

The Edridge

4-20 EDRIDGE ROAD

CROYDON

CR9 London

Index of Documentation Appendix

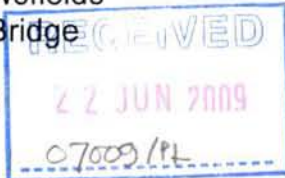
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Planning, Regeneration & Conservation Department
Taberner House
Park Lane
Croydon CR9 1JT

Please ask for/reply to: Central Admin Support
Tel/Typetalk: 020 8726 6800
Fax: 020 8760 5406
Minicom: 020 8760 5797

MDR Associates
147 Snowfields
London Bridge
London
SE1 3TE



DX 136016 Croydon 17

Your ref: Frank Kunna
Our ref: P/PC/Central
Date: 18 June 2009

Town and Country Planning Act 1990.
Town and Country Planning (General Development Procedure) Order 1995

Application No:- 07/05042/P

Applicant:- Edridge Road BV

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith) :-

Erection of a building of part 9 and 23 storeys with basement comprising offices on part ground and first floor level and 61 two bedroom, 60 one bedroom and 12 three bedroom flats; formation of vehicular access and provision of 27 parking spaces with ancillary cycle and refuse areas.

at:

4-20 Edridge Road, Croydon

Subject to conditions. See <http://planning.croydon.gov.uk> ref 07/05042/P for details.

Signed

Rory Macleod

Head of Planning Control

Drawing No(s): 07009-D-001, 002, 003, 004A, 005, 006A, 007A, 008A, 009A, 010A, 011A, 012A, 013A, 014A, 015A, 016A, 017, 018, 019A, 020A, 021A, 022.

07009-D-100, 101a, 102a, 103.

213-ED-01, 02, 03, 04, 005, 06, 07, 10, 11, 12, 13, 14, 15.

Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.



INVESTOR IN PEOPLE



2009-2010
Beacon Authority
Making economic progress
through partnership

2. Land Registry- Start

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on
14 September 2006 at 15:38:47.

This date must be quoted as the 'search from date' in any official search
application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence
to the same extent as the original.

Issued on 14 September 2006.

This title is dealt with by Land Registry, Croydon Office.

Land Registry

Title Number : SGL573075

Edition Date : 26 January 2006

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (10.06.1994) The Freehold land shown edged with red on the plan of the
above Title filed at the Registry and being 10 Edridge Road.

B: Proprietorship Register

*This register specifies the class of title and identifies the owner. It
contains any entries that affect the right of disposal.*

Title Absolute

- 1 (24.01.2006) PROPRIETOR: >EDRIDGE ROAD B.V.
- 2 (24.01.2006) The price stated to have been paid on 21 December 2005.
- 3 (24.01.2006) A Transfer of the land in this title dated 21 December
2005 made between (1) Direct Line Insurance Plc (Vendor) and (2)
Edridge Road Bv (Purchaser) contains purchaser's personal covenants.

-NOTE: Copy filed.
- 4 (24.01.2006) RESTRICTION: No disposition of the registered estate by
the proprietor of the registered estate is to be registered without a
written consent signed by the proprietor for the time being of the Charge
dated 21 December 2005 in favour of The Royal Bank Of Scotland Plc
referred to in the Charges Register or, if appropriate, signed on such
proprietor's behalf by its conveyancer.
- 5 (26.01.2006) RESTRICTION: No disposition of the registered estate by
the proprietor of the registered estate or by the proprietor of any
registered charge is to be registered without a certificate signed on
behalf of Direct Line Insurance Plc of Drummond House, PO Box 1727, 1
Redheughs Avenue, Edinburgh EH12 9JN by its conveyancer or authorised
signatory that the provisions of Clauses 6.2 and/or 6.4 of an Agreement
dated 5 December 2005 made between (1) The Royal Bank of Scotland Group
Plc and others (2) Omega Land BV and others (3) Omega Land Limited and
(4) National Westminster Bank Plc have been complied with.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (10.06.1994) A Conveyance of the land tinted yellow on the filed plan dated 17 November 1894 made between (1) William George Fenn (Vendor) and (2) Francis Brooks (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (10.06.1994) A Conveyance of the land tinted pink on the filed plan dated 8 March 1895 made between (1) William George Fenn (Vendor) and (2) Alfred Bullock (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (10.06.1994) A Conveyance of the land tinted blue on the filed plan dated 25 March 1895 made between (1) William George Fenn (Vendor) (2) Arthur Henry Batley (Purchaser) contains covenants details of which are set out in the Schedule of Restrictive Covenants hereto.
- 4 (10.06.1994) A Conveyance of the land tinted brown on the filed plan dated 21 April 1896 made between (1) William George Fenn (Vendor) and (2) Thomas Fraser (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (24.01.2006) REGISTERED CHARGE contained in a Security Agreement dated 21 December 2005 affecting also other titles.

NOTE: Charge reference 103248.
- 6 (24.01.2006) Proprietor: #THE ROYAL BANK OF SCOTLAND PLC# (Scot. Co. Regn. No. 90312) of 135 Bishopsgate, London EC2M 3UR.
- 7 (24.01.2006) The proprietor of the Charge dated 21 December 2005 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of Restrictive Covenants

- 1 The following are details of the covenants contained in the Conveyance dated 17 November 1894 referred to in the Charges Register:-

"AND the Purchaser hereby covenants with the Vendor to the intent that such covenant shall run with and bind the land into whosoever hands the same may come but shall not be personally binding upon the Purchaser his heirs or assigns except during their respective seisins of the said piece of land that the Purchaser his heirs and assigns owner or owners for the time being of the piece of land hereby conveyed will at all times hereafter observe and perform the stipulations set out in the first Schedule hereto.

THE FIRST SCHEDULE above referred to

1. The Purchaser shall forthwith fence in the piece of land hereby conveyed and shall for ever afterwards maintain at his own expense a good close boundary fence or wall not less than five feet high on the boundary of the said piece of land marked with a T on the plan drawn hereon.
2. No bricks or tiles shall be made on the said piece of land nor shall any clay or lime be burned thereon nor shall any chalk earth clay gravel or sand be removed therefrom excepting whateve may be removed in bringing the land to the level of the road or in excavating for foundations.

3. No house shall be erected on the said piece of land of less prime cost than £250 excluding the cost or value of the site and of internal fittings and fixtures usually known as tenants fixtures.

4. No buildings shall be erected upon the said piece of land other than private dwellinghouses or outbuildings thereto, and no trade or manufacture shall be carried on thereon nor shall any building thereon be used as a public house or beerhouse nor shall any stabling be erected thereon except stabling appurtenant to any dwellinghouse erected thereon and no building and no fence more than five feet in height shall be erected thereon nearer to the road than the building line shewn on the said plan.

5. The Purchaser shall until Edridge Road has been adopted by the Local Authorities contribute towards the cost of maintaining and repairing the same incurred by the Vendor his fair proportion such proportion to be paid to the Vendor and in case of difference to be settled by the Vendors surveyors and to be recoverable by the Vendor in the County Court.

NOTE 1: The T mark referred to in Clause 1 above is now internal

NOTE 2: The building line referred to in Clause 4 above is set back 15 feet from the road frontage.

2 The following are details of the covenants contained in the Conveyance dated 8 March 1895 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor to the intent that such covenant shall run with and bind the land into whosoever hands the same may come but shall not be personally binding upon the purchaser his heirs or assigns except during their restrictive seizens of the said pieces of land that the Purchaser his heirs and assigns owner or owners for the time being of any of the pieces of land hereby conveyed will at all times hereafter observe and perform the stipulations set out in the First schedule hereto

THE FIRST SCHEDULE above referred to

1. The Purchaser shall forthwith fence in the pieces of land hereby conveyed and shall for ever afterwards maintain at his own expense a good close boundary fence or wall not less than five feet high on the boundary of the said pieces of land marked with a T on the plan drawn hereon.

2. No bricks or tiles shall be made on the said pieces of land nor shall any clay or lime be burnt thereon nor shall any chalk earth clay gravel or sand be removed therefrom excepting whatever may be removed in bringing the land to the level of the road or in excavating for foundations.

3. No house shall be erected on the said pieces of land of less prime cost than Two hundred and fifty pounds excluding the cost of the site and of internal fittings and fixtures usually known as Tenants fixtures.

4. No buildings shall be erected upon the said pieces of land other than private dwellinghouses and outbuildings thereto and no trade or manufacture shall be carried on thereon nor shall any building thereon be used as a public house or beer house nor shall any stabling be erected thereon except stabling appurtenant to any dwellinghouse erected thereon and no building and no fence more than five feet in height shall be erected thereon nearer to the road than the building line shewn on the said plan.

5. The Purchaser shall until Edridge Road has been adopted by the Local authorities contribute towards the cost of maintaining and repairing the same incurred by the Vendor his fair proportion such proportion to be paid to the Vendor and in case of difference to be settled by the Vendor's Surveyors and to be recoverable by the Vendor in the County Court."

NOTE 1: The T mark referred to in Clause 1 is now internal

NOTE 2: The building line referred to in Clause 4 is set back 15 feet from the road frontage.

- 3 The following are details of the covenants contained in the Conveyance dated 25 March 1895 referred to in the Charges Register:-

COVENANT by the Purchaser with the Vendor to the intent that such covenant should run with and bind the land into whosoever hands the same should come but should not be personally binding on the Purchaser his heirs or assigns except during their respective seisins of the said piece of land that the Purchaser his heirs and assigns owner or owners for the time being of the said piece of land secondly thereinbefore described would at all times thereafter observe and perform the stipulations set out in the said first schedule thereto and to which this recited Conveyance was made subject.

THE FIRST SCHEDULE therein referred to

The stipulations to which the above recited Conveyance of the piece of land secondly described therein is made subject

1. The Purchaser should forthwith fence in the said piece of land and should forthwith make and for ever afterwards maintain at his own expense a good close sufficient boundary fence not less than 5 feet high on the boundaries of the said piece of land marked with a T on the said plan.

2. No bricks or tiles should be made on the said piece of land nor should any clay or lime be burnt thereon nor should any chalk earth gravel or sand be removed from the said piece of land excepting whatever should be removed in bringing the land to the level of Edridge Road or in excavating for foundations nor should anything be done on the said piece of land which should be or become a nuisance or annoyance to the Vendor or the owners or occupiers of the adjoining land.

3. No house should be erected on the said piece of land of less prime cost than £250 excluding from the prime cost the cost or value of the site and of internal fittings and fixtures usually known as tenants fixtures.

4. No buildings should be erected upon the said piece of land except private dwellinghouses and their outbuildings nor should any trade or manufacture be carried on thereon nor should any building thereon be used as a public house or beerhouse nor should any stabling be erected on the said piece of land except stabling appurtenant to any house erected or in course of erection on the land nor should any building nor any fence more than 5 feet in height be erected on the said piece of land nearer to the Edridge Road than the Building Line shown on the said plan.

5. The Purchaser should until Edridge Road has been adopted by the Local Authorities contribute towards the cost of maintaining and repairing the same incurred by the Vendor his fair proportion such proportion in case of difference to be settled by the Vendor's Surveyors and to be paid to the Vendor and to be recoverable by him in the County Court.

NOTE 1: The "T" marks on the plan referred to do not affect the land tinted blue on the filed plan.

NOTE 2: The Building Line is shown by the line of the existing buildings.

- 4 The following are details of the covenants contained in the Conveyance dated 21 April 1896 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor with intent that this covenant shall run with and bind the land into whosoever hands the same may come shall not be personally binding upon the Purchaser his heirs or

assigns except during their respective seisins of the said piece of land that the Purchaser his heirs and assigns will at all times observe and perform the said building restrictions and stipulations.

THE FIRST SCHEDULE above referred to

1. The Purchaser shall forthwith fence in the said piece of land and shall forthwith make and for ever afterwards maintain at his own expense a good close boundary fence not less than 5 feet high on the boundary of the said piece of land marked with a 'T' on the said plan.

2. No bricks or tiles shall be made on the said piece of land nor shall any clay or lime be burned thereon nor shall any chalk earth clay gravel or sand be removed therefrom excepting whatever may be removed in bringing the land to the level of the said Edridge Road or in excavating for foundations nor shall anything be done on the said piece of land which shall be or become a nuisance or annoyance to the Vendor or the owners or occupiers of any adjoining land.

3. NO house shall be erected on the said piece of land of less prime cost than £250 excluding from the prime cost the cost or value of the site and of internal fittings and fixtures usually known as tenants fixtures.

4. No building shall be erected on the said piece of land except a private dwellinghouse and its outbuildings nor shall any trade or manufacture be carried on thereon nor shall any building erected thereon be used as a public house or beer house nor shall any stabling be erected thereon except stabling appurtenant to any house erected or in course of erection on the said piece of land nor shall any building nor any fence more than 5 feet in height be erected on the said piece of land nearer to the road frontage than the building line shown on the said plan."

NOTE 1: The T mark referred to in Clause 1 above is now internal

NOTE 2: The building line referred to in clause 4 above is set back 15 feet from the road frontage.

END OF REGISTER

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy shows the state of the title plan on 14 September 2006 at 15:38:47.

It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 14 September 2006. This title is dealt with by the Land Registry, CROYDON office.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

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H.M. LAND REGISTRY		TITLE NUMBER	
		SGL 573075	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3265
SECTION			Z
Scale: 1 1250			© Crown copyright 1990

BOROUGH OF CROYDON

Old Reference Surrey XIV - 10 - BK



Transport for London



29th September 2006

Our Ref: 971/JG/LO/06/1098

Your Ref: OREV/24155/27

Berwin Leighton Paisner
Adelaide House
London Bridge
London
EC4R 9HA

Group Property &
Facilities Directorate

Transport for London

Victoria Station House
191 Victoria Street
London SW1E 5NE

Phone 020 7918 3778

Fax 020 7027 8284

Email Joe.Gallagher@gpf.org.uk

Dear Sirs,


RE: 10 Edridge Road, Croydon CR0 1EB

I refer to your enquiry dated 11th September 2006 and can confirm that the above property is unaffected by the proposed Croydon Tramlink Extension, both works and alignment.

The Transit scheme is due to utilise the highway of the High Street and Fell Road to the north of the property.

This reply is given on the basis of information presently available to me and without prejudice to any unforeseen plans or decisions that may occur to alter the current situation. The information is believed to be correct but you should make such further searches, enquiries, inspections and surveys as are appropriate.

Yours faithfully



J Gallagher
for HEAD OF OPERATIONAL PROPERTY

4. Land Search

Official certificate of the result
of search of the index map

Land Registry
Land Registration Rules 2003

SIMR

Certificate Date: 12 SEP 2006
Certificate Time: 00.00.01
Certificate Ref: 111/U70EXFB

Property	Land hatched black on the plan attached to the application and described in form SIM as 10, EDRIDGE ROAD, CROYDON CR0 1EB.
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Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No. Registered Estate or Caution	Notes
Not Applicable	SGL573075 Freehold	

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

END OF RESULT.

SW

Your Reference: OREV/24155/27	Key Number: -----	Any enquiries concerning this certificate to be addressed to: CROYDON TEAM CROYDON DLR SUNLEY HOUSE BEDFORD PARK CROYDON CR9 3LE Tel. No: (020) 87819100
BERWIN LEIGHTON PAISNER DX 92 LDE CHANCERY LANE		

Liability Assessment

Report prepared on

10, Edridge Road, Croydon, CR0 1EB (the Site)

Current Use

other - Office car park

Proposed Use

other - Not specified

Additional Information Provided

Sale

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

Natural or Mining Related Hazards

In addition, the following natural or mining related hazards have been identified in the immediate vicinity of the Site:

Ground Instability or Subsidence Hazard

1. As a potential ground instability/subsidence hazard was identified, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further more detailed information may be available via a British Geological Survey GeoHazard report (www.bgs.ac.uk/georeports), in particular the Natural Ground Stability Report.

Contact details are provided at the end of this report.

Although outside the scope of this assessment we would draw your attention to the Additional Considerations detailed later in this section of the report.

Environmental Liability Insurance may assist in completing this property transaction. If you would like some insurance options for consideration, please contact enviro@argyll-ins.co.uk, quoting this report number. Argyll Insurance Services Limited is authorised and regulated by the Financial Services Authority.

Commercial

Drainage & Water Search



Search address supplied: Land At, 10, Edridge Road, Croydon, CR0 1EB

Any new owner or occupier will need to contact Thames Water on 0845 9200 888 in order to have the water and drainage services bills changed to their name.

Rights of Access

Is there a wayleave agreement giving Thames Water (from here on known as "the Company") the right of access to pass through private land in order to reach the Company's assets?

No.

Is there an easement agreement giving the Company the right of access to assets located in private land which prevent the landowner from restricting the Company's access?

No.

Manhole Cover and Invert Levels

Details of any manhole cover and invert levels applicable to this site are enclosed.

Trade Effluent Consents

Are there any trade effluent consents relating to this site/property for the disposal of chemically enhanced waste?

No.

Thames Water Utilities Ltd
Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Olivia Revelle
Berwin Leighton Paisner
Adelaide House
London Bridge
London
EC4R 9HA

Our ref: SE7633
Your ref: OREV/24155/27

Date: Tuesday 17th October 2006

Dear Olivia

Thank you for contacting the Environment Agency. I am pleased to provide you with information on the following site:

Re: 10 Edridge Road Croydon CR0 1EG

The Flood Map

Our Flood Map shows the natural floodplain ignoring the presence and effect of defences for England and Wales, and therefore the areas potentially at risk of flooding from rivers or the sea.

The map indicates an area with a 1 in 100 (1%) chance of flooding from rivers in any given year, and/or an area with a 1 in 200 (0.5%) chance of flooding in any given year from the sea. The map also shows:

- The area with a 1 in 1000 (0.1%) chance of flooding from rivers and/or the sea in any given year. This is also known as the Extreme Flood Outline (EFO).
- The location of some flood defences and the areas that benefit from them;
- Information on the likelihood of flooding at any location taking account of the presence and effect of flood defences.

The Flood Map is used to raise awareness and encourage people in flood prone areas to take appropriate action. It is also used alongside other mapping information by:

- The Environment Agency - to improve local flood warning services, target flood risk awareness campaigns and assist in the planning, design, construction and maintenance of flood defences
- Local Authority Planners – to understand the future impact of new development on areas of land and control development within the floodplain
- Emergency Services - to direct resources to the most important locations during flood events
- Insurance industry – to provide a first step in decision making with insurance cover.

Environment Agency

Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454450 Fax: 01276 454301

CROYDON COUNCIL

Cleaner Safer Greener

Planning & Transportation Dept
Taberner House
Park Lane
Croydon CR9 1JT
DX: 136016 Croydon 17
Tel: 020 8726 6000 Ext: 62291
Fax: 020 8760 5661
Minicom: 020 8760 5797
Email: alan.oscroft-jones@croydon.gov.uk

Berwin Leighton Paisner LLP

DX 92 London

Please reply to Alan Oscroft-Jones
Your Ref: OREV/24155/27
Our Ref: URD/HR/Aoj
Date: 20th September 2006

Dear Sirs

Re: Edridge Road (10), Croydon.

I refer to your letter dated 11th September 2006 concerning the above and comment as follows:

1. I confirm that Edridge Road is recorded in the Council's Highway Register as being highway maintainable at the public expense to the extent indicated on the enclosed extract from the Council's Highway Record.
N.B. The Croydon Flyover the A232 is part of the Transport for London Road Network (telephone – 0207 343 5000) and you must contact them direct to ascertain any schemes they may have planned.
2. I confirm there are no public footpaths on or over the property and no rights of way, pedestrian or vehicular (including deemed rights of way).
3. I confirm that no part of the property is subject to any actual or deemed dedication as highway land.

I thank you for your cheque for £32.00 and attach a Vat receipt for your records.

Yours faithfully



Barry Crossby
Senior Development Engineer
Highway Records Section

