

21 Baldwins Gardens / 43 Leather Lane
Design & Access Statement
Life Time Home Statement

15th October 2014



0070_PA_500_REV A

Mario Pilla Architects

DESIGN AND ACCESS STATEMENT

Outline description of scheme and opening statement:

This report outlines the design decisions and considerations which have been gone through to arrive at the proposed design which is being submitted for planning for 21 Baldwins Gardens. The following report should be read in conjunction with all drawings being submitted for full planning consent.

The areas affected by the proposal are from 1st floor to 3rd floor of the existing property.

The existing property is in a poor state of repair and risks falling into further disrepair if the current proposal were not to be undertaken, its current layout and organization and proportion of existing use classes is proving commercially unviable to my client, with a significant proportion of the existing space remaining unlet and empty for many years. The proposed extension and alterations propose to retain the existing uses and re-distribute them over the existing floors and a new proposed 4th floor. The proposed development provides, a net increase in overall area with higher grade space offered throughout with increased flexibility to meet current and future market requirements.

The documents described and enclosed in this application form a re-submission of withdrawn scheme submitted for planning in September of 2011 ref : 2011/4814/P, following pre application consultation and reviews and input from Ms Jennifer Walsh the enclosed forms the planning re-submission for 21 Baldwins Gardens.

EXTENT / AMOUNT OF DEVELOPMENT

The proposed extension to the property proposes an additional floor to the existing roof providing a new 4th floor of accommodation which is set back to the front elevation of 43 Leather Lane. An infill extension is proposed to the rear from 1st floor upto the new proposed 4th floor.

Please refer to the proposed planning drawings for further detail.

LAYOUT

The internal layout of the property is reconfigured throughout, to meet with current building regulations, though the spirit and general positioning of the primary elements remains similar (i.e stair core), a new stair well/core is introduced to serve all floors, facing Leopards Court. The 1st floor and 2nd floor are proposed as B1 workshop/light industrial. 1 open plan workshop is currently shown, however the new layout easily allows for this to be subdivided into 2 workshops if desired to fulfill market conditions. Shared WC and kitchenette are also provided. (my client desire is to retain the existing workshop component and has reviewed the current proposal with the existing tenants who would be offered the space once it has been constructed)

The 3rd and proposed 4th floor are self contained residential units, described in further detail in proposed drawings.

SCALE

The scale of the proposed development is in keeping with its surroundings and respects the overall height of the adjoining properties, the proposed 4th floor is set back, therefore having a minimal impact on the street scene of Leather Lane. The rear infill extension facing Leopards Court, respects the overall rear building line of No. 45 Leather Lane.

LANDSCAPING Hard & Soft

The proposal replaces the security fencing currently enclosing the 1st floor terrace, with a visually sympathetic vertical steel railing, which maintains the security required.

The 1st floor deck finish is to be replaced and is proposed as hard standing.

The deck also allows for secure bin stores serving the accommodation, external storage racking is also provided for cycle parking, the proposal also allows for movable planters to be located at this level

APPEARANCE

The appearance to the front of the property facing Leather lane is not significantly changed.

An additional floor is proposed and this will be set back (to building line of adjacent buildings No. 45 Leather Lane, and set back floor of No. 41 Leather Lane) as shown in the proposed drawings. All fenestration is to be upgraded to meet current standards for thermal requirements and to be similar in appearance to the existing Georgian sash windows to the front elevation of Leather Lane. The existing brick façade to Leather lane is to be retained and repaired where required.

The proposed rear extension will be constructed in materials to match existing all bricks will be reclaimed London stocks, the stair core is proposed as vertical book end, with a glazed vertical infill the structure of the core to be rendered and painted white.

The proposed openings to the rear elevation are envisaged as high performance DG elements, polyester powder coated aluminum in anthracite grey RAL 7016

USE

The uses contained within the development remain unchanged, with the commercial and residential element being retained in both cases, a net increase in residential is proposed and although the commercial B1 element gross area is decreasing we believe that the proposal allows for an improved quality of space and potential, for further subdivision into 2 units if the market requires. Please refer to the enclosed appendix 01 which outlines the existing and proposed areas /use classes.

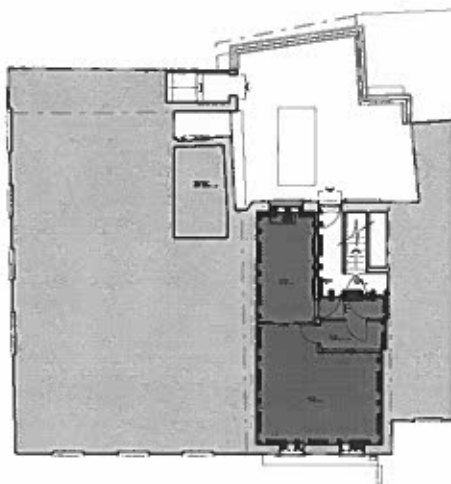
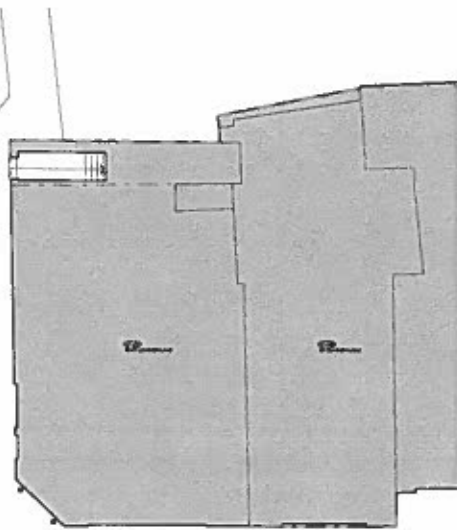
Appendix 01

Existing and Proposed areas &
Use classes



Mario Pilla Architects

Existing Area uses

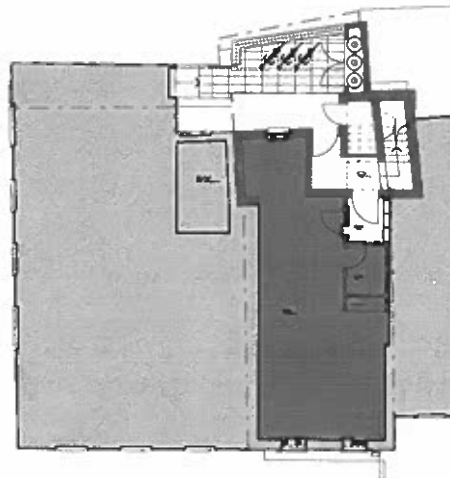


Floor area 32 Sqm
Use class B1

01 Ground floor Plan

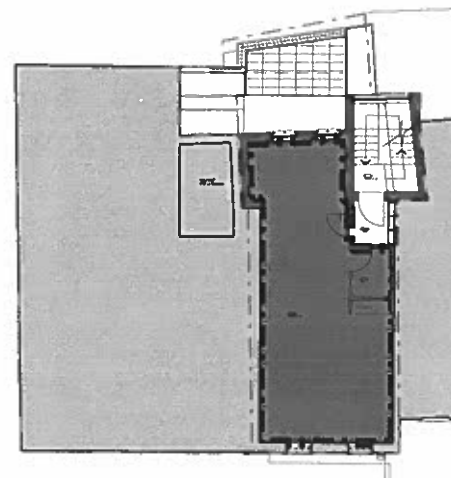
02 First Floor Plan

Proposed Area uses



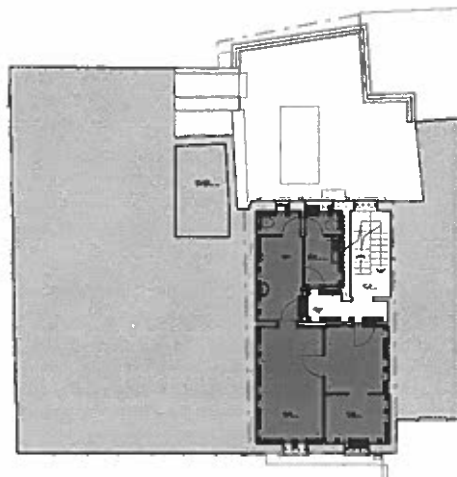
Floor area 43 Sqm
Use class B1 Workshop

05 First Floor Plan



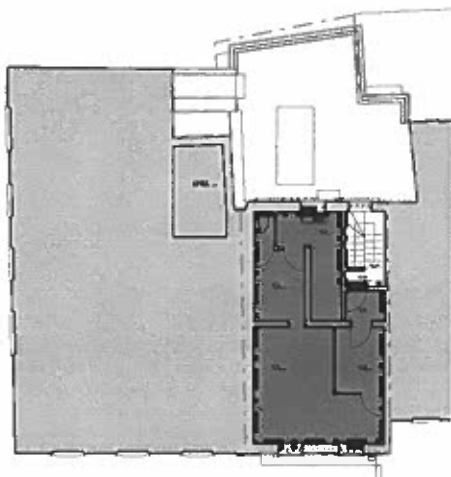
Floor area 47 Sqm
Use class B1 Workshop

06 Second Floor Plan



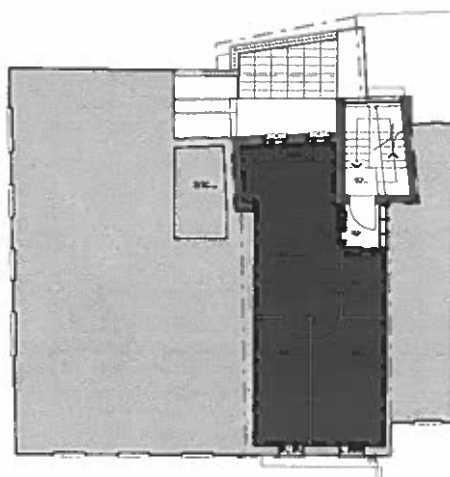
Floor area 32 Sqm
Use class B1

03 Second Floor Plan



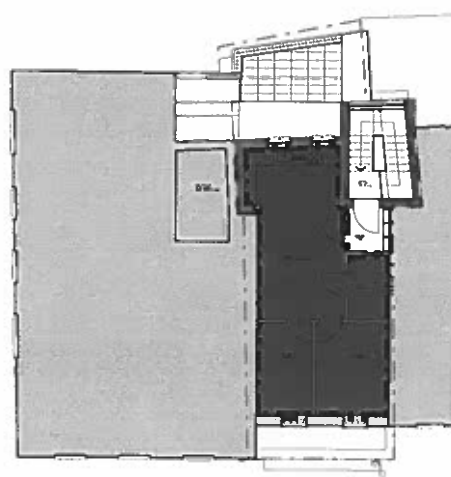
Floor area 36 Sqm
Use class B1

04 Third Floor Plan



Floor area 47 Sqm
Use class Residential

07 Third Floor Plan



Floor area 41 Sqm
Use class Residential

08 Fourth Floor Plan

Appendix

Life Time Home Standards Statement



Mark Architects

Lifetime Home Standards Statement

The Proposal is located at 21 Baldwins Gardens, and is currently a 4 Storey mixed-use building with commercial retail to the ground floor and basement (not affected by the proposed planning application). The floors above 1st floor to 3rd floor provide 3 No. workshops/light industrial. The proposal is to refurbish the existing building from 1st floor upwards and extend the existing building towards the rear boundary and roof to increase the residential floor area creating 2 new residential units.

All residences will be built to a high standard of design and construction in line with current policy and guidelines for new sustainable development.

The site is within the conservation area of Hatton Garden, the property by and large remains unchanged for in excess of 20 years and as such has fallen below the standards which the market demands. The existing property has little or no insulation. As a result the properties are inefficient both through energy use and functionality. There is a clear opportunity to increase the housing density on the site whilst still achieving a high standard of living for all occupants.

The proposal by comparison is efficiently planned in accordance with current housing standards. The site itself is well suited for development or the creation of more suitably sized residential units.

Sustainably located, the site is within walking distance of excellent public transport links, shops, and open recreation areas.

We set out below in more detail various aspects of the design and specification relating to Life Time Homes Standards.

This is a suitable re-use project where the existing building will be retained as much as possible to reduce the amount of new build required consequently reducing waste, materials, transportation etc. Therefore it should be noted that it has not been possible to comply to all of the criteria set out by Lifetime Homes as 23 Baldwins Gardens is in excess of 100 years old and therefore presents spatial constraints related to its age.

1) The proposal does not provide for car parking spaces on site. The proposal is within central London location with good public transport within walking distance and is within the control zone having PTAL rating 6. The sustainable nature and location of the proposal negates the need of parking provision.

2) Access for parking – n/a (see above)

3) Being as stated above, in a conservation area, we decided not to alter the front elevation of the building, (save for the additional set back floor to the roof, which will be constructed in materials to match existing), therefore the access to the property remains unchanged from 21 Baldwin gardens, which allows secure access to the first floor terrace, all other floors are accessed from new stair well from 1st floor external terrace.

4) The lighting at the entrances to the flats will be fully diffused achieving an adequate luminance on the locks and access control points, have level access over the threshold not exceeding 15mm and have a covered main entrance

The external landing of minimum 1300mm x 1200mm is provided at the main entrance to the flats.
A door entry systems and door bells will be set so that controls are in a zone 1100mm from the floor and within 200mm of the door frame on the latch side.

5) The communal stair will be built and designed to comply with section 9 of Part M1: common stairs in block of flats and with Part K1: stairs and ladders. Stairs provide easy access to all levels and have uniform rise of less than 170mm and uniform going of 250mm. All Handrails are 900mm high and extend 300mm beyond the top and bottom steps. Tapered treads have min 250mm going measured at a point 270mm from inside of the tread and minimum 50mm at narrow end.

6) All doorways and hallways conform to the stated specifications and dimensions to meet the criterion below. There will be 300mm space allowance between any corner and the opening edge of any entrance doors at entrance level (to all flats). The 300mm ribs are provided only at the latch side of the pull side of the doors.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750mm	900mm (when approached is head on)
750mm	1200mm (when approach is not head on)
775mm	1050mm (when approach is not head on)
900mm	900mm (when approach is not head on)

7) All living rooms are open plan and have ample circulation spaces for all users. The layout of the kitchen allows for 1200mm min between opposite rows of units and all units are situated in a straight line. If a wheelchair user is going to use the kitchen some adaptation to create a knee spaces under sink and other key functional spaces will be made. The main bedroom in all flats have a clear space of 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms have a clear space, 750mm wide, to one side of the bed and at the foot of the bed where it is necessary to pass.

All internal doorways and hallways will be wide enough to allow stick or crutch users to manoeuvre, into and out of rooms. There is provision for adequate turning circles for wheel chair users. Front doors to the flats have a clear opening of 800mm. Internal doors to the flats also provide a clear opening of 800mm.

8) Then proposed flats / studios will provide living space that provides seating/socializing space for the household and visitors on the entrance level.

9) The Proposed flats / studios will provide a room/space located on the entrance level that can be used as a convenient temporary bed space for household member with mobility problems.

- 10) All flats comply with Part M of building regulations with an accessible WC on the entrance level. There should be: a) a wheelchair accessible entrance level WC, with level access shower facility and potential future connection to main bedroom.
- 11) Bathroom walls will be capable to taking adaptations such as handrails. Wall reinforcements will be located between 300mm and 1500mm from finish floor level.
- 12) Not applicable no 2 storey residential units provided.
- 13) The design provides for a reasonable route for a potential hoist from main bedroom to the bathroom for all flats. The route will be provided either by the provision of a knock out panel for a future door directly between main bedroom and a bathroom or through bedroom and bathroom doors across hallway.
- 14) All bathroom layouts have out swinging doors. The layouts provide a clear width of 1100mm between the front rim of the WC pan and the opposite wall. Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can use the shower.
- 15) All new windows opening will have a cill of 800mm or lower. Full height windows are proposed will be made of toughened glass and should be easy to open/operate.
- 16) All Controls, fixtures and fittings including switches, sockets, ventilation and service controls will be at height useable for all (i.e. between 450 and 1200mm from the floor). The operation of all fittings such as taps and handles will be consistent throughout the proposal and will be suitable for people with limited hand dexterity.

Energy conservation is addressed with the proposed use of good quality environmentally produced insulation to the walls, floor and roofs. This insulation will be to the required thicknesses above the base level as set within the building regulations and will prevent heat gain and heat loss. All new glazed doors and windows will be double glazed throughout with argon filled cavities to minimize heat loss. Further consideration will be given to the use of renewables where economically possible such as PV's and solar.

To further satisfy the requirements for the code for the sustainability, all materials will be carefully sourced to ensure that current standards of material production are adhered to. Only environmentally produced materials will be used in the building of the extension and any hardwoods and other natural materials will be from environmentally renewable sources. Where possible and where applicable, all materials will be sourced locally to ensure that travel distances for deliveries will be kept to a minimum.

The building will be built to the highest standards to achieve a good quality environment in which to work and live. All current building regulations and NHBC standards will be used through the construction detailing to achieve good levels of acoustic, thermal, light and ventilation performance. Sound insulation and isolation details to the structure of all walls, floors and roofs will produce quiet internal environments to each residential unit, reducing the passage of sound from one unit to another to an acceptable minimum.

All white goods provided will have a low Energy rating with the fridge and freezers having an A+ rating. Washing machine and dishwashers having an A rating and internal drying lines will also be installed in the bathrooms.

Appendix 03

Supporting Planning drawings



01 Front Elevation from Leppards Court



02 Rear Elevation View from Leppards Court

CONTRACT
 The drawings are to be used in accordance with the contract documents and the conditions of sale of the land.
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SCALE
 1:50

DATE
 14.09.11

PROJECT
 0070-PA-010

NOTES

KEY PLAN

Mr Andrew Vanezis
 Mrs Georgina Vanezis
 10 Monkham Drive
 Woodford Green
 Essex
 IG8 0LQ

FILE

21 Baldwins Gardens
 London
 EC1N 7LJ

ARCHITECTS

Mario Pilla Architects

SURVEY ELEVATIONS
 Front and Rear Elevations

PLANNING APPLICATION

0070-PA-010

A

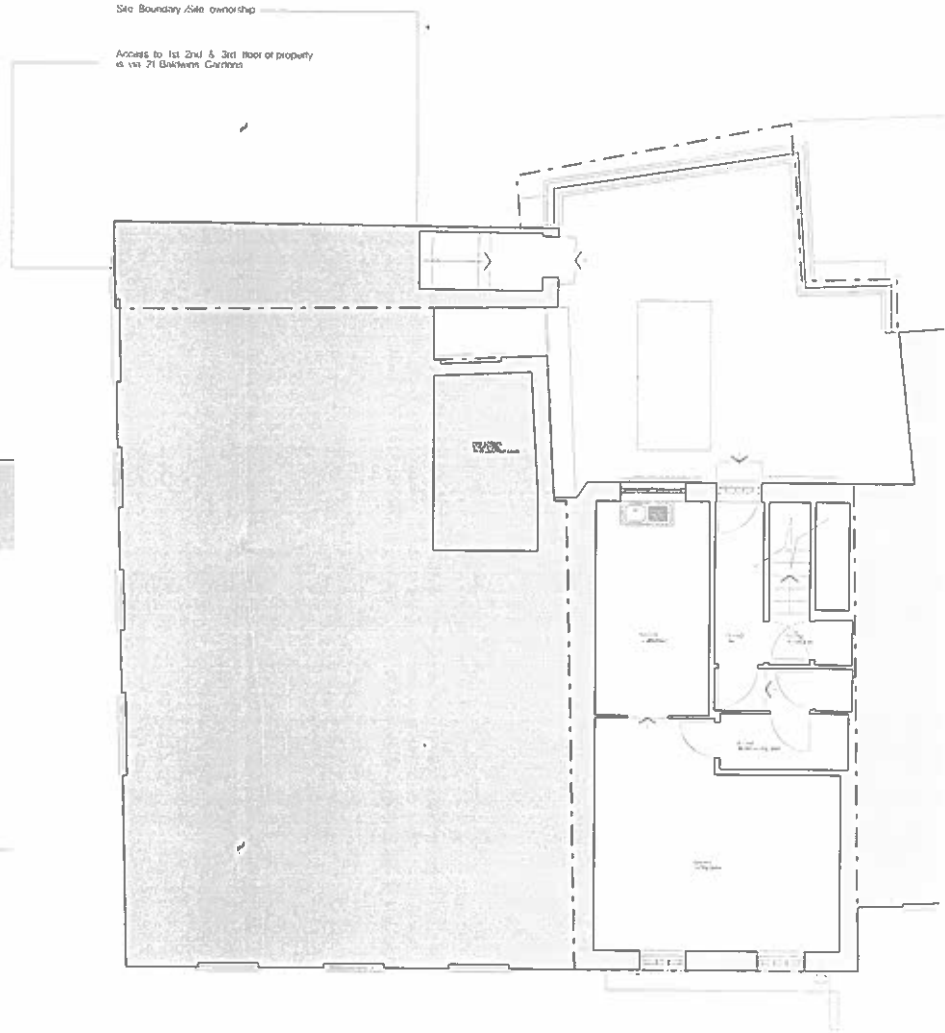
NOTES

1. The proposed site is located in the site of the former 21 Baldwins Gardens, 21 Baldwins Gardens, London EC1N 7UY. The site is bounded to the north by the site of the former 21 Baldwins Gardens, to the south by the site of the former 21 Baldwins Gardens, to the east by the site of the former 21 Baldwins Gardens, and to the west by the site of the former 21 Baldwins Gardens.

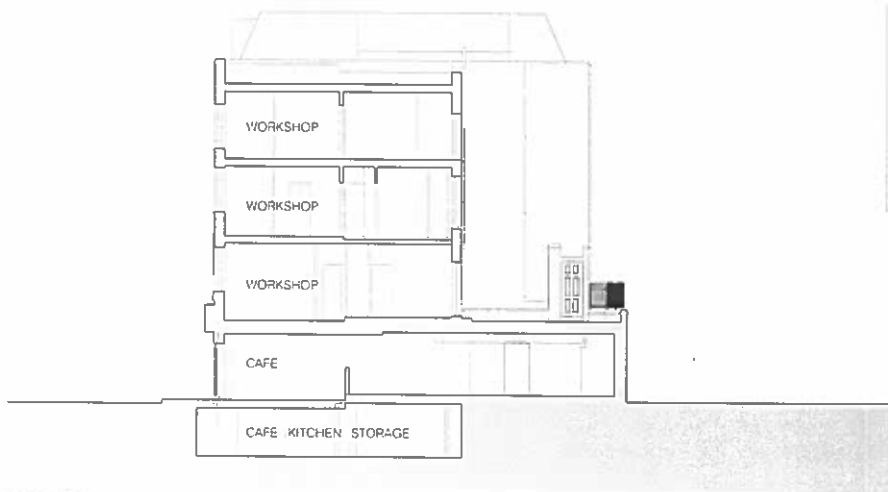
2. The proposed site is located in the site of the former 21 Baldwins Gardens, 21 Baldwins Gardens, London EC1N 7UY. The site is bounded to the north by the site of the former 21 Baldwins Gardens, to the south by the site of the former 21 Baldwins Gardens, to the east by the site of the former 21 Baldwins Gardens, and to the west by the site of the former 21 Baldwins Gardens.

3. The proposed site is located in the site of the former 21 Baldwins Gardens, 21 Baldwins Gardens, London EC1N 7UY. The site is bounded to the north by the site of the former 21 Baldwins Gardens, to the south by the site of the former 21 Baldwins Gardens, to the east by the site of the former 21 Baldwins Gardens, and to the west by the site of the former 21 Baldwins Gardens.

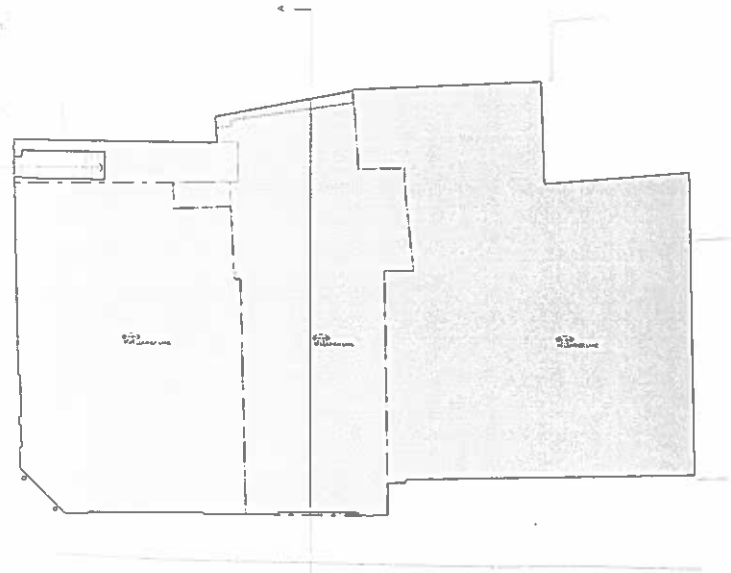
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02 First Floor Plan



01 Ground Floor



LEATHER LANE

02 Site Plan

NO.	DATE	BY	REVISION
1	14/09/11	MPA	ISSUED FOR PLANNING
2	14/09/11	MPA	ISSUED FOR PLANNING
3	14/09/11	MPA	ISSUED FOR PLANNING
4	14/09/11	MPA	ISSUED FOR PLANNING
5	14/09/11	MPA	ISSUED FOR PLANNING

KEY PLAN

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10 Monkham Drive
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TITLE

21 Baldwins Gardens
London
EC1N 7UY

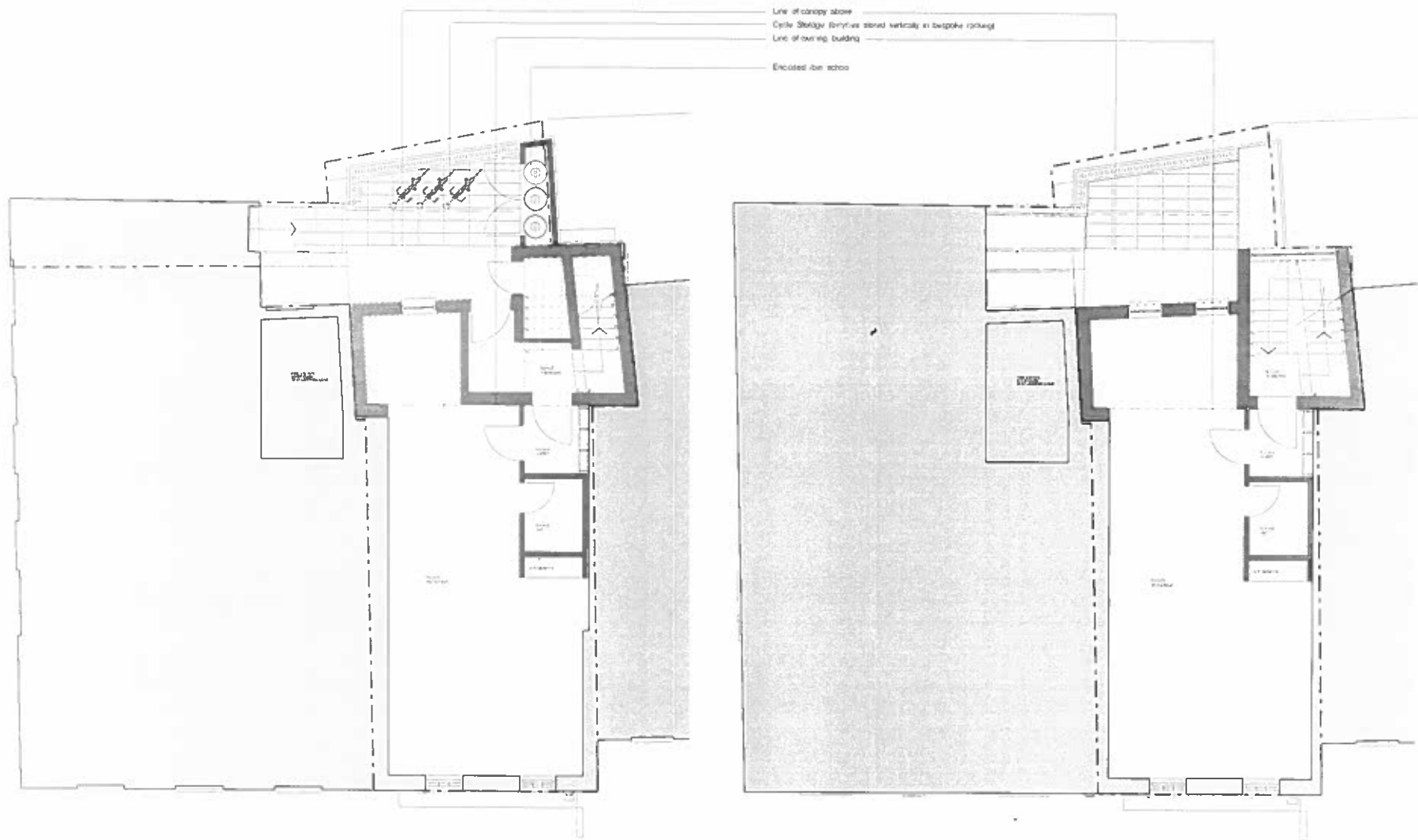
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SURVEY PLANS

Ground floor plan A
First floor plan
Section AA

ISSUED FOR PLANNING

0070 - PA - 015



Line of canopy above
 Cycle Storage (bicycles stored vertically in bespoke rackage)
 Line of existing building
 Enclosed bike school

1.0 Introduction
 The purpose of this document is to provide a clear and concise summary of the proposed development and the reasons for its proposed location and scale.
1.1.1 Project Overview
 The proposed development is a new residential building located at the site of the existing building.
1.1.2 Site Location
 The site is located in the heart of the town, surrounded by residential buildings and green spaces.
1.1.3 Planning Context
 The site is zoned for residential use, and the proposed development is in accordance with the local planning policies.
1.1.4 Design Objectives
 The design objectives for the proposed development are to provide a high-quality residential environment, to respect the existing building's character, and to provide a sustainable and accessible development.

2.0 Site Details

2.1 Site Location

2.2 Site Description

2.3 Site Constraints

2.4 Site Access

2.5 Site Services

2.6 Site Surroundings

2.7 Site History

2.8 Site Ownership

2.9 Site Planning History

2.10 Site Environmental Context

3.0 Design Objectives

3.1 Design Objectives

3.2 Design Objectives

3.3 Design Objectives

3.4 Design Objectives

3.5 Design Objectives

3.6 Design Objectives

3.7 Design Objectives

3.8 Design Objectives

3.9 Design Objectives

3.10 Design Objectives

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PROPOSED PLANS
 First floor plan &
 Second floor plan

PLANS NO.	DATE	DESIGNER	DATE	APPROVED
1.01	14.07.11	M.P.	M.P.	

PLANNING APPLICATION

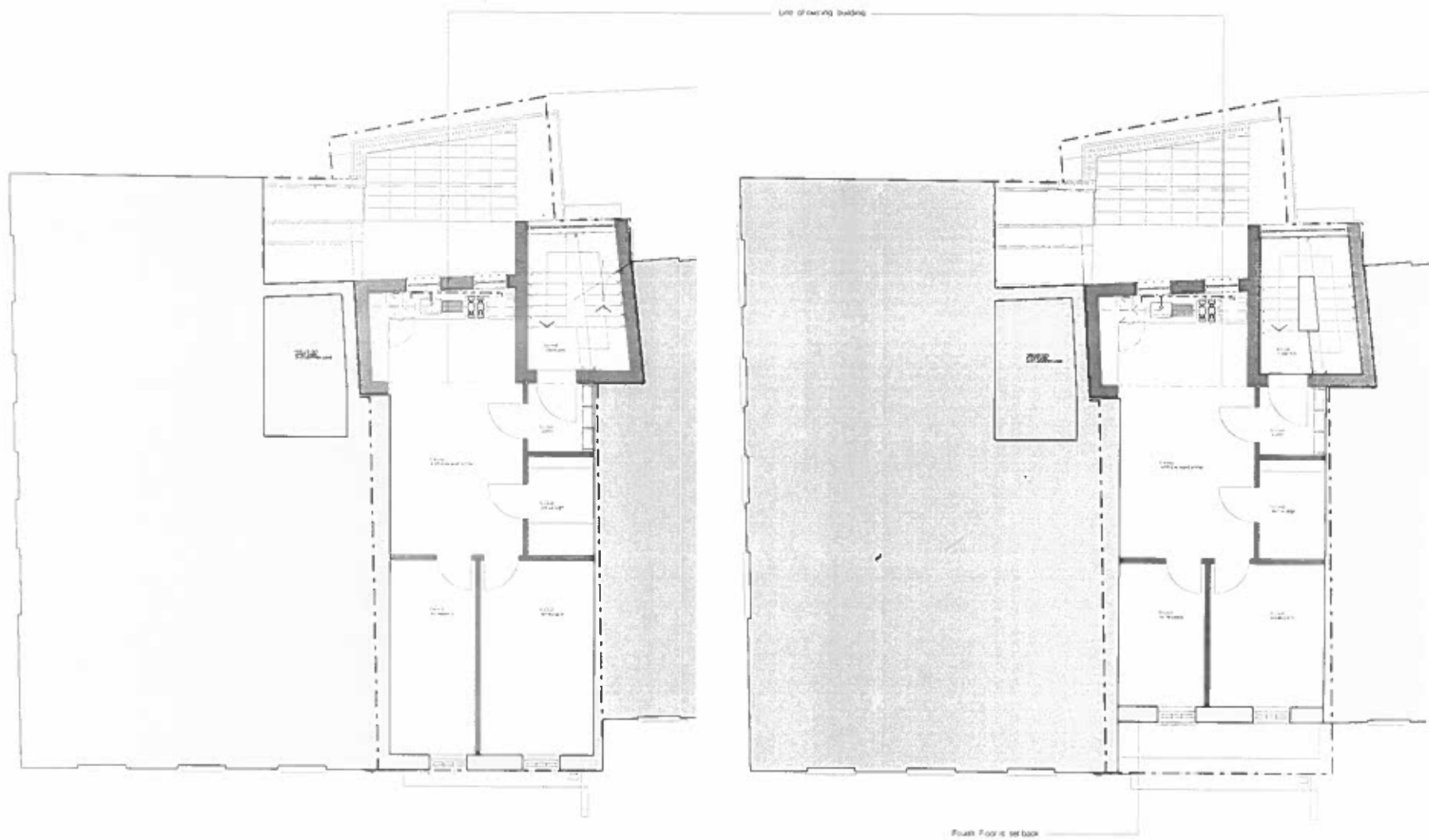
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CONTRACT
 This document is to be used in conjunction with the contract documents for the proposed development. It is not to be used in isolation and should be read in conjunction with the contract documents for the proposed development. It is not to be used in isolation and should be read in conjunction with the contract documents for the proposed development.

CONTRACTOR'S OBLIGATIONS
 The contractor shall be responsible for the design and construction of the proposed development in accordance with the contract documents for the proposed development.

FOR ELEVATED DATA
 The contractor shall be responsible for the design and construction of the proposed development in accordance with the contract documents for the proposed development.

ASSESSMENT OF RISK
 The contractor shall be responsible for the design and construction of the proposed development in accordance with the contract documents for the proposed development.



NOTES

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BY PLAN
 Mr Andrew Vanezis
 Mrs Georgina Vanezis
 10 Monkham Drive
 Woodford Green
 Essex
 IG8 0LQ

FILE
 21 Baldwins Gardens
 London
 EC1N 7UY

Mario Pilla Architects

PROPOSED PLANS
 Third floor plan &
 Fourth floor plan

DATE	DATE	DATE	DATE	DATE
1.50	14.08.11	ASPA	ASPA	

PLANNING APPLICATION

DRAWING NO 0070 -PA- 030 **REV** B

NOTES

1. CONTRACT
This drawing is to be used in accordance with the contract documents and to be used in accordance with the contract documents and to be used in accordance with the contract documents.

2. SCALE
The scale of this drawing is as indicated on the drawing.

3. DATE
The date of this drawing is as indicated on the drawing.

4. DRAWING
This drawing is a part of a set of drawings and should be read in conjunction with the other drawings in the set.

5. MATERIALS
The materials to be used in the construction of the building shall be as specified in the contract documents.

6. CONSTRUCTION
The construction of the building shall be in accordance with the contract documents.

7. PERMITS
The applicant is responsible for obtaining all necessary permits for the construction of the building.

8. SITE
The site is as shown on the site plan and shall be used in accordance with the contract documents.

9. UTILITIES
The location of all utilities shall be as shown on the site plan and shall be used in accordance with the contract documents.

10. LANDSCAPE
The landscape design shall be as shown on the site plan and shall be used in accordance with the contract documents.

11. OTHER
The applicant is responsible for obtaining all necessary permits for the construction of the building.



01

02

NO.	DATE	DESCRIPTION
1	10/10/10	PRELIMINARY
2	11/10/10	REVISED
3	12/10/10	REVISED
4	01/11/11	REVISED
5	02/11/11	REVISED
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Architect:
Miguel Vanezis
Miguel Vanezis
10 Monkams Drive
Woodford Green
Essex
IG8 0LQ

Client:
21 Balwyn Gardens
London
EC1N 7JY

Mario Pilla Architects

PROPOSED ELEVATIONS
Front and Rear Elevations

Scale: 1/50
Date: 14/05/11
Architect: MPA
Client: MPA

PLANNING APPLICATION

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PROPOSED
Section AA

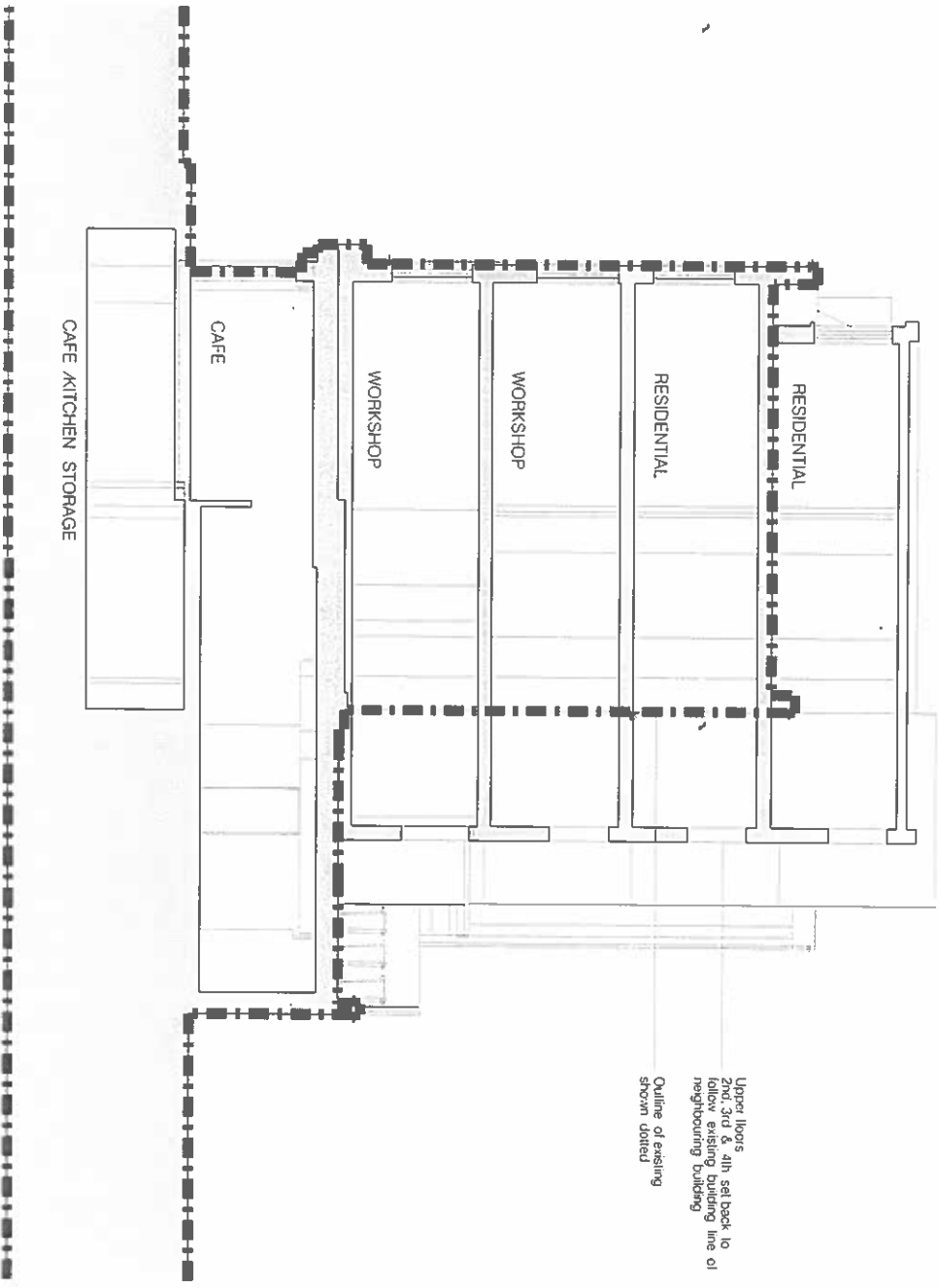
ARCHITECTURE DESIGNERS PLANNING INTERIORS

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DRAWING NO 0070 -PA- 045

REV B

DRAWING		SCALE @ A3	1:50	STATUS	PLANNING APPLICATION
AMENDMENTS	A	DATE	30 09 11	ORIGINATED BY	MPA
		CHECKED BY	MPA	AUTHORISED BY	MPA
RESUBMIT FOR PLANNING CONSULTATION WITH CALDERON PLANNING					



01 Proposed Section AA

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DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions and areas of the building and site before construction. Hing Pilla Architects' liability is limited to the design and drawings only.

TOP ELECTRICAL DATA ISSUE

Electronic data / drawings are issued as 'read only' and should not be modified in any way. All data should be read only from those sources stated in text on the drawing.

Appendix 04

Statement of Use 21 Baldwins Gardens London EC1N

Andrew Vanezis
10 Monkham Drive
Woodford Green
Essex
IG8 0LQ

Email: avanezis@bt.com

Tel: 0208 504 9487

19th September 2011

Planning Department
London Borough of Camden

Dear Sir or Madam,


Re : Statement of Use - 21 Baldwins Gardens London EC1N

Further to the meeting I attended with my architect, Mr Mario Pilla, and Mr Carlos Martin, the planning officer, on the 12th September 2011 at the local planning department I enclose a statement of uses relating to 21 Baldwins Gardens London EC1N 7UY.

It was agreed at that meeting that I should submit a statement as to the uses of the property, periods when vacant and other matters relevant to the properties use.

The property was purchased at an auction on the 17th April 1996.

Yours faithfully



Andrew Vanezis

Statement of Use: 21 Baldwins Gardens

Third Floor

17th April 1996 - October 2003

- Mr. Williams occupied the third floor as his residence under a verbal tenancy agreement (see auction catalogue and particulars of Lot 17)
- The tenant failed to pay his rent on verbal arrangement and unexpectedly vacated the premises in October 2003.

January 2004

- Third floor was let as a live-in/workshop space to Mr. Appalawamy
- Mr. Appalawamy resides there on a yearly tenancy and is the present occupier
- The lease is currently FTS and terminated on 24th December 2011

Second Floor

17th April 1996 - September 2004

- The second floor was let under B1 use to Mr. Morris who ran a jeweller's workshop at the premises (see auction catalogue and particulars of lot 17)

September 2004 - June 2006

- The premises was let to Mr. Shah under B1 use
- It was discovered that Mr. Shah was using the premises as living accommodation
- Mr. Shah surrendered the lease unexpectedly in June 2006

June 2006 - Present

- The second floor has been vacant
- Business rates have been paid over the past five years with no likelihood of the premises being let
- Attempts have been made to market the property as a workshop with local estate agents such as Durrant & Company and Jarvis Keller, but none have been prepared to market the property as a jeweller's workshop

First Floor

17th April 1996 - June 2002

- Premise was vacant
- There was no indication of its previous use except the installation of a large kitchen area (see auction catalogue and particulars of lot 17)
- Premise was marketed through Jarvis Keller (formerly known as MCI Estates)

June 2002 - December 2005

* Premise was let under B1 use to Mr. Griffiths who had a shop writing with Mr. Morris on the second floor and flats on the balconies of the first.

December 2005 - December 2006

* Premise was vacant

October 2006 - Present

* Premise is let under B1 use to Mr. Bondiam
* The lease is based on a yearly tenancy, is currently B1B and terminates on 24th December 2011.

Further Comments

When the premises was purchased, all service providers (Electricity, water rates and Council rates) treated the whole building as one unit and the tenants in occupation would hold a share of the bill.

In 2006, the valuation office assessed the whole building on a residential basis. As a result of the valuation, the first floor was treated as a separate property.

The Valuation Office decided to split the property into 3 units. No business rates quoted by the Valuation Office were appealed against.

When attempting to find comparative evidence of other workshops in the area, to contest the new business rates, it was discovered, through the planning department, that St. Belwin Gardens did not have workshops as the use of the premises was residential use. Because a planning application was proposed a local enquiry and land charge search as to the planning use of the property was made. The planning department confirmed that 'The latest planning history suggests that the use of the property was a ground floor shop and flat above'.

The present tenants' leases terminate on 24th December 2011. Tenants will be given the option to take out 11 year leases on the proposed first floor workshop area referred to in the planning application.

LOT
17

**39-43 LEATHER LANE,
LONDON EC1**



Photograph taken 12th March 1996

SITUATION

On the western side of this long established and very busy market location close to Holborn Bars and Hotten Gardens, the property enjoys a very busy office area with very high footfall and pedestrian flows.

PROPERTY

Comprising one two storey and one four storey backland properties providing 2 Lockup Shops, three flats over with possible potential for future construction over number 43.

FUTURE

ENTRAGED

TENANCIES

Property	Accommodation	Lease & Term	Term	Annual Eval. Rental	Remarks
10/11	Shop Retail unit 27' x 10'	4. Parkers & Co. Lease- Furniture	31.03.2009 21.06.2009 (Term)	£7,700	4th Floor - 4 Storey 1996 1st Floor
43 Ground Floor	Gross Garage Internal Width 14' 6" 14' 6" 2' 6" x 6" Basement	2. Drive Shelbridge	27.06.2009 10.03.2009 (Term)	£10,000	1st Fl. 2nd Floor 1996 & 2009 Ground Floor - 1996 (Term)
43 First Floor	Approx. 125 sq ft.	To be let on a 11 year lease to be determined with the first lease to be a 11 year lease.			
43 Second Floor	Approx. 300 sq ft.	2. Agents Shelburne Workings	2 years from 17th May 2009	£17,000	1st Floor - 1996
43 Third Floor	Approx. 375 sq ft.	C. Williams	21.06.2009	£22,000	

This Producing **£27,725** net income exclusive

Joint Auctioneers

BRAHAM GOLD

8 Whitpole Street, London W1M 6NE, Telephone: 0171-275-1131 (Mr. J. Braham)

21 Baldwins Gardens, London, EC1N 7UY

Enquiries of Local Authority - Additional Questions

Question	Answer
Are there any unregistered properties (other than those shown on the plan) which are situated on the land above? If so, please provide details of the properties and the date of the last search for further information please complete the Duty Statement on page 2 of this form.	The above Baldwins Garden from 1988 suggest that the use of the property has been around the 1st and 2nd above. It will wish for further information please complete the Duty Statement on page 2 of this form.

Date: 05/09/2014

The duplicate of this form must also be completed: a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Register of local land charges

Requisition for search and official certificate of search

Requisition for search
 (A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) of the register of local land charges kept by the above-named registering authority for subsisting registrations against the land (defined in the attached plan and) described below

Description of land sufficient to enable it to be identified

21 BALDWIN'S GARDENS
 EC1N 7UY

Name and address to which certificate is to be sent

MR ANDREW WILKES
 60 PARKWAY DRIVE
 WINDSOR GREEN
 ASSEX TGS G19

Signature of applicant (or his solicitor)

Date

Telephone number

Reference

Enclosure
 Cheque/Money Order/Postal Order/ Giro

Official certificate of search

It is hereby certified that the search requested above reveals no subsisting registrations of the 6 registrations described in the Schedule hereto up to and including the date of this certificate

Signed

On behalf of

Date

05/09/2014

- Delete if inappropriate. Otherwise insert Part(s) in which search is required
- Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned)
- Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent)
- Insert name of registering authority



REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH

Engineer's Reference:

Reason for Search: An official search is required to the register of local land charges kept by the duly-constituted registering authority for subsisting registrations against the land described below.

Registering Authority: London Borough of Camden
Argyle Street
London
WC1H 8PE

Search Address: 21 Baldwins Gardens
London
EC1N 7UY

Search by: Local Land Charges
Done in accordance with Section 14(1) of the Act

Official Certificate of Search

I hereby certify that the search described above reveals no registrations subsisting in the Schedule hereto up to and including the date of this certificate.

Search Officer
Local Land Charges Manager
London Borough of Camden

Date: Monday 05 September 2011



FS 35714