
AFFIDAVIT OF
ANTHONY KOOPERMAN FOR AND ON BEHALF OF
PROJECT QUAD LTD

IN SUPPORT OF AN APPLICATION FOR A
CERTIFICATE OF LAWFULNESS OF EXISTING USE
OR DEVELOPMENT AT 2 CHESTER GATE, LONDON
NW1 4JL

I, Anthony Kooperman of CPC London, 39 Sloane Street, London SW1X 9LP, hereby swear as follows:

1. I hold the position of Project Manager with CPC London. I have held the position of Project Manager since January 2015 and have been the appointed project manager for the redevelopment of 6-10 Cambridge Terrace and 1-2 Chester Gate ("**Wider Site**") since October 2015. My work is based at the Wider Site on a day to day basis and I am thoroughly acquainted with 2 Chester Gate ("**Site**") and the redevelopment of the Wider Site.
2. I confirm that the Site is currently in use as offices. The Site is being used as an administrative office hub by EE Smith Contracts Limited ("**EES**") who were appointed as fit-out contractors for the redevelopment of the part of the Wider Site at 9-10 Cambridge Terrace in March 2017. EES operate the management of the redevelopment of 9-10 Cambridge Terrace solely out of the Site.
3. Since March 2017, 12 permanent management staff have been based at the Site, including staff from EES and from sub-contractors PRIORITY and ENVIRON. The facilities within the Site include permanent desk spaces, meeting rooms, storage, welfare and canteen facilities.
4. Prior to March 2017, the Site was used as offices by Bouygues UK Ltd who were the appointed construction contractors for the redevelopment of the Wider Site. Bouygues UK Ltd occupied the Site from the end of 2014 to March 2017.
5. Bouygues UK Ltd used the Site as administrative offices for the redevelopment of the Wider Site. Their sub-contractor City Basements used the lower ground floor of the Site as offices.
6. During the period from late 2014 to March 2017, approximately 16 permanent staff were based at the Site. The facilities at the Site during this period included permanent desk spaces, meeting rooms, storage, welfare and canteen facilities.
7. It is my understanding that, prior to Bouygues taking occupation of the Site, the Site was vacant for some time. I am aware that Cancer Research UK occupied the Site for office use at the time the original planning permission was granted for the redevelopment of the Wider Site in 2010 and had done so on a long term basis. I understand Cancer Research UK vacated the Site at some point in 2010.
8. I confirm that the Site is physically separate from 1 Chester Gate to the extent that there is no internal access between the two units; each unit has its own individual entrance and the front gardens between the two units are separated by a fence. 1 Chester Gate is currently undergoing construction works for the conversion to residential use as part of the redevelopment of the Wider Site.

9. The contents of this, my affidavit, are true where they concern matters within my own personal knowledge and are true to the best of my knowledge, information and belief where they concern matters outside of my own personal knowledge.


Anthony Kooperman

SUBSCRIBED AND SWORN to before me, SUSANNE ANDREASEY

PINSENT MASON'S LLP, 30 CROWN PLACE, LONDON EC2R 4ES
a **solicitor** of

on this 21 AUGUST

2017 at RUTLAND HOUSE, SW7 1BX
