

STATUTORY DECLARATION

I, **ANTHONY RICHARD COVEY**, of **The Design Works, 32 GRANGE ROAD, PLYMOUTH, PL7 2HY**, solemnly and sincerely declare as follows:

1. I am a Building Surveyor/Engineer with in excess of 35 years in a profession linked to the Building/Construction industry. I have been involved in the design and renovation of properties since the early 1980's and a founding partner in the Architectural Practice known as 'The Drawing Room' formed in 1994 and recently becoming a sole practitioner in 'The Design Works' also an Architectural Practice.
2. The property South Fairground Site and access road at Vale of Health Hampstead London NW3 shown on Land Registry Title Deed Plans Ref 129137 and NGL 607054 first came to be known to me when I was contacted by Ms J Lukka on the 21st of November 2016 regarding her interest in purchasing the property
3. Ms Lukka informed me that she had visited the site on a number of occasion's whilst out walking on Hampstead Heath and was aware that people were living on the site, some in caravans with awnings, one with a Yurt type structure attached to it and the main longstanding resident was living in a timber house that he had built for himself several years earlier
4. I first visited the site on the 7th of February 2017 and met Ms Lukka on the access road between the North and South Fairground Sites. We entered the South Fairground Site via a small gate on the North corner of the site revealing various structures, caravans, awnings, the Yurt structure and a small brick building with corrugated iron roof which had contained toilets in the South corner of the site.
5. The most significant structure was a building of irregular shape in plan and elevational form of timber construction and built around a tree numbered 398 on the site survey plan. We entered this building via one of its several doors and walked through what I have subsequently seen photographs of that predate my visit and I am able to confirm that the building I inspected is the same one that appears in the photographs being presented as part of the enforcement appeal process by Ms J Lukka

6. As the focus of the enforcement appeal is the permanent building my ongoing statement is in relation mainly to this building. The building I found on site on the 7th of February 2017 was of an irregular footprint which I estimated to be around 55-60m² in area. The main living area was built around a tree which was decorated with tinsel wrapped around its trunk. Above part of the main living area was a second tier accessed from steps beside the tree.

This second tier had limited headroom but had windows overlooking the adjacent pond and the shallow sloping roof over the remainder of the ground floor. On the whole the building was around 2.7m to 3.0m high at eaves level rising above the second tier to something approaching 5.0m. The building was of timber construction mainly covered in ply sheeting and an external waterproof layer to the roof of linoleum sheeting giving the appearance of rustic wooden floor boards. It was and is still my opinion that this structure had been in existence for in excess of 4 years.

7. Internally there was evidence of a wood burning stove having been installed together with pots & pans cupboards and shelving forming a kitchen area, food packets and empty beer and wine bottles, evidence of electrical equipment by way of power cables having been left behind, unopened letters addressed to people suggesting to me that indeed people had been living in the building until shortly before my visit
8. I had previously informed Ms Lukka of the Metropolitan Open Land Status of the Site and that any form of new development would be difficult to achieve and subsequent to my site visit I advised that the existing structures on site should be retained with repairs carried out where necessary as in my opinion these buildings would have become lawful due to their being in existence for at least 4 years
9. It was discussed that it would be a good idea for a topographical survey company to survey the site and prepare a survey drawing to record the various buildings and structures on site and I arranged for Cadmap Ltd to carry out this work. They visited site on the 23rd of February 2017 to survey the site and structures. Between my visit of the 7th and the 23rd and despite the then current owner's attempts to secure the site a lot of rubbish had been dumped on the site by persons unknown making some of the areas less accessible than the earlier date. Nevertheless the survey was carried out and I received completed survey drawings on the 14th March 2017 from Cadmap Ltd Job No CM17294 listing myself, Tony Covey, as the client

10. Ms Lukka completed her purchase of the site on the 29th March 2017 and I further advised that the buildings should not be enlarged or replaced as that would constitute development requiring planning permission. However the exterior finishes could be replaced where remedial work was required and particularly so if they were leaking. It was evident that the roof covering had been torn by the wind and was therefore leaking and I advised that the roof could be recovered providing the height was not increased nor the overall roof area extended. I emphasised that if any of the timber framed walls were found to be rotten and a localised repair was necessary then the frame should be replaced one small section at a time with temporary supports to the roof so that the overall structure was retained at all times
11. I visited the site a few times whilst interior renovations were being carried out and can confirm that the building footprint, size and shape remains the same as when I first visited the property and that the building framework was not a new structure although some sections had been replaced. The roof covering and exterior wall cladding had been replaced with felt to the roof and timber boarding to the walls but the structure was and remains essentially the same that I saw at my first visit.
12. At one of my visits when the majority of the rubbish had been cleared and existing drainage had been exposed I was asked to advise in relation to a Building Control Enquiry regarding drainage works and I advised that repairs to the existing drains would not require Building Regulation Approval.
13. In respect of services I can confirm that at my site visit of the 7th February 2017 I noted evidence that electrical equipment had been in use at the property, heating was likely by means of a wood burner and cooking using a bottled gas supply as I saw a small gas stove. Introduction of new or upgraded services in itself does not constitute development in terms of the Town & Country Planning Act and on occasion it is necessary to replace or repair services to existing properties for various reasons

AND I MAKE THIS DECLARATION SOLEMNLY BELIEVING THE SAME TO BE TRUE BY VIRTUE OF THE STATUTORY DECLARATION ACT 1835

Signed:



A R COVEY

Declared at:



The 13th day of July 2018

Before me:



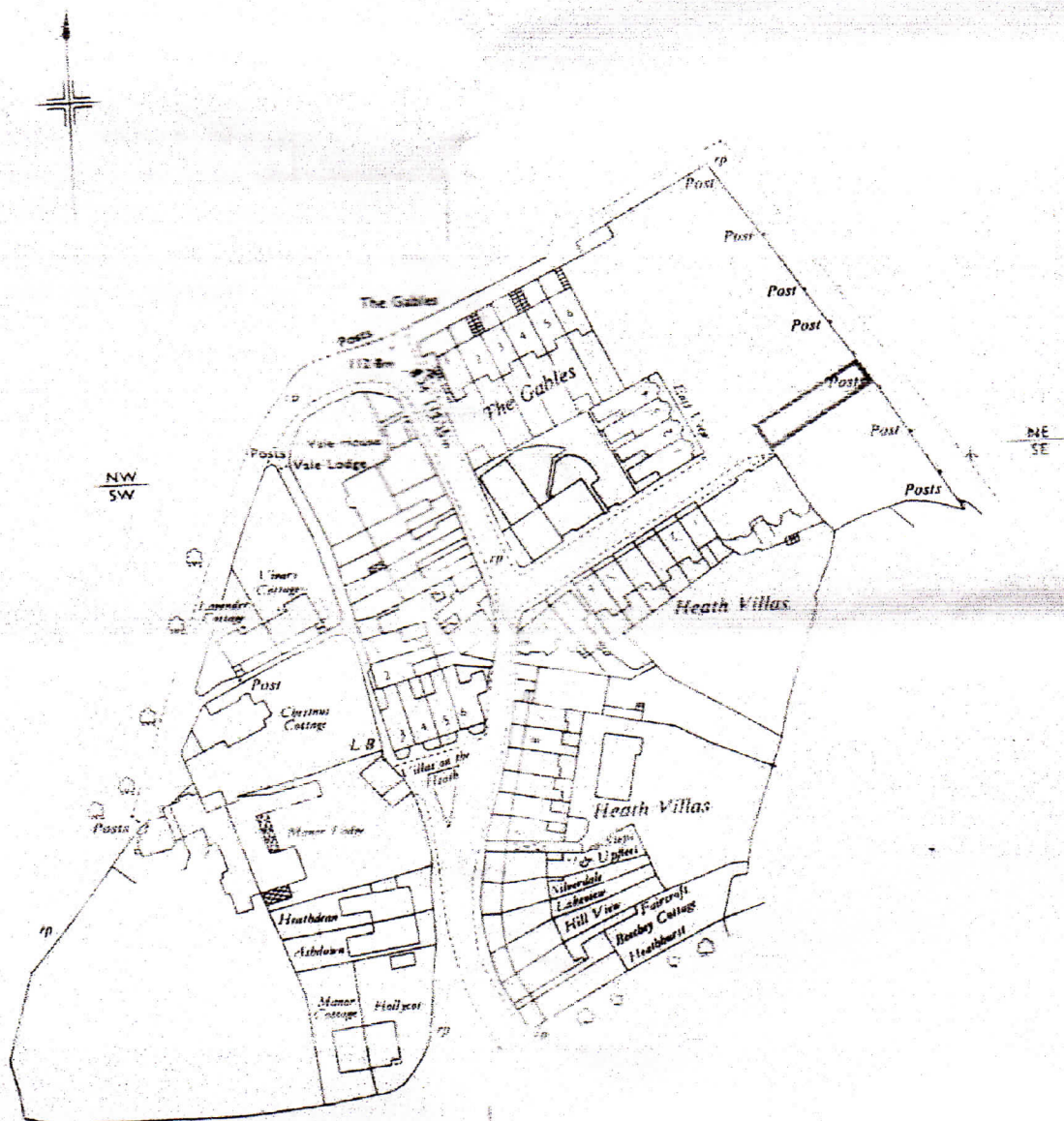
A solicitor empowered by the law to take oaths.

**SALLY TREVASKIS - Associate
Chartered Legal Executive
WOLFERSTANS Solicitors
85-89 Ridgeway
Plymouth PL7 2AA**

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL 607054	
ORDNANCE SURVEY	COUNTY	SHEET	NATIONAL GRID
PLAN REFERENCE	GREATER LONDON		TQ 2686
Scale: 1/1250			SECTION B
			© Crown copyright 1991

SCROUGH OF CAMDEN

Old Reference LN 11 89 B



AR Loney

SE Trevelyan



H.M. LAND REGISTRY		TITLE NUMBER	
		129137	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	
	GREATER LONDON		NATIONAL GRID TQ 2686
		SECTION B	
Scale: 1/1250			
© Crown copyright 1972			

129137

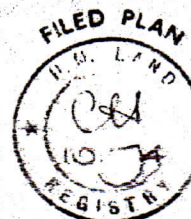
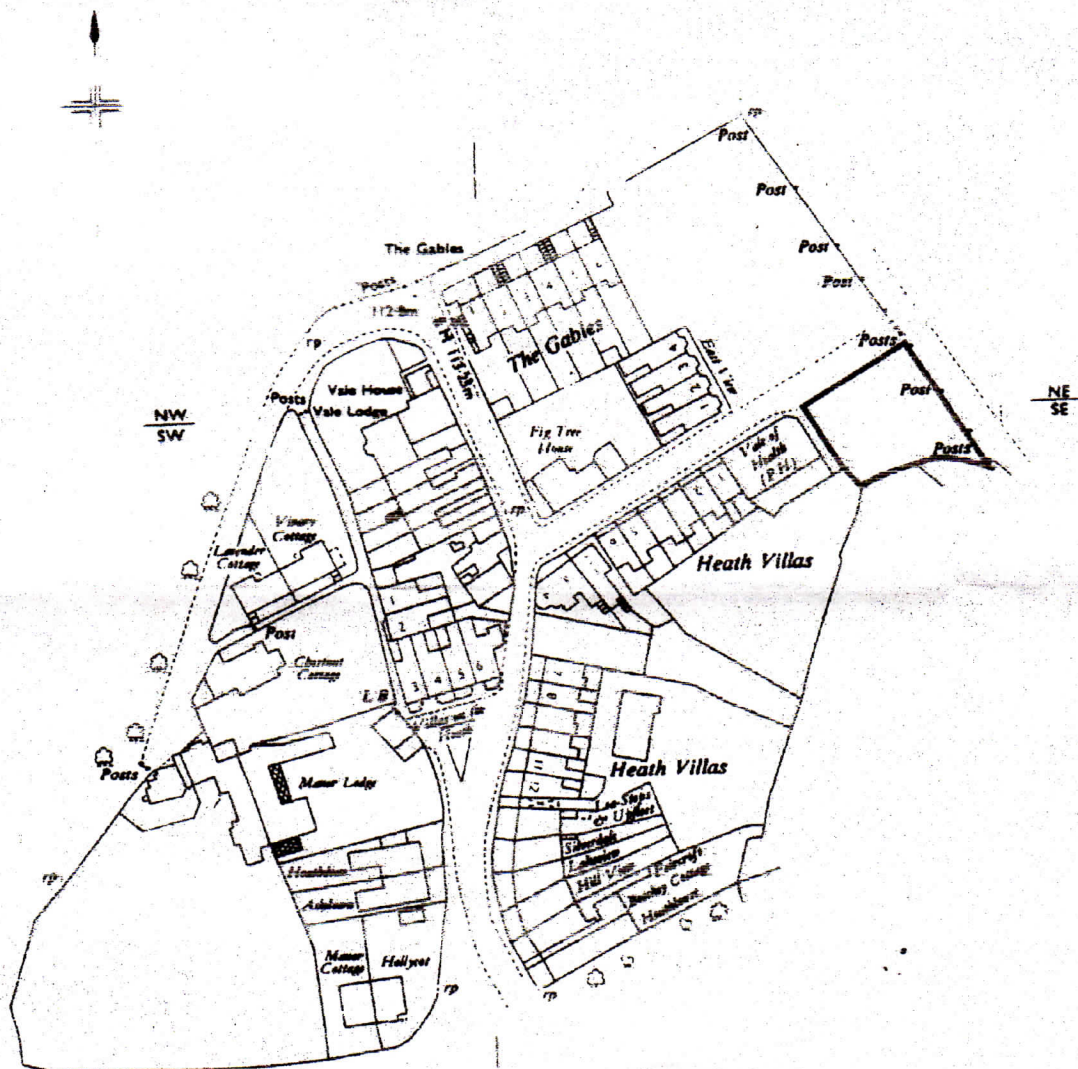
SECTION

Scale: 1/1250

© Crown copyright 1972

Old Reference LN II 33

BOROUGH OF CAMDEN



AK Lovey

SE-1250