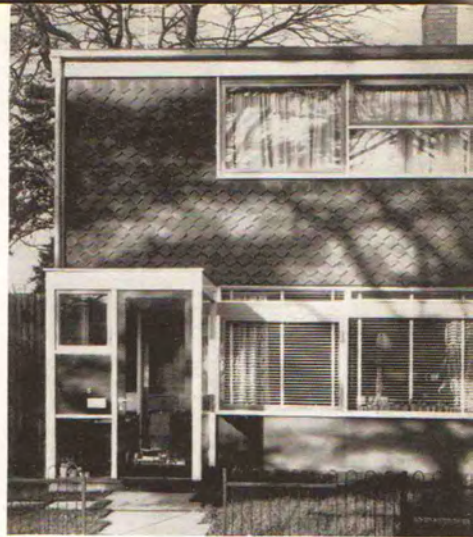


**span** — living with new ideas

## **span** — in outline



The work of the SPAN Group proceeds from the basic principle that all SPAN Projects should be designed integrally as a background to the contemporary social pattern.

It is a work against Subtopia; refusing consistently to perpetuate the indifferent housing of previous decades.

SPAN Projects are designed by a leading domestic architect. Designed rationally and objectively.

Virtue is not only seen in newness; full use is made of traditional as well as new materials.

The aim is to create an overall unity that avoids regimentation, provides a sense of freshness, enhances rather than eradicates the natural features of the site; that ensures that estates look mature from the outset and retain an informal, intrinsic

dignity that will still communicate itself fifty years from now.

What SPAN has achieved in the ten years since its inception is to create a new environment for thousands of people. And it has created that environment by recognising that the need for it exists.

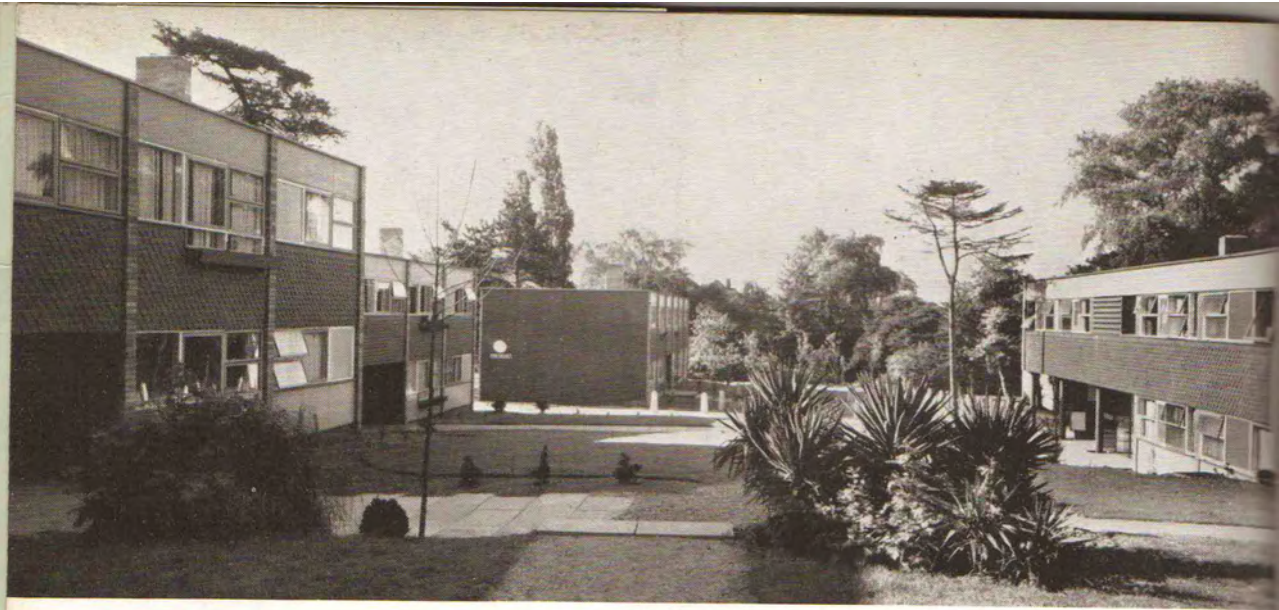
By now many SPAN Projects have passed into development. Several hundred flats and houses have been designed, built, eagerly bought and occupied.

What is it that makes SPAN properties so sought after? Why do enquiries pour in as the result of a brief mention of a new SPAN project in a newspaper? Why should SPAN resale values often command more than £500 over the original purchase price?

Some of the answers you will find in the following pages.

## **Towards a new environment**





**Mature at completion.** Fine trees and natural features are carefully preserved and the building planned around them. Shrubs and lawns are planted at the outset.

## span sites

**SPAN** sites are located in first-class residential districts, well served by efficient transport, and convenient to good shopping centres.

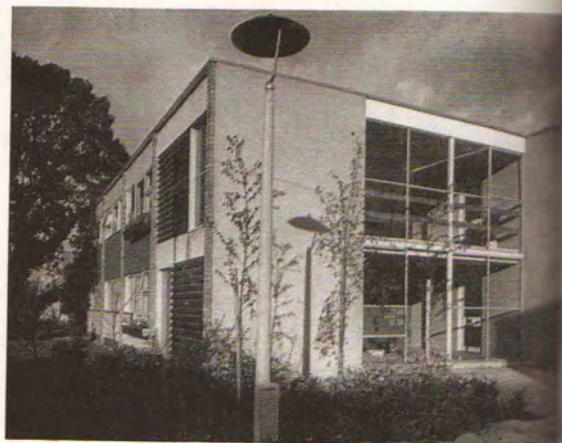
**SPAN** sites are developed rationally and aesthetically believing that trees belong, that a view should enrich, that roads aren't either necessary evils, necessarily straight, or meandering nuisances un-

necessarily curved. A **SPAN** site is as much a pleasure to its residents as to its residents' children, its casual visitors, or the postmen and others who regularly call.

All **SPAN** developments accept that the site, and the building upon it, and the buildings one to another must be complementary in the fullest sense of the word.



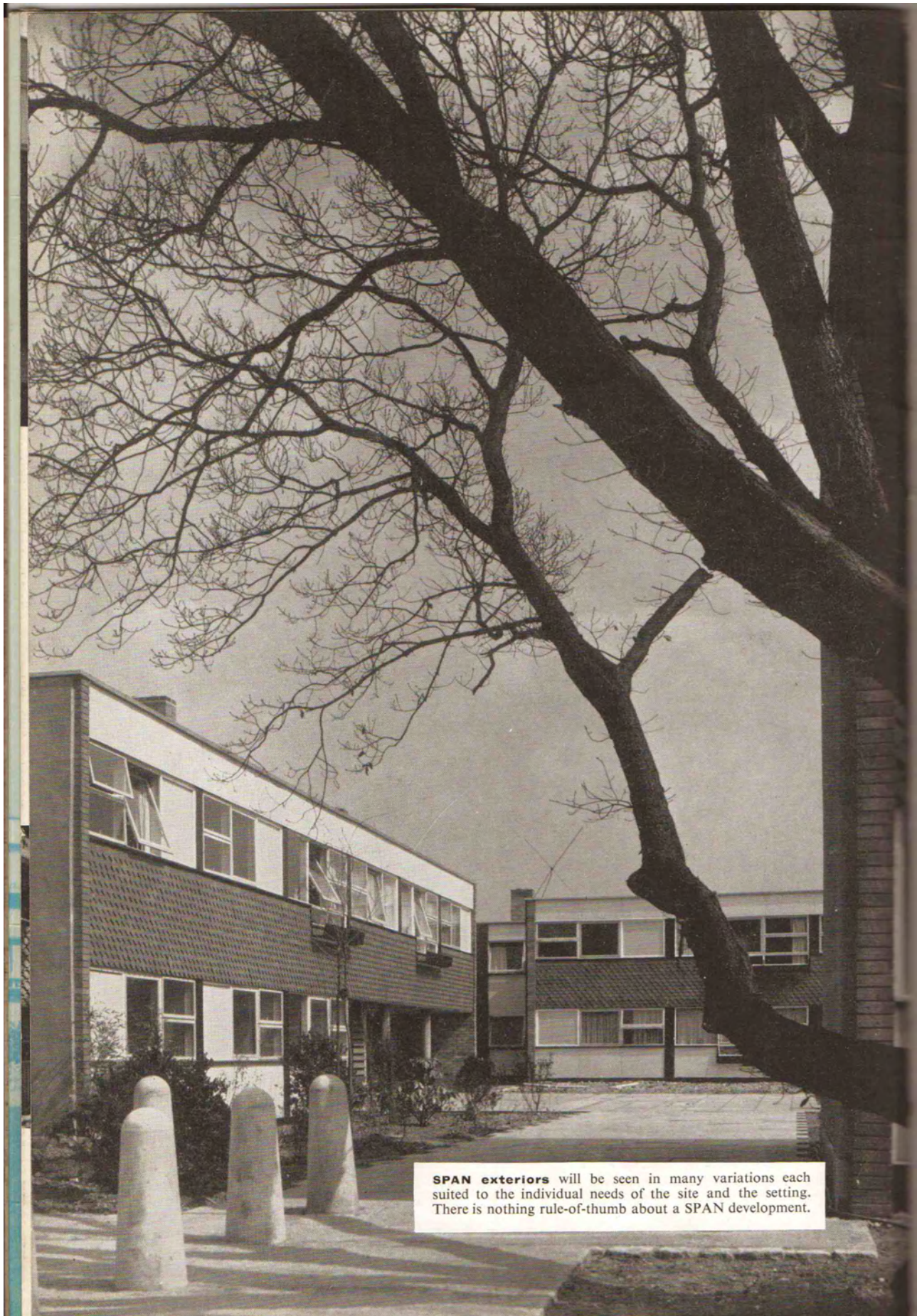
**Room with a view.** A view through wide windows uncluttered by too many small panes; so much to delight the eye, sunlight on leaves, grass sparkling.



**Down to the last detail.** Lamp posts, number plates, bollards, are all seen as unifying elements in the composite picture. All are carefully chosen or specially designed.



**Nothing pseudo—no fake-rustic.**  
Paths, slopes, stretches of grass, a sense of  
spaciousness and peace.



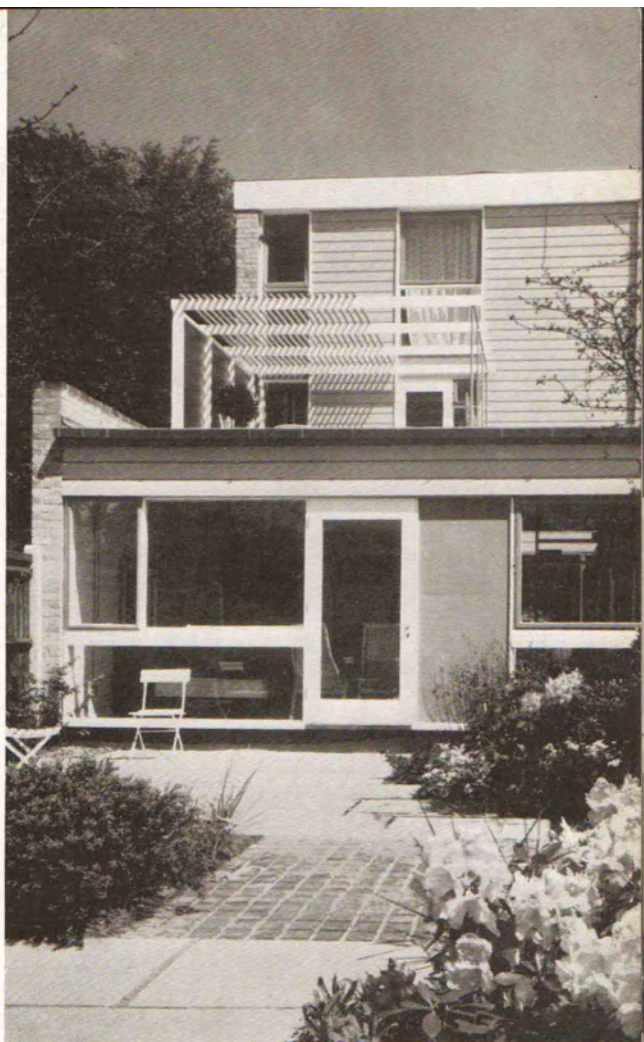
**SPAN exteriors** will be seen in many variations each suited to the individual needs of the site and the setting. There is nothing rule-of-thumb about a SPAN development.

## span exteriors

Every SPAN exterior is a lively contribution to modern architectural thinking. It is happily and unselfconsciously itself, aping no other age, imitating no other period. It looks right because it is right. The emphasised horizontal elements give it strength and breadth and the interplay of warm textures, freshness and character.

**Both sides of the coin.** All elevations are given the fullest consideration. Notice how uncluttered this rear elevation is and how pleasantly free from down pipes, overflows and hopper heads.

**Terrace with interest.** SPAN terrace houses, usually two-storeyed, are more than simply handsome. Each has a delightful private garden and planned access for service and deliveries.



## span houses

SPAN houses are usually grouped in enclosed courts; companionable, intimate, a little apart. Their residents can enjoy the neighbourly links, the casual visit, the occasional drink or, if they wish, complete privacy. They can enjoy, in fact, all the amenities once the prerogative of the fashionable London square with its private grounds and residential privileges.

*But what of the house itself?* Imagine that you are entering the SPAN T<sub>2</sub>.

**First things first.** You won't be able to see it (any more than you can the concealed down pipes) but comprising this very pleasant front face is a whole list of advantages. In fact, it is unlike any construction you've ever seen in a house before. Structurally engineered, exceptionally weatherproof, thermally and acoustically efficient—and attractive.



**Look through the window.** See how light it is—and how spacious. Because apart from the kitchen the ground floor is open planned to provide a 26 ft. long, finely proportioned living room zoned into leisure and dining areas.

**Now come inside.** Open the front door and you're in a fully glazed vestibule (notice the ceramic tiled floor for easy cleaning), ample space for a perambulator. There is a second glazed door in front of you; this opens into the inner lobby and staircase—and keeps out draughts.

*For more details (room sizes, prices, etc.) of the latest SPAN houses, see the separate leaflets in the pocket at the front of this book.*





**House warming.** This tiled fireplace is built into a central core—for a beautifully warm house. Behind the fire (very modern and efficient) is a back boiler with built-in gas ignition. You get piping hot water and a couple of radiators, and a heated towel rail and a warm linen cupboard. A thermostatically controlled immersion heater takes over in summer.





**Dining almost alfresco.** This is the dining area. See how the rear wall is nearly all glass—to 'bring the garden into the house.' One of the radiators mentioned is located here—to keep the garden temperature out.

**Facing both ways.** This two-way service unit between dining area and kitchen is an example of practical and social planning. The large sliding hatch provides that the hostess who is also her own cook may talk with her guests and briskly conceal all once the meal has been served. The plastics counter top will take hot plates and the drawers and cupboards open on to both the kitchen and the dining side. On the kitchen side you will find a housewife's dream, everything gay, and light with a good larder, a



broom cupboard, a stainless sink unit with draining board and drawers and storage cupboards below. All working surfaces are plastics-topped and space is available for a refrigerator and washing machine.

**Top level planning.** Main feature of the large double bedroom is the full-size built-in wardrobe that, together with a large shelved storage cupboard, takes up one entire wall. Notice too the splendidly wide deep windows. In addition to the main bedroom, SPAN T<sub>2</sub> houses offer a choice of either two single bedrooms or another double bedroom. Bedrooms are fitted with electric heaters for those chilly evenings. And speaking of warmth, the landing outside the bedrooms is warmed too, by a radiator supplied from the back boiler. And there is a heated linen cupboard. As for the bathroom—delicious is the word. Half-tiled, fitted up-to-the-minute—it even has a sound insulated floor.



**A backward glance.** Doors from the dining area and kitchen open on to a paved terrace screened and looking out into the private garden. This is a pleasant and sheltered place to sit or take breakfast on those relaxed summer week-end mornings.

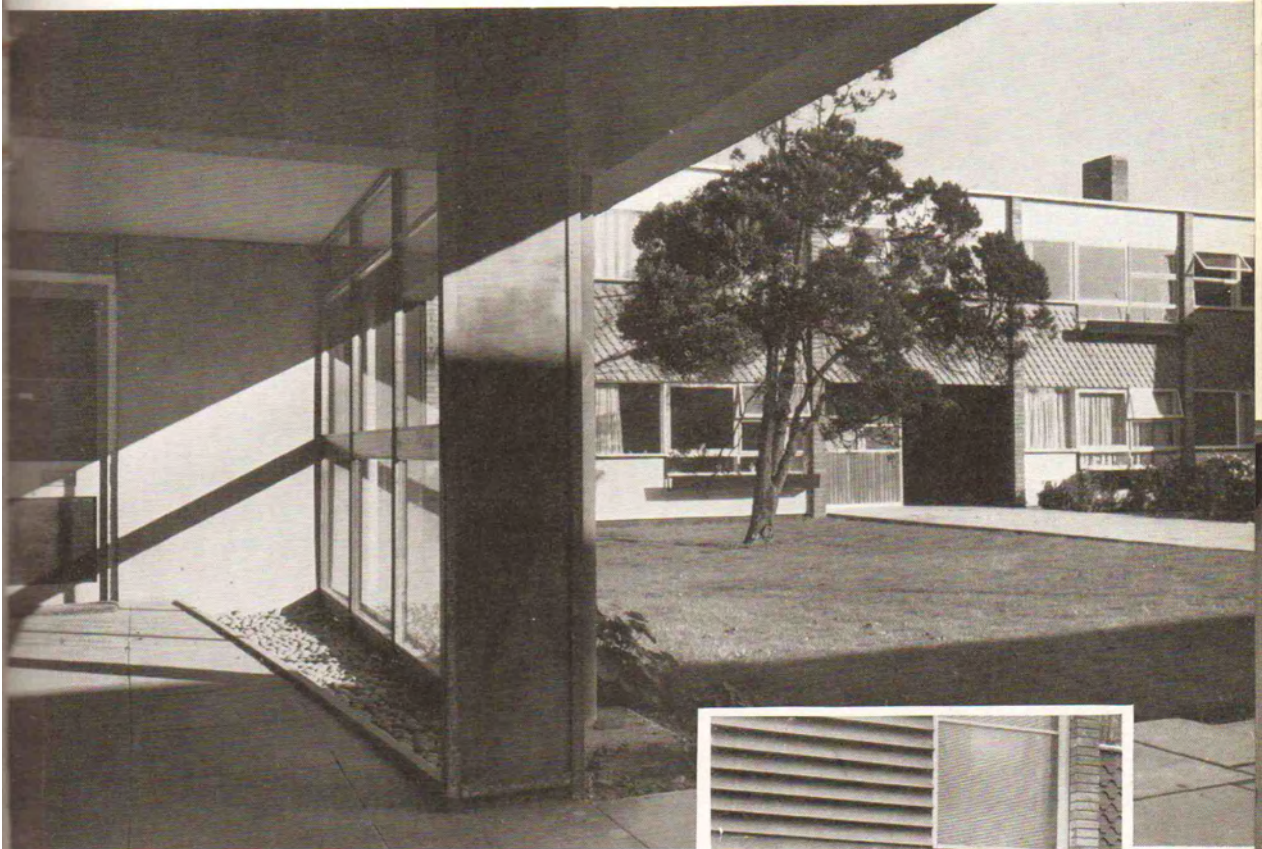


## and this is a **span** flat

SPAN flats are built in small complementary groups of two, or sometimes three storeys. They are quiet, spacious, light, elegant and superbly convenient. Their planning and construction is designed to

give the greatest possible freedom from noise and advanced methods of thermal insulation are utilised as standard.

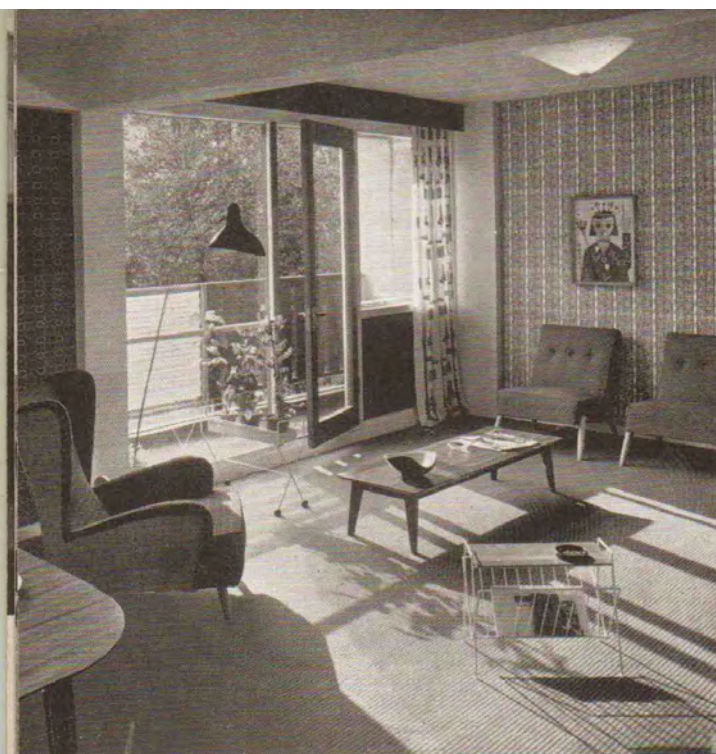
Naturally flat plans and accommodation vary but these photographs are typical.



**Outside elements.** SPAN flats present an attractive challenge to Subtopia. Attractive cameos such as these, making the most of the sun, grass, trees and good satisfying grouping are features of all SPAN estates.

**Hallmark.** Here is the entrance hall of a group of SPAN flats. Imaginative, different, a foretaste of things to come. Cleaned and maintained *scrupulously* by estate staff.





**Open hospitality.** This is the living room with wide windows looking out over the gardens. Beautifully proportioned, spacious and light with a radiator supplementing the open fire. Power points and lighting points are conveniently placed and with an outlet point from a central T.V. aerial (all channels).



**A kitchen that cares.** Linking living room and kitchen is a glass partition with a glass door. The partition can be screened. The kitchen itself has good big store cupboards, a larder, a stainless steel sink with double teak draining boards, Scandinavian style, and storage below. There is space for cooker and refrigerator and a breakfast corner to make cold mornings seem friendlier.



**And so to bed.** SPAN flats are available with two or three bedrooms to owner's choice. Each has its own built-in flush-fitting wardrobe and generally either a hot water or electric radiator.

**Warm comfort.** Forms of heating vary in SPAN flats, but all have the type of heating best suited to their size and location. Some have the all-night-burning fires with supplementary radiators shown here. Others are all electric, with thermostatically controlled space heaters fitted with time switches. A number have electric underfloor heating.

*For more details of SPAN flats, please see the leaflets in the pocket at the front of this book.*



## In detail

**SPAN WINDOWS** are designed to bring the greatest possible light and sunshine into the rooms. Wooden frames enclose large single panes. All joinery in SPAN homes is specially made.

**SERVICE METERS** are always placed where they're easy to reach, easy to read. Yet they are always carefully concealed. A small point—but it's SPAN planning at work.

**GOOD POINTS.** Every room is fitted with light and power points—placed where they will be most convenient. Ring Mains electric wiring is standard throughout. All flats have T.V. outlet points connected to one central all-channels aerial.

**PLUMBING.** SPAN plumbing is short and to the point. No chance of burst pipes or freeze ups. Hot water tanks are well lagged to conserve hot water and a large heated linen cupboard is standard.

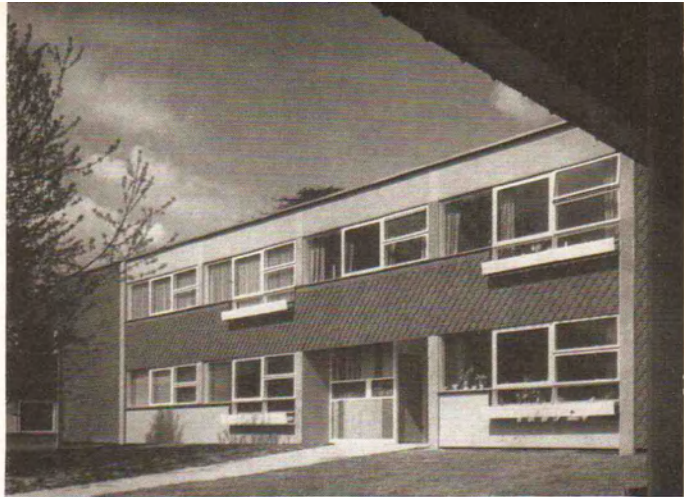
**FOR YOUR CAR.** Lock-up garages are built on every SPAN estate. They are fitted with electric light and power points grouped in walled service yards. These garages can be rented on a long lease. Parking spaces, cleverly integrated into the general layout, are also provided.

**A LIFETIME'S SPAN.** Children are thoroughly at home in SPAN estates. There are enclosed grassy stretches, space and air, safe places to play in, other children to play with, and not too many restrictions. Certainly none upon happiness.

**FRIENDS AND NEIGHBOURS.** SPAN living is essentially friendly and cultivated because it *can* be. The forethought which goes into every SPAN development is designed to enable social exchanges to flourish whilst ensuring complete individual privacy whenever it is sought.

We recommend that you visit, one hot summer night, a SPAN development. You would get the impression—as so many have—of an almost Italianate gaiety. Warm light filtering out across the courts, laughter, friendly voices, distant music—to which no one *has* to listen—a late bird singing.

Glance, too, at the residents themselves. Young professional men and their families, with a sprinkling of older couples, or single people, probably retired. You would find people who work in advertising, broadcasting and television, journalism and Law. School teachers, surgeons, executives, architects, surveyors, people in fact from many walks of life but all enjoying the SPAN way of life.



**Prices and Mortgages.** All SPAN homes are for sale on a 99-year lease. Prices and ground rents vary, depending on accommodation and location (details are given in the separate leaflets at the front of this book). Substantial mortgages can be arranged.

**Invest in success.** While very few SPAN owners wish to sell, SPAN properties have an excellent resale value. Of those that have changed hands all have realised appreciably more than the original purchase price. Figures in excess of £500 are not unusual.

**The Residents' Society.** An important feature of SPAN projects is the formation of Residents' Societies to which all purchasers belong and to which each resident makes equal annual contributions towards the costs.

**In the case of flats** the Society maintains the structure of the buildings, decorates the flats externally (and to a uniform controlled scheme) every three years, maintains the gardens, cleans and lights the entrance halls, insures against fire and third party risks, undertakes the window cleaning; the individual owner is responsible only for the internal repair and decoration of the flat.

**In the case of houses** the Society maintains any common parts of the Estate, private roads and grounds.

**In all cases** the Society is administered by an elected committee, and the common interest in the maintenance of the Estate provides a background to pleasant social contacts and activities among the residents.

**Decorations.** When you buy a SPAN home you choose your own decoration scheme. There is a wide choice of papers within a good price range, or a choice of colours if you prefer your walls painted. All woodwork is in a cool modern tone with eggshell finish. Decorations, chosen within the SPAN range are, of course, included in the purchase price.

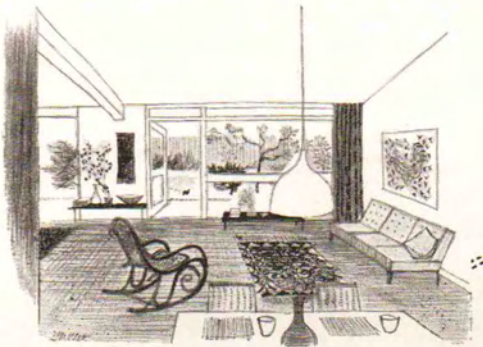
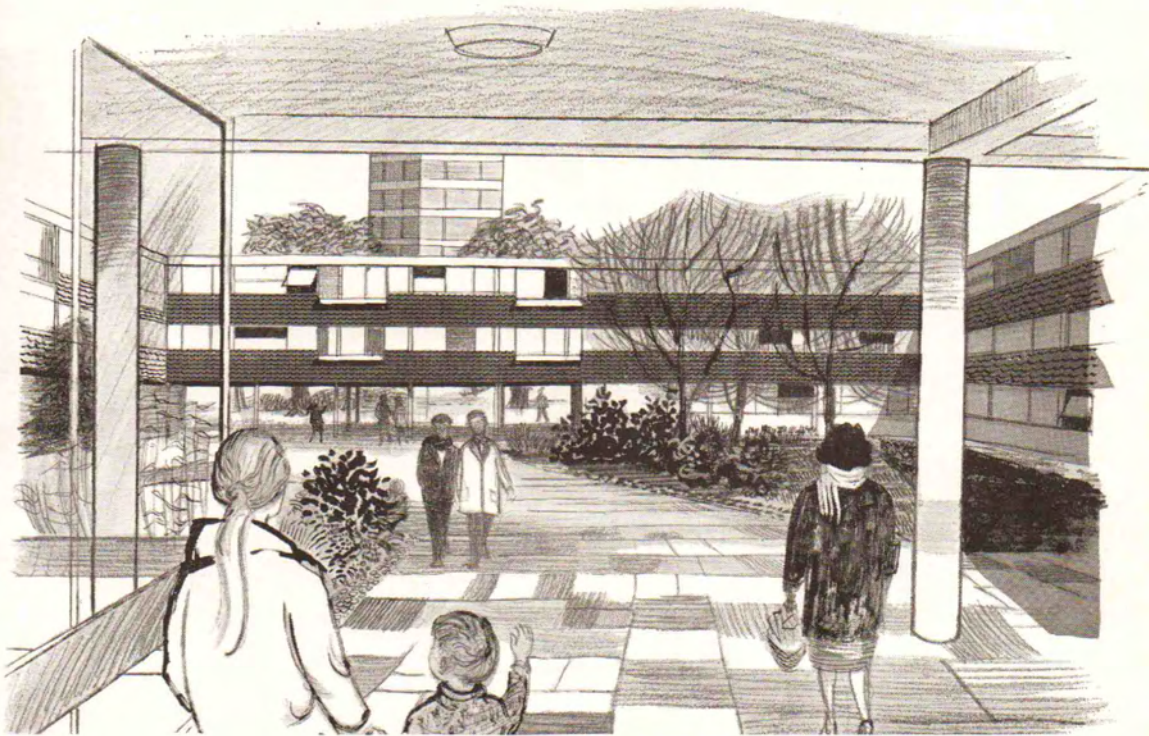
**SPAN show houses and show flats  
can always be seen**

## PROJECTION

### Plans for the future

Now you have a general picture of SPAN houses and flats; these are available in many areas and we shall be pleased to give you any further information or assistance you may require. New projects are also envisaged. New houses and new flats, logical and equally exciting extensions of their predecessors; single storey houses, for instance, and twin-level flats on new sites in and around London and further afield.

SPAN cannot, by its nature, be static.



**span**

**DEVELOPMENTS LTD.**

PARKLEYS, HAM COMMON, RICHMOND, SURREY

Phone : KINGston 4235/6860/6884