

Mrs R English
London Borough of Camden
Regeneration and Planning
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Mrs English

29-35 Farringdon Road

We have been asked to provide our comments through discussions with the jewellery industry in respect of the above development scheme and why it is not suitable for jewellery floorspace.

I have worked in and around Hatton Garden for over fifteen years during which time I know of and have acted for a number of jewellery companies in terms of letting space and finding tenants for vacant units.

At the current time there are over sixteen B1 commercial units vacant in the immediate vicinity. Having spoken to jewellery companies, the type of space proposed and especially this location is not what they are looking for. Jewellers want to occupy space in specific streets including Hatton Garden. There is no demand from the jewellery industry for newly constructed premises on Saffron Hill, as it is not considered a 'jewellery street'. The main jewellery streets Hatton Garden, Hatton Wall, St Cross Street, all have some vacant premises (we are aware of over sixteen vacant units) of varying sizes and benefit from an existing B1 use. Saffron Hill is not a suitable location to operate from as it is not considered by the jewellery industry to be a 'favoured' location.

Additionally, the jewellery industry do not seek to locate in new premises especially when there is residential in such close proximity. This is due to the smelting processes they require for their manufacturing process and the associated equipment, including heavy machinery and flues, which can lead to issues due to the conflicting nature of the residential and jewellery uses. This is partly the reason why most jewellery workshops are found in basement areas, within the chosen streets.

To conclude, not only is the type of space not suitable in terms of being next to and in close proximity to residential uses which access will need to be shared, but it is not one of the 'favoured streets' where jewellers want to be. Our knowledge of the market shows that there are over sixteen vacant premises in streets where jewellers like to locate. All these combined issues mean that there is no demand for jewellery space in the proposed scheme.

Yours sincerely

Shaun Simons

