

1. All dimensions are given in feet and inches.
 2. All measurements are taken from the center line of the road.
 3. All measurements are taken from the center line of the road.
 4. All measurements are taken from the center line of the road.
 5. All measurements are taken from the center line of the road.

6. The plan is drawn to a scale of 1/4" = 1'-0".
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 8. The plan is drawn to a scale of 1/4" = 1'-0".
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HOUSING AT BRIDGE		Leland MANAGER and Partners	
SITE PLAN		Charles Architects and Planning Consultants	
FOR C. BAILE ESQ.		14 Charles Street, London W1, ENGLAND	
DATE	1954	SCALE	1/4" = 1'-0"
DRAWN BY	J. H. H.	CHECKED BY	D

The development consists of three and four bedroom houses with garages on a site at Bridge near the centre of the village, with fine views over Bifrons Park.

The houses have been designed by Architects Leonard Manasseh and Partners of London to harmonize with the older houses in the village but at the same time to offer something new in planning. Each house will have a walled patio at the front which will give complete privacy, as well as good sized gardens at the rear.

The large open space by the River Nailbourne will be laid out with specimen trees, shrubs and a grassed area. A childrens' and adults' games area, sheltered and screened by banks will be prepared. Suggestions from occupiers will be welcomed. The principal rooms, particularly the kitchen, enjoy an unspoilt outlook and a maximum amount of sunlight.

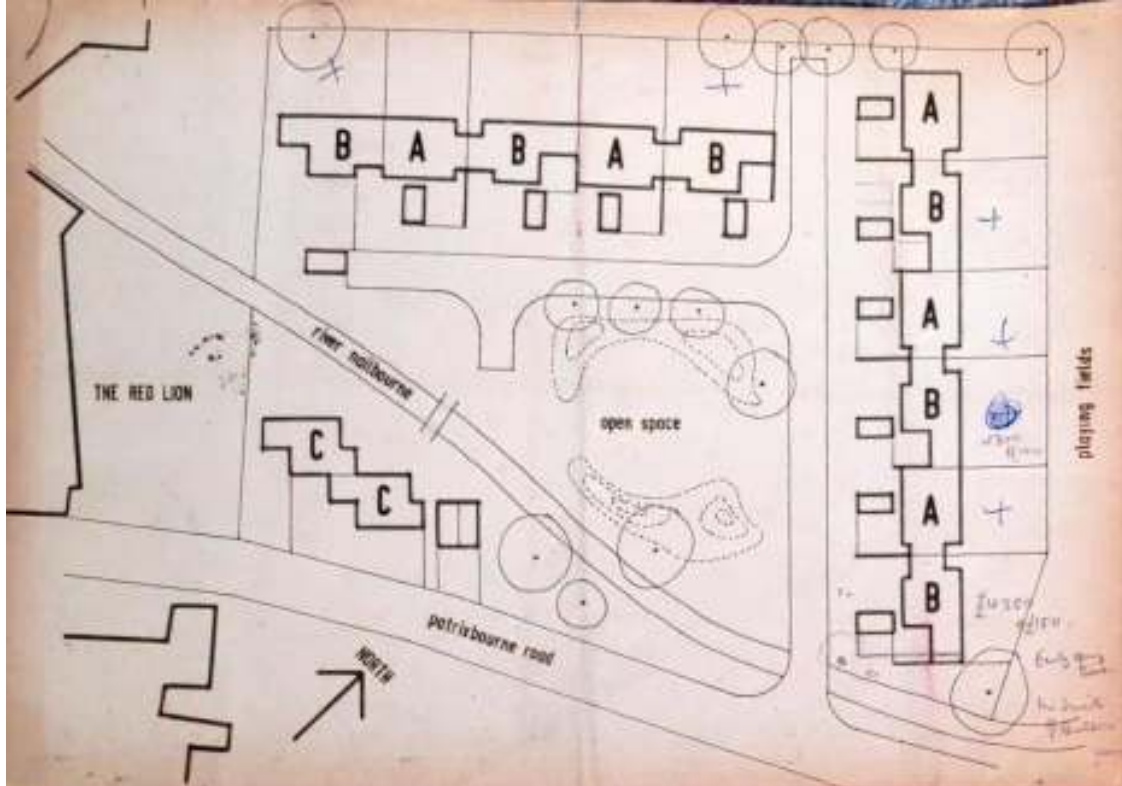
Fittings include gas warm air central heating, cupboards and worktop in the kitchen, space for cupboards in most other rooms (available as an optional extra) and generous provision of electric and gas points.

A special feature of the development is the opportunity for owners to complete some finishes themselves, if they so wish. This applies to the room in the roof (bedroom 4) which, on the other hand can be omitted entirely or completed by the builder.

Mains, gas, water and electricity are provided. Main drainage will be available in the near future. The drainage system will be maintained and eventually connected to the main sewer by the developer.

It is expected that mortgages will be available from the Local Authority.

THE RED LION ESTATE BRIDGE



The Development consists of three and four bedroom houses with garages on a site at Bridge near the centre of the village, with fine views over Bifrons Park.

The houses have been designed by Architects Leonard Manswood and Partners of London in harmonise with the older houses in the village but at the same time to offer something new in planning. Each house will have a walled patio at the front which will give complete privacy, as well as good sized gardens at the rear.

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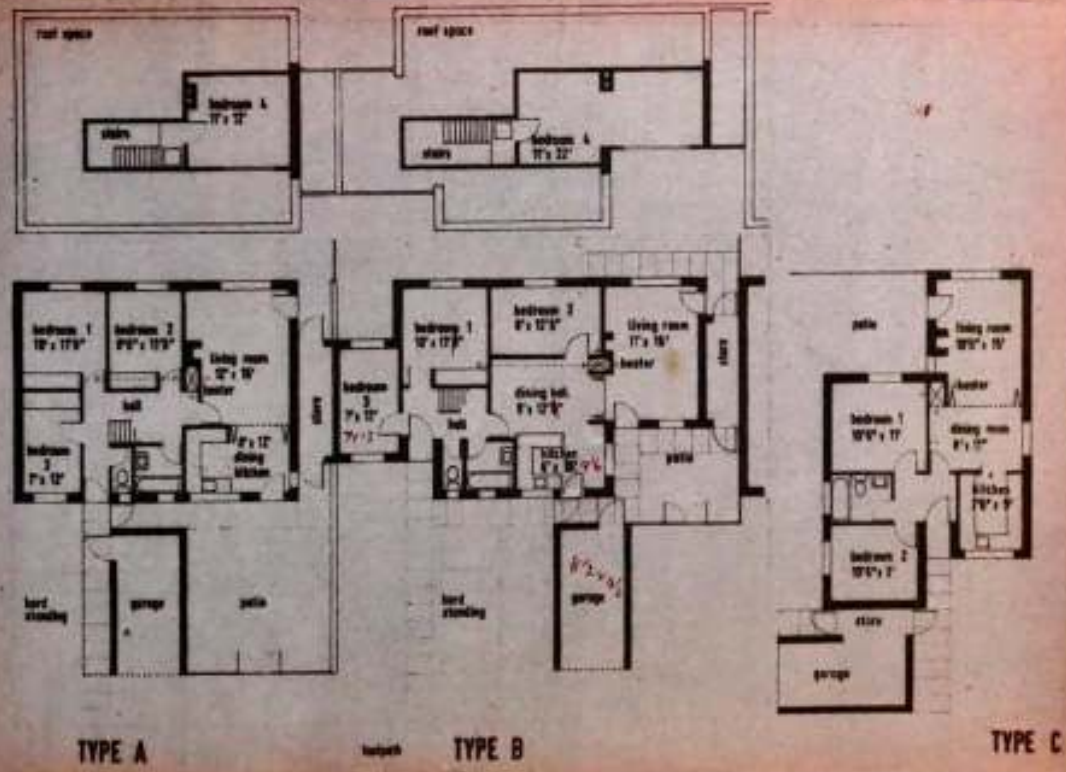
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THE RED LION ESTATE BRIDGE



RED LION ESTATE

The following is a summary of, and is intended as a guide only to, the Developer's terms of business and no part is intended to, or can be deemed to constitute a Contract or form any part thereof.

THE RED LION ESTATE, BRIDGE

Terms of Business

1. Plots can be reserved by paying £100 reservation fee, which also acts as a deposit for the plot. The reservation will last until ~~two~~ ^{two} weeks after the Contracts are presented for signature; if the Contract is not signed, the reservation will lapse and the deposit be refunded.
2. A Contract for the sale of the individual plots and a Building Contract to be signed at the same time, and a Deed of Covenant giving rights over the open land to be signed later.

The Developer reserves the right to combine the Building Contract and the Contract for Site purchase, in which case the payments will be made firstly by £100 deposit and the remainder on completion of the building work as specified in Contract.

The Contracts for building and site purchase will be combined. The £100 reservation fee will go towards the 10% deposit to be paid to the Vendor's Solicitors (acting as Agents for the Vendor) on the signing of the Contract. All mention of stage payment can now be ignored. The final payment will now be made on completion of the building works as specified.

6. Purchasers are requested to give the Developer's Agent, James Hamilton Brown, Esq. :-
 1. Full ~~Christian~~ Names, Address and Telephone Number.
 2. Names and Address of Solicitor/s who will act, if necessary.
 3. A cheque for £100 made out to Messrs. Dawson and Hart, acting as Solicitors for the Developer, as a deposit and reservation fee.

Summary of Building Contract

1. After payment for the land, amounts and description of sta... yes; the separately.
A serious delay in payment m... on monies owed repurchase if default is over 30 days.
2. Plans and Specifications are
3. The work will be carried out... d any defects onths, will occurring through the use of f... be made good.
4. Careful overall supervision... by the ARCHITECTS, Leonard Manasseh and Partners.
5. Only if there is a substantial rise in labour and material costs during the period of building will the overall price be adjusted.
6. Every endeavour will be made to complete the work by a given date.

James Hamilton
Brown was
landlord of the
Red Lion or
£100 paid over
the bar!

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4. Payments will be in four stages (subject to alteration if Building Societies or Local Council Loans Department require it).
5. The stages are:-
 1. Land purchase.
 2. Building erected to plate level.
 3. Roof on.
 4. Complete.
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Summary of Building Contract

1. After payment for the land, the house will be paid for in 3 stages; the amounts and description of stages will be given for each house separately.

A serious delay in payment may result in a payment of interest on monies owed at current lending rates and the Developer reserves an option to repurchase if default is over 30 days.
2. Plans and Specifications are available for inspection.
3. The work will be carried out in a good and workmanlike manner and any defects occurring through the use of faulty materials, notified within 6 months, will be made good.
4. Careful overall supervision will be carried out by the Architects, Leonard Manasseh and Partners.
5. Only if there is a substantial rise in labour and material costs during the period of building will the overall price be adjusted.
6. Every endeavour will be made to complete the work by a given date.

Summary of Building Contract (Cont'd.)

7. At an early stage in the building a decision on the following possible omissions and additions must be made and a price agreed.

Possible Omissions

1. The decorating will consist of painting woodwork white and emulsion paint on walls and ceilings in not more than 3 different colours chosen by the purchaser; if the purchaser should wish to do the decorating of walls and ceilings, a sum of £ will be deducted from the Contract price.
2. The floors will be covered in Thermoplastic tiles; if these are not required, a sum of £ will be deducted from the Contract price. If any other floor covering is required, a separate price for this must be negotiated.
3. Vymura will be used in bathrooms on splash back area round bath, purchasers having choice of design. If this is not required a sum of £ will be deducted from the price. If any other covering is required, a separate price for this must be negotiated.

Possible Additions and Alternatives

1. The room in the roof space in Types A and B will be fitted with an opening window and electric point, and will be ready to convert to a good sized room by incorporating an open staircase, flooring, wall covering, plastering and decorations. This can be done for an additional sum of £ .
2. Most bedrooms have convenient spaces for cupboards, which can be supplied and fixed for £ per cupboard.
3. An additional washbasin in W.C.s in Types A and B can be fitted for £ .
4. Sanitary fittings will be supplied in white; if a colour is required, this can be supplied for an additional sum.
5. Kitchen fittings will consist of a double drainer sink unit with stainless steel top and one 3'6" cupboard and one high level cupboard. Every endeavour will be made to satisfy purchaser's requirements in colour, etc., and unpainted cabinets can be had if purchasers wish to paint their own.
6. Fireplaces to purchaser's choice. (P.C. Allowance £).

Summary of Contract for Site Purchase

1. Price £1,000 per plot.
2. The Estate road will be dedicated to the Council.
3. The continuance of the road to North will not be allowed over land retained by the Developer, without negotiation about the possible diminution of amenities and the views of purchasers will be taken into account.
4. The open space will be kept tidy and will be fully planted and laid out

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4. The open space will be kept tidy and will be fully planted and laid out within 2 years of completion of the Estate. (Suggestions on this will be welcomed, although not necessarily taken up.)

Summary of Contract for Site Purchase (Cont'd.)

5. The following conditions are intended to protect purchasers from a possible interference with the general amenities and appearance; within this framework the maximum freedom of choice is intended.
 1. Not to erect any further building or addition or alteration to the exterior of house without approval of Vendor. (The Vendor, in making any decision, will always take into account views of others living in the **13** houses.)
 2. Not to carry on a business on the land or house (subject to modification under special conditions).
 3. Not to do anything which may depreciate the value of the Estate as a private building estate.
 4. Maintain walls and fences.
 5. Garden Huts and Greenhouses only of approved design.
 6. No clothes washing to be seen from Estate roads.
 7. Paint houses every four years white or any colour to be agreed with neighbours unanimously.

OPEN SPACE

Ownership

1. The Company Association will own the freehold of the open space.
2. There will be 27 shares only.
The Developer will have 14 shares.
The individual owners of the 13 houses will have 1 share each.
3. Each share has 1 voting right.
4. On the sale of any house, the share will pass to the new owner.
5. If the Developer should wish to dispose of his shares, they must be first offered to the house owners, the price being assessed by an independent Valuer.

The Developer's Role

Obligations

1. To form the Company and issue shares.
2. Issue rules of management and usage.
3. Preside over (or delegate) meetings when requested.
4. Lay out open space, including full planting. Maintain in reasonably tidy condition until planting is complete.
5. Maintain the drainage system. Arrange and pay for emptying when needed. Arrange for joining up to Mains when available.
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The Developer's Role (Cont'd.)

Rights

1. Will have the right to use area under rules of management.
2. Will have the right to use votes on any amendment to rules of usage and management. (It would not be usual to use votes unless a serious minority problem was involved.)

The Owners of Houses

Obligations

1. Will abide by the rules of management.
2. Will be financially responsible for upkeep, paying a charge of £8 per annum. An increased charge may be necessary from time to time, according to labour costs and varying degrees of maintenance required, by perhaps including some expensive or high maintenance amenity into the open space.

So that hardship does not occur to a minority, the Developer would be prepared to vote against an increase, unless the possibility of hardship had been taken into account in the first place.

Rights

1. Will have the right to use the area under rules of management.
2. Will have the right to put forward amendments to the rules of management and usage. Any amendment will be voted on and will be carried by a majority vote.

Preliminary Rules of Usages

Positive

1. The area will be laid out and planted in such a way to provide an attractive diverse natural scene for the houses to look on to.
2. There will be provision for a young children's play area, suitably screened.
3. There will be provision for a number of seats.
4. There will be an area for the drainage tanks (temporary).
5. There will be an area for adults' games.
6. New usages involving leisure activities and recreation can be accepted on a three-quarters majority (not including Developer's votes).
7. Entirely new usages (for instance, release for building) can only be accepted on a unanimous vote.

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Preliminary Rules of Usages (Cont'd.)

Negative

1. Anyone using the area will not act in a way contrary to the intentions of 1 - 5 beforementioned.
2. Ball games will be restricted to given areas.
3. No obstacles, litter or plants will be put in the river or banks.
4. Bicycles may be used only on certain paths.
5. Animals must be kept under reasonable control.
6. Care should be taken to avoid damage to turf, plant or any other erection on the area.
7. Larger children should not play in young children's play area.

Management Rules

1. Meetings will be held once yearly.
2. A Secretary will be elected at such a meeting by a simple majority vote. If no Secretary is elected, the Developer will employ a Secretary, to be paid for from the Company funds.
3. The Secretary will be responsible for:-
 1. Calling meeting.
 2. Keeping Minutes.
 3. Organizing maintenance.
 4. Keeping Accounts.
 5. Acting as Chairman when required.
 6. Organizing secret vote if required.
4. The Secretary may claim up to £25 per annum expenses from the general Company fund.

Possible Additional Functions for the Residents' Association

1. The Developer is willing to discuss with owners ideas concerning possible future additions, alterations or renewal, and the possibility of starting a fund for this purpose. The main purpose would be to organize the machinery to get agreement on major alterations which might seem necessary in the long future with some financial resources. In other words, making some provision so that these houses need never enter that twilight period which most houses have to endure when they have largely outlived their usefulness and are allowed to deteriorate until the value approaches site value.
2. The Developer is also willing to discuss the possibility of organizing a Housing Association so that at some time in the future and when land is available, relatively low cost housing might be made available for parents or children, or other relatives of the house owners and their wives, if required.

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The main purpose is to give the opportunity to the different generations of families to live close to one another if they so wish.