

Statutory Declaration

I, Mansour Namaki of 12 Gloucester Gate, London, NW1 4HG do solemnly and sincerely declare that:

I am the owner of the Mews House, part of 12 Gloucester Gate, London, NW1 4HG ("The Property").

I instructed Techniker Consulting Engineers to prepare and issue detailed construction drawings for the Phase 1 Permanent Structural Works based on the drawings ref: Demolition drawing – Section B - PG1701 02, Section E - PG2200 01 and Section B - PG2201 02 approved as part of planning permission ref: 2020/0441/P and listed building consent reference 2020/0427/L. The Phase 1 Permanent Structural Works are defined in the Techniker report dated June 2022 and shown on drawings 2104287 C1 1006 and 1007 at The Property.

I authorised, and will pay for, the Phase 1 Permanent Structural works at The Property.

I attended the property at the commencement of the works on Thursday 12th May 2022, daily during the works, and again on completion of the works. I can confirm that I witnessed the implementation of the Phase 1 Permanent Structural works on each of my visits and the completion of this first phase of the works.

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

Declared at:

Comptons Solicitors LLP
90-92 Parkway
Regents Park
London NW1 7AN

This day :

6 July 2022

Before me :

SARA WILLIAM-AUDISTO
SOLICITOR
Sara

M. Namaki

Statutory Declaration

I, Mark Cody of 9a Lion Gate Gardens, Richmond, TW9 2DW do solemnly and sincerely declare that:


As I work with Mr Mansour Namaki in the adjacent property, I attended the Mews House, part of 12 Gloucester Gate, London, NW1 4HG at the commencement of the works on Thursday 12th May 2022, regularly during the works and again on completion of the works and confirm that the structural works in the first phase of the development that were approved as part of planning permission ref: 2020/0441/P and listed building consent ref: 2020/0427/L therein have been completed.

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

Declared at:

Comptons Solicitors LLP
90-92 Parkway
Regents Park
London NW1 7AN

This day : 6 July 2022

Before me : SARAH WILLIAM-AUDISHTO
SOLICITOR


Statutory Declaration

I, Mark Cox of Mark Cox Developments Limited of 181 Manor Grove, Richmond, TW9 4QJ do solemnly and sincerely declare that:

I am an experienced building contractor.

I commenced the Phase 1 Permanent Structural Works pursuant to planning permission ref: 2020/0441/P and listed building consent reference 2020/0427/L, on Thursday 12th May 2022 at the Mews House, part of 12 Gloucester Gate, London, NW1 4HG as detailed on my attached invoice number MC651/04072022 dated 4th July 2022.

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



Declared at: Comptons Solicitors LLP
90-92 Parkway
Regents Park
London NW1 7AN

This day : 6 July 2022

Before me : SARA WILLIAM-AUDISIO
SOLICITOR





181 MANOR GROVE
RICHMOND
SURREY TW9 4QJ
T: 020 8 878 0579
M: 07956 935735
VAT 905 9516 12 co reg 7218286

Invoice

4th July 2022

Iconic Properties Ltd
13 Gloucester Gate Mews,
London
NW1 4AD

INV No: MC651/04072022

Description
Erection of Tree Protection measures and completion of Phase 1 Permanent Structural Works at the Mews House, part of 12 Gloucester Gate, London, NW1 4HG and in accordance with Structural Engineer's Drawing Numbers 2104287 C2, 1006 and 1007.
<u>Costs as follows:</u>
Supply and fit protective Heras fencing as per Tree Preservation order & Conditions: £1047.60
Structural Steelwork: £2970.00
Flooring Timber: £2053.00
Sundry Materials: £3796.00
Labour: £9350.00
<u>TOTAL £19,216.60</u>
<u>TOTAL INCLUSIVE OF ALL LABOUR AND MATERIALS.</u>

Subtotal	£19,216.60
VAT @ 20%	£3843.32
TOTAL	£23,059.92



Please pay via BACS

Mark Cox Developments Ltd
A/c No 13374939
S/c No 20-72-33

Payment Terms: Upon receipt



Statutory Declaration

I, Matthew Wells RIBA CEng FStructE FICE of Techniker Consulting Engineers Limited of 1/F Ropewalks, Bond Street, Macclesfield, SK1 6QJ do solemnly and sincerely declare that:

I am a qualified Structural Engineer, and was employed by Mr Namaki, the owner of the Mews House, part of 12 Gloucester Gate, London, NW1 4HG ("The Property").

I was instructed by Mr Namaki to prepare and issue detailed construction drawings for the Phase 1 Permanent Structural Works (as detailed in my attached report dated June 2022) at The Property. The Phase 1 Permanent Structural Works are shown on my drawings (numbers 2104287 C2 1006 and 1007). These drawings were faithfully based on the drawings approved as part of planning permission ref: 2020/0441/P and listed building consent reference 2020/0427/L.

I attended the property on 29th April 2022 and again on 10th June 2022 to inspect the property before and after the works and have detailed these visits in my reports dated 3rd May 2022 and 17th June 2022. The photographs in my report dated 17th June 2022 show that the Phase 1 Permanent Structural Works have been undertaken which I can confirm have been carried out in accordance with the drawings that I issued for construction.

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

Signed:

Matthew Wells

Declared at: *Ross Carter*
Fay Haven
Rhinopial Road
Brookhurst, SO42 7SP

This day: *Seventh July 2022*

Before me :

S. Carter
Solicitor



TECHNIKER
CONSULTING
ENGINEERS

GLOUCESTER GATE MEWS

STRUCTURAL WORKS

Client: Mansour Namaki

Our ref: 2104287/R2/001

Issue: 2

Date: June 2022



PROJECT TITLE: Gloucester Gate Mews

NOTE TITLE: Structural Works

CLIENT: Mansour Namaki

NOTE BY: Matthew Wells
CEng FIStructE ARB



Signed:

AMENDMENT RECORD

Issue	By	Date	Comment	Ch'd	Date
1	MW	17/06/22	Issued for Comment		
2	MW	28/06/2022	Reference revisions		

CONTENTS

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1. EXECUTIVE SUMMARY

This note summarises structural works made to the Mews of 12 Gloucester Gate, London, NW1 4HG permitted by planning permission reference: 2020/0441/P and listed building consent reference 2020/0427/1. and refers to the records of the installation and its oversight.

2. DESCRIPTION

As part of the works to be made at 12 Gloucester Gate under planning permission reference: 2020/0441/P and listed building consent reference 2020/0427/1 the Mews is to be altered and the existing structure reconfigured in accordance with the approved drawings. The first phase of the works is the installation of permanent steel structure to create a ground floor space and support a new first floor over.

This work is shown in Techniker Consulting Ltd. Drawings 2104387 1006 and 1007 and was carried out between 12th May 2022 and 10th June 2022.

Phase 1 Permanent Structural Works comprise the following:

1. Temporary propping placed to maintain the existing building stability.
2. Removal of existing first floor structure and non-load bearing partitions.
3. New steel cross beams placed on prepared bearings in existing wall at new first floor level and ceiling level above.
4. Timber joist floor fixed to new steel beams at first floor level.
5. New first floor decked out.
6. Timber binder placed beneath existing roof trusses above and fixed to new ceiling beams.
7. Temporary propping removed.

Site visits before and after the works (report references 2104287SV220529 and 2104287SV100622) were made to record the previous condition of the building structure and to ensure the works were carried out in accordance with the drawings approved by the planning permission and listed building consent.

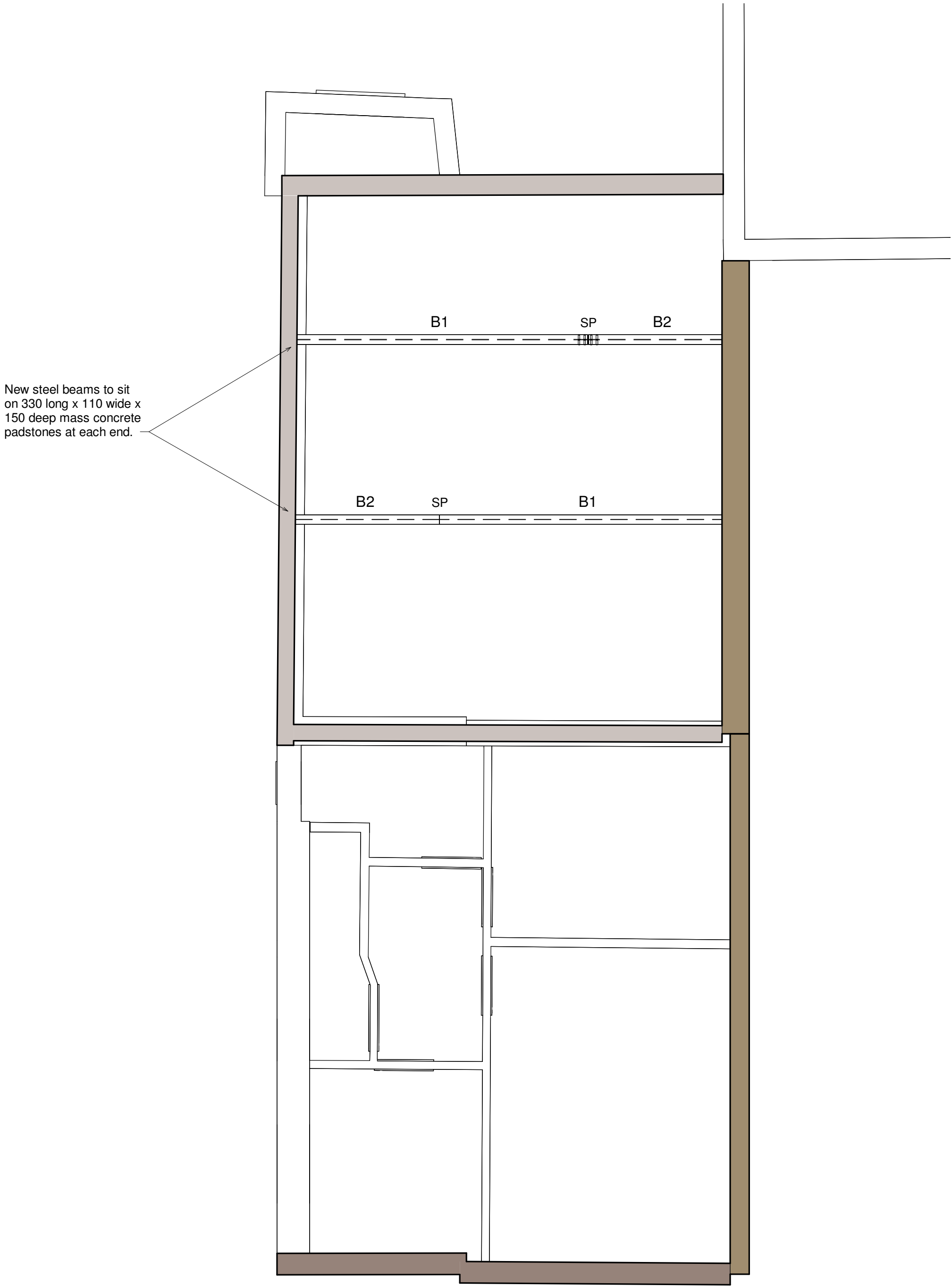
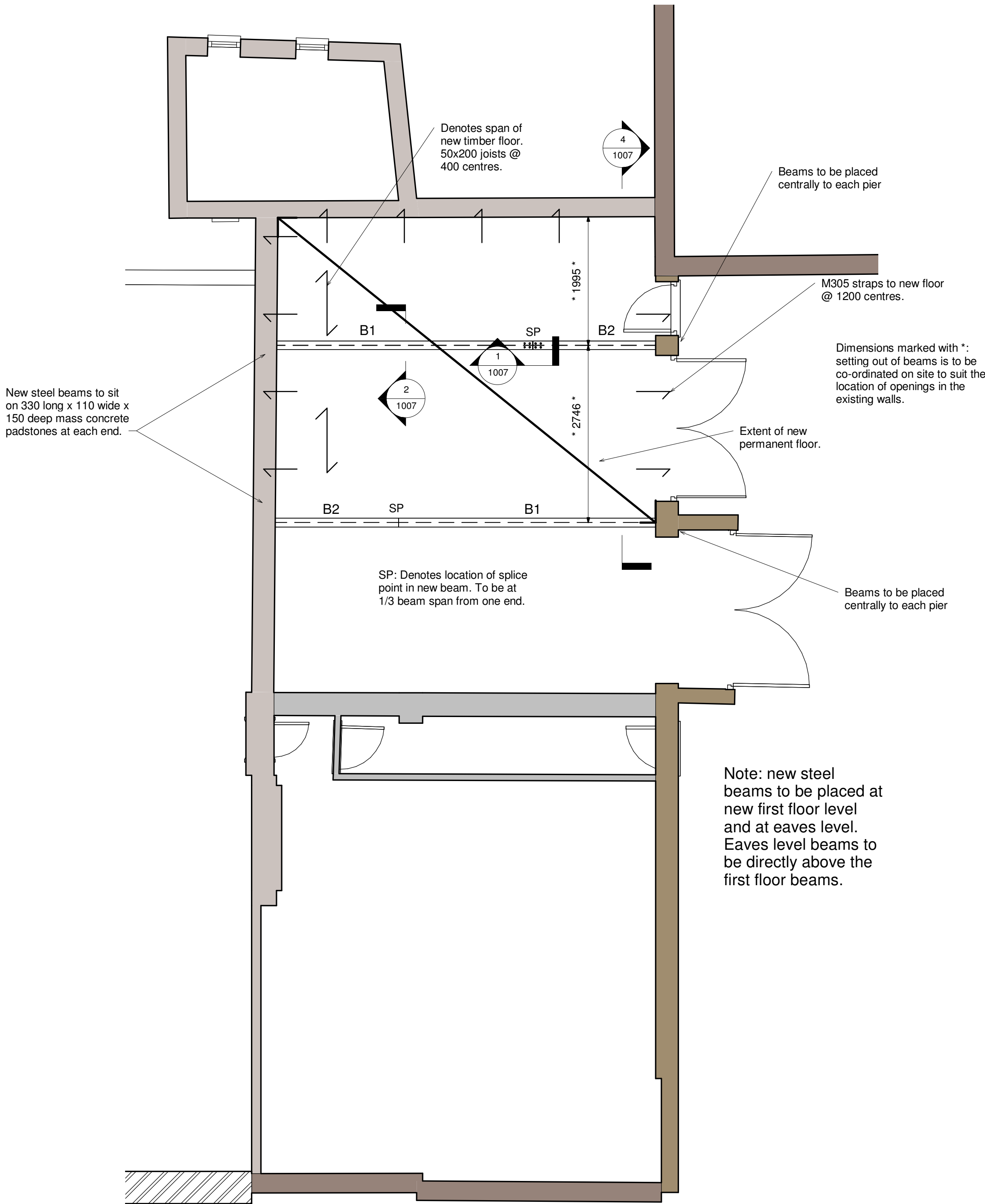


EXACT LENGTH OF BEAMS REQUIRED
TO BE MEASURED ON SITE BY
CONTRACTOR PRIOR TO ORDERING
STEEL.

Beam Schedule - Phase 1				
Mark	Type	Structural Material	Count	Length per Member
B1	UB203x133x30	Metal - Steel S355	4	4150
B2	UB203x133x30	Metal - Steel S355	4	2070

NOTES

1. This drawing to be read in conjunction with all relevant Architects and Engineers drawings.
2. Do not scale from this drawing; use figured dimensions only. Check all dimensions on site prior to commencing fabrication. If in doubt, ask.
3. Dimensions in millimetres. Levels in millimetres above local survey datum.
4. Structural steel members to be Grade S355. Descale all members before applying one coat of zinc rich primer paint.
5. Structural timber members to be Grade C16.
6. New floor to be strapped to existing walls with 30x5 galvanised steel straps at 1200 centres, crossing a minimum of 3No joists, prior to removing the existing floor.



1 Mews New Floor Plan

1 : 50

C2

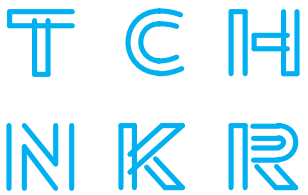
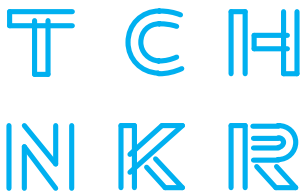
2 Ceiling Level Plan

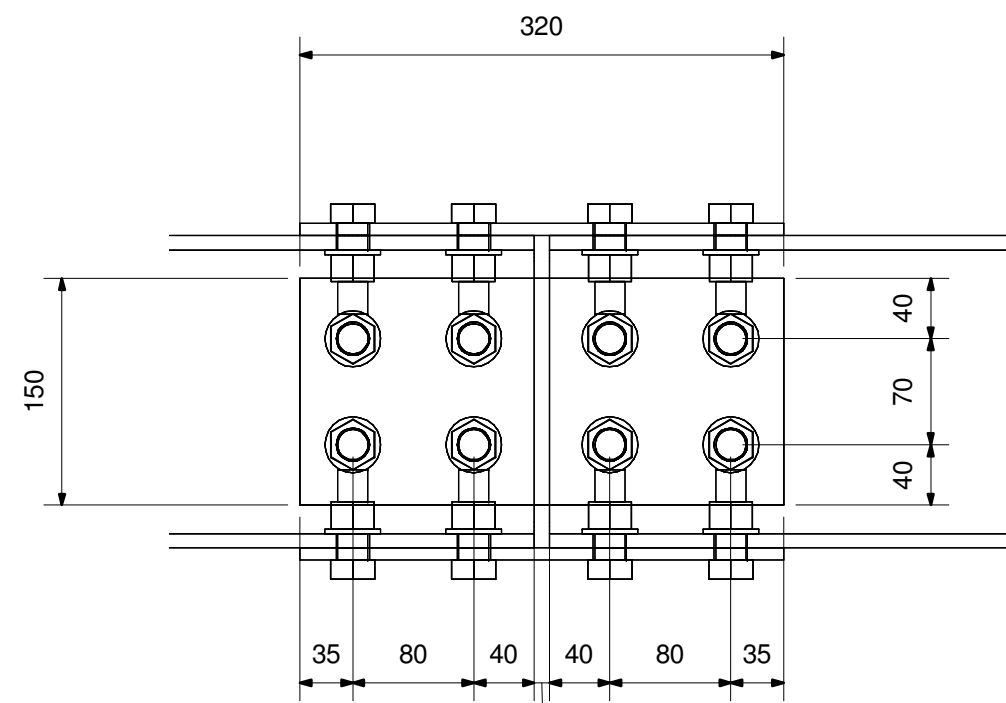
1 : 50

C2

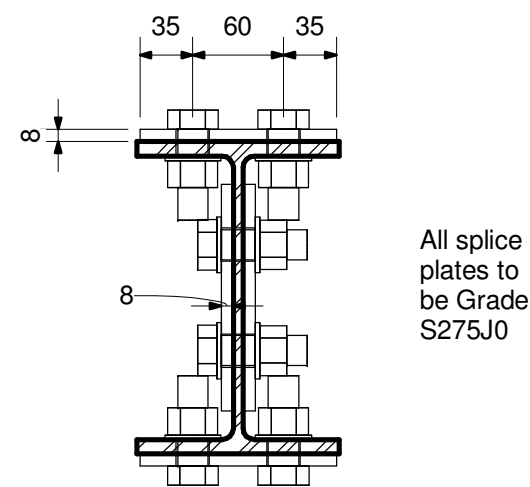
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0 1 2 3 4 5 6 7 8 9 10cm
FULL SIZE ON ORIGINAL

C2	28/06/2022	MJ	MW	View titles updated	
C1	16/03/2022	CC	MW	Issued for information	
No	DATE	DRAWN	REV'D ENG.	AMENDMENT	
				Techniker Consulting Engineers	
				1st Floor Ropewalks Bond Street Macclesfield Cheshire SK11 6QJ	
		01625 704600 mailbox@tchnkr.com			
CLIENT		Mansour Namaki			
PROJECT		Gloucester Lodge			
DRAFTER		CC	ENGINEER	MJ	CHECKED BY MJ
TITLE		Mews House Internal Works - Phase 1 Permanent Works Plans			
SCALE		PROJECT No		DATE	AMDT
1 : 50 at A1		2104287		03/16/22	C2
DRAWING NUMBER		1006			



1 Splice Detail
1 : 5

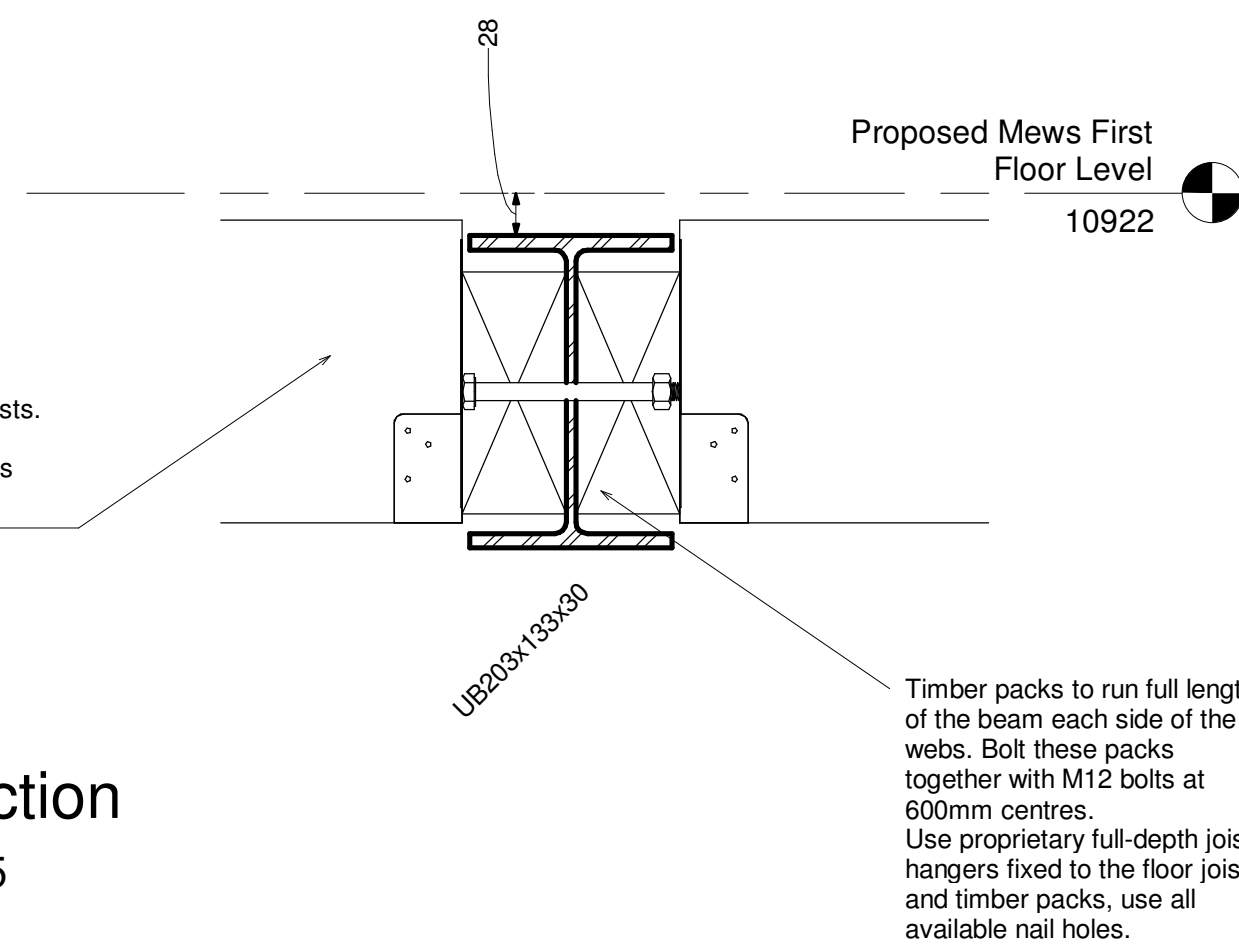


3 Splice Section
1 : 5

New timber floor to comprise:
50x200 joists at max 400mm centres;
18mm T&G chipboard flooring fixed to timber joists.

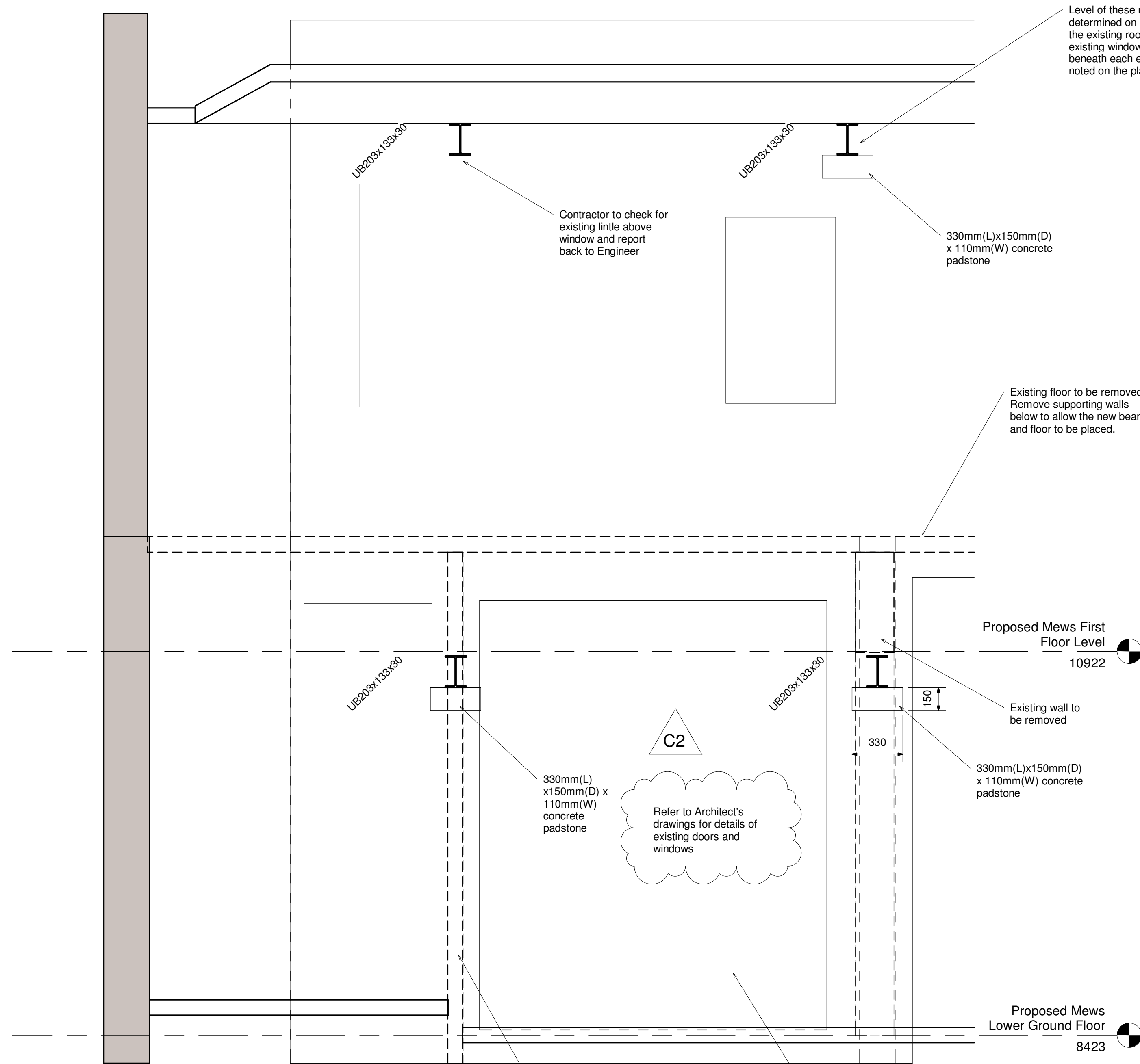
Maximum span of timber joists to be 2.8m. Joists designed for 1.5kN/m² Imposed floor load and 1.0kN/m² Dead load.

2 Section
1 : 5



Beam Schedule - Phase 1				
Mark	Type	Structural Material	Count	Length per Member
B1	UB203x133x30	Metal - Steel S355	4	4150
B2	UB203x133x30	Metal - Steel S355	4	2070

EXACT LENGTH OF BEAMS REQUIRED TO BE MEASURED ON SITE BY CONTRACTOR PRIOR TO ORDERING STEEL.



4 Internal Elevation
1 : 20

5 Section
1 : 20

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0 1 2 3 4 5 6 7 8 9 10cm
FULL SIZE ON ORIGINAL

NOTES

- This drawing to be read in conjunction with all relevant Architects and Engineers drawings.
- Do not scale from this drawing; use figured dimensions only. Check all dimensions on site prior to commencing fabrication. If in doubt, ask.
- Dimensions in millimetres. Levels in millimetres above local survey datum.
- Structural steel members to be Grade S355. Descale all members before applying one coat of zinc rich primer paint.
- Structural timber members to be Grade C16.
- New floor to be strapped to existing walls with 30x5 galvanised steel straps at 1200 centres, crossing a minimum of 3No joists, prior to removing the existing floor.

C2	28/06/2022	IJ	MW	View titles updated; openings updated
C1	16/03/22	CC	MW	Issued for information

No	DATE	DRAWN	REV'D ENG.	AMENDMENT
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Bond Street
Macclesfield
Cheshire
SK11 6QJ
01625 704600
mailbox@technkr.com

CLIENT Mansour Namaki

PROJECT Gloucester Lodge

DRAFTER CC ENGINEER MJ CHECKED BY MJ

TITLE Mews House Internal Works - Phase 1 Permanent Works Elevation and Details

SCALE	PROJECT No	DATE	AMDT
As indicated at A1	2104287	03/16/22	C2

DRAWING NUMBER 1007