

Aakash Gor

From: Peter Morgan <Peter@morganlambert.co.uk>
Sent: 03 May 2018 15:04
To: Aakash Gor
Cc: Atul Amin; Anne Fletcher; Ketan Kanabar
Subject: RE: Planning - 12 John Street (14850)

Dear Aakash,

Thank you for the email and one of the main reasons for these buildings remaining to the market, is the fact that as "listed" properties, it is not possible to install modern amenities.

Clearly most of the properties in John Street are 5 storey i.e. basement, ground & upper floors with no lifts which, with office use, does make access to the upper floors very difficult for staff &, more to the point, visiting clients/people, particularly those with health problems, such as bad legs/feet. For this reason if space becomes available on upper floors, it remains available for a fair length of time unless it is "given away" i.e. at a low rent. However residential use (flats) is not affected by floor levels and in most cases, residential tenants generally want space as high up as possible, particularly for the bedrooms i.e. to be away from the noise of the streets and they are generally " fit ".

The majority of the properties in John Street, and indeed those in Doughty Street & Great James Street, were originally constructed as houses, for which there is still a good demand, with basements being used as staff kitchens, the ground floors as dining areas, first floors as "owners" living accommodation, second floors as the main "owners" bedrooms and with staff accommodation above.

I hope this helps

regards

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