



J CLARKE & SONS ENTERPRISES LLP

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18th April 2023

Re: Ellington Place, 10 Ellington Road, Muswell Hill, London N10 3DG - Information to accompany planning application pertaining to the occupants, condition of site and premises.

Records show that our company J Clarke & Sons Enterprises, purchased the freehold of 10 Ellington Road, Muswell Hill, London N10 3DG back in 1984, which we acquired with vacant possession.

Condition of the Site

We would firstly like to address the condition of the site, for which we enclose within **attachment 1**, photos and a hand written report produced on 21st November 2017, showing noticeable ground movement and cracking and splits within the rear shared courtyard area to the site. The cracks and splits were repeatedly filled with ballast and cement, but then the cracks opened up further, due to ongoing movement within the ground below.

Please see within the next **attachment 2**, an email dated 22nd September 2019, from the resident who lives at 22 Cranley Gardens, N10, located at the rear of the site, expressing strong concern with regards to the splits and cracks from our rear boundary wall overhanging the rear garden to his house.

Please see within the next **attachment 3**, correspondence dated 15th October 2021 from Sedwick, regarding an insurance claim, pertaining to severe damage caused at the rear of the site during mid September 2021, due to collapse of sections of concrete and falling trees from the rear wall and foundations below, dangerously falling down into the rear residential gardens.

Please note the Estimate from AA Top Construction Limited dated 19th September 2021, amounting to £9,540-00 to temporarily reinstate the rear wall, carrying out safety measures to prevent further reoccurrences. We provide a series of photos showing the severity of the damage caused.

We confirm that the repair works were carried out by AA Top Construction Limited during the following months, where considerable damage to the rear gardens below were also rectified. We have however been advised that the remedy work is to be taken as a temporary measure, and not long term, as the ground movement up above continues, and in due course it is likely that there could be further similar problems. In the interest of safety to the rear residents, this site needs demolishing as soon as possible, for which the rear residents have expressed their full support to the need for the site to be developed.

Please see within the next **attachment 4**, two emails dated 28th December 2021 and 22nd February 2022 from one of our own tenants, reporting to us the poor condition of his studio premises and in particular the badly leaking roof to his premises.

Please see within the next **attachment 5**, two emails dated 19th February 2022 and 3rd January 2023 from the resident who lives at 12d Ellington Road, N10 (to the left side of the site) who provides photos of debris and roof materials and building blocks, as well as drainage flooding down into her adjoining garden causing the problems as described.

The above clearly confirms that the Ellington Road site is falling to pieces, with rotting wooden frames and doors, with leaking roofs, and very little protection against the weather conditions and high winds, whilst below the ground continues to move, providing worry and concern to the occupiers and surrounding neighbours. The site is considered to be beyond repair, and it is therefore no longer possible to provide safe secure premises for the occupiers, to comply with current regulations and standards.

The Occupiers

There are a series of storage lockup garages to the front of the premises which are purely let for storage purposes with no trade or work carried out, representing 25% of the site.

To the left side front of the site, we have a semi-retired gentleman tenant who uses the premises for his hobby as a sculpture, who has 12% of the site.

To the rear left side of the site, we have a lady tenant who makes soap, who has written in, advising that she does not wish to renew her tenancy upon expiry. She has 12% of the site.

To the left side rear of the site, we have a tenant, who has a small office (12% of the site) to whom we are offering alternative office accommodation for his consideration, although he could easily work from home if necessary.

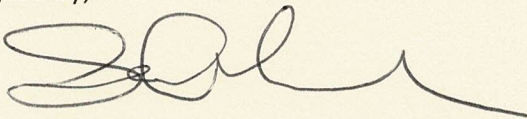
The remainder of the site (right side workshop) at 16% of the site, plus upper residential flat (23%) is occupied by a tenant, who resides alone in the flat, and uses the rear workshop art studio classes. I do not believe that he employs any personnel, but teaches art to local persons interested in art.

All of the above occupiers have been written to during the past year, where they have been advised of our intentions to apply for planning permission for new residential accommodation to be built, and have expressed full understanding of the situation, which of course is very much based on the extremely poor deteriorating condition of the site. These occupiers have also been very helpful in allowing access for the surveys and reports that have been necessary to carry out for the planning application.

All premises currently remain fully let, with no vacancies, let to the occupiers at low rentals, but when the premises become vacant, it would not be possible to re-let them to new occupiers, as the poor condition of the premises would not meet current letting standards.

The present arrangements remain ongoing, due to these being long term occupiers of many past years, where in each case, it is considered, time to move on. We specialise in providing business type premises throughout London, and so are hoping and wishing to offer alternative accommodation elsewhere to those occupiers who may need it.

Signed by;

A handwritten signature in black ink, appearing to read 'GARY J CLARKE', with a long horizontal flourish extending to the right.

GARY J CLARKE