

6<sup>th</sup> September 2021

Rupert Litherland  
Rolfe Judd  
Old Church Court  
Claylands Road  
London SW8 1NZ

Dear Rupert

### **1 Fielding Court, London WC2**

Further to our recent correspondence, I have been asked to comment on the proposed use of the ground floor unit at 1 Fielding Court as a cycle storage and shower facility for the use of Seven Dials occupiers. For context, I have worked as an office agent in central London for seven years and have worked for Shaftesbury on the Seven Dials estate since 2017.

The premises were previously used as an estate office for the Seven Dials Estate, which has been rrelocated to a larger more suitable location. 1 Fielding Court is approximately 40 sqm, irregular in shape and is a self-contained unit with street-level windows, meaning that those working inside would have very little privacy. All of these factors contribute to it being an unappealing proposition for a conventional office occupier.

The demand for high quality end of journey facilities, namely cycle racks and showers, has been rising in recent years and this has been accelerated by the pandemic as cautiousness towards travelling on public transport continues. As such, occupiers have become more discerning with regard to the additional amenities offered within office buildings and many occupiers consider the presence of cycle facilities to be an absolute requirement.

The promotion of health and wellbeing within the workforce is also a key consideration for companies looking for new office accommodation. The ability to cycle to the office and get ready for work efficiently, with the peace of mind that their bicycle is secure, is therefore becoming ever more important to employers and employees alike. There are a very limited number of offices in Seven Dials that have a dedicated facility within their own building. Providing a small communal facility in a secondary space will provide a welcome amenity and constitute an efficient use the unit.

Shaftesbury have engaged a cycle storage specialist to maximise the efficiency of the space and to provide a quality storage amenity which fulfils the needs of the proposed end user. The secure amenity would also be managed directly by Shaftesbury's on-site management team.

The installation of such facilities will have a beneficial knock-on effect of supporting the economic recovery and development of the area. It will also encourage more people to cycle and thus support sustainable, healthy and environmentally friendly travel objectives shared by both Camden and Shaftesbury.

Without effective end of journey facilities it is my view that the offices on and around Seven Dials will not satisfy the needs of the conscientious occupiers that the area attracts. I also believe that 1 Fielding Court will be underutilised.

Please do let me know if you have any further queries.

Kind regards,

A handwritten signature in black ink, appearing to read "Matt Lord", followed by a period.

**Matt Lord MRICS**  
ASSOCIATE DIRECTOR