

Chain Road Street Scene



Victoria Avenue Street Scene



Chain Road from West



Victoria Avenue from West

Boundary Treatments

The proposed boundary treatments, around the development, have been set out on Secure by Design principles. To the two main street frontages, a 1.2m railing* with (possible) hedge planting within the privacy area, is proposed. The boundaries to the western edges of the site are to be secured by 2.1m high timber fences. Individual garden enclosures are predominantly 1.8 x 1.8m, positioned immediately to the rear of each of the ten houses at timber privacy screens with a 1.2m high timber fence extension defining curtilage and a 1.8m high transparent screen fence at the end of gardens to allow natural surveillance across the courtyard area. See site plan and 3D illustrations for indicative details.

Scale

The area surrounding the site is predominantly of a two storey nature with some elements of three storeys. This corner site, signals the transition from the edge of the Blackley local commercial/retail area to the East and the residential area to the West. Like the public house that once occupied this site, this proposed residential development signals this transition by having a four storey corner frontage that steps down, on each road, to three, two and a half and then on Chain Road, just two storeys. The blocks are of various sizes with the following overall dimensions; the Victoria Avenue 2½ storey family housing – 21.900m long, 9.725m wide and 9.060m high; the Chain Road 2 and 2½ storey family housing 42.205m long, 9.725 wide and 7.300m high/ 9.060m high respectively, the triangular Apartment Block 28.400m and 26.700m lengths to streets, 15.120 at corner/33.350 wide at rear, 8.325m/11.235m high accommodation, 11.925m high stair enclosure and 12.825m high lift enclosure.

On Victoria Avenue, the existing properties to the West of the development have quite a charming rhythm of gable dormers at first floor level. This rhythm has been interpreted in a contemporary manner for the new development and continued along the new building frontage, stepping up from two and a half to four storeys. The gable dormers in the existing properties become narrow, three storey projecting bays in the adjoining new houses on Victoria Avenue. This then develops into larger bays in the apartment block as it builds up to a four storey bay of framed balconies that turns to address the corner, looking East down Victoria Avenue. The same bay rhythm principles run in reverse from the four storey corner to two storeys at the furthest point of the development down Chain Road.
This build up in scale would therefore appear appropriate in this context as it relates and develops the detail of the adjoining properties.

Please refer to 3D perspective drawings for details.

Landscaping Strategy

It is important that the proposed landscape scheme compliments and enhances the setting, the boundary conditions and the security of the development.

Having established the new building line in relative proximity to the edge of the site, a narrow landscaped area 1.5 to 3.5m deep, maintains privacy for the ground floor residents from passers by. The building line at the corner of the apartment block has been set back and landscaped to enhance the setting of the building, to keep clear of the existing below ground water mains and to remain a suitable distance away from the existing communications mast and equipment box located on the paved area adjacent to the junction. With such an active building frontage, close to the back of pavement, it is proposed to enhance the setting of the development by introducing a row of trees, on the existing pavements, down each of the two roads. This will not only provide a buffer to the traffic but also serve to soften the expanse of pavement on the public edges of the site. The tree canopies will be at 2.4m high so as to maintain visual surveillance below them. Seen from a distance, looking west down Victoria Avenue, the trees will significantly contribute to the setting of the development.

Within the courtyard to the rear of the development the parking areas have been broken up, into small groups of spaces, with landscaping between them. There is also a continuous strip of landscaping down the western edges of the courtyard, softening the boundary fence conditions. It is intended that a number of the existing trees along this boundary edge would be retained.

It is proposed that both the hard and soft landscaping specification and details will form part of a planning condition on the approval notice.



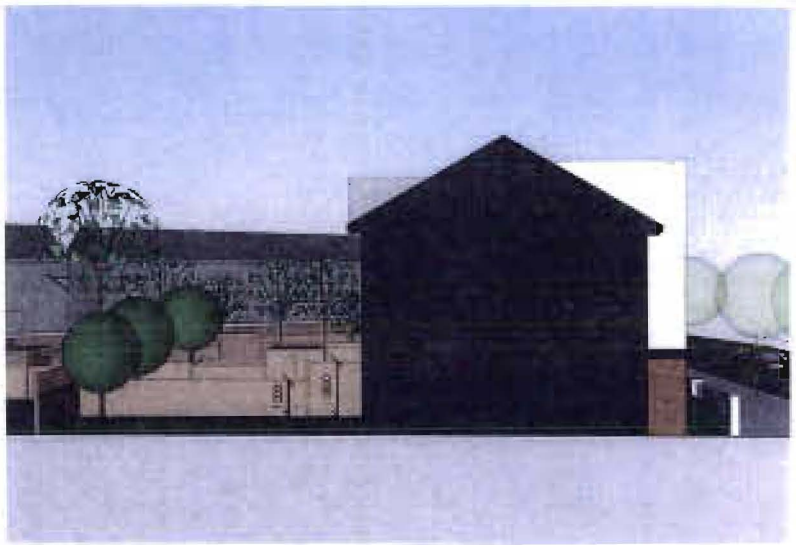
2100mm high wooden fencing (1200mm solid panel + 900mm trellis) to enclose courtyard



2100mm high wooden fencing (1200mm solid panel + 900mm trellis) to back of gardens



Rendered masonry piers and 1200mm high steel railings with rubbish guard



1200mm and 1800mm solid wooden fencing panels between gardens











APPEARANCE

Building Frontages

The key design principles of the development follows that of the urban corner block, with maximum building frontage facing onto the street maximising natural surveillance with narrow landscaped areas addressing the street edge as a privacy zone.

Architectural Language and Elevational Treatment

The triangular form of the apartment block contributes considerably to the architectural language of this development. The contemporary language of the proposed architecture not only helps define the corner position of the development but also signals the continued regeneration of the area. By providing units of accommodation types, the development offers choice for both local people, who wish to live within their own community, and to those who wish to move into the area. As described in the section relating to "Scale", the language of the development has evolved as a contemporary interpretation of the dormer gables of the neighbouring properties on Victoria Avenue, thus making a connection to the old but at the same time sending out a positive message for the future.

A corner site, particularly with an acute angle in this instance, always offers up the opportunity to take advantage of its inherently dynamic shape. Therefore not only does the proposed development build up in scale towards the corner, but, by having the primary entrance to the apartment block located on the corner, overlooked by a bay of balconies on either side taking advantage of the easterly views along Victoria Avenue, the building really celebrates its commanding position. At night even, looking west along Victoria Avenue, the lit stairwell will act as a beacon in the dark.

Materials

The same palette of materials carries through all three blocks. The form in which the three main external finishes of red brick, white render (through - colour for maintenance purposes) and mid grey "Eternit" or "Trespa" panels are applied, create crisp and clean lines that relate to the overall contemporary aesthetic. The brick is applied at ground level predominantly, providing a strong base to the building. It is robust, requires little or no maintenance over the lifespan of the building and adds colour, warmth and texture to areas that have the most human contact.

The front of Blocks 1 and 2 have white render projecting bays above the brick clad ground level. The brick carries round the buildings to the rear elevations which feature timber panels in the rendered areas that tie in with the window pattern. The balcony surrounds to the Chain Road elevation are clad in panels to tie through with the similar detail in the apartment block.

The cladding panels feature more on the apartment block as they form the crisp clean lines of the upper floor sections that frame the vertical groups of balconies and their flanking elevations. The sharpness of the panel system is emphasised further by the simple punctures created by windows and balcony openings. Between the panel clad areas are bays of white render. Above the front entrance to the apartment block is a slither of glass that splits the two main wings of accommodation.



Vehicular access



Car Parking



Communal amenity space for apartments



Private gardens for houses



Private apartment balconies



Cycle and bin storage

CAR PARKING AND CYCLE STORAGE

Located to the rear of the site is 100% allocated car parking. This landscaped courtyard has controlled vehicle barrier access off Chain Road. The 4m wide access onto the street has 2.5 x 33m visibility splays. Individual family homes have secure, covered cycle storage provided close to the property within their private garden. The apartments share a secure and covered cycle store located in the amenity space adjacent to the rear entrance of the block.

Amenity Space Provision

Private, rear garden amenity space is provided to all of the family dwellings in Blocks 1 and 2 having direct gated access off the rear courtyard. Pedestrian access to the rear courtyard is via Chain Road.

As well as the shared, landscaped amenity space to the rear of the apartment block, each of the upper floor apartments has a large private balcony (4-10sq.m.) with the ground level units having direct access to the privacy area in front of their unit.

Inclusive Access

This site is in a very sustainable location with level access to public transport (buses), areas of employment and all the supporting local community facilities.

The external and internal environment is designed to DFA 2 guidelines and Approved Document M of the Building Regulations.

The relatively flat nature of the site offers up the possibility to maximise disabled access at ground level. Key external disabled access features include:-

- level access for all parking spaces
- options for disabled access spaces adjacent to footpaths
- well-lit external areas to ensure good visibility after darkness
- secure courtyard environment, well overlooked, gives reassurance if an incident occurs
- safe, convenient and level building approach
- hard landscaping that allows inclusive use by all users
- level threshold at each ground floor entrance

Key internal disabled access features include:-

- wide doorways in common areas and within dwellings for wheelchair use
- well-lit circulation spaces with natural daylight to upper floor to ensure maximum visibility
- ambulant disabled access staircases
- easily accessible windows internally
- accessible switches and power sockets within the building
- suitably sized circulation space



Secure street access to houses



Secure access to private gardens



Secure street access to apartments



Secure access to apartments from courtyard

SECURED BY DESIGN

In addition to this statement, a formal "Crime Impact Statement" has been commissioned and a copy, completed by Greater Manchester Police Architectural Liaison Officer, accompanies the application.

The ALO report covers the following topics:-

- Crime Pattern Analysis
- Risk Assessments
- Design, Layout and Spatial Relationships
- Processes and Procedures

Details of specific items that have been considered are as follows:-

Active Frontages

The characteristics of the existing corner site gave the opportunity to establish the urban perimeter block, which maximises the street frontage and natural surveillance.

Boundary Treatments

The boundaries to the site are well defined and secured without the need to create a fortress. The creation of private ownership to individual ground floor units promotes a sense of pride and care for the development and local neighbourhood.

The offer of different unit types, from 3 and 4 bedroom family homes to 2 bedroom apartments means the mix of occupants will ensure that activity in and around the development will be spread across the day and therefore extending further the period of natural surveillance.

Boundary treatments are well balanced between surveillance and security - front gardens have 1.2m high vertical steel railings enclosures with 60mm string rubbish guards, framed by 1.2m high brick piers. 1.2m high timber fences separate private gardens designed to encourage surveillance and dialogue between neighbours and 1.8m high rear fences to the parking area, permeable above 1.2m. The apartments would have 1.2m high steel railings and 'intruder resistant' shrub borders to differentiate its boundaries and offer appropriate security from the public edges and the private parking area.

A 2.1m high close boarded timber fence, permeable above 1.2m would secure the western edges of the site and permit passive surveillance of the alleys. The alleys would be gated at their interfaces with the streets.

Communal Areas

Although the option for having a managed, secure fence and gate to fully enclose the rear courtyard was considered, the applicant felt that a gated development would send out the wrong message to the existing community and that a less defensive boundary treatment would be sufficient as there is a high level of natural surveillance across the development. A controlled entry barrier is proposed as an alternative solution.

Further to this tree canopies are to be at least 2.4m above ground level so as to ensure clear surveillance below. Clear identity will be given to areas that are in the public and private domains so as to nurture a sense of ownership, pride and belonging in the residents. A robust maintenance strategy will be implemented for all communal areas. Well positioned, good quality external lighting will be provided to create a safe environment after dark.

All car parking spaces will be allocated and clearly identifiable with individual dwellings. 1No. disabled person's parking space is also incorporated.







WASTE MANAGEMENT STRATEGY

Waste Storage: Maximise Recycling Minimise Waste

In line with the LA Waste Management Guidance, the development proposals are as follows:-

10No. Family dwellings -
Provision has been made in rear gardens for 1No.240litre wheeled bin for waste and 3No. wheeled bins for recycling contained in a secure bin enclosure with the collection vehicle gaining access to the hardstanding area via a secure barrier on Chain Road.

20No. Apartments –
Provision has been made for an enclosure to accommodate 3No. 1100litre Euro bins for waste and 3No. 1100litre Euro bins for recycling. Kerb side collection is proposed via a secure gate on the Victoria Avenue frontage.

The location of the bin storage areas are shown on the site plan and are convenient for access, unobtrusive and contained within the boundaries of the development.

In addition to the above, all of the homes are to achieve Code 3 for Sustainable Homes accreditation, which facilitates a dedicated space within the house for three internal storage recyclable materials containers, whose minimum total capacity is 30 litres.

SUSTAINABLE DESIGN

In compliance with Government directives the design has encompassed sustainable design principles where possible and within budget constraints.

Key ecological drivers include:-

- Taking advantage of the 360degree aspect through passive solar energy and natural daylighting.
- A sustainable location encourages sustainable lifestyles e.g. close proximity to local facilities, areas of employment and key public transport links across the city. This is enhanced further with the provision of good quality amenity space to encourage outdoor activities and cycle storage to encourage less dependence on the car.
- Building fabric insulation - conserving fuel and power.
- Efficient space heating and hot water.
- Water management - Dual flush WCs and spray taps to minimise water usage.

Code for Sustainable Homes

Working closely with the BRE Code for Sustainable Homes (CfSH) assessor, the development is targeting a CfSH rating of Level 3. As well as involving the reclamation of an urban brownfield site this rating will be achieved through careful selection of Ecologically Accredited products, materials and building components based upon the environmental profiling system of the BRE publication 'The Green Guide to Housing Specification', targeting the highest achievable A ratings. For example, materials will be specified to avoid the use of ozone depleting products (ODP) and global warming potential (GWP). White goods, where specified, will be eco labelled and WC's will be water reducing dual flush model.

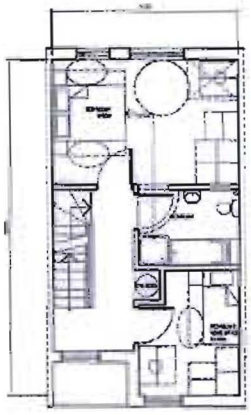
CfSH's balances environmental performance with quality of life and the demand for good quality urban housing. The seven green issues designed into the layout, construction and specification of the development are energy (co2, building fabric, drying space, eco labelled goods); transport (public transport, cycle storage, local amenities, home office); pollutants (nox emissions, surface run off, zero emission energy source) ; materials (timber - basic and finishing building elements, recycling facilities, environmental impact of materials), water (internal and external energy use); ecology and land use (ecological value of the site, enhancement, ecological features, building footprint) ; health and well being (day lighting, sound insulation, private space).

HOUSE TYPE A

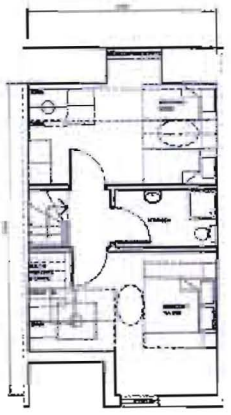
4BED / 7PER / 2½STOREY
G.I.F.A 125sqm



GROUND FLOOR 43.7sqm



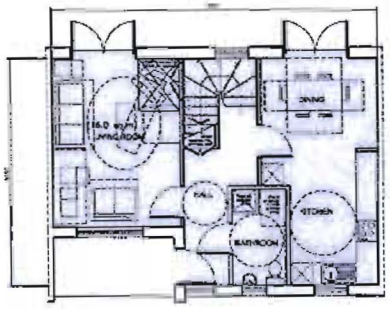
FIRST FLOOR 43.2sqm



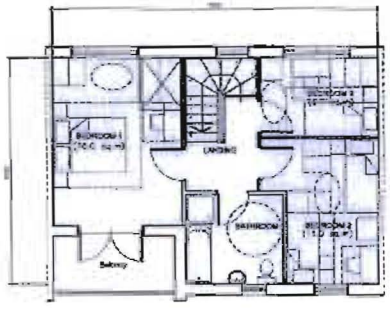
SECOND FLOOR 37.6sqm

HOUSE TYPE B

3BED / 5PER / 2STOREY
G.I.F.A 99sqm



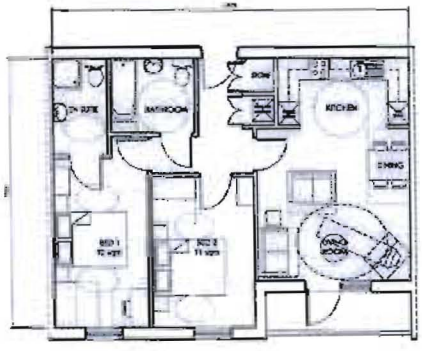
GROUND FLOOR 49.5sqm



FIRST FLOOR 49.5sqm

APARTMENT TYPE

2BED / 4PER
G.I.F.A 65sqm



Victoria Avenue, Blackley

Ineid Valley H. R.

DFA 2 Indicative Floor Plans

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09-100 114

CONCLUSIONS

This document sets out how the proposed development responds to the site location, its constraints, opportunities and the local housing needs. The following key items highlight the depth to which the scheme has been considered:-

- The number of family units with private ground level amenity space has been maximised.
- The mix of unit types gives choice to prospective residents who are looking for affordable housing adjacent to good public transport links and to local areas of employment.
- The relationships to the adjoining properties have been respected in terms of building line, scale, massing and privacy distances.
- Crime has been designed out by carefully considering the security issues and responding in a passive manner where practical.

In conclusion, the development proposals are of a high quality design and they improve the quality of the area and the way in which it functions. This document also meets the requirements for Design and Access Statements as referred to in Circular 1/2006 and the CABE guidance.



APPENDIX

A3 DRAWING SCHEDULE

Site Information

- 05-100.101 Topographical Survey
- 05-100.105 Location Plan
- 05-100.110 Site Layout Plan As Proposed

House Type Plans

- 05-100.111 Housing Block 1 - Floor Plans
- 05-100.112 Housing Block 2 - Floor Plans
- 05-100.113 Apartment Block - Floor Plans
- 05-100.114 DFA 2 Indicative Floor Plans

Elevations

- 05-100.120 Housing Block 1 - Elevations and Section
- 05-100.121 Housing Block 2 - Elevations
- 05-100.122 Apartment Block - Elevations

Streetscene Elevations

- 05-100.SK100 Victoria Avenue
  Corner Junction
  Chain Road
  Rear Lane

Three Dimensional Coloured Sketchup Models

- 05.100.SK110 Bird's Eye Plan
  View Victoria Avenue from East
  Victoria Avenue from West
  Chain Road from East
  Chain Road from West
  Courtyard from North-West
  Courtyard from South-West



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ABBREVIATIONS

AB	Air Brick	DH	Drill Height	PRF	Post & Rail Fence
B	Bollard	DP	Drain Pipe	PWF	Post & Wire Fence
BB	Batista Beacon	ECB	Electricity Control Box	R	Render or Stop Pipe
BD	Back Drop	ELCT	Electricity	RAD	Radiator
BH	Borehole or Bearn Height	EP	Electricity Pole	RE	Building Eye
BL	Bus Level	FB	Flower Bed	RG	Rough Ground
BR	Brick Pavers	FH	Fire Hydrant	RS	Road Sign
BRW	Brick Retaining Wall	FL	Floor Level	RSJ	Rolled Steel Joist
BS	Bus Stop	G	Gully	RWP	Rain Water Pipe
BT	British Telecom	GH	Gas Valve	S	Point to Window Sill Height
BTCB	BT Control Box	H	Height in Metres	SD	Stop Cock
BW	Brick Wall	H	Point to Head Height	SL	Soffit Level or Stylbed
BWF	Barbed Wire Fence	HT	Height	SP	Arch Springer Height
CBHK	Concrete	IC	Inspection Cover	SPS	Stone Paving Slabs
CB	Control Box	IL	Invert Level	ST	Stop Tap
CBW	Chain Standard Fence	IRF	Iron Railing Fence	TCSL	Traffic Control Signal Unit
CBW	Concrete Block Wall	KB	Kerb Outlet	T	Top Height
CCB	Cable TV Control Box	L	Light	TS	Traffic Signal
CF	Corrugated Iron Fence	LP	Lamp Post	TP	Telephone Pole
CL	Cover Level	MH	Manhole	TPS	Traffic Paving Slabs
CLF	Chain Link Fence	MRP	Marker	UTL	Unable To Lift
CLSF	Chain Link Security Fence	OH	Over Flow Pipe	V	Vent
CPF	Concrete Panel Fence	O/H	Overhead	VP	Vent Pipe
CPS	Concrete Paving Slabs	P	Post	W	Wall or Window
CR	Arch Crown Height	PALF	Palisade Fence	WB	Water Bay/Meter
CRW	Concrete Retaining Wall	PT	Picket Fence	WM	Water Meter
CSL	Ceiling Stones Up	PT	Tube Pit	WWF	Wire Wire Fence
CTV	Cable Telephone	PL	Pavement Light	WPF	Wooden Panel Fence
CW	Concrete Wall	PM	Parking Meter	WV	Water Valve
D	Diameter or Dome			X	Diameter

REV.	DATE	DRN.	CHKD.

PROJECT
Victoria Avenue, Blackley

CLIENT
Irwell Valley H. A.

DRAWING
Topographical Survey

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	@A3	LPR	CL	03.08.08

Bowker Sadler
Hatherlow House Hatherlow Romiley, Stockport SK6 2DY
Telephone: 0161 406 7333 Facsimile: 0161 406 7444
Email: bsp@bowker-sadler.co.uk
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JOB No	DRAWING No	REVISION
05-100	101	

STATUS
PLANNING

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REV.	DATE	DRN		

CLIENT Irwell Valley H. A.				PROJECT Victoria Avenue, Blackley	
DRAWING Location Plan				JOB No 05-100	DRAWING No 105	REVISION
SCALE 1:1250	SHEET SIZE 0A4	DRAWN LPR	CHECKED DL	DATE 05.06.06	STATUS PLANNING	

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ALNWICK ROA

CHAIN ROAD

VICTORIA AVENUE

N

Victoria Avenue, Blackley

Irwell Valley H. A.

Site Layout Plan
As Proposed

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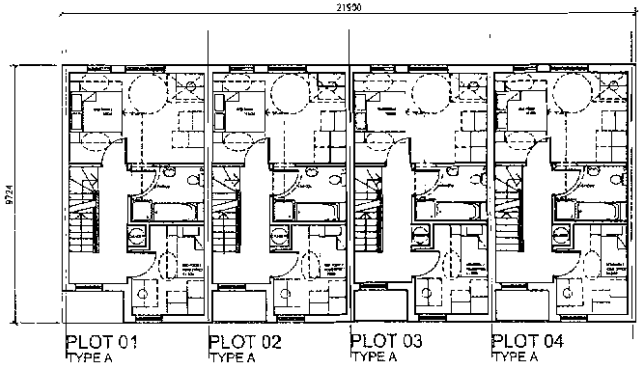
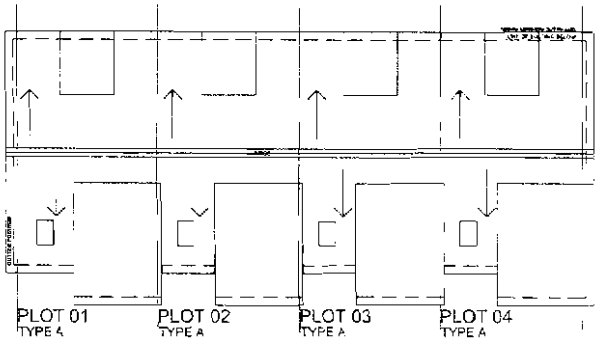
05-100

110

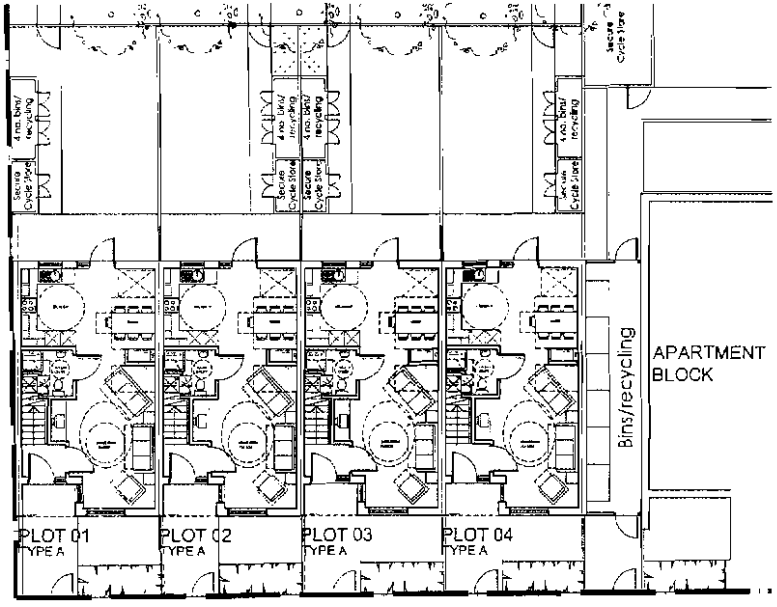
PLANNING



BLOCK 1 FIRST FLOOR PLAN



BLOCK 1 ROOF PLAN



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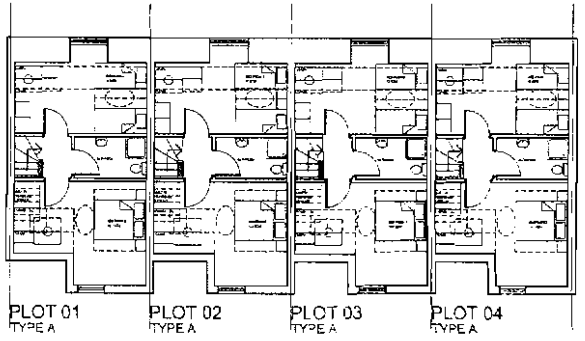

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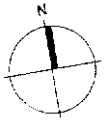

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PROJECT
Victoria Avenue, Blackley

CLIENT
Irwell Valley H. A.

DRAWING
Housing Block 1
Floor Plans

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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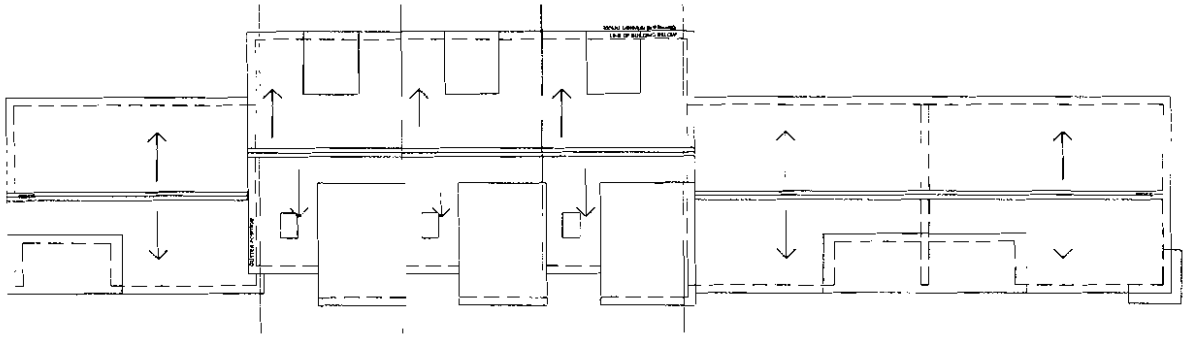
ROOF PLAN



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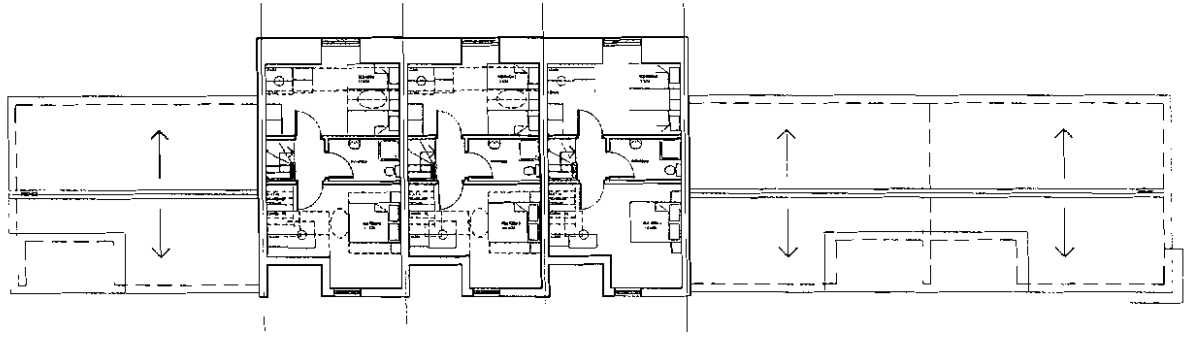

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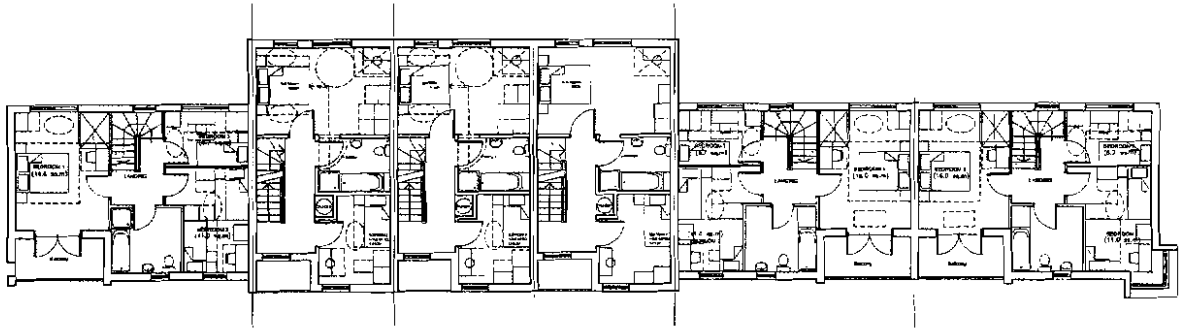
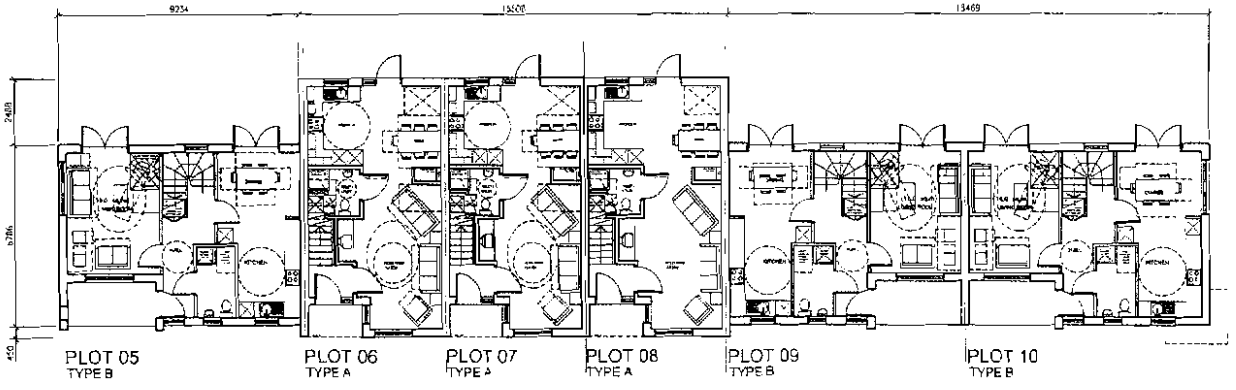
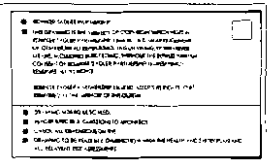
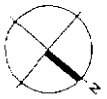


GROUND FLOOR PLAN







REV | DATE | DRN | CHKD

PROJECT
Victoria Avenue, Blackley

CLIENT
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DRAWING
Housing Block 2
Floor Plans

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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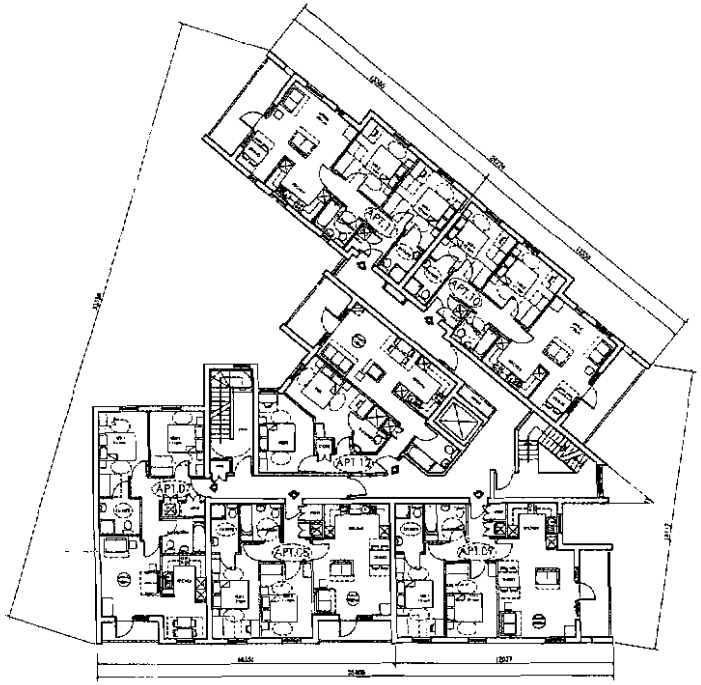
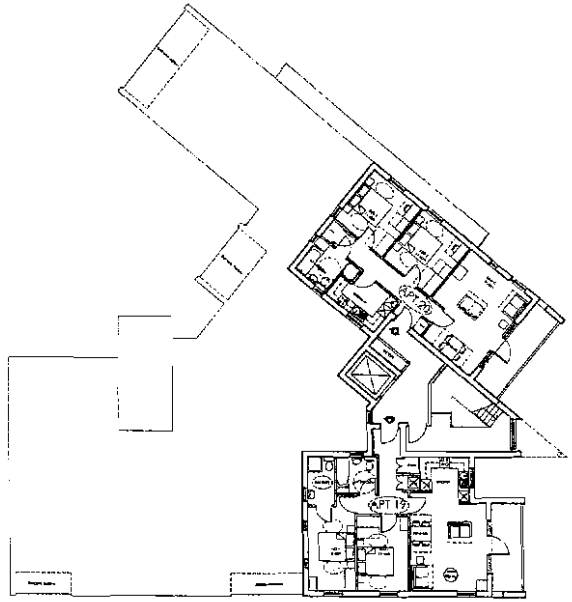
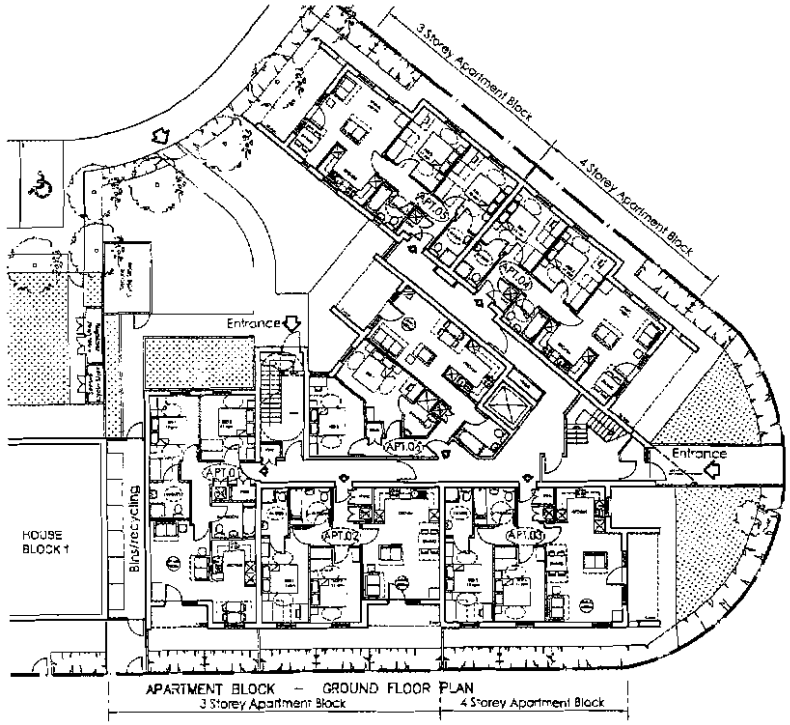


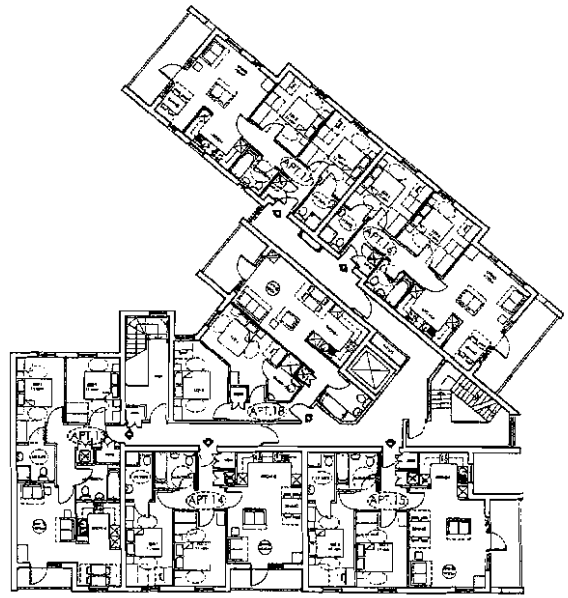
APARTMENT BLOCK – FIRST FLOOR PLAN



APARTMENT BLOCK – THIRD FLOOR PLAN



APARTMENT BLOCK – GROUND FLOOR PLAN
3 Storey Apartment Block | 4 Storey Apartment Block



APARTMENT BLOCK – SECOND FLOOR PLAN

Victoria Avenue, Blackley

Irwell Valley H. A.

Apartment Block
Floor Plans

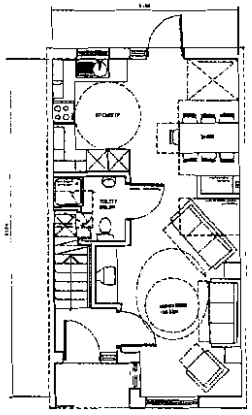
Bowker Sadler

05-100 | 113

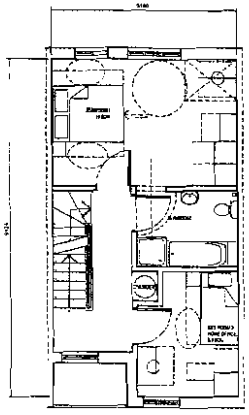
PLANNING

HOUSE TYPE A

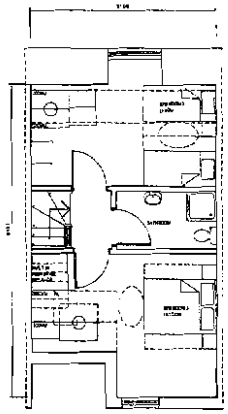
4BED / 7PER / 2STOREY
G.I.F.A 125sqm



GROUND FLOOR 43.7sqm



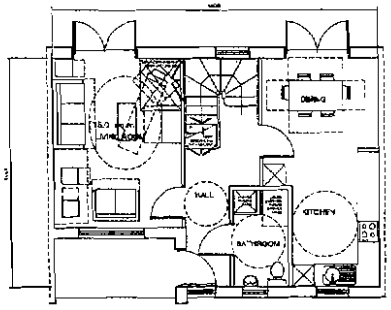
FIRST FLOOR 43.7sqm



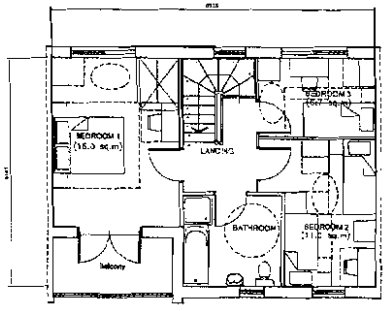
SECOND FLOOR 37.6sqm

HOUSE TYPE B

3BED / 5PER / 2STOREY
G.I.F.A 99sqm



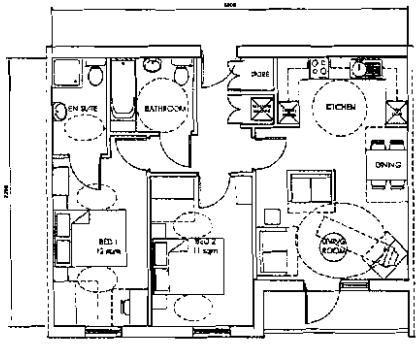
GROUND FLOOR 49.5sqm



FIRST FLOOR 49.5sqm

APARTMENT TYPE

2BED / 4PER
G.I.F.A 65sqm



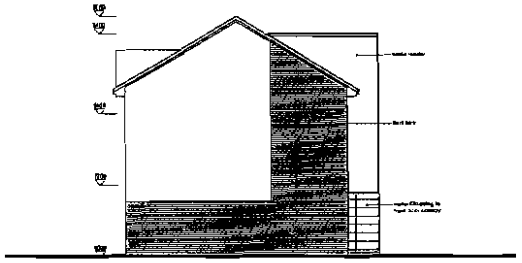
Victoria Avenue, Blackley

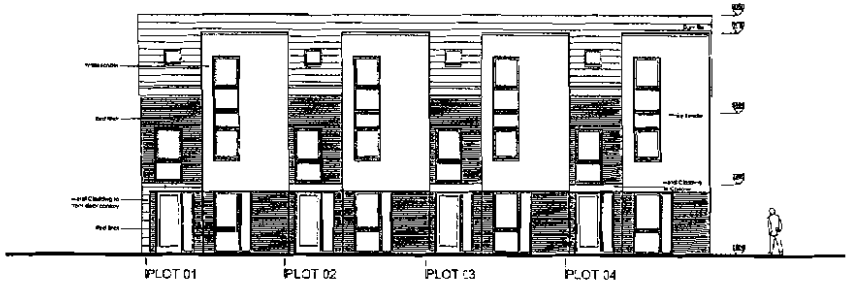
Irwell Valley H. A.

DFA 2 Indicative
Floor Plans

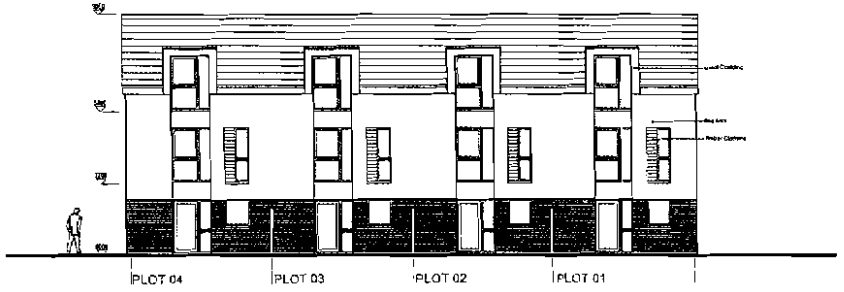
Bowker Sadler

05-100 | 114

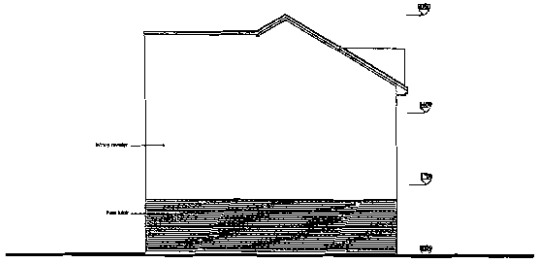




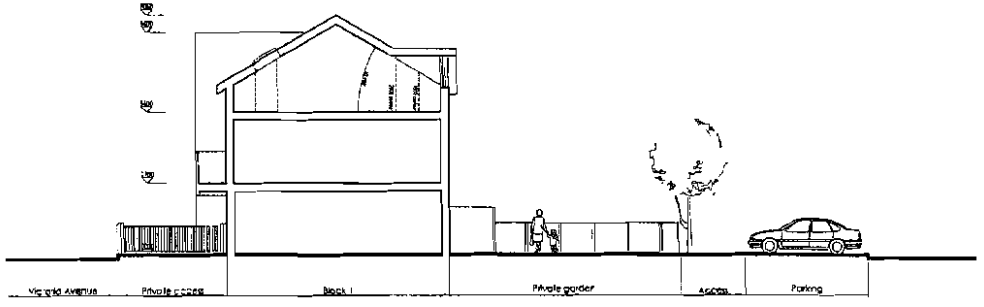
South elevation



North elevation



East elevation



A TYPE INDICATIVE SECTION

REV.	DATE	DRN.	CHKD

PROJECT
Victoria Avenue, Blackley

CLIENT
Irwell Valley H. A.

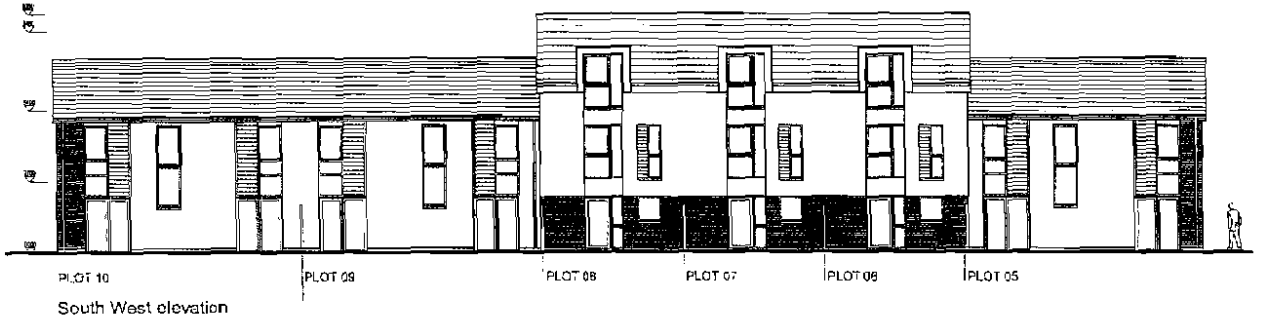
DRAWING
Housing Block 1
Elevations and Section

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	(A1)	LRB	CL	03.05.08

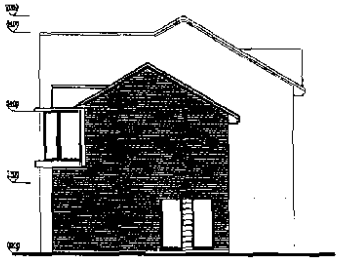
Bowker Sadler

JOB No	DRAWING No	REVISION
05-100	120	

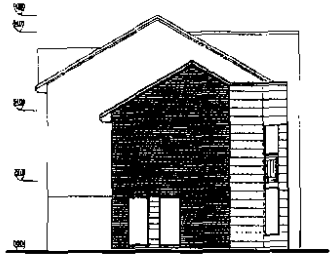
PLANNING



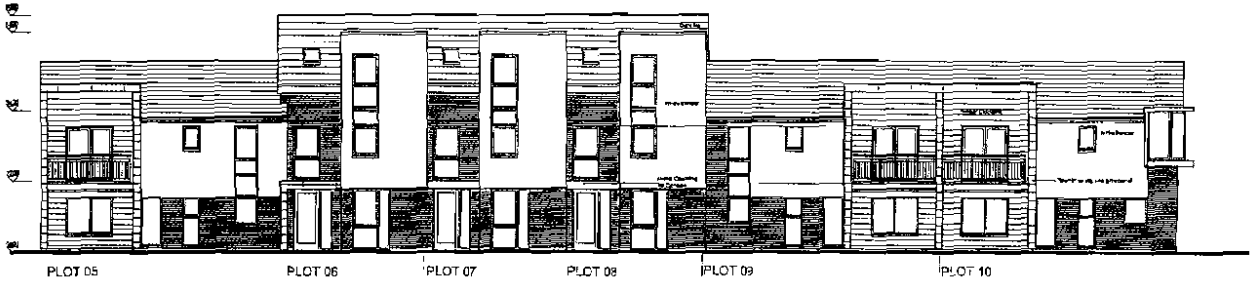
South West elevation



North West elevation



South East elevation



North East elevation

REV | DATE | DRN | CHKD

PROJECT
Victoria Avenue, Blackley

CLIENT
Irwell Valley H. A.

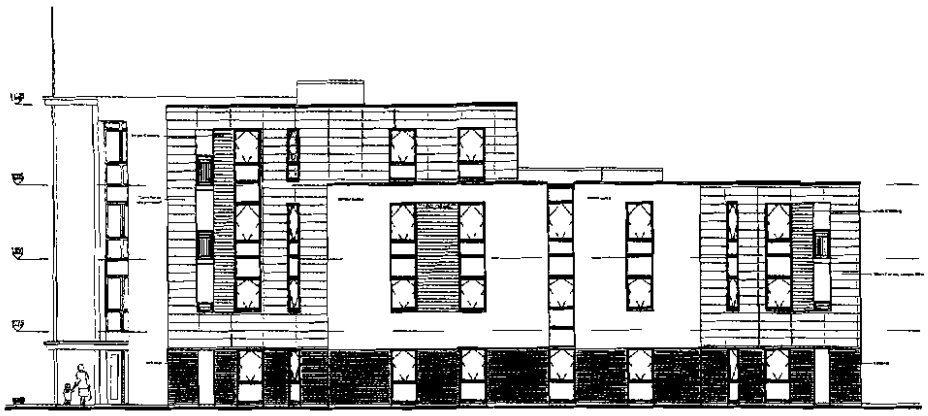
DRAWING
Housing Block 2 Elevations

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	A1	LPR	CL	XX.05.08

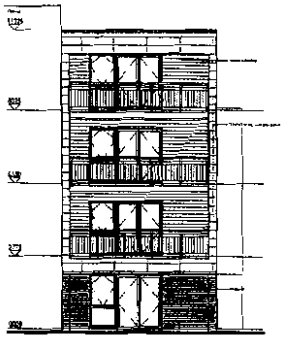
Bowker Sadler

JOB NO	DRAWING NO	REVISION
05-100	121	

STATUS
PLANNING



North East Elevation



True Elevation of balconies to RHS of front entrance



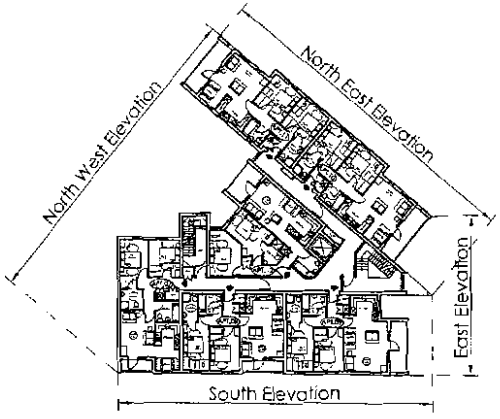
North West Elevation



East Elevation



South Elevation



REV | DATE | DRN | CHKD

PROJECT
Victoria Avenue, Blackley

CLIENT
Irwell Valley H. A.

DRAWING
Apartment Block elevations

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	A1	LNR	CL	08.06.06

Bowker Sadler

JOB NO	DRAWING NO	REVISION
05-100	122	

STATUS
PLANNING



Chain Road



Corner Junction



Victoria Avenue



Rear Lane

STREETSCENE ELEVATIONS

SCALE 1:200

JUNE 2008

VICTORIA AVENUE





Bird's Eye Plan


Courtyard from North-West


Courtyard from South-West


View Victoria Avenue from East


Chain Road from East


Chain Road from West

PERSPECTIVE VIEWS

JUNE 2008

VICTORIA AVENUE

