

DATED 12 June 2015

- (1) BDW TRADING LIMITED
- (2) THE COUNCIL OF THE BOROUGH OF HAVANT

CIL LAND AND INFRASTRUCTURE AGREEMENT

relating to

**A Community Building at Copseys' Nursery,
Hallett Road, Havant in Hampshire**

**SJS
LAW**

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London SW15 2TN

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THIS DEED is dated

12 June 2015

PARTIES

- (1) **BDW TRADING LIMITED** incorporated and registered in England and Wales with company number 03018173 whose registered office is at Barratt House, Cartright Way, Forest Business Park, Bardon Hill, Coalville LE67 1UF ("**the Owner**")
- (2) **THE COUNCIL OF THE BOROUGH OF HAVANT** of Public Service Plaza, Civic Centre Road, Havant, Hampshire ("**the Charging Authority**")

BACKGROUND

- (A) The Owner is the registered proprietor of land at Copseys' Nursery, Hallett Road, Havant registered under title number SH25428 ("**the Property**")
- (B) Planning Permission (ref: APP/14/00767) was granted by the Charging Authority on even date herewith for the development of 35 dwellings on the Property ("**the Planning Permission**")
- (C) The Council of The Borough of Havant is the Charging Authority for the purposes of the Part 11 of the Planning Act 2008 and Regulations 73, 73A, 73B and 74 of the CIL Regulations 2010 (as amended) ("**the CIL Regulations**")
- (D) The Owner assumed liability on 24 April 2015 by Commencement Notice to pay the Community Infrastructure Levy due in respect of the Chargeable Development.
- (E) The Charging Authority has made infrastructure payments available in its area pursuant to Regulation 73A of the CIL Regulations and has agreed to accept the Infrastructure Payment in satisfaction of the Community Infrastructure Payment

DEED AGREED TERMS

1. Definitions

- 1.1. In this Deed the following expressions shall unless the context shall otherwise require have the following meanings:

The Act: means the Town and Country Planning Act 1990 as amended.

Allotments: means the allotments forming part of the Chargeable Development

Car Park: means the car park within the Community Building Site

Chargeable Development: means the development of the Property authorised by the Planning Permission.

Commencement: means the earliest date on which any material operation begins to be carried out on the Chargeable Development as defined by section 56(4) of the Act and **Commence** and **Commenced** shall be construed accordingly.

Commencement Notice: means the notice to be submitted in writing to the Charging Authority under Regulation 67 of the CIL Regulations no later than the day before the day on which the Chargeable Development is to be Commenced

Completion Date: means the next working day falling 60 days after the Practical Completion of the Community Building

Community Building: the Community Building forming part of the Chargeable Development and as identified and more particularly described in the Community Building Specification

Community Building Site: that part of the Property on which the Community Building and Car Park is to be constructed as shown edged with red on Plan P974/S106/06 Rev A annexed to this Deed

Community Building Specification: the specification for the construction of the Community Building and the Car Park attached to this agreement at Annexure 1 (subject to variation in accordance with the provisions of Schedule 1)

Community Building Long Stop Date: means the date 360 days from the date of the Planning Permission unless otherwise been agreed in writing by the Charging Authority

Community Building Works: the construction of the Community Building and the Car Park access and services in accordance with the Community Building Specification

Community Infrastructure Payment: means the sum of £263,628 (TWO HUNDRED AND SIXTY THREE THOUSAND SIX HUNDRED AND TWENTY EIGHT POUNDS) being the sum of community infrastructure levy cash amount payable on the Chargeable Development

Community Infrastructure Interest: means the interest at 2.5 per cent above the base lending rate of the Bank of England from time to time.

Contract Rate: means 2% over the base rate of Barclays Bank Plc from time to time

Defects Liability Period: means the period of 12 months from Practical Completion

Estate: shall mean all the land now or formerly comprised within Title Number SH25428

Estate Roads: shall mean the roadways cycle ways (if any) and footpaths now constructed or to be constructed on the Estate and serving or intending to serve the Community Building Site which are not part of any individual property and which are intended to provide access between the Community Building Site and the public highway

Infrastructure Payment: means the construction of the Community Building by the Owner and the subsequent transfer of the Community Building Site from the Owner to the Charging Authority in accordance with the terms of this Deed.

Interest: means interest at 2.5 per cent above the base lending rate of the Bank of England calculated as per Regulation 87 of the CIL Regulations.

Part 1 Conditions: means the conditions in Part 1 of the Standard Commercial Property Conditions (Second Edition) and Condition means any one of them.

Part 2 Conditions: means the conditions in Part 2 of the Standard Commercial Property Conditions (Second Edition).

Permitted Use: a community centre within use class D1 of the Town and Country Planning (Use Classes) Order 1987 as at the date of this Deed including, but without prejudice to the generality of the forgoing, use by a scout's association.

Planning Agreement: means an agreement intended to affect the Property which is expressed to be made pursuant to Section 106 of the Town and Country Planning Act 1990 or any provision with similar intent

Practical Completion: means practical completion of the Community Building and **Practically Complete** and **Practically Completed** shall be construed accordingly

Practical Completion Certificate: means a certificate or written statement issued by the Owner certifying that the Community Building is practically complete and setting out the date on which Practical Completion occurred and issued in accordance with the provisions of Schedule 1 hereof

Services: water, electricity, gas, telephone and any other appropriate services

Service Media: means any sewers, drains, channels, pipes, watercourse, water pipes, cables, conduits, mains and any other conducting media, tanks and apparatus for the supply of Services and for the disposal of foul and surface water.

- 1.2. Clause headings shall not affect the interpretation of this Deed.
- 1.3. A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4. A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.
- 1.5. Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular
- 1.6. Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders
- 1.7. A reference to any party shall include that party's personal representatives, successors or permitted assigns and in the case of the Charging Authority the successors to its respective statutory functions.
- 1.8. A reference to a statute or statutory provision is a reference to it as it is in force at the date of this Deed; provided that, as between the parties, no such amendment, extension or re-enactment shall apply to this Deed to the extent that it would impose any new or extended obligation, liability or restriction, on, or otherwise adversely affect the rights of, any party.
- 1.9. A reference to a statute or statutory provision shall include any subordinate legislation made as at the date of this Deed under that statute or statutory provision.
- 1.10. A reference to writing or written does not include faxes or e-mail.
- 1.11. A reference to "this Deed" or to any other agreement or document referred to in this Deed is a reference to this Deed or such other document or Deed as varied or novated (in each case, other than in breach of the provisions of this Deed) from time to time.

- 1.12. References to clauses, plans, schedules and appendices are to the clauses, plans, schedules and appendices of this Deed.

- 1.13. An obligation in this Deed on a person not to do something includes an obligation not to agree or allow that thing to be done.

Any phrase introduced by the terms including, include, in particular or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

2. Statutory Provision

This Deed is made pursuant to Section 111 Local Government Act 1972 Section 217(4) of the Planning Act 2008 and Regulations 73, 73A, 73B and 74 of the CIL Regulations 2010 (as amended).

3. Conditionality

Save where the context otherwise requires, this Deed is conditional on Commencement of the Chargeable Development.

4. Community Building

- 4.1 If this Deed shall become unconditional, the Owner covenants to the Charging Authority to construct the Community Building in accordance with the provisions of Schedule 1 prior to the Community Building Long Stop Date and subsequently transfer the Community Building Site to the Charging Authority at nil cost to the Charging Authority in accordance with and subject to the provisions of Schedule 2 and the Charging Authority will accept such transfer.

- 4.2 If the Owner or its solicitors have not served the Practical Completion Certificate on the Chargeable Authority pursuant to paragraph 7 of Schedule 1 by the Community Building Long Stop Date then the Council may (but not after service of the Practical Completion Certificate) give written notice to the Owner rescinding this agreement and following receipt of such notice the Owner shall be liable for the Community Infrastructure Payment together with any Interest

5. Acknowledgments and Declarations

- 5.1. The Charging Authority hereby accepts and acknowledges that compliance with the Owner's obligations contained in this Deed are a valid payment in kind for the Community Infrastructure Payment that would otherwise have been payable by the Owner in respect of the Development.
- 5.2. The Charging Authority confirms that the Community Building is relevant infrastructure for the purpose of the CIL Regulations and will be used to provide or facilitate the provision of infrastructure to support the development of the Charging Authority's area.
- 5.3. The Charging Authority and the Owner agree and acknowledge that the value of the Community Building is £266,958 as evidenced by the independent valuation by Blanchard Wells dated 16 February 2015 (such appointment having being approved by both parties).
- 5.4. The parties agree and acknowledge that the terms of this Deed comply in all respects with the requirements of payment in kind and infrastructure payment regulations contained within the Community Infrastructure Levy Regulations 2010 (as amended).

6. Dispute Provisions

6.1.

In the event of any dispute arising in respect of any matter contained in this Deed save as to matters regarding its legal construction then unless the relevant part of the Deed indicates to the contrary the same shall be referred to an expert being an independent person to be agreed upon between the parties hereto or at the request and option of either of them to be nominated at their joint expense by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors and such expert shall act as an expert and not as an arbitrator and whose decision shall be final and binding on the parties hereto and whose costs shall be in his award

- 6.2. The expert shall be appointed subject to an express requirement that he reaches his decision and communicates it to the parties within the minimum practicable timescale allowing for the nature and complexity of the dispute and in any event not more than twenty eight (28) days from the date of his appointment to act
- 6.3. The expert shall be required to give notice to each of the said parties inviting each of them to submit to him within ten (10) working days written submissions and supporting material and shall afford to each of the said parties an opportunity to make counter submissions within a further five (5) working days in respect of any such submission and material and his decision shall be given in writing within twenty eight (28) days of this appointment with reasons and in the absence of manifest error shall be binding on the said parties
- 6.4. The costs of any reference of any dispute shall be paid jointly by the Owner and the Charging Authority subject always to any determination in the independent person's award.

7. Third Party Rights

No one other than a party to this Deed and their respective successors in title shall have any right to enforce any of its terms.

8. Notices

Any notice or other communication required to be given under this Deed shall be in writing and shall be delivered personally, or sent by pre-paid first class post or recorded delivery or by commercial courier, to any person required to receive the notice or communication at its address set out above or as otherwise specified by the relevant person by notice in writing to each other person.

9. Reasonableness

Any approval, consent, direction, authority, agreement or action to be given by the Charging Authority under this Deed shall not be unreasonably withheld or delayed.

10. Non-Merger

This Agreement shall remain in full force and effect insofar as anything remains to be performed and observed pursuant to it after the transfer of the Community Building Site to the Charging Authority

11. Governing law

This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims)

shall be governed by and construed in accordance with the law of England and Wales.

12. Jurisdiction

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Deed or its subject matter or formation (including non-contractual disputes or claims).

This Deed has been entered into on the date stated at the beginning of it.

Schedule 1

Construction of the Community Building

Community Building Works

1. The Owner will carry out the Community Building Works in a proper and workmanlike manner with good quality materials and in accordance with the Community Building Specification the CDM Regulations, all relevant British Codes of Practice and British Standards and all law statutes, orders, regulations, by-laws, consents and other requirements of competence authorities.
2. The Charging Authority acknowledges the Owner's right to make such minor modifications or variations to the Community Building Specification from time to time as may be, in the Charging Authorities reasonable opinion, expedient or necessary PROVIDED THAT such variations do not materially affect the market value, quality or amenity of the Community Building and PROVIDED FURTHER THAT the Owner shall consult with the Charging Authority and shall notify the Charging Authority of any such modifications or variations made pursuant to this paragraph 2.
3. In the event that any modifications or variations to the Community Building Specification proposed by the Owner materially affect the market value quality or amenity of the Community Building then the Owner shall only be entitled to make such modifications or variations with the Charging Authority's prior written consent (not to be unreasonably withheld or delayed).
4. The Owner shall allow the Charging Authority to enter the Community Building Site in order to inspect and view the state and progress of the Community Building Works and ensure that the Community Building Works are being carried in accordance with the Community Building Specification.

Practical Completion

5. The Owner shall notify the Charging Authority with at least 5 Working Days' notice in writing of the date upon which the Owner intends to allow inspection of the Community Building Works with a view to issuing the Practical Completion Certificate and the Charging Authority shall inspect the Community Building within 15 Working Days of the date specified by the Owner in such notice
6. The Owner shall take proper account of any representations that are made by the Charging Authority when considering whether to issue the Practical Completion Certificate.
7. The Owner shall serve the Practical Completion Certificate on the Chargeable Authority once the Community Building has reached practical completion.
8. Any dispute as to whether or not the Community Building Works or any part of them have reached practical completion may be referred by either party to an Expert in accordance with clause 6 of this Agreement
9. For the avoidance of doubt Practical Completion shall not be delayed due to the existence of minor defects and minor items of outstanding works which the Charging Authority is satisfied (acting reasonably) can be carried out after Practical Completion
10. The Charging Authority shall produce a list within 1 month of the expiry of the Defects Liability Period identifying any defects, shrinkages or faults that have

appeared in the Community Building Works during the Defects Liability Period and the Owner shall procure that any such defects, shrinkages or faults are made good as soon as reasonably practicable to the satisfaction of the Charging Authority.

11. The Charging Authority shall allow the Owner the facilities reasonably necessary and full access to the Community Building to enable any defects to be repaired pursuant to the provisions of this Schedule 1.

Schedule 2
Transfer of the Community Building

1. Conditions

- 1.1. The Part 1 Conditions are incorporated in this Deed so far as they:
 - 1.1.1. apply to a sale by private treaty;
 - 1.1.2. are not inconsistent with the other clauses/paragraphs in this Deed; and
 - 1.1.3. have not been modified or excluded by any of the other clauses/paragraphs in this Deed.
- 1.2. The Part 2 Conditions are not incorporated into this Deed.
- 1.3. Condition 1.1.4(a) does not apply to this Deed.

2. Deducing Title

- 2.1. The Owner's title to the Community Building Site has been deduced to the Charging Authority's Conveyancer before the date of this Deed.
- 2.2. The Council is deemed to have full knowledge of the title and is not entitled to raise any objection, enquiry or requisition in relation to it.
- 2.3. Conditions 6.1, 6.2, 6.3.1 and 6.4.2 do not apply to this contract.

3. Vacant Possession

The Community Building Site will be transferred with vacant possession on Completion.

4. Title Guarantee

The Owner will transfer the Community Building Site with full title guarantee

5. Transfer

The Transfer to the Charging Authority will contain:

- 5.1. A provision that the Community Building Site will not, by virtue of this transfer, have any rights or easements or the benefit of any other matters over land retained by the Owner other than those (if any) which are expressly mentioned in or granted by this transfer and a provision that section 62 of the Law of Property Act 1925 is qualified so as not to include any liberties, privileges, easements, rights or advantages over land retained by the Owner except as expressly mentioned in or created by this transfer
- 5.2. A right of way for the benefit of the Community Building Site and the owners and occupiers from time to time of the whole or any part thereof with or without vehicles at all times and for all purposes (in common with the Owner and all others entitled to use the same) over and along the Estate Roads to and from the Community Building Site
- 5.3. A right to connect to and use any Service Media in, on, under or over the Estate for the passage of Services to and from the Community Building (in common with the Owner and all others entitled to use the same) subject to the Transferee paying to the Transferor a fair and proper proportion according to use of the costs of repairing, maintaining, replacing, renewing and cleaning

- any of the Service Media used in common between the Community Building and the remainder of the Estate
- 5.4. Such additional rights and easements as the Charging Authority shall reasonably request over the remainder of the Estate to facilitate public access and services to and from the Community Building
 - 5.5. A reservation of all rights of access light air support entry passage of services and other rights reasonably necessary for the development of the remainder of the Estate;
 - 5.6. A right at any time for the benefit of any persons lawfully entitled to use the Allotments from time to time to park in the Car Park for the purpose of using the Allotments
 - 5.7. a covenant by the Charging Authority to keep and maintain the Community Building in good repair and condition
 - 5.8. a restrictive covenant not to use the Community Building (or any relevant part) or allow or suffer it (or any relevant part) to be used at any time other than for a Permitted Use
 - 5.9. a restrictive covenant not to use the Community Building for any illegal immoral or illicit use nor to do anything that may be a nuisance of annoyance to the owners or occupiers from time to time of the remainder of the Estate but, for the avoidance of doubt, social functions, weddings, public displays, exhibitions and meetings shall not breach this covenant
 - 5.10. a restrictive covenant not to park or allow parking of any commercial vehicles, trailers, caravans, boats or similar vehicles on the Estate Roads within the Chargeable Development at any time.
 - 5.11. provisions requiring the Charging Authority to participate in and pay 1/110th of the service and estate charges in respect of the maintenance of the common parts of the Estate
 - 5.12. a restriction on title preventing the disposition of the Community Building without a certificate signed by the Owner or by their conveyancer confirming that the disponee has entered into a Deed of covenant in such a form as the Owner shall reasonably require which obliges the disponee to observe and perform the provisions of this Transfer
 - 5.13. such rights as the Charging Authority may require for the installation maintenance repair and use of any services in the remainder of the Chargeable Development and for the benefit of the Community Building Site
 - 5.14. an obligation on the Owner to remedy (whether in or after the Defects Liability Period) at its own cost any latent defects in the Community Building Site and of which the Owner becomes aware within the Defects Liability Period and howsoever the Owner is made aware of such defects.
 - 5.15. A transfer to the Charging Authority of the benefit of all warranties and guarantees in respect of the construction and maintenance of the Community Building
 - 5.16. The Charging Authority and the Owner will execute the transfer in duplicate.
- 6. Completion**
- 6.1. Completion will take place on the Completion Date.
 - 6.2. Conditions 8.1.2 and 8.1.3 are varied by the deletion of 2.00 pm as the stipulated time and the substitution of 1.00 pm.

- 6.3. Condition 1.1.3(b) is amended to read: "in the case of the seller, even though a mortgage remains secured on the property, if the amount to be paid on completion enables the property to be transferred freed of all mortgages, (except those to which the sale is expressly subject) or if the seller produces reasonable evidence that this is the case."
- 6.4. Condition 8.4 is amended to add, "(d) any other sum which the parties agree under the terms of the contract should be paid or allowed on completion".
- 6.5. Condition 8.7 is amended to read: "The buyer is to pay the money due on completion to the Owner's conveyancer by a method that gives immediately available funds

7. Disclaimer

The Charging Authority admits it enters into this Deed solely on the basis of the terms of this Deed and not in reliance on any representation or warranty either written or oral or implied made by or on behalf of BDW save for any representation or warranty contained in written replies given by BDW's Solicitors to any preliminary enquiries raised by the Charging Authority's Solicitors whether in correspondence or otherwise

BARRATT SOUTHAMPTON

GENERAL SPECIFICATION FOR: Nursery Fields, Denvilles
Community Building

CONTRACT NO: #

ISSUE DATE: #

REVISION NO: A

REVISION DATE: 07.05.15

THIS SPECIFICATION SHOULD BE READ IN CONJUNCTION WITH ALL DRAWINGS, SCHEDULES,
DETAILS AND OTHER SPECIFICATIONS.

PLEASE REFER TO REAR OF SPECIFICATION FOR AMENDMENTS



GENERAL NOTE

- ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION.
- Any reference to an Approved Document in this Specification relates to the relevant current Approved Document of the Building Regulations.
- The building as a whole must comply with Approved Document L2A using the TER (Target Emission Rate).

FOUNDATIONS

- REFER TO STRUCTURAL ENGINEERS DETAILS AND DRAWINGS.
- All foundations and concrete mixes to be agreed with NHBC Engineer/Local Authority Building Inspector.
- Reinforced concrete foundations designed by a Structural Engineer must have a minimum cover to the reinforcement as shown in the design. All in accordance with NHBC Standards Chapter 2.1-D5c.

D.P.C.

- Horizontal dpc's to be min. 150mm above adjacent ground level to be stepped where applicable to relate to the differing ground levels and to be either 'Astos' or similar bituminous based felt dpc (to B.S. 6398, 1983) or 500 microns black polythene (2000g) to B.S. 6515, 1984.
- DPC to be stepped up as necessary to maintain 150mm clearance above entrance ramp or level platform adjacent to principal entrance door. Unless proprietary cavity closers are used, vertical dpc's to be provided to all openings in external cavity walls and to be min. 225mm wide, tacked to back of frame, built into vertical joint and lapped over end of cavity wall insulation.
- Proprietary dpc's / thermal cavity closers to be provided horizontally (sill) and vertically (jamb) to all openings in external cavity walls.

DRAINAGE

- Work to be in accordance with BS 8301, Approved Document H and engineering drawings.
- All private drains to be in upvc or vitrified clay with flexible joints and fittings conforming to BSEN295 or BS4660. All drains under and within 1m of a building to be encased in minimum 150mm concrete with joints remaining flexible. Rocker pipes with flexible joints to be provided through walls. Where drains pass through walls bridge with concrete lintels and seal. All drain trenches within 1m of any foundation to be bedded and surrounded and trench backfilled with concrete.
- All drain trenches more than 1m from any foundation and deeper than the foundation to be bedded and surrounded and trench backfilled with concrete.
- Drains under building to have 100mm minimum surround of granular fill bedding factor to pipe manufacturer's specification.
- Where drainage connections are made via Y-junctions access to the run must be provided by roddable gullies or SVPs access points.
- For actual line and fall of drains see Site Layout - all to Local Authority Approval.
- All pipe work in flexible jointed plastic or other approved, laid on approved bed.
- All external surfaces are to be fully drained (e.g. Paths, Patio, drives).
- Drains with less than 1200mm cover under Highways/Pavement to be encased in 22.5/20kN/m² concrete minimum 150mm thick.
- All concrete encasements to have expansion joints at intervals not exceeding 9m maximum.
- Manholes/Inspection chambers in 225mm Class 'B' engineering bricks laid in water bond in cement mortar on minimum 15mm concrete base: or other approved system.
- Covers and frames to BS EN 124 set in concrete top and surround.
- Soakaways, where used, to be minimum 5m from any building or highway and to comply with BRE Digest No. 365.
- Internal manholes to be provided with screw-down double seal cover.
- Manholes/inspection chambers over 1m deep to be fitted with step irons or ladders as necessary.

WATER SERVICES

- Cold-water rising-main to enter via insulated sleeve min. 750mm deep. Location to be confirmed by M&E.

GROUND FLOOR – U Value 0.18W/m2K

- Hanson Jetfloor LO or similar approved insulated floor system u value $\leq 0.15 \text{ W/m}^2\text{K}$ (with minimum psi (Ψ) values to be assessed site specifically at an early stage (Parallel junctions to be $\leq 0.12 \text{ W/mK}$ & Perpendicular junctions to be $\leq 0.09 \text{ W/mK}$ for external walls and to be $\leq 0.10 \text{ W/mK}$ for party walls).
- Power float finish to 75mm concrete screed on 1200g vapour control membrane on insulation Blocks on 150 or 225mm deep suspended concrete beams to specialist details. Void under precast beam and block floor to be ventilated around all external walls with patent ventilators placed so that the ventilating air will have a free path through void and to all parts (ventilators to be provided in internal walls). void to be min.
- 450mm ventilated through terracotta air bricks to outer leaf with cranked PVCu void ventilator ducts at max. 800c/c's. flexible stopped end cavity tray over all ventilators with weep holes to be provided.

MASONRY IN GENERAL

- Clay bricks throughout to be manufactured in accordance with BS EN 771-1 with minimum water absorption 7-12%. Mortar shall be of the mix proportions necessary to achieve adequate strength and durability in accordance with NHBC Standards - Appendix 6.1-D5.
- Concrete blocks throughout to be solid, manufactured in accordance with BS EN 771-3/771-4 and designated by the manufacturer as suitable for their intended location.
- All blocks must be below 20kg in weight to comply with the HSE requirement for repetitive one man lift.
- Provided that ALL the specified structural, thermal and acoustic requirements are met blocks may be aerated concrete, lightweight aggregate or medium dense. Refer to Structural Engineers details for specification.
- All masonry construction to be built in accordance with BS5628: Part 3
- References to 'Min.CS' denote 'MINIMUM compressive strength'.
- References to 'Max.TC' denote 'MAXIMUM thermal conductivity'.

EXTERNAL WALLS – U Value 0.22 W/m2K

PLASTERBOARD TYPES AND FIXINGS

- All internal blockwork walls to be plastered to BS EN 1230, BS EN 13963 and BS 8212 Generally.
- All walls to be finished with plaster skim coat only.

MOVEMENT JOINTS

- Movement joints to be formed vertically at locations shown on drawings in accordance with Engineers details, to be in accordance with BS 5628, Part 5, 1985 and brick/block manufacturer's recommendations.
- Joints in external leaf to be filled with cellular polyethylene or foam rubber and sealed with an appropriate gun applied sealant to match colour of facing bricks/render coating as closely as possible.
- Wherever possible, joints should be located behind rainwater pipes.
- Additional wall ties to be installed in the cavity wall max 225mm to each side of the joint at 225mm vertical centres in accordance with BS 8103-2: 2005 and proprietary flat-strip debonded ties to be installed across joint at 450mm vertical centres.

CONTRACTION JOINTS

- To be confirmed by Structural Engineer. Joints with blockwork tied across joint at 225mm vertical centres using proprietary flat-strip debonded ties.

LOAD-BEARING PARTITIONS

- Generally built in 100mm medium-dense concrete blocks to BS EN 771-3/771-4 (Min. CS 3.6 N/mm²) – constructed blockwork must achieve min. mass of 120kg/m² excluding wall finish or be supported by B.B.A. or other independent Certification acceptable to the NHBC - consult block manufacturer if in doubt about suitability of proposed block.
- Refer to floor-plans for localised areas of masonry having special strength requirements in accordance with Structural Engineer's design.
- Blockwork to be finished both sides with plasterboard as described earlier.
- Unless otherwise stated, vertical joints to be formed at junctions between all dissimilar masonry materials - except at DPC locations, joints tied at 225mm vertical c/s with 400mm long stainless-steel expanded metal mesh.
- DPC to be located under all ground floor walls and partitions.
- Partitions to be taken down to foundation if shown on Structural Engineer's drawings.

NON LOAD-BEARING PARTITIONS

- DPC to be located below all ground floor partitions.
- Unless stated otherwise on drawings, partitions to be formed in 63x38mm sw studs at 600mm centres and finished each side generally (see Notes 1 & 2) with 12.5mm 'BRITISH GYPSUM Wallboard' (see also 'PLASTERBOARD FINISHES' section).
- Partitions forming any room containing a WC are required to provide 40dB sound insulation. This may be achieved by installing 50mm min thickness mineral fibre quilt between the studs and using 12.5mm 'BRITISH GYPSUM Wallboard' (8.3kg/m² board weight). The sound insulation requirement does not apply to any partition containing a door.
- Partitions forming shower enclosures and also at the head of and alongside baths to be finished with 12.5mm 'BRITISH GYPSUM Moistureshield' (10kg/m² board weight)

CEILINGS

- All ceilings to be 15mm 'BRITISH GYPSUM Wallboard' (11.7 kg/m² board weight) to underside of roof structure. Subject to final building design.
- 'BRITISH GYPSUM Fireline' board has a PINK face and brown back.
- Or use a SIP type roof from 'Smartroof' 'Pasquill' or similar approved by Group.

LINTELS/BEAMS

- Proprietary lintels/steel beams to be provided over all structural openings including meter boxes in accordance with drawings and schedules.
- Lintel references are generally those of IG or Catnic Lintels Ltd. and denote pressed-steel type lintels designed in accordance with BS EN 845-2, galvanised to BS EN 10142 and satisfying NHBC Technical Requirement R5.
- Any alternatives must be approved and satisfy all of the above requirements.
- Where IG or Catnic references are not given lintels to be as detailed in Structural Engineer's calculations.
- Cavity trays/damp proof protection must be provided over all external openings either separately or as a combined part of the lintel to satisfaction of NHBC.
- Minimum 2 No. weep holes per opening to be provided spaced at maximum 450mm c/s.
- All lintels/beams must bear on full (NOT CUT) blocks and must be firmly bedded in mortar.
- End bearings to be 150mm minimum (any reduction must be to satisfaction of Structural Engineer).
- Padstones to be provided where necessary as per Structural Engineer's requirements.
- Manufacturer's recommendations for providing adequate fire resistance should be followed.
- Cold bridge paths should be avoided and adequate insulation measures incorporated, depending upon lintel profile, in accordance with manufacturer's specification and NHBC requirements.
- Steel beams to be zinc-coated and painted with bitumen – Refer to Thermal Bridging Standard Details.

CAVITY TRAYS AND FLASHINGS

- Flashings generally to be in milled lead sheet to BS EN 12588 - proprietary flashings must satisfy NHBC Technical Requirement R3.
- Code 4 lead flashings (stepped where necessary) to be provided where roofs abut brickwork.
- All flashings to be dressed up wall min. 75mm above surface of tile.
- Cavity trays to be linked to flashings in all cases and stepped in the case of a stepped flashing.
- Cavity trays must rise minimum 140mm across cavity.
- Code 4 lead soakers to be provided at each tile overlapped by flashing.
- Valleys are GRP.

GLAZING – U Value 1.41W/m2K g factor 0.71

- All doors and windows to be double-glazed with windows giving a 'U' value of 1.41 W/m2K (g factor 0.71) backed up by manufacturers test certification. Styles to be in accordance with architects elevations and schedules.
- In accordance with Approved Document Part N1 1998 all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either:
- toughened or laminated and break safely to BS EN 12600
- In accordance with Approved Document Part K2 2000 fixed glazing below 800mm from finished floor level (FFL) should be able to provide containment from a person falling against it, backed up by manufacturers test certification, or a barrier should be provided to resist the horizontal forces in accordance with BS EN 1991-1-1 and BS EN 1991-1-1-7.
- Entrance doors to be fitted with manifestations in line with requirements of part M.
- High level windows to be self-cleaning to minimise requirement for future maintenance.

PITCHED ROOFS

- Specialist roof design / structural design and line loads shall be based on specified Decra Light weight roofing or similar approved.. Tile battens to be 50x25mm softwood. 100x50mm treated wall plates held down at max. 2000mm centres with 30x2.5mm galvanised MS straps. Use 30x5mm galvanised MS horizontal restraint straps at max. 2000mm centres at ceiling level and rafter level and taken over 3No. rafters or ceiling joists with solid packing between.
- Barge boards and Fascias to suit.
- Provide a heavy-duty eaves carrier into gutter. Decra light weight roof finish or similar approved fixed in accordance with manufacturer's instructions as appropriate to the local area. Install proprietary cavity trays at any roof abutment with code 4 lead flashing. Imposed snow loading to roof to be in accordance with BS 6399 Part 3.

ROOF VENTILATION

- Soffit board to be provided with fly screen protected ventilation equivalent in area to a continuous gap along both sides of roof of 10mm (25mm for roofs 15° or less). Where the insulation follows the slope of the roof, provide the equivalent of a 5mm wide continuous gap at ridge level and 25mm wide at the eaves. Proprietary eaves vent system to achieve min 50mm air gap above insulation.
- Cold roofs where the pitch exceeds 35 degrees OR where the span exceeds 10m requires a vent equivalent to a continuous 5mm gap at the ridge. See NHBC standards 7.2-S11.

RAINWATER GOODS

- All rainwater goods to be Metal in accordance with Approved Document H and must be provided for all roofs greater than 6m² in area to NHBC satisfaction.
- All down pipes connected directly to storm water sewers, to Local Authority approval and boxed in with plywood or similar.
- Refer to site drainage layout and manufacturers design instructions for exact position of connections.
- Leaf guards to be installed in gutters.

SANITARY GOODS

- All waste fittings to have 75mm deep seal traps and separate connections to SVPs and to be installed in accordance with BS5572.
- Wastes to wash-hand basins to be 32mm diameter for runs not exceeding 1.7m and 40mm diameter for runs up to 3m.
- All exposed pipework to be boxed-in.
- Toilet Cubicles within separate sex toilets - Melamine faced toilet cubicles in central toilets with doorstop, coat hook on the inside of the door and toilet roll holders. Occupation indicator signs to be fitted to the doors.
- Partitions to be set 150mm above floor level and have a minimum height of 1980mm.
- Minimum size of cubicle to be 1525 x 850mm.
- Taps to be percussion fittings in plunge format to all rooms where required except for Disabled W.C. and kitchen.
- Kitchen to be fitted with lever operated taps.
- Disabled W.C. to have repeater panel / sounder and reset in line with requirements of part M.
- Sanitary fittings to be hard wearing and fit for purpose throughout.

SOIL AND VENT PIPES

- 110mm diameter PVC-U soil and vent pipes to BS 5572 to discharge either via ridge vent or proprietary ventilation tile.
- External SVPs outlet must terminate minimum 900mm above the head of any opening into building within 3m and be fitted with proprietary balloon grating.
- SVPs within internal plasterboard ducts to be surrounded with 25mm thick un-faced mineral wool throughout their length.
- See also 'FIRE RESISTANCE' section.

PLUMBING

- All sanitaryware pipework above ground level to comply with current British Standards. SVP's to be in UPVC to BS 4514. No other waste pipe is to be within 200mm of the WC connection to stack unless fitted with a collar boss. Cleaning access points to be provided to all waste pipes where changes of direction occurs and at base of all SVP's. SVP's are to be taken up through the roof space and connected to a vent terminal in UPVC pipework. Ducts to SVP's to be constructed of 12.5mm plasterboard or 25mm plasterboard in habitable rooms on 50x50mm s.w. framing with removable access panels using cups and screws at appropriate points. SVP's to be surrounded by 25mm fibreglass.
- Wastes to be as follows:
- Sink-40mm dia., 75mm deep sealed trap connected to back inlet gulley.
- Washing machine-40mm dia., 75mm deep sealed trap connected as sink.

- Basins-32mm dia., 75mm deep sealed trap connected to SVP's. Where waste run exceeds 1700mm, waste size to be increased as required &/or anti-syphon trap to be fitted.
- WC's-100mm dia., with 'S' traps taken to SVP's.
- Where common pipe runs are used the pipework needs to be increased to 50mm. WC to comply with diagram 25 Part M Building Regulations (1992).
- Maximum flow rates; Shower limited to 6l/m, Basin taps to be fitted with 5l/m flow restrictors, Kitchen taps to be limited to 12l/m, WC 6/4 litre dual flush cistern, Ensure stored water temperature will not exceed 100°C.

VENTILATION

- Compliance with Approved Document F1 2010 will be achieved using System 1 which is a combination of background ventilators and intermittent extract fans.
- Extract ventilation to outside is required to the kitchen and disabled WC, The extract fans will be intermittent (manually operated) and in internal rooms with door but no window the fans will be fitted with 15 minute
- overrun facility and in the case of rooms with no natural light fans will be switched with the light.
- PIR operation to be provided to areas with extract fans with no natural light.
- Minimum extract airflow rates in litres/second are as follows:-
- Kitchens - 60l/s or 30l/s if incorporated within cooker hood
- WC - 6l/s (where applicable)
- All Fans/Cooker Hoods to be tested (testing airflow) and commissioned by the installation sub-contractor in accordance with 'The Domestic Ventilation Compliance Guide' Table 2. This data to be sent to the Building control body within 5 days of the test.
- Fans and ducts must be installed in compliance with the 'Good Practice Guide' in Approved Document F1 2010 Appendix E.
- Background ventilation will be provided by trickle ventilators calculated to comply with Approved Document F1 2010 Table 5.2a.
- Unless otherwise described on Layout Drawing, ceiling-mounted fans to be ducted either through joist zone to external wall or through roof void to eaves soffit (grille painted to match soffit).
- MECHANICAL EXTRACTOR FANS are to be **built in** as work progresses and have the complete housing perimeter sealed to the wall finish. The opening through the external wall is to be made good and sealed using silicone mastic beads.
- Extract ducts passing through roof void to be insulated or condensate drain required.
- All ducts to be run in rigid or semi ridged pipes.

GAS FLUES

- Gas appliance flue outlets to be provided with guards.
- Position of flue to be in accordance with Approved Document J (Diagram 34).
- NB: flue terminals to be min 300mm from wall corner, plot boundary, window opening light and extract fan terminals (extract anti-backdraught devices no longer acceptable). Note terminals facing a boundary to be min 600mm away from the boundary.
- Where flue terminal is within 850mm of a gutter or 450mm of painted eaves a 750mm long aluminium shield must be fitted to the gutter/eaves underside.
- All steel beams to be encased to provide half-hour fire protection and where within floor construction to be painted with intumescent paint providing half-hour fire protection.
- 1no. layer 12.5mm 'BRITISH GYPSUM Fireline' or similar approved board with all joints taped and filled.
- Fire-stops to be provided where fire resisting walls and floors are perforated by holes for pipes, ducting and flues.

FIRE RESISTANT DOORS

- To BS 476 Part 22. All doors to be fire-resistant grade FD30 and contained within frames (inc door cill) incorporating intumescent strips and smoke seals. Door to be fitted with a self-closing device. Vision panels to be provided in doors as identified on schedule and drawings. Vision panels to be fire rated accordingly.
- Link door between community centre and changing rooms to be fitted with lock to provide restricted access from those using changing rooms. Door to be controlled by FPC.
- All entrance doors to be level access in line with requirements of part M.

CARBON MONOXIDE (CO) DETECTORS

- Use Honeywell SF4SOEN battery operated unit, which can be fixed within the building. These are sealed units, which have a life span of six years. The batteries in the units do not require replacing. Each unit carries specific user instructions including details of the helpline if required. Refer to individual house type working drawing for exact position.
- CO Alarms should be fixed:
 - 1-3m horizontally from the appliance. It is preferable to locate the Alarm on walls 150mm vertically down from the ceiling above an internal door.
 - Above the height of any doors or windows.
 - Within any room where a concealed flue in a void travels to an outside wall.
- Alarms must not be located:
 - In an enclosed space ie cupboard.
 - Directly above a sink.
 - Next to a door or window.
 - Next to an extract fan or vent.

HEATING & HOT WATER

- Heating scheme to be in accordance with Heating Consultant's drawings and specification and in compliance with Approved Document L2A and The Heating Compliance Guide.
- All heating schemes are to be designed based on an external temperature of -3degC.
- Heating system to be radiators heated by condensing boiler. Heating and hot water control system to include programmer, cylinder, thermostat, delayed start room thermostat and TRV's to all radiators other than in the same room as the wall thermostat.
- Heating systems to be controlled via individual time and temperature controls on each heating zone and either a 3-port or twin 2-port zone valves. (Refer to design drawings prepared by Heating Consultant).
- Room thermostat must be located as shown on Heating Consultant's drawings.
- Thermal conductivity of pipework insulation not to exceed 0.045 W/mK.
- Hot water to be provided instantaneously by combi-boiler due to infrequent use of showers.
- Primary pipework to be insulated in accordance with Approved Document L1A - generally in unheated areas and for the first metre run of pipework from the domestic hot water cylinder.
- Where necessary, pipes and hot water storage vessels are to be thermally insulated to comply with Approved Document L1, Section 1.

BOILER PLANT

- TO BE TO SPECIALIST M&E CONTRACTOR DESIGN.
- Provide centralised gas fired boiler plant sized to accommodate all system loads. Provide flue from boiler plant to discharge externally at suitable and agreed height. Flue system to be complete with all necessary fittings in accordance with good practice.
- Pumped circulation is to be provided for the general heating circuits and sized to achieve design temperature drop. All necessary valves and fittings are to be provided in accordance with good design practice.
- Feed and expansion is to be achieved by the provision of sealed expansion vessel and fill set, suitably sized and complete with fill point and high and low pressure cut out switches.
- Connect to incoming gas supply and extend to serve boiler plant, domestic water heating plant and kitchen; providing isolation cock locally to each appliance. A Solenoid isolation shut off valve will be provided on the incoming gas supply and controlled to shut upon fire alarm activation. The valve will be manually re-settable and further activated by an emergency push button located on exit from the Store Room.
- All boilers to be within protective cages to prevent any risk from damage.

THERMAL INSULATION

- Thermal insulation will be provided to all pipework in Plant Rooms, concealed ducts and in roof spaces in compliance with mandatory requirements.
- Generally heating mains exposed at high level in rooms will not be insulated and pipe losses used as heat gains to the space.

INCOMING ELECTRICAL MAIN

- The incoming electrical supply is to be organised by the Contractor.
- The new supply will be terminated into a new MEM MCCB board located in the Plant Room, from here sub mains will be distributed to sub distribution boards as required in accordance with specialist M&E details.

SUB MAIN DISTRIBUTION AND LOCAL DISTRIBUTION BOARDS

- The sub main distribution consists of XLPE/SWA/PVC/cu cables either fixed direct to the building fabric or on galvanized cable tray run at high level.
- The local distributions boards have been selected from the MEM Memshield 2 series range and contain the appropriate mcb's and mcb/rcd's. Distribution boards are in the positions as indicated on the drawings.

CABLE MANAGEMENT

- The cable containment is to be installed as indicated on the drawings and will consist of galvanized cable tray for sub mains, multi compartment galvanized steel trunking for lighting, small power, fire alarm cabling, security and TV.
- A cable basket is also to be installed running parallel with the multi compartment trunking for the data installation. To be in accordance with M&E specialist designs and details.

ELECTRICAL SERVICES

- All Electrical work to meet B. To be designed, installed and inspected by a competent person.
- Prior to completion the Approved Inspector has to be satisfied that Part P has been complied with. The Electric Installation Certificate is to be issued for the work by a person competent to do so.
- Electrical layouts are schematic only - completed installation must comply with IEE. Regulations and all relevant Codes Of Practice.
- Particular attention is drawn to the requirements of BS 7671: 2008 regarding the locations of electrical components within rooms containing baths and/or showers - all fans and light fittings in these rooms to be rated IP44. Lights must be drum-type (not batten) fittings featuring horizontally mounted lamps.
- Refer to Appliance Control Panel User Manual for details of Grid Assemblies in Kitchen Rooms (refer to working drawings).
- Light fittings and extractor fans are to be mounted on ceilings or at high-level on walls as indicated on drawings.
- Heights of all other electrical components to comply with Section 8 of Approved Document M:
 - switches to lights and fans, doorbell push-button, electrical components over worktops and immersion heater switches to be centred 1150mm AFFL.
- AFFL.
 - room thermostat to be centred 1500mm AFFL.
 - all electrical components other than the above to be centred 500mm AFFL.
- 100% Low Energy lamps to be provided in standard fittings (they are not needed to be dedicated Low E fittings).
- Lamps having a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens must be installed in accordance with Approved Document L1A (2010 Edition).
- All external light fittings to be Compact Fluorescent type. External lighting including lighting in porches and fixed to buildings is to be photosensitive to automatically extinguish when there is enough daylight. PIR system.

GARAGE DOORS

- Garage doors to be Secure By design approved

FIRE ALARM SYSTEM

- The fire alarm system is to be installed which will consist of a fire alarm control panel, break glass call points, smoke detectors, heat detectors and electronic sounders.
- The system is to be designed to comply with BS5839 1988 appropriate category and the Rules for Automatic Fire Detection and Alarm Systems for the Protection of Property (RLS1) issued by the Loss Prevention Council and is to be an Open Protocol Format. Approved Document B:2006 'Fire Safety' Came into effect April 2007. Approved Document M:2004 'Access to and use of buildings'
- Fire Alarm Flashing Beacons/Sounders required in all accessible WC's. Building Bulletin 100
- 'Designing and Managing against the risks of fire in schools'.
- All equipment is to be supplied and commissioned by a specialist fire alarm company. The installing company should be a BAFE registered organisation certified to LPS 1014.

ELECTRICAL SCHEDULE – Community Building

Lobby	Light switch Light Fittings (Type TBC) Low Level Double Socket outlets –2No. Fire Alarm Control Panel
Main Hall	Light switches Low Level Double Socket outlets – 4No. Light fittings (multi zoned)
Kitchen	Light switch Light Fittings (Type TBC) Extractor Fan (Extract run in ceiling void and connect to ceiling mounted fan connector) Cooker Space Outlet Cooker control unit Low level socket outlets with switched fused spurs above worktop for Washing machine / fridge / freezer. High level (worktop) double socket outlets – 3No.. Extractor Hood
Male Toilets	Light switch Light fittings (Type TBC) Extract fan Fused switch spur for Hand Dryer
Female Toilets	Light switch Light fittings (Type TBC) Extract fan Fused switch spur for Hand Dryer
Disabled WC	Light switch Light fittings (Type TBC) Extract fan Emergency Pull cord Audible Alarm Visual Alarm Fused switch spur for Hand Dryer
Scout Store	Light switch Light fittings (Type TBC) Low Level Double Socket outlets – 2No.

Guide Store
 Light switch
 Light fittings (Type TBC)
 Low Level Double Socket outlets – 2No.

External Lighting to Building Surface mounted dusk / dawn fittings adjacent to all doors.

Fire Exit Signage throughout building in accordance with specialist design.
 Emergency Lighting
 Fire Alarm call points / sounders throughout.

SCHEDULE OF FINISHES – Community Building

External

External Walls – Brick
 Roof – Decra Plus (0.9mm) Tile
 External Doors & Windows – UPVC
 All principle entrances to building to be fitted within level threshold in conjunction with requirements of part M.
 Internal Walls – Plasterboard.

Floor Finish

Lobby	Good quality heavy – duty primary barrier matting to entrance foyer, tiles to remainder.
Kitchen	Slip resistant vinyl sheet.(sheeting to be capped and coved) (Ensure plasticizers are omitted from specified material)
Main Hall	timber flooring (or equivalent to be agreed in writing if an alternative is sourced)
Store Rooms	Brush Finish concrete with sealer.
Corridor	Hardwearing floor tiles to corridor.
Disabled WC	Slip resistant Vinyl sheet with sit on PVC skirting welded.
Male Toilets	Slip resistant Vinyl sheet with sit on PVC skirting welded.
Female Toilets	Slip resistant Vinyl sheet with sit on PVC skirting welded.

Internal Doors – Solid flush FD30 doors with overhead closers. Vision Panels where required. Door locks are to be key suited to meet user requirements.

- Finger guards to be fitted to doors to communal rooms to reduce risk of injury to young children.

Walls – Vinyl silk emulsion.

Wall Finishes / Tiling

Kitchen – 3 rows of 150mm x 150mm plain white tiles above worktop.
 Male Toilet - Decorated
 Female Toilet - Decorated
 Disabled Toilet – Decorated

Ceilings – Plasterboard ceiling to underside of roof. Moisture resistant to all changing areas.

Kitchen – Colour TBC

Skirting Boards – 100mm x 19mm Pencil rounded MDF painted white.

Architraves – 50mm x 19mm Pencil rounded MDF painted white.

Window boards - 25mm thick x 250mm wide MDF moisture resistant, bull nosed on front edge and returns, painted white.

SCHEDULE OF FINISHES – Externals

As per Drawing AAP-P974/RP/03K – Materials Layout

APPENDIX 1

Drawings

AAP – P974/COM/02 – GA Floorplan

AAP – P974/COM/03 – Roof Plan

AAP – P974/COM/04 – Section A-A

AAP – P974/COM/05 – Elevations

AAP – P974/EXT/01M – External works Layout

AAP – P974/RP/03L – Materials Layout

CEP - 22441/1001 – Site Layout Plan

CEP - 22441/1201 – Drainage and levels

CEP - 22441/1301 – Surface Finishes

CEP - 22441/1401 – Services Layout

CEP - 22441/1501 – Construction details – Surfaces finishes

CEP - 22441/1502 – Construction details – Private drainage

Springetts – S3179/10A – Foundation Layout

Springetts – S3179/20 – Superstructure details



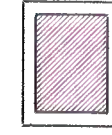
MATERIALS FINISHES



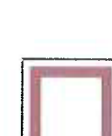
RICHMOND FLAME RED ROOF TILE



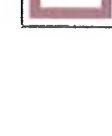
RICHMOND SLATE GREY ROOF TILE



DECRA PLUS (0.9mm) TILE



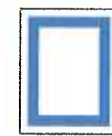
SURREY RUSSETT BRICK



SURREY ORANGE BRICK (FEATURE)



SURREY RED MULTI BRICK



SURREY COUNTRY RED BRICK (FEATURE)



MONOCOUCHE IVORY RENDER

1905

L	07-05-15	Community centre tile amended.	DGP	DGP
K	19-12-14	Community centre added.	DGP	DGP
J	25-11-14	Plots renumbered	DGP	DGP
H	24-11-14	Updated in line with drawing P974/RP/01	DGP	DGP
G	10-07-14	Drive to plot 20 amended.	DGP	DGP
F	07-07-14	Drive to plots 20 & 21 amended for revised ditch location.	DGP	DGP
E	01-06-14	Plots 13-14, 17-20 revised to RO types. Plots 31-33 revised TIV and YO types respectively. Plots 1-6 parking allocation increased.	DGP	DGP
D	16-06-14	Scout & Guide stores added to community centre.	BAS	DGP
C	02-06-13	Amended in line with planning layout	DGP	DGP
B	30-05-13	Amended in line with planning layout	DGP	DGP
A	22-05-13	Amended in line with planning layout	DGP	DGP
Rev.	Date	Description	Drawn	Checked

Client



Project
Phase 2, Denvilles,
Manor Farm, Havant.

Drawing Title
Phase 2, Replan
Materials Layout

Scale 1:500 @ A2

Drawn DGP Checked DGP

Date March 2014

File P974-Planning Drawing Status

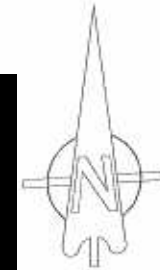
Drg.No. P974/RP/03

Rev. L PLANNING

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SITE LAYOUT 1:500

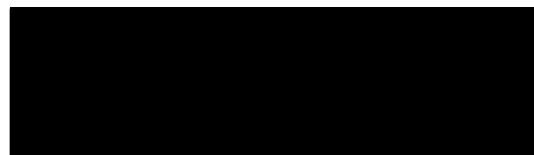


13061

Rev.	02/06/15	Description	Red line amended.	DGP	DGP
Client				Drawn	Checked
Project Phase 2, denvilles, Manor Farm, Havant.					
Drawing title Land Transfer					
Scale	1:500 @ A1	Drawn	DGP	Checked	DGP
Date	June 2015	File	Replan S106	Drawing Status	
Dep No	p914/S106/06	Rev.	A	PLANNING	

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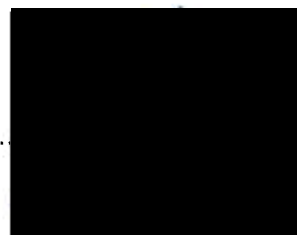
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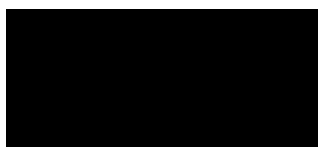
.....
Attorney

as attorneys for and on behalf of
BDW TRADING LIMITED

.....
Attorney



Executed as a Deed by affixing the
common seal of **THE COUNCIL OF THE
BOROUGH OF HAVANT**, in the presence
of:



.....
Authorised Officer

