

0906-09

AMENDED PLAN

91

Historic Recording Report for
Red Lion Street

November 2009



Site: Red Lion Street
Spalding
Lincolnshire
PE11 1SX

Job no. 6890 Red Lion Street

Location: 52° 47.3' North
0° 9.1' West

OS Grid: 524775, 322698

Author: Feilden+Mawson, LLP
The Stamp Office
Somerset House
Strand
London WC2R 1LA

Date: 13 November 2009

Conservation Area Consent No. H16-0578-09



Contents

1.0 Technical Summary

2.0 Introduction

2.1 Constraints

3.0 Summary

4.0 Archaeological & Historic Background

Appendix A - Copy of consent

Appendix B - PPG 15 submission

Appendix C - Location plan

Appendix D - Record Photographs & Photograph
location plans

1.0 Technical Summary

This report is discharging Conservation Area Consent condition; See appendix A and extracted of approval condition below:

'3. No development shall take place until the applicant has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.'

This report forms the photographic record of 4no. shop units and 1st floor bedrooms of the over spill from the Red Lion Hotel prior to demolition.

The Photographic survey was carried out on Thursday 12 November 2009. The buildings on the site were extensively Victorian, property A/B being possible later Georgian with some 1950s extension. The buildings have been heavily modified during their life span. There were no unique features or items historic value were found.

Feilden+Mawson's recommendation to our client is that periodic inspection of the properties are carried out during the demolition phase of the project to record any exposed elements of interest. We will ensure that the demolition contractor will notify the professional team of any items that are exposed outside these site inspections, allowing enough time for the professional team to adequately record all items of archaeology.

The majority of original internal finishes are either missing or have been covered by new fabric and linings and we would not expect to expose anything of major importance.

The building fabric is showing signs of distress and fabric appears to have reached the end of its life span and without major intervention/restoration the building would not have survived another decade. Sections of the roof and ceiling are partially collapsed. One section of the roof to an out building has collapsed.

Sections of the external wall are delaminating from the main building and are structurally unsound and photographic record are enclosed in Appendix D.

We have based this report structure on Lincolnshire County Councils archaeological Handbook 2009.

2.0 Introduction

South Holland District Council have commissioned Feilden+Mawson to carry out a, non-intrusive, photographic survey of the existing building and site, before the buildings are demolished.

Feilden+Mawson seek to record the buildings and their relationship with the urban context. The photographs are given an individual reference number and the location indicates the direction the photograph was taken.

2.1 Constraints

The buildings are unoccupied and sections of ceiling and roof have collapsed. The buildings are boarded up and there was no artificial light except for a hand held torch. Sections of the floor boards are missing and extreme care had to be taken while carrying out the recording.

The buildings were extensively over clad internally concealing the original fabric. Sections of the later linings had been penetrated in several locations to reveal the historic fabric and we have endeavoured to record these elements.

It was not possible to gain access to roof voids due to their unsafe condition and lack of access.

Time is a constraint to ensure that the developers demolition timescales are met ensuring discharge of the Consent condition achieve and that all necessary record has taken place to satisfy the Lincolnshire County Council Conservation Officers requirements.

3.0 Summary

The site was generally level and is a brown field site with signs of previous construction, including the out building as well as the 5 properties. We have photographed the remaining boundary walls in which pockets for roof or floor timbers can clearly be seen.

The site is level and topographical survey is included with the report, Appendix E.

The Grundy Map of 1732 highlights the area and what is now called Red Lion Street was once Hogmarket Street. The map and subsequent maps show buildings occupying the site and although the buildings earmarked for demolition are not listed, they have been recognised as being of Local Interest.

The Design and Access Statement submitted as part of the approved plans includes a Conservation Area Report that gives more detail on the history of the site itself.

The site is subject to approval for demolition under the Conservation Area Consent, which is enclosed. We enclosed PPG15, Appendix B, to support this recording document as requested under Lincolnshire County Council Archaeology Handbook 2009. This PPG15 was formed as part of the desk top study of the site.

We also enclose a copy of the site plan, see Appendix C, the site boundary is indicated in red.

4.0 Archaeology and History

We have divided the recording of the properties A,B,C,D, E 1st floor and External.

Property E accessed via a narrow staircase between D-C and was the upper floors of properties D and C and was sub-divided into en-suite bedrooms. The recorded information has been added to Appendix D.

A and B are a semi-detached pair, brick walls and slate roof, with many later alterations. The two are joined at the rear by a modern single storey extension. There is a cellar under property B, which has an extension on its east side.

Property A had been a food outlet at street level and the upper floor accessed via a timber staircase to the kitchen, toilet and office-store room. The staircase strings were the original timber staircase with the existing treads and risers being over clad, it was not possible to investigate whether the treads and risers were original or had been replaced. The existing handrails and stringer panelling were still intact.

We were able to photograph the timber roof structure from the 1st floor ceiling access hatch.

All existing fire places had been bricked up, chimney breast still remained. No coricing or fire surrounds survived modification. A large dresser was present in the property to the rear but on examination it appears that there were modern timber beading sections added and the side of the dresser had been modified to fit into the new location.

A large proportion of the existing sash windows in the property had been modified or partially in-filled with brickwork.

Property B had been extensively over clad internally and a large steel beam had been added along the staircase to first floor which suggests that there had been structural movement.

The property, as property A, had been rendered externally concealing the age of the building. The timber ground

floor had been replaced which supports the view that the building had structural problems and remedial works were carried out.

We have recorded the bench and cellar access which was of interest, with a folding section of bench preventing the cellar access door from opening. This building out of the five had many of the original features intact though over lining with plasterboard was the most recent interventions.

Property D contained a small strong room, to the rear of the ground floors. On closer examination it appears to be a later addition to the premises and the white glazed brick enclosure was not tied into the original building fabric and was not visible in the external brickwork. The brick enclosure had a raised solid concrete floor with concrete ceiling capping slab and was fitted with heavy weight metal doors, one either end of the enclosure. The rear flat roof sections of property A/B appear later than the main building, so to does the link between property B and C.

The first floor had fared better than the ground floor with the addition of toilet and enclosure to the front of the property. The original gas light fittings were still visible in two locations and existing wardrobes were also visible. No access was possible to the roof void.

The property had a cellar-coal store. The access was via the original brick steps and it was possible to see the timber staircase leading to the first floor. The floor of the basement floor construction was brick and not compact earth suggesting a Victorian construction. A coal-hole was visible leading to street level, the original cover was visible but obscured by a later render coat to the external walls.

Property C has been extensively modified, the property shows signs that it was three separate properties which had been split horizontally, with staircases being removed. The first floor of this building is known to be accessible from property E. Properties C, D and E are contiguous at first floor level, which appears to be a 19C or early 20C modification but were probably originally separate. They are constructed in brick with slate roofs on a timber structure. There is a carriage arch between

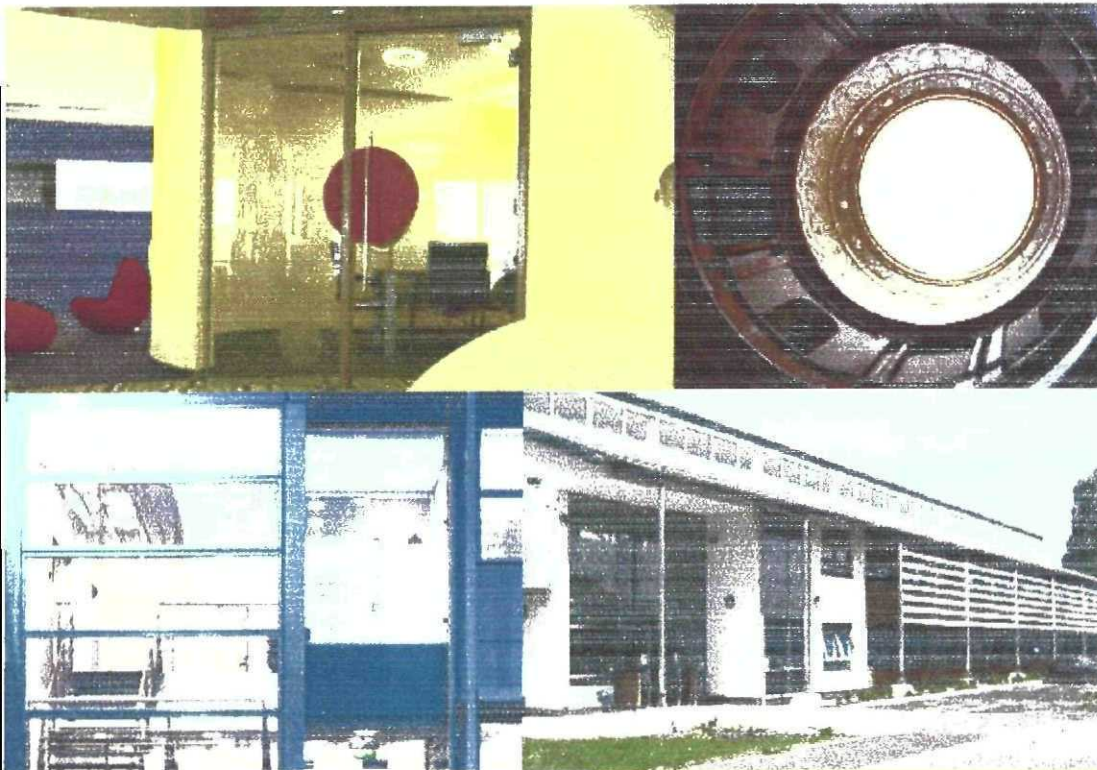
D and E with a hay hoisting hatch above the arch. All period features from this property have been removed. The large opening between the shop units was formed using timber lintels not steel or concrete suggesting this modification was not recent. Externally the Victorian brick corbelling remains delineating the original shop demises. All original ground floor window openings have been modified or in-filled with brickwork.

Property D, had a large structural failure. The building also showed major signs of intervention and no period features were visible. A large amount of water damage was also visible to the remaining fabric. We have recorded what was possible under the difficult conditions.

Property E 1st floor

The first floor spanned several properties, several of the ceiling and roof small sections of the roof had collapsed. The far end of the property, over D, have been blocked off to prevent access to the dangerous structure behind. Several sections of floor boards were missing which made surveying and recording the property difficult.

A section of building had been added with the use of flatton brick and metal, Crittall, window suggesting the property had been reformed in the 1950s. The ceilings to property D, over property C, had sloping ceiling soffits and metal tie rods are visible within the space suggesting modification of the roof and ceiling support in the 1950s. Externally the ridge and roof pitch line also show signs of deterioration.





Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.spalding.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation Area Consent

Reference: H16-0578-09

Received: 04-AUG-09

Type: CONS AREA CONSENT

Name: South Holland District Council
Council Offices
Priory Road
Spalding
Lines PE11 2XE

Agent: Feilden and Mawson LLP
1 Ferry Road
Norwich
Norfolk NR1 1SU

Description: Demolition of 4 cottages on Red Lion Street and wall adjacent to eastern boundary

Location: Red Lion Street-Spalding
Lines

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the demolition in accordance with the application submitted subject to the following condition(s):

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the works of re-development of the site in accordance with the details approved under Decision Reference H16-0578-09.

Reason: To avoid the creation of a gap site that would be harmful to the character and appearance of the Spalding Conservation Area within which the site is located.

This Condition is imposed in accordance with national guidance contained in PPG15 'Planning and the Historic Environment'.

- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval

This document is the property of Feilden + Mawson
It should be returned to the company on completion



Council Offices
Pooley Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 701161
fax: 01775 710772
web: www.southholland.gov.uk

and recording of any possible historic building features on the site.

This Condition is imposed in accordance with Planning Policy Guidance Note 16 'Archaeology and Planning'.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 15 'Planning and the Historic Environment', Planning Policy Guidance Note 16 'Archaeology and Planning', Policies 26 and 27 to the East Midlands Regional Plan (March 2009).

The issues raised regarding demolition, loss of historic fabric, impact on the Spalding Conservation Area, the presumption in favour of preservation, the condition of the buildings, the adequacy of efforts to keep the buildings in use, and the design, mass and quality of the proposed replacement buildings are material considerations, but not such as to outweigh the provisions of the Policy criteria set out above.

Note(s):

The determined plans are:

Dwg nos. AL/S4654/200801 and AL/S4654/200802 received 3 August 2009.

S. Williams

Head of Planning & Development

27 OCT 2009

H16-08-09

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

RIGHTS OF APPEAL

Applications for Planning Permission

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your Local Planning Authority's decision, then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0117 372 6372) or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any developments which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

Applications for Listed Building and Conservation Area Consents

if you are aggrieved by the decision of the Local Planning Authority to refuse Consent for the proposed works or to grant consent subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990

If you want to appeal against your Local Planning Authority's decision, then you must do so within six months of the date of this notice

Appeals must be made using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0117 372 6372) or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any developments which has been or would be permitted, and may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

Applications for Consent to Display Advertisements

Where an application for consent under the Regulations is refused by the Local Planning Authority or is granted by them subject to conditions* (other than the standard conditions) the applicant may appeal to the Secretary of State

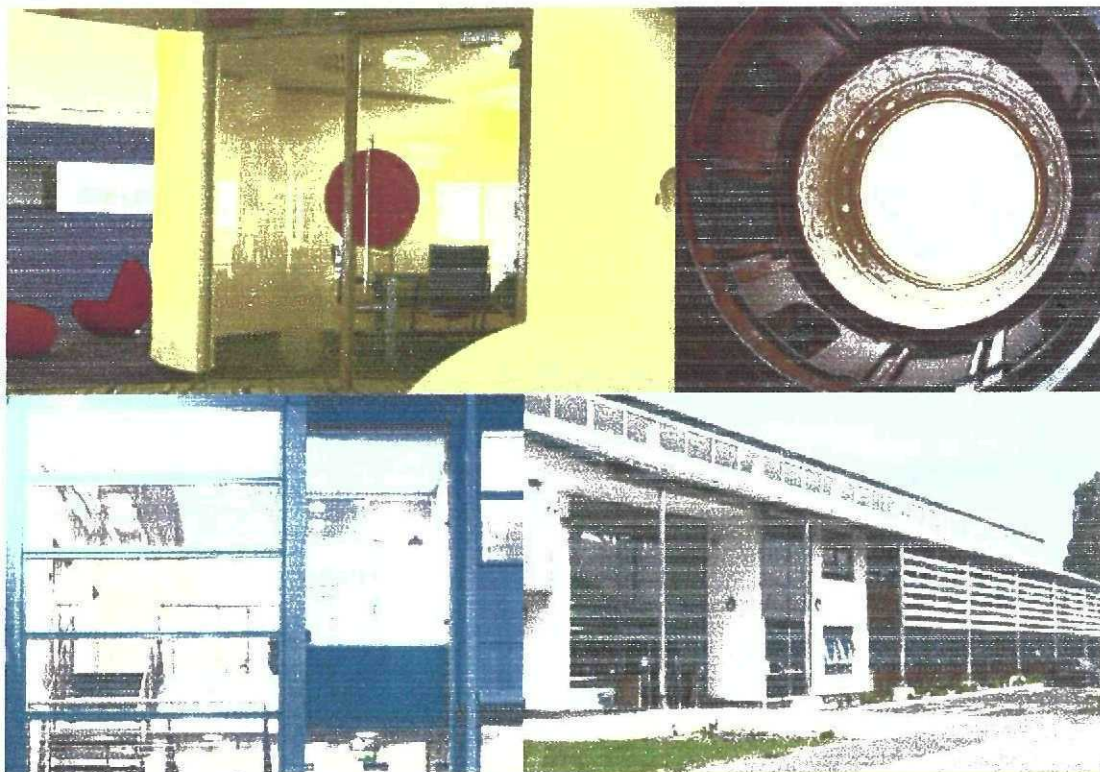
**If consent is granted for a period of less than five years then (unless the application required such consent) the limitation is deemed to be a condition against which an appeal can be made.*

If you want to appeal against your Local Planning Authority's decision, then you must do so within eight weeks of the date of this notice.

Appeals must be made using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0117 372 6372) or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State shall not be required to entertain an appeal if it appears to him, having regard to the provisions of the Regulations, that consent for the display of advertisements in respect of which the application was made could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them.



Appendix > PPG15 Submission

3.4 Conservation Area PPG15 Analysis (cont'd)

Agreed as important is the retention of a complete street frontage and the "memory" of the highway off Red Lion Street which can be seen on the Grundy map.

Once it had been established that the demolition proposals are justifiable, the principle tests remaining revolve around the degree to which the proposals Preserve and Enhance the Conservation Area.

PPG13 defines Preserve as meaning 'cause no harm to' and for this scheme this will be judged largely by the proposals' visual impact on views and streetscape.

The effort in views has been tested by creating missing models within a 3D CAD model with viewpoints set up by taking spot levels at the chosen viewing points previously identified.

The results are shown in figs. 7-8.

Views **A C D E F I** are not thought to be significantly affected, so from these positions no harm is done and the Conservation Area is Protected but views **B H and J** are more prominent. However, views B and H are collateral and J is heavily obscured by a high wall and mature trees. Key issues are the massing of the building, its profile on the skyline and the articulation of its public facades.

By inspection of the larger buildings identified on the morphology map (figs. 3+4) it is clear that the footprint and massing of the proposed building will not be exceptional in the part of Spalding, in that it is no larger or higher than a number of existing buildings in the area, and that the site lies on the southern edge of a zone containing buildings of this size.

In addition a number of these buildings (and some smaller buildings) have roofs that are not visible behind horizontal edge parapets, which make a hard visual junction between building and sky, so the design is in keeping with the area.

The choice of materials reflects the building's immediate surroundings in Red Lion Street, so as to create an integrated streetscape.

In terms of key issues identified the proposals are designed to preserve the Conservation Area. This alone is sufficient to satisfy the terms of PPG15, but the specific aim of the scheme is to enhance and revitalise the area, which will be achieved in 3 ways, firstly by rejuvenating the Red Lion street frontage, secondly through improved connectivity and thirdly by extending the economic hub of the Market Square.

Street Frontage:

The restaurant and Food Hall are located at street level to open out directly onto Red Lion Street. The extent of active frontage has been maximised by incorporating the turning head, in itself an important enhancement of the street, and the street level elevations are designed to improve view and transition between street and building.

Red Lion Street lies on a pedestrian route from the station and super stores to the west back to Market Square and the river, and the activity of the restaurant and attraction of the food hall are expected to increase the use and enjoyment of this route, making Red Lion Street an active street again.

The restaurant will be capable of having tables and chairs outside, which, weather permitting, will also increase street activity, not only during the day but in the evenings as well.

Improved connectivity

Not only will the footfall along Red Lion Street be improved but a link through the building from Red Lion Street to Broad Street will be established. In addition the historic pedestrian route from Market Square to Broad Street through the White Hart Hotel gateway will be improved and reinforced by the retail activity at the east end of the scheme, and thus, of the improvement of the section of the rear aspect of the grade II* listed hotel.

Service access to the rear of the existing shops will be maintained but enclosed so that the area is out of site and under control.

Extending the economic hub of the Market Square

A key element of the design of the scheme is the view from Market Square along the eastern arm of Red Lion Street towards this scheme. The new building is to be a visual and economic attractor, and should reinforce links from parking and public transport provision to the Market Square area.

The proposals will provide a hub of activity which encourages greater use of existing routes.

In these three key ways the proposals enhance the Conservation Area, Meeting the objectives of the local plan and fulfilling the tests set out in PPG15.

1 Red Lion Street - 3.0 Planning Matters

Feilden Mawson

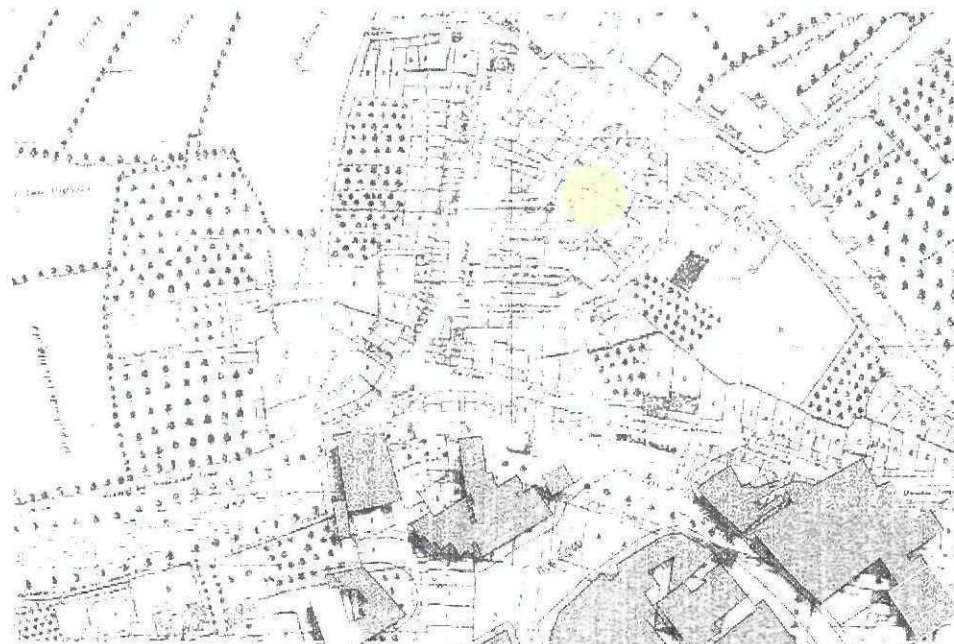
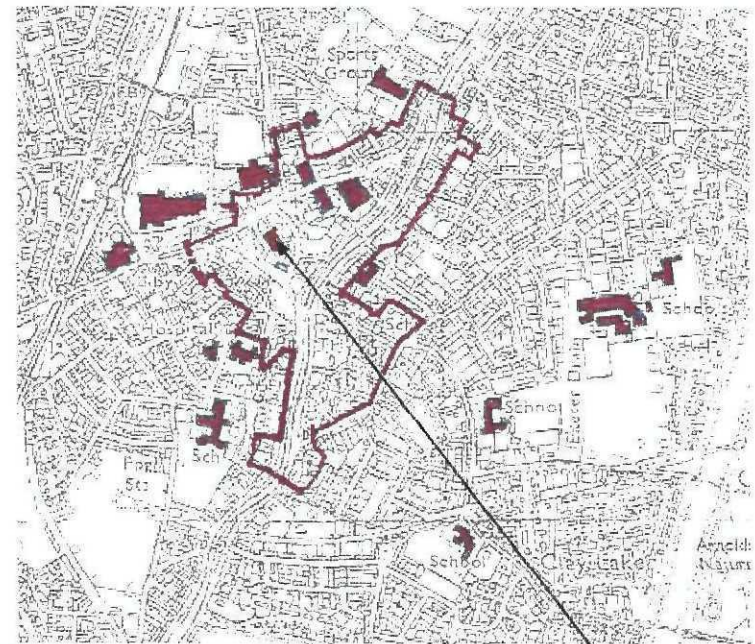


figure 1 - Grundy Map of 1732

The orange dot above indicates the position of the site in relation to the map of 1732.



site

Figure 2:
Spalding morphology
diagram showing large
buildings. Conservation
area outlined in red

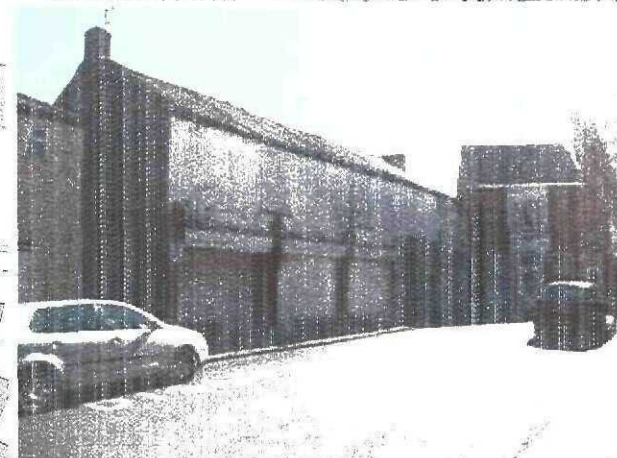


figure 3 cottages in Red
Lion St looking south

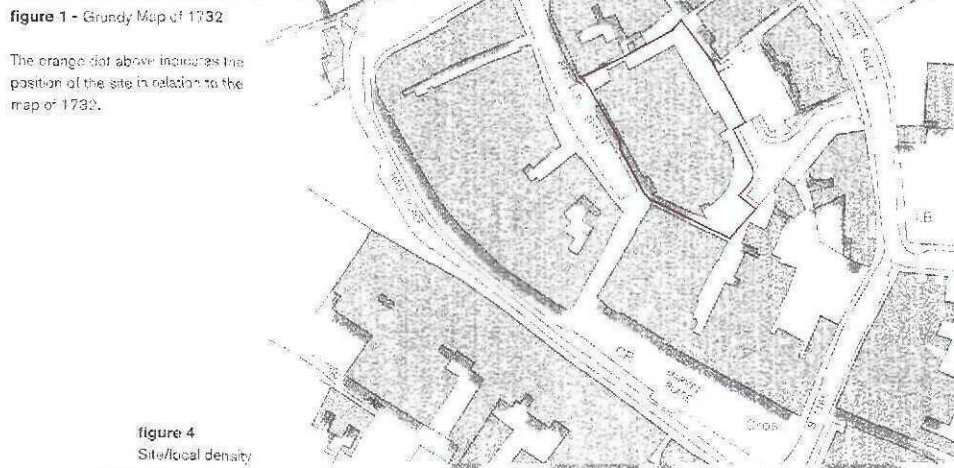


figure 4
Site/local density

8 September 2019

Red Lion Street

Red Lion Street - 3.0 Planning Matters

Feilden + Mawson

This plan illustrates the listed and locally listed buildings adjacent to the site.

The cottages marked in blue are locally listed but the application seeks to gain approval for their removal.

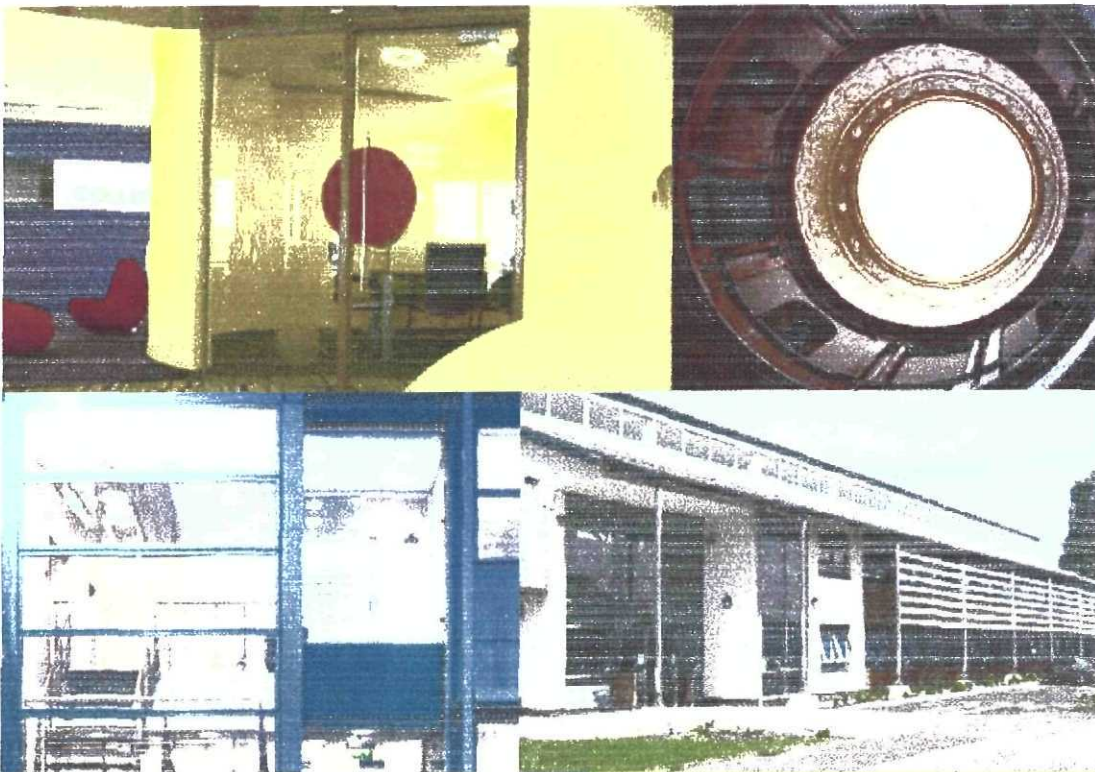
Much time has been spent in ascertaining whether they can be retained as part of the new scheme but it will be seen later in this report that although achievable they impose considerable constraint to the overall viability of the project.

However, it should be noted that a variety of buildings nearby are grade 2 listed.

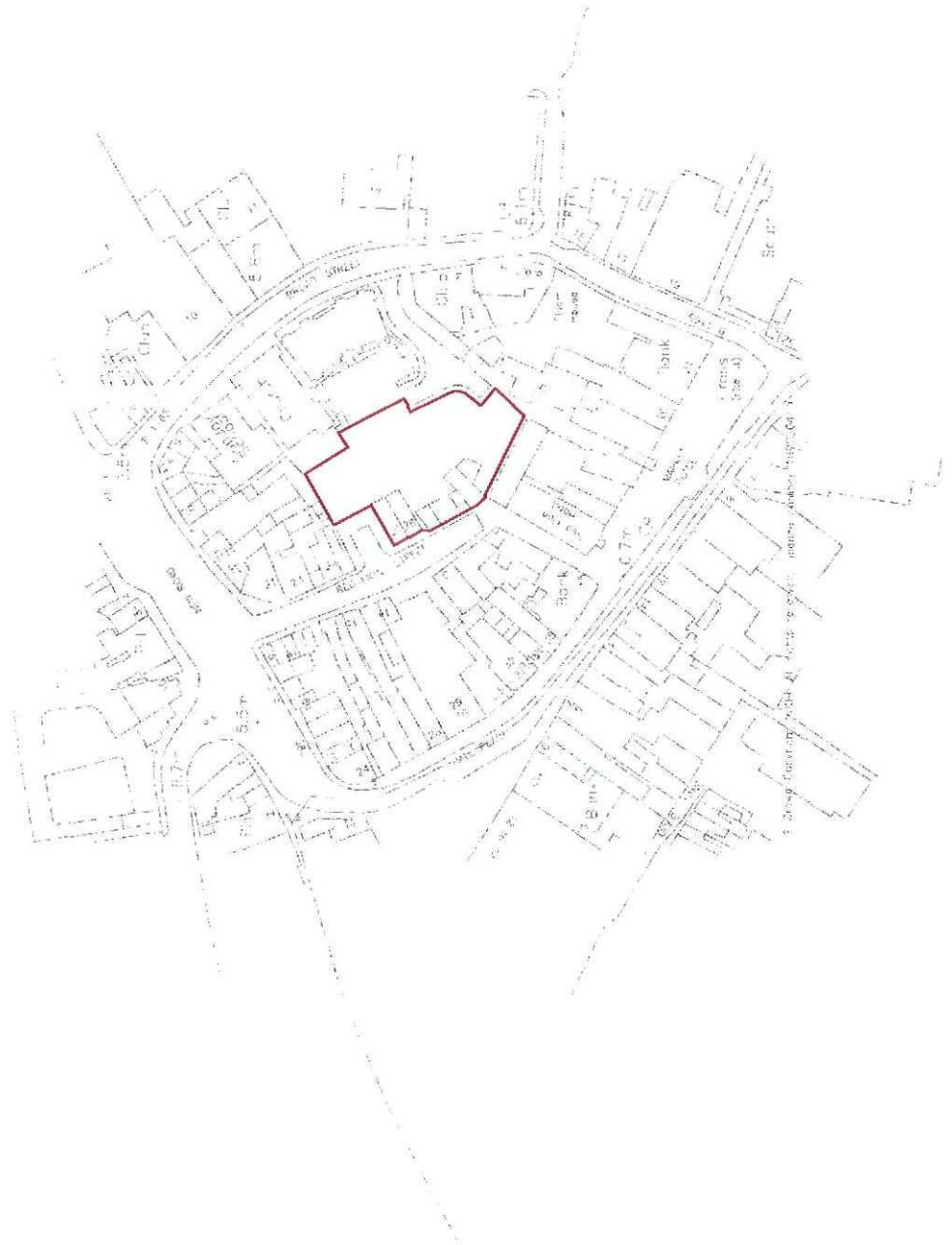


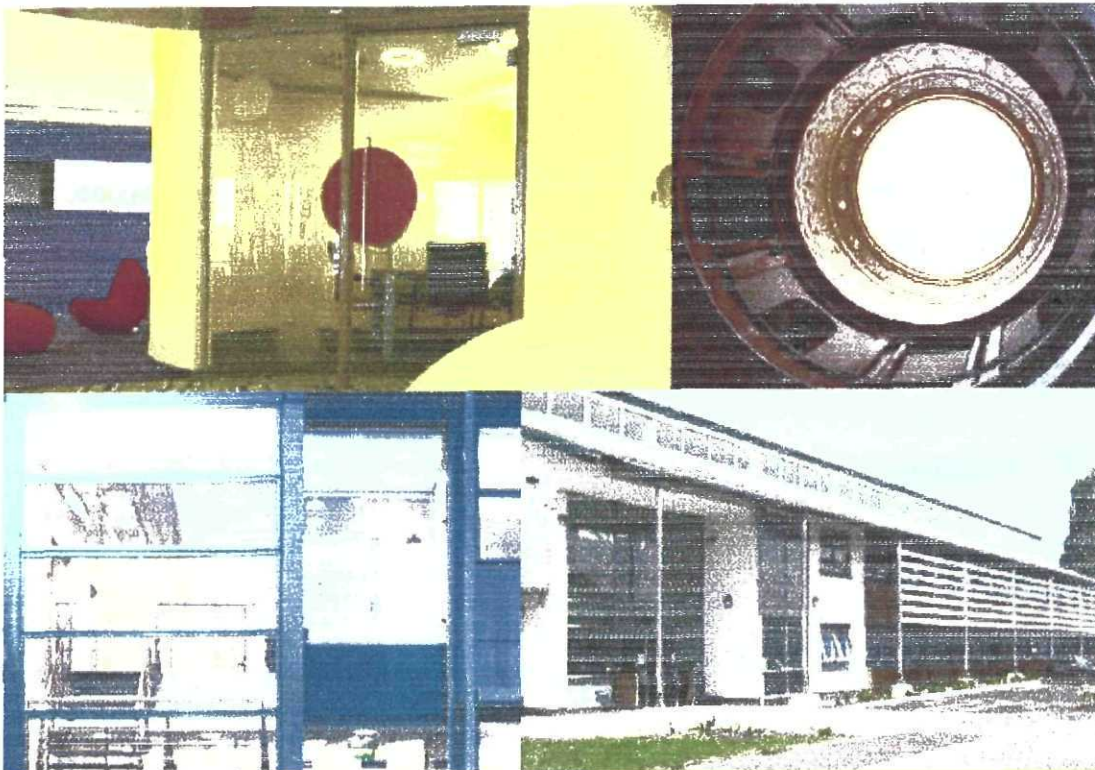
- road
- building
- listed grade I or II*
- listed grade II
- building with a positive impact on the Conservation Area
- building with a negative impact on the Conservation area

figure 5
Soliding Conservation Area Listed
Buildings Plan

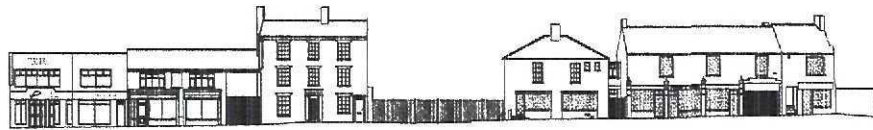
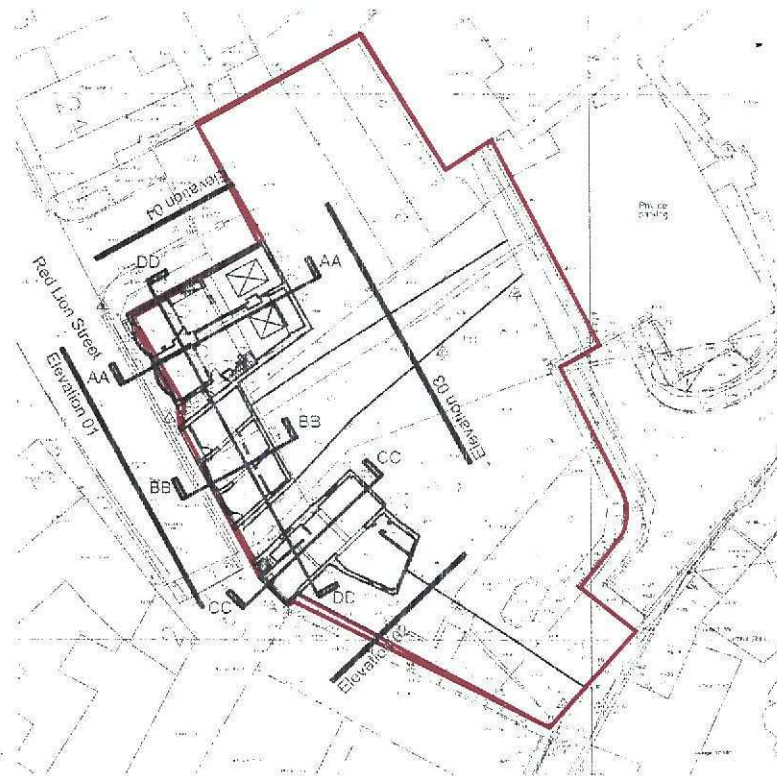


Appendix C - Location Plan

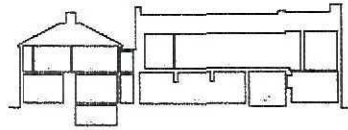




Appendix B - Record
Photographs and Photograph
location plans



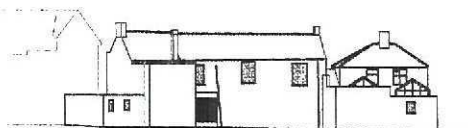
Elevation 01 - Front of Red Lion Street Cottages
Scale 1:250



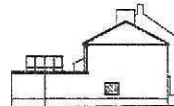
Section 02
Red Lion Street Cottages
Scale 1:120



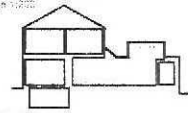
Elevation 02 - South Gable of Property
Red Lion Street Cottages
Scale 1:250



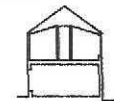
Elevation 03 - Rear of Property
Red Lion Street Cottages
Scale 1:250



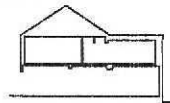
Elevation 04 - North Gable of Property
Red Lion Street Cottages
Scale 1:250



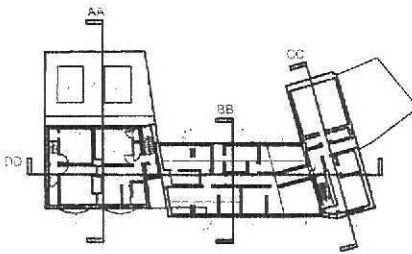
Section 04
Red Lion Street Cottages
Scale 1:250



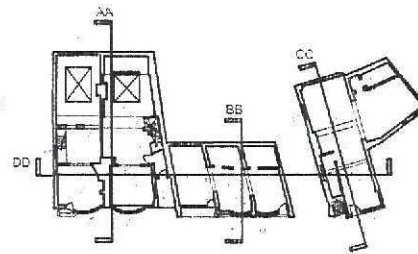
Section 05
Red Lion Street Cottages
Scale 1:250



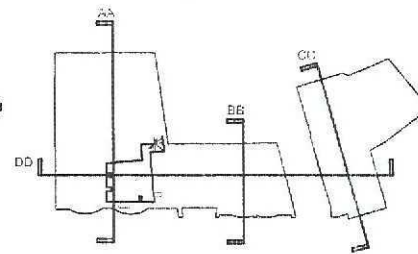
Section 06
Red Lion Street Cottages
Scale 1:250



First Floor Plan
Red Lion Street Cottages
Scale 1:200



Ground Floor Plan
Red Lion Street Cottages
Scale 1:200



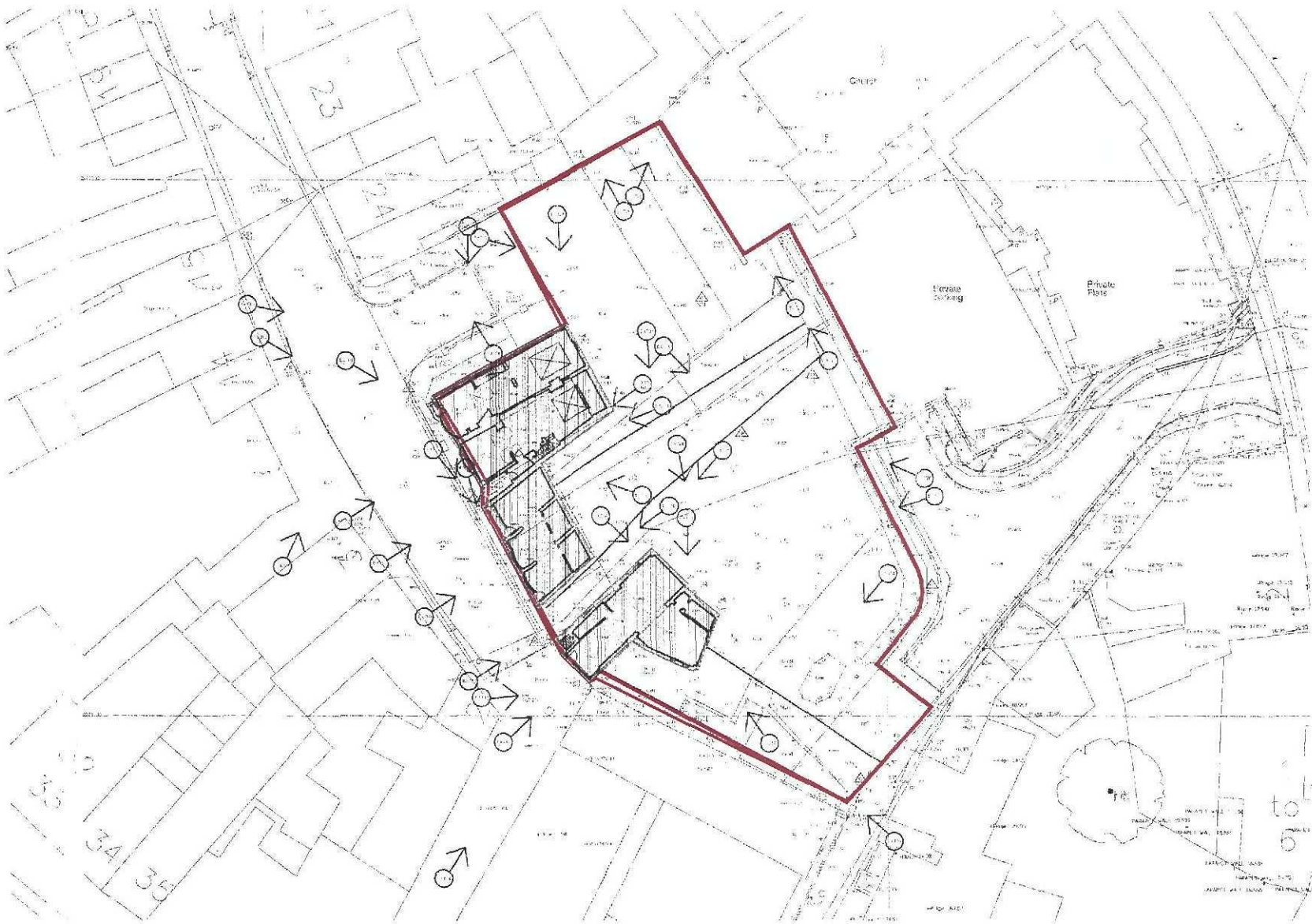
Basement Floor Plan
Red Lion Street Cottages
Scale 1:200



SURVEY	
DATE	2nd April 2008
SCALE	1:250
DRAWING NUMBER	ALSM/204/02
CHECKED	Feilden Mawson
PROJECT	Red Lion Street Site

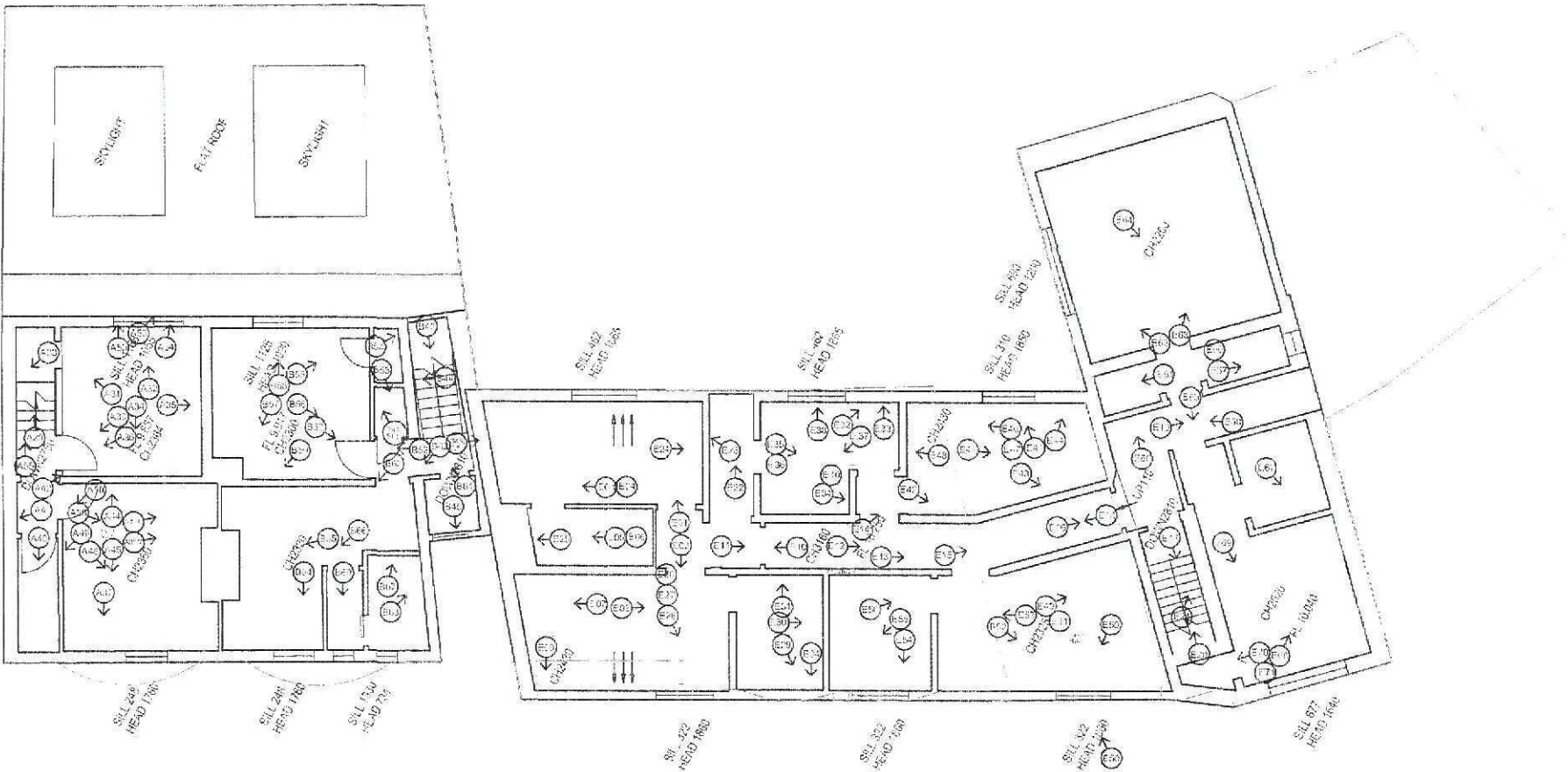


Date	Drawn by	Checked by	Scale
2nd April 2008	1:250	ALSM/204/02	1:250
Feilden Mawson	Feilden Mawson	Feilden Mawson	Feilden Mawson
Feilden Mawson	Feilden Mawson	Feilden Mawson	Feilden Mawson



Site photograph location
Red Lion Street Cottages
Scale 1:200





First Floor Plan
Red Lion Street Cottages
Scale 1:50



Ext01.JPG



Ext01A.JPG



Ext02.JPG



Ext03.JPG



Ext04.JPG



Ext05.JPG



Ext06.JPG



Ext07.JPG



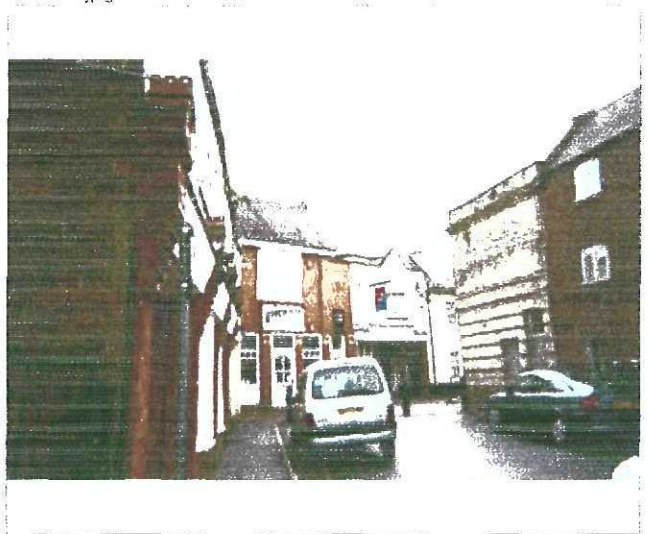
Ext08.JPG



Ext09.jpg



Ext10.jpg



Ext11.jpg



Ext12.jpg



Ext13.jpg



Ext14.jpg



Ext15.jpg



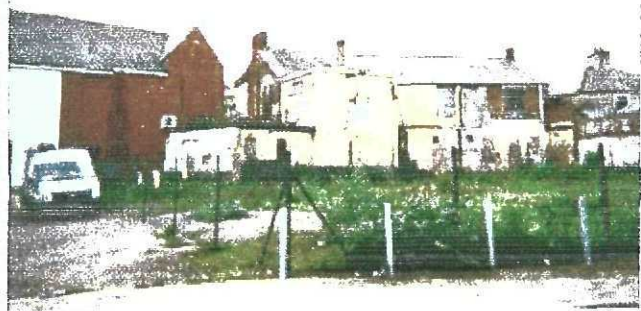
Ext16.jpg



Ext17.jpg



Ext18.jpg



Ext19.jpg



Ext20.jpg



Ext21.jpg



Ext22.jpg



Ext23.jpg



Ext24.jpg



Ext25.jpg



Ext26.jpg



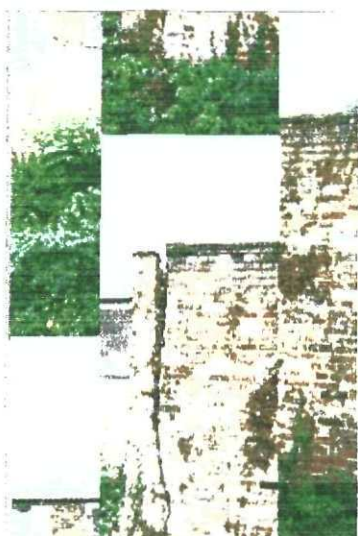
Ext27.jpg



Ext28.jpg



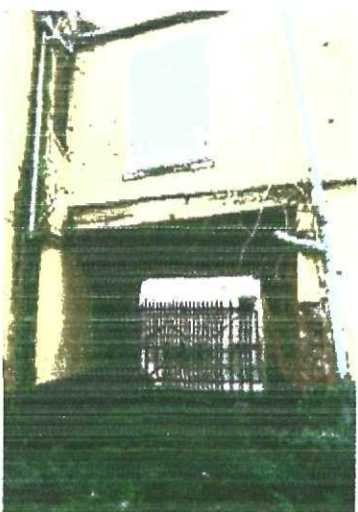
Ext29.jpg



Ext30.jpg



Ext31.jpg



Ext32.jpg



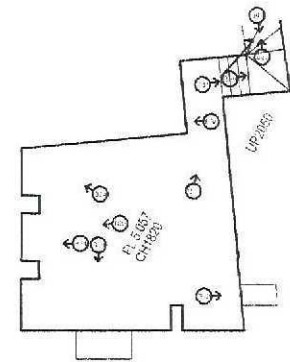
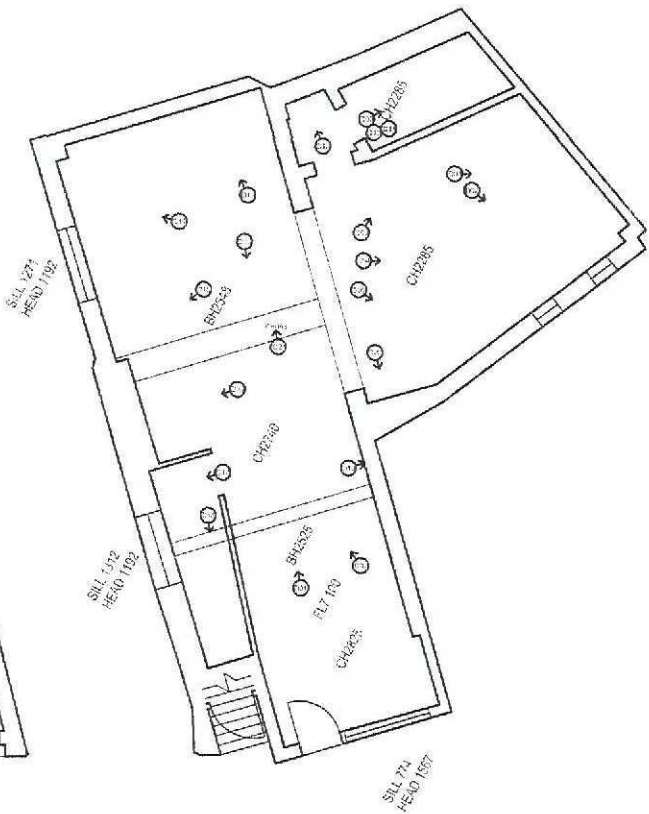
Ext33.jpg



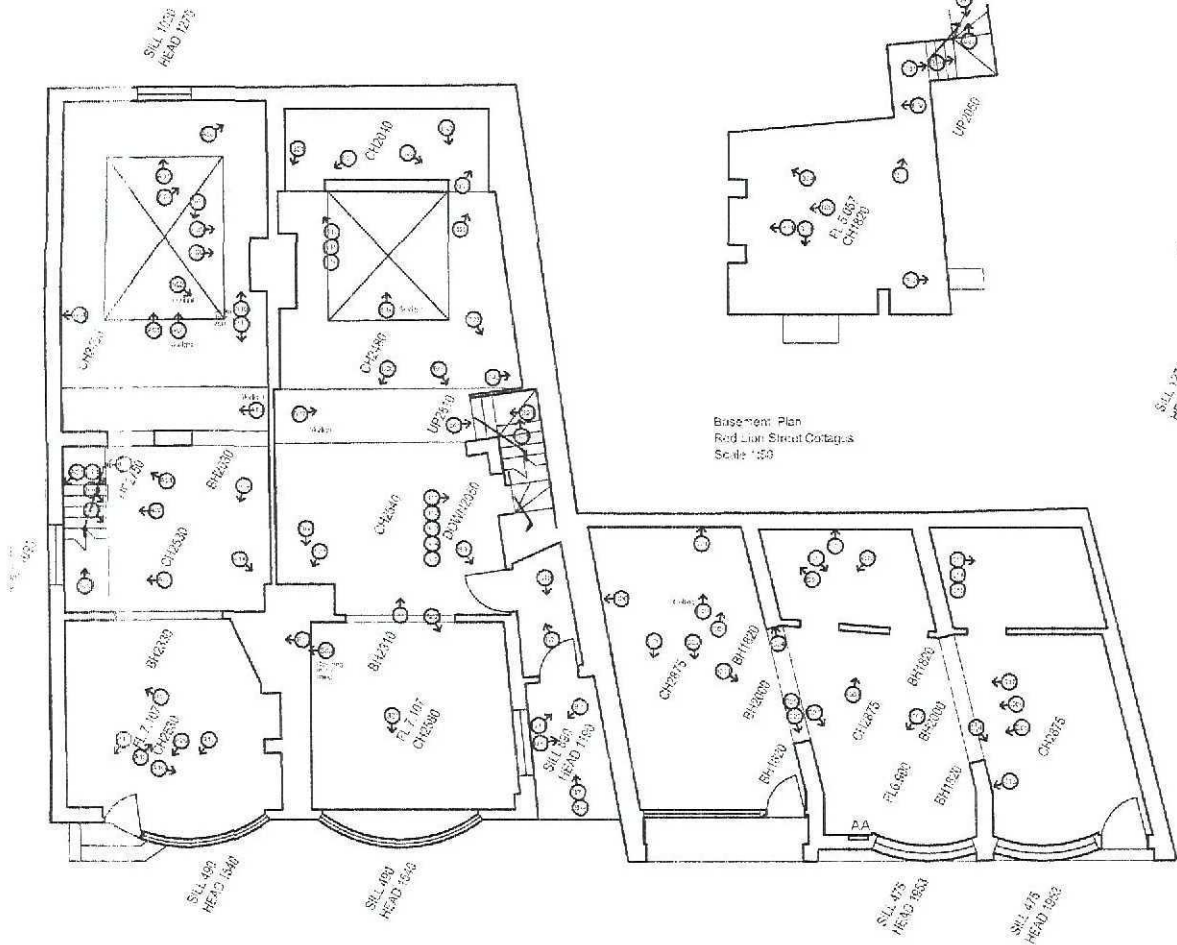
Ext34.jpg



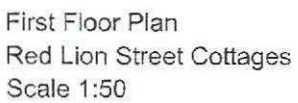
Ext35.jpg



Basement Plan
Red Lion Street Cottages
Scale 1:50

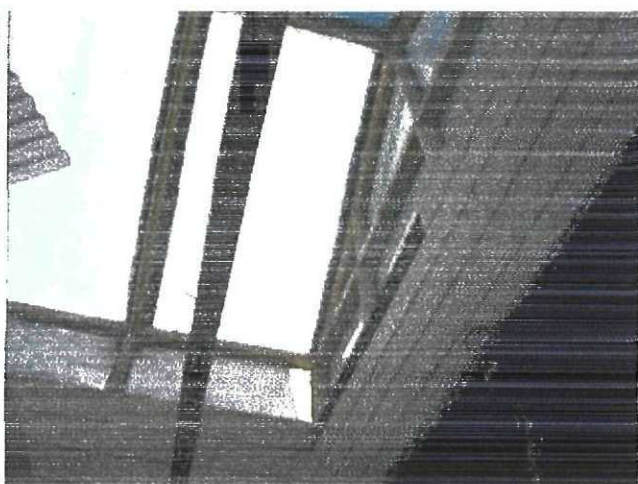


Ground Floor Plan
Red Lion Street Cottages
Scale 1:50

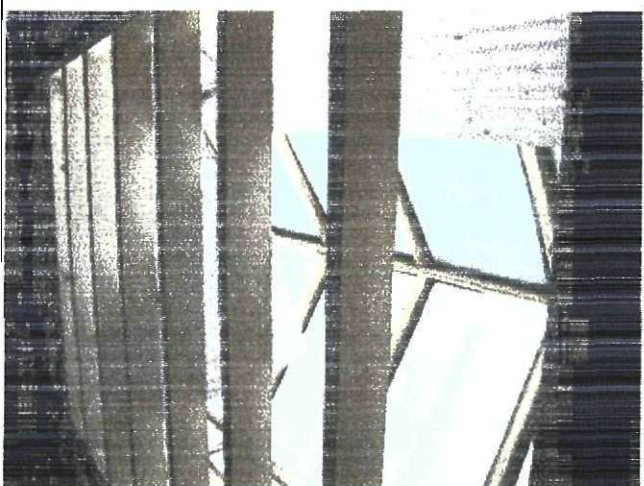




Prop A01.JPG



Prop A02.JPG



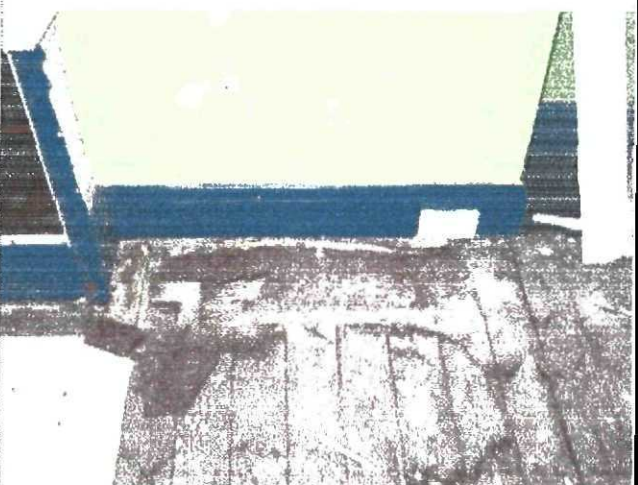
Prop A03.JPG



Prop A04.JPG



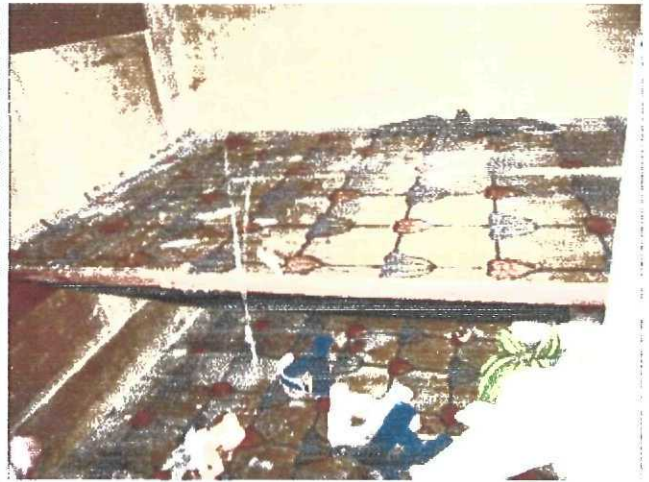
Prop A05.JPG



Prop A06.JPG



Prop A07.JPG



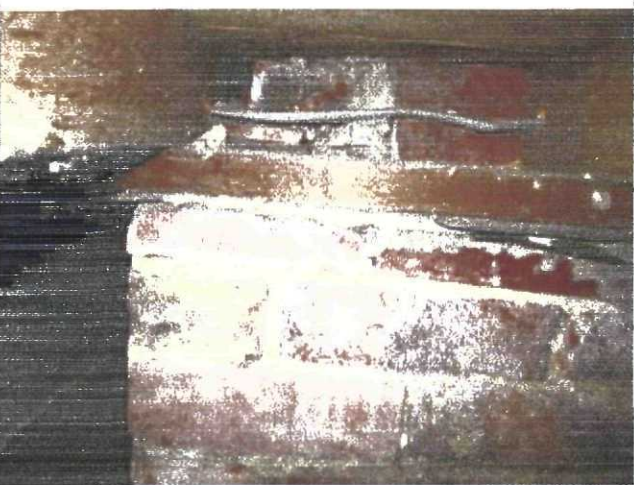
Prop A08.JPG



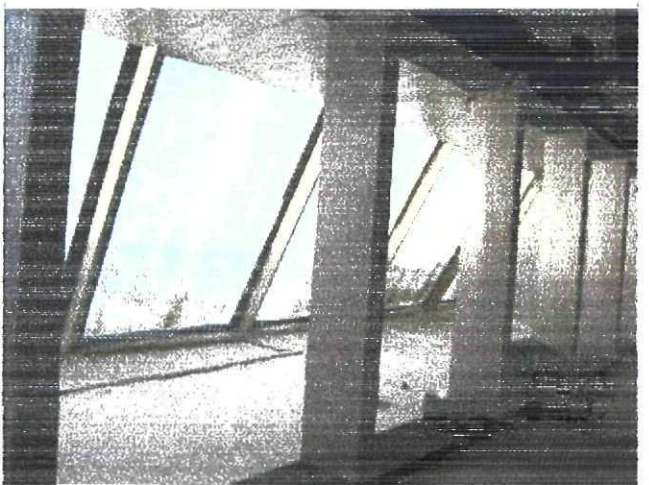
Prop A09.JPG



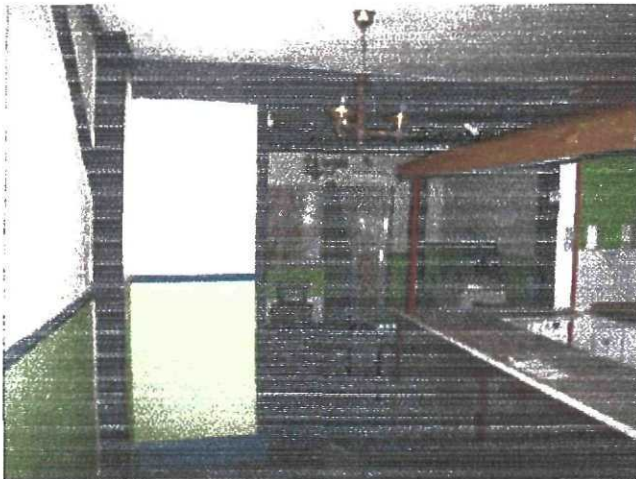
Prop A10.JPG



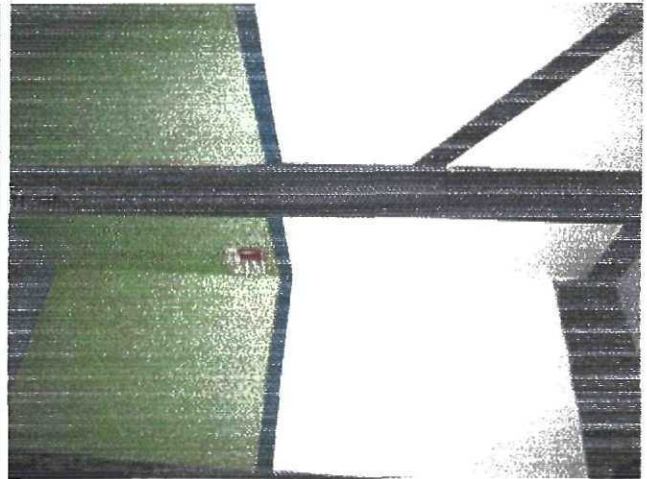
Prop A11.JPG



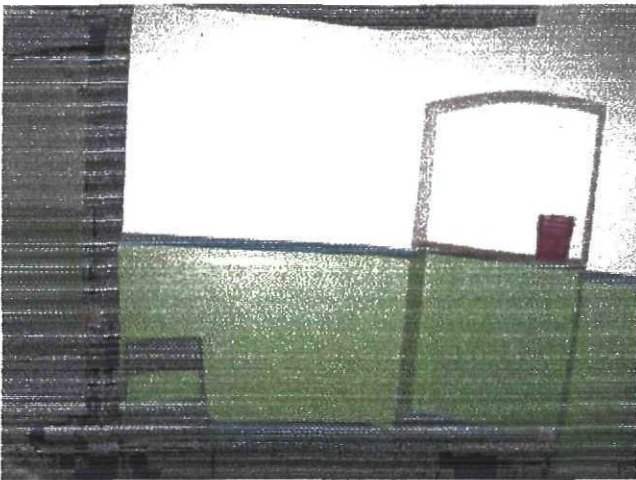
Prop A12.JPG



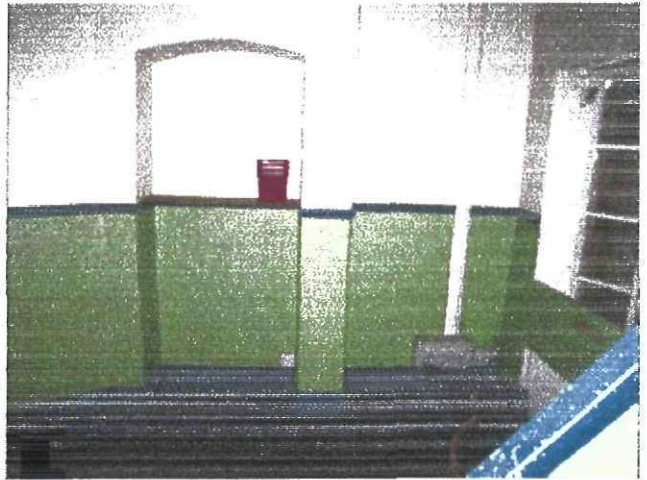
Prop A13.JPG



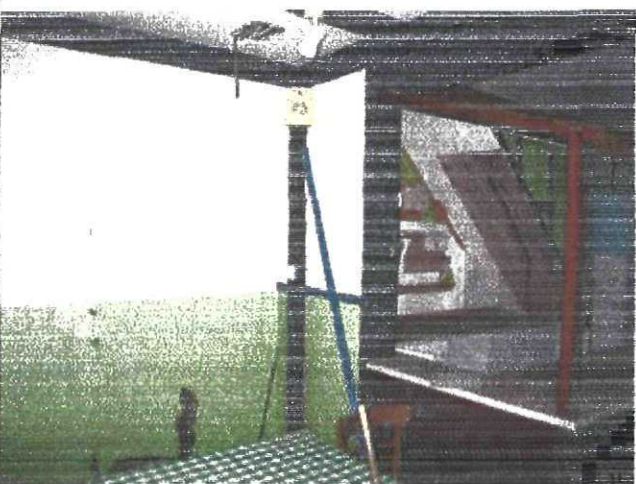
Prop A14.JPG



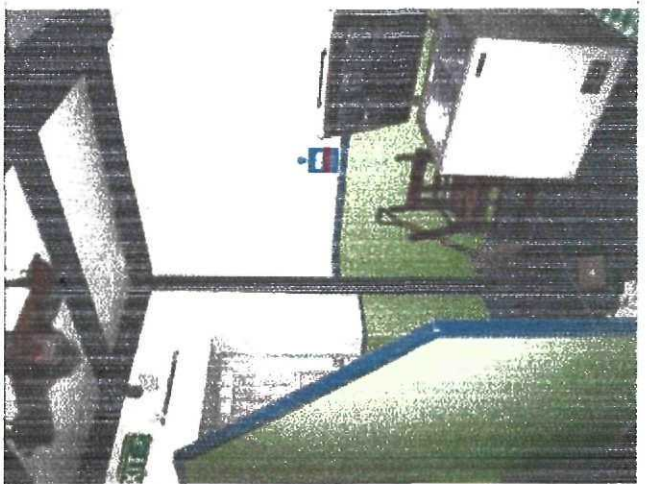
Prop A15.JPG



Prop A16.JPG



Prop A17.JPG



Prop A18.JPG



Prop A19.JPG



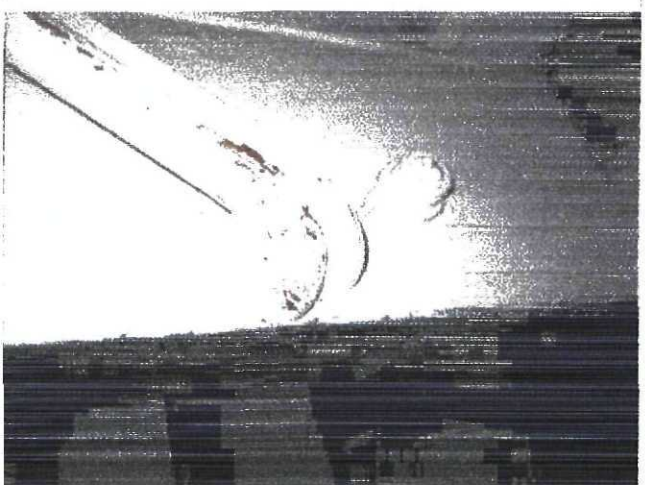
Prop A20.JPG



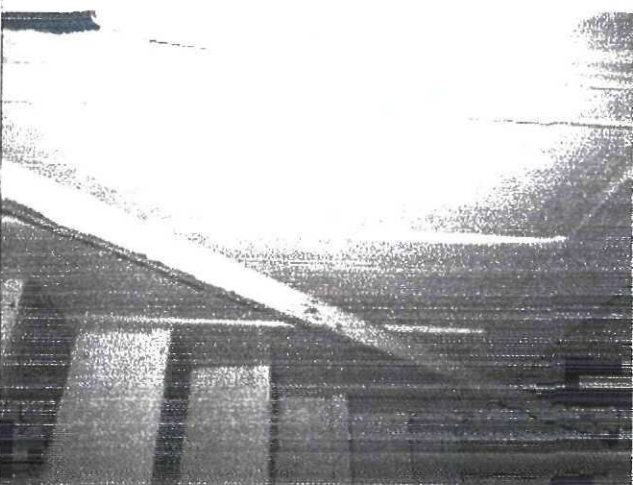
Prop A21.JPG



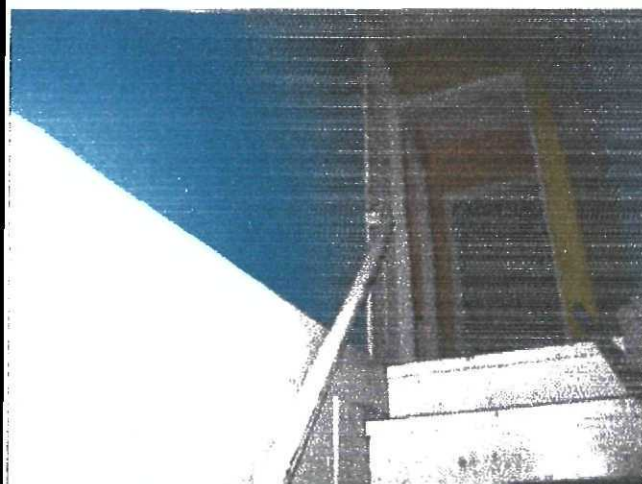
Prop A22.JPG



Prop A23.JPG



Prop A24.JPG



Prop A025.JPG



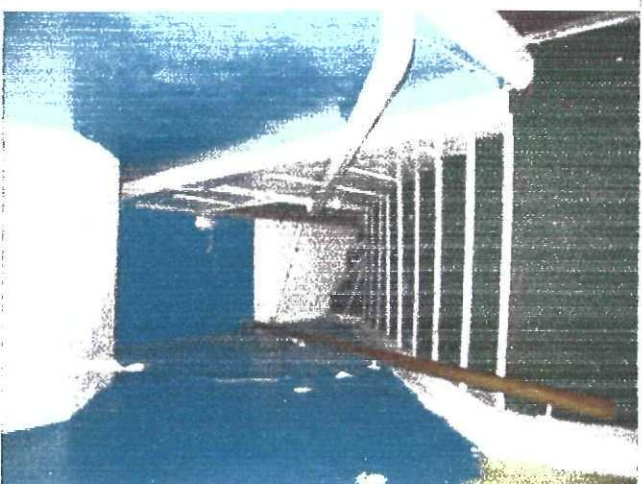
Prop A026.JPG



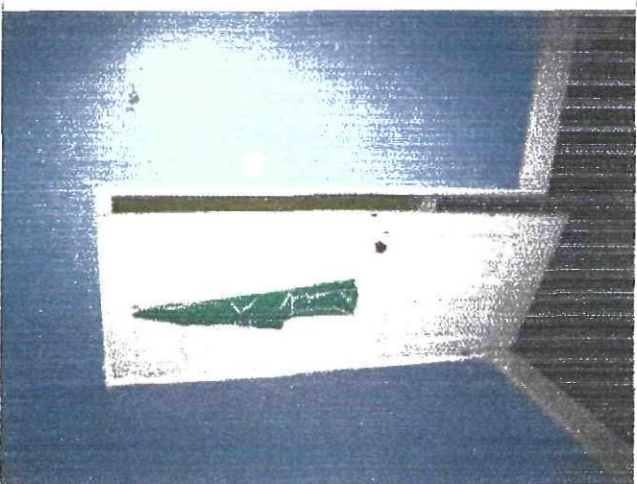
Prop A027.JPG



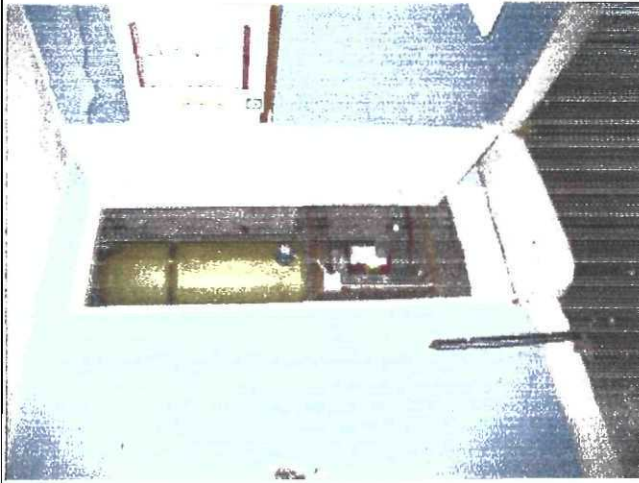
Prop A028.JPG



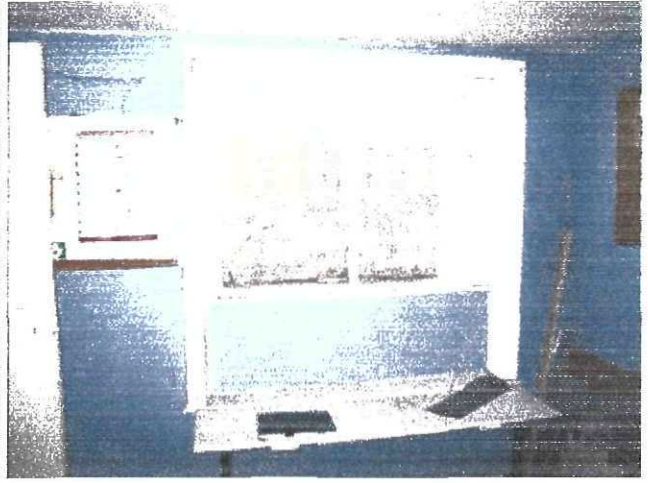
Prop A029.JPG



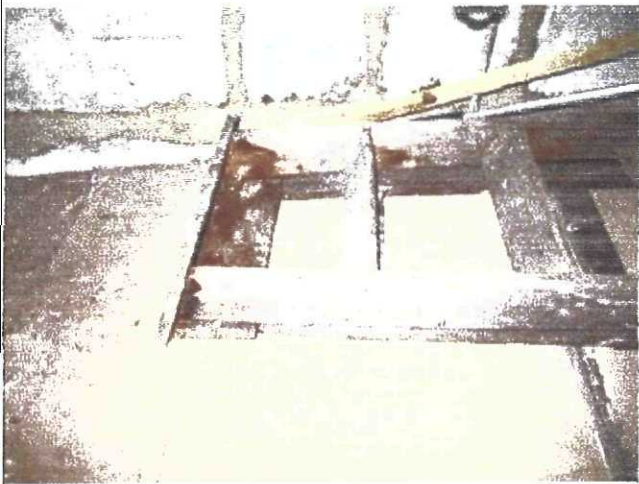
Prop A030.JPG



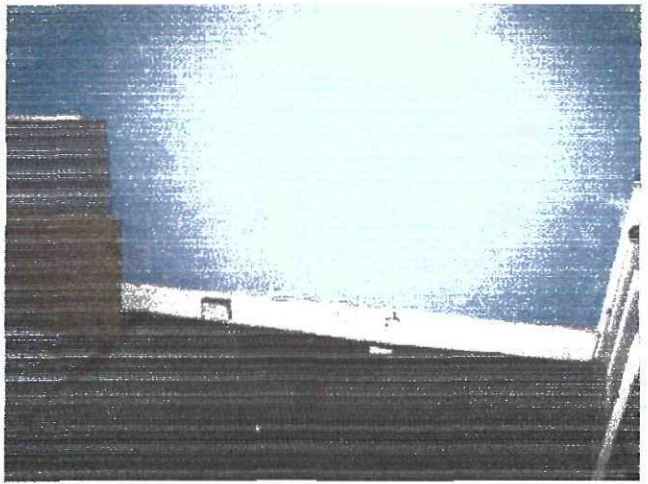
Prop A031.JPG



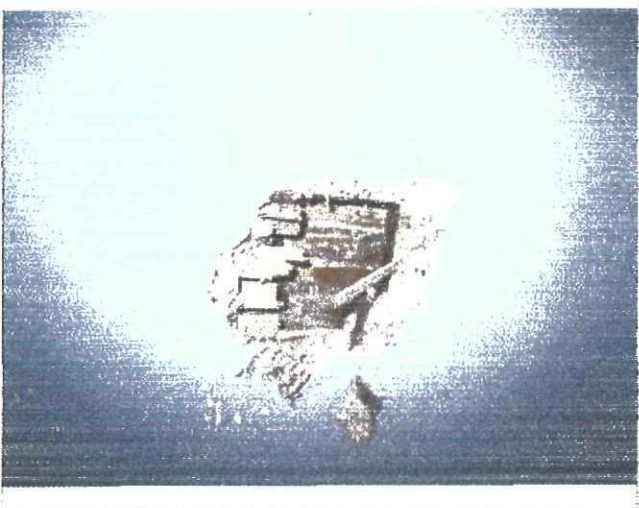
Prop A032.JPG



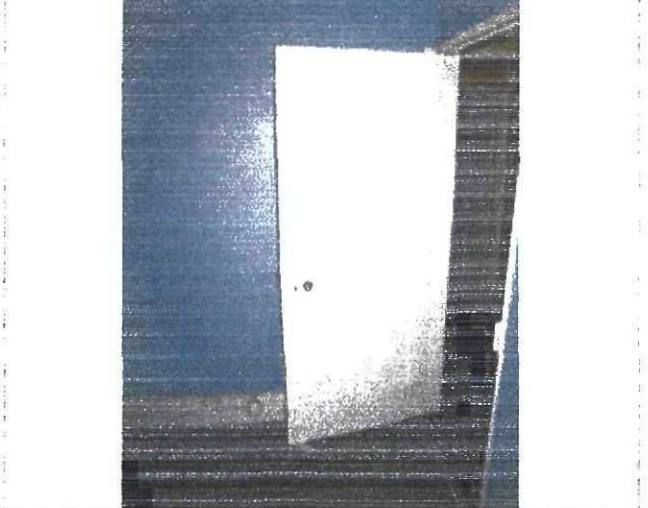
Prop A033.JPG



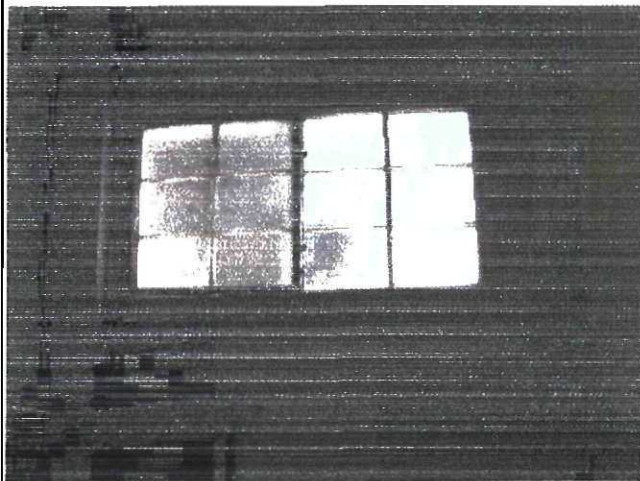
Prop A034.JPG



Prop A035.JPG



Prop A036.JPG



Prop A037.JPG



Prop A038.JPG



Prop A039.JPG



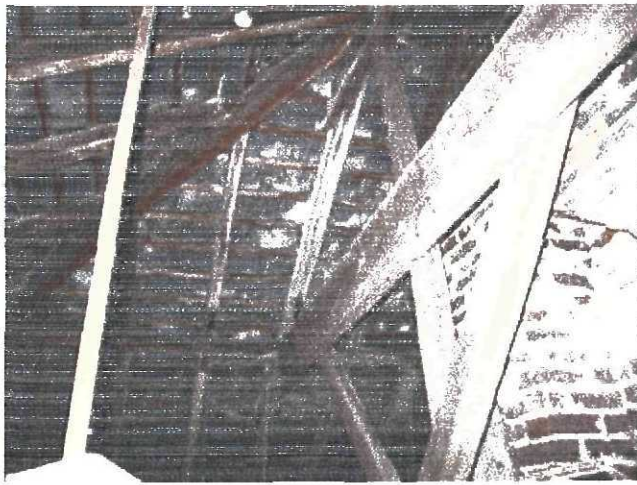
Prop A040.JPG



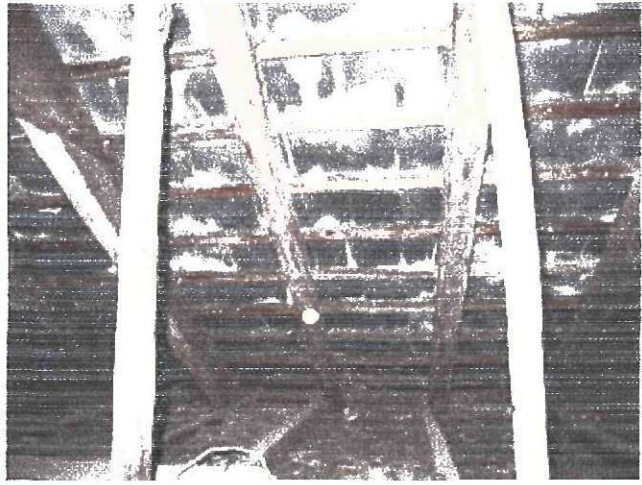
Prop A041.JPG



Prop A042.JPG



Prop A043.JPG



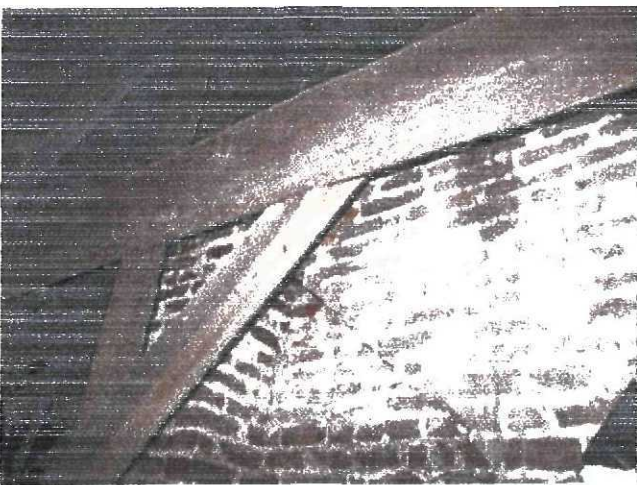
Prop A044.JPG



Prop A045.JPG



Prop A046.JPG



Prop A047.JPG



Prop A048.JPG



Prop A049.JPG



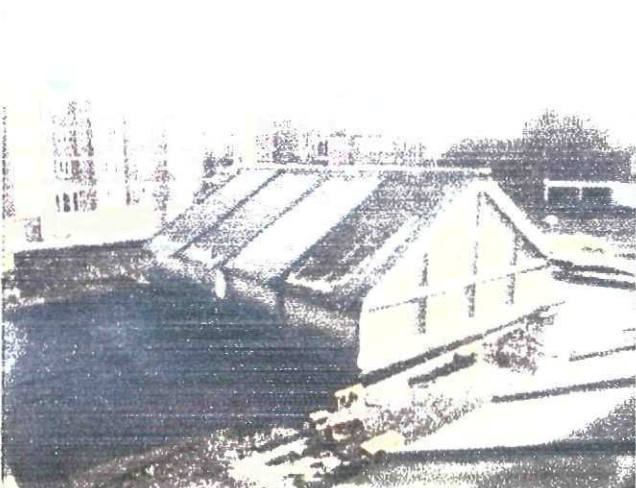
Prop A050.JPG



Prop A051.JPG



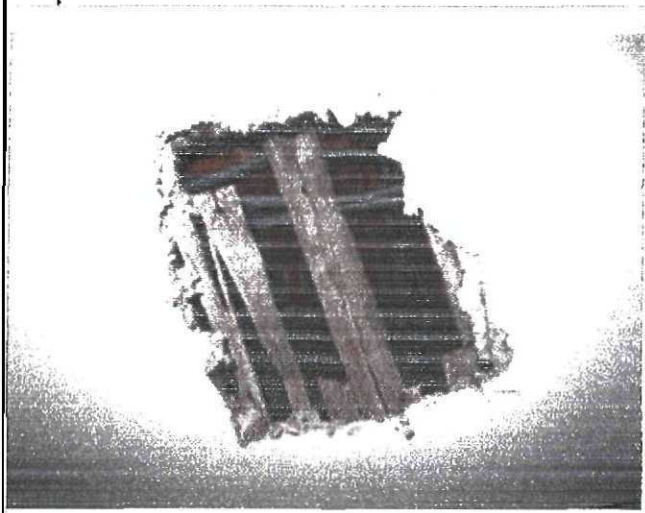
Prop A052.JPG



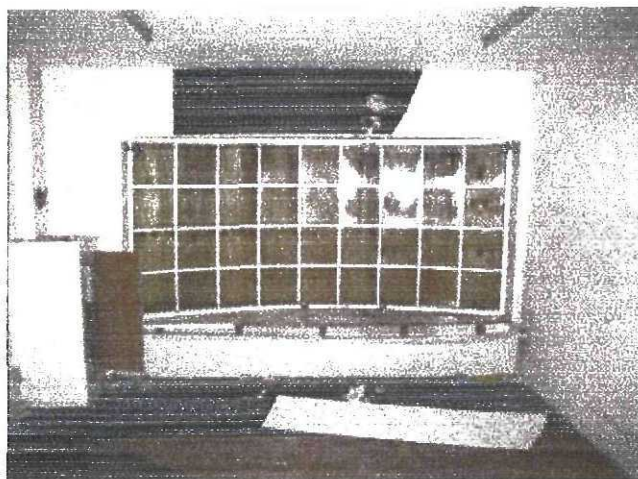
Prop A053.JPG



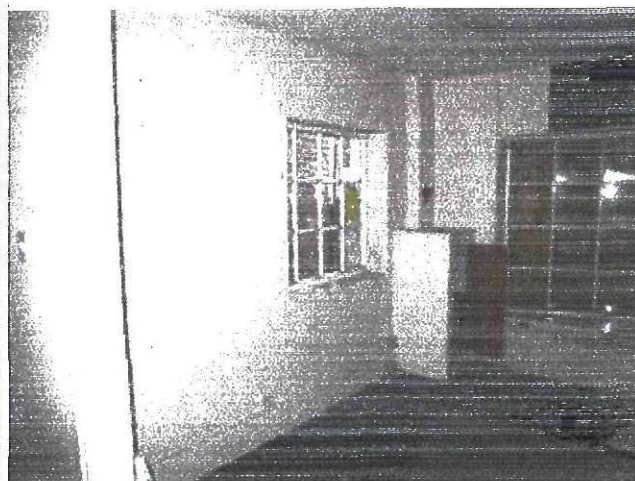
Prop A054.JPG



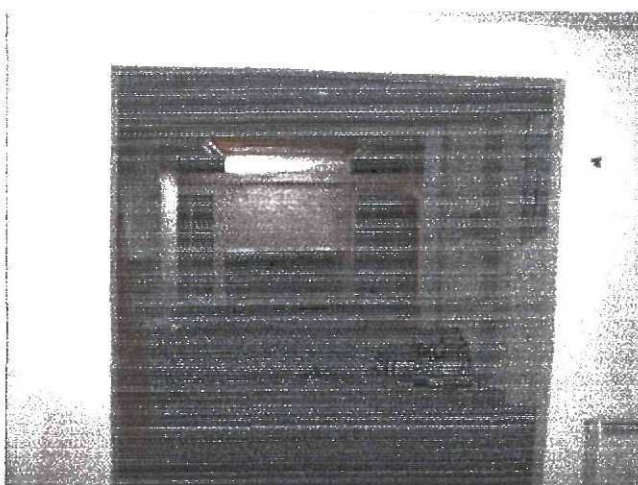
Prop A055.JPG



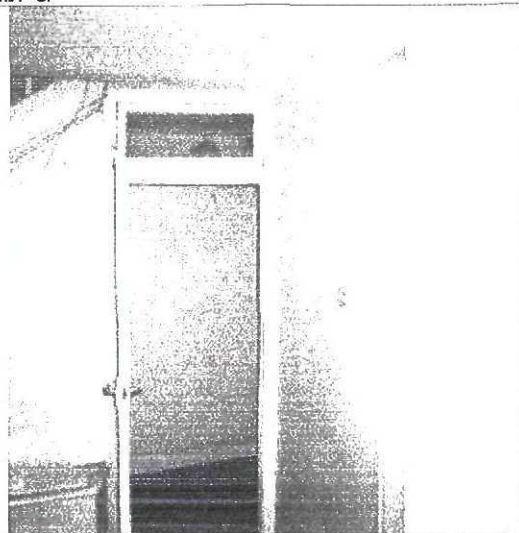
Prop B01.JPG



Prop B02.JPG



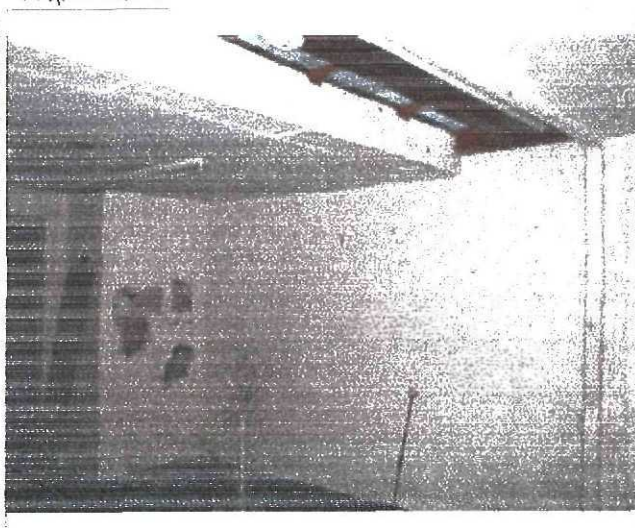
Prop B03.JPG



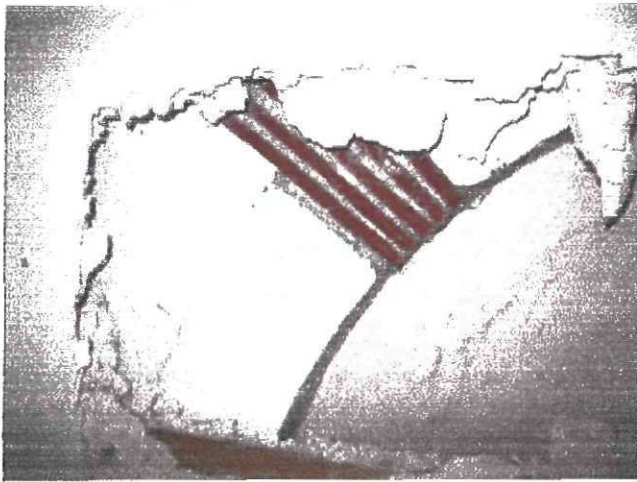
Prop B04.JPG



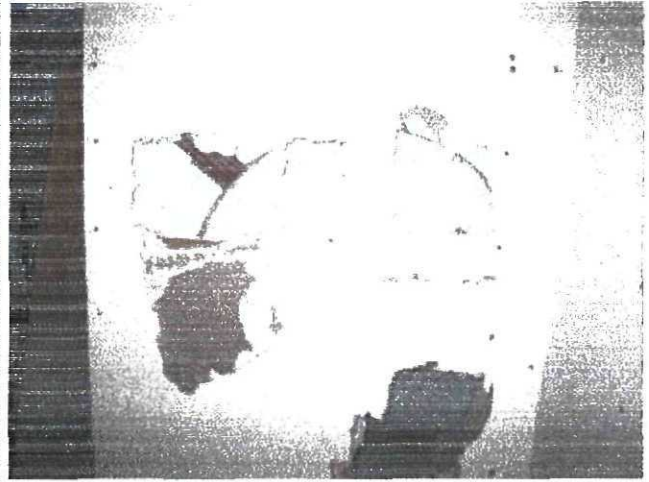
Prop B05.JPG



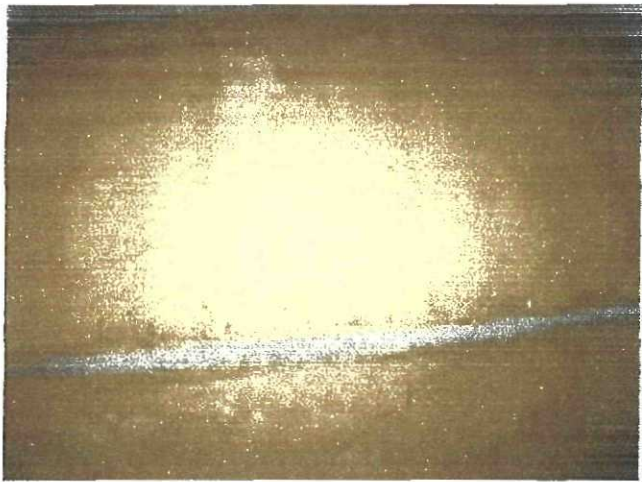
Prop B06.JPG



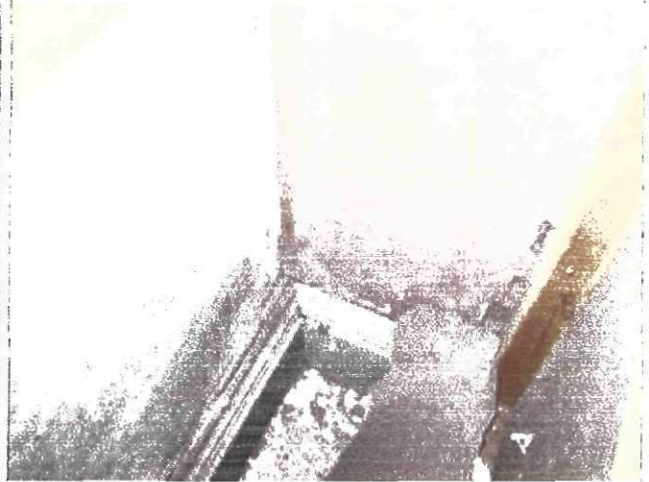
Prop B07.JPG



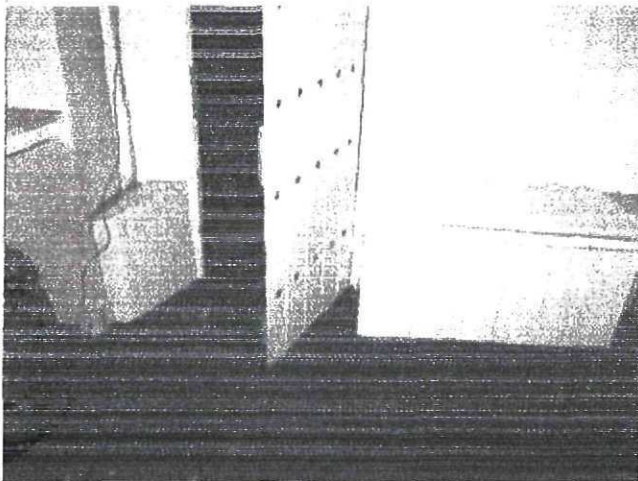
Prop B08.JPG



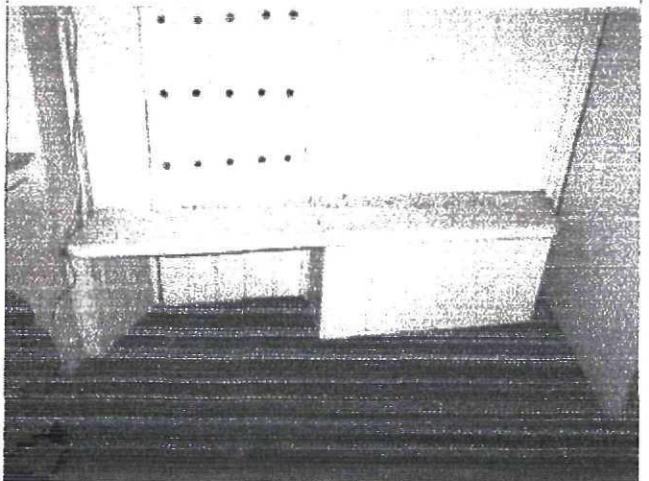
Prop B09.JPG



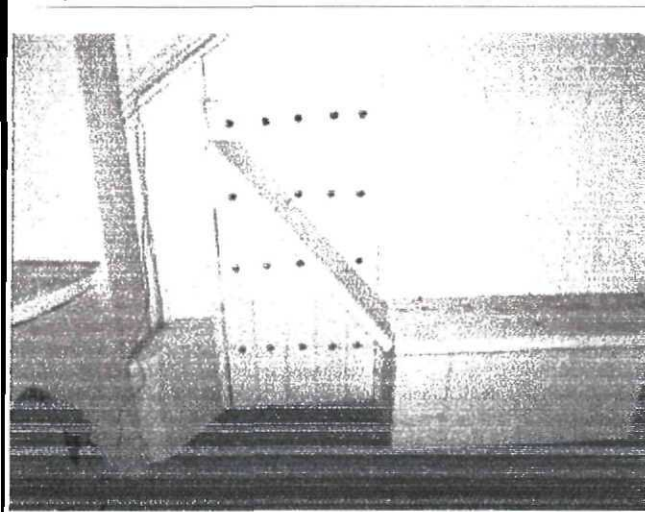
Prop B10.JPG



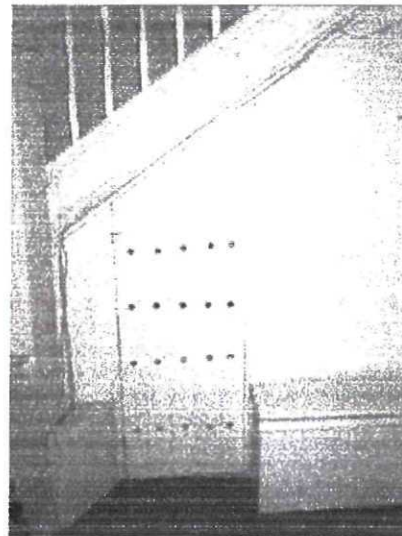
Prop B11.JPG



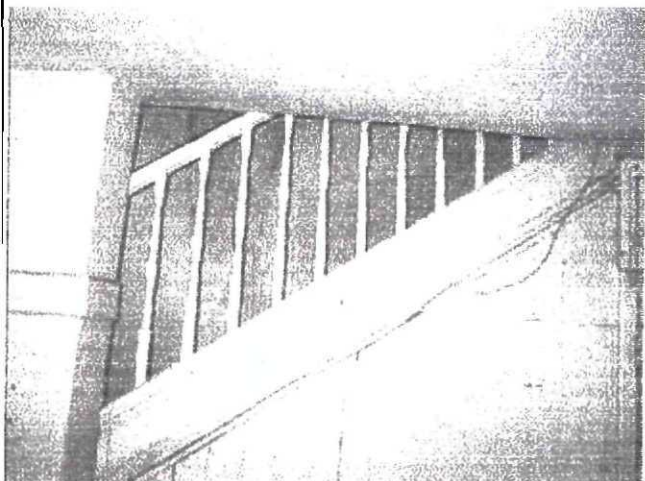
Prop B12.JPG



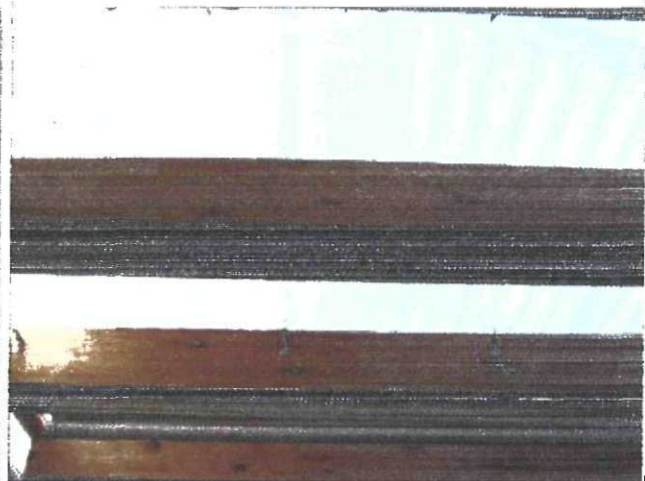
Prop B13.JPG



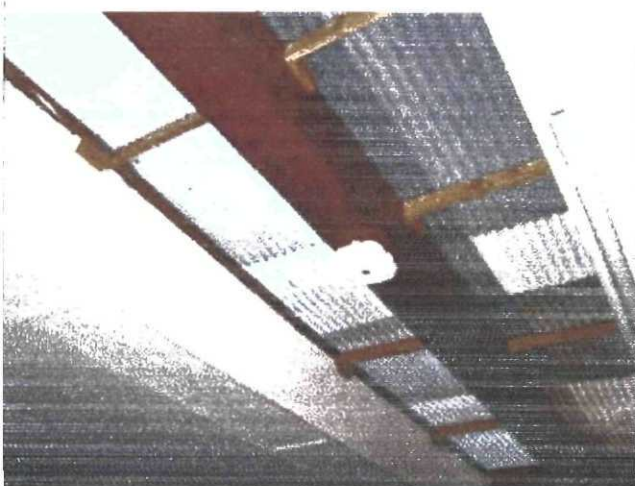
Prop B14.JPG



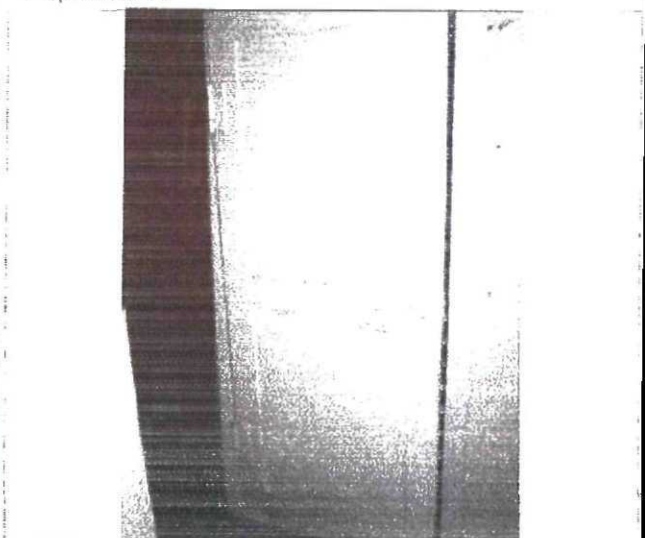
Prop B15.JPG



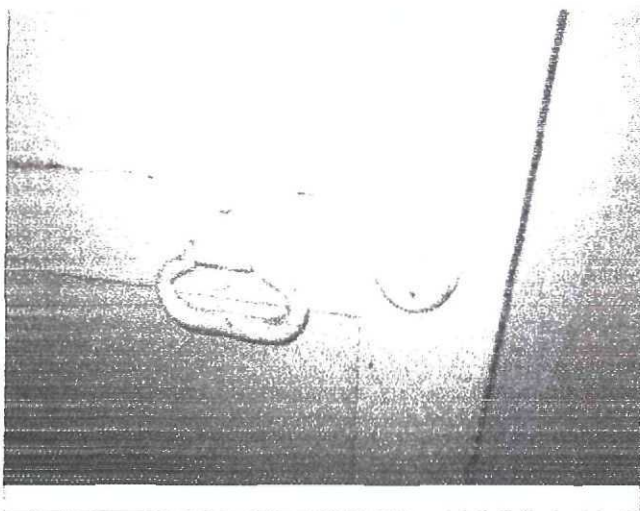
Prop B16.JPG



Prop B17.JPG



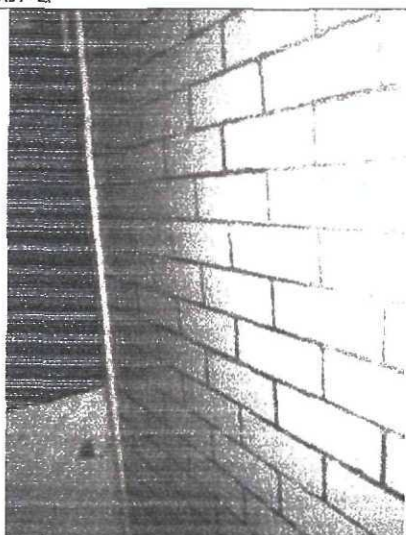
Prop B18.JPG



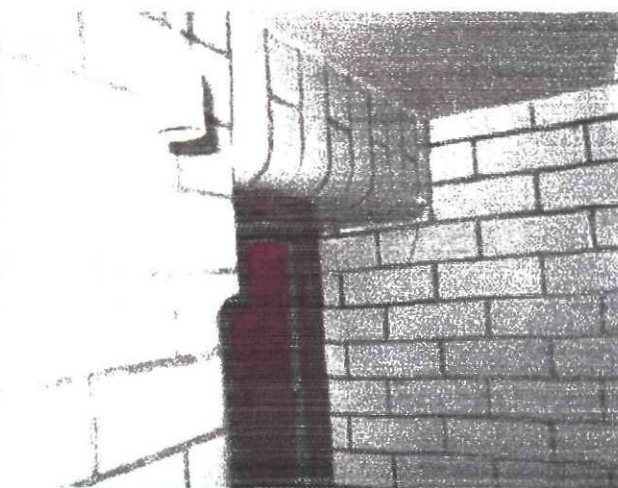
Prop B19.JPG



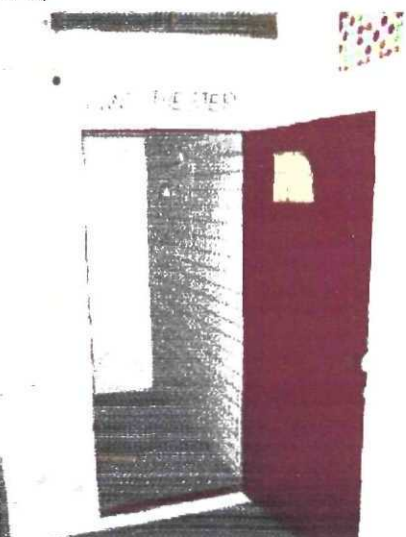
Prop B20.JPG



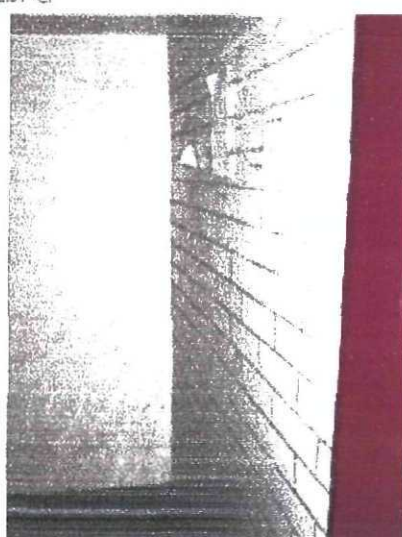
Prop B21.JPG



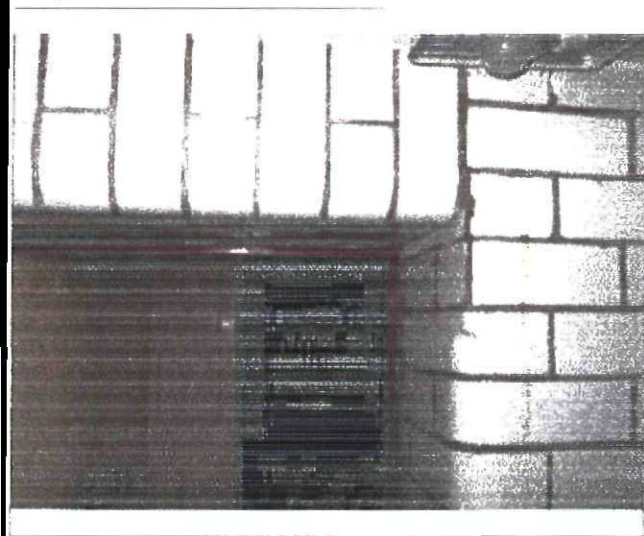
Prop B22.JPG



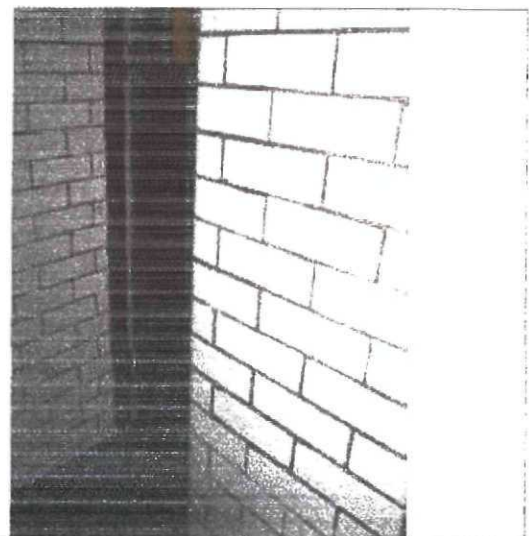
Prop B23.JPG



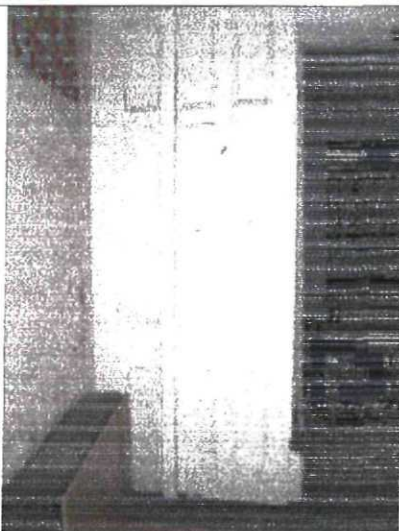
Prop B24.JPG



Prop B25.JPG



Prop B26.JPG



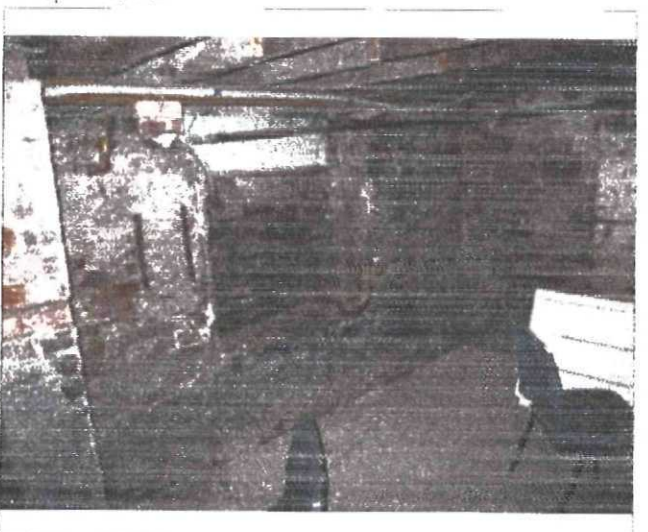
Prop B27.JPG



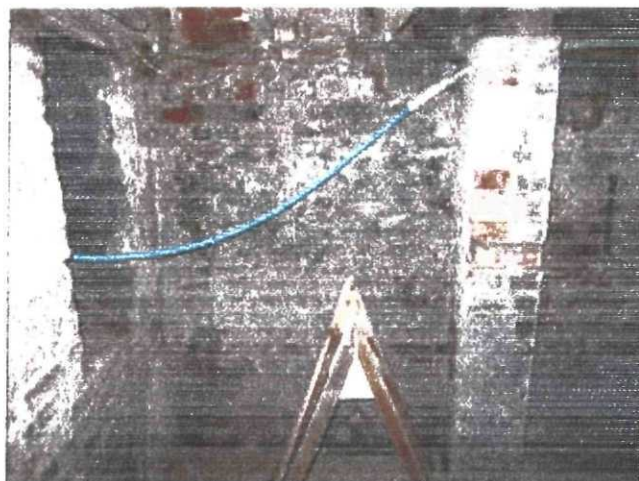
Prop B28.JPG



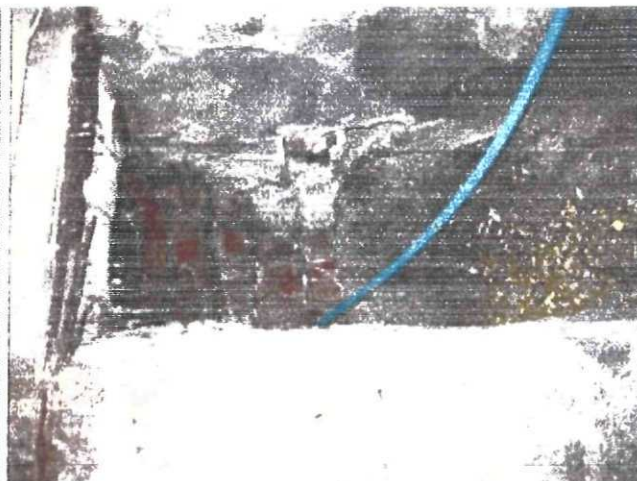
Prop B29.JPG



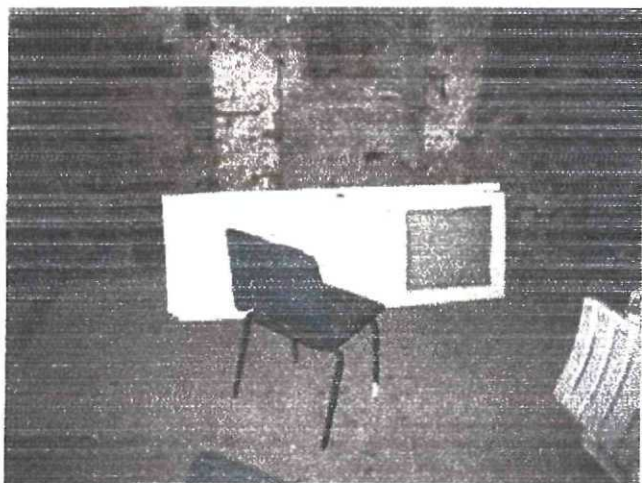
Prop B30.JPG



Prop B31.JPG



Prop B32.JPG



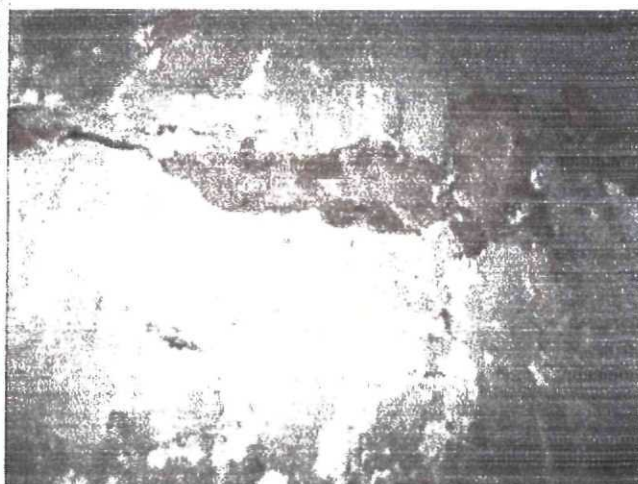
Prop B33.JPG



Prop B34.JPG



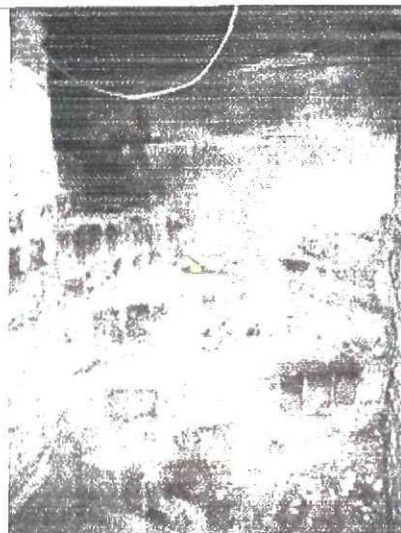
Prop B35.JPG



Prop B36.JPG



Prop B37.JPG



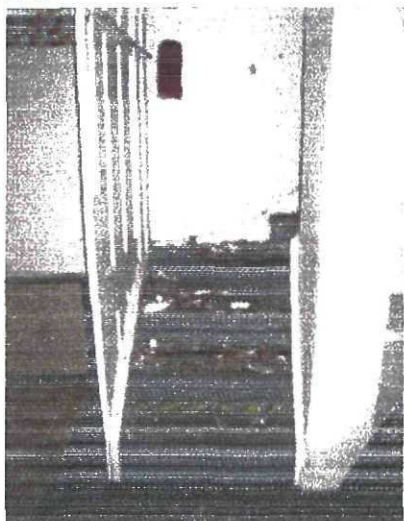
Prop B38.JPG



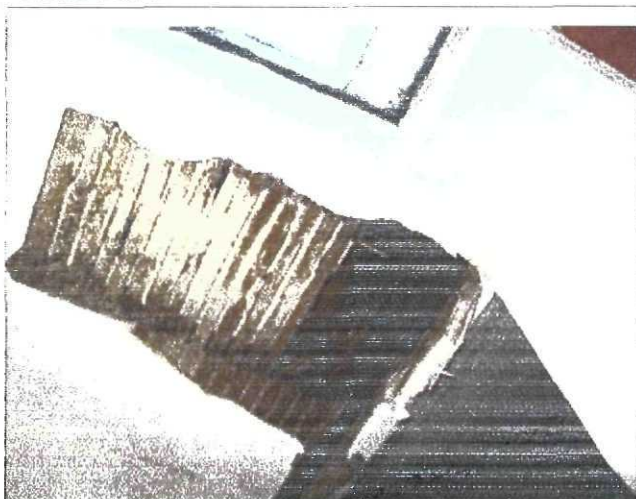
Prop B39.JPG



Prop B40.JPG



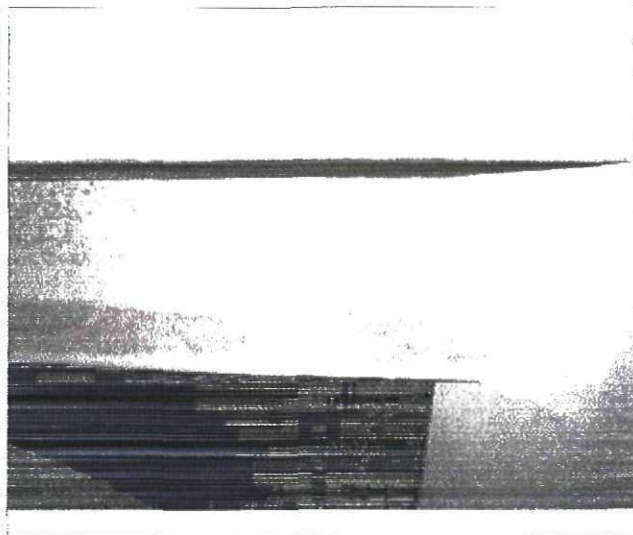
Prop B41.JPG



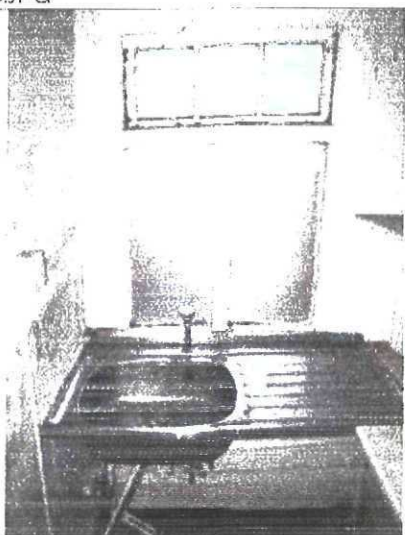
Prop B42.JPG



Prop B43.JPG



Prop B44.JPG



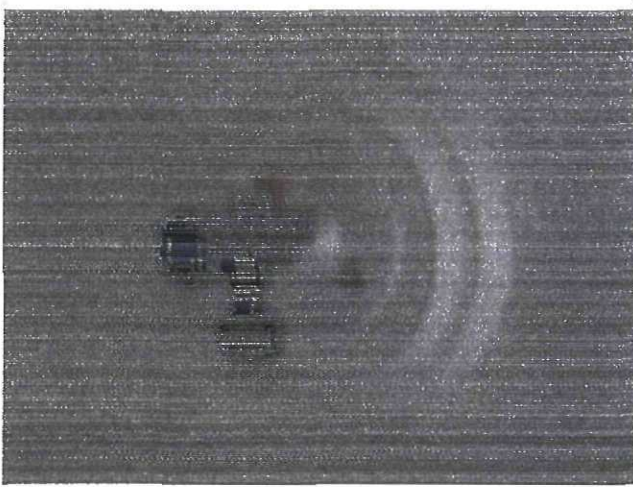
Prop B45.JPG



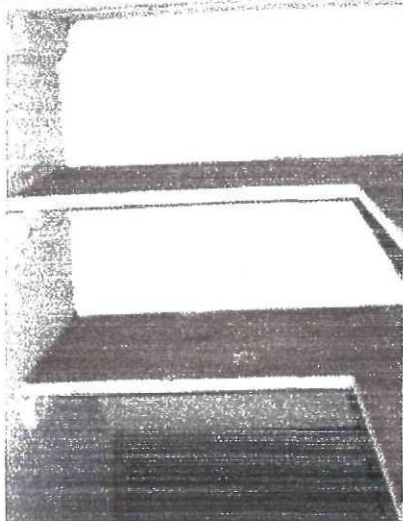
Prop B46.JPG



Prop B47.JPG



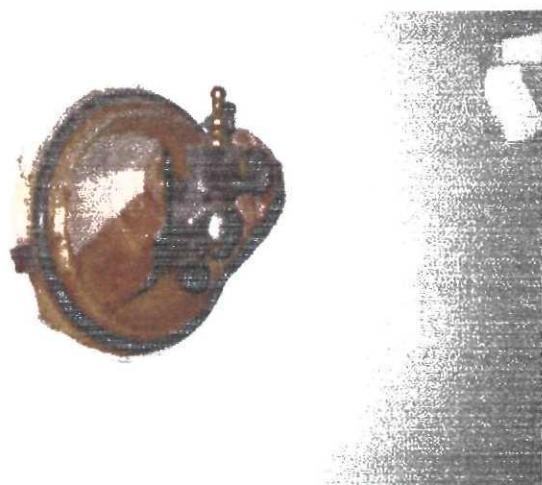
Prop B48.JPG



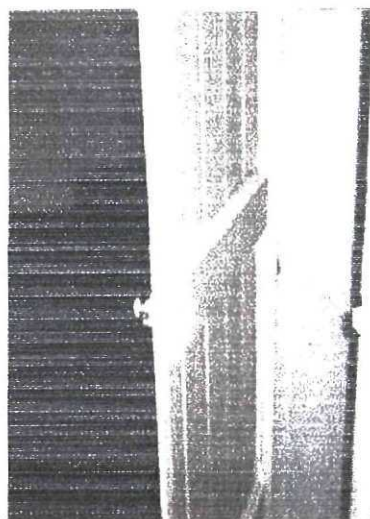
Prop B49.JPG



Prop B50.JPG



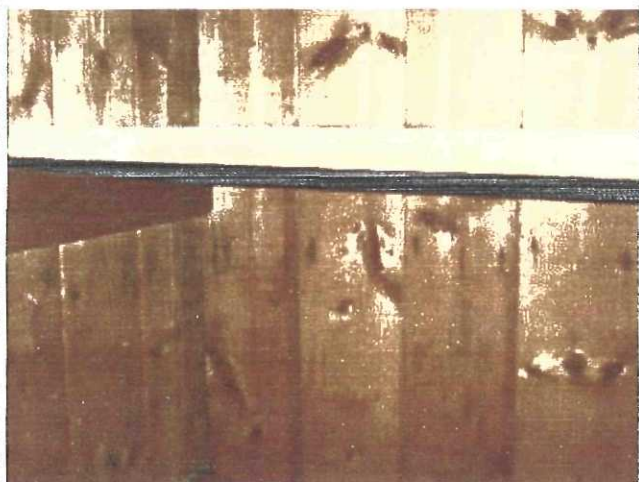
Prop B51.JPG



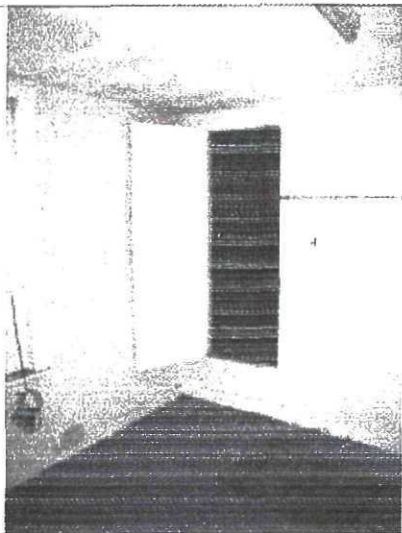
Prop B52.JPG



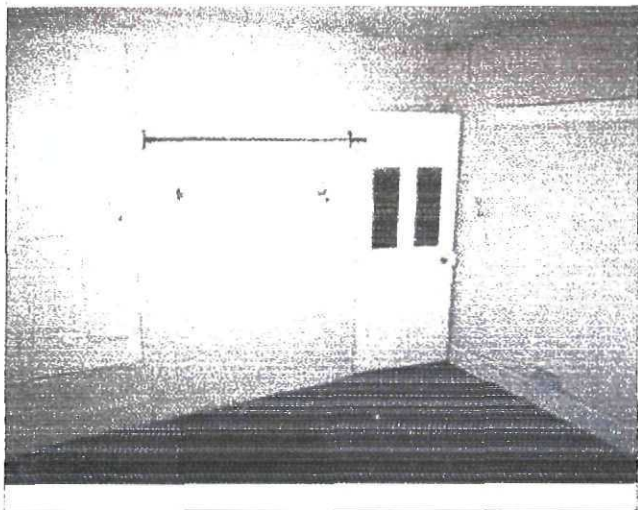
Prop B53.JPG



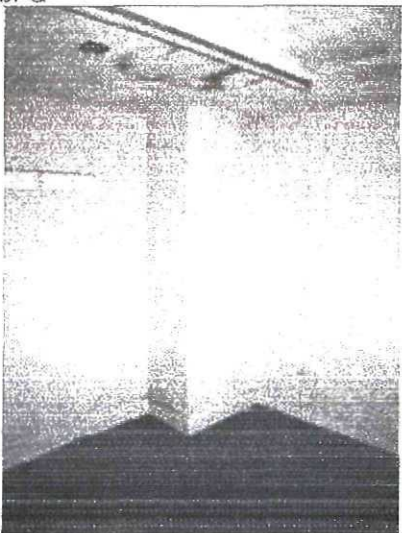
Prop B54.JPG



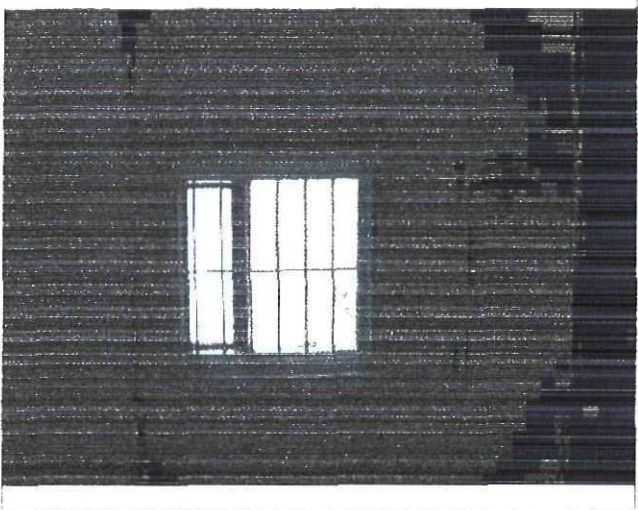
Prop B55.JPG



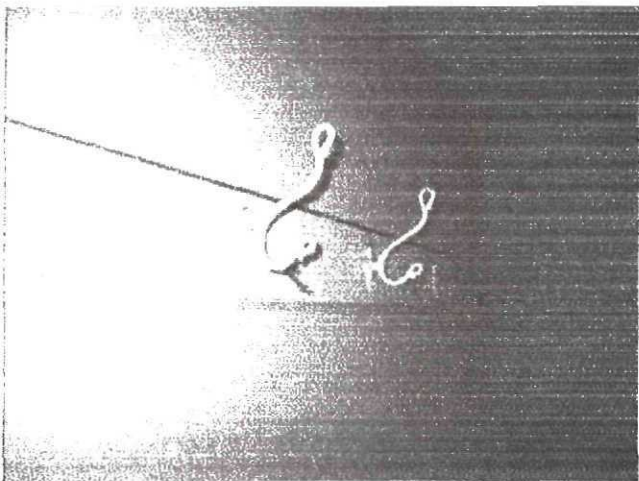
Prop B56.JPG



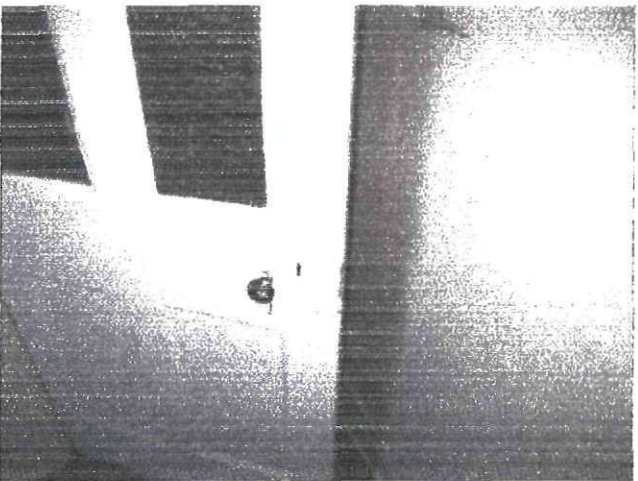
Prop B57.JPG



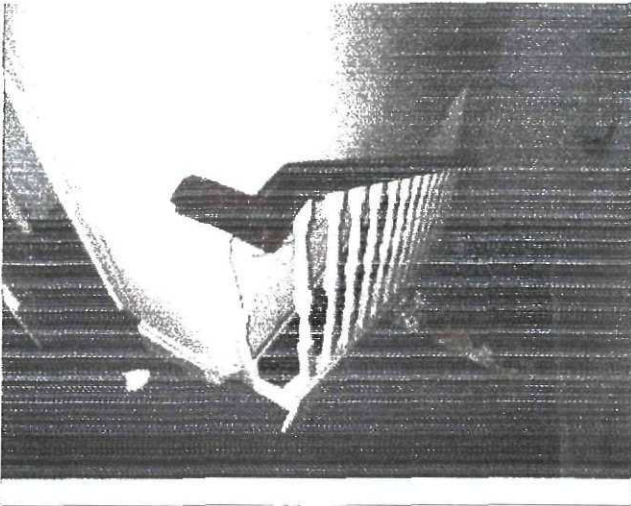
Prop B58.JPG



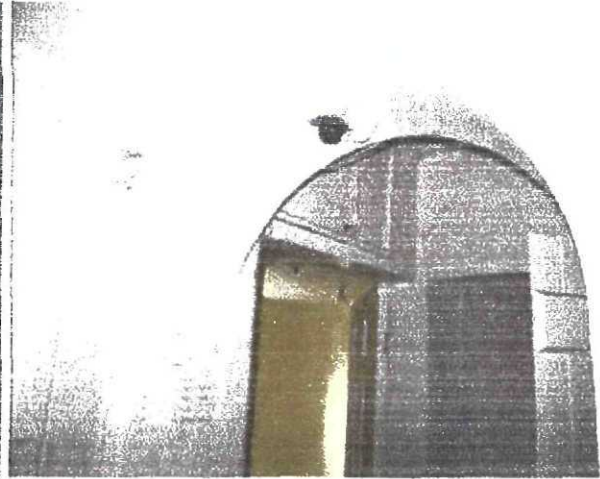
Prop B59.JPG



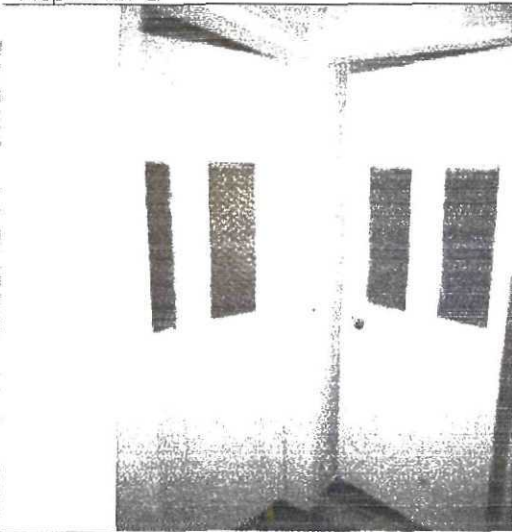
Prop B60.JPG



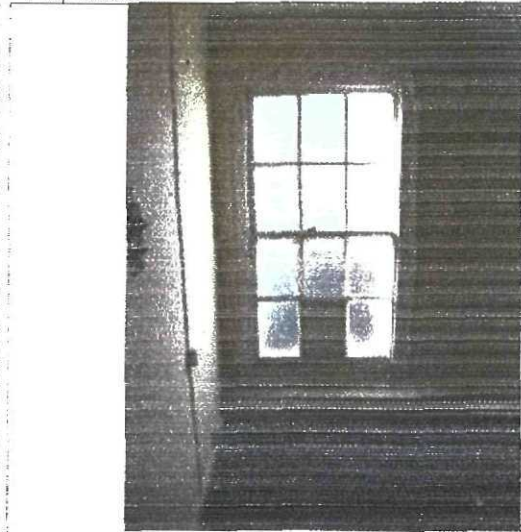
Prop B61.JPG



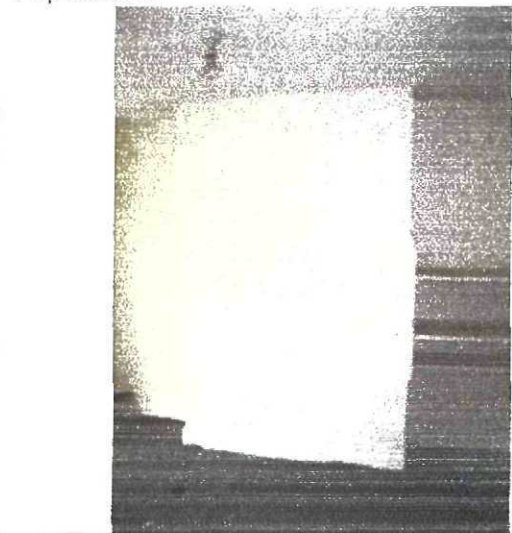
Prop B62.JPG



Prop B63.JPG



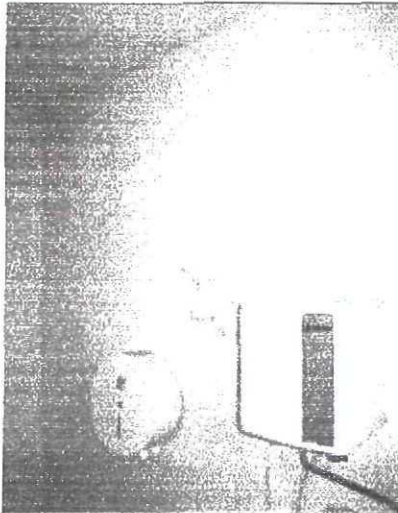
Prop B64.JPG



Prop B65.JPG



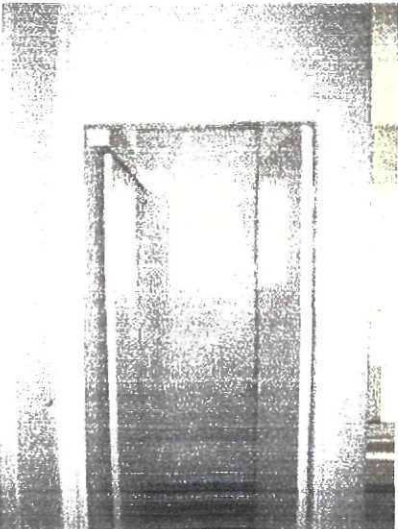
Prop B66.JPG



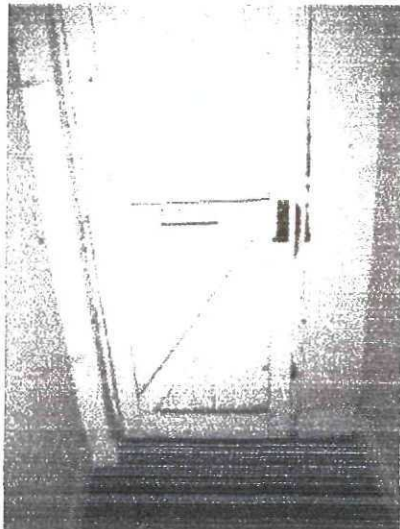
Prop B67.JPG



Prop B68.JPG



Prop B69.JPG



Prop B70.JPG



Prop B71.JPG



Prop B72.JPG



Prop B73.JPG



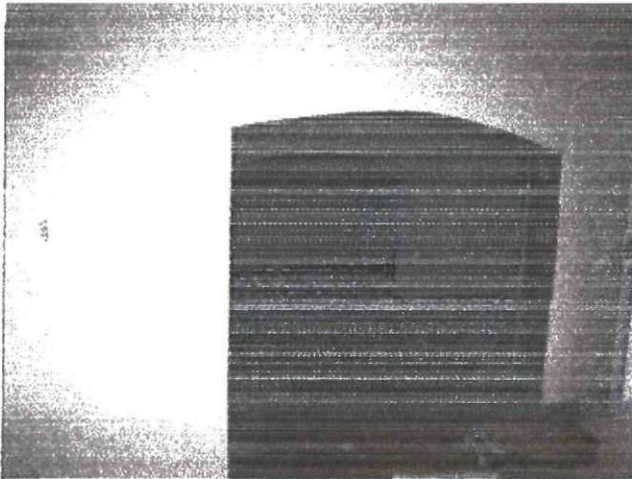
Prop B74.JPG



Prop B75.JPG



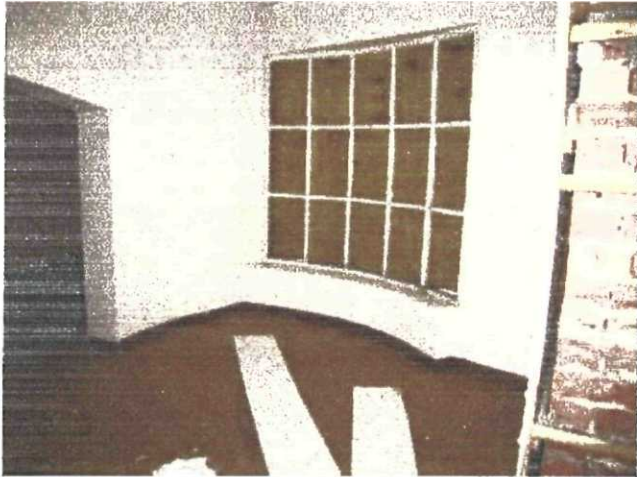
Prop B76.JPG



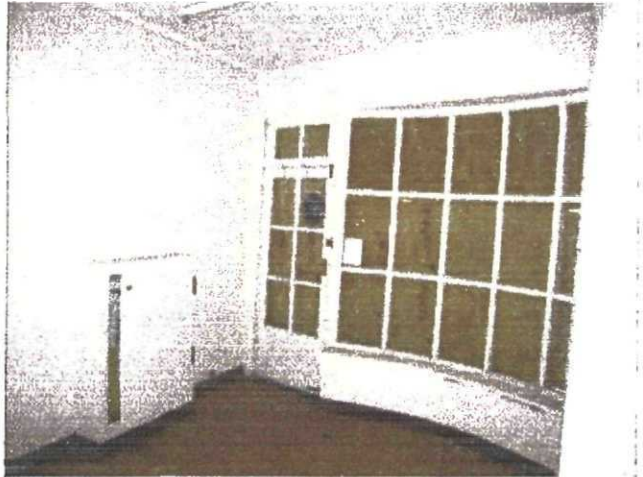
Prop C01.JPG



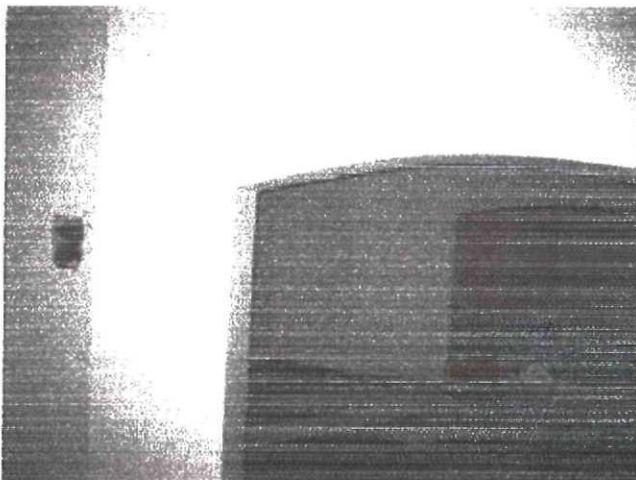
Prop C02.JPG



Prop C03.JPG



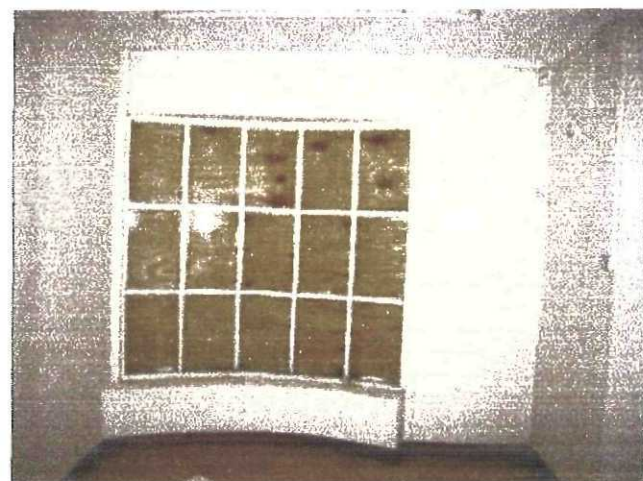
Prop C04.JPG



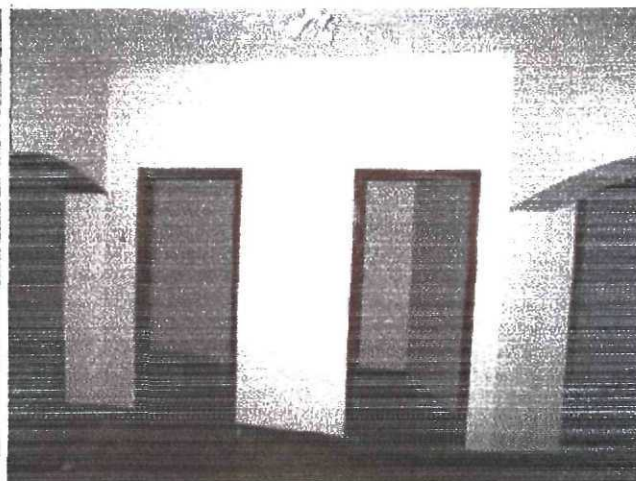
Prop C05.JPG



Prop C06.JPG



Prop C07.JPG



Prop C08.JPG



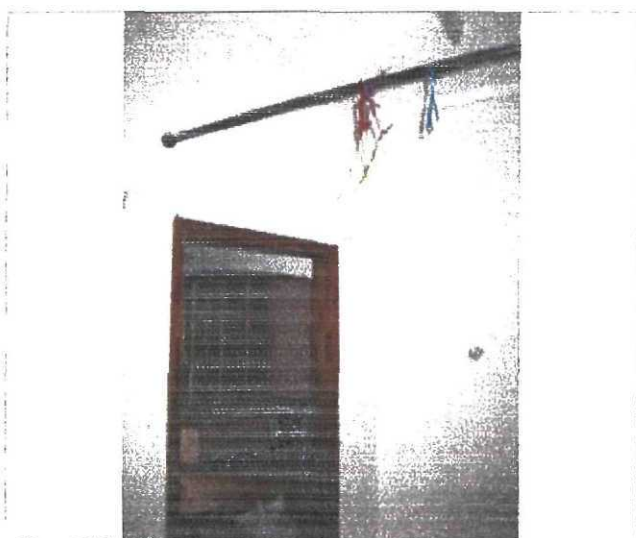
Prop C09.JPG



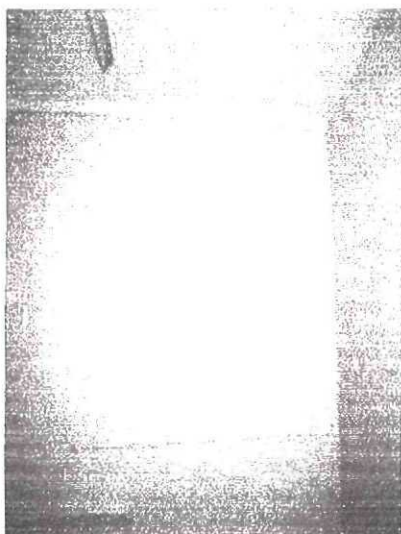
Prop C10.JPG



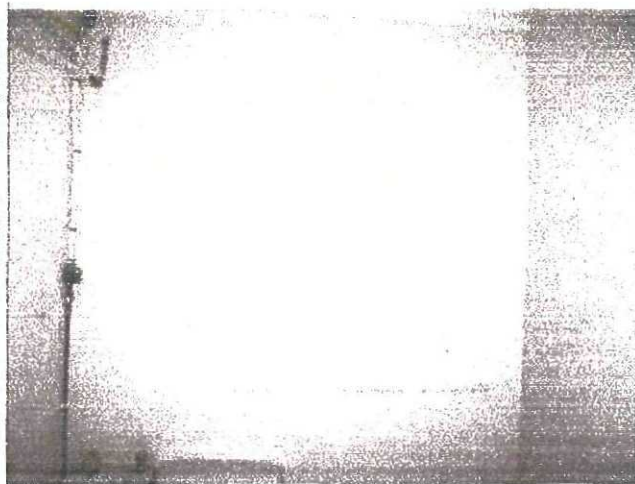
Prop C11.JPG



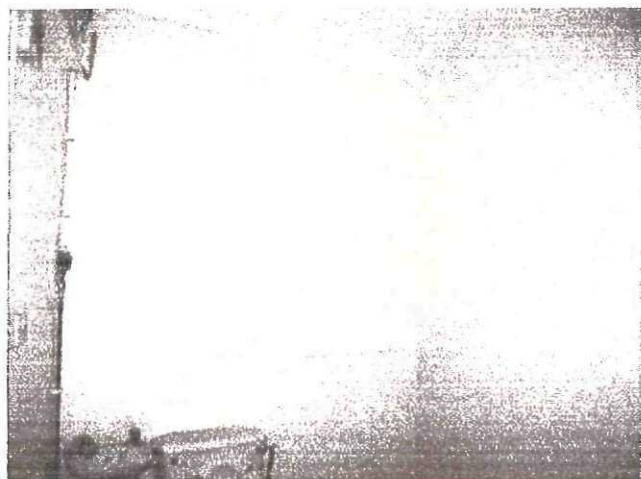
Prop C12.JPG



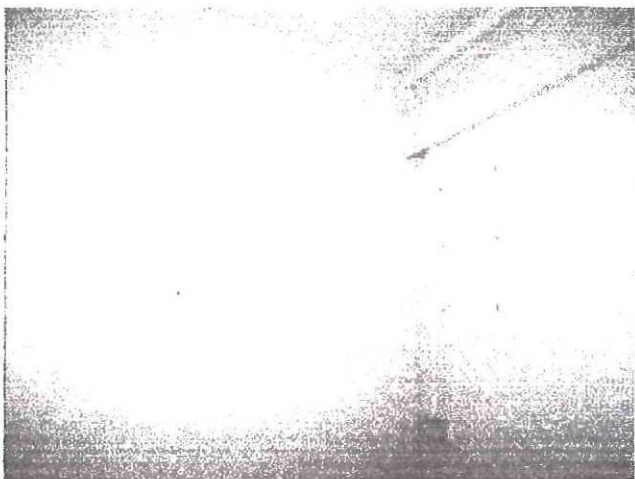
Prop C13.JPG



Prop C14.JPG



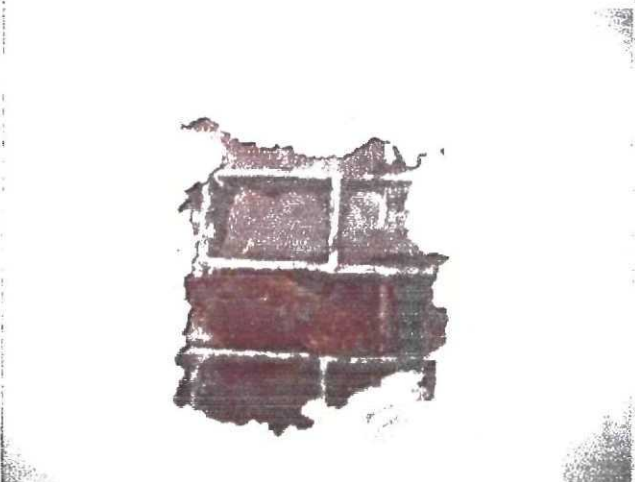
Prop C15.JPG



Prop C16.JPG



Prop C17.JPG



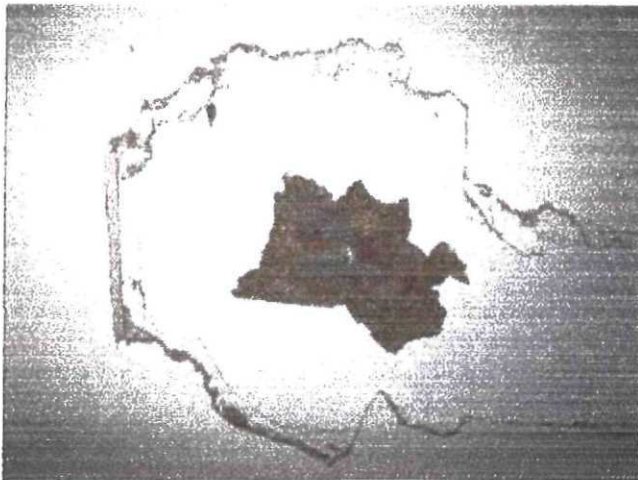
Prop C18.JPG



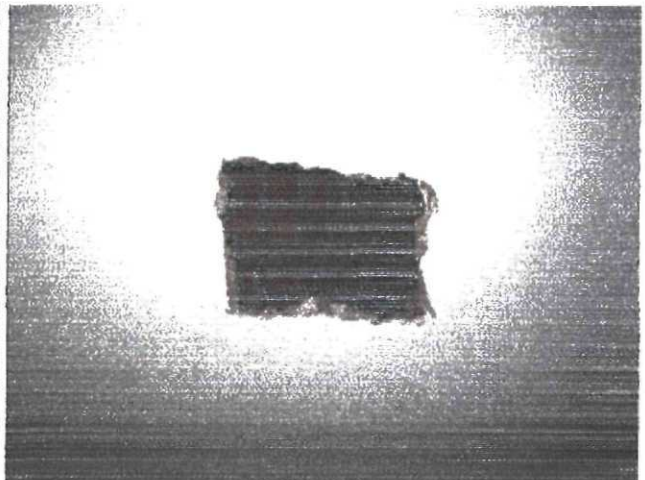
Prop C19.JPG



Prop C20.JPG



Prop C21.JPG



Prop C22.JPG



Prop C23.JPG



Prop C24.JPG



Prop C25.JPG



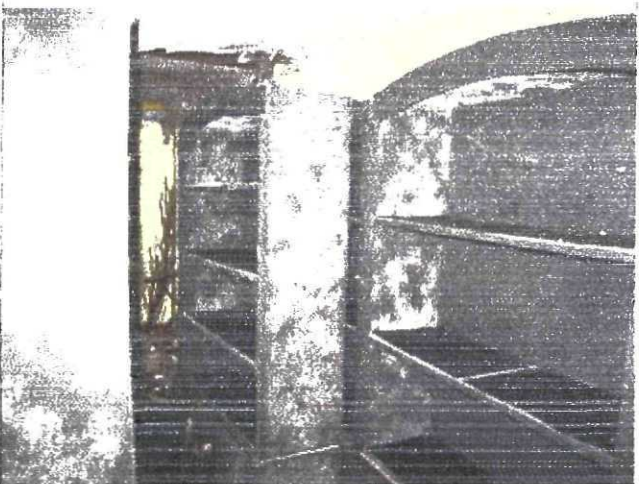
Prop D01.JPG



Prop D02.JPG



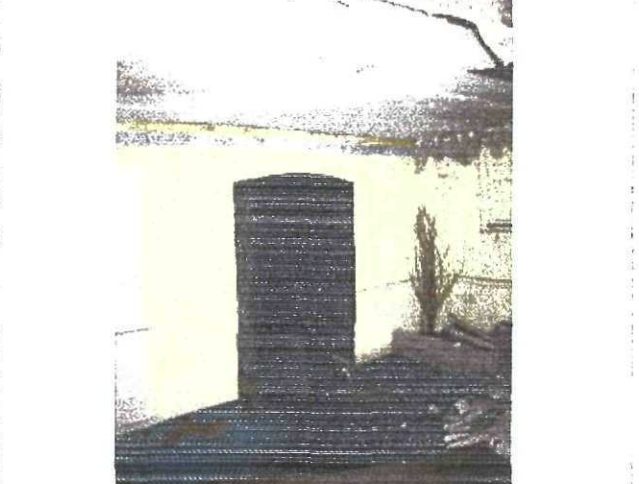
Prop D03.JPG



Prop D04.JPG



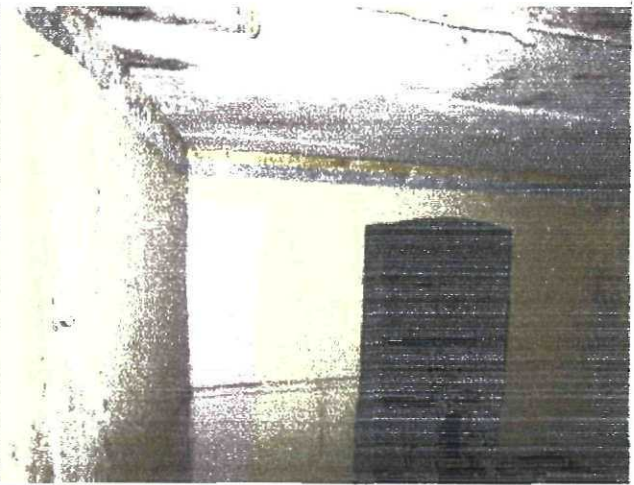
Prop D05.JPG



Prop D06.JPG



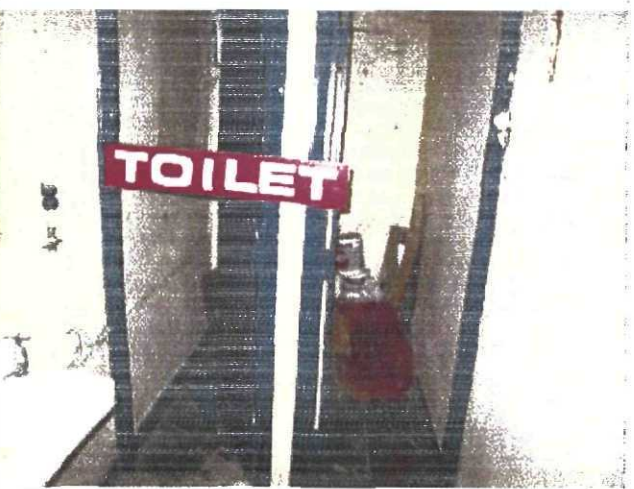
Prop D07.JPG



Prop D08.JPG



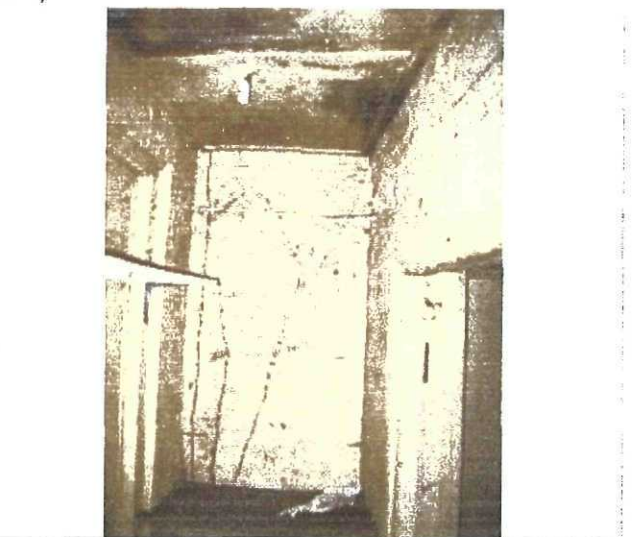
Prop D09.JPG



Prop D10.JPG



Prop D11.JPG



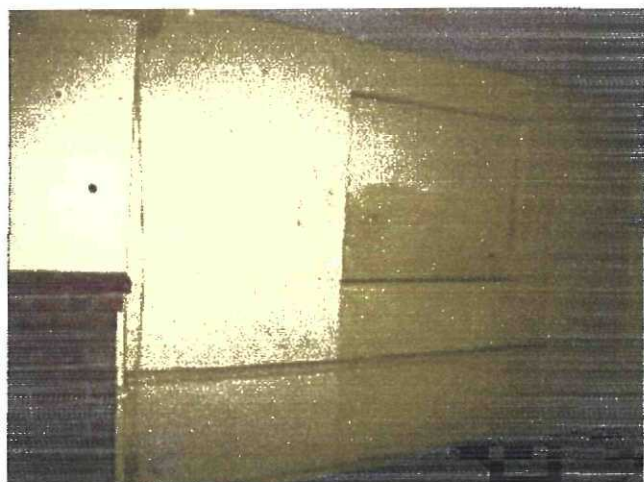
Prop D12.JPG



Prop D13.JPG



Prop D14.JPG



Prop D15.JPG



Prop D16.JPG



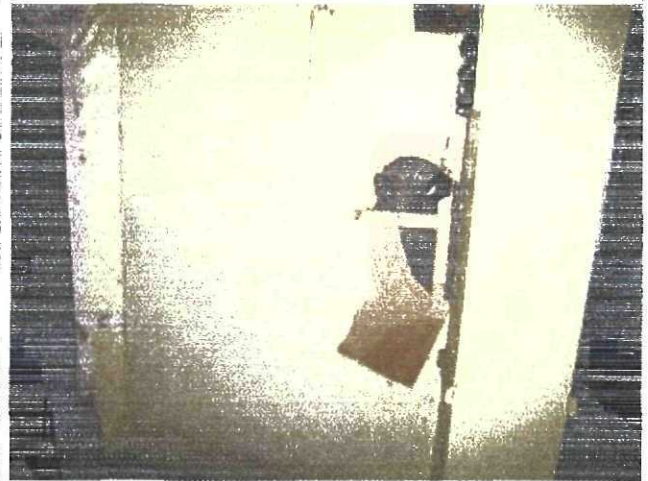
Prop D17.JPG



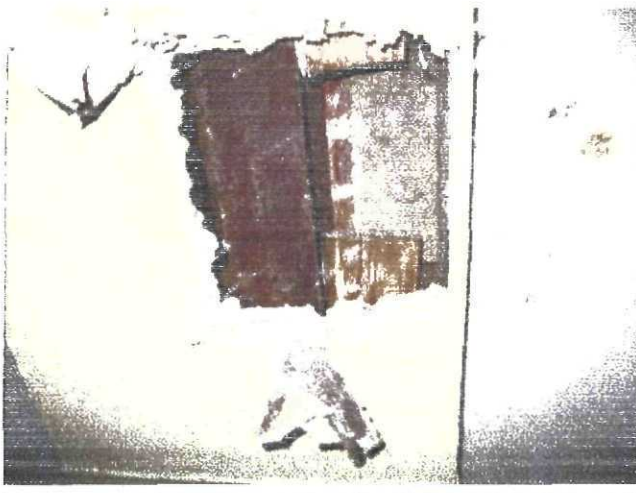
Prop D18.JPG



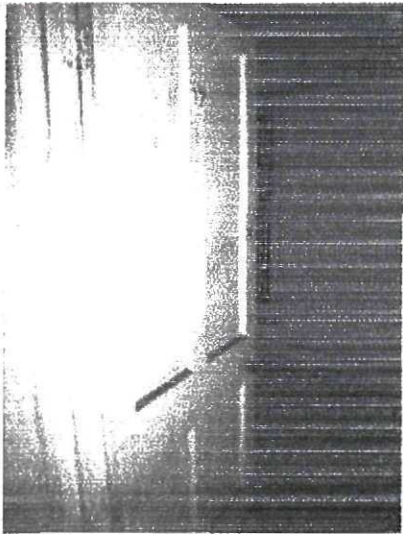
Prop D19.JPG



Prop D20.JPG



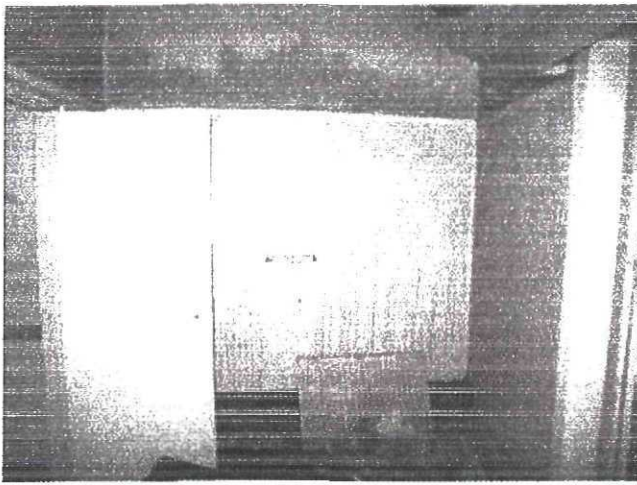
Prop D21.JPG



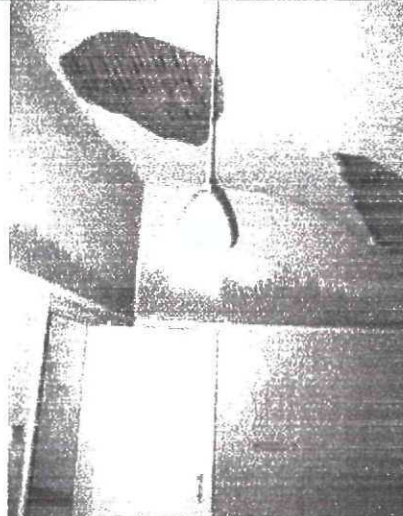
Prop E01.JPG



Prop E02.JPG



Prop E03.JPG



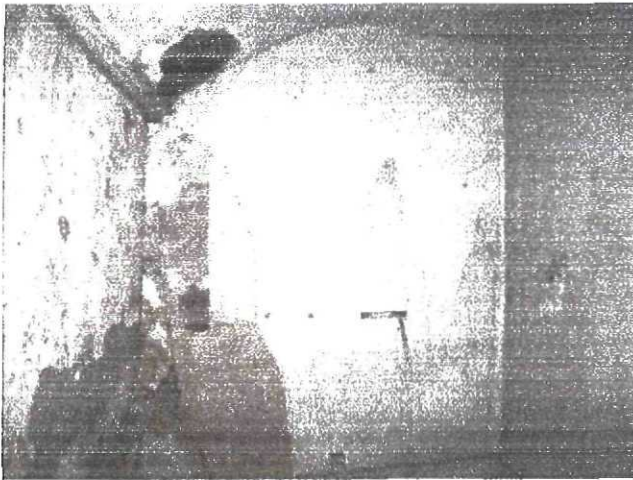
Prop E04.JPG



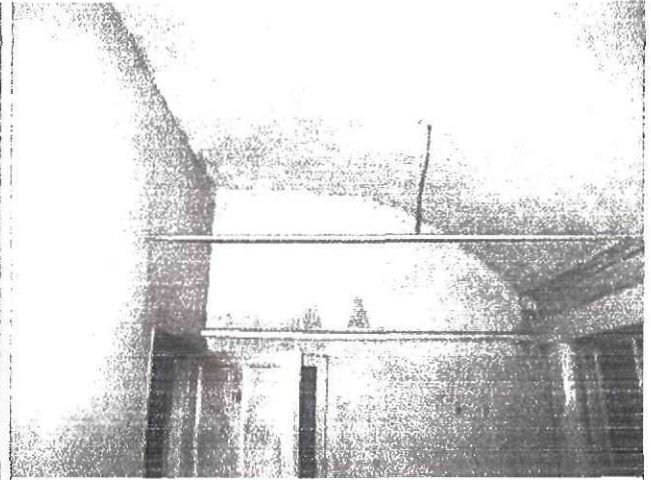
Prop E05.JPG



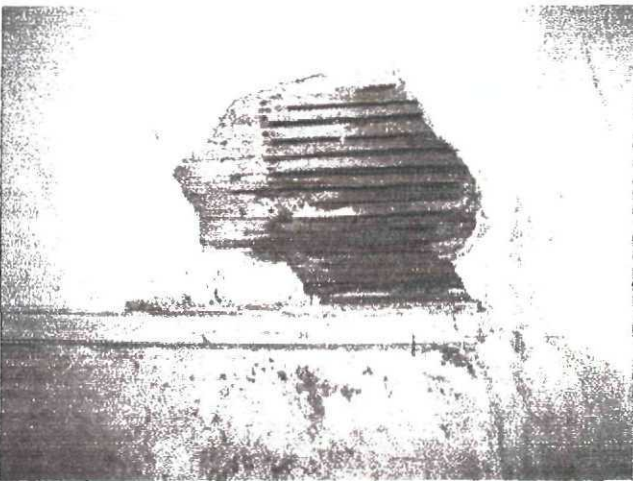
Prop E06.JPG



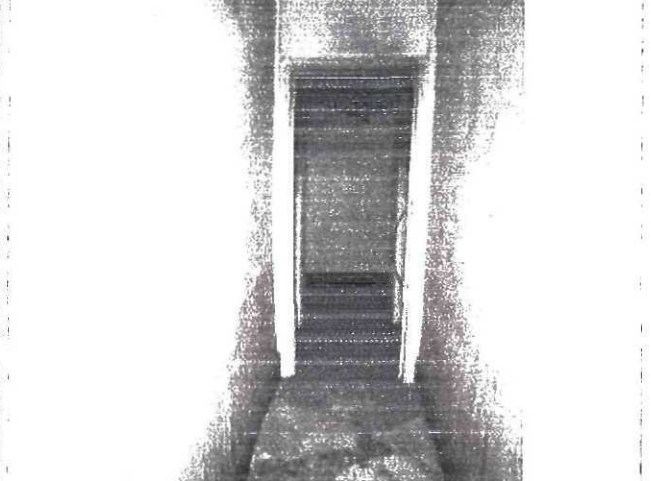
Prop E07.JPG



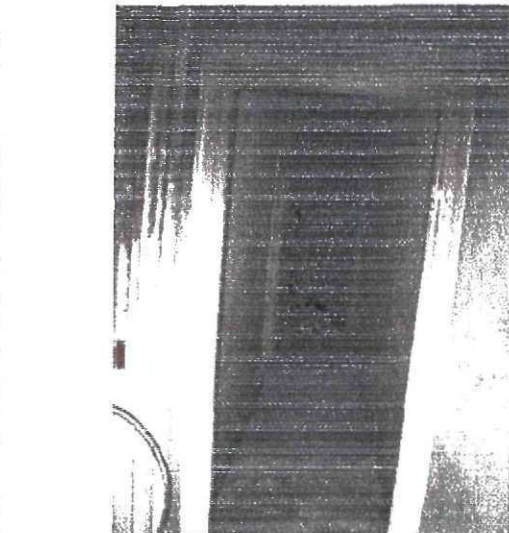
Prop E08.JPG



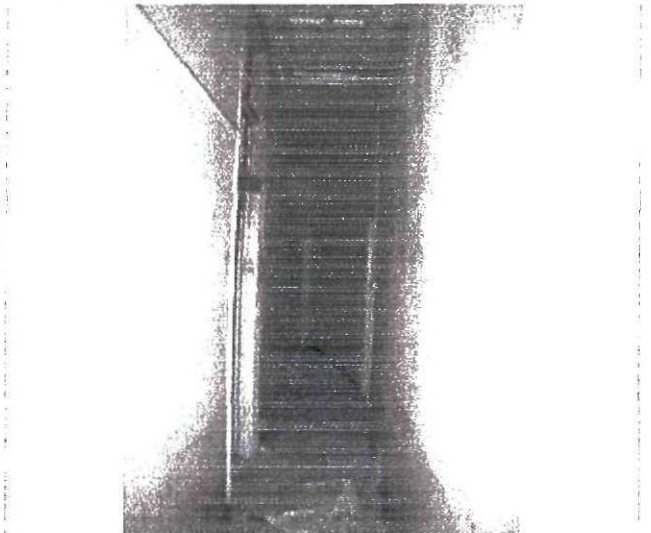
Prop E09.JPG



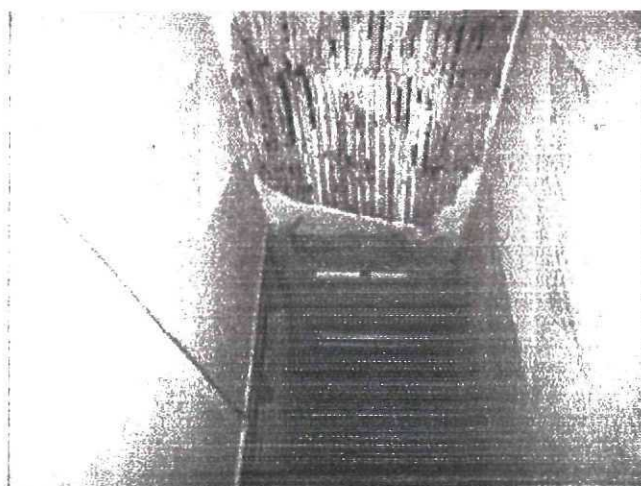
Prop E10.JPG



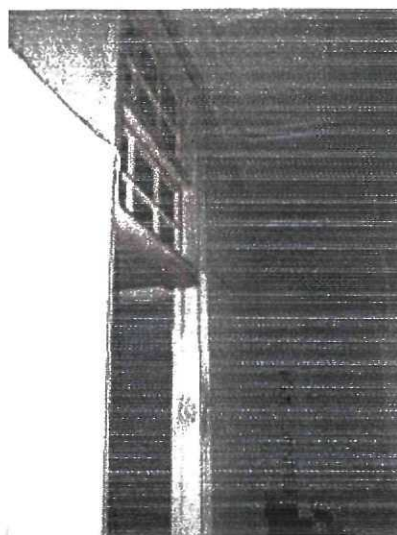
Prop E11.JPG



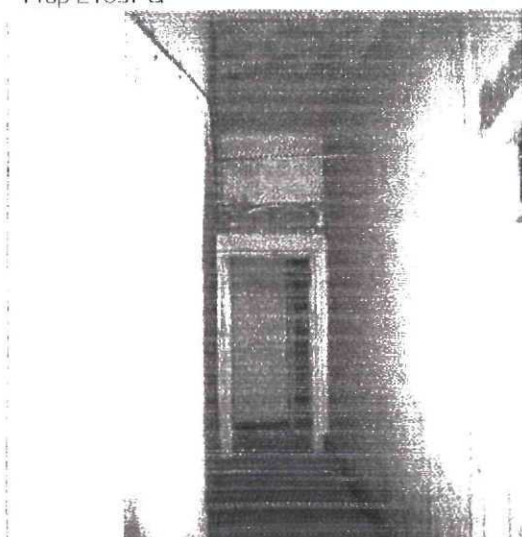
Prop E12.JPG



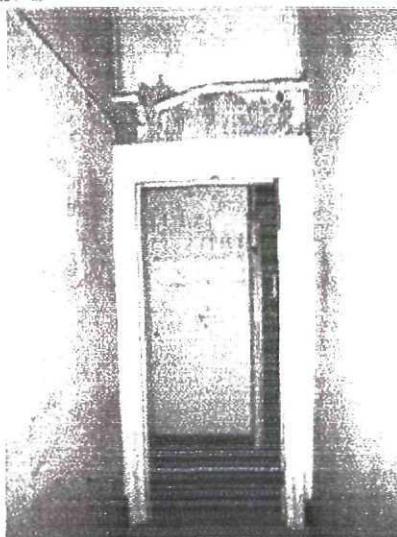
Prop E13.JPG



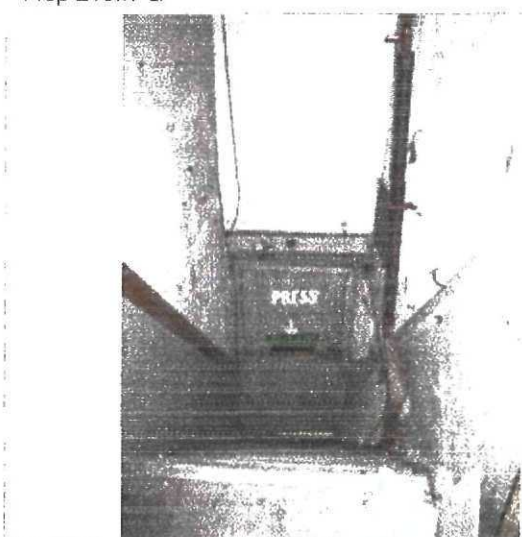
Prop E14.JPG



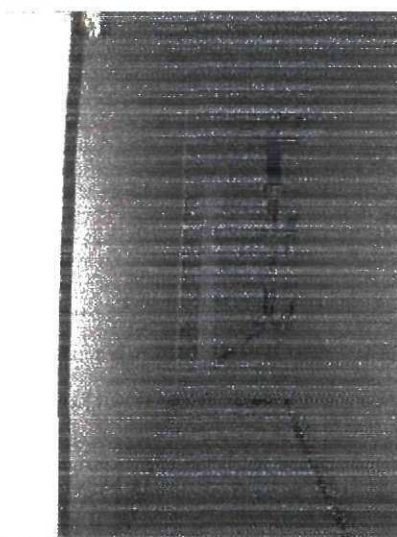
Prop E15.JPG



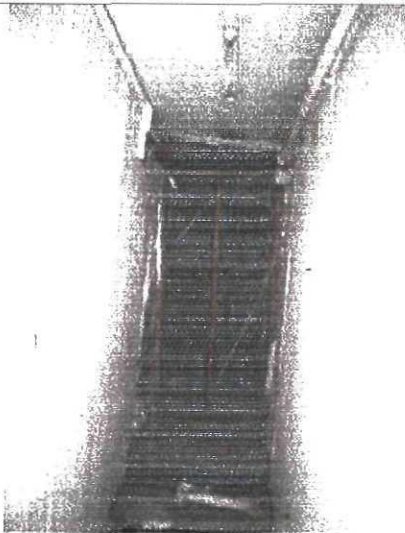
Prop E16.JPG



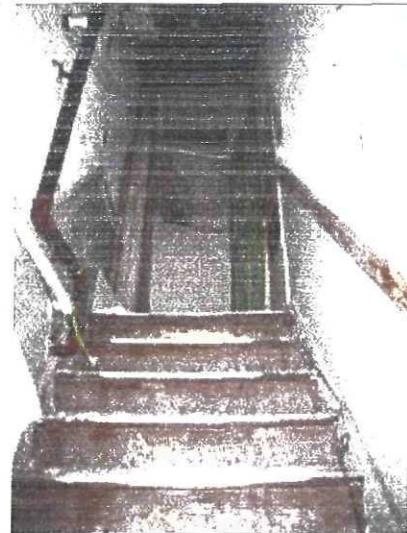
Prop E17.JPG



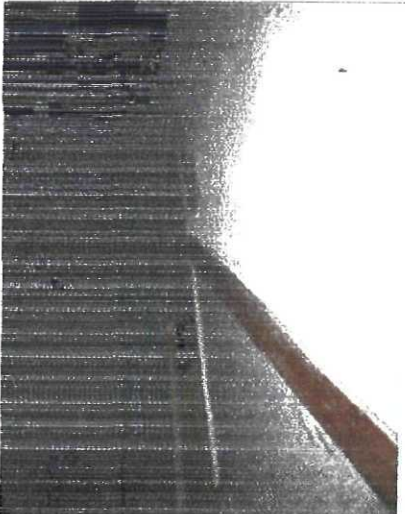
Prop E18.JPG



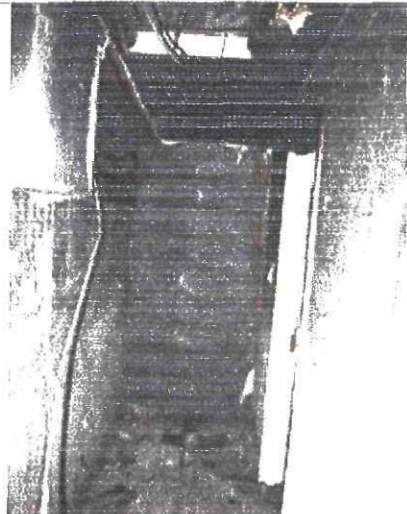
Prop E19.JPG



Prop E20.JPG



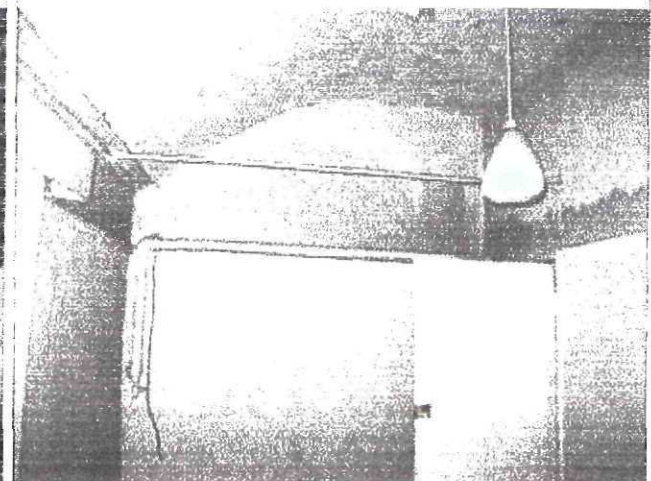
Prop E21.JPG



Prop E22.JPG



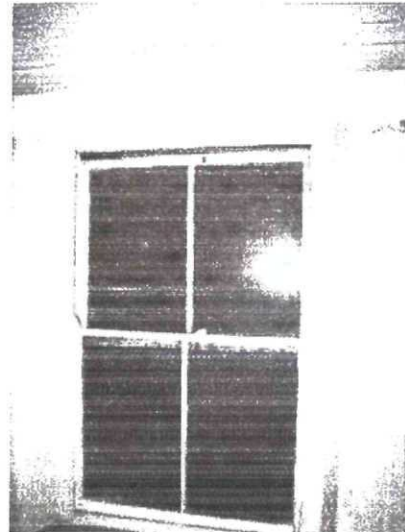
Prop E23.JPG



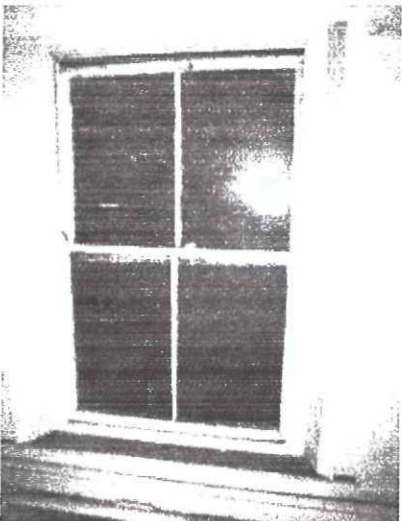
Prop E24.JPG



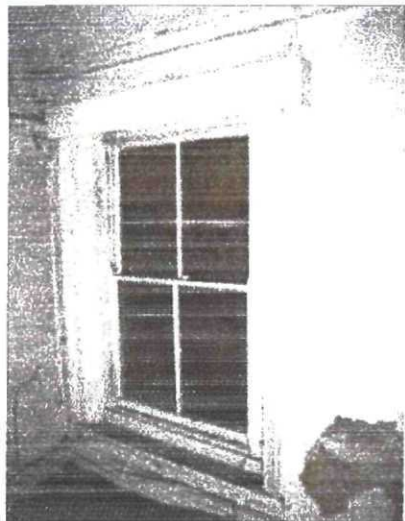
Prop E25.JPG



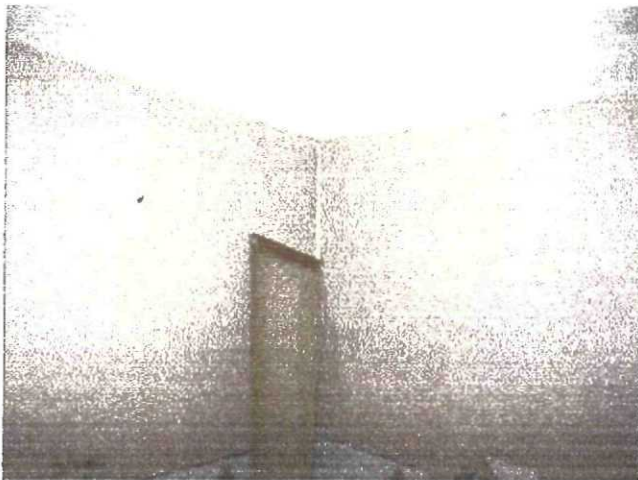
Prop E26.JPG



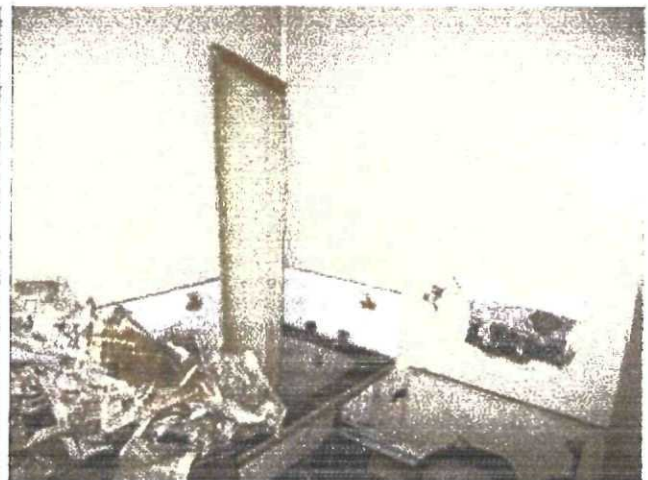
Prop E27.JPG



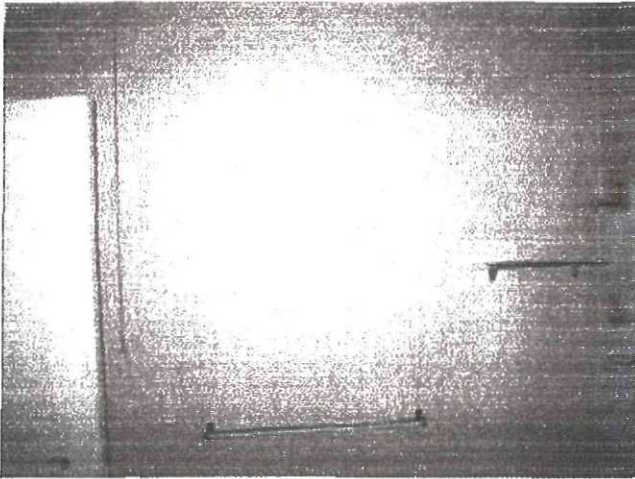
Prop E28.JPG



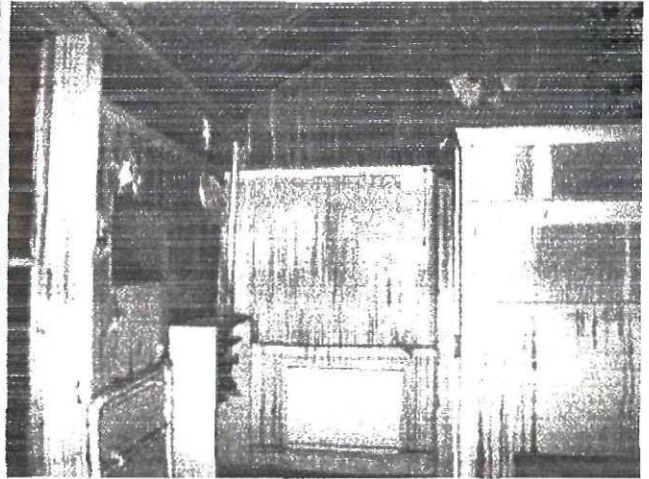
Prop E29.JPG



Prop E30.JPG



Prop E31.JPG



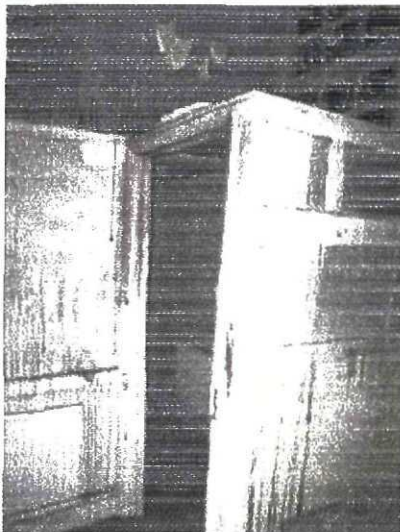
Prop E32.JPG



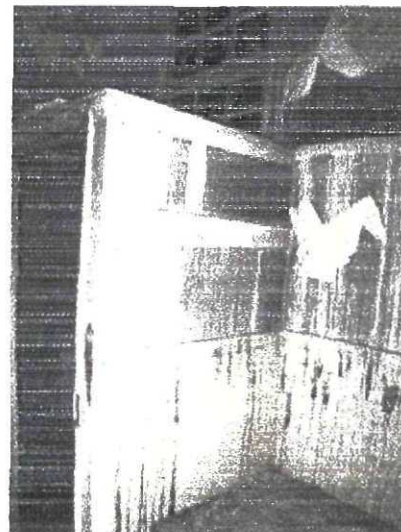
Prop E33.JPG



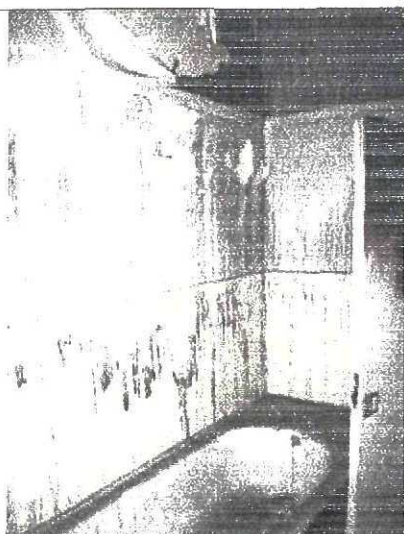
Prop E34.JPG



Prop E35.JPG



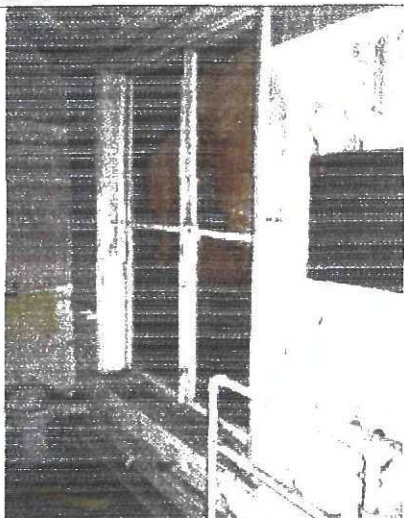
Prop E36.JPG



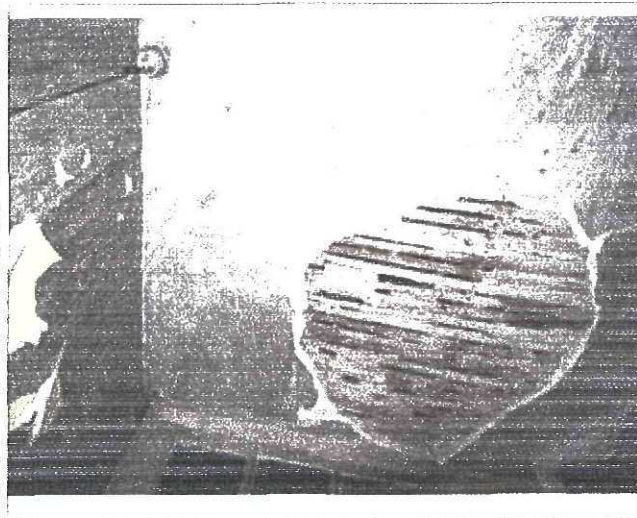
Prop E37.JPG



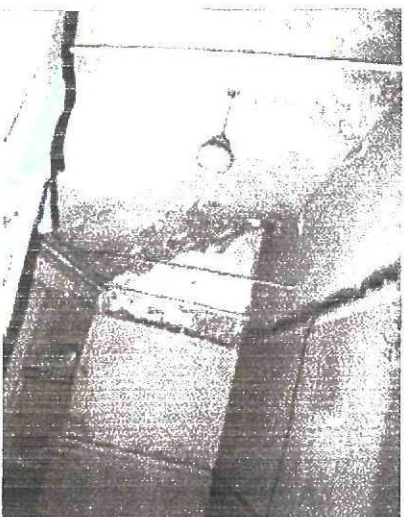
Prop E38.JPG



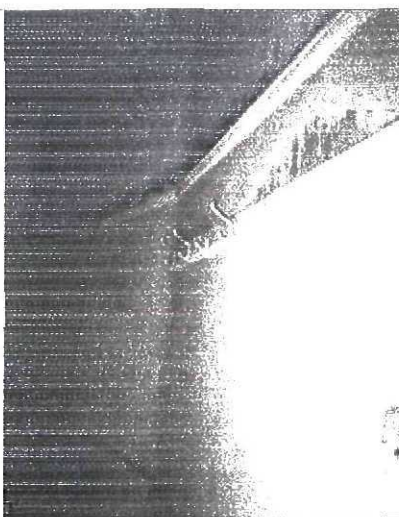
Prop E39.JPG



Prop E40.JPG



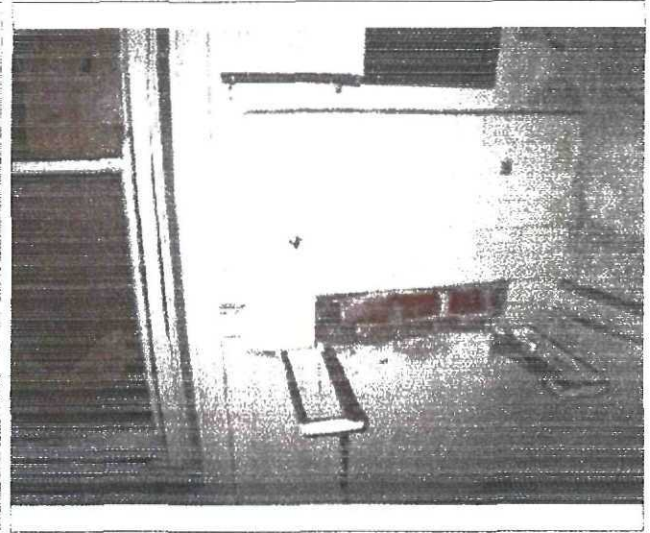
Prop E41.JPG



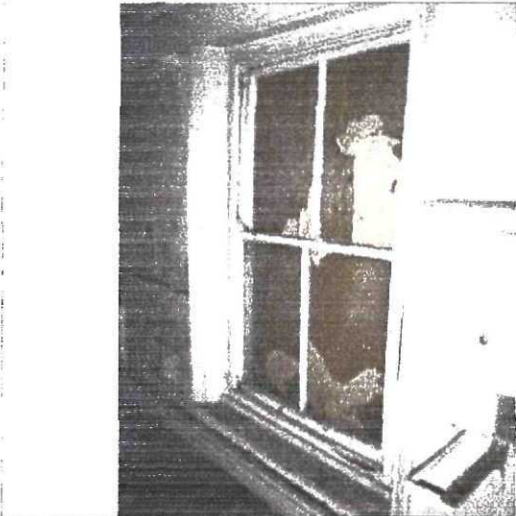
Prop E42.JPG



Prop E43.JPG



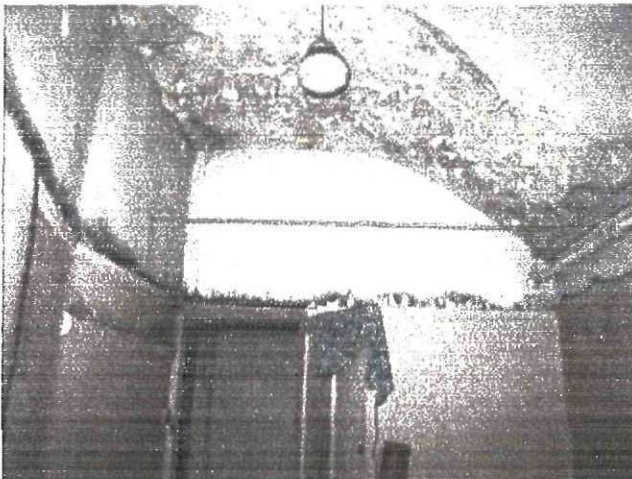
Prop E44.JPG



Prop E45.JPG



Prop E46.JPG



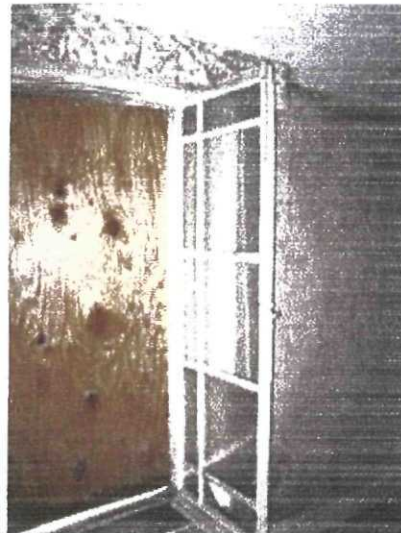
Prop E47.JPG



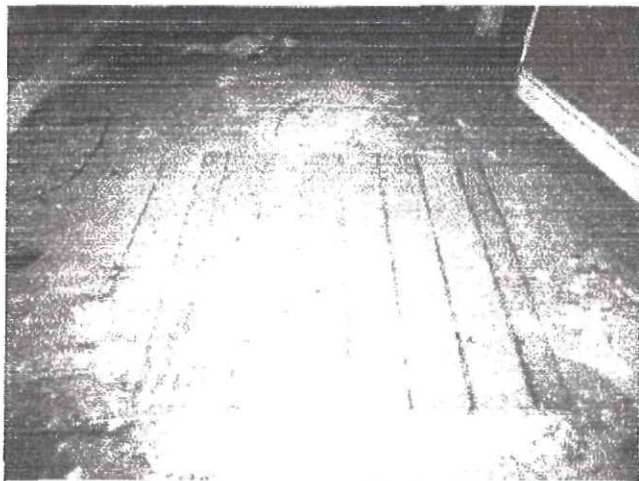
Prop E48.JPG



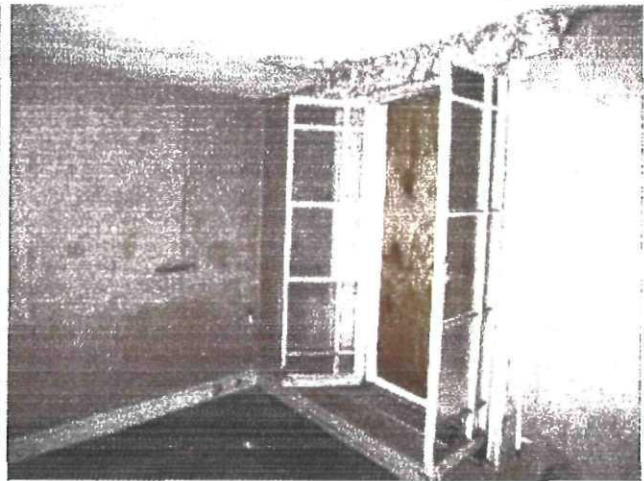
Prop E49.JPG



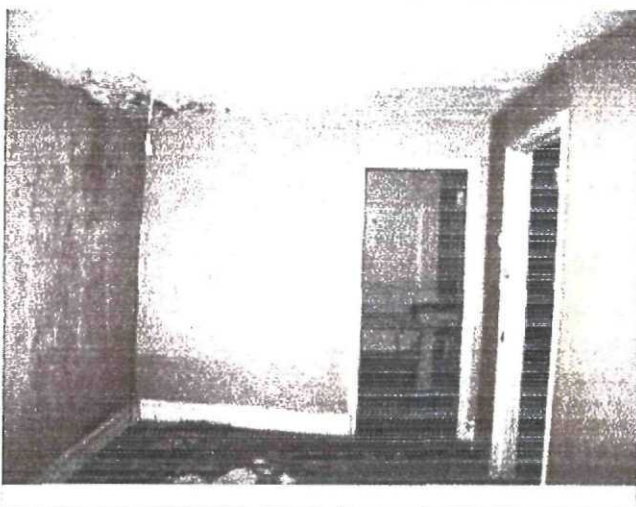
Prop E50.JPG



Prop E51.JPG



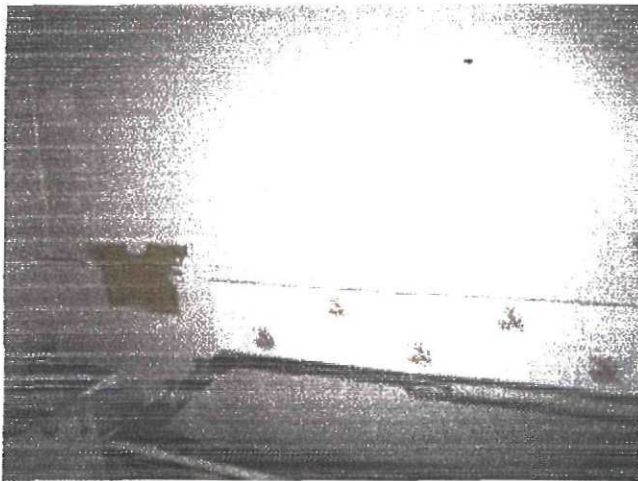
Prop E52.JPG



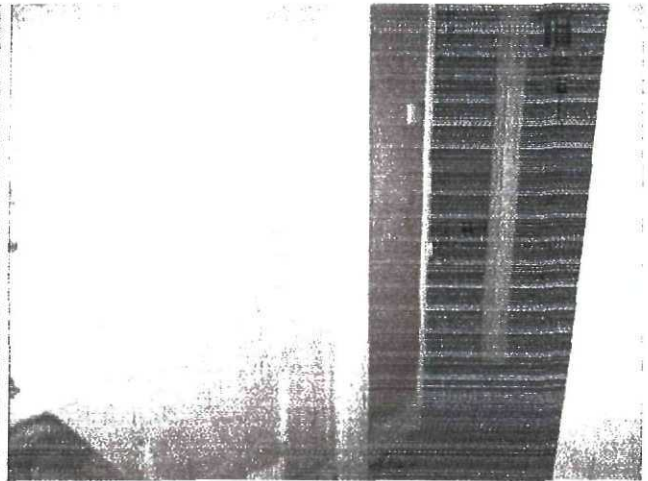
Prop E53.JPG



Prop E54.JPG



Prop E55.JPG



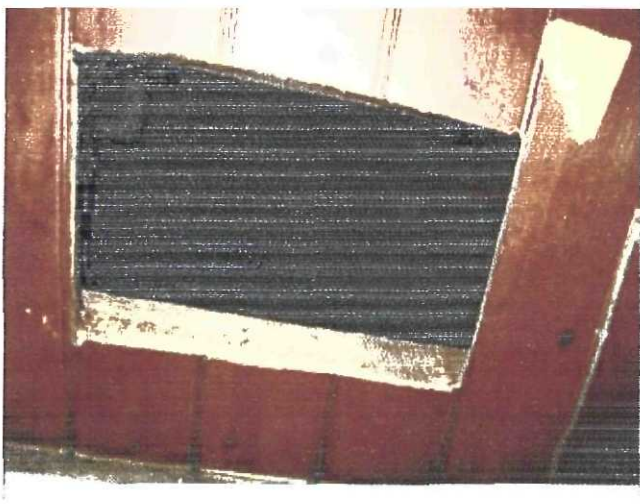
Prop E56.JPG



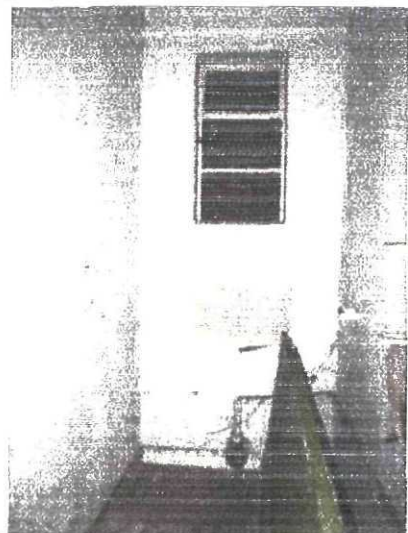
Prop E57.JPG



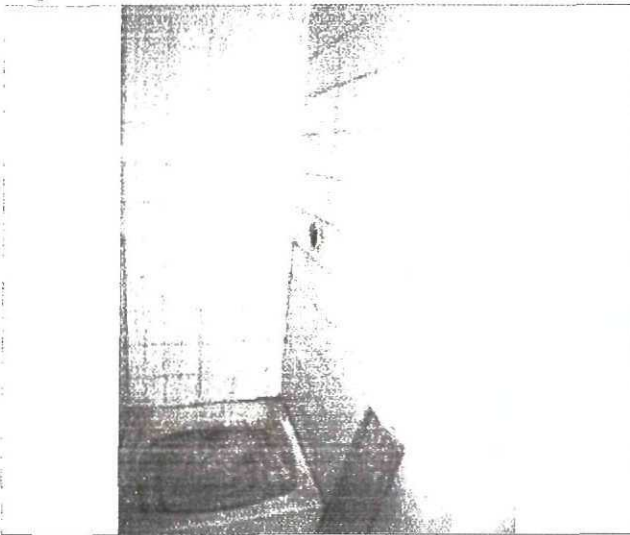
Prop E58.JPG



Prop E59.JPG



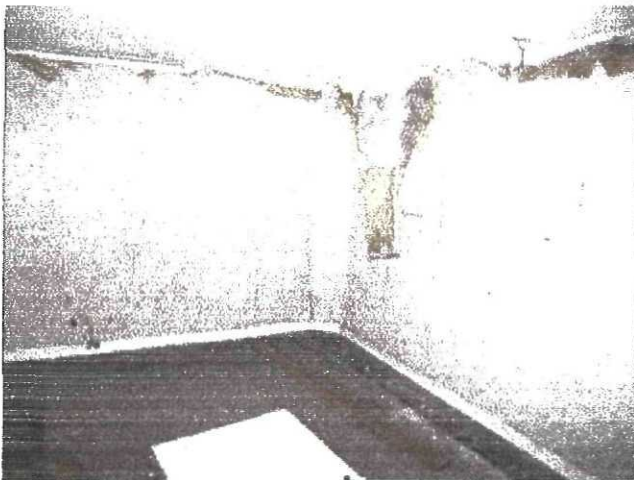
Prop E60.JPG



Prop E61.JPG



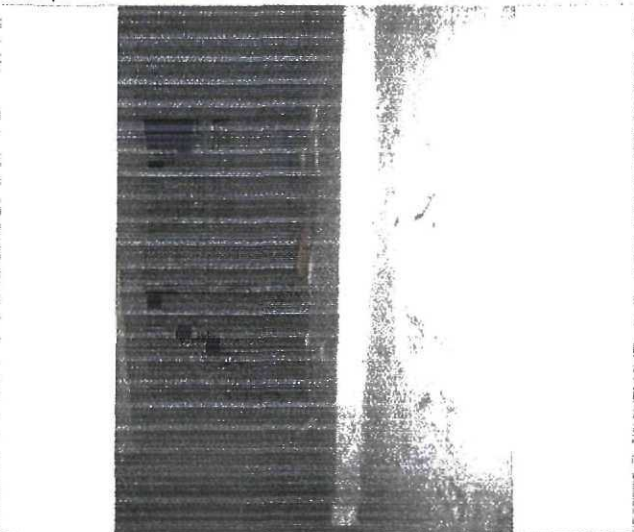
Prop E62.JPG



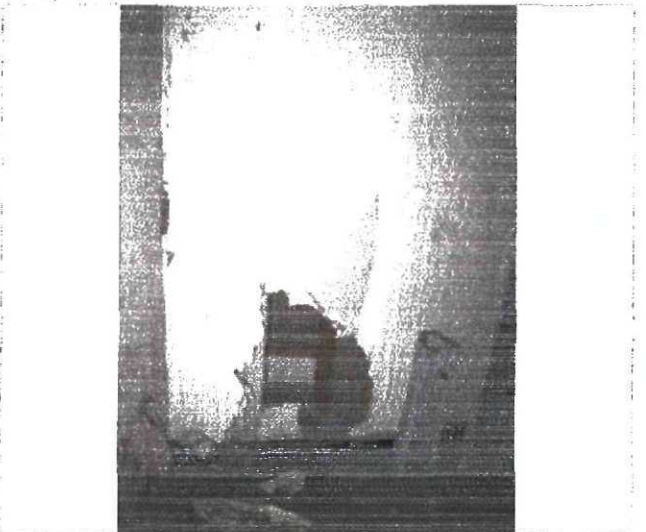
Prop E63.JPG



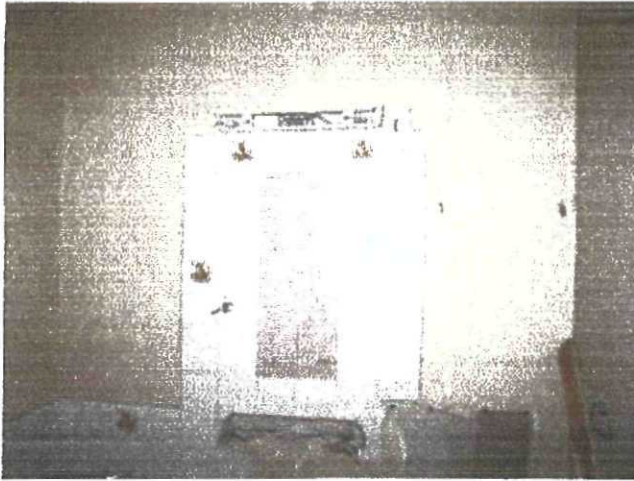
Prop E64.JPG



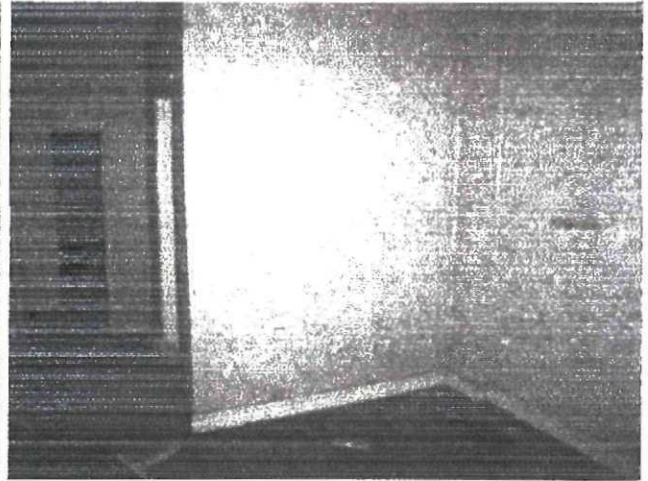
Prop E65.JPG



Prop E66.JPG



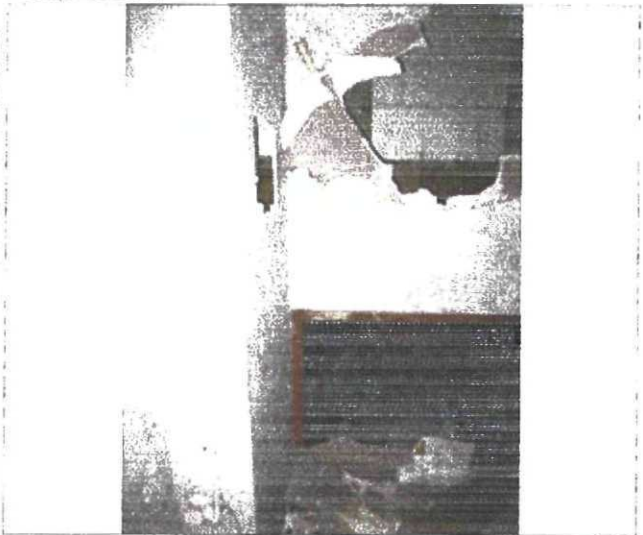
Prop E67.JPG



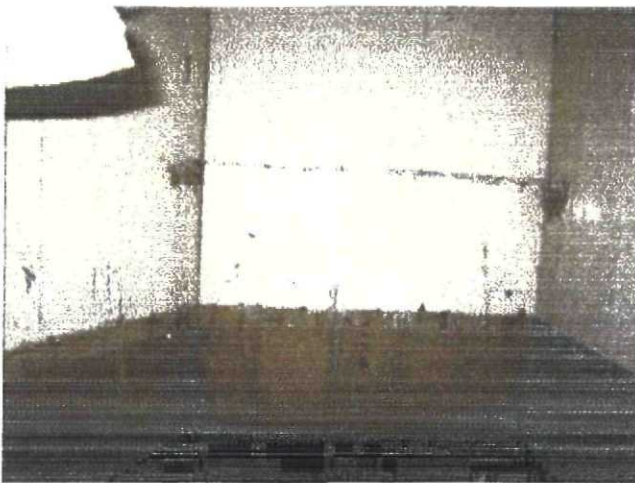
Prop E68.JPG



Prop E69.JPG



Prop E70.JPG



Prop E71.JPG