
From: Tasha Bullen <[REDACTED]>
Sent: 17 March 2022 15:38
To: Kate Henry
Cc: Lewis Westhoff
Subject: Johnson Garden 2021/5942/P - land swap application
Attachments: Johnson Garden Letter.pdf; 1985-JRA-00-XX-RP-A-0008_S2-P01.pdf

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Hi Kate,

Thank you for your time on Tuesday discussing the comments that have been received from the ED team.

Following our call, we have discussed this with the applicant and our design team to ensure the space is suitable for jewellery manufacturers, and have produced the following attached documents:

- Johnson Garden Design Document prepared by JRA
- Letter from Compton

The design document set out how the floorplate at 6 – 7 St Cross Street can be divided for:

- three tenants, as the case with the previous tenants at 5 St Cross Street; and
- five tenants, based on a tenant on each floor of 5 St Cross Street.

The letter is provided by Compton who are commercial agents for the area. The letter confirms that the space at 6 – 7 St Cross Street can be flexibility sub-divided into smaller units for smaller business similar to those who previously occupied 5 St Cross Street. Further, they comment that the lower ground floor level at 6-7 St Cross Street would derive a lower market rental price, meaning that it would be more appealing to jewellery manufacturers compared to 5 St Cross Street which would drive a higher market rent.

I trust this addresses the points discussed on Tuesday, should you require any further clarity please do let me know.

Thanks
Tasha

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