

Appendix 8

Deed of Consent with Eyre Estate

PD11018/TM/GK

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18 April 2017

Richard Lodge

Cluttons LLP
225 Woronzow Road
LONDON
NW8 6AY

Dear Mr Lodge

77 AVENUE ROAD, LONDON, NW8 6JD

I write on behalf of our client, Mr Sam Lipton, in respect of the above site with reference to the conditions imposed by the Eyre Estate as freeholder on the redevelopment proposals for 77 Avenue Road. I have attached a copy of the Deed of Consent for ease of reference.

As you are aware, our Client is only intending to install a single pile at this time to secure the implementation of planning permission 2016/2581/P. Our client intends to commence this work on 24 April 2017. I have enclosed the requisite information to discharge the conditions in advance of commencement on site as follows:

Condition 4

"A fully qualified Structural Engineer is to be appointed and retained with responsibility for pre and post-contract phases of the permanent works and whose duties shall include providing brief reports on monitoring a structural movement arising out of the engineering risk assessment, confirmation of which is to be provided to Cluttons LLP."

Please find enclosed a letter from Paul Longdin of Constructure confirming his appointment.

Condition 5

"A trained and qualified temporary Works Manager is to be appointed and confirmation should be given to this effect to Cluttons LLP."

The project architect Giles Lovegrove of Coupdeville Architects will be retained in this role.

Condition 6

"A procedure for the monitoring of movement shall be prepared, details of which are to be submitted to Cluttons LLP and the results of monitoring must be issued to the Estate's Surveyor accompanied by a Structural Engineer's report as to the significance or otherwise of any indications of movement identified."

This information is contained within the Structural Engineering Method Statement enclosed.

Condition 7

"The structural methodology prepared by QED Structures on 17 July 2009 is to be further developed and provided to Cluttons LLP for comment (acting reasonably) and agreement (such expression of agreement not to be unreasonably withheld or delayed) before commencement of the structural works that are subject of the above structural methodology other than the installation of a single pile which may take place prior to the development and agreement of the structural methodology."

Whilst the structural method statement is not required prior to installation of a single pile, it is submitted for agreement. A Geo-environmental Report, prepared by Chelmer, is also provided for your review.

Condition 8

"Barrell Tree Consultancy or an alternative suitably qualified Arboricultural Consultant is to be appointed prior to commencement of the works on site and shall be retained throughout the project to supervise and monitor the recommendations contained in the Arboricultural Method Statement..."

Please find enclosed correspondence confirming the appointment of Barrell Tree Consultancy.

Condition 10

"A detailed landscape scheme is to be provided for the Estate's Surveyor's prior approval (not to unreasonably withheld or delayed.)"

Please find enclosed the landscape scheme, which has been submitted and approved by the Council under reference 2016/3579/P.

We trust this satisfies the requirements of the Eyre Estate in advance of the installation of a single pile on the site. Should you require any further information at this stage, please do not hesitate to contact Gemma Kendall (020 7312 7547) or (tim.miles@montagu-evans.co.uk / 020 7312 7444) at this office.

We look forward to hearing from you shortly.



Yours sincerely

MONTAGU EVANS LLP