The Bernard Taylor Partnership Ltd

79-81 CLARENDON ROAD, WHALLEY RANGE

DESIGN & ACCESS STATEMENT



APPLICANT: MOSSCARE HOUSING LTD

AGENT: Bernard Taylor Partnership Ltd

PLANNING

ACK'D

REPLIED

RECD 14 APR 2008

M	INIT REC'D	DATE
M		
M		
FOIL ACTION		

1. USE

The proposed site is a previously cleared residential site (circa 1940's), within a wider community of mixed tenure housing of varied ages. The current site is open & unsecured leaving the rears of the adjacent properties highly exposed and is currently conducive to higher crime and vandalism risks. The site is also an eyesore and has a focus for anti-social behaviour issues and has also been subjected to large amounts of fly tipping.

The Proposed development of the land fills the void between the surrounding properties. The project has been initially driven by the local residents who are fully supportive of the development & in particular the closing off of the unsecured vacant site.

The proposed development is to be funded and then managed by Mosscare Housing, providing RSL affordable family housing for rent.

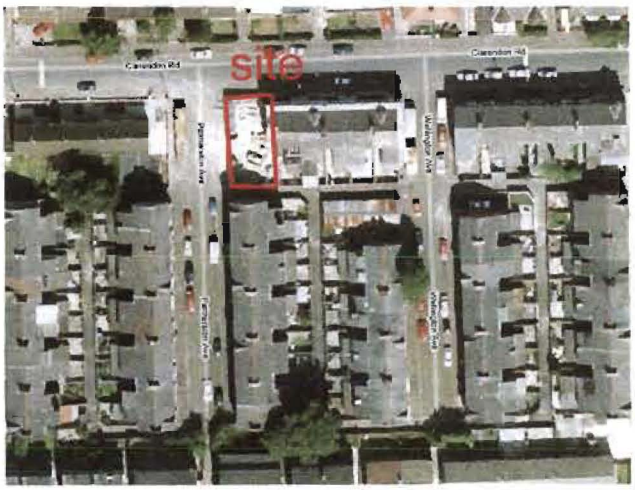




Photographs of existing site

The site is between Clarendon Road and Palmerston Avenue and is prominently positioned within a well-established neighbourhood with excellent local amenities and open space facilities within easy access. There are no public right of ways or non-designated right of ways running through.





Map & ariel view of local area showing extent of site[1]

[1] Taken from www.multimap.com

Currently the surrounding neighbourhood is a mix of mostly residential with public open space and community / commercial buildings. The vernacular architecture of the directly surrounding the site is a mixture of pre & post war housing through to more modern construction. The area is popular with its residents.

The Proposal is designed to deliver affordable housing (socially rented) supporting objectives set out in the PPS3 statements & Manchester's Providing for Housing Choice, Planning Guidance.

The Scheme will be a high quality development drawing upon Housing Corporation funding and as a result will be required to achieve:

- Housing Corporation Design Standards
- Code For sustainable Home – Level 3
- Secure by design
- BS 8300: 2001 – Design of Buildings and there approaches
- The
- Lifetime Homes Standards

We have had numerous planning consultations with regards to the re-development of the housing Trust garages sites generally & the specific site with generally positive feedback.

The scheme has had a previous planning application approved for the erection of 1no. 3 storey 4 bedroomed house (ref: 079018/FO/2006/S1) details of which can be found in **Appendix A**

A full site investigation has been conducted including an historic map search, measures have been taken to determine any owners of the site, to no prevail. This site is outside of all flood risk areas. For details please refer to Appendix B

2. AMOUNT



Ground Floor First Floor Second Floor Third Floor

The application is for 2no. 5bed 9person 3 storey providing RSL affordable housing for rent. The size of the unit relates to the guideline, codes and standards of the Housing Corporation and is positioned on site carefully considering it impact on the surrounding properties. The scale and footprint of the units are carefully positioned to benefit the whole estate especially in terms of access and security.

Each units has an approximate floor area of 156 sq.m. The entire site is 566 sq.m. (0.21 Hectares) with excellent overlooking distances from all its surrounding properties.

In line with Manchester's UDP (Housing policy h1.2 & PART 2 Policy WR1) the proposal offers a larger range of housing type to meet the needs of the local residents, the provision of this accommodation for larger household (9 person) will meet the need of residents such as ethnic minorities and those with extended families.

3. LAYOUT

The key design issues that have been addressed by the layout are as follows:

- Street frontage and street scape
- Crime prevention and protection from vandalism across the whole estate
- rear gardens with manageable amounts of outdoor space
- Layout that enhances the urban grain and responds to the surrounding properties.
- Infilling an area that presently has no significant contribution to the visual and psychical properties of the surrounding neighbourhood.
- Providing amenity to tenants and the internal layout of the bungalows that gives security to its residents and accessibility for all persons with disabilities
- Design for sustainability, providing great places to live.



The Proposed sitting of the units will ensure that the end users will be able to maintain good nature surveillance around the property. All overlooking distance between buildings meets with the local authority's guidelines and the scheme has little impact on the existing streetscape.

4. SCALE



The surrounding area is a predominately three storey residential units. The proposed houses will reinforce the existing residential structure improving the density of immediate urban environment.

The picture above shows the relative scale of the proposed development in relation the surrounding buildings and the street frontage.

5. LANDSCAPING

We have introduced a basic landscaping design into the scheme. The Houses will have a small-enclosed front & rear gardens.. They will also be provided with a shed and a recycling zone.

All external boundary treatments will be designed to suit the adjacent & surrounding properties. All front elevations will be secured by a 900mm high wall metal rail fencing and gate, the rears to have 2100mm wall & metal fence.

The development will be aiming to achieve a Code For sustainable homes – level 3 and as part of this a full ecological survey will be commissioned identifying its ecological value and as a result planting and landscaping will be provided to promote wildlife and retain it's value.

The landscaping scheme will provide full access to persons with disabilities; all paving surfaces will be smooth, even and well laid to avoid tripping.

6. APPEARANCE



The physical form of the proposed Houses has been drawn from it surrounding buildings.

The proposal addresses the following issues: -

- Low maintenance materials to give long-term durability and good weathering performance
- Mixture of materials to add variety and interest

We have proposed to use predominately Red facing Brick for the external walls with rendered Outrigger to the rear and slate tiles for the roofs (to match the existing properties). The dormer to the rear elevation will be lead clad. The chosen material will work together to blend well with the existing structure whist providing a contemporary edge and interesting streetscape



Adjacent property roof with red facing brick & slate roofing

The proposals appearance will enhance the neighbourhood and add towards attracting and retaining a diverse community, helping the local residents to feel secure

ACCESS STATEMENT

Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments, is considered as an integral part of the development process.

By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population, families with young children and carers, friends and family who support people with impairments.

Key Issues

1. All dwellings have level access front and rear.

2. All entrance levels are fully accessible with entry level W.C.s to wheelchair standards and manoeuvring room *which could be adapted to accommodate shower facilities.*

3. All bathrooms are accessible and have a wheelchair turning circle provision.

4. The external appearance of the buildings/external works has been designed to give landmark points, which will assist in people's orientation.

5. Internal circulations are designed to wheelchair access standard.

8. Possible adaptation for future platform lift, stair lift and track hoist.

Guidance

The scheme has been designed based on the following publications: -

- Secure by Design
- BS 8300: 2001 Design of buildings and their approaches to meet the needs of disabled people.
- Scheme development standards 2003.
- Code for sustainable home
- Lifetime homes standards

APPENDIX A

Town and Country Planning Act 1990

PLANNING PERMISSION;

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mosscare Housing Ltd 101 Great Western Street Moss Side Manchester M14 4AA	Bernard Taylor Partnership Limited Elizabeth House 486 Didsbury Road Heaton Mersey Stockport Cheshire SK4 3BS

Part I – Particulars of Application

Date of Application	Application ref. no.
4 April 2006	079018/FO/2006/S1

Particulars and location of development:

Erection of a 3 storey, 4 bedroomed house on vacant plot including car parking space with access from Palmerston Street

79 - 81 Clarendon Road
Whalley Range
Manchester

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
APPROVE on the basis that the proposal is in accord with the City Council's Unitary Development in particular policies H2.2 and H2.7 and with other material considerations in particular PPG3 and there are no other material considerations of sufficient weight to indicate otherwise.
Date of Decision 27 June 2006

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason -

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the drawings numbered 1856/1, 4A, 5 abd 6, stamped as received by the Local Planning Authority on , unless otherwise agreed in writing by the City Council as Local Planning Authority.
Reason - To ensure that the development is carried out in accordance with the approved plans.

4) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

5) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall

be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

6) The car parking space indicated on the approved plans shall be surfaced and made available for use prior to the building hereby approved being occupied.

Reason

To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

7) The landscaping scheme approved by the City Council as local planning authority shown on drawing ref 1856/4 Rev A, shall be implemented not later than 12 months from the date of commencement of works. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 3 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that a satisfactory landscaping scheme for the development is carried out, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

Signed.....

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

3. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

4. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants 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 render the land capable of a reasonably beneficial use by the carrying out of any development 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

6. 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

APPENDIX B

Environment Agency creating a

What's in your Backyard?

Maps
Current Flood Warnings
Flood risk and home insurance
How to use the Flood Map
When is it going to flood?
Your questions answered

Map of M16 8JF :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...

Zoom **Learn more**

Current map scale: 1:20,000



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COOPER, BEAL AND ROSS

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

26-41

REPORT ON SUBSOIL INVESTIGATION

carried out at

PALMERSTON AVENUE/CLARENDON ROAD,
WHALLEY RANGE, MANCHESTER

for

MOSSCARE HOUSING LTD.

July 2006

33C Shaw Road, Heaton Moor, Stockport, SK4 4AG. Tel: (0161) 442 9770

26-41

PALMERSTON AVENUE/CLARENDON ROAD, WHALLEY RANGE

REPORT ON SUBSOIL INVESTIGATION - JULY 2006

The Site

Located some 2½ kilometres due south of Manchester City Centre the site, which measures 20 metres by 11 metres was previously occupied by two terraced houses numbered 79/81 Clarendon Road. These were demolished some time in the near past leaving an open levelled site bounded to the North by the gable wall to No.77.

Historically the 1848 map shows the site located in open fields immediately to the south-east of the Independent College. The 1907 map shows Clarendon Road built up with rows of terraced houses including Nos. 79/81. Although the latter have since been demolished, together with those previously occupying the sites where Nos. 83 and 97 have recently been reconstructed, the remaining terraces still exist and several of them have undergone a recent refurbishment.

Geologically the site is in an area where Late Glacial Flood Gravels overly Bunter Sandstone. Coal seams are present beneath the site but at depths where any extractions would not affect the ground at surface level.

The site is also in an urban area with houses all around and is unlikely to be affected by migratory landfill gases. However, because fill material, largely comprising demolition rubble, clay and gravel where on-site gases may form has been used to bring up the level of the site a low permeability membrane is recommended across the new ground floor areas.

The Investigation

A shallow borehole was put down in early July 2006 together with a hand dug trial pit against the gable wall along the east boundary and a sample hole at the rear of the site. Soil samples were also taken in two locations and tested for contaminant levels. The investigation revealed the following.

Made ground comprising a mixture of sandy gravel, broken bricks, changing to soft topsoil with cinder content and fine sand with brick fragments was proved to a depth of 2 metres. Below this, medium/dense natural sand was revealed becoming denser and wetter with depth down to 4.3 metres, at which level the underlying stiff clays were located.

The trial pit taken out against the gable wall to No.77 showed the foundations to be located at a depth of 0.9 metres and founded on natural sands and clay which appear to be higher when compared with the findings in the borehole, where the loadbearing level is much deeper. This suggests that beneath the subject site and the adjacent sites now occupied by the new Nos. 83 to 97, weaker ground conditions occur here than in those along the remainder of the road, since it has necessitated the former properties being demolished, possibly due to structural movement having occurred in them.

Recommendations for suitable foundations.

The upper fill material is likely to be too variable in its density and thickness to sustain foundation loads without the risk of differential movement. The firmer natural strata at depths below 2.0 metres may be more suitable for formation levels but ground water may be a problem and carrying out excavations adjacent to the existing gable may be difficult because of the possibility of undermining its foundations.

Two alternative solutions have been considered.

(a) Forming deep concrete trenchfill footings down to depths of average 2.5 metres which would support an insitu ground floor slab designed to cantilever towards the existing gable wall off a footing located at least 2 metres away, or ,

(b) Installing mini-concrete piles, each designed to support loads of up to 100kN at average 1.5m centres under all loadbearing walls around both the full perimeter and internal main walls of the house and supporting a shallow ground beam. The ground beam would carry both the superstructure and also a suspended precast concrete ground floor. This solution would involve installing approximately 40 piles, average length 6 metres. An approximate price for this work, including the construction of the ground beams, would be £12,750. The advantage of using this system is that all excavations can be limited to a maximum depth of 1 metre below existing ground level.

Whichever system is adopted the ground floor surface must be covered with a gas-proof membrane as described previously, with fully sealed joints along all edges around incoming services through the ground floor slab and across all cavities in the perimeter walls.

Tests carried out on the soil samples reveal all levels to be below trigger concentration thresholds previously recommended by the I.C.R.C.L. Guidance Note 59/83 July 1987. Buried concrete should, however, contain not less than 300kg cement per m^3 of mix and all external soft landscapes and lawns should be covered with a minimum of 300mm clean topsoil.

General Summary

The recommendations for foundations given are based on the findings of the investigation and an assessment of local prevailing conditions. Anomalies may occur in some places, particularly in the form of old buried foundations which would require breaking out before the new fouudations are installed. The foundation solutions offered, however, should prove satisfactory for the nature of the subsoil conditions considered to exist generally across the site.

The following documents accompany this report.

- Site Location Plan 1 page
- Site Plan showing investigation positions 1 page
- Borehole and Trial Pit logs. 3 pages
- Contamination Test Results. 3 pages
- Historical Plans 1848 and 1907 2 pages.

July 2006 **COOPER, BEAL & ROSS**

79/81 Clarendon Road , Whalley Range.

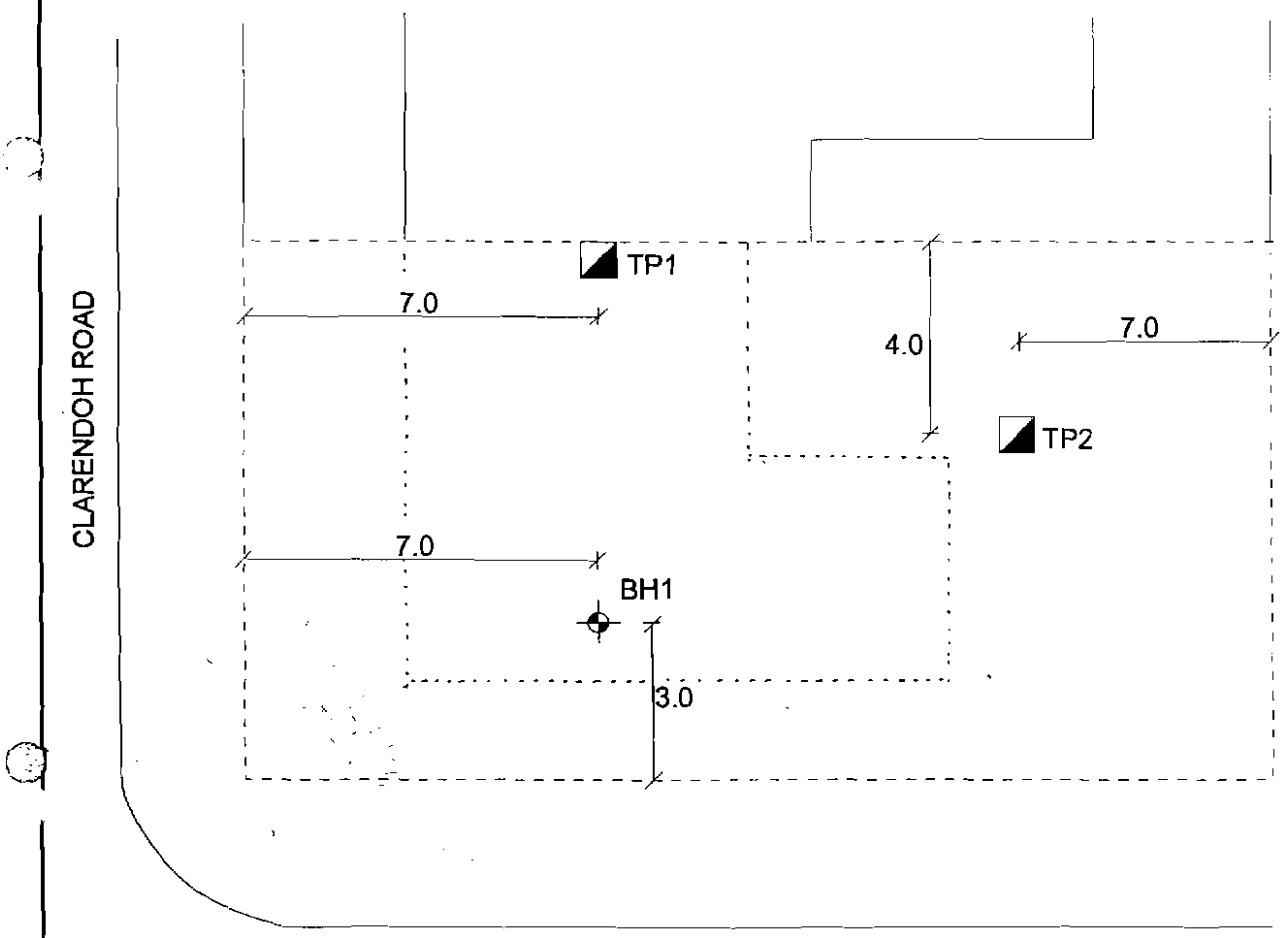
Site Location Plan

Scale 1: 1250

26 - 41 - S



MINI · SOIL · SURVEYS
MINI SOIL SURVEYS (CAS) LTD 6 Ridgeway Road, Timperley, Cheshire, WA15 7EY.
Tel: (0161) 9804937
Fax: (0161) 9801671



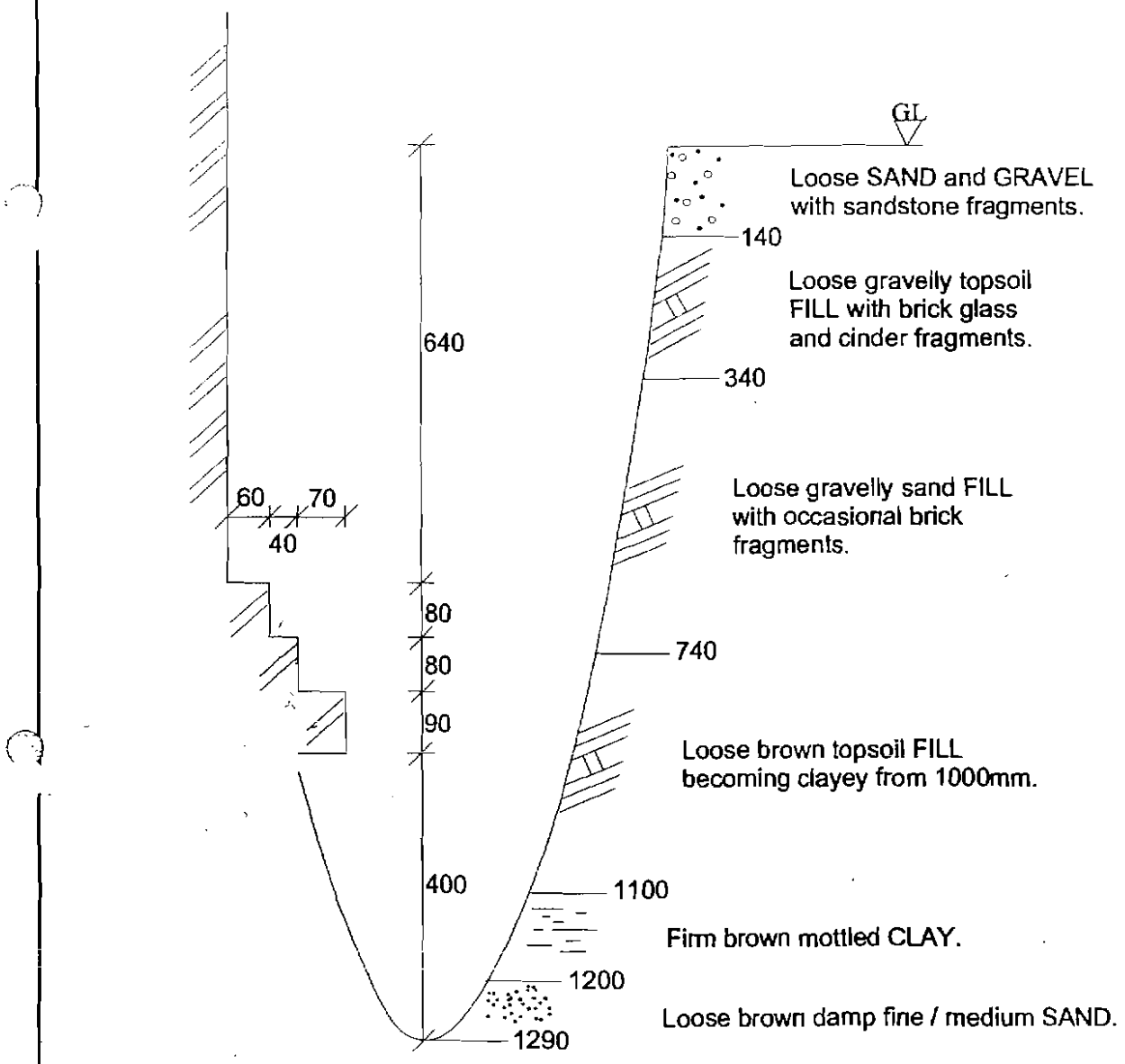
KEY PLAN

JOB No : CAS05101 SITE: PALMERSTON AVENUE / CLARENDON ROAD BURNAGE

Not to Scale : diagrammatic only: all dimensions are in metres (BH. = Borehole TP. = Trial Pit)

CAD.J.Lynam
Drawn: 04.07.06

MINI · SOIL · SURVEYS
MINI SOIL SURVEYS (CAS) LTD.6 Ridgeway Road, Timperley, Cheshire, WA15 7EY.
Tel: (0161) 9804937
Fax: (0161) 9801671



Samples taken from : 300 - 500mm
1200 - 1500mm

TRIAL PIT DRAWING **TRIAL PIT No: TP1** **DATE EXCAVATED:**

JOB No : CAS05101 SITE: PALMERSTON AVENUE / CLARENDON ROAD BURNAGE

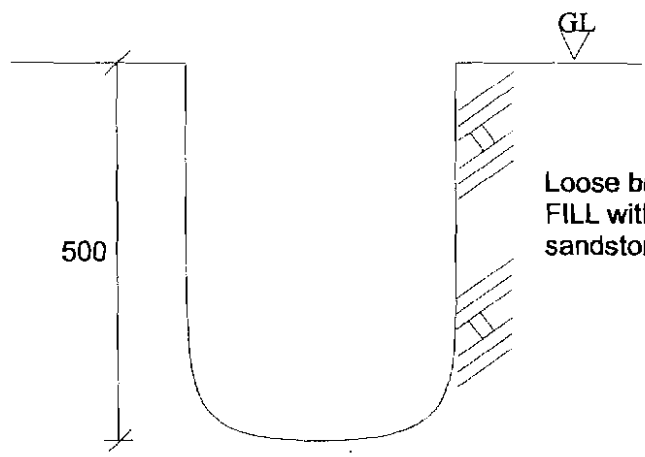
Not to Scale : diagrammatic only: all dimensions are in millimetres

CAD.J.Lynam
Drawn: 04.07.06

MINI SOIL SURVEYS

MINI SOIL SURVEYS (CAS) LTD.6 Ridgeway Road, Timperley, Cheshire, WA15 7EY

Tel: (0161) 9804937
Fax: (0161) 9801671



Sample taken from 300 - 500mm

TRIAL PIT DRAWING **TRIAL PIT No: TP2** **DATE EXCAVATED:**

JOB No : CAS05101 SITE: PALMERSTON AVENUE / CLARENDON ROAD BURNAGE

Not to Scale : diagrammatic only: all dimensions are in millimetres

CAD.J.Lynam
Drawn: 04.07.06

MINI • SOIL • SURVEYS

Mini Soil Surveys (Ches & Staffs) Ltd, 6 Ridgeway Road, Timperley, Cheshire WA15 7EY

Job Number CAS05101 Borehole No. 1 of 1 Crew A

Site Palmerston Ave/Clarendon Rd, Burnage Date Drilled 04/07/06

Description	Depth	Leg	Test Depth	Type	Value
250mm sandstone gravel fill overlying a loose topsoil MADE GROUND with brick, limestone and sandstone gravel.			0.50	DS	
Poor sample return, suspect gravelly topsoil MADE GROUND.	1.00		1.20	SPT	N=14
Soft, brown topsoil MADE GROUND with occasional brick, gravel and cinder fragments.	1.60		1.60	DS	
Medium dense brown damp fine to medium sand MADE GROUND with occasional brick and gravel fragments.	1.80		1.80	SPT	N=12
Medium dense, brown wet slightly gravelly fine to medium SAND with occasional rounded gravel and black shale.	2.00		1.90	DS	
			2.40	SPT	N=11
			3.00	SPT	N=13
Medium dense brown wet gravelly fine to medium SAND with occasional rounded gravel and firm clay bands, becoming stiff brown clay from 4.3 metres.	3.30		3.60	SPT	N=15
			4.20	SPT	N=17
End of Hole	4.50				

SPT @ 1.2m 2/3/3,4,4,3 SPT @ 1.8m 2/3/3,3,3,3 SPT @ 2.4m 2/2/4,3,2,2
SPT @ 3.0m 2/3/3,3,3,4 SPT @ 3.6m 2/3/3,4,4,4 SPT @ 4.2m 3/3/4,4,4,5
Disturbed samples taken from 0.5 - 1.0m, 1.6 - 1.9m and 1.9 - 2.2m.
Standing water at 3.2m on completion of borehole.

Client Reference PSL06/1231

Laboratory Reference 06-06103

Palmerstone Avenue CAS5101

Summary of Chemical Analysis

Borehole or Trial Pit	Depth	Sample No	Sample Type	Lab Ref No	DETS 042 Arsenic mg/kg	DETS 042 Cadmium mg/kg	DETS 042 Chromium mg/kg	DETS 042 Copper mg/kg	DETS 042 Lead mg/kg	DETS 015 Mercury mg/kg	DETS 042 Nickel mg/kg	DETS 042 Selenium mg/kg	DETS 042 Zinc mg/kg	DETS 020 Boron (water soluble) mg/kg
BH1	0.50-1.00		Soil	40273	7	0.4	22	14	170	< 0.3	< 1	< 0.3	200	0.3
TP2	0.00-0.30		Soil	40274	3	0.4	6	< 1	< 1	< 0.3	< 1	0.4	20	< 0.2

Client Reference PSL06/1231

Laboratory Reference 06-06103

Palmerstone Avenue CAS5101

Summary of Chemical Analysis

Borehole or Trial Pit	Depth	Sample No	Sample Type	Lab Ref No	DETS 067 Thiocyanate mg/kg	DETS 067 Cyanide total mg/kg	DETS 067 Cyanide free mg/kg	DETS 049 Sulphur (free) mg/kg	DETS 024 Sulphide mg/kg	DETS 075 Total Sulphate as SO4 %	DETS 008 pH	DETS 050 PAH mg/kg	DETS 062 Benzene mg/kg	DETS 062 Ethylbenzene mg/kg
BH1	0.50-1.00		Soil	40273	0.9	0.4	< 0.1	< 0.5	79	0.13	8.3	14	< 0.01	< 0.01
TP2	0.00-0.30		Soil	40274	< 0.6	0.2	< 0.1	< 0.5	16	0.02	9.1	< 5.0	< 0.01	< 0.01

Client Reference PSL06/1231

Laboratory Reference 06-06103

Palmerstone Avenue CAS5101

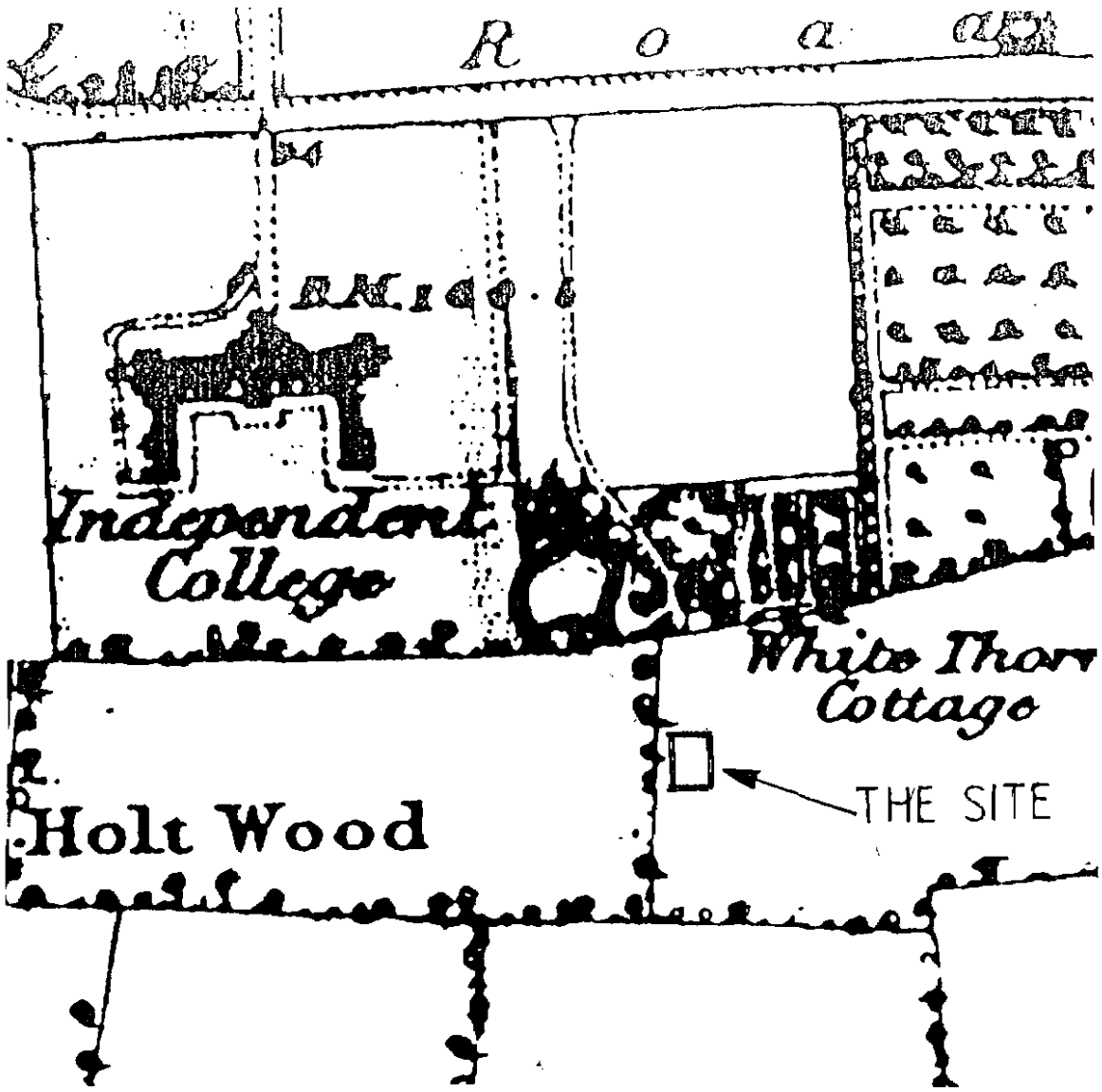
Summary of Chemical Analysis

Borehole or Trial Pit	Depth	Sample No	Sample Type	Lab Ref No	DETS 062 Toluene mg/kg	DETS 062 Xylene mg/kg	DETS 067 Phenol - Monohydric mg/kg
BH1	0.50-1.00		Soil	40273	< 0.01	< 0.01	0.6
TP2	0.00-0.30		Soil	40274	< 0.01	< 0.01	< 0.3

COOPER BEAL & ROSS. CONSULTING ENGINEERS

79 - 81 CLARENDON ROAD 26-41-S

HISTORIC MAP

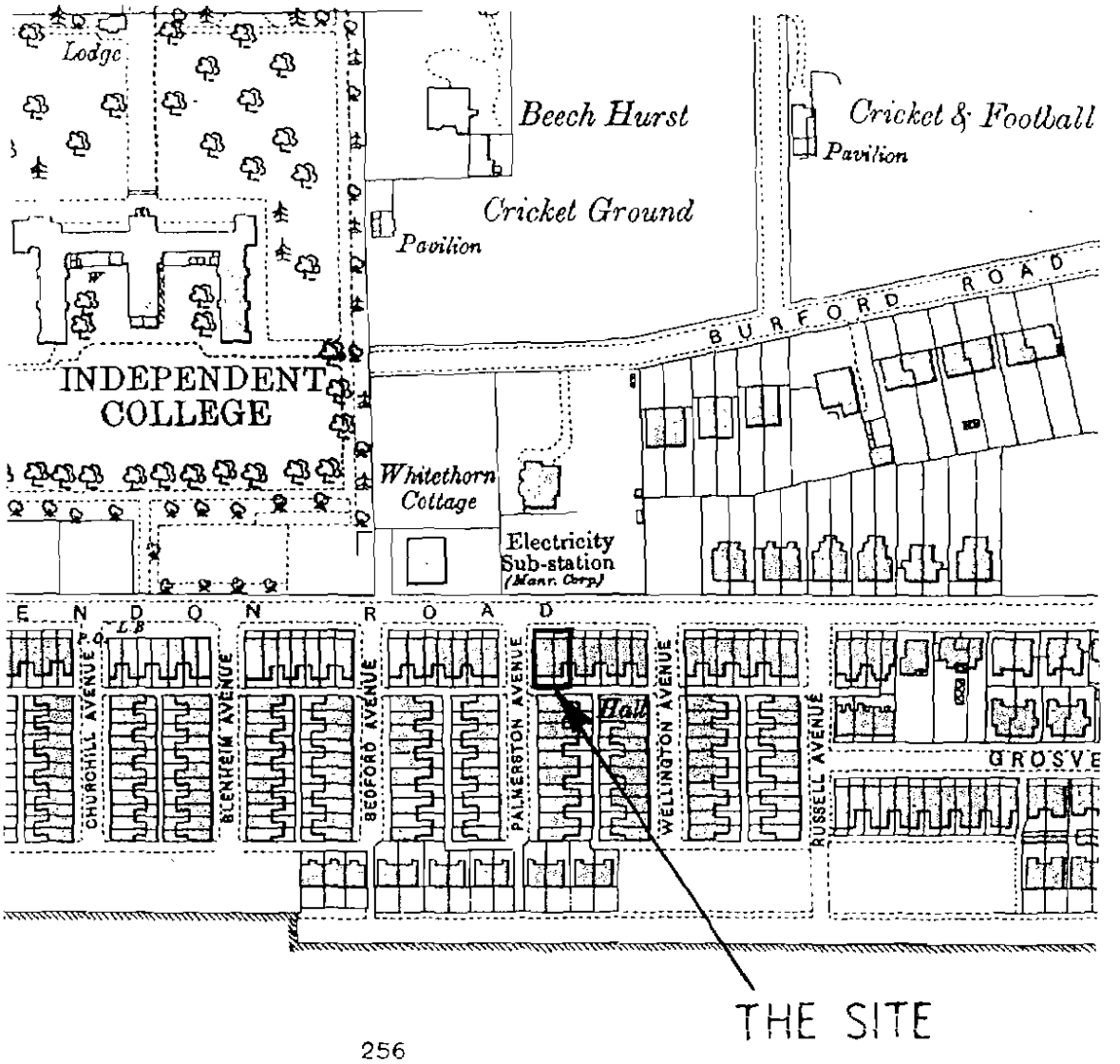


From the 1848 Ordnance Survey
6 inch to 1 mile, enlarged.

COOPER BEAL & ROSS. CONSULTING ENGINEERS

79 - 81 CLARENDON ROAD 26-41-S

HISTORIC MAP



256

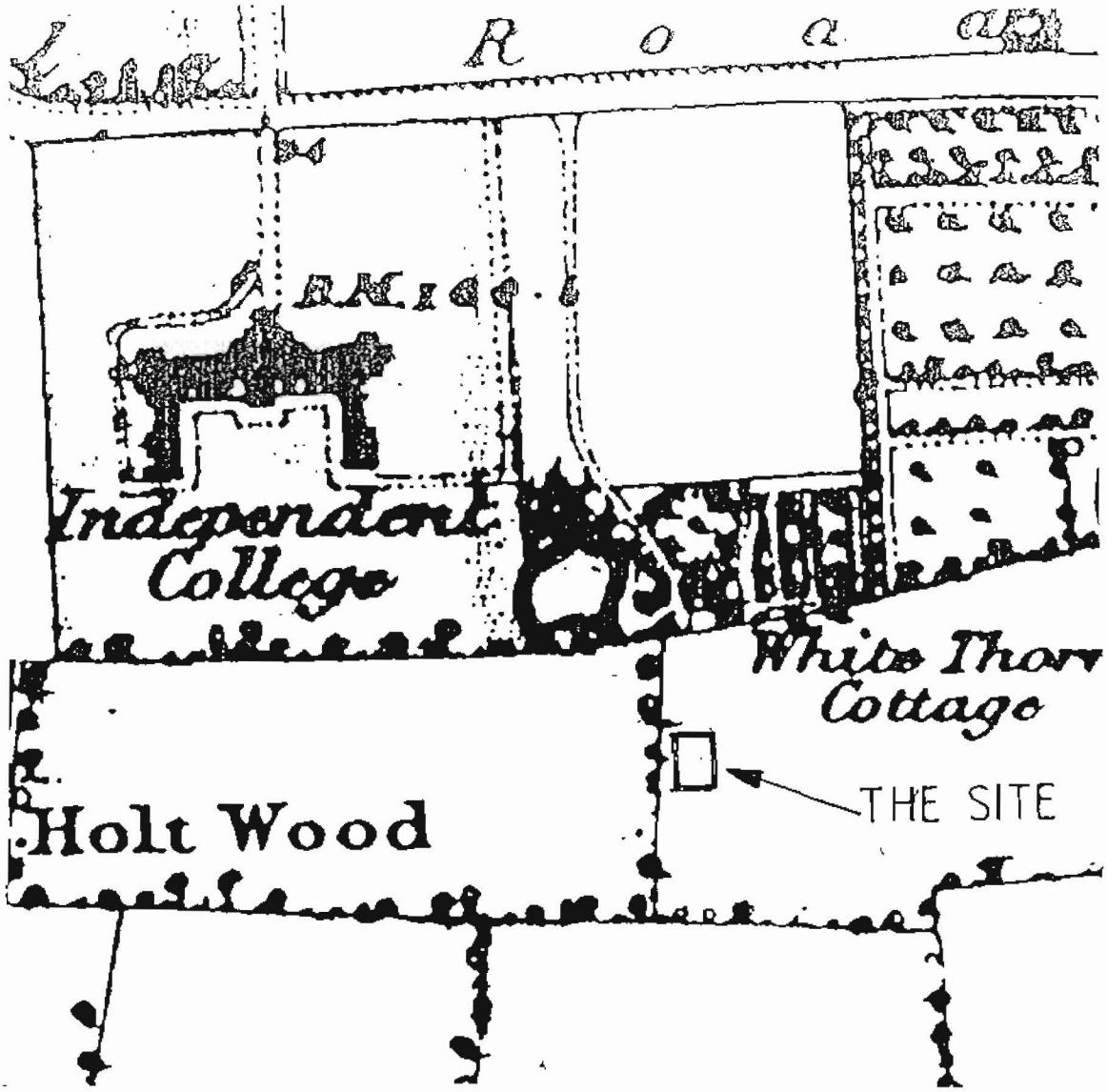
11·740

From the 1907 Ordnance Survey
1 2500 plan, enlarged

COOPER BEAL & ROSS. CONSULTING ENGINEERS.

79 - 81 CLARENDON ROAD 26-41-S

HISTORIC MAP

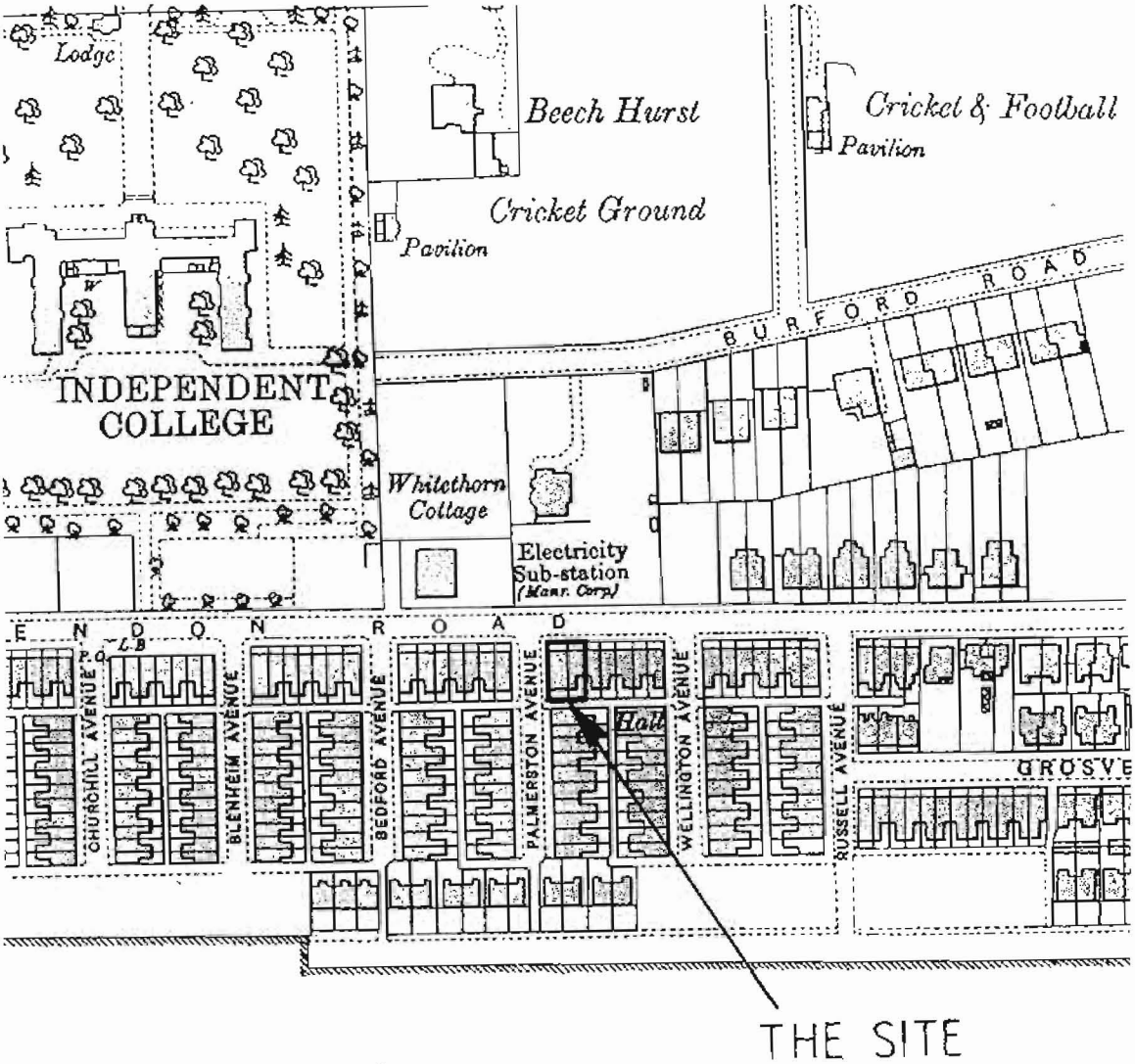


From the 1848 Ordnance Survey
6 inch to 1 mile, enlarged.

COOPER BEAL & ROSS. CONSULTING ENGINEERS.

79 - 81 CLARENDON ROAD 26-41-S

HISTORIC MAP



256

11-740

From the 1907 Ordnance Survey 1·2500 plan, enlarged.