





students attending a mixture of either full or part time courses. Further exact details will be forwarded to you in due course.

#### Hours of Operation

We would anticipate that the normal proposed operating hours of the school is likely to be 9.30am to 4.30pm from Monday to Friday. It is not proposed to undertake student lectures during the evenings or at weekends.

#### Statement of Justification for Loss of Office Space

Due to the lower demand of office space particularly in this area of London it is our intention to submit an application for change of use as stated above. There is currently a variety of properties within the locality which are being marketed for office rental purposes thus resulting in a reduced demand for office space overall. As stated previously, the number of language students within the Holborn area appears to increase almost daily particularly as WC1 is well renowned as an area for first-class learning establishments. We would also add that we have had experience previously with regard to change of use applications made on the same basis at 6 & 7 Southampton Place which was formerly Solicitors' Chambers and now currently operates as the Bloomsbury Language School.

We feel that due to the general configuration of the building and the nature of the layout of each of the individual floors the building plan does not lend itself as an office environment and is poorly suited for this particular class of property use.

31 Southampton Row is a prestigious listed building within an exciting area of central London which we feel would lend itself very well as a language school in an area which is already occupied by student activity.

We trust that we have interpreted your requirements correctly and will forward any further information that we receive in due course on to you for your files, but naturally if you do require any further information please do not hesitate to call.

Yours sincerely

  
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cc M Hull, Esq Holborn Links