

STATUTORY DECLARATION

I, CHRISTOPHER CHARLES GLYN PITCHFORD of 4 Curzon Road, London N10 2RA, **DO
HEREBY SINCERELY AND SOLEMNLY DECLARE AS FOLLOWS:-**

1. My wife, Alison Victoria Pitchford, and I purchased Flat 4, hereinafter referred to as "the Flat", 57 Parliament Hill, London NW3 2TB, hereinafter referred to as "the Property", in or around 1996. The Property was originally a Victorian house which at some point in the mid-1970s had been converted into four self-contained dwellings. We occupied the Flat as our home until September 2002, after which the Flat has been let to various tenants.
2. Flat 4 occupies the top (third) floor of the Property, and its demise also includes a decked roof terrace, hereinafter referred to as "the Terrace", which is located on the rear part of the roof and is enclosed by masonry walls, a section of pitched roof, and by railings and fencing along its rear edge. The Terrace is accessed by way of a roof light hatch and a spiral staircase located within the living room of the Flat.
3. My wife and I own a share of the freehold of the Property through a management company, and the Flat is held on a lease, hereinafter referred to as "the Lease", which was originally granted for a term of 99 years from 21st May 1976 but which was extended to 999 years by way of a Deed of Variation entered into on 15th September 2006. I append Exhibit CCGP1 which is an extract from the First Schedule to the Lease, and which confirms that the demise of the Flat includes the flat roof above the Flat, and also confirms that access to the flat roof is obtained from the upper staircase within the Flat. The First Schedule also refers to a plan, hereinafter referred to as "the Lease Plan", attached to the Lease. The Lease Plan, which I append as Exhibit CCGP2, includes a roof plan indicating the position of the Terrace and the associated spiral staircase and roof light access opening, all of which remain in place today in the locations shown.
4. I append as Exhibit CCGP3 a copy of the sales particulars for the Flat, as prepared by Estate Agents Benham & Reeves at the time of our purchase of the Flat. These particulars include a photograph of the Terrace, and the associated metal railings and access hatch. The particulars also refer to the presence of a roof terrace which is stated to provide panoramic rooftop views.
5. Sometime during 1998, we attached a length of timber fencing to the metal railings running along the rear edge of the Terrace. Replacement fencing was installed during 2010, and this remains in place today. Through our period of ownership of the Flat, no changes have

been made to the metal railings or to the Property's pitched roof and masonry walls which enclose the other three sides of the Terrace.

6. During 2021, I instructed building contractors, Blériot Construction Limited, to carry out refurbishment works to the Terrace. This was because the timber decking and its support framework had by this time become rotten, and there were waterproofing problems in the Flat. The works included the removal of asbestos tiles located beneath the timber decking and support framework, and their replacement with a waterproofing resin coat on top of the pre-existing felt roof. In addition, a replacement access roof light hatch and replacement decking and support framework were installed. These works required the temporary removal of the timber fencing located along the rear edge of the terrace which was re-installed on completion. I attach as Exhibit CCGP4 an explanatory note and photographs prepared by Blériot Construction Limited describing these refurbishment works to the Terrace.
7. The Terrace has been in place throughout the period of our ownership of the Flat, and has contributed greatly to the enjoyment of the Flat.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

LAYZELLS SOLICITORS
Declared at)
By the said CHRISTOPHER CHARLES GLYN PITCHFORD
this 3rd day of February 2022)

Gwynn Parry FCILEx
Chartered Legal Executive
Commissioner For Oaths
255 Muswell Hill Broadway
London N10 1DG
020 8444 0202

LAYZELLS
SOLICITORS
255 Muswell Hill Broadway
London N10 1DG
DX 36000 Muswell Hill
tel 020 8444 0202 fax 020 8883 2181

EXHIBIT CCGP 1
ATTACHED TO THE STATUTORY DECLARATION OF
CHRISTOPHER CHARLES GLYN PITCHFORD



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Chartered Legal Executive
Commissioner For Oaths
255 Muswell Hill Broadway
London N10 1DG
020 8444 0202

3/2/2022

DATED

Please leave in days
21st May

1976

APPENDAY PROPERTIES LIMITED
AND ANOR

-to-

MISS A.E. CLOUGH

Counterpart/

L E A S E

-of-

Flat Number 4, 57 Parliament
Hill, Hampstead, London NW3

REFERENCE: DRL

PRITCHARD ENGLEFIELD & TOBIN,
23 GREAT CASTLE STREET,
LONDON. WIN 8NQ
TELEPHONE: 01-629 8883

the day and year first above written.

THE FIRST SCHEDULE

The Demised Premises

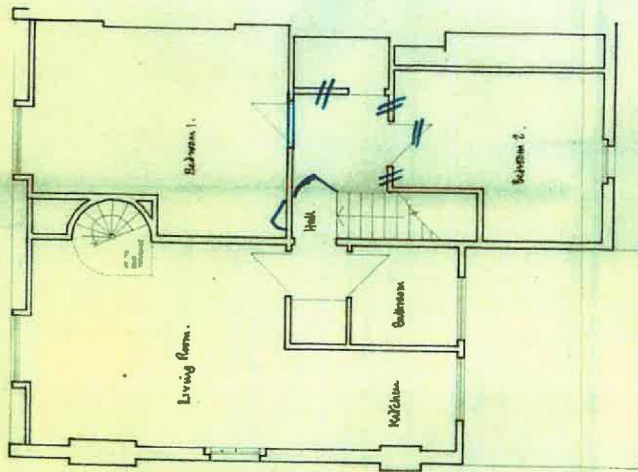
ALL THAT suite of rooms on the top floor of the building known shortly as 57 Parliament Hill Hampstead N.W.3. aforesaid and known or intended to be known as Flat Number Four 57 Parliament Hill aforesaid including the hall on the second floor and the staircase from the second floor to the top floor shown on the plan hereinafter referred to and the flat roof above the said flat access to which is obtained from the upper staircase within the said flat TOGETHER WITH (where the context so admits) the appurtenances demised therewith including all fixtures usually denominated Landlord's fixtures all which premises are for identification purposes only shown on the plan attached hereto.

THE SECOND SCHEDULE

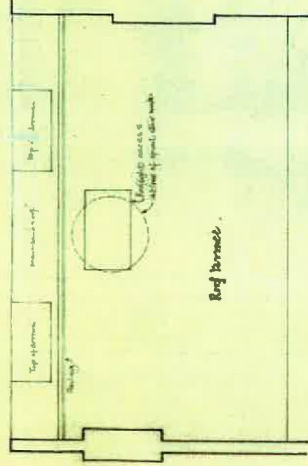
Rights included in this Lease

1. The right to use the common parts for the purpose only of access to and egress from the demised premises (but for no other purpose)
2. The right of passage and running of gas electricity water and soil and any other services to and from the demised premises through the pipes wires drains and other conduits already or hereafter to be constructed in under and upon the property
3. The right at reasonable times and upon reasonable notice to enter upon any other part of the property (whether in the possession of the Landlord or of another Tenant) for the purpose of repairing or maintaining the demised premises or any pipes wires drains or other installations serving the same the person exercising such right making good at his own expense any damage thereby caused

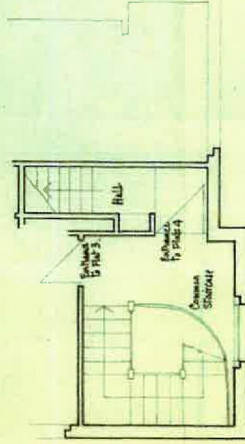
EXHIBIT CCGP 2
ATTACHED TO THE STATUTORY DECLARATION OF
CHRISTOPHER CHARLES GLYN PITCHFORD



Third Floor



Plan of Roof Terrace



Second Floor

DATE: 21.10.03
REV: 1

THE JOHNSON RICHMOND PARTNERSHIP
CHARTERED ARCHITECTS
208 UPPER STREET
BARNET LONDON N4
01-281 8140

TITLE: Layout & section of 3rd Floor Flat & Roof Terrace
SCALE: 1/4" = 1'0"

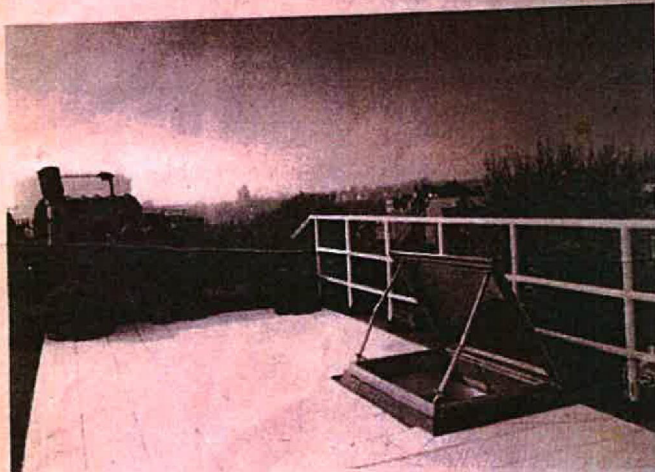
PROJECT: 57 Palladium Hill, H.12

EXHIBIT CCGP 3
ATTACHED TO THE STATUTORY DECLARATION OF
CHRISTOPHER CHARLES GLYN PITCHFORD

**Benham
& Reeves**

56 HEATH STREET HAMPSTEAD LONDON NW3 1DL
0171 435 9822 (HOUSE SALES) 0171 794 1101 (FLAT SALES) FAX: 0171 794 1100
OPEN 7 DAYS A WEEK

PARLIAMENT HILL, NW3



**2 BEDROOMS, BATHROOM,
RECEPTION ROOM, KITCHEN,
ROOF TERRACE**

Benham & Reeves are pleased to offer for sale this 2 bedroom top floor flat located in this popular enclave of roads within 100 yards of the rolling acres of Hampstead Heath. The flat enjoys the benefits of a private roof terrace affording 360° far reaching skyline views.

£129,000 SOLE AGENTS

HAMPSTEAD · HIGHGATE · DARTMOUTH PARK

SECOND FLOOR

Entrance clouds cupboard.

With stairs up to

THIRD FLOOR

Bedroom 1 14'4 x 10' widening to 12'4. exposed feature beams, fitted wardrobe, window to rear aspect.

Bedroom 2 12'11 x 6'6 excluding return of 9'8 x 5'8, L-shaped partially caved ceiling, sash and skylight windows.

Bathroom 3 piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer taps and hand shower attachment, tiled walls, casement window.

Reception Room 13'9 x 12'7, exposed feature beams, sash window over rear aspect, open tread spiral staircase to roof terrace.

Kitchen 6'2 x 10'6, range of wall and base units, stainless steel sink with double drainer, Tricity double oven, Etna 4 ring gas hob, Gloworm wall mounted central heating boiler, casement window.

EXTERIOR

Roof Terrace 25'9 x 10'8, railed, 360° panoramic rooftop views.

TENURE TO BE ADVISED

F18180/B

$$521 \quad 14.5 \times 10 = 145$$

$$\begin{array}{r} 222 \quad 12.5 \times 6.5 = 81 \\ + 9.7 \times 5.7 = 55 \\ \hline 136 \end{array}$$

$$L-22 \quad 13.75 \times 12.6 = 173$$

$$K \quad 6.2 \times 10.5 = 65$$

$$P.W. \quad 520 \text{ sf}$$

$$\text{roof} \quad 25.75 \times 10.7 = 275 \text{ sf}$$

EXHIBIT CCGP 4
ATTACHED TO THE STATUTORY DECLARATION OF
CHRISTOPHER CHARLES GLYN PITCHFORD



Description of work report

Job Address:

57 Parliament Hill

Flat 4

London

NW3 2TB

Job Description:

- Strip and remove existing decking
- Strip and removal all existing asbestos roof tiles via asbestos specialist.
- Deep clean existing roof tile residue.
- Removal existing roof light and prepare for new rooflight. (4 x 2 upstand for new rooflight frame).
- Install new rooflight (allowing the Res tec to seal new upstand for rooflight).
- Res tec preparation and application on top of the existing ash felt roof.
- Decking frame build-up of 3 x 2 timber joist with supporting joist every 500mm.
- Install new Anthracite grey composite decking from touch decking.
Decking size (per length): 150mm x 25mm x 2.2m
650 x Stainless Steel T Clips & Stainless-Steel Screws – minimum of 8 per board (no more than 400mm joist centres)
50 x Stainless Steel Starter Clips & Stainless-Steel Screws

Please find below some images illustrating the works carried out:



Existing decking
before stripping out



After the strip out of the existing decking we have found asbestos roof tiles

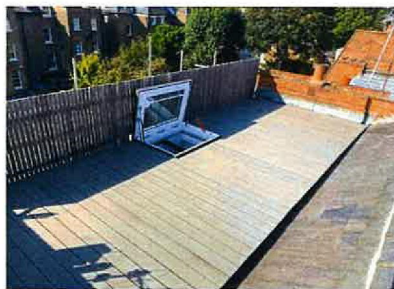


Close up of the asbestos fibres which are compacted in the tiles.





Completed res tec roofing and installation of new rooflight.
Build up of timber joist frame for new decking installation.



Hand over and in use stage of the completed roof top decking refurbishment.
New decking, New Res tec roof and new access rooflight.