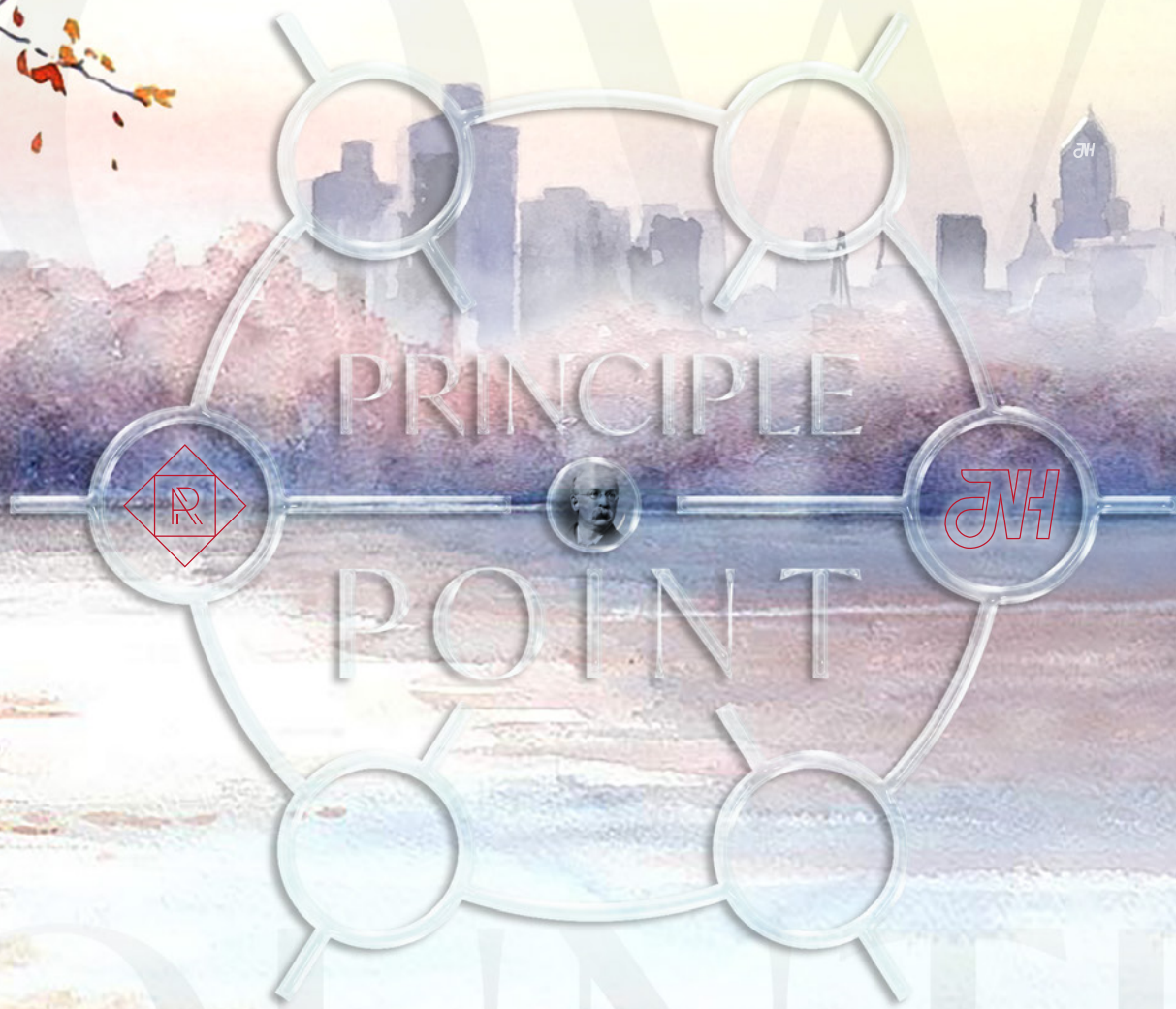




PRINCIPLE  
POINT

COUNTRY



DEDICATED *to*  
*the* PRINCIPLES *of*  
**EBENEZER**  
*founder of the*  
**GARDEN CITY**  
**MOVEMENT**

Welwyn Garden City has always been ahead of its time. Built in 1920 to combine the benefits of the countryside with city living while avoiding the disadvantages of both, it was designed with healthy living in mind. The man behind this forward-thinking was social reformer **Sir Ebenezer Howard**, founder of the world's first garden city movement. Born in 1850 and at work from the age of 15, his vision of self-sufficient cities rather than dormitory towns went on to influence urban planning around the globe.

Plenty of space to live and amenities to enjoy all surrounded by protected countryside – were the basis of his plans for a city with new job opportunities and leisure facilities. Parks, shops, theatres, museums, libraries and a hospital were all part of the mix and, just 30 miles north of London, Welwyn Garden City still **has them all**.

Now **Principle Point's** high-quality apartments continue Sir Ebenezer's vision of a better life in an increasingly crowded world. Positioned in the heart of the city, with its neo-Georgian architecture and tree-lined boulevards, the studio, one and two-bedroom homes represent a new beginning for their **lucky new residents...**



# Where TOWN & COUNTRY *Combine*

# PRINCIPLE POINT

The countryside has played its part in creating Welwyn Garden City, right from the start. Existing trees and hedges were carefully included in early street designs, while roads follow the natural contours of the countryside. Even original farm buildings survive: the Barn Theatre is a 17th century agricultural relic that still retains its ancient timbers.

To celebrate the town's centenary in 2020, four City of Trees trails were launched and take in many of the 19,000 specimens planted in and around the town. Meanwhile a 12.5-mile Centenary Circular Walk celebrates Sir Ebenezer Howard's "marriage of town and country". Accessed from "spokes" radiating out of the town centre, it meanders through countryside highlights including Stanborough Lakes, Sherrardspark Woods and The Commons.

As for things to do in town, shopping is a pleasure – there's a John Lewis, Marks & Spencer, H&M and other high street brands – while Campus West is home to Garden City Cinema.

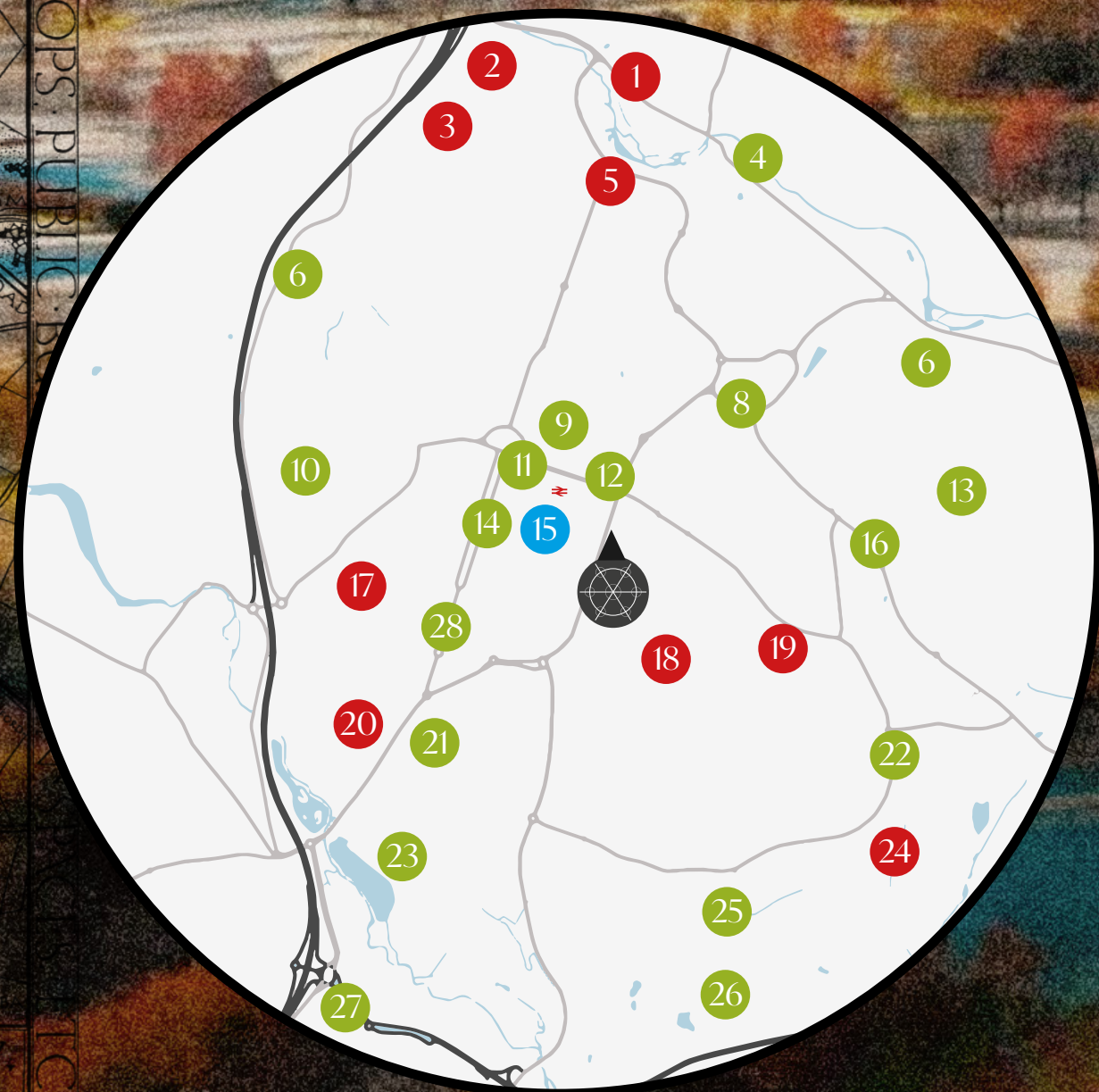
For sports fans, there are several golf clubs to choose from – Welwyn Garden City Golf Club is local Sir Nick Faldo's home club – and there are rugby, cricket, tennis and football clubs.



# BEST of both WORLDS

Welwyn Garden City is well connected. It's just minutes from the A1 and you can hop on trains to London or up to Peterborough, with connections to the North East and Scotland. Living here means easy access if you need to commute, although staying local is a good option and there's convenient shopping plus great schools.

Then on days off there's the rolling Hertfordshire countryside to explore and excellent leisure facilities. Who wouldn't enjoy learning to snowboard at the largest ski centre for miles - or relaxing at a traditional country pub?



- 1 / Digswell Village Church
- 2 / Knightsfield School
- 3 / Monk's Walk School
- 4 / St Johns C Of E Primary School
- 5 / Harwood Hill Junior Mixed Infant & Nursery School
- 6 / The Red Lion
- 7 / Panshanger Golf Complex
- 8 / Screwfix
- 9 / Waitrose
- 10 / Welwyn Garden City Golf Club
- 11 / John Lewis
- 12 / Wickes
- 13 / Tesco Express
- 14 / Sainsburys
- 15 / **Welwyn Garden City Station**
- 16 / Morrisons
- 17 / Applecroft School
- 18 / Holwell Primary School
- 19 / Swallow Dell Primary School
- 20 / Stanborough School
- 21 / Better Ski & Board Centre
- 22 / The Grove
- 23 / **Stanborough Park**
- 24 / Commonswood School
- 25 / Hatfield & Crusaders Cricket Club
- 26 / Mill Green Golf Club
- 27 / Tesco Extra
- 28 / **The Howard Centre**





P R I N C I P L E P O I N T

P R I N C I P L E P O I N T

# TONY

a new vision on the horizon

A L D E N H A M R E S I D E N T I A L

J U S T N E W H O M E S



# get ♦ out ♦ there

A L D E N H A M R E S I D E N T I A L



Cycling, walking, sailing – they're all on offer in the parks and woodlands around town. Stanborough Park is 126 acres of countryside with two lakes, one that's home to a water sports centre where you can sail, kayak, canoe or try the latest outdoor favourites: open water swimming and paddleboarding. Walkers and cyclists can use the nearby disused rail trails, Ayot Greenway and Cole Green Way, to get outside in a safe and **traffic-free** environment. And if you just want a stroll there's the tree-lined grassland along Parkway and Howardsgate beside Coronation Fountain

## local *life*



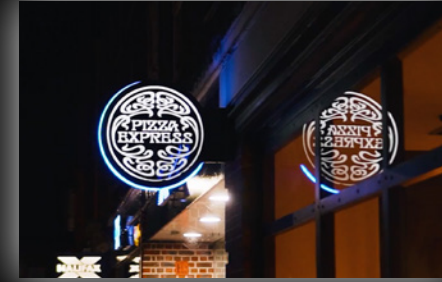
Sherrardspark Wood on the northern outskirts of town is an ancient woodland with wonderful walks all year-round, although autumn is especially colourful among the oak and hornbeam trees. The Commons in the southern outskirts is another ancient woodland with wildflower meadows, fens and ponds, while Tewinbury Nature Reserve to the east has bird hides with views over a lagoon and reedbeds. If you want to venture further there's the village of Lemsford on the River Lea with a nature reserve and 12th century mill.

J U S T N E W H O M E S





eateries



Home to some of the country's most **popular shops** and restaurants. From its John Lewis and Waitrose stores to CÔTE Brasserie and Bill's eateries, it has a lively downtown area – both day and night. The Howard Centre has high street staples such as Boots and

WH Smith, as well as favourites including Hotel Chocolat and Starbucks Coffee. Let's face it, you'll never go hungry here. From fish and chips to Indian, Chinese, Thai, Turkish and Italian restaurants plus traditional pub grub, there's **something for everyone**.

# vibrant lifestyle



retail



recreation





Fast trains leave for London Kings Cross from The Howard Centre in the heart of Welwyn Garden City as well as Welwyn North station, just outside town, with more trains linking to Moorgate and other north London Tube stations. Cambridge and surrounding towns such as Hatfield and Hertford are also easily reached by regular train services and the town's **impressive road links**. The A1(M) is minutes away, going south to London and the M25, and north to Peterborough, the North East and Scotland.

# ACCESS *all* AREAS

TRAIN STATION JUST 9 MINS WALK



3 MINS    13 MINS    23 MINS    24 MINS    26 MINS

HATFIELD    POTTERS BAR    HADLEY WOOD    NEW SOUTHGATE    FINSBURY PARK

ON the ROAD



5 MINS    8 MINS    20 MINS    60 MINS

A 414    A1    M25    CENTRAL LONDON



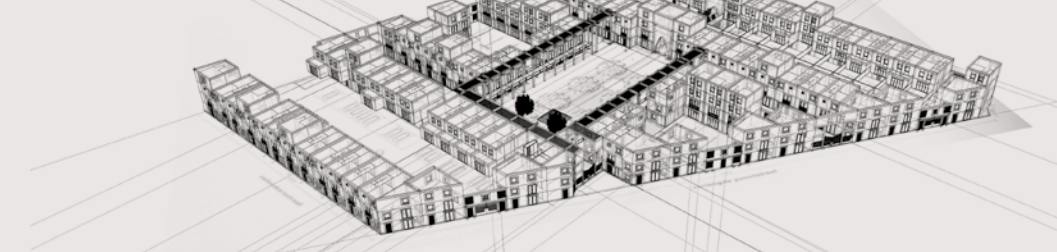
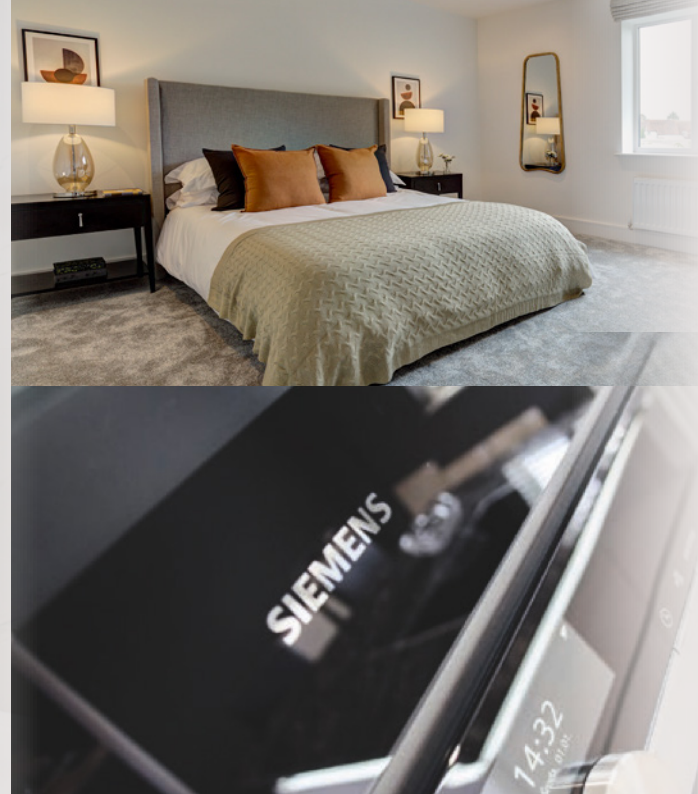
HEATHROW 40 MINS  
LUTON 29 MINS  
STANSTED 39 MINS



TAKE FLIGHT / 3 AIRPORTS CLOSE BY

There's not one but three airports within easy reach of Welwyn Garden City. You can **fly anywhere** in the world from London Heathrow, 40 minutes away via the M25, while Stansted and Luton airports are conveniently placed east and west, just 27 and 12 miles away. Fly to holiday hotspots all over Europe and north Africa from both Luton and Stansted, while flights from Heathrow will take you wherever you want – for business or pleasure.





# SPECIFICATION *and features*

## LIVING / DINING

- Recessed LED ceiling downlighters
- Ted Todd oak timber engineered wide plank flooring
- Wall mounted speakers ready for Sonos wifi system.
- Bedrooms
- Recessed LED ceiling downlighters
- Built-in wardrobes
- Carpets - neutral colour

## SECURITY AND ENERGY EFFICIENCY

- Entry TV screen supplied to each property
- Multi-point locking and spy-hole to all property entrance doors
- Smoke detectors in each property (mains operated with battery backup)
- Individual letterboxes within foyer

## GENERAL SPECIFICATION

- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- CAT 5 Cabling
- Wired for satellite
- Door frames, skirtings, architraves finished in white satin wood paint
- Built-in utility cupboard to some of the apartments
- Electric Underfloor heating system thermostatically controlled
- Heat recovery units to all apartments
- Wired for satellite and internet
- Guarantee and Tenure

All apartments come with 10 year ICW warranty. Apartments: 999 year lease. The specification is intended for guidance only and does not form any part of an offer or contract. The developer reserves the right to amend any part of this specification at any time.

## KITCHEN

- Wilson Fink premium designed German fitted kitchen with soft self closing devices
- Quartz stone worktops with glass upstands
- Stainless steel 1 bowl sink
- Brushed steel kitchen mixer tap with under mounted sink
- Siemens/Neff integrated fan assisted electric oven, induction hob and microwave
- Siemens/Neff brushed steel extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Washer/dryer
- LED lighting

## BATHROOMS AND EN-SUITES

- White sanitary ware Duravit
- Catalano Italian vanity cupboard below basin with slide out drawer, Matt finish and recess light
- Mirror wall mounted over basin with light
- Hansgrohe Handheld shower with wall bar and shower screen provided above baths
- Grohe Concealed cistern housing, toilet finished with marble mantle
- Chrome towel radiators in bathrooms and en-suites
- Bespoke low rise shower tray
- Glass shower screen
- Contemporary porcelain floor and wall tiles in all bathrooms and en-suites

Each of the *apartments*  
will be designed and built  
to *exacting standards*  
and will include;





# prep ♦ cook ♦ eat

A L D E N H A M R E S I D E N T I A L

J U S T N E W H O M E S

As well as top of the range **integrated Siemens/Neff appliances**, the stand-out feature of all the apartments is their extensive kitchen storage space. Soft self closing cupboards and drawers are plentiful, with matching doors to hide away the fitted fridge/freezer, washer/dryer and compact boiler. LED lighting under wall-mounted cupboards is a luxurious and practical touch, making food preparation on the quartz stone worktops even more pleasurable. There's a subtle but effective brushed steel extractor hood to banish cooking smells from the kitchen-diner and a choice of fan assisted electric oven, induction hob and microwave **for all your needs.**



Every home should have its own inner sanctuary and Principle Point apartments' bathrooms and en-suites provide a **spa-like experience** thanks to their clean lines and contemporary design. Porcelain floor and wall tiles, a marble finish and recess lighting creates a calm environment, whether you're having a quick shower before dashing out or relaxing in the bath after a busy day. Chrome towel radiators, glass shower screens and low rise shower trays provide an extra-sleek look and the below basin vanity cupboard with slide out drawer means there's **a place for everything**.

# soak *relax* unwind





dine  
chill  
enjoy

A L D E N H A M R E S I D E N T I A L

J U S T N E W H O M E S

It's your space for entertaining or getting away from the world, a place to put your feet up or party. The apartments' lounge-diner comes with oak timber engineered wood flooring and recessed LED ceiling downlighters that you can adjust to create the ambiance of your choice. All wired up for satellite TV and wifi, the CAT 5 cabling offers hi-speed connections and there are wall mounted speakers for Sonos wifi system. This is your space to cosy up, thanks to underfloor heating, or just chill out with the ones you love.



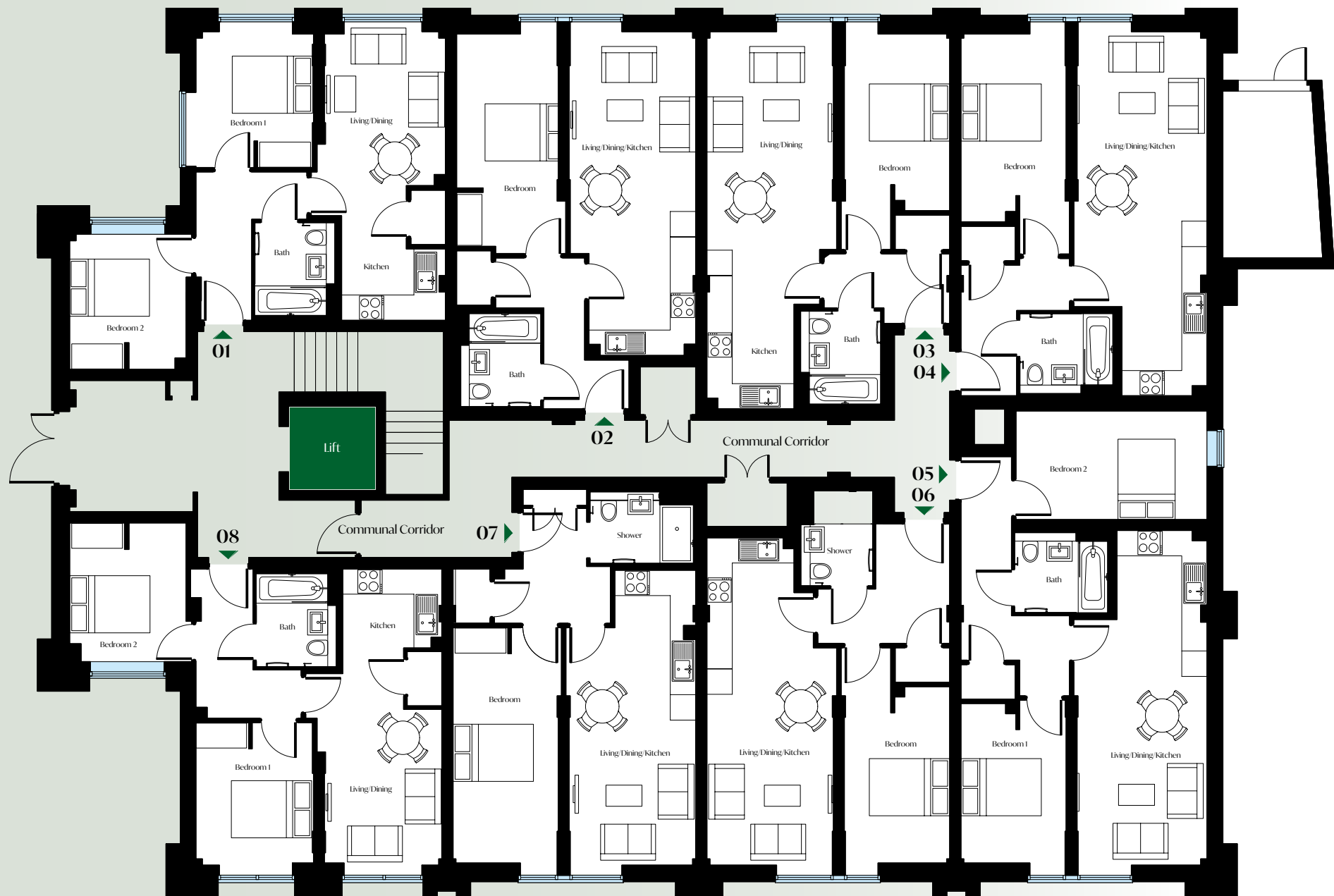


A L D E N H A M R E S I D E N C I A L

# visionary ♦ *focused* ♦ living

J U S T   N E W   H O M E S





Apt 01 / 511 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.8 x 3.6m |
| Kitchen       | 2.4 x 3.1m |
| Bedroom 1     | 2.7 x 3.1m |
| Bedroom 2     | 2.7 x 3.1m |
| Bathroom      | 1.7 x 2m   |

Apt 02 / 518 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.6m |
| Bedroom               | 2.4 x 5.1m |
| Bathroom              | 1.7 x 2m   |

Apt 03 / 515 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.9 x 5.1m |
| Kitchen       | 2 x 3.7m   |
| Bedroom       | 2.4 x 5.1m |
| Bathroom      | 1.7 x 2m   |

Apt 04 / 543 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 8.6m   |
| Bedroom               | 2.4 x 5.2m |
| Bathroom              | 1.7 x 2m   |

Apt 05 / 657 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 7.9m   |
| Bedroom 1             | 2.4 x 3.7m |
| Bedroom 2             | 4.5 x 2.5m |
| Bathroom              | 1.7 x 2m   |

Apt 06 / 508 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.7m |
| Bedroom               | 2.4 x 5.1m |
| Bathroom              | 1.6 x 2.1m |

Apt 07 / 514 sq ft

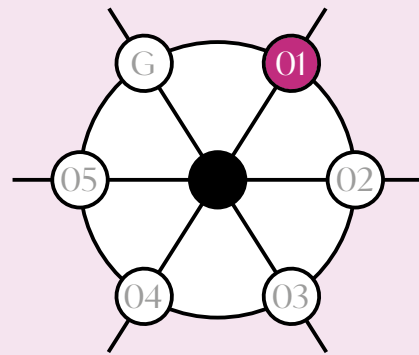
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 6.9m |
| Bedroom               | 2.4 x 5.4m |
| Bathroom              | 2.3 x 1.6m |

Apt 08 / 517 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.9 x 4.4m |
| Kitchen       | 2.3 x 2.4m |
| Bedroom 1     | 2.7 x 3.3m |
| Bedroom 2     | 2.7 x 3.2m |
| Bathroom      | 1.7 x 2m   |

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01



Apt 09 / 391 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.7 x 4.4m |
| Bedroom               | 2.7 x 3.7m |
| Bathroom              | 1.7 x 2m   |

Apt 10 / 336 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.2 x 4.6m |
| Bedroom               | 2.7 x 2.5m |
| Bathroom              | 1.4 x 2.1m |

Apt 11 / 360 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 5.5m |
| Bedroom               | 2.8 x 2.9m |
| Bathroom              | 1.4 x 2.1m |

Apt 12 / 467 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.9 x 4.4m |
| Kitchen       | 2.5 x 3.1m |
| Bedroom       | 2.4 x 4.4m |
| Bathroom      | 1.7 x 2m   |

Apt 13 / 523 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.9 x 5.1m |
| Kitchen       | 2 x 3.7m   |
| Bedroom       | 2.4 x 5.1m |
| Bathroom      | 1.7 x 2m   |

Apt 14 / 555 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.1 x 8.6m |
| Bedroom               | 2.4 x 4.4m |
| Bathroom              | 1.7 x 2m   |

Apt 15 / 668 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 7.9m   |
| Bedroom 1             | 2.4 x 3.7m |
| Bedroom 2             | 4.5 x 2.5m |
| Bathroom              | 1.7 x 2m   |

Apt 16 / 517 sq ft

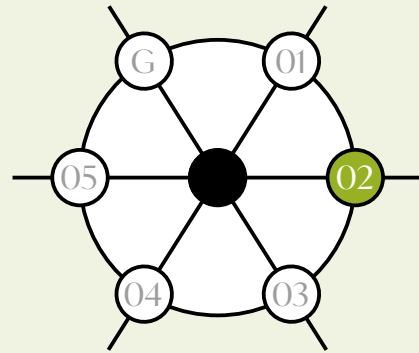
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.7m |
| Bedroom               | 2.4 x 5.1m |
| Bathroom              | 1.7 x 2m   |

Apt 17 / 555 sq ft

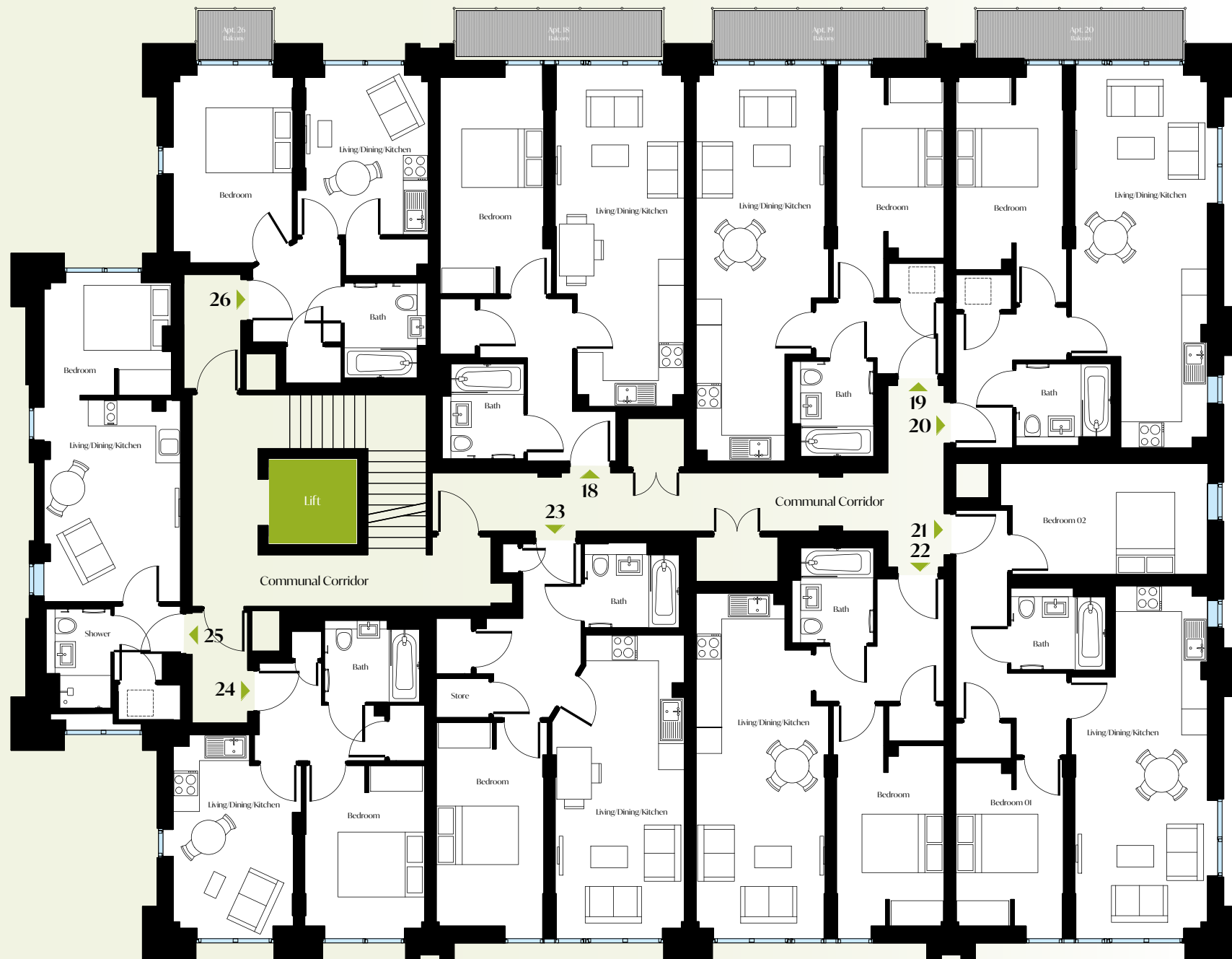
|               |            |
|---------------|------------|
| Living/Dining | 2.9 x 4.8m |
| Kitchen       | 2.4 x 4m   |
| Bedroom       | 2.4 x 4.6m |
| Bathroom      | 1.7 x 2m   |

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02



### Apt 18 / 528 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.6m |
| Bedroom               | 2.4 x 5m   |
| Bathroom              | 1.7 x 2m   |

### Apt 19 / 524 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 8.9m |
| Bedroom               | 2.4 x 5.1m |
| Bathroom              | 1.7 x 2m   |

### Apt 20 / 555 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 8.6m   |
| Bedroom               | 2.4 x 4.4m |
| Bathroom              | 1.7 x 2m   |

### Apt 21 / 670 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 7.9m   |
| Bedroom 1             | 2.4 x 3.7m |
| Bedroom 2             | 4.7 x 2.5m |
| Bathroom              | 1.7 x 2m   |

### Apt 22 / 516 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.7m |
| Bedroom               | 2.4 x 4.1m |
| Bathroom              | 1.7 x 2m   |

### Apt 23 / 520 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 6.7m |
| Bedroom               | 2.4 x 4.5m |
| Bathroom              | 2 x 1.8m   |

### Apt 24 / 391 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.7 x 4.4m |
| Bedroom               | 2.7 x 3.7m |
| Bathroom              | 1.7 x 2m   |

### Apt 25 / 341 sq ft

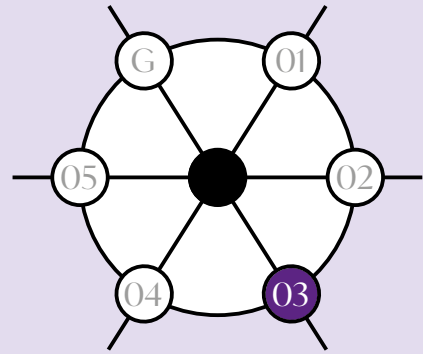
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.2 x 4.6m |
| Bedroom               | 2.9 x 2.6m |
| Bathroom              | 1.4 x 2.1m |

### Apt 26 / 396 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.8 x 3.6m |
| Bedroom               | 2.7 x 4.3m |
| Bathroom              | 1.7 x 2m   |

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03



**Apt 27 / 529 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.6m |
| Bedroom               | 2.5 x 5m   |
| Bathroom              | 1.7 x 2m   |

**Apt 28 / 525 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 8.9m   |
| Bedroom               | 2.5 x 5.2m |
| Bathroom              | 1.7 x 2m   |

**Apt 29 / 554 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.1 x 8.6m |
| Bedroom               | 2.5 x 5.2m |
| Bathroom              | 1.7 x 2m   |

**Apt 30 / 682 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.1 x 7.9m |
| Bedroom 1             | 2.5 x 3.8m |
| Bedroom 2             | 2.7 x 4.8m |
| Bathroom              | 1.7 x 2m   |

**Apt 31 / 517 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 7.7m   |
| Bedroom               | 2.5 x 5.1m |
| Bathroom              | 1.7 x 2m   |

**Apt 32 / 524 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 6.8m   |
| Bedroom               | 2.5 x 4.6m |
| Bathroom              | 1.7 x 2m   |

**Apt 33 / 393 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 4.5m |
| Bedroom               | 2.7 x 3.7m |
| Bathroom              | 1.7 x 2m   |

**Apt 34 / 347 sq ft**

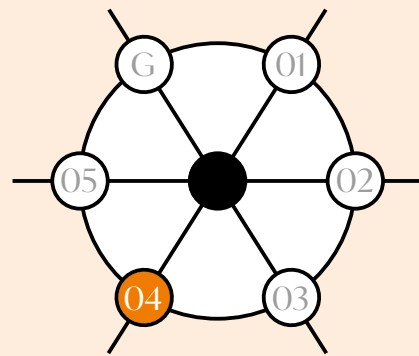
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.2 x 4.7m |
| Bedroom               | 2.5 x 2.9m |
| Bathroom              | 1.4 x 2.1m |

**Apt 35 / 399 sq ft**

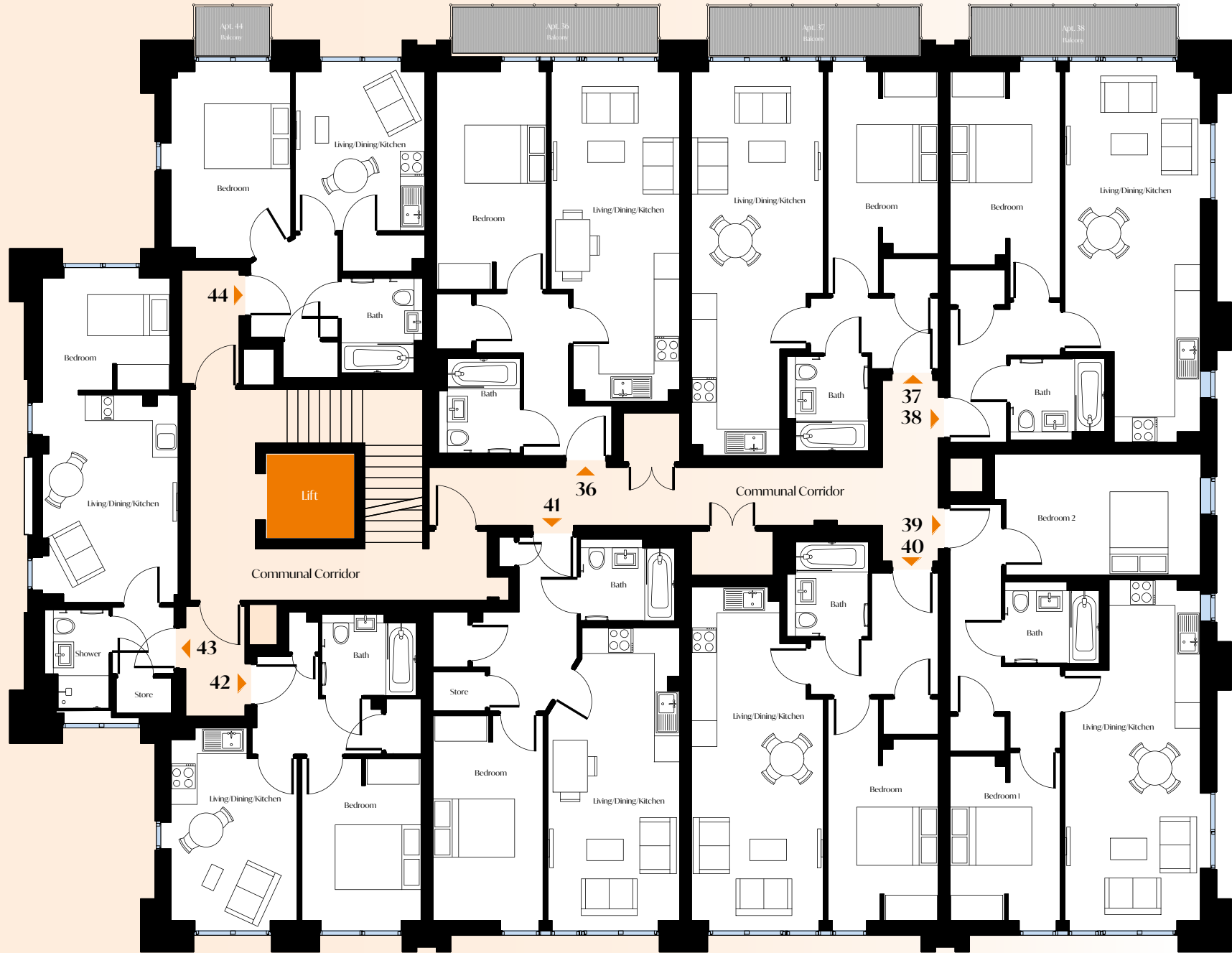
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 4.6m |
| Bedroom               | 2.8 x 4.3m |
| Bathroom              | 1.7 x 2m   |

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04



**Apt 36 / 529 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 7.6m |
| Bedroom               | 2.5 x 5m   |
| Bathroom              | 1.7 x 2m   |

**Apt 37 / 525 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 8.9m   |
| Bedroom               | 2.5 x 5.2m |
| Bathroom              | 1.7 x 2m   |

**Apt 38 / 554 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.1 x 8.6m |
| Bedroom               | 2.5 x 5.2m |
| Bathroom              | 1.7 x 2m   |

**Apt 39 / 682 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.1 x 7.9m |
| Bedroom 1             | 2.5 x 3.8m |
| Bedroom 2             | 2.7 x 4.8m |
| Bathroom              | 1.7 x 2m   |

**Apt 40 / 517 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 7.7m   |
| Bedroom               | 2.5 x 5.1m |
| Bathroom              | 1.7 x 2m   |

**Apt 41 / 524 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3 x 6.8m   |
| Bedroom               | 2.5 x 4.6m |
| Bathroom              | 1.7 x 2m   |

**Apt 42 / 393 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 4.5m |
| Bedroom               | 2.7 x 3.7m |
| Bathroom              | 1.7 x 2m   |

**Apt 43 / 347 sq ft**

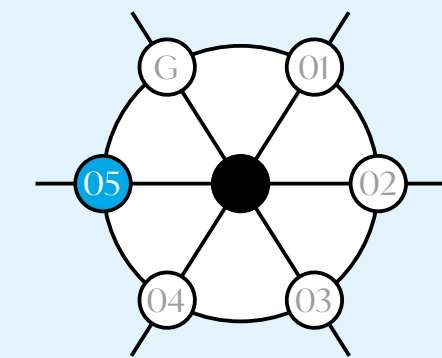
|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.2 x 4.7m |
| Bedroom               | 2.5 x 2.9m |
| Bathroom              | 1.4 x 2.1m |

**Apt 44 / 399 sq ft**

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 2.9 x 4.6m |
| Bedroom               | 2.8 x 4.3m |
| Bathroom              | 1.7 x 2m   |

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05



### Apt 45 / 431 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.6 x 6.4m |
| Bedroom               | 2.5 x 2.4m |
| Bathroom              | 1.4 x 2.1m |

### Apt 46 / 424 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 3.1 x 5.3m |
| Kitchen       | 2 x 3.2m   |
| Bed Area      | 2 x 3.2m   |
| Bathroom      | 1.4 x 2.1m |

### Apt 47 / 424 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 3.2 x 5.8m |
| Kitchen       | 1.8 x 2.6m |
| Bed Area      | 2 x 3.2m   |
| Bathroom      | 1.4 x 2.1m |

### Apt 48 / 544 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 2.7 x 6.4m |
| Kitchen       | 2.3 x 2.4m |
| Bedroom       | 2.8 x 5.3m |
| Bathroom      | 1.7 x 2m   |

### Apt 49 / 546 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 3.1 x 6m   |
| Kitchen       | 2 x 2.5m   |
| Bedroom       | 2.8 x 4.6m |
| Bathroom      | 1.7 x 2m   |

### Apt 50 / 543 sq ft

|                       |            |
|-----------------------|------------|
| Living/Dining/Kitchen | 3.5 x 6.7m |
| Bedroom               | 3.2 x 4.2m |
| Bathroom              | 1.5 x 2m   |

### Apt 51 / 689 sq ft

|               |            |
|---------------|------------|
| Living/Dining | 4.1 x 5m   |
| Kitchen       | 1.8 x 2.4m |
| Bedroom 1     | 2.7 x 5m   |
| Bedroom 2     | 2.4 x 3.5m |
| Bathroom      | 1.7 x 2m   |

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.



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“...Instead of redesigning the cities of today  
we should be trying to *build the cities of tomorrow...*”



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