th><th>Sq Ft</th><th>Sq M</th></tr></thead><tbody><tr><td>2nd</td><td>£15.00</td><td>£161.40</td><td>1,420 Aval</td><td>132</td></tr><tr><td>TOTAL</td><td></td><td></td><td>1,420</td><td>132</td></tr><tr><td>Rates:</td><td></td><td></td><td>£17,000 (approx)</td><td></td></tr><tr><td>Service Charge:</td><td></td><td></td><td>£7,000 (approx)</td><td></td></tr><tr><td>Total Outgoings:</td><td></td><td></td><td>£24.07 per</td><td></td></tr></tbody></table>		Epsf	Epsm	Sq Ft	Sq M	2nd	£15.00	£161.40	1,420 Aval	132	TOTAL			1,420	132	Rates:			£17,000 (approx)		Service Charge:			£7,000 (approx)		Total Outgoings:			£24.07 per		<div>Leasehold</div> <div>A new FFI lease for a term by arrangement subject to mutual break options from June 2011, outside the 1954 Act. Immediately on completion of legal formalities</div>	<div>The available space comprises ground and second floor office accommodation.</div> <div><ul style="list-style-type: none">• 24 Hour Access• Cornish Ceiling• Good Natural Light• Kitchen Facilities• Passenger Lift(s)• Shower• Suspended Ceilings</div> <div>Grade: Second Hand</div> <div>Last Update: 01/06/2011</div>																				
	Epsf	Epsm	Sq Ft	Sq M																																																	
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Total Outgoings:			£24.07 per																																																		
<div>24 Gays Inn Road London WC1E 6BH</div> <div></div>	<div><div>Use: Rent:</div><div>(approx £75.00 per ft)</div></div> <table><thead><tr><th></th><th>Epsf</th><th>Epsm</th><th>Sq Ft</th><th>Sq M</th></tr></thead><tbody><tr><td>Basement</td><td>£15.00</td><td>£161.40</td><td>420 Aval</td><td>39</td></tr><tr><td>4th</td><td>£15.00</td><td>£161.40</td><td>500 Aval</td><td>46</td></tr><tr><td>3rd</td><td>£15.00</td><td>£161.40</td><td>500 Aval</td><td>46</td></tr><tr><td>2nd</td><td>£15.00</td><td>£161.40</td><td>500 Aval</td><td>46</td></tr><tr><td>1st</td><td>£15.00</td><td>£161.40</td><td>500 Aval</td><td>46</td></tr><tr><td>Ground</td><td>£15.00</td><td>£161.40</td><td>500 Aval</td><td>46</td></tr><tr><td>TOTAL</td><td></td><td></td><td>3,260</td><td>312</td></tr><tr><td>Rates:</td><td></td><td></td><td>Not Quoting</td><td></td></tr><tr><td>Service Charge:</td><td></td><td></td><td>Not Quoting</td><td></td></tr></tbody></table>		Epsf	Epsm	Sq Ft	Sq M	Basement	£15.00	£161.40	420 Aval	39	4th	£15.00	£161.40	500 Aval	46	3rd	£15.00	£161.40	500 Aval	46	2nd	£15.00	£161.40	500 Aval	46	1st	£15.00	£161.40	500 Aval	46	Ground	£15.00	£161.40	500 Aval	46	TOTAL			3,260	312	Rates:			Not Quoting		Service Charge:			Not Quoting		<div>Leasehold</div> <div>Leasehold on a short term basis until December 2011. Immediately on completion of legal formalities</div>	<div>The available space comprises offices over basement to fourth floor offered on a short term basis.</div> <div><ul style="list-style-type: none">• Central Heating• Good Ceiling Height• Good Natural Light• Passenger Lift(s)• Self Contained</div> <div>Grade: Second Hand</div> <div>Last Update: 21/06/2011</div>
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<div>8-8 Essex Street London WC1E 3GA</div> <div></div>	<div><div>Use: Rent:</div><div>£75,040</div></div> <table><thead><tr><th></th><th>Epsf</th><th>Epsm</th><th>Sq Ft</th><th>Sq M</th></tr></thead><tbody><tr><td>3rd Floor</td><td>£25.00</td><td>£269.00</td><td>620 Aval</td><td>58</td></tr><tr><td>2nd Floor</td><td>£25.00</td><td>£269.00</td><td>620 Aval</td><td>58</td></tr><tr><td>1st Floor</td><td>£25.00</td><td>£269.00</td><td>620 U/O</td><td>58</td></tr><tr><td>Ground Floor</td><td>£25.00</td><td>£269.00</td><td>671 U/O</td><td>62</td></tr><tr><td>Lower Ground Floor</td><td>£17.00</td><td>£180.20</td><td>660 U/O</td><td>62</td></tr><tr><td>TOTAL</td><td></td><td></td><td>3,268</td><td>301</td></tr><tr><td>Sale Price:</td><td></td><td></td><td>Not Quoting</td><td></td></tr><tr><td>Rates:</td><td></td><td></td><td>To be assessed</td><td></td></tr><tr><td>Service Charge:</td><td></td><td></td><td>£24,771 (approx)</td><td></td></tr></tbody></table>		Epsf	Epsm	Sq Ft	Sq M	3rd Floor	£25.00	£269.00	620 Aval	58	2nd Floor	£25.00	£269.00	620 Aval	58	1st Floor	£25.00	£269.00	620 U/O	58	Ground Floor	£25.00	£269.00	671 U/O	62	Lower Ground Floor	£17.00	£180.20	660 U/O	62	TOTAL			3,268	301	Sale Price:			Not Quoting		Rates:			To be assessed		Service Charge:			£24,771 (approx)		<div>Leasehold</div> <div>A new effective full repairing and insuring lease will be granted for a term to be agreed. Alternatively the freehold is available, prior on application. Immediately on completion of legal formalities</div>	<div>The available space comprises a self-contained building arranged over lower ground to third floors.</div> <div><ul style="list-style-type: none">• Entire Building• Entryphone• Excellent Natural Light• Kitchen Facilities• Particular Trucking• Rest Rooms• WCs• Wooden Floors</div> <div>Grade: Second Hand</div> <div>Last Update: 21/06/2011</div>
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Since 1989

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London EC1N 8JY

Commercial Property Advisors
Registered Company in the UK
No. 2377144


<div>The Chequers 9-13 Curator Street London EC4A 3LL</div> <div></div>	<div><div>Use: Rate:</div><table><thead><tr><th></th><th>£psf</th><th>£psm</th><th>Sq Ft</th><th>Sq M</th></tr></thead><tbody><tr><td>2nd Floor</td><td></td><td></td><td>789</td><td>71</td></tr><tr><td>4th</td><td>£28.00</td><td>£215.20</td><td>845</td><td>80</td></tr><tr><td></td><td>£28.00</td><td>£215.20</td><td>Available</td><td></td></tr><tr><td>TOTAL</td><td></td><td></td><td>1,400</td><td>121</td></tr></tbody></table><div>Rates: £14,000 per annum (approx £10.00 psf) Service Charge: £7.00 psf Total Outgoings:</div><div>Rates Payable: £8,600 pa (approx £27.00 psf)</div></div>		£psf	£psm	Sq Ft	Sq M	2nd Floor			789	71	4th	£28.00	£215.20	845	80		£28.00	£215.20	Available		TOTAL			1,400	121	<div>Leasehold</div> <div>The property is available on a new Lease for a term of years to be agreed. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation located on the second and fourth floor which benefits from central heating, good natural light, entry phone system and a passenger lift.</div> <div><ul style="list-style-type: none">• Carpeting• Central Heating• Entryphone• Good Natural Light• Passenger Lift(s)• Rethouse</div> <div>Grade: Second Hand</div> <div>Last Update: 04/04/2011</div>																									
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<div>21 Southampton Row London WC1R 5HA</div> <div></div>	<div><div>Use: Rate:</div><table><thead><tr><th></th><th>£psf</th><th>£psm</th><th>Sq Ft</th><th>Sq M</th></tr></thead><tbody><tr><td>Lower Ground Floor, Storage</td><td></td><td></td><td>600</td><td>60</td></tr><tr><td></td><td>£12.25</td><td>£132.30</td><td>Available</td><td></td></tr><tr><td>Lower Ground Floor</td><td></td><td></td><td>2,300</td><td>214</td></tr><tr><td></td><td>£25.00</td><td>£275.00</td><td>Available</td><td></td></tr><tr><td>1st</td><td></td><td></td><td>4,400</td><td>414</td></tr><tr><td></td><td>£12.25</td><td>£132.30</td><td>Available</td><td></td></tr><tr><td>Ground</td><td></td><td></td><td>1,210</td><td>112</td></tr><tr><td></td><td>£21.50</td><td>£231.24</td><td>Available</td><td></td></tr><tr><td>TOTAL</td><td></td><td></td><td>8,600</td><td>800</td></tr></tbody></table><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		£psf	£psm	Sq Ft	Sq M	Lower Ground Floor, Storage			600	60		£12.25	£132.30	Available		Lower Ground Floor			2,300	214		£25.00	£275.00	Available		1st			4,400	414		£12.25	£132.30	Available		Ground			1,210	112		£21.50	£231.24	Available		TOTAL			8,600	800	<div>Leasehold</div> <div>On completion of legal formalities.</div>	<div>The available space comprises ground and lower ground floor retail space.</div> <div>Grade: Second Hand</div> <div>Last Update: 21/06/2011</div>
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7. THE MARKET

Office Space Supply and Demand in WC1

There is presently some 2.9M sq ft of office space available in London's Midtown, which is around 8.3% of the total stock. The demand that there is, comes from tenants seeking high quality new or newly refurbished offices with Air Conditioning and Raised Floors which John Street cannot offer.

8. SUMMARY

As rental levels for this type of second hand / unrefurbished space remain so low, so does the incentive for a landlord to invest in a building's future. With the ever increasing levels of Grade B stock flooding the market this year this building has very little or no chance in letting in its current condition unless large incentives and low rents were offered.

Richard Susskind
020 7831 8311

ADDENDUM TO REPORT ON**21 JOHN STREET, LONDON WC1****22ND FEBRUARY 2012****1. UPDATED TENANCY SCHEDULE**

Please see below an updated tenancy schedule of the above mentioned property showing an increased vacancy rate within the property.

FLOOR	SQ FT	TENANT	LEASE TERM	BREAK DATE	RENT
7TH	1,081	Vacant			
6TH	1,375	Vacant			
5TH	1,168	Fundamental Media	13/12/2012	13/12/2011	£19.50/ft
4TH	1,290	London Registrars	31/05/2014	31/05/2011	£21/ft
3RD	1,414	Vacant			
2ND	2,428	Vacant			
1ST	2,310	Groovy Gecko	18/05/2015	18/05/2013	£15/ft
GROUND	1,640	Raj Rajan Mariaddan	24/03/2019	24/03/2014 (review at 25/03/2014)	£15/ft

As you will see, the vacancy rate has increased dramatically over the past 6 months with the building now operating at just over 50% capacity.

We would speculate that due to the 'Grade B' nature of the building, with its unrefurbished reception, tired common areas and substandard facilities (outlined in our original report) that the previous tenants have relocated to a high standard of office within the local market.

The facilities within 21 John Street at present are not suitable for the majority of SME's (Small to medium enterprises) who require ever increasing levels of power (for their network and data cabling) and state of the art facilities for their staff (including shower facilities, self contained WC's & changing rooms).

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One would guess that with the type of Grade 'A' space available in the current market, the previous occupiers of 21 John Street have decided to upgrade to more suitable high grade accommodation with facilities more befitting a London based company.

The above mentioned could be a major reason behind the levels of vacancy we are currently experiencing throughout the building.

2. **MARKET UPDATE**

Since Q2 of 2011 we have seen an increased demand for Grade A buildings within the City & City Fringe markets. Tenants who occupy as little as 1,500 sq ft are now demanding the amenities one would usually associate with much larger companies i.e. raised floors, A/C (Comfort cooling), easy to use floor plates, flexible layout and high end WC facilities (superloos).

Due to the above we have seen 'best bid situations' on office space from as little as 1000 sq ft with occupiers desperate to secure an office space that meets all of their businesses needs in terms of facilities.

However, due to the above, we are also finding that current Grade 'B' (i.e. substandard facilities, no raised floors, old or no comfort cooling and inflexible floor plates) stock is now struggling to rent with the same velocity, therefore current take up of this type of space has been poor. This two tiered market is a reflection on the amount of Grade 'A' stock that has recently come to the market with huge rents being achieved for Newly Refurbished and Newly Developed stock.

Looking forward we expect ever increasing levels of rent in 2012 and with more and more new developments coming to the market we foresee this strong (somewhat inflated) market continue well into 2012 and possibly beyond.

3. THE BUILDING

Further to the above, we understand that due to the physical constraints of the aforementioned building, bringing the building up to a Grade 'A' standard will be almost impossible. The current awkward layout of the floors are difficult for any business to fully utilise (compared with that of say a new build), the lack of ceiling height means that installing a fully raised floor is not an option (this would be the one way of possibly solving the problem of an odd floor shape as tenants would be able to install network cabling under the floor in), the comfort cooling facilities would need to be replaced but again, due to the lack of ceiling height, under floor or ceiling mounted units are not viable.

4. REFURBISHMENT OPTIONS

The constraints of the existing floor plate and ceiling heights would make it impossible to install comfort cooling and the level of trunking and IT flexibility that is required for Category A space in the area.

However, with a refurbishment of the building, including upgrading of all internal finishes, common parts, the provision of new WC /shower facilities and repair and upgrading of the building fabric, it could be possible to achieve rents of £25/sq ft. There are some recent comparables in the location which would indicate that this level could potentially be achieved and a list of these deals is attached.

I hope the above has been useful, and I look forward to hearing from you.

Kind regards

Yours sincerely,

George Wise
Associate Director

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Schedule of Comparables

Building	Street No.	Street	Estate Park	Locality	Postcode	Event Date	Grade	Deal Type	Size SqFt	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)
	26-28	Bedford Row			WC1R 4HE	12/09/11	Second Hand	Letting	2,243	28,038	£12.50
	22-22a	Theobalds Road			WC1X 8PF	01/12/11	Second Hand	Letting	2,150	28,000	£13.02
	1-37	Easton Street			WC1X 0DW	15/12/11	Second Hand	Letting	1,405	22,500	£16.01
	9	Woburn Walk			WC1H 0JJ	04/01/12	Second Hand	Letting	1,112	18,500	£16.64
Fairgate House	78	New Oxford Street			WC1B 1HB	19/08/11	Second Hand	Letting	1,700	33,150	£19.50
Ormond House	26-27	Boswell Street			WC1N 3JZ	23/08/11	Second Hand	Letting	2,588	51,760	£20.00
Weston House	246	High Holborn			WC1V 7EX	21/07/11	Second Hand	Letting	1,828	36,560	£20.00
	60	Grays Inn Road			WC1X 8LZ	13/01/12	Second Hand	Letting	2,040	40,800	£20.00
	12-14	Great Turnstile			WC1V 7HH	15/08/11	Second Hand	Letting	2,082	44,000	£21.13
		Bevin Way	1-2 Holford Yard		WC1X 9HD	01/10/11	Second Hand	Letting	4,000	86,000	£21.50
	56-58	Bloomsbury Street			WC1B 3QT	11/10/11	Second Hand	Letting	1,098	25,000	£22.77
	235	High Holborn			WC1V 7DJ	19/09/11	Second Hand	Letting	2,098	49,303	£23.50

Appendix 2

LISTING DESCRIPTION

Listed building details

Location: No.21

Street: John Street

Grade: II

Reference No: 798-1-50789891

Date of listing: Sep 17 2010



Legacy System: LBS

UID: 507898

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Mytre House, the Duke of York Public House and Mytre Court, a development of 1937 by DE Harrington, should be listed at Grade II for the following principal reasons: * architectural: a stylish design characteristic of the 1930s, which responds in scale and materials to the existing streetscape of Georgian Bloomsbury * sculptural embellishment: two engaged pylons with sculpted tops flanking the main entrance * materials and detailing: good brickwork and careful detailing on the pub and flats * intactness: an unusual degree of surviving original fabric in the Duke of York public house * planning interest: a mixed use development

combining commercial offices with a block of flats and a public house, and therefore particularly forward-looking for its time

History

Legacy Record - This information may be included in the List Entry Details.

Details

798/0/10236 JOHN STREET 17-SEP-10 Holborn No. 21 John Street, the Duke of York public house on Roger Street, and Nos. 1-4 Mytre Court on John Mews

II Offices, flats and the Duke (of York) Public House, designed in 1937 by Denis Edmund Harrington and completed by 1938. Minor later alterations.

EXTERIOR: The complex is located at the northernmost end of the block bound by John Street, Roger Street and John Mews. On the corner of John Street and Roger Street is the eight-storey office block. This is a steel-framed building with artificial stone facing to the ground and first floor, red brick above, and metal casement windows. The third floor is accentuated by stone banding which forms a continuous sill and lintel to the windows which are separated by panels of fluted brickwork. The set-back top storey has banded rustication in the brickwork between the windows and an artificial stone cornice. The set-back is particularly deep on the John Street elevation and here the cornice forms a projecting canopy, inset with glass blocks. The offices are entered from John Street where the original glazed hardwood door is flanked by two tall, engaged pylons with sculpted tops. Each depicts a woman, in the stylised fashion of the 1930s and reminiscent of the work of Eric Gill.

In keeping with the scale of the back streets and mews, the building height drops to three storeys half way along Roger Street. The elevations are treated in the same way as the office block, with the ground and first floor in artificial stone and the third floor in brick. On the canted corner of the building between Roger Street and John Mews is the entrance to the Duke PH which occupies the ground floor, with a restaurant with separate entrance further along John Mews. The pub windows have marginal glazing bars and painted lettering giving the name of the brewery IND COOPE. The pub's double entrance doors are original as is the restaurant door with its surround of tiles laid end-on. Also facing John Mews is the four-storey block of flats. The frontage is symmetrical with curved brick balconies with concrete bases and coping either side of a canted bay window. The ground floor has banded brick rustication and a central door under a concrete canopy. The flat roof is bounded by iron railings.

INTERIOR: In the OFFICES, the entrance lobby has fluted pilasters, a slender decorative frieze and a coved cornice to the ceiling, which has stepped shallow mouldings. The main stair wraps around a central

lift shaft and has terrazzo treads and skirting, now largely covered by carpet; the lift is modern. The arrangement of rooms on each floor varies, some are open plan, some have partitioned offices, but all the features and finishes are recent in date. The fire escape stairs and doors are original.

The PUBLIC HOUSE has a strong period character and it is very likely that most of its fabric is original. A basic floor plan of the pub interior was published as part of the architects' designs for the building and shows the two main rooms, labelled 'Saloon Bar' (now the restaurant) and 'Public Bar' (now the main bar), with a small 'Private Bar' partitioned off from the public bar in between the two. A door now closed off by the booths in the main bar indicates where this private bar was originally located. The bar counter in the basic plan curves sinuously in the main bar, and differs from the current arrangement. It is not unlikely that the inclusion of a bar counter in the plan was intended to give an indication of the room's function, however, rather than being a detailed design. Indeed, the fabric evidence in the public house suggests a different arrangement was created when the pub was fitted out, perhaps under the direction of the first landlord. The jazzy pink, white and black-patterned lino is in a design and condition that suggests it is original to the building. The lino follows the profile of the current bar counter in both rooms, suggesting it too is original. The joinery of the bar counter and bar front in both parts of the pub is also consistent with a 1930s date. Booths and panelling in the saloon bar are likely to be original too: they are in a design of the period (stained timber with darker raised bands) and form a coherent ensemble that appears purpose-fitted in this room. One partition has a fluted glass transom, another convincing period detail. The saloon bar also has an original fireplace, shown on the architects' plan, with a brick surround and timber mantelpiece. The booths in the public bar are known to be late-C20 sympathetic additions, but the panelling here matches that in the saloon bar and so may be original. The fabric evidence of the interior strongly suggests the current fixtures and fittings are original to the building.

The interior of the FLATS were not inspected.

HISTORY: Mytre House was built speculatively and among the first tenants of the offices were Linotype & Machinery Ltd, a printing engineering company, whose large advertising board can be seen on a 1950s photograph of the building; also in the building, according to 1946 Directory was a chartered surveyors and a trade association. The first landlord of the Duke was one Hyman Lipman. Denis Edmund Harrington was an Associate of the RIBA from 1928 and a Fellow from 1941. Having studied at the School of Architecture, Northern Polytechnic in London he was assistant to Mewes and Davis for two years and then Chief Assistant at TP Bennett and Sons for nine. Both were major early C20 commercial practices, the former the designers of the Ritz Hotel in London the latter renowned for sleek, Moderne blocks of mansion flats. Harrington established his own practice in December 1936 and Mytre House was one of his first independent commissions. After the Second World War, Harrington continued to design mainly offices and flats, but was also architect of the rebuilt Painters Hall for the Painter Stainers Company at Little Trinity Lane, City of London in 1961.

REASONS FOR DESIGNATION: Mytre House, the Duke of York Public House and Mytre Court, a development of 1937 by DE Harrington, is listed at Grade II for the following principal reasons: * architectural: a stylish design characteristic of the 1930s, which responds in scale and materials to the existing streetscape of Georgian Bloomsbury * sculptural embellishment: two engaged pylons with sculpted tops flanking the main entrance * materials and detailing: good brickwork and careful detailing on the pub and flats * intactness: an unusual degree of surviving original fabric in the Duke of York public house * planning interest: a mixed use development combining commercial offices with a block of flats and a public house, and therefore particularly forward-looking for its time

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30782 82105



Appendix 3


REFURBISHMENT COSTS ASSESSMENT AND BUILDING SURVEYORS REPORT

INVOICES RECEIVED - 21 JOHN STREET, WC1

DATE	DESCRIPTION	SUPPLIER	INVOICE NO	NET AMOUNT	VAT	TOTAL
08/07/11	Access & Security	Capricorn	10748	£3,780.00	£756.00	£4,536.00
08/07/11	Internal & External maintenance and repairs	Capricorn	10754	£2,535.00	£507.00	£3,042.00
22/07/11	Lift Repair	The R & R Lift Co Ltd	22447	£158.00	£31.60	£189.60
05/09/11	Repairs - Flat 4. Mytre Court	Capricorn	10817	£1,450.00	£290.00	£1,740.00
21/10/11	Fire Alarm, Emergency Lighting & Protection	Capricorn	10840	£1,180.00	£236.00	£1,416.00
31/10/11	Boiler - Repairs	Traynor Building Services	8279	£364.80	£72.96	£437.76
24/11/11	Oil	Adler & Allan Ltd	ONE001/01	£2,188.80	£437.76	£2,626.56
17/11/11	Common Parts - Repairs & Maintenance	Capricorn	10864	£2,860.00	£572.00	£3,432.00
01/12/11	Boiler - Maintenance (1/10/11 - 31/12/11)	Traynor Building Services	8315	£559.93	£111.99	£671.92
05/12/11	Oil	Adler & Allan Ltd	ONE001/02	£3,568.00	£713.60	£4,281.60
21/10/11	Callouts - 1/7/11, 21/7/11, 27/7/11, 12/7/11	Capricorn	10851	£894.00	£178.80	£1,072.80
21/10/11	Leak to basement at entrance	Capricorn	10852	£1,150.00	£230.00	£1,380.00
09/01/12	Oil	Adler & Allan Ltd	ONE001/03	£3,698.00	£739.60	£4,437.60
12/01/12	Water Services	Thames Water	12001	£214.24	£22.57	£236.81
13/01/12	Repairs - Lighting @ Mytre Court	Capricorn	10900	£118.00	£23.60	£141.60
24/01/12	Engineers Report on Fire Escape	Capricorn	10902	£750.00	£150.00	£900.00
09/02/12	Oil	Adler & Allan Ltd	73532	£3,781.00	£756.20	£4,537.20
08/02/12	Repairs - Flat 3 Mytre Court	Capricorn	10944	£1,160.00	£232.00	£1,392.00
03/02/12	Callouts - 13/10/11, 7/11/12, 17/11/11 & 21/11/11	Capricorn	10943	£738.00	£147.60	£885.60
17/02/12	Lift Callout	The R & R Lift Co Ltd	23370	£132.00	£26.40	£158.40
				£25,468.77	£5,073.48	£30,542.25

ADDITIONAL EXPENDITURE FOR REPAIRS INCURRED FEB/MAR 2012 - NOT PAID

Repairs to Fire Escape	£9,916.00	£1,983.20	£11,899.20
Repairs to Flat 4 Mytre Court	£5,660.00	£1,132.00	£6,792.00



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[illegible][illegible]

Journal of Management Education

Abstract

Figure 1

1. **Introduction**
 2. **Methodology**
 3. **Results and Discussion**
 4. **Conclusion**
 5. **References**

[illegible]

1000

1000

Product	Description	Quantity	Unit Price	Total	Unit	Rate
00000000	Item 000	1000	75.00	75,000.00	unit	\$75.00

Received: May 1998; Accepted: 12 June 1998

1. passed by BKS
4. Rising Barometer and S/K

NAME (or NUMBER)	DATE BORN	AGE	SEX	RELATIONSHIP	EDUCATION	STATUS
1	1945	55	M	OWNER	HS	W
2	1945	55	F	WIFE	HS	W
3	1945	55	M	OWNER	HS	W
4	1945	55	F	WIFE	HS	W
5	1945	55	M	OWNER	HS	W
6	1945	55	F	WIFE	HS	W
7	1945	55	M	OWNER	HS	W
8	1945	55	F	WIFE	HS	W
9	1945	55	M	OWNER	HS	W
10	1945	55	F	WIFE	HS	W
11	1945	55	M	OWNER	HS	W
12	1945	55	F	WIFE	HS	W
13	1945	55	M	OWNER	HS	W
14	1945	55	F	WIFE	HS	W
15	1945	55	M	OWNER	HS	W
16	1945	55	F	WIFE	HS	W
17	1945	55	M	OWNER	HS	W
18	1945	55	F	WIFE	HS	W
19	1945	55	M	OWNER	HS	W
20	1945	55	F	WIFE	HS	W
21	1945	55	M	OWNER	HS	W
22	1945	55	F	WIFE	HS	W
23	1945	55	M	OWNER	HS	W
24	1945	55	F	WIFE	HS	W
25	1945	55	M	OWNER	HS	W
26	1945	55	F	WIFE	HS	W
27	1945	55	M	OWNER	HS	W
28	1945	55	F	WIFE	HS	W
29	1945	55	M	OWNER	HS	W
30	1945	55	F	WIFE	HS	W
31	1945	55	M	OWNER	HS	W
32	1945	55	F	WIFE	HS	W
33	1945	55	M	OWNER	HS	W
34	1945	55	F	WIFE	HS	W
35	1945	55	M	OWNER	HS	W
36	1945	55	F	WIFE	HS	W
37	1945	55	M	OWNER	HS	W
38	1945	55	F	WIFE	HS	W
39	1945	55	M	OWNER	HS	W
40	1945	55	F	WIFE	HS	W
41	1945	55	M	OWNER	HS	W
42	1945	55	F	WIFE	HS	W
43	1945	55	M	OWNER	HS	W
44	1945	55	F	WIFE	HS	W
45	1945	55	M	OWNER	HS	W
46	1945	55	F	WIFE	HS	W
47	1945	55	M	OWNER	HS	W
48	1945	55	F	WIFE	HS	W
49	1945	55	M	OWNER	HS	W
50	1945	55	F	WIFE	HS	W
51	1945	55	M	OWNER	HS	W
52	1945	55	F	WIFE	HS	W
53	1945	55	M	OWNER	HS	W
54	1945	55	F	WIFE	HS	W
55	1945	55	M	OWNER	HS	W
56	1945	55	F	WIFE	HS	W
57	1945	55	M	OWNER	HS	W
58	1945	55	F	WIFE	HS	W
59	1945	55	M	OWNER	HS	W
60	1945	55	F	WIFE	HS	W
61	1945	55	M	OWNER	HS	W
62	1945	55	F	WIFE	HS	W
63	1945	55	M	OWNER	HS	W
64	1945	55	F	WIFE	HS	W
65	1945	55	M	OWNER	HS	W
66	1945	55	F	WIFE	HS	W
67	1945	55	M	OWNER	HS	W

For general inquiries, the appropriate contact is the author's primary correspondence address: Dr. J. A. J. van Halbeek, Department of Chemistry, University of Groningen, 3000 SB Groningen, The Netherlands. E-mail: j.a.j.vanhalbeek@azg.rug.nl

ADLER & ALLAN LTD

80 STATION PARADE, HARROGATE, HG1 1HQ

Telephone: 0208 3557111

Email: tracey.merle@adlerandallan.co.uk

**INVOICE No. 73532****Invoice Address**

One West Smithfield LLP
SRG Consultancy The Courtyard
Suite 7 Regents Close
Radlett
Herts
WD7 7DB

Deliver To

One West Smithfield LLP
21 John Street
delivery point on Roger Street
London
WC1N 2BL

Order No.
074390

Date/Tax Point
09/02/12

Account No.
ONE001

P.O. No.
Giles

Terms

Cash on Delivery

Special Instructions

06.00am
07725 894 911

Product	Description	Quantity	Unit Price	Nett	VAT	Total
GASOIL	Gas Oil	5000	75.26	3763.00	752.60	4515.60

✓ Paid By BACS -
✓ Service charge Fully Resolved

Cash on Delivery

VAT CODE	VAT RATE	VAT AMOUNT	GOODS AMOUNT
1	20.00	752.60	3763.00

TOTAL GOODS	£	3,763.00
TOTAL VAT	£	752.60
TOTAL DUE	£	4,515.60

All goods remain the property of ADLER & ALLAN LTD until paid for in full.

VAT Registration No. GB 232247490

E. & O.E.

ADLER & ALLAN LTD

80 STATION PARADE, HARROGATE, HG1 1HQ

Telephone: 0208 5557111

Email: tracey.merle@adlerandallan.co.uk

**INVOICE No. 71350****Invoice Address**

One West Smithfield LLP
SRG Consultancy The Courtyard
Suite 7 Regents Close
Radlett
Herts
WD7 7DB

Deliver To

One West Smithfield LLP
21 John Street

London
WC1 XXXX

Order No.
072208

Date/Tax Point
13/12/11

Account No.
ONE001

P.O. No.
Giles

Terms

Cash on Delivery

Special Instructions

06.00am
07725 894911

Product	Description	Quantity	Unit Price	Nett	VAT	Total
GASOIL	Gas Oil	5000	71.36	3568.00	713.60	4281.60

Cash on Delivery

VAT CODE	VAT RATE	VAT AMOUNT	GOODS AMOUNT
1	20.00	713.60	3568.00

TOTAL GOODS	£	3,568.00
TOTAL VAT	£	713.60
TOTAL DUE	£	4,281.60

All goods remain the property of ADLER & ALLAN LTD until paid for in full.

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E. & O.E.

ONE WEST SMITHFIELD LLP
C/O SRG CONSULTANCY
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

Unit 6
149 Roman Way
London N7 8XH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice No.	Date	Tax Date
10817	05/09/2011	05/09/2011

Re: Mytre Court.

Callout on 17/06/11 to investigate leak into flat.
Traced fault to defective installation of bath, leaking pipework and taps.
Removed existing bath and plumbing etc. and installed dehumidifier to dry room.
Removed dehumidifier, supplied and fitted new bath and taps on new framework.
Supplied and fitted new bath panel and made good walls.
Retiled where necessary.
Tested and left in working order.

£ 1,450.00

N.B. Estimate to follow for redecs to Flat 3 and common parts.

Payment terms strictly 14 days from date of invoice

total

£ 1,450.00

Payment by 19/09

vat @ 20%

£ 290.00

VAT No 627 9743 96

grand total

£ 1,740.00

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construction
maintenance
sheetpiling

Unit 6
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London N7 8QH

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fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice No.	Date	Tax Date
10851	25/10/2011	25/10/2011

Re: 21 John Street

Callout on 01/07/11 to check all wc's.
Repaired minor problems to wc's, basins and urinals on all floors.
Tested and left in working order.

£ 220.00

Callout on 01/08/11 to remove signs to front elevations.
2no. Estate agents boards removed from site.

£ 110.00

Callout on 21/07/11 to remedy leak into 6th floor office.
Traced fault to defective urinal pipework.
Refixed all pipework. Tested and left in working order.
Reconnected external wastepipe to rear elevator. Tested and left in working order.

£ 330.00

Callout on 27/07/11 to remedy problem with front door.
Renewed break glass to emergency exit callpoint.
Tested and left in working order.

£ 116.00

Callout on 12/07/11 to remedy defective flush on 1st floor wc.
Adjusted syphon in gents wc. Tested and left in working order.

£ 118.00

Payment terms strictly 14 days from date of invoice

total £ 894.00

Payment by 05/11/11

vat @ 20% £ 178.80

VAT No 927 5743 06

grand total £ 1,072.80



ONE WEST SMITHFIELD LLP
C/O SRG CONSULTANCY
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

CONSTRUCTION
MAINTENANCE
SHEETPIPING

Unit 6
149 Romani Way
London N7 8QH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bdg.co.uk

Invoice No	Date	Tax Date
10852	25/10/2011	25/10/2011

Re: 21 John Street

Callout on 02/08/11 to investigate leak to basement.
Stripped up defective felt work to roof by entrance doors.
Replaced defective decking and joists.
Renewed defective felt covering.
Made good ceiling and secured pipework.

£ 1,150.00

Payment terms strictly 14 days from date of invoice

total £ 1,150.00

Payment by 08/11/11

vat @ 20% £ 230.00

VAT No 827 5743 06

grand total £ 1,380.00



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THE COURTYARD SUITE
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

construction
maintenance
shopfitting

Unit 6
149 Roman Way
London N7 8XH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice No.	Date	Tax Date
10944	08/02/2012	08/02/2012

Re: 3 Mytre Court.

Works as per estimate to carry out works as various repairs.

£ 1,160.00

Payment terms strictly 14 days from date of invoice

total

£ 1,160.00

Payment by 22/02/12

vat @ 20%

£ 232.00

VAT No 627 9743 96

grand total

£ 1,392.00



C/O SRG CONSULTANCY
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

Unit 6
149 Roman Way
London N7 8XH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice No.	Date	Tax Date
10900	13/01/2012	13/01/2012

Re: Mytre Court..

Callout from Sarah & Noble Harris to replace defective lamps to common parts.
Replaced defective lamps as necessary.

£ 118.00

Payment terms strictly 14 days from date of invoice

total

£ 118.00

Payment by 27/01/12

vat @ 20%

£ 23.60

VAT No 627 9743 96

grand total

£ 141.60

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149 Roman Way
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fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice No.	Date	Tax Date
10902	24/01/2012	24/01/2012

Re: Haines House, 21 John Street, WC1.

Investigation works and production of surveyors report for rear fire escape.

£ 750.00

total £ 750.00

vat @ 20% £ 150.00

grand total £ 900.00

VAT No 627 9743 96



S Goldstein Esq
SRG Consultancy
The Courtyard Suite
7 Regents Close
Radlett
Herts WD7 7DB

24th January '12

Dear Stuart,

Re: Flat 4, Mytre Court.

Estimate No E1613.

Further to our recent conversations, I have pleasure in preparing the following estimate for the works discussed.

Internal

To refix frame to rear.
To repair leak to W.C. pan and renew radiator in bathroom.
To install airbrick and vent in bathroom.
To supply new fridge similar to existing.
To supply new washing machine similar to existing.
To refix cooker hood.
To renew mastic to kitchen work surfaces.
To install air brick to bedroom.
To make good and redecorate bedroom ceiling and underside by bay window.
To clean carpet.

£2600.00

External

To gain access to front wall at high level by aerial platform lorry.

To install air brick to lounge.

To apply waterproof coating to upper parapet wall.

To make good damaged concrete cornice to parapet wall to entire length of front elevation.

To renew lead chute to hopper head.

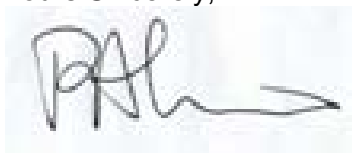
To repair and make good to solid surfaces of bay window adjacent Flat 4, redecorating to match existing. £2240.00

Roof

To make good and prepare flat roof to bay window tower, and apply high performance felt covering. £ 820.00

Please note that the figures shown above are subject to VAT at the current rate, as well as our trading terms which are printed overleaf. Please do not hesitate to contact me to discuss either the quotation or the works. I look forward to hearing from you.
Best regards.

Yours Sincerely,



P. A. Ennis.

Partner

paulennis@capricorn-bldg.co.uk

S Goldstein Esq
SRG Consultancy
The Courtyard Suite
7 Regents Close
Radlett
Herts WD7 7DB

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tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

31st January '12

Dear Stuart,

Re: Haines House, 21 John Street: Rear fire escape.

Estimate No E1619.

Further to our recent meeting, I have pleasure in preparing the following estimate for the works discussed.

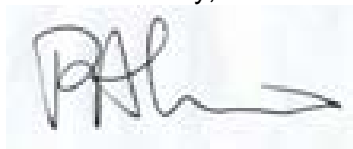
To replace all landing plates from and including 5th floor down to courtyard level.
To renew 3no. defective bearers at levels 2, 1.5 and 0.5 (half landings).
To renew 1no. spindle at ground level and repair concrete on last flight base area.
To renew 5no. treads in random areas between floors basement to 5th.
£6640.00

To renew landing plates from 5th floor upper half-landing up to main roof level.
To renew 5no. treads in random areas.
£3276.00

All works to be carried out during normal working hours.
All new works to be painted in red oxide primer.
Fire escape to be set out of use for short periods of time on a ad-hoc basis. Tenants to be fully advised in advance verbally and with signage.

Please note that the figures shown above are subject to VAT at the current rate, as well as our trading terms which are printed overleaf. Please do not hesitate to contact me to discuss either the quotation or the works. I look forward to hearing from you.
Best regards.

Yours Sincerely,



P. A. Ennis.
Partner
paulennis@capricorn-bldg.co.uk

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RADLETT
HERTS WD7 7DB

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149 Roman Way
London N7 8XH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice

Invoice No.	Date	Tax Date
10840	21/10/2011	21/10/2011

Re: 21 John Street.

Weekly Fire Alarm test for period July, August, September & October '11.	£	510.00
Quarterly maintenance of fire alarm.	£	200.00
Monthly testing of emergency lighting & lamp change.	£	320.00
Quarterly test of emergency lighting.	£	150.00

Payment terms strictly 14 days from date of invoice	total	£	1,180.00
Payment by 04/11/11	vat @ 20%	£	236.00
VAT No 627 9743 96	grand total	£	1,416.00

ONE WEST SMITHFIELD LLP
C/O SRG CONSULTANCY
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

Invoice

Invoice No.	Date	Tax Date
10754	08/07/2011	08/07/2011

Re: 21 John Street - exterior & internal maintenance.

To clear contents and rubbish from groundfloor office.	£	250.00
To fix guttering to tank room.	£	350.00
Callout on 29/06/11 to remedy blocked W.C's. Manually cleared blockage to W.C. Tested and left in working order.	£	120.00
Callout on 17/06/11 to remedy defective urinals. Unable to clear blockages manually due to defective pipework. Renewed defective pipe run traps etc. tested and left in working order.	£	365.00
Clear all rubbish from roof lightwell and rear yard.	£	600.00
Rehang doors on roof and seal window. Redecorate doors, windows, fascias etc. in style to match existing.	£	850.00

Payment terms strictly 14 days from date of invoice	total	£	2,535.00
Payment by 22/07/11	vat @ 20%	£	507.00
VAT No 627 9743 96	grand total	£	3,042.00



ONE WEST SMITHFIELD LLP
C/O SRG CONSULTANCY
7 REGENTS CLOSE
RADLETT
HERTS WD7 7DB

construction
maintenance
shopfitting

Unit 6
149 Roman Way
London N7 8XH

tel: 020 7609 3609
fax: 020 7609 3309

e-mail: office@capricorn-bldg.co.uk

Invoice

Invoice No.	Date	Tax Date
10748	08/07/2011	08/07/2011

Re: 21 John Street - Access & security.

To supply and fit FB1 locks to all common part doors, as estimate.	£	1,800.00
Supply and fit new access control to property.	£	1,880.00
To supply of extra fobs as requested.	£	100.00

Payment terms strictly 14 days from date of invoice	total	£	3,780.00
Payment by 22/07/11	vat @ 20%	£	756.00
VAT No 627 9743 96	grand total	£	4,536.00

www.capricorn-bldg.co.uk



The R & R Lift Co Ltd

71a High Road
London
E18 2QP
Tel: 020 8518 8937
Fax: 020 8518 8938

INVOICE

VAT REG NO	TAX DATE	INVOICE NO
649 6446 91	22/07/2011	22447

INVOICE TO
ONE WEST SMITHFIELD LLP C/O STUART GOLDSTEIN CONSULTANCY THE COURT YARD SUITE 7 REGENTS CLOSE RADLETT, WD7 7DB

NOTES
N/C

OUR JOB NO	LIFT ID	TERMS	DUE DATE	YOUR P.O / REF	
MC42339	PASS	30 Days	21/08/2011	G.L. 11/07/11	
ITEM	DESCRIPTION	RATE	CODE	VAT	AMOUNT
BK	SITE ADDRESS: 21 JOHN STREET, WC1 11/07/11 ARRIVED ON SITE AND FOUND LIFT NOT RESPONDING TO CALLS. FOUND MCL TRIPPED IN PANEL, RESET AND RAN LIFT, SUSPECT POWER PROBLEMS, LEFT LIFT RUNNING	158.00	20	31.60	158.00
VAT SUMMARY			SUBTOTAL		158.00
£ 31.60 @ 20.0% ;			VAT TOTAL		31.60
			TOTAL		£189.60

STRICTLY 30 DAYS NET. (Unless stated otherwise.)

Legal ownership of these goods remain with The R & R Lift Co Ltd until full payment has been received. Interest will be incurred on late payments in accordance with Commercial Debts (Interest) Act 1998. We expect fifteen days notification, in writing, of any disagreement with the invoice/amount. Our terms of 30 days will apply if no comments are raised.

TRAYNOR BUILDING SERVICES LIMITED

1 ELM PARK
DEVENISH RD
SUNNINGDALE
BERKSHIRE
SL5 9RE
01344626240

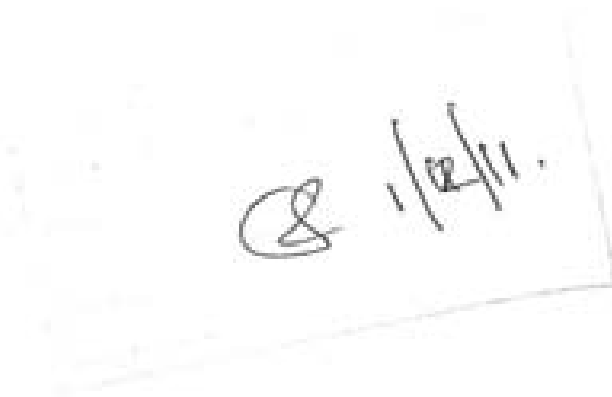


INVOICE

ONE WEST SMITHFIELD LLP
C/O STUART GOLD STEIN CONSULTA
NOBLE HARRIS PROP SERVICES
3 HANOVER SQUARE
LONDON
W1S 1HD

Invoice No: 8315
Date: 01/12/2011
Order No: MAINT
A/c No: NOBLE

Description	Net Amount	VAT Amount	Total Amount
RE: JOHNS ST, LONDON			
MAINTENANCE FOR THE ABOVE PROPERTY FOR THE M& E SERVICES FOR THE PERIOD: 1ST OCTOBER TO 31ST DECEMBER 2011.	559.93	111.99	671.92



Total Net	559.93
Total VAT	111.99
Invoice Total	£ 671.92

VAT REGISTRATION: 636067534
TERMS OF PAYMENT 30 DAYS FROM INVOICE DATE

TRAYNOR BUILDING SERVICES LIMITED

14 NOV 2011

1 ELM PARK
DEVENISH RD
SUNNINGDALE
BERKSHIRE
SL5 9RE
01344626240



INVOICE

ONE WEST SMITHFIELD LLP
C/O STUART GOLD STEIN CONSULTA
NOBLE HARRIS PROP SERVICES
3 HANOVER SQUARE
LONDON
W1S 1HD

Invoice No: 8279

Date: 11/11/2011

Order No:

A/c No: NOBLE

Description	Net Amount	VAT Amount	Total Amount
RE: JOHNS ST, LONDON			
TO ATTEND SITE AND MAKE UP FLUE SUPPORT METAL WORKS. TESTED AND LEFT IN WORKING ORDER.			
MATERIALS	154.80	30.96	185.76
LABOUR	210.00	42.00	252.00

✓
15/11/2011
1/ paid
2/ fully recoverable
3/ boiler repairs

00018
~~10840~~
Total Net 364.80
Total VAT 72.96
Invoice Total £ 437.76

VAT REGISTRATION: 636067534
TERMS OF PAYMENT 30 DAYS FROM INVOICE DATE



chartered
surveyors
and project
managers

RQ/PP

6th March 2012

Paul O'Neill
Metropolis
30 Underwood Street
London
N1 7JQ

Email and Post

Dear Paul

21 John Street London W1CN
Brief Feasibility Study for Potential Office refurbishment

In accordance with instruction received from our mutual client, One West Smithfield LLP we are pleased to enclose our indicative cost assessment of the proposed scheme to refurbish the above property, retaining the existing office use.

Our calculations indicate an anticipated target budget in the sum of £2,018,266.21, please note the exclusions identified on the breakdown.

The above figure represents a rate of approximately £120/Sq. Ft. exclusive of VAT and professional fees when calculated against the gross internal area.

Our assessment of the new construction costs is based on our professional judgement and experience as well as elemental rates taken from similar construction projects. It was prepared following our walk through visit to the site with the client on 1st March 2012, at which time the proposed specification to provide medium quality office accommodation was identified.

Accordingly, the overall scope can be summarised as follows:

- Internal and external strip out back to core, removing all finishes and services
- External repair
- Renewal of existing windows with new double glazed curtain wall units
- Re-roofing
- Renewal of all mechanical, electrical and public health, including the provision of new central boiler plant
- New passenger lift
- Provision of new sanitary facilities
- Internal refurbishment of the offices and staircase

The works include the envelope repairs to the residential parts of the property (Mitre Court) but do not include any internal repairs to these elements.

No costs have been sought from contractors and we have not tendered any of the proposed works. Accordingly the attached must be read as an initial feasibility assessment only.

it is anticipated that some of the refurbishment elements proposed may require Listed building Consent. No assumption has been made regarding obtaining the requisite consents or the professional fees required to do so

I trust the attached meets with your approval. should you have any queries please do not hesitate to contact me.

Kind regards

Yours sincerely,



ROBERT QVIS:

For

tmd Building Consultancy Ltd

robert.qvis@tmd-surveyors.co.uk

Enc

Cc One West Smithfield LLP

Brief feasibility study for the potential office refurbishment
21 John Street London W1CN

Description	Quantity/ unit	Rate	Value (£)	Total (£)
External/internal strip out				
Removal of existing M&E and public health services, both internally and externally	1560	28	43,680.00	
Remove redundant structures to roof	Item		5,000.00	
Remove windows and make good. Dispose of debris	141	200	28,200.00	
Isolated removal of stone cladding, investigation and exposure of frame	Item		7,500.00	
Remove copings and external handrails	Item		12,000.00	
Remove all internal non-load bearing walls, frames and facilities	1465	32	46,880.00	
Strip off existing roof coverings	318	18	5,724.00	
				148,984.00
External repair and refurbishment				
Undertake structural repairs to frame or isolated areas	Item		25,000.00	
Repair or replace, eills, render, stone repairs and repointing, soft fill repairs to cornices and leadwork cladding to cornices	Item		25,000.00	
New copings, handrails and railings	Item		35,000.00	
New Crittal style windows, double glazed (rate estimate as an average window size for each elevation)	141	1600	225,600.00	
New doors, entrance features, security, fire doors	Item		25,000.00	
Repair/maintenance of rear fire escape	Item		15,000.00	
Stone cleaning	Item		12,000.00	

New roof coverings	318	80	25,440.00	
				438,040.00
Internally				
Comprehensive BCU Cat A refurbishment to provide industrial office format with exposed services. (carpets, decorations, joinery etc)	1465	375	540,375.00	
Provide L1 to new machine room less Kone passenger lift into existing shaft.	1		94,000.00	
New reception refurbishment	1		80,000.00	
Medium quality WC fit out into existing WC locations	4	12000	48,000.00	
Provide new showers for cyclists	1 item		7,500.00	
Raised Metal Floor Finishes (note floor to ceiling heights will be seriously impacted by such an installation and the feasibility of providing a raised floor, despite market expectation, needs to be carefully considered)	1180	40	47,200.00	
Basement minor damp proofing works	102	75	7,650.00	
				783,725.00
Mechanical, electrical and public health services				
Provide incoming mains to suit MEP services Note retain existing electrical board	1 item		75,000.00	
Fire total				
Lighting - general light fittings to exposed ceiling soffits.	1180	40	47,200.00	
U/FD fire alarm system.	1465	11	16,115.00	
New lighting protection system	1 item		22,000.00	
Small power and data wire ways and cleaners' sockets	1180	42	49,560.00	
Mechanical				

New boiler service, distribution pipework and perimeter radiators with localised controls and domestic hot water	1465	75	109,875.00	
Public health				
Replace water distribution and storage	1465	22	32,240.00	
New waste systems in connection to mains	1465	14	20,510.00	
				322,490.00
Main contractor's preliminaries				
Management and staff				
Contracts manager/QS	40	500	20,000.00	
Project manager	40	450	18,000.00	
Site manager	40	1600	64,000.00	
Technical services manager	20	400	8,000.00	
Health and safety manager	40	200	8,000.00	
Labourer	40	400	16,000.00	
Site accommodation				
Site accommodation – site set up	Item		5,500.00	
Fixed cost	Item		5,000.00	
Variable cost	40	110	4,400.00	
Services and facilities				
Temporary power	Item		5,000.00	
Temporary lighting	Item		2,000.00	
Temporary water	Item		2,500.00	
Telephone	40	110	4,400.00	
Rubbish removal	40	380	15,200.00	
Cleaning on completion	1465	2	2,417.75	
General protection	Item		1,000.00	

Security	Item		2,500.00	
Small plant and power	40	10%	6,600.00	
Mechanical plant hoist	Item		17,500.00	
Temporary works				
Scaffolding	Item		15,000.00	
Temporary roofs	Item		30,000.00	
Boardings	Item		5,000.00	
				325,017.25
Main Contractors Profit	7%			118,526.73
TOTAL				2,018,256.25

EXCLUSIONS

VAT

Professional fees

Costs and fees associated with statutory consents, inc S106 agreements

Asbestos removal

Finance costs

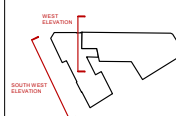
Licences

Costs associated with contaminated land or other deleterious materials

Costs associated with lease negotiations and obtaining vacant possession

Appendix 4

DETAILS OF REPLACEMENT WINDOWS



Haines House,
21 John Street,
London W1CN

for

One West
Smithfield LLP.
1237-D2302-rev00

Scale: 1:100 @ A1
Date: 15 Dec 11

South West &
West Elevation

KEY:
New window to
match existing

Seventh Floor 42.08

Sixth Floor 39.18

Fifth Floor 36.28

Fourth Floor 33.39

Third Floor 30.35

Second Floor 27.32

First Floor 24.09

Ground Floor 20.74



SOUTH WEST ELEVATION (JOHN'S MEWS)

Seventh Floor 42.08

Sixth Floor 39.18

Fifth Floor 36.28

Fourth Floor 33.39

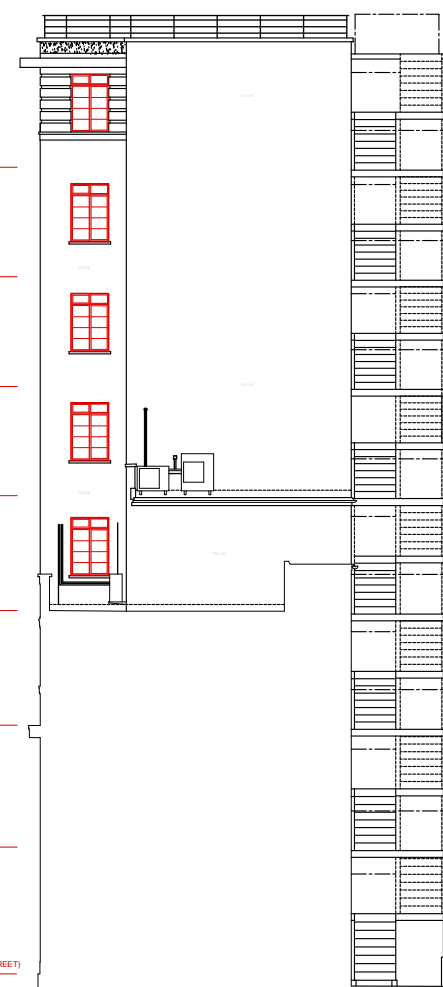
Third Floor 30.35

Second Floor 27.32

First Floor 24.09

Ground Floor 20.74

(ROGER STREET)



WEST ELEVATION

Planning



Haines House,
21 John Street,
London W1CN

for

One West
Smithfield LLP.
1237-D3203-rev00

Scale: 1:100 @ A1
Date: 15 Dec 11
South West &
South Courtyard
Elevation

KEY:



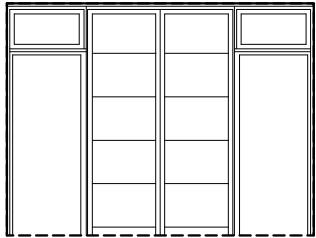
New window to
match existing



Planning

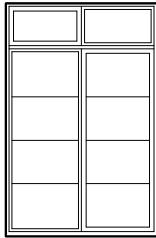
Note:
All window opening dimensions, and types to be confirmed on site by specialist window contractor

Type A

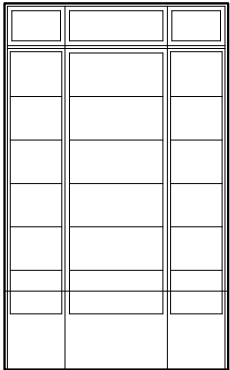


Precise size to match existing structural opening

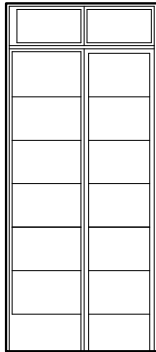
Type B



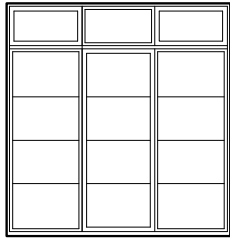
Type C



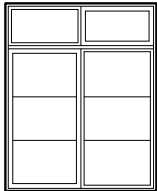
Type D



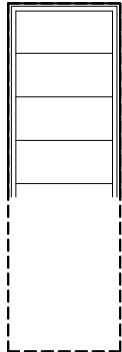
Type E



Type F

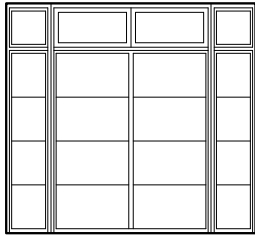


Type G



Precise size to match existing structural opening

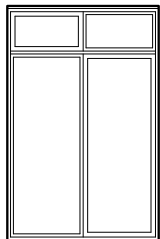
Type H



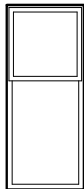
Type I



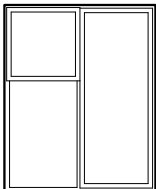
Type J



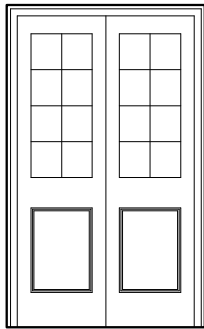
Type K



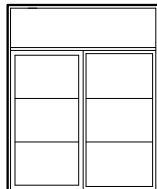
Type L



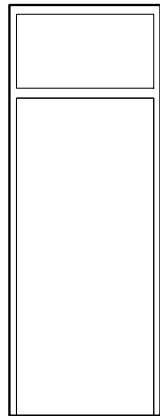
Type M

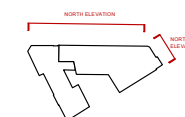


Type N



Type O (New Door and Fanlight)





Haines House,
21 John Street,
London W1CN

for

One West
Smithfield LLP.
1237-D3201-rev00

Scale: 1:100 @ A1
Date: 15 Dec 11

North East &
North Elevation

KEY:



New window to
match existing



Planning

CRITTALL WINDOWS NBS SPECIFICATION
CORPORATE™ W20 RANGE
HAINES HOUSE



L10 - WINDOWS

316 STEEL WINDOWS AND DOORS:

- Manufacturer and reference: Crittall Windows Ltd, **Corporate™ W20 range**
- Generally manufactured in accordance with BS 6510, W20 section.
- Weathertightness: To BS 6375: Part 1. Exposure category (Design wind pressure): 1200 (Pa) see Table AA
- For air permeability, water-tightness and wind resistance data see Table AA
- Operation and strength characteristics: To BS 6375: Part 2
- Construction: All frames have welded corners and are flat and square within normal manufacturing dimensional tolerances of +/- 1.5 mm. Intermediate bars are hot tenon riveted.
- Galvanising: All components including steel attachments, coupling members and ancillaries to be hot-dipped after manufacture to BS EN ISO 1461:1999
- Glazing details: 16 mm DG units comprising:

Outer pane	4 mm clear float
Cavity	8 mm Krypton filled
Inner pane	4 mm soft coat low E

DG units to have a maximum centre pane U value of 1.2 W/m²/K compliant with Building Regulation Part L 2010

Glazing beads present no horizontal ledges on which dust and dirt can gather.

- Weatherstripping: Gaskets complying with BS 4255: Part 1 manufactured from EPDM secured into grooves of opening frame with adhesive.
- Ironmongery/accessories: See clause 328.
- Finish as delivered: Galvanised and Duralife™ polyester powder coated in a range of colours (see clause 331).

325 STEEL WINDOWS AND DOORS:

- Generally all the foregoing.
- Manufacturing undertaken in the Crittall factory by directly employed personnel.
- Design, manufacture and installation carried out under Quality Management Systems certified to BS EN ISO 9001
- Manufacture to be undertaken under an Environmental Management System accredited to BS EN ISO 14001

Date: 19.06.12

Crittall Windows Limited, Francis House, Freebournes Road, Witham, Essex, CM8 3UN. Tel: +44(0)1376 530 800
Fax: +44(0)1376 530 801. E-mail: hq@crittall-windows.co.uk. website: <http://www.crittall-windows.com>

CRITTALL WINDOWS NBS SPECIFICATION
CORPORATE™ W20 RANGE
HAINES HOUSE



328 IRONMONGERY/ACCESSORIES:

Outward Opening Top Hung

Weld-on non-projecting hinges and satin chrome plated 'Classic' range peg stay

Outward Opening 'French Casement' Side Hung

Weld-on non-projecting hinges, satin chrome plated 'Classic' range peg stay to both leaves, 'Classic' range non-locking lever handle to the last closing leaf and concealed bolts to the first closing leaf

331 FINISH COATING

- Type/reference: Epoxy free Duralife™ polyester powder coating using Interpon D36 powder to BS EN ISO 13438
- Preparation: Following galvanising, windows are chemically cleaned and pre-treated to provide surface to which powder coating will adhere.
- Covering: Minimum 60 microns on all significant surfaces.
- Colours: Wide selection available. See Crittall Colour Selector.
- Process: Coating must be undertaken in the same manufacturing plant as the frame fabrication.

Table AA

TYPE OF OPENING LIGHT	EXPOSURE CATEGORY (Pa)	AIR PERMEABILITY: Not More Than 16m ³ /h/m JOINT, AT (Pa)	WATER TIGHTNESS: NO LEAKAGE, AT (Pa)	WIND RESISTANCE: NO DAMAGE & ONLY PERMISSABLE DEFLECTION, AT (Pa)
Corporate™ W20				
Side Hung Open Out	2000	300	300	2000
Top Hung Open Out	2000	300	300	2000

Date: 19.06.12

Crittall Windows Limited, Francis House, Freebournes Road, Witham, Essex, CM8 3UN. Tel: +44(0)1376 530 800
Fax: +44(0)1376 530 801. E-mail: hq@crittall-windows.co.uk. website: <http://www.crittall-windows.com>

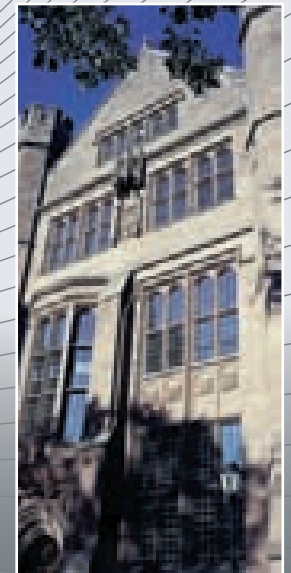
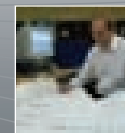
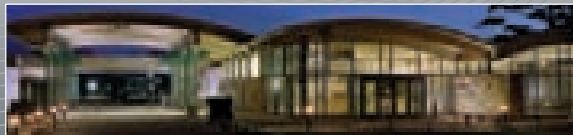
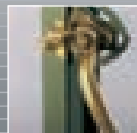


The Crittall Experience



Crittall Windows brings one and a half centuries of design and manufacturing expertise to meet your specific fenestration requirements offering project planning and contract management, logistics, bespoke products, installation and after-sales service.

Always ahead of our time, we use state-of-the-art manufacturing processes and, consequently, lead the field Internationally. This is the Crittall Experience ...



Contents

- 3 Overview and the Queen's Award for Enterprise.
- 4 Our history. The company's history is charted since its beginnings in 1849.
- 6 Project Management. The full service and supply chain philosophy is explained.
- 8 Product Range. A brief description of the steel range and the new Composite product.
- 10 Projects. Case studies on UCL, Brunel University, Burberry Group and Lichfield Court.
- 12 Projects. Case studies on Soho Hotel, Sony Music, Clifton Court and Springfield Mill.
- 14 Part L Regulations. Protecting the environment. Details of the 2010 Regulations and product compliance.
- 16 International. Crittall's success internationally is profiled.
- 18 Production excellence at the Witham plant.



Lichfield Court, Richmond Upon Thames



Overview

CRITTALL Windows has a long and proud history and its core values of trust, honesty and respect are as strong today as they were when the company was founded more than 160 years ago.

This brochure will give you a comprehensive view of Crittall's offer to the client, architect and contractor. It provides details of the many-faceted service that Crittall Windows can provide as well as a host of examples of high-status projects completed both in the UK and the United States.

You will also find details of the newly-revised Building Regulations and how they permit the use of Crittall steel windows with confidence.



The Crittall workforce celebrates the news of winning the Queen's Award.

Inset, Managing Director John Pyatt with the Queen's representative, The Lord Lieutenant of Essex, at a special event held to mark the occasion at the company's headquarters in Witham, Essex



Crittall Windows is proud to have been granted the Queen's Award for Enterprise in International Trade in 2010.

"This is in effect an award for excellence in how we have gone about our business," says Managing Director John Pyatt. "Everything is taken into account – employment practices, environmental policy, and our work with the local community – as well as our export achievements."

The prestigious Queen's Award has been granted in specific recognition of the company's achievements in the American market, details of which appear on Pages 16 and 17 of this brochure.

Our history... 1900, 1910, 1920, 1930, 1940, 19



Braintree Works, 1920s



Boots D10 Nottingham 1990s after refurbishment



Luma Tower, Glasgow

CRITTALL is the world's oldest supplier of steel windows and has been in continuous operation for more than 160 years. The company was set up in Braintree, Essex, in 1849 by Francis Berrington Crittall and the family remained directly connected with the firm, through successive generations, until 1974.

An early prestigious contract in the mid 1880s was to supply the metal windows for the Houses of Parliament

and the Public Record Office. The company expanded abroad, opening subsidiaries or forming partnerships in the USA, South Africa, Australia, Nigeria, China and Germany where, among other contracts, it supplied the fenestration for the Bauhaus.

In 1939 the company opened its first galvanising plant at Witham, Essex, and in 1964 developed a process for pressure testing the weathertightness of windows, leading to

the creation of a new British Standard. The first polyester powder coated windows were developed in 1977 and a year later Crittall celebrated the production of its 50 millionth steel window.

New offices

The 1990s proved a busy time for the company which moved at the start of that decade into new offices with a new factory, still in Braintree. Three years later the

50, 1960, 1970, 1980, 1990, 2000, 2010...



Baskerville House, Birmingham

Corporate 2000 range of windows was introduced and in the following four years there were two changes in ownership, the latter being the company's purchase by Marmon Corporation of Chicago. That year, 1997, also witnessed the introduction of the Berkeley range for a prestigious contract at Yale University.

The company changed hands again before a management buyout in 2004, followed in 2007 by a move to new offices



Baltic Exchange, Newcastle Upon Tyne

and factory at Witham. Throughout these challenging times the company maintained a loyal and productive workforce with one in ten employees to date having been with the firm for more than 40 years.

Achievements recognised

All these achievements were recognised and crowned in 2010 when Crittall Windows was awarded a Queen's Award for Enterprise in International Trade.



Private Residence, USA

Project management

IN the UK market Crittall Windows is involved in the start-to-finish operation of designing, supplying and installing its windows and providing a reliable after-sales service. A market-leading inhouse design service is offered to help professionals achieve fenestration for contemporary or traditional solutions suited to either new build or existing construction.

Project and site management teams are able to offer advice on site logistics and installation sequencing so as to ensure co-ordination with other trades. Unrivalled experience in managing large-scale window renewal



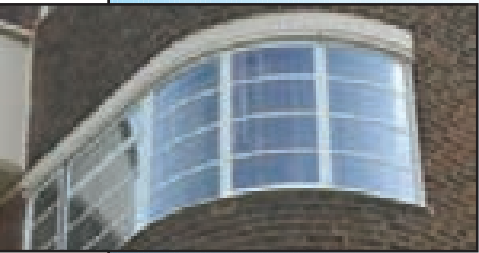


schemes keeps disruption to building occupants – whether residents or workers – to a minimum while ensuring that complex projects can be completed on programme and within budget.

The company is proud of its Supply Chain philosophy to ensure value for money and continuously improved quality in working with supply chain partners. The company is willing, if asked, to act as principal contractor and to assist with or facilitate planning and building control approval. This is particularly important when dealing with heritage projects where Crittall is pre-eminent. It has the ability to manufacture bespoke products – in many cases returning to its original designs. Indeed, the company enjoys an unsurpassed reputation in the specialist field of supplying replacement windows for buildings of historic importance where the knowledge of the company's technical and design expertise is valued by planners, developers and architects alike.

Product range

Homelight



Crittall Homelight windows are designed for applications where smaller typical sizes are specified. They provide maximum daylight as their design allows the incorporation of larger areas of glass than any other window of a similar size.

Range Features

- ▲ Glazing up to 24mm
- ▲ Fully weatherstripped
- ▲ Windows offer the same sizes and styles as Imperial units

Corporate W20



The Corporate W20 windows and doors range offers great versatility allowing the designer the opportunity to create many styles including elaborate composite windows and curves from its extensive range of sections.

Range Features

- ▲ Glazing up to 16mm wet glazed
- ▲ Aesthetically delivers very slim sightlines – maximising the glazing
- ▲ Integral EPDM weatherstripping
- ▲ Ideal for replica refurbishment and heritage projects

Corporate 2000



The slimline rigidity of the three master steel sections allows the design of flat and unobtrusive 'minimum' coupling – with no protruding mullions or transoms for all but the largest spans. Corporate 2000 is equally suited for residential, institutional and commercial applications, and can be used to produce unusual and innovative curtainwall designs for new build projects.

Range Features

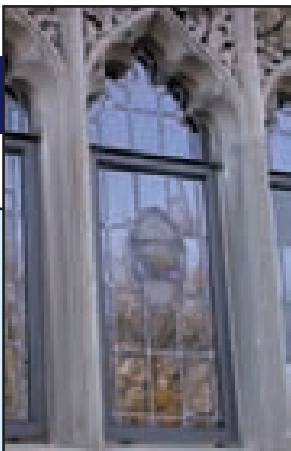
- ▲ Glazing up to 29mm using dry gaskets and aluminium glazing bead
- ▲ High performance pressure equalized design
- ▲ External rainscreen and internal airseal gaskets positively secured
- ▲ 40mm front to back dimension
- ▲ Double integral co-extruded TPE weather stripping

Berkeley

The Berkeley Window was originally created in order to replace existing 1920s and 1930s steel windows that were predominantly single pane leaded glass, exterior putty glazed. Berkeley offers an ideal solution for both replacement projects and new construction where minimum sightlines, maximum daylight, and fine detail are desired. The system is suitable for high-end residential, institutional and commercial applications.

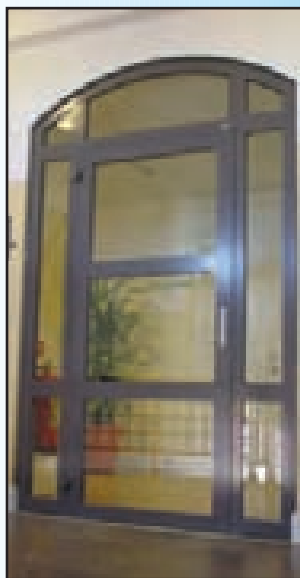
Range Features

- ▲ Glazing up to 18mm
- ▲ High performance
- ▲ Solid chamfer replicates a putty glazing exterior
- ▲ Double integral EPDM weatherstripping



Cold Formed Doors

Crittall's door range is enhanced by an extensive range of narrow style hollow profile (cold formed) doors. These doors are particularly appropriate where larger frame openings, higher traffic usage or sophisticated electronic locking mechanisms are specified.



All Crittall steel windows and doors are hot-dip galvanised after manufacture to protect against corrosion. The frames are then chemically cleaned and pre-treated before being finished in a durable epoxy-free Duralife polyester powder, electrostatically sprayed on to the surface at its Witham Plant. A wide selection of colours is available.



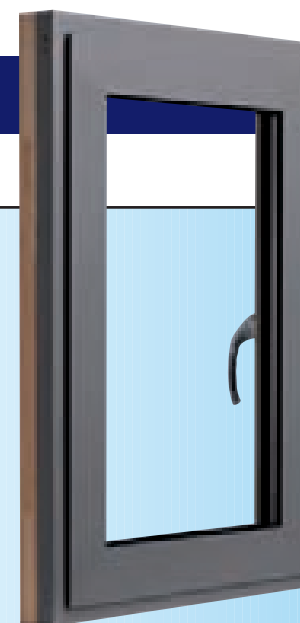
For full details on the Crittall steel range, including fire performance, accessories and fittings available please refer to catalogue no. 100 which can be downloaded from our website.

Composite

The Composite Window is a perfect blend of timber and aluminium. Meeting the dual requirements for the warmth and natural beauty that timber can bring to interiors, and the need to have minimal maintenance that aluminium brings to exteriors.

Range Features

- ▲ Glazing up to 28mm, internally glazed with timber beads retained in aluminium clips
- ▲ Excellent thermal performance
- ▲ Timber used is from PEFC and FSC certified sources
- ▲ Design life of 40 plus years
- ▲ Refer to catalogue no. 112L for full product information



Projects...

UNIVERSITY COLLEGE, LONDON

THE first-known application in the world of a particular low energy strategy in a city centre building has been assisted by the specification of Crittall windows in a new building in Taviton Street, Bloomsbury, to house the University's Slavonic Studies and East European School (SSEES). The Corporate 2000 range was specified for the exterior of the new building and internally Crittall Corporate W20 profiles were used in a magnificent six-storey atrium that allows light to permeate through the building that is naturally ventilated all year round and passively cooled during the summer months. It engages draught cooling via the central light well through peak periods of summer temperatures. The contract also included the use of Corporate 2000 profiles to refurbish several listed Georgian terraces also used by the University.

Client: University College London

Architects: Short and Associates

Main Contractor: Willmott Dixon



BRUNEL UNIVERSITY

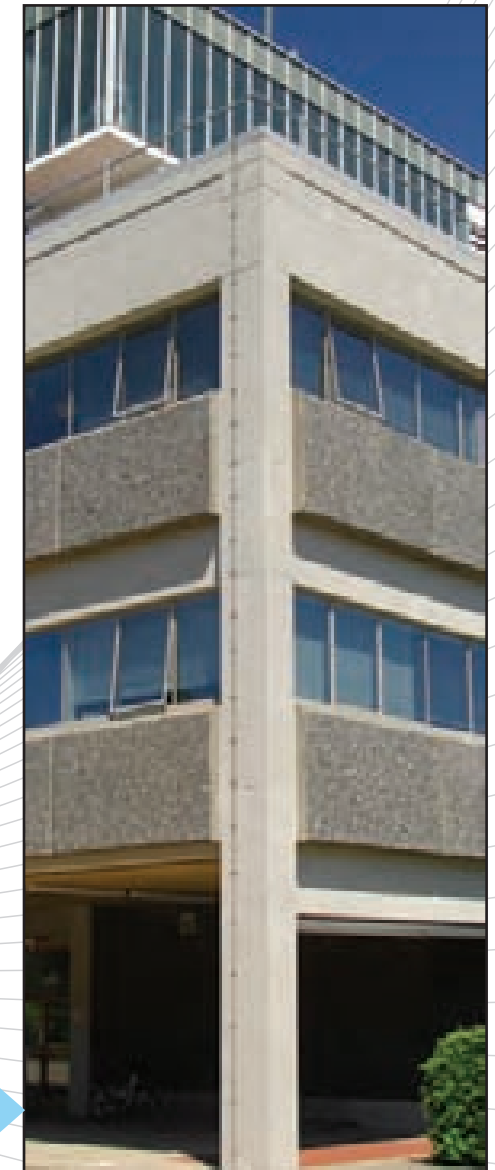
THE steel windows in the 1966-vintage Heinz Wolff building at Brunel University at Uxbridge were replaced with Crittall's Corporate W20 profiles. This was a complete like-for-like replacement in order to maintain the architectural integrity of both the building and the campus of which it forms a part but with the new windows equipped with double glazing. Not only do the new windows meet aesthetic requirements but also the narrow sightlines made possible by the strength of steel mean that large window areas could be maintained in the building that houses the uni-

versity's bioscience teaching labs. An added requirement, ably met by Crittall, was to complete the installation while the daily use of the laboratories by students and researchers continued.

Client: Brunel University

Architects: Kendall Kingscott

Main Contractor: Crispin & Borst



BURBERRY GROUP

A customised modern interior has been created in the headquarters of the Burberry Group in Horseferry House, Westminster, but the exterior of the 1930s building has retained its original appearance thanks to the installation of Crittall Corporate W20 profiles. The windows match the original fenestration as required by the strict planning schedules of Westminster City Council. Small pane detail has been replicated in the eight-storey 160,000 sq ft building. Crittall also supplied bespoke glazed steel screens for the interior office spaces so as to ensure that the refurbishment created a light and modern office environment assisted by the original lightwells which have been utilised as daylit circulation spaces.

Client: Burberry Group. Architects: Allford, Hall Monaglen, Morris.

Main Contractor: I.S.G.



LICHFIELD COURT

THE £1.8 million contract to replace 1500 windows and balcony screens at Grade II listed Lichfield Court, Richmond upon Thames, was completed on schedule with all occupants of the 211-apartment art deco block in situ. A bespoke Homelight window was created to match the 1935 original but with double glazing; a fact that required approval by both English Heritage and the local authority conservation officer. This was achieved thanks to the fitting out of an on-site demonstration flat to show that a modern, energy efficient window could satisfy aesthetic and listing criteria.

Client: Festalfine Ltd

Architect: Hunter Price. Main Contractor: Phillips Contractors Ltd





Projects...

SOHO HOTEL

THE fashionable Soho Hotel, part of the Firmdale hotel Group, opened in September 2004 and Crittall supplied all the windows to the structure from its Corporate W20 and Corporate 2000 ranges. The Corporate W20 offers flexibility in design which was used by architect Peter French to maximize the glazing in the main façade: a major feature of the building. Steel was chosen to meet with planning requirements and to complement the surrounding buildings in the area. The use of glass as a design medium in its own right, complements the style of construction with the slim sightlines characteristic of steel windows adding to the overall aesthetics.

Client: Firmdale Hotel Group

Architect: Peter French

Main Contractor: Firmdale

SONY MUSIC ENTERTAINMENT

THE Grade II listed art deco building that once housed Derry and Tom's department store in Kensington High Street was transformed into the new headquarters of Sony Music Entertainment. Internal steel glazed doors and partitioning from Crittall Windows' Corporate W20 range played a significant role in transforming the third and fourth floors of the building to create an open plan warehouse-style office for 450 employees. The galvanised glazed screens separate various departments within the offices while ensuring that light can flow around the large interior spaces. The galvanising reinforced the industrial feel suited to a warehouse character sought by the designer.

Client: Sony Music Entertainment

Architect: MoreySmith. Main Contractor: Wates Interiors



CLIFTON COURT

CLIFTON Court is an 18-storey block of flats in Islington, managed by Homes for Islington, on behalf of the local authority. As part of a thorough refurbishment programme Crittall supplied Homelight L steel windows which are the same size and style as the originals they replaced, but upgraded and double-glazed. With slender sight lines providing a light and airy appearance the windows satisfied the energy conservation requirements that demanded a U-value of $2.2\text{W/m}^2\text{K}$

Client: Homes for Islington

Architect: HFI

Main Contractor: Eugena Ltd.

SPRINGFIELD MILL

NOTTINGHAM'S Springfield Mill has been redeveloped by City Lofts plc to provide 105 studios, one and two bedroom apartments, and top floor duplexes in a listed historic industrial building. So as to maintain its essential character and appearance Corporate W20 profile windows from Crittall were specified. A like-for-like replacement policy ensured that the narrow sightlines were maintained and obtrusive mullions and transoms avoided. More than 400 windows were installed in the Victorian building.

Client: City Lofts plc

Architect: Terence Conran Design

Main Contractor: Jessop Construction Ltd.



Part L Regulations and protecting the environment

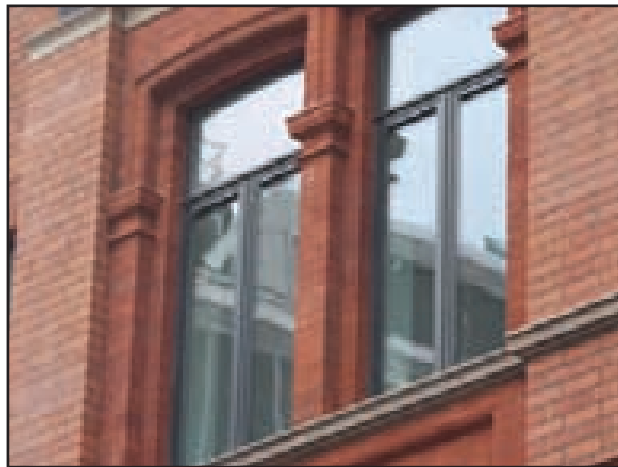
Meeting the latest Building Regulations.

Crittall Windows has played a full and active role in the Government's consultation on the revision of Part L of the Building Regulations (Conservation of Fuel and Power) that came into force in October 2010.

As a result, architects and designers can continue to specify Crittall Windows' products secure in the knowledge that they may be used in a variety of ways that satisfy the requirements of the revised Part L. (See Table opposite for indicative U-values of window and door components).

Heritage buildings

Much of Crittall's work involves installation in heritage buildings. The new Regulations (Part L1B for Existing Dwellings and Part L2B for Existing Buildings Other Than Dwellings) both allow exemptions in the case of heritage buildings. These exemptions apply if compliance with the new energy efficiency



requirements would alter the character or appearance of heritage buildings or even risk a deterioration of the building fabric.

Exempt from the regulations

For existing dwellings and existing non-dwellings the exempt buildings are as follows:

- ▲ Listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- ▲ in a conservation area designated in accordance with section 69 of that Act; or
- ▲ included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979

Also exempt are:

- ▲ buildings which are of architectural and historical interest and are covered in a local authority's development plan or local development framework;
- ▲ buildings which are of architectural and historical interest within national parks, areas of outstanding natural beauty etc;
- ▲ buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

Where to go for guidance

Guidance issued by English Heritage should be taken into account and Building Control Officers are now instructed by the regulations to take account of the views of the local authority conservation officer.

Full details of how Crittall Windows comply are available from the company (see back cover for details)

Ventilation

Building Regulations Part F covers means of ventilation. Trickle ventilators are not required in all replacement windows but all Crittall windows can be fitted, if required, with suitable trickle vents. The work must not adversely affect the character or appearance of the building.

Indicative U-values of window and door components				
Approved Document	Whole window U-value W/m2K	Centre Pane Value W/m2K	Doors W/m2K	Relaxations W/m2K
L1A New Dwellings	2.0	n/a	2.0	n/a
L1B Existing Dwellings*	1.6	1.2	1.8	n/a
L2A New Non Dwellings	2.2	n/a	2.2	2.7 with high internal heat gain
L2B Existing Non Dwellings*	1.8	1.2	1.8	2.7 with high internal heat gain
<i>*WER Band C also acceptable as an alternative Where replacement windows are unable to meet the requirements because of the need to maintain the external appearance of the façade or the character of the building, replacement windows should meet centre pane U-Value of 1.2W/m2K, or single glazing should be supplemented with low-e secondary glazing</i>				



In partnership with MLM Building Control Ltd, a well respected Corporate Approved Inspector, Crittall Windows offers an advisory service that gives guidance to professionals seeking planning and building control approval. Additionally, through MLM, Crittall is also able to obtain Building Control Approval for projects as a whole. To ensure the process of obtaining Building Control Approval for replacement windows is swift and straightforward, Crittall steel windows have been 'Type Approved' by MLM Building Control for compliance with the new Part L 2010 (Conservation of Fuel & Power) Building Regulation. With this knowledge, clients can be assured that Crittall Windows are fully compliant with Part L of the Building Regulations and can be used with confidence for both replacement window projects and new-build schemes.

Corporate responsibility

Concern for the environment is a fundamental aspect of Crittall's corporate business strategy. It has demonstrated this concern throughout its manufacturing processes and designs which strive to minimise environmental effects by using safe and sustainable resources and wherever possible to manufacture products from materials that are capable of being recycled.

Recyclable products

The principal components of a Crittall window are steel and glass which are the most recyclable building materials in use. Steel is a unique material because it always contains 100% recycled steel in its manufacture. Crittall also reclaims the steel and glass from old windows when replacing them with new products.

Sustainable processes

The company operates within the constraints of BS EN ISO 14001:2004 a recognised international environmental management standard that sets targets for solids, liquids,

gaseous emissions and waste generation. In the manufacturing process Crittall minimises the creation of waste, especially hazardous waste, and disposes of all wastes through safe and reasonable methods, which are in compliance with all relevant legislation, and it controls the discharges of effluent to sewers and ground water, as required by regulation. Crittall extends its environmental concern to its key suppliers and contractors and reviews their credentials as well.

Design advantage

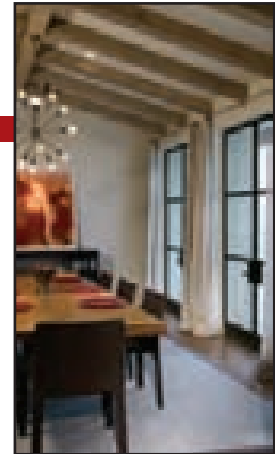
Because of their inherent strength, steel windows have much thinner frames than is possible with other materials. This lets in more daylight thus reducing the use of artificial lighting in the buildings in which they are installed.

Green credentials

The Building Research Establishment's 'Green Guide' states a strong B rating for domestic and commercial steel windows,



International



THE crowning achievement of Crittall's export business was the award in 2010 of a Queen's Award for Enterprise in International Trade. This was in recognition of its success in the notoriously difficult American market where the company has seen the value of its sales increase by a significant amount in recent years.

Crittall is now the second largest supplier of steel windows in the United States having rebuilt its entire distribution network there in the six years since the management buyout.

For more than a decade Crittall has been the preferred supplier for replacement windows in an historic New York landmark: 300 Central Park West in the heart of Manhattan. The company supplied the original windows in the 1931 luxury apartment block and so was the natural choice to furnish replacements from its Homelight range. Crittall still had to satisfy the stringent requirements of the New York City Landmarks Preservation Commission concerning restoration of the façade but, thanks to its reputation for the highest quality products and its long connection with America, it was easily able to do so.



Global Expansion

Crittall's global expansion has been significant over the years with many landmark buildings, including Boots D10 building and the Hoover Building in the UK, Walter Gropius Bauhaus in Germany, L. Cordonniers Peace Palace (The Hague), the Hong Kong Yacht Club, and Albert Kahn's General Motors Building, Detroit.

DOWNTOWN New York's new luxury hotel is owned by the Firmdale Group, which also owns the London Soho Hotel where Crittall Corporate W20 and Corporate 2000 profiles were used throughout. It was the success of that UK project that led Firmdale to turn once more to Crittall to provide the fenestration at Crosby Street, NYC (pictured below). The final design incorporates a dramatic rectilinear facade of brick, framing 54 large New York loft style floor-to-ceiling height Corporate W20 steel windows, which allow the maximum amount of natural daylight to flood the rooms.

The dark-green Crittall profiles include an unusual 24-pane configuration with a central pivotal four-pane opening light, double glazed. This configuration helps to create an extremely low U-value resulting in excellent energy efficiency.



Projects in the US include a wide range of prestigious public and private sector buildings, including the Ivy League universities of Princeton and Yale.



Production excellence

C RITTALL Windows has undertaken a major investment in a state-of-the-art manufacturing facility at Witham, Essex, which it occupied in 2007. The factory boasts a fully integrated IT system that controls the entire process from raw material coming in, through production, to completed windows being shipped out.

This system introduces a new level of production innovation, quality control, internal and external communication, and customer service. The factory also contains Crittall's in-house testing facility and finishing plant that are among the most advanced in the world.

Crittall products are certified to quality management standard BS EN ISO 9001:2008. The company also holds a BS EN ISO 14001:2004 accreditation signifying that it operates in an environmentally responsible manner to prevent pollution and reduce waste year on year. All steel window and door products are manufactured generally in accordance with BS 6510. Hot-dip galvanising is in accordance with BS EN ISO 1461:2009 and the finishing, with an epoxy-free Duralife polyester powder coat, is to BS6497.







Crittall Windows Ltd

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Fax: +44 (0)1376 530801
Email: hq@crittall-windows.co.uk

Scottish office

39 Durham Street
Glasgow G41 1BS
Tel: +44 (0)141 427 4931
Fax: +44 (0)141 427 1463

Distributors

A full list of our national distributors
can be found by visiting our website

www.crittall-windows.com

Crittall™, Homelight™, Corporate™ and Duralife™ are registered trademarks



DURALIFE™



POLYESTER POWDER COATINGS

Crittall Windows Ltd, Francis House, Freebournes Road, Witham Essex CM8 3UN

Tel. +44 (0)1376 530 800

Fax. +44 (0)1376 530 801

Web. <http://www.crittall-windows.com>

E-mail. hq@crittall-windows.co.uk

Crittall Duralife™ Polyester Powder Coatings are available in a standard range of 35 colours. Matt finish with a gloss level of 30% ± 5% is standard.

Other RAL, BS or NBS colours are available in Matt 30% ± 5%, Satin 70% ± 7% and Gloss 85 % ± 7% finish but may be subject to a surcharge.

Crittall Duralife™ Polyester Powder Coatings are applied to Galvanised steel and Aluminium substrates 'In House' under our ISO 9001 Quality Management System and ISO 14001 Environmental Management System. Duralife™ Polyester Powder coatings are compliant with BS EN 13438 & BS EN 12206.

RAL 1013 Oyster White

RAL 1015 Light Ivory

RAL 1019 Grey Beige

RAL 1023 Traffic Yellow

RAL 2002 Vermilion

RAL 3009 Oxide Red

RAL 5009 Azura Blue

RAL 5010 Gentian Blue

RAL 5012 Light Blue

RAL 5013 Cobalt Blue

RAL 5014 Pigeon Blue

RAL 6000 Patina Green

RAL 6005 Moss Green

RAL 6009 Fir Green

RAL 6017 May Green

RAL 6019 Pastel Green

RAL 9005 Jet Black

RAL 9911 Crittall White

RAL 7021 Black Grey

RAL 7022 Umber Grey

RAL 7024 Graphite Grey

RAL 7030 Stone Grey

RAL 7031 Blue Grey

RAL 7032 Pebble Grey

RAL 7035 Light Grey

RAL 7036 Platinum Grey

RAL 7037 Dusty Grey

RAL 7038 Agate Grey

RAL 8014 Sepia Brown

RAL 8017 Chocolate Brown

RAL 8019 Grey Brown

RAL 9001 Cream

RAL 9002 Grey White

RAL 9010 Pure White

RAL 9016 Traffic White

Crittall Windows operate a policy of continuous product development. Therefore, the list of standard colours may be subject to change. Please contact Crittall Windows Ltd to ensure that your selected colour is available.



LIFE EXPECTANCY

Corporate™ & Homelight™ Steel Windows & Doors



Crittall Windows Ltd, Francis House, Freebournes Road, Witham, Essex CM8 3UN

Tel. +44 (0)1376 530 800

Fax. +44 (0)1376 530 801

Web. <http://www.crittall-windows.com>

E-mail. hq@crittall-windows.co.uk

Modern factory finished steel windows combine strength and durability with contemporary performance. Meticulous selection and thorough testing at design stage ensures that Crittall steel windows and doors are fabricated from the highest quality materials and components ensuring that with regular maintenance the anticipated life expectancy of Corporate™ and Homelight™ steel windows and doors exceeds the window industry norm.

Below, is a table of life expectancies for the product and component parts.

Galvanised Steel Windows & Doors	60 years +
Duralife™ Polyester Powder Coating (non-aggressive environment)	20 years +
Silicone Sealant	25 years +
Glazing Gaskets	15 years +
Weatherseals	15 years +
Insulating Glass Units (warranted for 10 years)	20 years +

Comprehensive operation and maintenance information for Crittall steel windows, doors and ancillary products is available on request from Crittall Windows Ltd



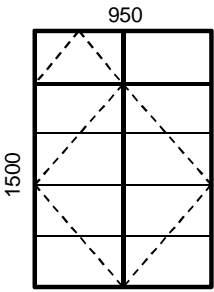
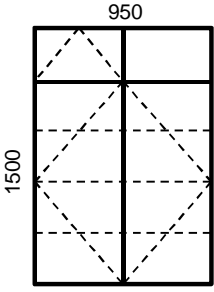
Life Expectancy Declaration



Crittall Windows Ltd© 10.2011

ITEMISED PRICE SCHEDULE

HAINES HOUSE

Item No	No Off	Description	Price Each	Total
1	100	 <p>T Denotes Transom</p> <p>Genuine Steel Glazing Bars</p>	1,554.13	155,413.00
1	100	 <p>T Denotes Transom</p> <p>Cosmetic Glazing Bars</p>	1,360.15	136,015.00

Appendix 5

SERVICE CHARGE ASSESSMENT

Mr P O'Neill
Metropol'sed
30 Underwood Street
London
N1 7JQ

Our Ref: SDC/F1084/JF X

31st May 2012

Dear Mr O'Neill

21 John Street London WC1N 2BF - Service Charge Assessment

Introduction

The purpose of this report is to set out a typical level of service charge likely to apply to 21 John Street based on an initial assessment of the communal parts of the building and the requirement to comply with appropriate Landlord and Tenant and Health and Safety legislation as well as compliance with the Approved RICS Service Charge Residential Management Code

Herford Salvi Carr Property Management Limited was formed in 1995 is based in Herford and currently manage a portfolio of 176 buildings on behalf of freeholders and management companies. We are ISO9001 registered company, members of ARMA and specialise in the provision of tailored management services. Our experience covers a wide range of property management services and the provision of utilities and on-site staff. We also manage mixed tenure buildings which include commercial and retail units whether they be standalone or as an integral part of the building scheme

Location

21 John Street is located on the West Side of John Street and is in the heart of Midtown within close proximity to both Chancery Lane and Holborn Stations. The proposal includes the provision of 8 leasehold flats with commercial premises on the ground and first floor. The range of property management services will include the costs of, but is not limited to

- Communal hallways and staircase cleaning
- Carpet cleaning
- Window cleaning
- Communal electricity for lighting and the lift
- Lift Maintenance, servicing and the statutory inspections
- Fire system maintenance and testing
- Communal heating system maintenance
- Electrical maintenance of communal parts
- Security and CCTV service and maintenance

PROPERTY MANAGEMENT

Herford Salvi Carr Property Management Limited is a company limited by guarantee and is a member of the Association of Residential Managing Agents (ARMA)

ARMA is a registered charity (No. 263514) and is a member of the Association of Residential Managing Agents (ARMA)

LETTINGS AND THE SALE OF COMMERCIAL & INVESTMENT AND THE SALE OF NEW HOMES

HERFORD SALVI CARR PROPERTY MANAGEMENT LIMITED IS REGISTERED IN ENGLAND NO 3219285

- Lift telephone
- Repairs and maintenance internal
- Repairs and maintenance of the building structure
- Lift Engineering insurance
- Buildings insurance
- Accountancy fees
- Managing agent's fees
- Entryphone maintenance
- Fire Inspection and Report
- Health and Safety Risk Assessment
- Refuse collection and maintenance
- Water pump maintenance, testing and repair
- Provision of reserve for internal repairs and maintenance
- Provision of a structural reserve.

Given the mixed-tenure of the building we would also consider in this instance that it would be beneficial to employ a concierge/building manager to supervise movements to and from the building during office hours, given the shared entrance between office and residential uses and floors. This role would also include supervising of cleaning and maintenance to common parts and organising the attendance of all service contractors.

Service Charges

We have inspected the plans of the building as set out within the Planning Design and Access Statement and have assessed the level of the service charge that we believe would be appropriate for this type and style of building within this location taking into account our experience of the services needed in order to meet the Landlord's obligations as set out in a typical residential lease. We have also taken into account the anticipated demands and service level expectation from leaseholders purchasing this type of high value property as well as the need to maintain the capital value of their investment through the provision of adequate reserves.

It should be noted that building reserves are calculated to meet the future costs of building services such as the renewal of roof coverings, replacement plant and equipment as well as the regular cyclical redecoration of the communal parts.

We have expressed the service charge level as a range because the buildings we have identified will always differ in the services required under the terms of each lease but we believe these are good comparables with a similar range of service to the proposed development.

- Tapestry Building, New Street, London EC2M 4TR £7,565 per annum plus heating costs
- Hatton Garden, London EC1N 8ER £3,055.40 per annum plus building insurance premium

- Petra Lara Building, Peartree Street, London EC1 £2,676.40 plus building insurance
- 32 & 34 Leather Lane, London EC1N 7SQ £3,788.80 plus building insurance

Based on the comparable buildings, adjusting those larger building sizes for scale the range of service charge for 21 St John Street is likely to be in the region of £3,74,000 per unit per annum on average particularly given the size of the building and the low number of units required to contribute towards the running costs. It should be noted that the comparable buildings listed above do not necessarily have fully sufficient reserve funds to meet all future costs and are also likely to require one off contributions to major works from time to time. The appointment of a concierge would cost in the region of £25,000 per annum raising the service charge by approximately £3,000 per unit.

In addition to the service charge range, the costs of energy consumption would need to be included through the communal heating system, water charges calculated on the basis of consumption together with a share of the buildings insurance premium. Our research, based on comparable buildings, would indicate a level of the additional average costs:

Building insurance premium £1,000 per annum

Communal heating contribution £75/90 per month when in full winter use

Water consumption £180/200 per annum depending on consumption

Therefore, we would anticipate that the average range of the service charge per unit per annum for the services detailed including a full time porter is as follows:

Service charge per annum	£3,74,000.00	
Porter	£3,000.00	£6,74,000.00
Building insurance	£1,000.00 per annum	
Heating costs	£500 per annum	
Water	£190.00 per annum	
		£1,690.00
	TOTAL	£7,690.00/£8,590.00

We trust the above is of value to you, we have not undertaken a comprehensive review of all of the service charge costs and depending on the final specification the service charge range may increase as we have assumed a standard of finish in our calculations.

Yours sincerely

HURFORD SALVI CARR PROPERTY MANAGEMENT LIMITED



Simon Gwynn MRICS
Property Management Director