

# Public Document Pack

**Southend-on-Sea Borough Council**

**Legal & Democratic Services**

**Strategic Director: John Williams**

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03 September 2021

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 1ST SEPTEMBER, 2021**

Please find attached a copy of the Supplementary Report, listed at Agenda Item No. 3 for this meeting, which provides additional information on Applications listed on the Agenda that was unavailable when the Agenda was printed.

Yours faithfully

**Tim Row**

Principal Democratic Services Officer

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# Southend-on-Sea Borough Council

Development Control Committee 1<sup>st</sup> September 2021

## SUPPLEMENTARY INFORMATION

# 3

**Agenda Item 4**      **Pages 5 - 186**

**21/00220/FUL**      **613 to 619 and Garages to Rear of 593 to 647 Southchurch Road  
(Kursaal Ward)**

### **Page 6 - Paragraph 1.3**

There are 22 garages in the row, not 23 as stated.

### **Page 7 - Paragraph 2.2**

The paragraph states:

‘A southward extension to the eastern vehicular access at Lovelace Gardens is proposed’.

The paragraph should read as follows:

‘The proposal incorporates the provision of off-street car parking, and associated soft and hard landscaping and boundary treatments. A southward extension to the vehicular accesses at Lovelace Gardens to the east, and at Ilfracombe Road to the west, are proposed’.

### **Page 7-8 - Paragraph 4.1**

7 additional representations have been received from existing interested parties, further to renotification of the application, further objecting to the application and these are summarised as follows:

- A daylight and sunlight assessment should be provided, particularly given submission of Right of Light Consulting document dated 14 May 2021 on behalf of neighbouring property;
- Lack of detailed drawings; [**Officer comment:** the layout plans are marked as ‘handed’ and this is acceptable]
- Displacement of the existing parking. A swept path analysis should be provided to show access can be continued. The objector has provided a swept path analysis to show that the development would not allow for access along with existing on-street parking arrangements and that extending dropped kerbs will displace existing parking in an area of high parking stress, which will be worsened by proposals for Ilfracombe car park [**officer comment:** there would be dropped kerb extensions southwards only at both Lovelace Gardens and Ilfracombe Road. The highways officer has confirmed no objections to the proposal with regard to impacts on the public highway network, including the extension of dropped kerbs as shown on the submitted plans. It is considered that the impact on the provision of on-street parking is not such that would justify a refusal of planning permission]
- Increased traffic and parking demand with highways impacts;

- Misleading reference on plans to a proposed 'end of terrace' dwelling at Lovelace Gardens; [**officer comment:** this annotation error is noted and has not prejudiced the accurate publicity and assessment of the application as the proposed dwelling is clearly shown as detached]
- Dispute submitted statement regards demand for garages;
- Effects on warmth received by sun to neighbouring property walls;
- Effects on structural stability of neighbouring dwellings;
- Assessment of application has not adequately referenced Policy DM3 and there should be a requirement for stepping in at first floor;
- Alleges that a slow worm reptile has been found in the neighbouring garden, and that impacts on habitats, species and ecology including reptiles and bats have not been properly addressed in the submitted appraisal, and the assessment of the application.

Other matters are raised which have been previously raised in representations and summarised in the published report.

**Page 8 - Paragraph 4.4**

Parks further comment that as per the ecological report, bat surveys should be undertaken before approval of the development as demolition would impact the bats, which are protected species. The presence of other protected species, slow worms, should be taken into account because it seems the ecological survey included in the application submission did not capture a full and accurate picture of the site. Another ecological survey is likely needed, specifically for reptiles, to ensure the development does not violate the Wildlife and Countryside Act 1981.

Staff seek deferral of the item to further review the information contained within the report.

**Agenda Item 6      Pages 217 -242**

**21/01097/FUL      4 Ailsa Road, Westcliff-on-Sea (Chalkwell Ward)**

**Page 219            Representation Summary**

An email has been received from the applicant (31/08/2021) stating that alternative accommodation has been found for all but 1 of the existing HMO tenants and states that efforts remain on-going to try and assist the last remaining tenant.

**Agenda Item 7      Pages 243 - 269**

**21/00757/FUL      153 Rayleigh Road, Eastwood (Eastwood Park Ward)**

**Page 249            Appraisal – Traffic and Transport Issues**

**Paragraph 7.21** Paragraph 7.21 includes typographical errors. For clarity, the maximum parking standards for this location are as follows:

Class A1 – shops – food – maximum of 1 space per 14sqm.

Class A1 – shops -non-food – maximum of 1 space per 20sqm.

Class A3 – restaurants/cafes – maximum of 1 space per 5sqm.

Class A5 – Hot food takeaways – maximum of 1 space per 20sqm.

**Agenda Item 10    Pages 323 - 452**

**21/00711/FULM    Land East of Fossetts Way, Southend-on-Sea (St. Luke's Ward)**

**Page 324**

The plan that normally follows the introductory table was omitted from the main report. The plan that should have included is as follows:



**Page 323**

Since the publication of the report the following revised plans have been received:

**PL04 Rev A, DR-5000 Rev P11, DR-5001 Rev P4, DR-5006 Rev P4, DR-5007 Rev P4**

The revised plans were submitted in order to bring the details of the southern boundary of the site in line with the suggestion from the applicant's noise consultants. As a consequence of these submitted plans a number of conditions will need to be varied accordingly and the changes are highlighted in the following sections of this agenda. A reference to PL17 Rev A shall be removed as this was an earlier version of plan PL17 Rev B which was already included in the list of submitted plans.

**Page 332**

Paragraph 5.6 – the following additional policies should be mentioned and borne in mind: H4 (Affordable Housing), CLT1 (Planning Obligations and

Standard Charges), CLT5 (Open Space), CLT7 (Play Space), T5 (Travel Plan), T6 (Cycling and Walking) and T7 (Greenways).

**Page 336** Table 3 – the penultimate row should be titled Proposed Affordable Rent Units.

**Pages 354-355** Paragraph 9.1 (a) should be amended to read with the following additional bullet point:

- **Details for travel packs to be distributed to future occupiers.**

**Pages 355 – 367** **Conditions**

Condition 2 needs to be updated in order for the correct drawing numbers to be referenced as per previous paragraphs.

**02 The development hereby approved shall be carried out in accordance with the approved plans: PL01, PL02, PL03 Rev B, PL04 Rev A, PL05 Rev A, PL07, PL08 Rev A, PL12 Rev A, PL15, PL17 Rev B, PL20, PL21 Rev A, PL22 Rev A, PL23 Rev A, PL24 Rev A, PL25 Rev A, PL26, PL27 Rev A, PL30 Rev A, PL31 Rev B, PL35 Rev A, PL36, DR-5000 Rev P11, DR-5001 Rev P4, DR-5002 Rev P3, DR-5003 Rev P3, DR-5004 Rev P3, DR-5005 Rev P3, DR-5006 Rev P4, DR-5007 Rev P4, DR-5008 Rev P3, DR-5100 Rev P4, DR-5500 Rev P1, DR-5700 Rev P3, S38 Street Lighting Design, Private Street Lighting Design.**

Following the publication of the report, discussions have taken place between the applicant, the LPA and the archaeology consultee. It has been agreed that in order to ensure sufficient protection without causing unnecessary delays to the commencement of the development, Condition 3 should be amended to read as follows:

**03 No development or preliminary groundworks shall take place until the Applicant has secured the implementation of a programme of archaeological works including trial trenching evaluation in accordance with a Written Scheme of Investigation (WSI) and specification which has been submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority Local Planning Authority under the provisions of this condition. The approved WSI and measures shall be undertaken by a suitably qualified archaeologist. The subsequent recording and post-excavation assessment reports shall be submitted to the majority Local Planning Authority before the development is in use.**

Conditions 7 and 8 need to be updated in order for the correct drawing numbers to be referenced as per previous paragraphs.

**07 Within the first available planting season (October to March inclusive) following the first use of each phase of the development hereby approved, the relevant part of the soft landscaping scheme contained within the approved plans DR-5000 Rev P11, DR-5001 Rev P4, DR-5002 Rev P3, DR-5003 Rev P3, DR-5004 Rev P3, DR-5005 Rev P3, DR-5006 Rev P4, DR-5007 Rev P4, DR-5008 Rev P3, DR-5100 Rev P4, DR-5500 Rev P1 and DR-5700 Rev P3 (or alternative details which have previously submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority**

**Local Planning Authority, under the provisions of this condition), shall be implemented, completed and maintained thereafter in full accordance with the approved details.**

**Within a period of five years from the completion of the development hereby approved, or from the date of the planting of any tree or any tree planted in its replacement, if any tree planted as part of the approved landscaping scheme is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that of the original tree shall be planted in the same place or in accordance with alternative tree replacement details approved under the scope of this planning condition.**

**08 The use of each phase of the development hereby approved shall not commence until and unless the relevant part of the hard landscaping scheme contained in the approved plans PL04 Rev A, DR-5000 Rev P11, and DR-5100 Rev P4 (or alternative details which have previously submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority Local Planning Authority, under the provisions of this condition) has been carried out and implemented solely in full accordance with the approved details.**

Condition 11 shall be corrected to state 24 rather than 26 dwellings.

**11 The 24no. dwellings marked as compliant with the building regulation M4(3) 'wheelchair user dwellings' standard on approved plan PL30 Rev A shall be constructed as such prior to their first occupation while all other dwellings on site shall be constructed to comply with the building regulation M4(2) 'accessible and adaptable dwellings' standard prior to their first occupation.**

Two conditions have been numbered as condition 12. The second condition 12 should be numbered as Condition 13 and Conditions 13 to 20 should be numbered as Conditions 14 to 21. Condition 21 should be removed as the requirement for details of the travel packs and its distribution to occupiers is proposed to be dealt with under the provisions of the S.106 legal agreement.

#### **Pages 368 - 369    Informatives**

Informative 9 should be amended to remove reference to the telephone numbers of the Assistant Curator of Archaeology.

**9     You are advised that any archaeological finds should be deposited to Southend Museums and you are encouraged to get in touch with the Victoria Rathmill (she/her), Assistant Curator of Archaeology (email [VictoriaRathmill@southend.gov.uk](mailto:VictoriaRathmill@southend.gov.uk)) in order to confirm charges for this and other procedural matters in relation to archaeology.**

**Pages 371 - 452    Plans** – The CGIs in drawing numbered PL18 should be ignored as they are older versions of the other CGIs attached in the main agenda. It has

been noted that some older versions of plans PL35 and DR-5100 have inadvertently been included in the main agenda. The above mentioned two plans and the plans which were updated since the publication of the main agenda by the applicant (PL04 Rev A, DR-5000 Rev P11, DR-5001 Rev P4, DR-5006 Rev P4, DR-5007 Rev P4) are reproduced here:





105. Existing structures are proposed to be replaced except for the existing garage and existing structure.

106. Existing structures are proposed to be replaced except for the existing garage and existing structure.

107. Existing structures are proposed to be replaced except for the existing garage and existing structure.

108. Existing structures are proposed to be replaced except for the existing garage and existing structure.

109. Existing structures are proposed to be replaced except for the existing garage and existing structure.

110. Existing structures are proposed to be replaced except for the existing garage and existing structure.

111. Existing structures are proposed to be replaced except for the existing garage and existing structure.

112. Existing structures are proposed to be replaced except for the existing garage and existing structure.

113. Existing structures are proposed to be replaced except for the existing garage and existing structure.

114. Existing structures are proposed to be replaced except for the existing garage and existing structure.

115. Existing structures are proposed to be replaced except for the existing garage and existing structure.

116. Existing structures are proposed to be replaced except for the existing garage and existing structure.

117. Existing structures are proposed to be replaced except for the existing garage and existing structure.

118. Existing structures are proposed to be replaced except for the existing garage and existing structure.

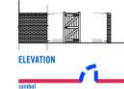
119. Existing structures are proposed to be replaced except for the existing garage and existing structure.

120. Existing structures are proposed to be replaced except for the existing garage and existing structure.

**BOUNDARY TYPE 1**  
 1.0m Close boarded timber garden fence  
 (See engineer's plan for locations of retaining walls under)



**BOUNDARY TYPE 2**  
 1.0m brick wall with timber gates  
 (See engineer's plan for locations of retaining walls under)



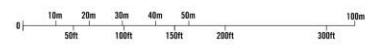
**BOUNDARY TYPE 3**  
 4.0m Fences along southern border of site, refer to Risk Assessment document for details.  
 (Symbol)



**BOUNDARY TYPE 4**  
 2.0m Close boarded timber garden fence to plants along the western edge of the site, refer to Risk Assessment document for details.  
 (Symbol)



**BOUNDARY TYPE 5**  
 2.0m brick boundary wall with timber gates to plants along the western edge of the site (See engineer's plan for locations of retaining walls under)



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Rev | Date | Description

A | 23.08.21 | Boundary drawing for Plans, refer to sheet 9913 PL04

**Roberts Lumbrock ARCHITECTS**

PROJECT  
 RESIDENTIAL SITE AT  
 FOSSETT'S WAY  
 SOUTHWIND-ON-SEA

CLIENT  
 SAE HOMES

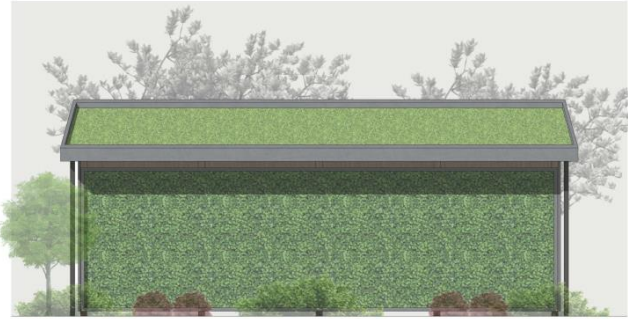
DRAWING  
 PROPOSED BOUNDARIES  
 PLAN

DATE  
 23.08.21

PLANNING  
 ROBERTS LUMBROCK LTD  
 The Campus Building Station Road,  
 Clarendon, CL1 0CC  
 The Express Office, 25 - 28 Galt Trench  
 Newport, NP23 5TU  
 T: 01302 455 500  
 mail@robertslumbrock.com  
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Approved/Office: Approved No. 0680808  
 Scale: 1:500 A3  
 Date: 23.08.21  
 Author: SAE  
 Check: SAE

9913 PL04 A



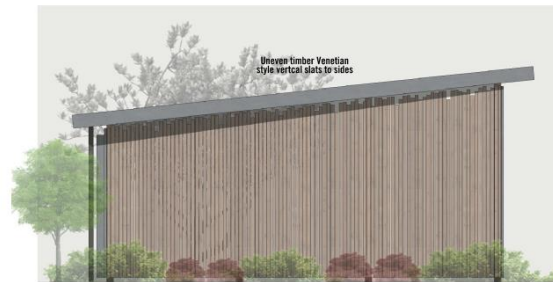
Rear / POS Elevation



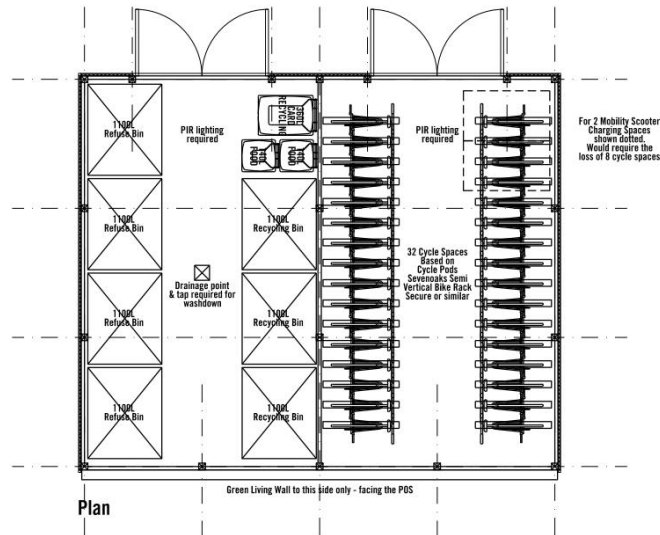
Front Car Park Elevation



Side Elevation



Side Elevation



Plan

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Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.

rev.	date	description
A	17.08.21	Mobility scooter charging spaces removed, shown dotted. 8 cycle spaces added to make up to a total of 32.



project  
RESIDENTIAL SITE AT  
FOSSETTS WAY  
SOUTHEND-ON-SEA

client  
ILKE HOMES

drawing  
BIN & CYCLE STORES

status  
PLANNING

ROBERTS LIMBRICK LTD

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scale 1/50 @ A2

date 26/05/21 author SB

project drg no. rev.  
9913 PL35 A

**Notes:**

1. This is a conceptual drawing based on information from other consultants.

2. **Professional Consent:** Subject to the conditions of the RIBA Contract for Professional Services, this drawing is issued on the understanding that the Client will be responsible for obtaining all necessary consents and approvals from the relevant authorities.

3. **Planning:** This drawing is for information only. It does not constitute a planning application. The Client is responsible for obtaining all necessary consents and approvals from the relevant authorities.

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5. **Site Boundary:** The site boundary is shown in red. The Client is responsible for ensuring that the site boundary is correctly defined and agreed with the relevant authorities.

6. **Drainage:** The drainage system is shown in blue. The Client is responsible for ensuring that the drainage system is correctly designed and installed in accordance with the relevant standards.

7. **Landscaping:** The landscaping is shown in green. The Client is responsible for ensuring that the landscaping is correctly designed and installed in accordance with the relevant standards.

8. **Structural:** The structural elements are shown in grey. The Client is responsible for ensuring that the structural elements are correctly designed and installed in accordance with the relevant standards.

9. **Services:** The services are shown in orange. The Client is responsible for ensuring that the services are correctly designed and installed in accordance with the relevant standards.

10. **Other:** The Client is responsible for ensuring that all other elements of the drawing are correctly designed and installed in accordance with the relevant standards.



FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWINGS: 2930-5-2-  
5001-5007 - Softwork Proposals  
5100 - Hard Surfaces, Boundaries, Furniture



Drawing/Revision	Description	Drawn	Checked
P11 - 23/06/2021	Client's planning application submitted to the Local Planning Authority.	AB	AC
P12 - 16/06/2021	Finalised planning application submitted to the Local Planning Authority.	AB	AC
P13 - 02/07/2021	Finalised planning application submitted to the Local Planning Authority.	AC	AC

Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title		Status	
<b>LANDSCAPE MASTERPLAN</b>		<b>PLANNING</b>	
Scale: <b>1:500</b>	Sheet Size: <b>A1</b>	Date: <b>JAN 2021</b>	
Client Ref: <b>2930-5-2</b>	Drawing No: <b>DR-5000</b>	Scale: <b>S4-P11</b>	

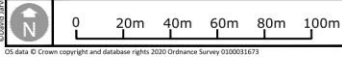
**DAVID JARVIS ASSOCIATES LIMITED**

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**KEY**

- APPLICATION SITE BOUNDARY
- GREENSPACE AGENCY
- GREENSPACE AGENCY SPACES FOR FLOWING CANALS
- GREENSPACE PRIVATE
- GREENSPACE PLANTED BEDS
- TREE PROPOSED
- SPECIES PLANTED
- CLIMBER
- BIOME
- HOSE PROPOSED

**FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWING 2930-S-1-2.**

S100: Landscape Masterplan  
 S101: S100: Landscape Masterplan  
 S102: Planting  
 S103: Tree Planting & Boundary Treatment Strategy  
 S104: Planting  
 S105: Tree Removal & Retention  
 S106: Tree Removal & Retention

**KEY PLAN**  
1:2500 @ A1



**NOTES**

1. This drawing is a site plan and should be used in conjunction with the other drawings in this set.

2. All dimensions are in meters unless otherwise stated.

3. All materials and finishes are to be as specified in the schedule of materials.

4. All planting is to be as specified in the landscape masterplan.

5. All structures are to be as specified in the architectural drawings.

6. All services are to be as specified in the services drawings.

7. All boundaries are to be as specified in the site plan.

8. All easements are to be as specified in the site plan.

9. All rights of way are to be as specified in the site plan.

10. All other matters are to be as specified in the site plan.

**Drawing Revision**

No.	Revision	Date
1	Issue for planning	14/12/21
2	Issue for planning	14/12/21
3	Issue for planning	14/12/21

Status: **PLANNING**

**DAVID JARVIS ASSOCIATES**

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1 Tavistock Street, London WC2E 7TA  
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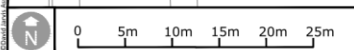
Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title: **SOFTWARES PROPOSALS**

Scale: **1:250** | Sheet Size: **A1** | Date: **JAN 2021**

Client Ref: 2930-S-2	Drawing Ref: DR-5006	Drawing No: 54-P4
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- ### KEY
- APPLICATION SITE BOUNDARY
  - GREENSPACE ANCHORS
  - GREENSPACE ANCHORS (EXPOSED FROM FLOODING/CRACKS)
  - GREENSPACE PRIVATE
  - GREENSPACE PLANTED BERTH
  - TREES PROPOSED
  - SPECIMEN TREES
  - CLIMBERS
  - BUSHES
  - BUSHES PROPOSED
- FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWING: 5000-1 (P.1)
- NO:10 Landscape Association  
NO:1001 National Trust  
NO:1002 National Trust  
NO:1003 Local Parish & Boundary Treatment Group  
NO:1004 National Trust  
NO:1005 Local Residents' Forum



**KEY PLAN**  
1:2500 @ A1

**5002**

Drawing Revision

No.	Date	Description	Rev.
1		Issue for Client Review	1/0
2		Client Review	1/1
3		Issue for Client Review	1/2
4		Client Review	1/3
5		Issue for Client Review	1/4
6		Client Review	1/5

Status: **PLANNING**

**DAVID JARVIS ASSOCIATES**  
DAVID JARVIS ASSOCIATES LIMITED  
1 Torsmore Street, Southend-on-Sea, Essex, S11 3DT  
01709 622173  
www.davidjarvis.co.uk

Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title: **SOFTWARES PROPOSALS**

Scale: **1:250** | Sheet Size: **A1** | Date: **JAN 2021**

Client Ref: <b>2930-S-2</b>	Drawing Ref: <b>DR-5007</b>	Status: <b>S4-P4</b>
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- KEY**
- APPLICATION SITE BOUNDARY
  - BITUMIC VEHICULAR  
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
  - BITUMIC PEDESTRIAN  
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
  - BITUMIC POROUS  
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
  - PCC BLOCK FAVOUR: ALPHA, AUTUMN GOLD  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - PCC BLOCK FAVOUR: TESSLA, PINKWAT GREY  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - PCC BLOCK FAVOUR: OMEGA, BRINDLE  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - PCC BLOCK FAVOUR: OMEGA, AUTUMN GOLD  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - PCC FLAG BUFF  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - CONCRETE FLAG: TACTILE PAVING, BUFF (NOT SHOWN)  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - POROUS SURFACE
  - BOUNDARY TYPE 1  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - BOUNDARY TYPE 2  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - BOUNDARY TYPE 3  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - BOUNDARY TYPE 4  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - BOUNDARY TYPE 5  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - KNEE RAIL TIMBER  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.
  - EXISTING POST AND RAIL FENCE  
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEPTION SPECIFICATIONS TO GO. BASED TO TECHNICAL REQUIREMENTS.

ALL SURFACES ARE INDICATIVE AND MAY BE SUBJECT TO CHANGE FOLLOWING REVIEW BY ENGINEER IN CONJUNCTION WITH DRAINAGE & CONSTRUCTION BUILD-UP STRATEGY TO SECURE ADOPTION REQUIREMENTS. SURFACE TREATMENTS MAY THEREFORE BE RATIONALISED TO A PERMISSIBLE EQUIVALENT OF THE SPECIFIED COLOUR CHOICE.

**Notes**

1. This drawing is the property of David Jarvis Associates Limited. It is not to be used for any other project without the written consent of David Jarvis Associates Limited.
2. This drawing is based on the information provided to us by the client. We do not accept any liability for errors or omissions in the information provided.
3. We have assumed that all information provided to us is correct and that all necessary permissions have been obtained.
4. We have assumed that all necessary permissions have been obtained.
5. We have assumed that all necessary permissions have been obtained.
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9. We have assumed that all necessary permissions have been obtained.
10. We have assumed that all necessary permissions have been obtained.

**Drawing Revision**

No.	Date	Description	Rev	DR
1	10/01/2021	Issue for Planning	1	DR
2	10/01/2021	Issue for Planning	2	DR
3	10/01/2021	Issue for Planning	3	DR
4	10/01/2021	Issue for Planning	4	DR
5	10/01/2021	Issue for Planning	5	DR
6	10/01/2021	Issue for Planning	6	DR
7	10/01/2021	Issue for Planning	7	DR
8	10/01/2021	Issue for Planning	8	DR
9	10/01/2021	Issue for Planning	9	DR
10	10/01/2021	Issue for Planning	10	DR

Status: **PLANNING**

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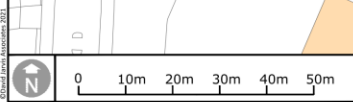
Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title: **HARD SURFACES & BOUNDARY TREATMENT STRATEGY**

Scale: **1:500** Sheet Size: **A1** Date: **JAN 2021**

Client Ref: **2930-5-2** Drawing Ref: **DR-5100** Status: **54-P4**



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