

## STATUTORY DECLARATION

I Nick Baker of 25c, Montpelier Road, London, United Kingdom, W5 2QT,

**DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. I am a Royal Institute of British Architects (RIBA) chartered architect and company director of Nick Baker Architects, an architectural practice with offices at First Floor, 6 Baker's Yard, London EC1R 3DD.
2. I am the lead architect for the redevelopment of 2-4 Melior Place, London, SE1 3SZ ("the Site") having been first instructed by Blackbird Development and Management Limited (the "Developer") acting on behalf of Moritz Melior Street GmbH & CO KG ("The Freehold owner") on 31 May 2017.
3. Produced in front of me and marked "**NB1**" is the attached plan ref: 1511/P-001 ("the Location Plan"), with the Site outlined in red, which I confirm is correct.
4. I can confirm that I acted as the lead architect in respect of the proposals for the Site, subject of planning permission (ref:18/AP/3229) granted (by Southwark Council) on 30 July 2019 for "Redevelopment of the site involving the construction of a 6-storey plus basement building, comprising a retail art gallery (Class A1) on the ground floor and 3 x 2 bed, 2 x 3 bed and 2 x 4 bed residential units on the upper floors". The approved application drawings were prepared by me and my team at Nick Baker Architects.
5. I can confirm that, subsequent to the grant of planning permission ref: 18/AP/3229, I was instructed by Blackbird Development and Management Limited on 29 April 2022 to prepare additional architectural drawings ahead of construction works - which have been issued in a staged format to Michael Wurzel (Blackbird Development and Management Limited) under a Construction Management Procurement process.
6. During a visit to the Site on 22 July 2022, I saw that excavation works to a depth of 1m had been undertaken and that there had also been partial demolition of the atrium at first floor level.
7. Produced in front of me and marked "**NB2**" are photographs of the Site (with the accompanying file metadata showing them to have

been taken on 4 and 5 July 2022), which I can confirm accurately show the works I saw when I visited the Site on 22 July 2022.

8. I can confirm therefore, to the best of my knowledge and belief that the works described in this statutory declaration were completed prior to 30 July 2022 and therefore that material operations to lawfully implement planning permission ref: 18/AP/3229 have taken place.

**AND I MAKE THIS DECLARATION** conscientiously believing the same to be true by virtue of the Statutory Declaration Act 1835

**SWORN BY the said**



This 28<sup>th</sup> day of November

Two thousand and twenty three

Before me,

NUSRAT SIDDIQUE.


**Rayden Solicitors**

88 Bermondsey Street

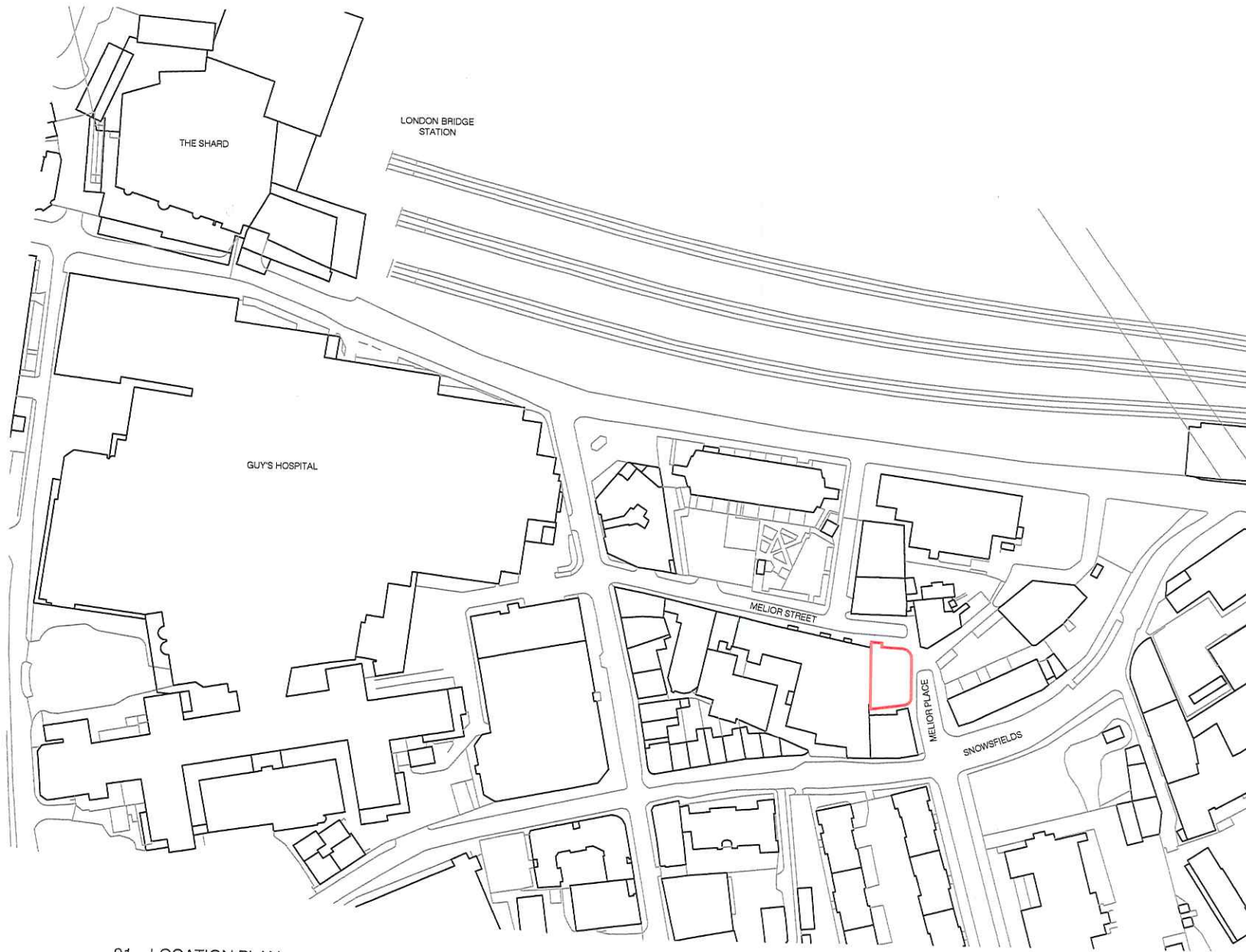
London

SE1 3UB

Solicitor /Commissioner of Oaths

KEY:  
 SITE

NOTE: THIS INCLUDES THE PROPOSED BALCONIES PROJECTING OVER MELIOR STREET. REFER TO PROPOSED FLOOR PLANS



01 \_ LOCATION PLAN

*NBA*

NB 1



0M 50M

Art House  
2-4 Melior Place, SE1 3SZ

Location Plan

Scale: 1:1250@A3 Date: 28 08 18 Revision: 00

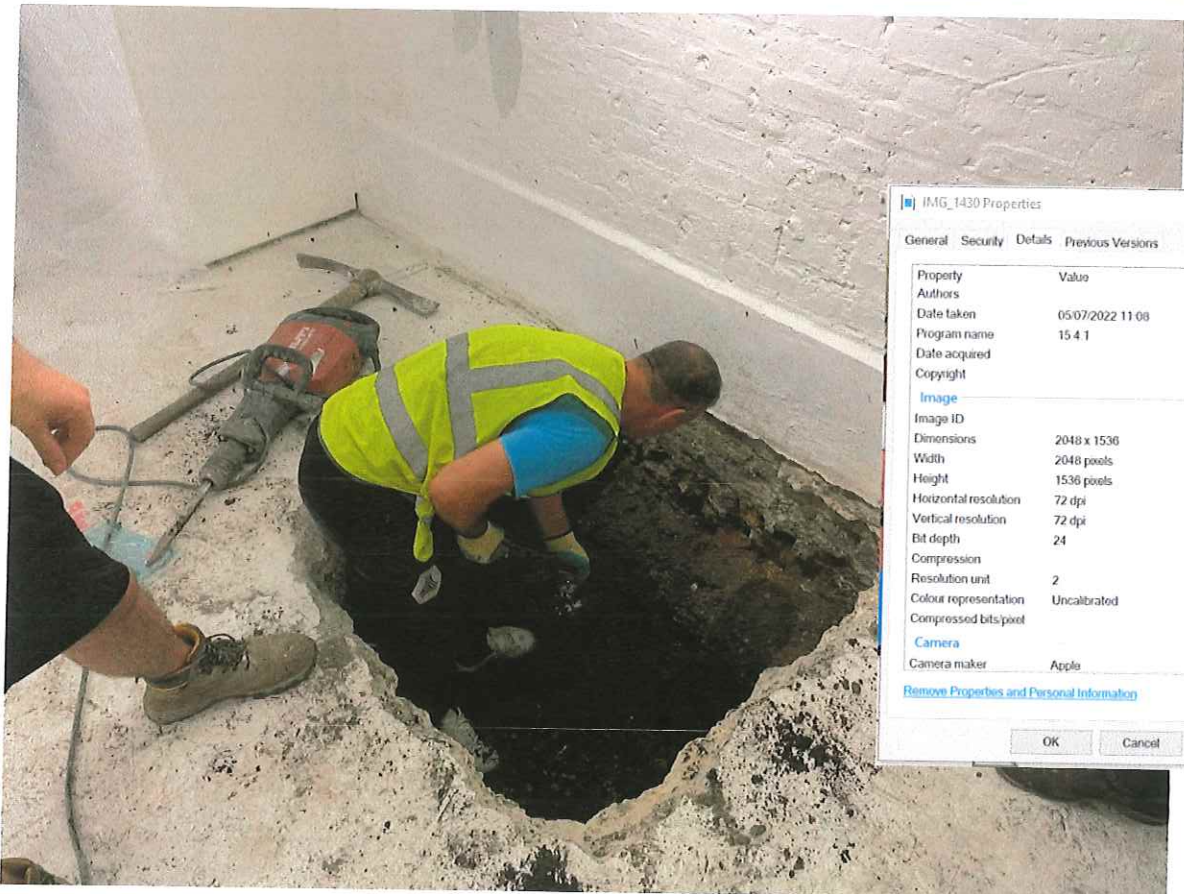
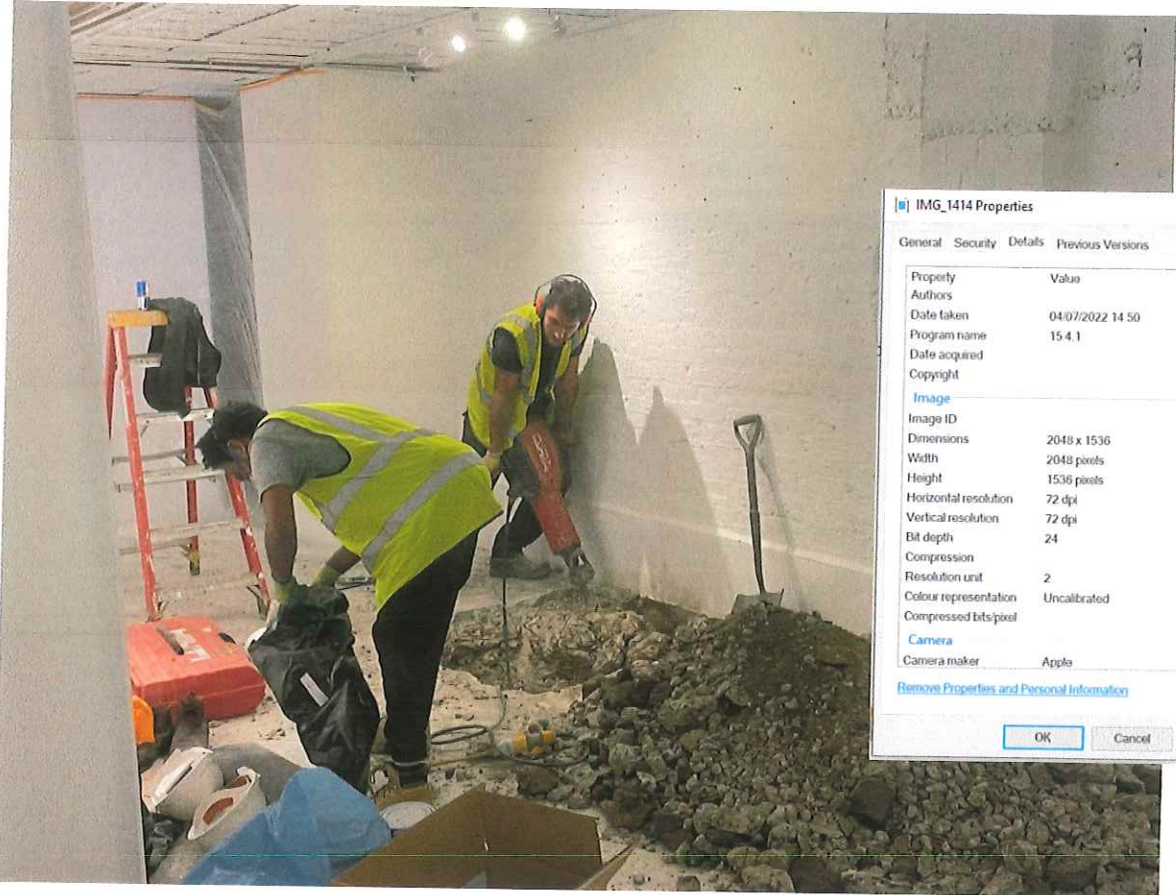
1511 P-001



NB 2

MW4 – 1-3 Melior Place:

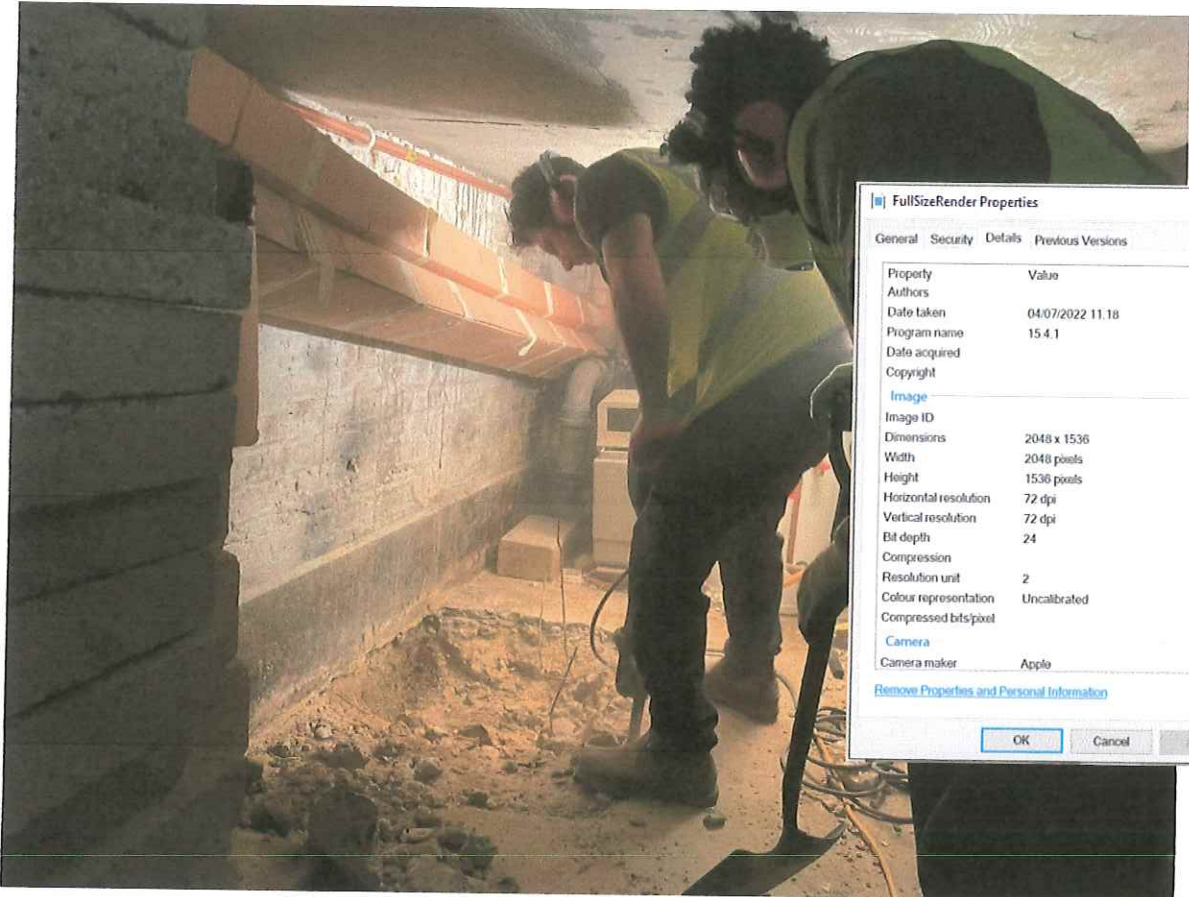
Photographs of construction works: 4-5 July 2022



X.J. Barrow



NB 2



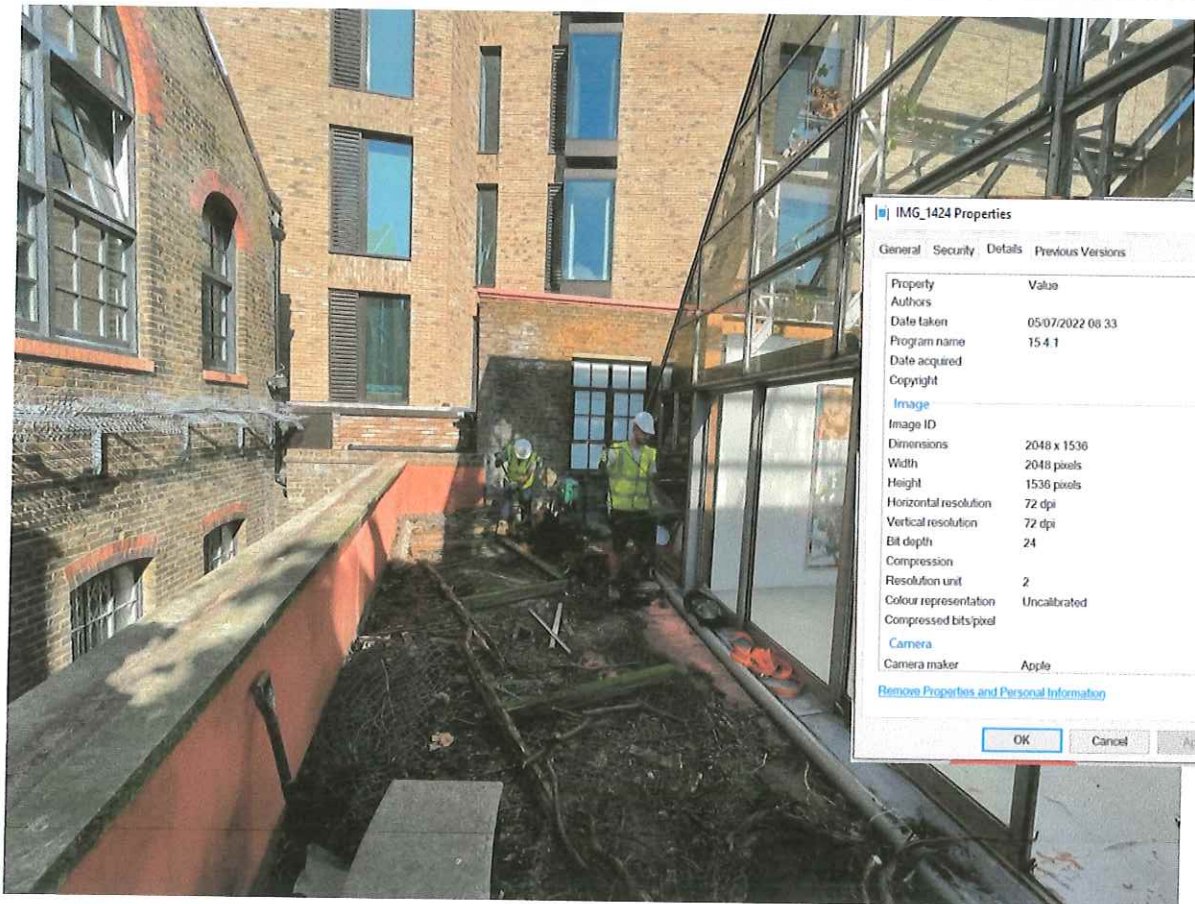
FullSizeRender Properties

General Security Details Previous Versions

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Date acquired	
Copyright	
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Image ID	
Dimensions	2048 x 1536
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Height	1536 pixels
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Vertical resolution	72 dpi
Bit depth	24
Compression	
Resolution unit	2
Colour representation	Uncalibrated
Compressed bits/pixel	
<b>Camera</b>	
Camera maker	Apple

[Remove Properties and Personal Information](#)

OK Cancel Apply



IMG\_1424 Properties

General Security Details Previous Versions

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Program name	15.4.1
Date acquired	
Copyright	
<b>Image</b>	
Image ID	
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Width	2048 pixels
Height	1536 pixels
Horizontal resolution	72 dpi
Vertical resolution	72 dpi
Bit depth	24
Compression	
Resolution unit	2
Colour representation	Uncalibrated
Compressed bits/pixel	
<b>Camera</b>	
Camera maker	Apple

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OK Cancel Apply

NB 2

