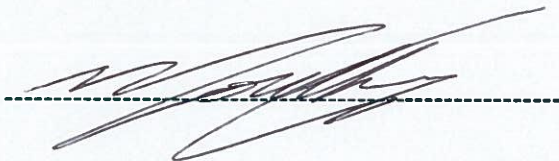


Statement of Mr Nigel Southey supporting an application for a certificate of Lawful Use of the ground floor and lower ground floor of 12-12A Rosebery Avenue, 6 Warner Yard and 22-26 Vine Hill, London EC1R

1. I have been employed by the Colyer Group since 1st September 1980. I have been Managing Director since 1st April 2006. Consequently, I am very familiar with the work of the group and how it has utilised the ground floor and basement at 12 12A Rosebery Avenue, 6 Warner Yard and, 22-26 Vine Hill. I have been based at this address since 1990.
2. When we first moved into the building in 1990 the ground floor half of the building, both the Rosebery Avenue side and the Vine Hill side were used as offices. The lower ground floor on the Rosebery Avenue side was used as a photographic developing business with darkrooms and photographic processing machinery. The Vine Hill Lower ground was a large warehouse for a large stationery and graphic supplies business. Between 1995 and 2000 the photographic business changed from a manual process using chemicals and darkrooms to much smaller digital printing machines that required much less space and worked in normal daylight so the darkrooms came down and gradually the colour of the walls changed from black to white and the space became an office environment with print operators sitting at a computer on a desk rather than standing up in the dark. There are now around 35 people sitting at desks running, servicing, producing or buying printed material. The stationery and graphic supply has become much smaller as offices in London use much less of these products due to technology and the space became largely empty. We have moved this stock into a much smaller storeroom at the back of the building and are currently using the old warehouse space, which represents around 18% of the whole, to produce printed material.
3. In earlier days we established the group by providing reprographic services to leading architects, construction companies and law firms across London. Since 1995 not only have we continued to grow our client base within this field but we have also diversified ourselves and the business has developed as technology advances. Our stationery and graphic supplies business changed into a technology business, in the late nineties we became an Apple Computer dealer and in 2003 were approached by Xerox to become a dealer and have continued to offer IT hardware, software and support and Xerox printer sales and service to this day.

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4. This statement concentrates on the actual use of the ground and basement floors at the property in the period from 2008 to today's date.
5. It will be seen from the current photographic evidence that our space is laid out and used for office purposes with a smaller part used for some printing. We are content for Officers to visit the property to satisfy themselves of the current position.
6. I am aware from my own knowledge as Managing Director of how the space has been used back to 2008 (and even prior to that) and I say that it has not materially altered since that time. The big changes were driven by advances in technology around the turn of the century where we transitioned from standing up to sitting at a computer. Since the transition we have employed between 60-80 people in the building the majority of whom have for many years now sat at desks in the office.
7. The group does supply equipment to its customers but none of this is stored at the property. We do have other premises in Woking and if there is any need to store equipment it is sometimes placed there or is often stored at the manufacturer's distributors warehouse.

A handwritten signature in black ink, appearing to read 'Nigel Southey', is written over a horizontal dashed line.

Signed by Nigel Southey, Managing Director.

19th December 2018