



Kings Baptist Grammar Vision
Master Plan Report

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Version Control

Issue	By	Review	Date	Comments
-	BOB		18.03.22	For review
-	BOB	SM	01.05.22	Draft for review
-	BOB	SM	08.06.22	Final Master Plan

Background

DesignInc was engaged by Kings Baptist Grammar School in February 2022 to facilitate the development of a Master Plan for its school in Wynn Vale.

This Master Plan Report is a summary of the process undertaken, findings and suggested outcomes. It is intended to assist Kings Baptist Grammar School through a series of projects over the next ten years, within the context of a longer-term vision for the campus. It seeks to guide improvements to the School, and its learning environments specifically, in line with goals that were established as part of this Master Planning process.

This Report has been prepared following engagement with the schools leadership team. Various meetings and workshops have been undertaken with leadership team at Kings Baptist Grammar's Middle School, Senior School including interactive workshops. All contributed to the SWOT analysis contained within this document, which in turn helped to define the Master Plan priorities.

'A King's student approaches the whole world as a source for discovery and a place to make their own contribution.'
– Kings Baptist Grammar School

The Middle and Senior learning spaces, specialist areas, staff facilities, learning support spaces and church are spread across the steep site in both single- and double-storey buildings.

The school has a strong focus on learning and achieves excellent educational outcomes, however segments of the current facilities are not conducive to contemporary teaching and student learning, particularly for the senior 10 and 11 cohort. For the remaining buildings learning happens mostly in dated classrooms with poor natural lighting, ventilation and connections to adjacent spaces. In their current configurations, they are inflexible and ineffective for team teaching, project based learning and blended learning.

Regardless, many of the spaces are easily adaptable and this Master Plan Report recommends that much of the existing buildings be retained and modified, rather than demolished in the short to medium term.

**'We are better,
together.'**

Kings Baptist Grammar School



History

Originally established in February 1983 as Tea Tree Gully Christian School through the vision of a community where the school and church can live, work, play and worship.

Founded through passionate negotiation and planning by members of the Tea Tree Gully Baptist Church, the school opened with a total of 38 students. The schools reputation inevitably allowing their rate of growth to triple in coming years and eventuating into the expansion of the campus across the site. The Wynn Vale Campus , renamed to Kings Baptist Grammar School officially opened on the 7th of February. 1989.

More recently, a second campus has been established at Mt Barker an continues to grow the school community.

‘Where people can work together with journeys intertwined to empower each other, from staff and students to their parents and our local community.’

Kings Baptist Grammar School

Faith

As South Australia’s only Baptist School Kings Baptist Grammar School has anchored its values around their dedication to faith, empowering and connecting their community through their faith in God. ‘Visio Fidei - The Vision of Faith the motto proudly displayed on the schools emblem that encapsulates the entire school ethos.

The schools focus on living out in practice of its vision of faith that extends to students, parents, families and communities and through its schools provides students with a learning environment that allows them to learn to be mentally, physically, spiritually and emotionally agile and resilient.

Kings Baptist Grammar School offers a strong Christian community where all can experience the love of God and be met with a breadth of opportunities.



The **Crown** speaks of Christ the King



The **Cross** speaks of Christ the Saviour



The **Shield** speaks of Faith in Christ



The **Book** speaks of the Word of God and of Learning



The **Orb** speaks of the Sovereignty of the Father



The **Dove** speaks of the Holy Spirit and of Worship



The **Athlete** speaks of Redeemed Mankind striving towards the Mark and of Physical Endeavour



School Strategy and Vision

Kings Baptist Grammar School defines themselves and their purpose a 'Kings Way' their practice of faith, through this faith have identified key leadership values that allow them to encourage an empowering and safe environment for individuals in partnership with families. Using these main pillars as the foundation in partnership with the Kings Community the school are able to provide an excellence in teaching and innovative child centered learning.

Accountable Leadership

'Being reliable, responsible and building trust with others by acting with Excellence and Integrity'

Pastoral Leadership

'Caring for the person is behind every decision, action and conversation by treating each other with Fairness and Respect.'

Servant Leadership

'Demonstrating Humility and Service by leading with empathy, awareness and a commitment to the growth of others.'

FAIRNESS

RESPECT

SERVICE

HUMILITY

EXCELLENCE

INTEGRITY

Master Plan Objectives

The current Master Plans has progressed with some fundamental project being delivered by Kings, including the new Middle School, the purchasing of property on Friendship Crescent and the King's Community Centre and ELC.

The change in education in south Australia to align with the eastern states, brining year 7 into high school is continuing to growth the student cohort through middle school and into senior school. As the construction of the Middle School comes to a close, the focus for the Wynn Vale campus shifts to the needs of senior school, and over aching identity of Kings Baptist Grammar School. Below is a summary of the objectives that now underpin the Master Plan;

'Where people can work together with journeys intertwined to empower each other, from staff and students to their parents and our local community.'

Kings Baptist Grammar School



STEM and Technology

In years to come, it is expected that the senior school curriculum will become more specialised, resulting a higher demand for laboratory spaces for the traditional sciences and in dry technology and innovation. The evolution of the STEM curriculum at Kings is ongoing, the master plan proposed to meet the immediate need and facilities in the mid to long term integration of Design, Technology, Home EC and Art.



Flexibility within a Framework

Key to the master plan is planning projects to ensure that each step in the master plan provides what is needed for the school to build an enabling environment that supports and honours every step of a student journey. This means, creating as much as practical a flexible framework that can adapt as curriculum develops or priorities change throughout the next 10 years.



Church and Faith

Consideration to enhancing the connection of the school to the King's Community Centre and Church is to frame the alterations and additions to the Friendship Crescent interfaces.



Arrival and Identity

Re-Orienting the school entrance to Friendship Crescent to provide a new identity and address through key projects in the master plan. Relocate the administration and school leadership more centrally to emphasise the 'One School' vision at Kings.



Pedestrian Safety and Traffic Flow

Provision of a new covered kiss and drop along Friendship Crescent to provide separation of the daily kiss and drop traffic of Keithcot Farm Primary school and Kings Baptist Grammar School.



Student Support and Health Services

Creation of spaces for health and allied health services within the school, and purposeful space for Student Diversity and senior school resource and study.



Sport and Recreation

To provide a Junior School spot court extension to the existing Gym, either fully enclosed or a covered outdoor area.



Junior School Hub

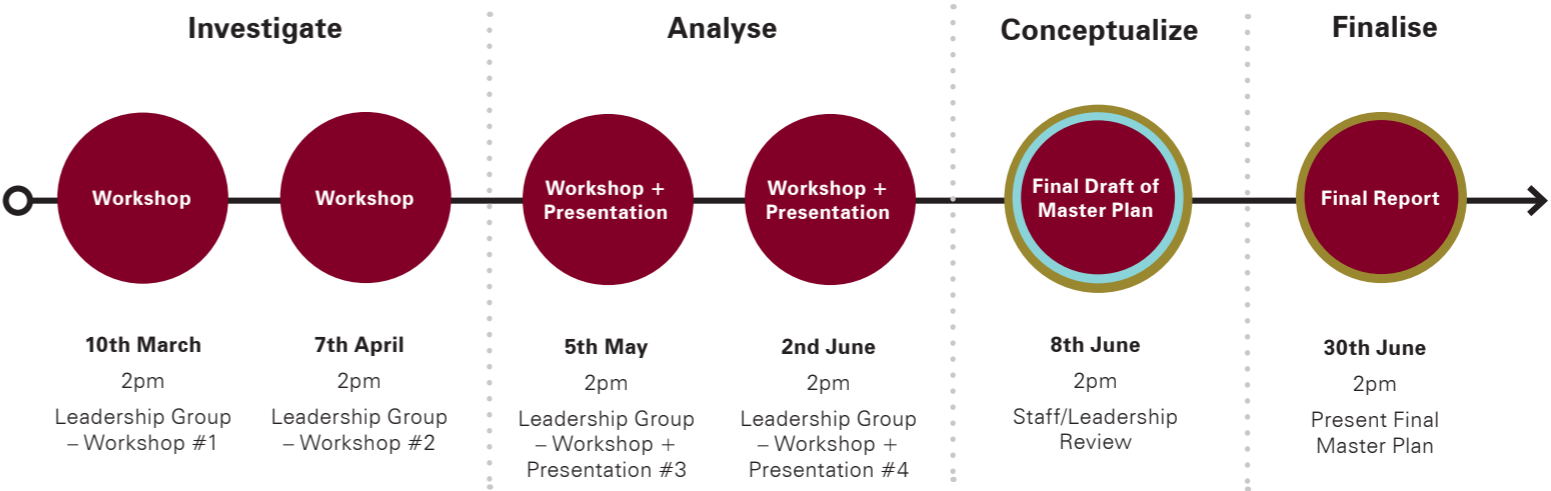
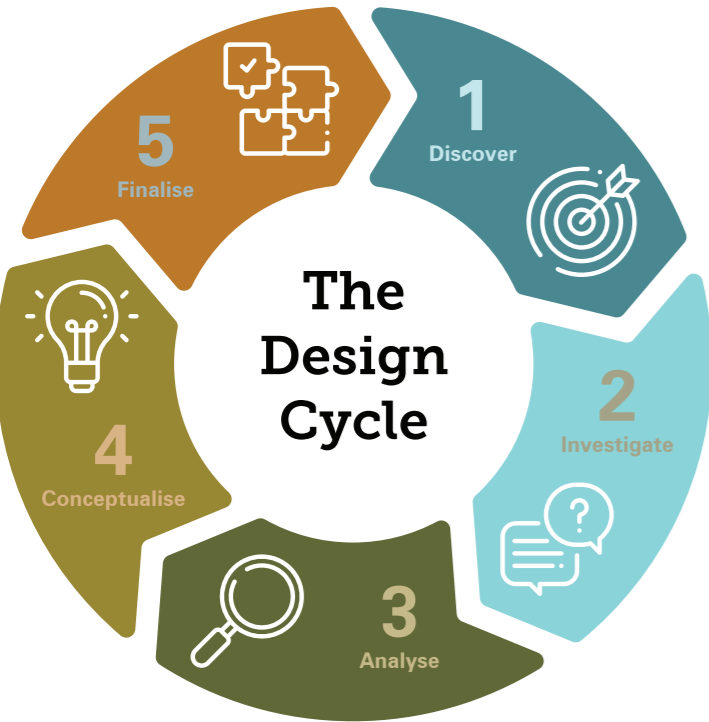
Create a Junior School resource hub adjacent the Junior school to better integrate this facility with the staff and student.

Steps in the process

In preparing this report, DesignInc will consult with the school community widely, including staff, students, parents, teachers, school leaders and board members.

After the initial conversations and emails with the leadership team, our first workshop was structured to capture a detailed snapshot of the school's current strengths and weaknesses as well as the mind mapping aspirational campus ideas for Kings Baptist Grammar School.

Within this session we gained valuable insight into the schools future values, how the school currently functions, what the school was doing well, and where it could improve. This session also assisted us to prepare an early draft of a SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis of existing facilities and buildings on the campus which helped understand where the School is now, and where you want to go into the future.



Steps in the process

DesignInc has employed the following methodology in the development of the updated Master Plan:



Discover + Investigate

Project Initiation

The first stage of the Master Planning process is to gain a baseline knowledge of the School, its facilities, context, curriculum and people.

- Detailed client briefing to understand further key School objectives and values
- Site familiarisation for the consultant team
- Review the existing buildings and site constraints and opportunities
- Assemble a team of representatives from the School with an interest in developing a master plan
- Briefing with the School and their representatives
- Complete a SWOT Analysis of the existing buildings and facilities within the School and surrounding area
- **Strengths** advantages that your School has over similar educational facilities
- **Weaknesses** areas that could be holding the School back from achieving goals
- **Opportunities** how can we make the School a better place
- **Threats** potential issues that we might come up against
- Consider the number of student enrolments and if this number is changing

The intent here is to understand where the School is now, and where you want to go into the future.



Analyse

Precinct Diagrams

Based on the information gained in Stage 1, the design team are then in a position to explore new solutions to existing problems and address the schools future needs. We will do this by providing a number of different options which create individual precincts within the school.

The precincts consider criteria such as:

- Educational pedagogy/delivery
- School values/identity
- Pedestrian flows through the site
- Traffic movement relative to pick up/drop off zones
- Safety
- Grouping together similar activities
- Identify solutions that work within the site constraints
- Ensure future development yields a coherent and logical flow and connectedness between facilities and spaces
- Consider the suitability of boarding and residential accommodation on the campus
- Investigate the enhancement of outdoor recreation spaces; both active and passive

Stage 2 is a good opportunity for the key representatives from the school to provide feedback on these ideas prior to their refinement into a preferred master plan.



Conceptualise

Concept Development

This next stage will include a more detailed analysis of the individual areas within the various precincts of the School.

We will give consideration to opportunities to expand or re-purpose existing buildings, and detail how proposed new buildings would be established within the site. The concepts developed will be flexible enough to facilitate the changing needs of the School throughout the years.

In particular, we understand that the School requires the following items to be considered:

- Rationalise pedagogical functionality of all buildings
- Explore use of available outdoor recreation areas
- Rationalise facilities use and year level functions
- Encapsulate School's vision and faith identity
- Foster progressive, contemporary educational pedagogies
- Deliver a caring/inclusive community setting
- Improve street front presence
- Rationalise site access, security and wayfinding.



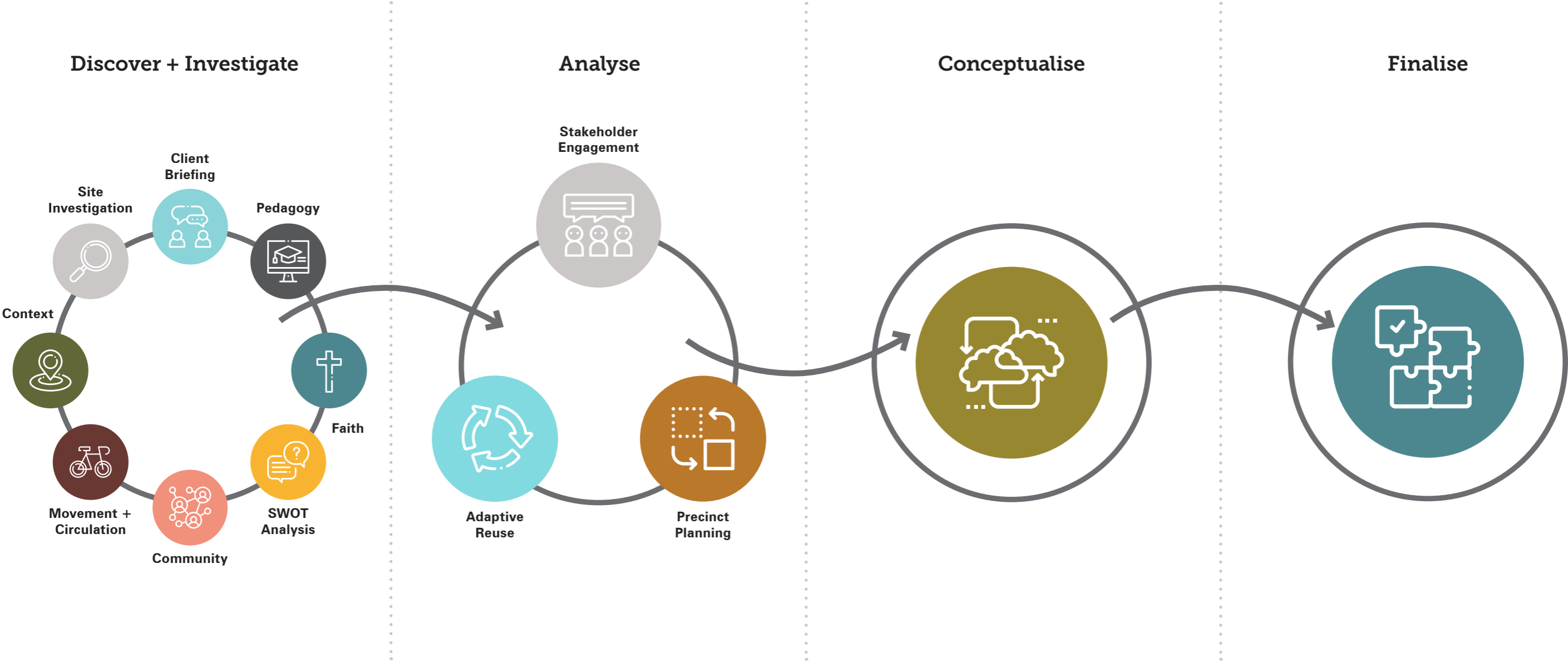
Finalise

The Final Master Plan

The final stage of this process is the completed Master Plan which should, as briefed, serve the School for the next five years. The completed Report should also address the following matters:

- Vision and objectives of the School
- Planning constraints to be addressed
- Educational outcomes being sought
- Nature of activities to be undertaken on the site
- Extent of activities including hours of operation, visitor and staff movements
- The extent of activities/hours of use outside normal operating hours by the School and community groups
- Current and projected staff and student numbers
- Consideration of projected student and staff numbers.
- Examination of the current utilisation rate of the site, whether there is a need for School expansion, and if so where that expansion can take place.

Consultation Process



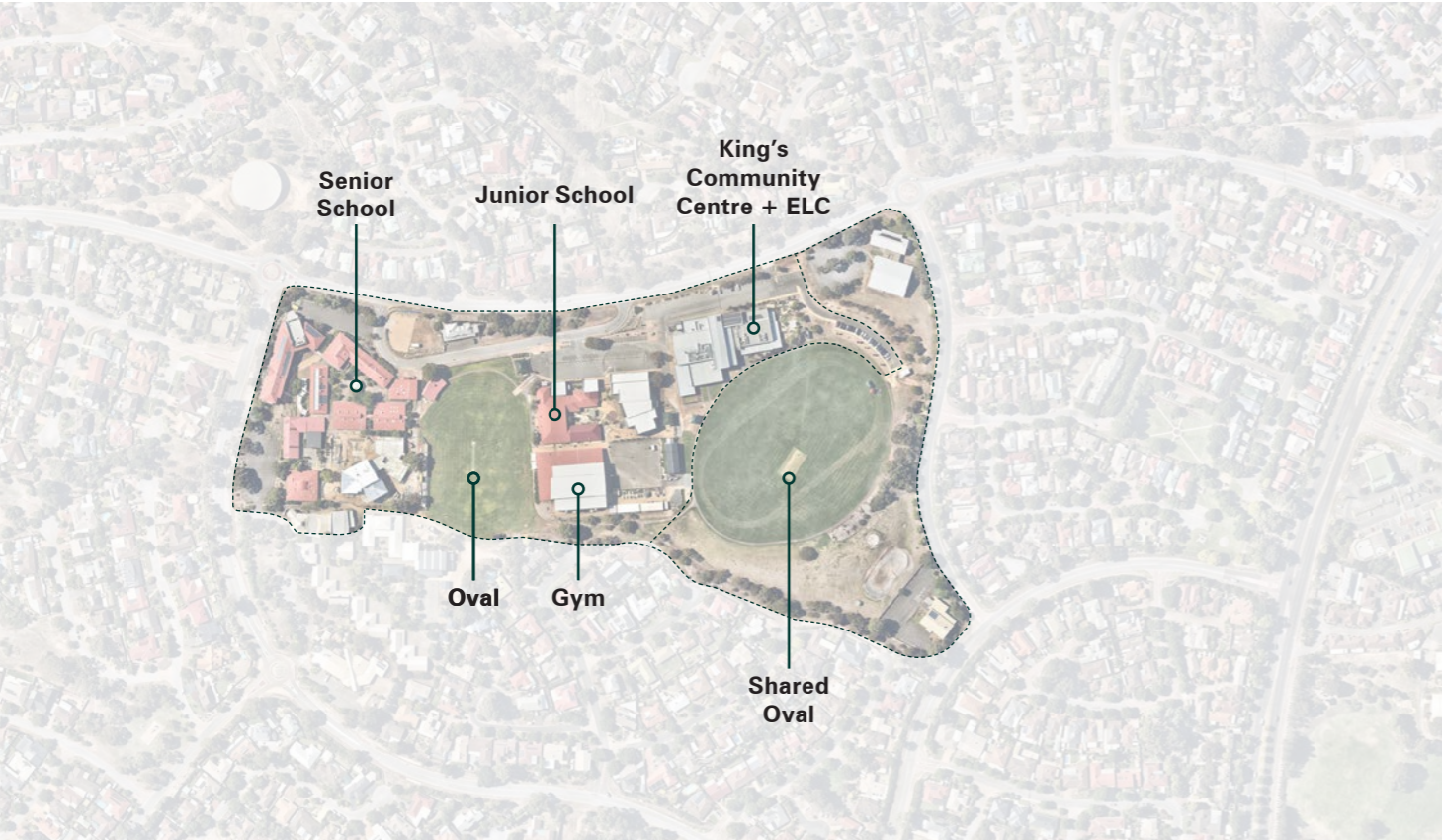
Location and Context

Location

Kings Baptist Grammar School's Wynn Vale Campus sits located in the Mount Lofty Ranges foothills in north-eastern Adelaide within the City of Tea Tree Gully local government area with the school campus located approximately 18km from Adelaide's CBD. The area remnants of important Aboriginal and European history and is recognized as a significant site for the Kurna people, the traditional owners of the land on which the School is built.

A rolling campus over approximately 26 acres of land offers unique views to the Adelaide Plains and Hills .Vehicular access to the site is via Keithcot Farm Drive and Wynn Vale Drive that continues onto Friendship Crescent.

The current primary approach to Kings Baptist Grammar School is from the Wynn Vale drive, an offshoot from The Golden Way and Keithcot Farm Drive.



Site Context

Currently the Wynn Vale campus is separated into 3 main precincts; Junior School, Middle School and Senior School. The Junior School is separated from the Middle School and Senior School by the main school oval. Adjacent the Junior school is the Gym and the Kings Community Centre, which is a shared facility with the Church.

The main entry to the school and administrative areas are situated along Keithcot Farm Drive within the Senior School. The Resource Centre, shared with Keithcot Farm Primary is located on the southern boundary between the two schools.

- 1

Student Diversity
- 4

Vacant
- 5

Vacant
- 6

2x Art Rooms
- 7

Lower : 4x Year 10 Classrooms
- 7

Above: 4x Year 11 Classrooms
- 8

Server Food + Tech
- 9

Tech
- 11

Vacant (OSHC)
- 12

Lower: Multi purpose + Media
- 12

Above: 4x Year 12 Classrooms + 4x Year 12 Study Hub
- 13

Lower: Admin + Theatre & Green Room
- 13

Above: Science + Theatre & Green Room
- 14

Middle School
- 15

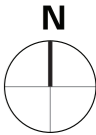
Early Years
- 16

Gym
- 17

Junior School
- 18

King's Community Centre + ELC
- 19

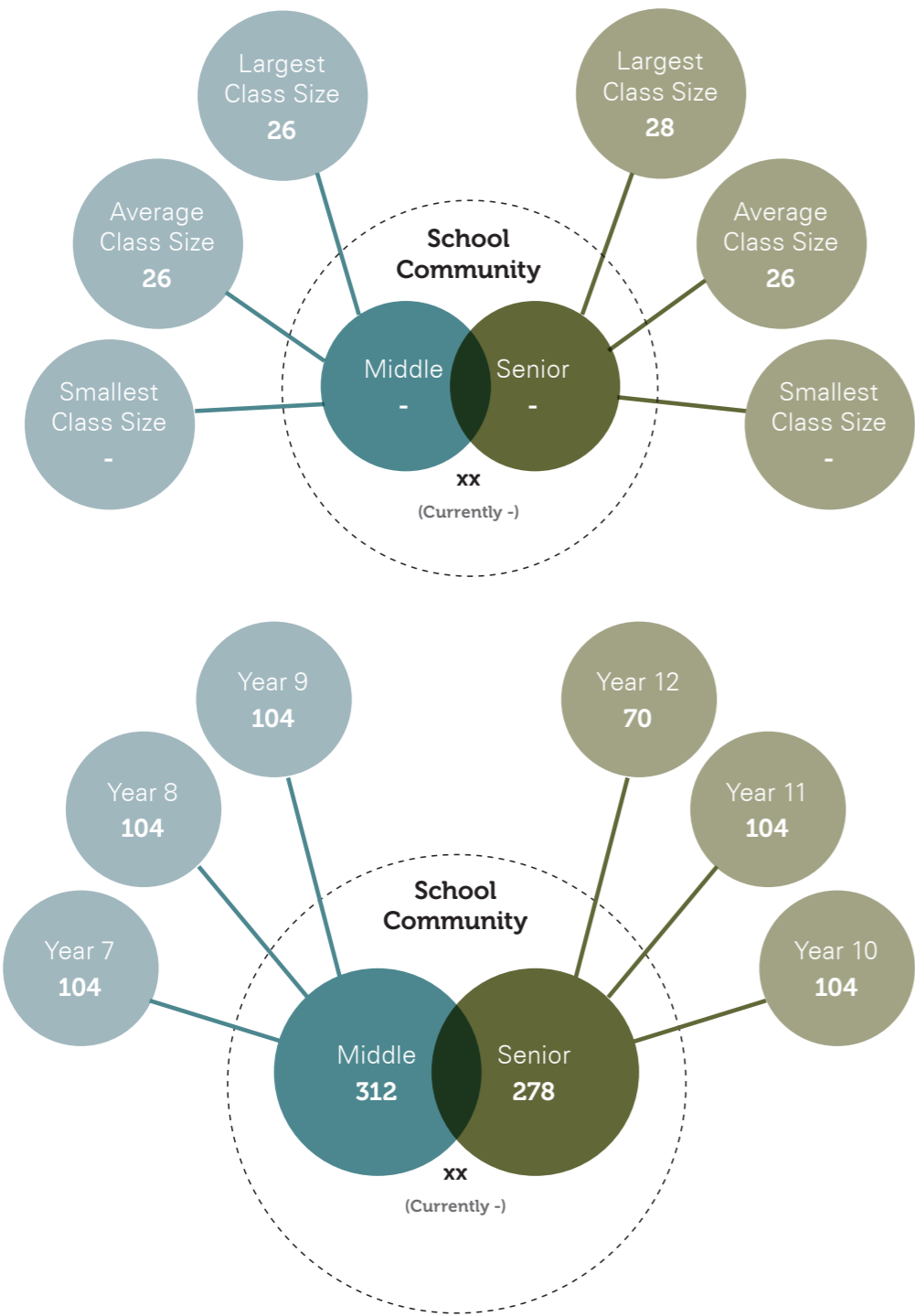
Friendship Crescent Property



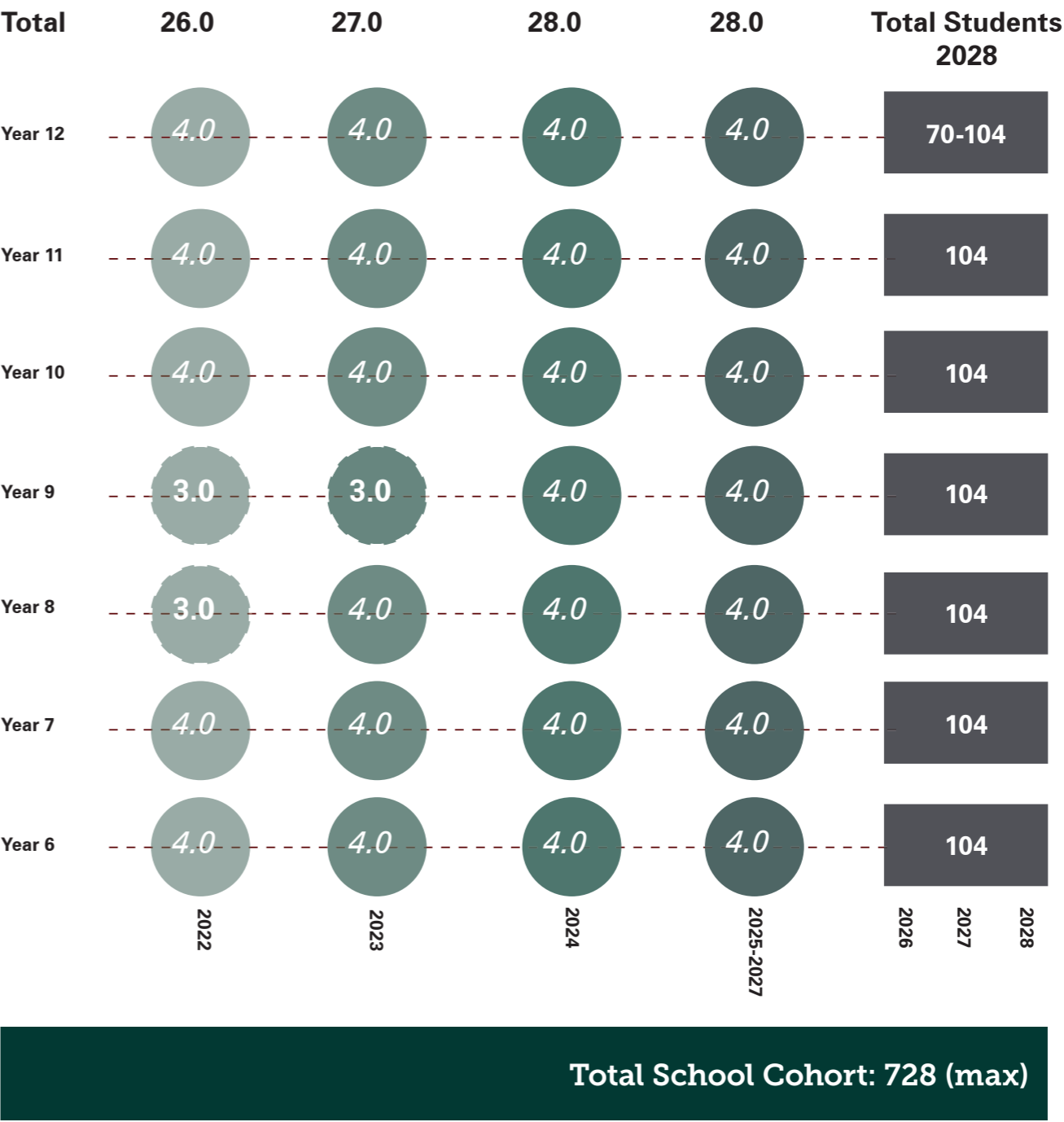
Student Cohort

The current Kings Baptist Grammar School student cohort was analysed and represented in the following diagrams with respect to discussions with key staff and various documents which looked at timetabling, subjects and class locations.

DesignInc was asked by the school to plan for a total cohort of 591 learners, which by current numbers, translated to 312 middle and 278 senior school students.



The diagram below demonstrates the expected growth through the years at Kings Baptist Grammar as the year 7 'bubble' moves through their journey at the school through to 2027.



Relevant Planning Controls

The Kings Baptist Grammar School campus sits within four zones within the City of Tea Tree Gully -

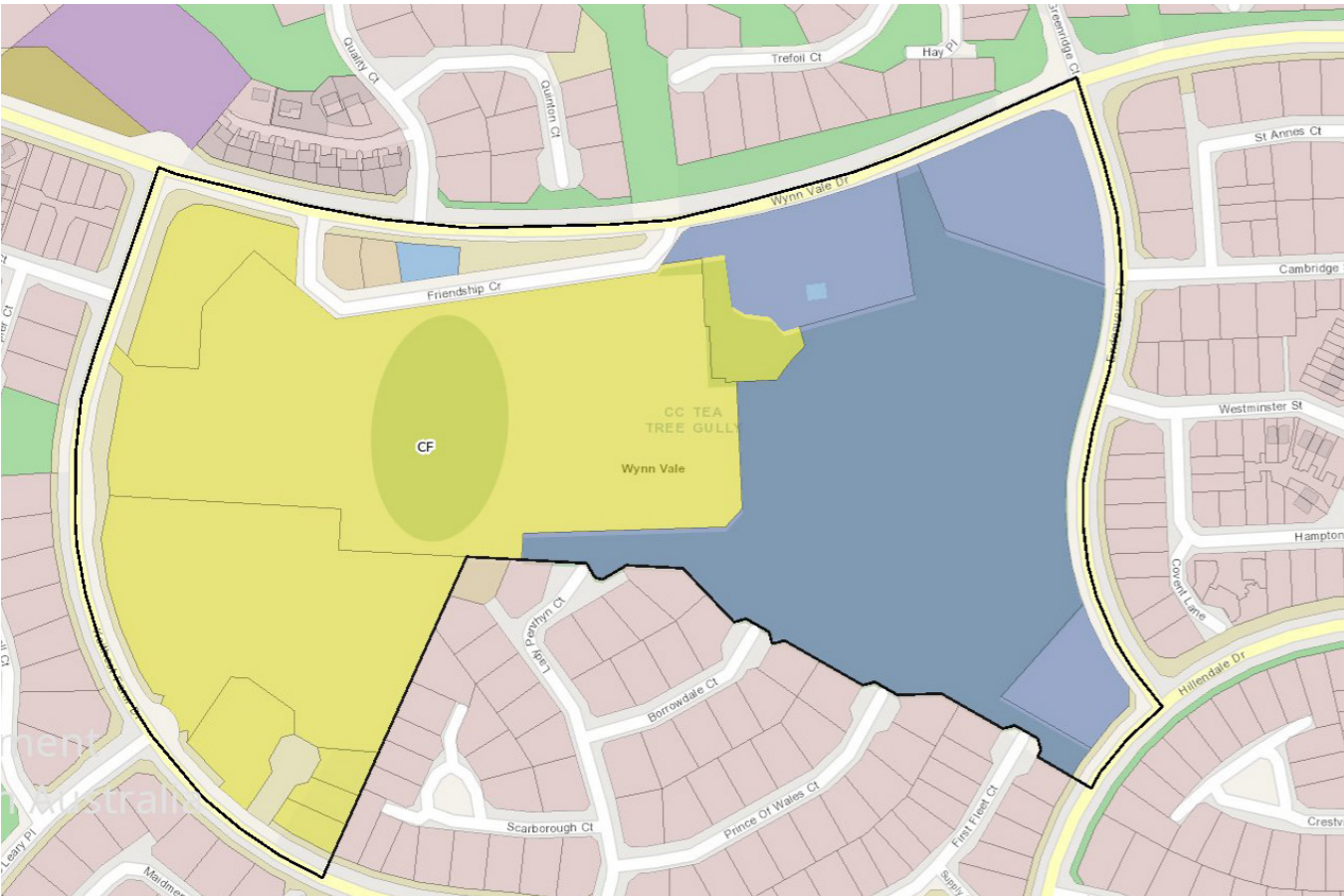
- LOT 3 FRIENDSHIP CR WYNN VALE SA 5127
- 1 FRIENDSHIP CR WYNN VALE SA 5127
- 3 FRIENDSHIP CR WYNN VALE SA 5127
- 93-95 WYNN VALE DR WYNN VALE SA 5127

A significant feature of this plan is its extensive area zoned as Community Facility that encompasses the site which is then surrounded by general neighbourhood.

As the expansion of existing community services including educational establishments is listed as a desired outcome for the site any work in this area is to be undertaken sympathetically to the deemed to satisfy guidelines, these include set-backs, building heights and building area restrictions.

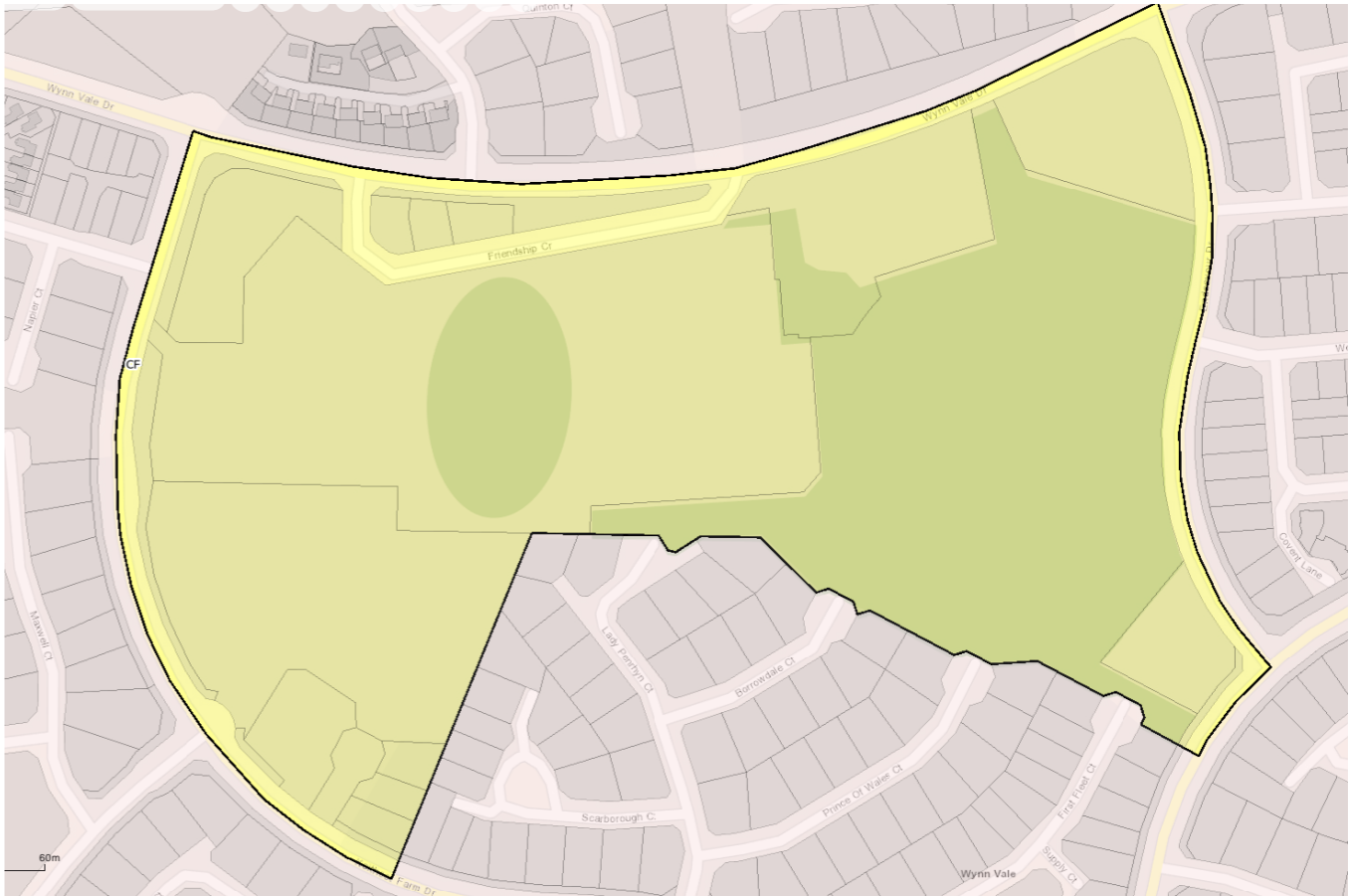
The Plan shows the School campus sitting in a Hazards Flood Area and Hazard flood area (Evidence required) which 'forms the basis for all planning and development control purposes'.

Land Use Generalised 2020

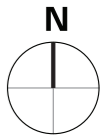


- Private Residential
- Education
- Recreation / Reserves
- Public Institution
- Utilities / Industry

Infrastructure, neighbourhood and Corridor Zones



- General Neighbourhood
- Community Facilities



Relevant Planning Controls

Natural Resources and Environmental overlay



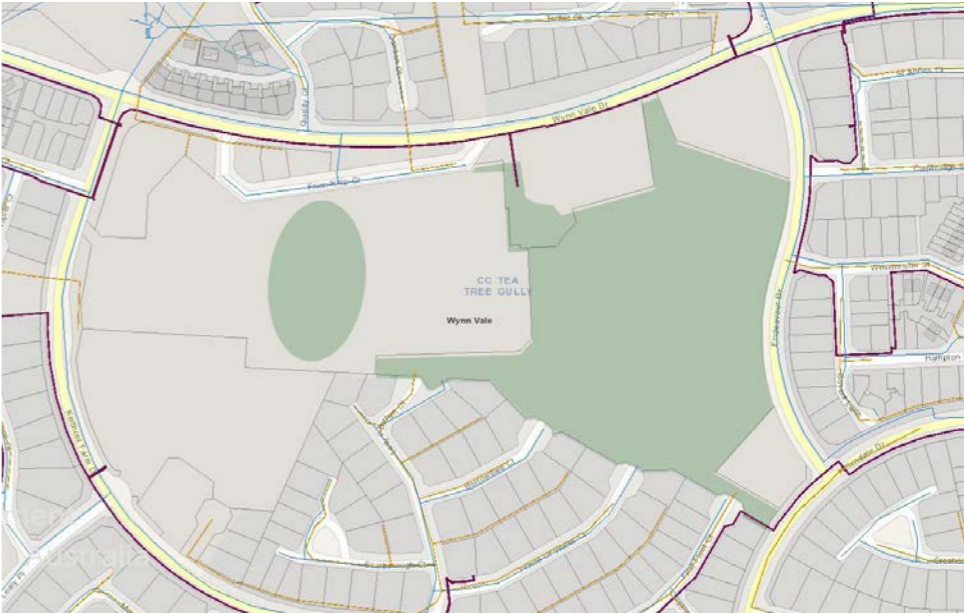
- Urban Tree Canopy zone
- Regulated and Significant Tree

Hazards Overlay

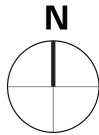


- Flooding Hazards (Evidence required)
- Flooding Hazards

Infrastructure



- Waste Water Gravity Main
- Water courses
- SAPN Subtransmission & high voltage Underground line
- Water Main



Building Condition Study

Level - Lower

- Existing
- Lower Levels
- Poor
- Fair
- Good
- 1

Student Diversity
- 4

Vacant
- 5

Vacant
- 6

2x Art Rooms
- 7

Lower : 4x Year 10 Classrooms
- 7

Above: 4x Year 11 Classrooms
- 8

Server Food + Tech
- 9

Tech
- 11

Vacant (OSHC)
- 12

Lower: Multi purpose + Media
- 12

Above: 4x Year 12 Classrooms + 4x Year 12 Study Hub
- 13

Lower: Admin + Theatre & Green Room
- 13

Above: Science + Theatre & Green Room
- 14

Middle School
- 15

Early Years
- 16

Gym
- 17

Junior School
- 18

King's Community Centre + ELC
- 19

Friendship Crescent Property



Building Condition Study

Level - Ground

- Existing
- Lower Levels
- Poor
- Fair
- Good

- 1

Student Diversity
- 4

Vacant
- 5

Vacant
- 6

2x Art Rooms
- 7

Lower : 4x Year 10 Classrooms
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Server Food + Tech
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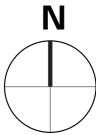
Early Years
- 16

Gym
- 17

Junior School
- 18

King's Community Centre + ELC
- 19

Friendship Crescent Property



Building Condition Study

Level - Main

- Existing
- Lower Levels
- Poor
- Fair
- Good
- 1

Student Diversity
- 4

Vacant
- 5

Vacant
- 6

2x Art Rooms
- 7

Lower : 4x Year 10 Classrooms
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Server Food + Tech
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- 14

Middle School
- 15

Early Years
- 16

Gym
- 17

Junior School
- 18

King's Community Centre + ELC
- 19

Friendship Crescent Property



Building Condition Study

Level - Upper

- Existing

Lower Levels

Poor

Fair

Good
- 1

Student Diversity
- 4

Vacant
- 5

Vacant
- 6

2x Art Rooms
- 7

Lower : 4x Year 10 Classrooms
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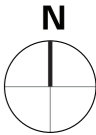
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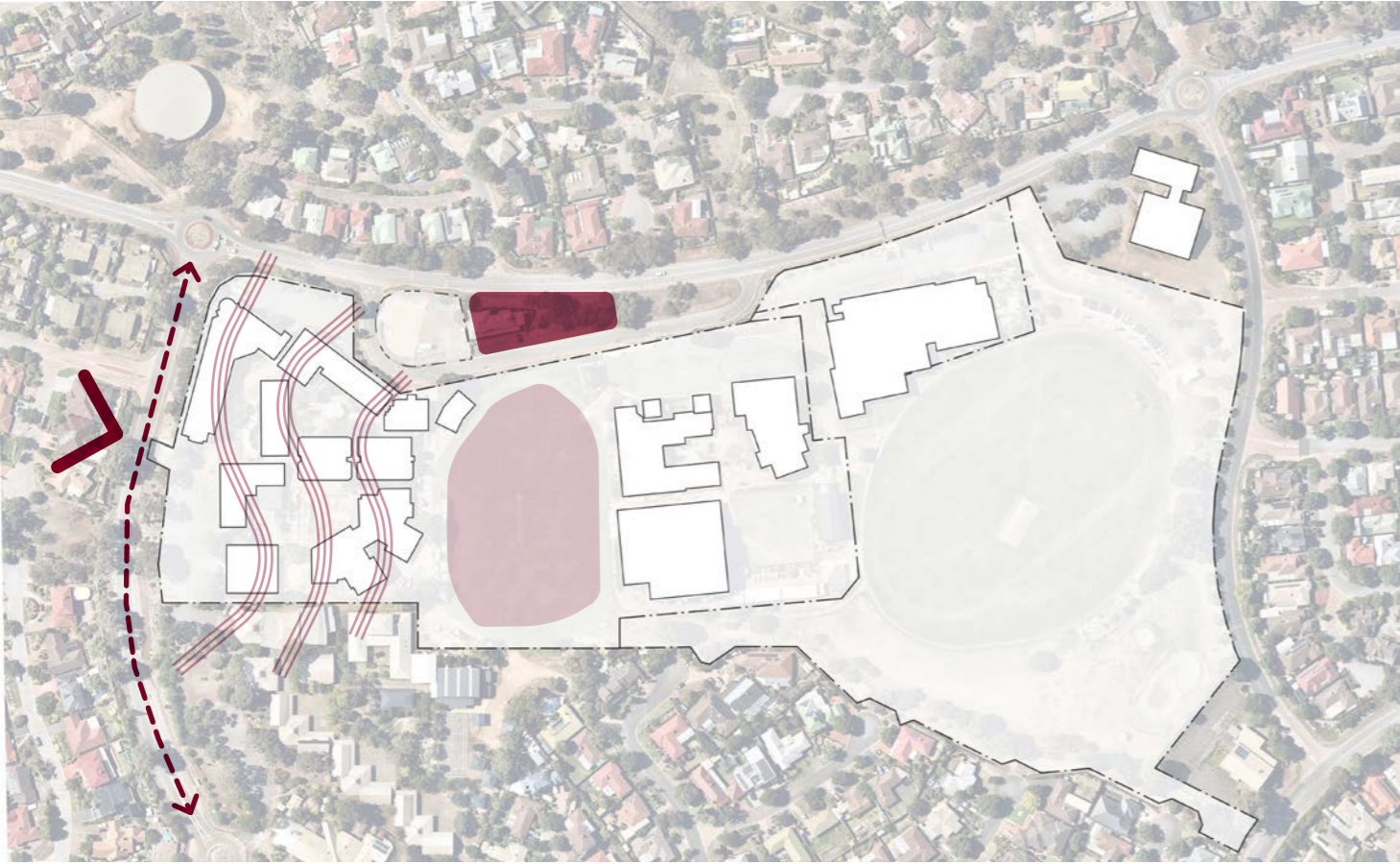
King's Community Centre + ELC
- 19






Friendship Crescent Property



Constraints and Opportunities






Constraints



-  Congestion at peak times
-  Disconnected schools by oval
-  Identity and address
-  Steep site for Senior School
-  Remaining future site for acquisition

Opportunities



-  Site views
-  New identity and address
-  Improved traffic flow
-  Kiss and drop and link to church / Junior School
-  Heart of Senior School outdoor recreation space

SWOT Analysis Summary



Strengths

- Junior & Middle School in excellent condition
- Ability to attract high quality staff
- Opportunities in curriculum & e-curriculum
- Only Baptist School in Adelaide
- Great Leadership Team
- Only ELC to 12 on one campus in area
- Reputation
- Reputation in academic performance and pastoral care
- Multiple entry points through ELC, Reception, 6, 10
- Strength of association with the Church & Community
- Views, location



Weaknesses

- Aging facilities in senior school
- Being insular as the only Baptist School in SA
- Lack of Health Care Centre, or staff with capabilities
- Current Music Spaces, not all appropriate for use
- Server Location
- Specialist Spaces aging/not aligned with future pedagogy
- Class sizes in junior primary at 28pp
- Science Labs aging, under
- Library in wrong spot (shared with Keithcot Primary)
- Site steeply sloping
- Wayfinding
- Lack of Health Care Centre, or staff with capabilities



Opportunities

- Friendship Crescent Property Acquisition
- New curriculum potential
- Junior Library
- Senior Hub
- New modes of Delivery (eg. Hospitality Centre or other specialist training?)
- Connection with Industries. (ie Hospitality cafe.. Job Pathway support)
- Kings can set their own agenda in the Independent Schools space
- Adelaide Hills Connection, shared delivery modes? Specialist subjects
- One school two campus'
- Hills allows school to separate data backup offsite at each campus



Threats

- Competing needs and funding requirements for Wynn Vale & Mt Barker
- Inflation of construction cost
- Perception of being full, and deterring applications
- There are 4 other schools in the immediate area
- Underpinning Hills Campus as it grows.
- Stretched from recent capital development/ activity
- Faith based schools reputations dropping (Anti-Christian sentiment)
- Less connection to faith in decision making for enrolments
- High reliance on government funding.
- Change in Government funding strategy

Key Objectives for Wynn Vale Campus

Central to the Vision at Kings Baptist Grammar is the commitment to a One School campus, the perception of two schools at Wynn Vale is due to strong physical separation of the Junior and the Senior school. At this time all school administration and leadership are located in Block 13 on the western edge of the school.

King's Baptist Grammar 'One School' vision

- 1- Re-orientation of the School Main Entry to Friendship Crescent, rather than Keithcot Farm Drive, create a new identity and address for the school.
- 2- Provide a new entry plaza and pedestrian entry point, and pedestrian pathways to connect all areas of the school
- 3- Relocating the non-teaching functions to the Friendship Crescent site
- 4- Locating the administration building to the edge of the oval rather than in Block 13 which is the building furthest away from the Junior School.
- 5- Providing a permanent home for Student Diversity in a Central Location, such as the Resource Hub.
- 6- Create facilities for a medical centre within the school

Junior School

As previously described the Junior School and ELC facilities are in very good condition. The key objectives in the master plan relating specifically to the Junior School, centre around dedicated sports & resource facilities and improvements to the kiss and drop on Friendship Crescent. The steps in the master plan that facilitate the listed objectives are;

- Proposed addition to Gym of a Junior School sports court, either covered or as an extension the existing Gym
- Inclusion of a Junior School Resource Centre between the Junior School and the proposed sports court extension to the Gym.

Middle School

As previously described the Middle School at Kings will be completed in 2022, providing a new facility for the whole of Middle School. The key objectives in the master plan relating to the Middle School, centre around connection to the senior school, and improvements to the kiss and drop on Friendship Crescent. There are no specific objectives for Middle School at this time.

Senior School Precinct

- Provide a Senior school canteen with indoor and outdoor dining areas adjacent Senior school outdoor learning and central heart
- Provide a Senior School Hub for resources and student led study areas

Senior School General Learning Areas

The senior school is the main focus of the master plan, recent renovations to Block 12 have provided good general learning areas for year 12 and study spaces. The key objectives for general learning that relate the senior School general learning spaces are;

- Provide classrooms, staff spaces and breakout for year 10 and 11 in Block 4 and 5.
- Provide a long term solution for a senior school classroom precinct
- Include Senior School staff in a consolidated office area with amenities that is embedded in the Senior school.

Specialist Subjects

- Science: Provide additional science lab to meet increase demand in short term, Long- term upgrades to existing science laboratories and
- Allow flexibility for expansion of science teaching spaces in a purpose-built facility.
- Arts; Provide new art facilities and co-locate with design and technology
- Music: Provide new location for Keyboard lab and additional music teaching and practice spaces, long term objective to co-locate all music in Block 13.
- Technology: Co-location Design, tech and dry tech spaces into new facility. Allow flexibility for future changes in approach to the STEM and tech curriculum
- Home EC: Provide upgraded facilities for domestic and VET teaching including supporting general teaching for associated subjects.



Prioritisation

1	2	3	4
<p>Immediate 2022 – 2023</p> <p>Senior School Classrooms Student Diversity relocation Keyboard lab relocation New small Science Laboratory</p>	<p>Short Term 2023-2026</p> <p>'Kings Shop' building construction Music spaces in Block 13 Design, Art & Tech Building Administration Building Covered Walkway and Kiss and Drop Resource Hub/Student Diversity</p>	<p>Long Term 2025-onwards</p> <p>Senior School Classrooms and Staff Offices Junior School Resource Hub Junior School Sport Courts Senior School Canteen Acquisition of remaining Friendship Crescent</p>	<p>Not a Priority Pool</p>

Master Plan Overview

Taking into consideration the Key Objectives established for the Wynn Vale Campus, there were a number of important criteria for the master plan that have been considered in the final outcome;

- Reducing the scale of each stage to manage expenditure, and aloe for flexibility
- Allowing for flexibility in STEM and Technology as the curriculum develop
- Providing a new address and Identity for the school
- Retaining existing facilities in good condition for their maximum useful life.

Assumptions:

To allow the master plan to progress a number of assumptions have been made;

- It is assumed that changes to Friendship Crescent to provide Kiss and Drop, and additional parking will be supported by the local Council. Further discussions with The City of Tea Tree Gully will be required.
- No traffic study has been conducted as part of the master plan. We believe that the proposal to shift traffic form Keithcot Farm Drive to Friendship Crescent will have a positive impact to traffic flow to the local area.
- No detailed survey has been undertaken, it is assumed that as each component of the master plan is designed a detailed feature and level survey will be obtained by the school. The site is steeply sloping throughout the Senior School and proposed new Main Entry, the design of these areas will require a solution that will include ramps, stairs and terraced areas to provide accessible pathways across the school.

Staging Plans

Stage 1

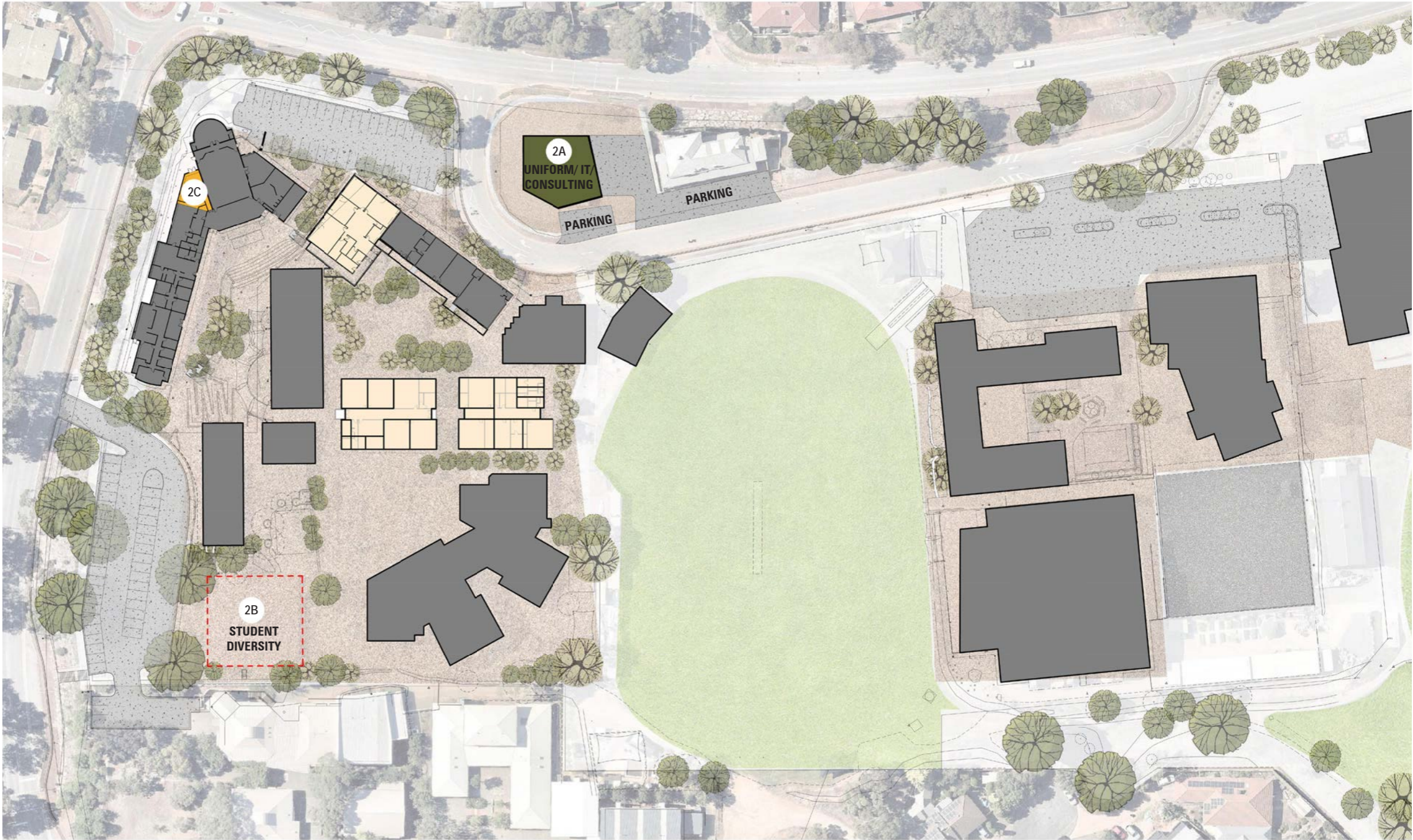
- 1A Re-furnishment of Building 5 for senior students
- 1B Re-furnishment of Building 4 for senior students
- 1C Re-furnishment of Building 7 into Music and Practice rooms +Student diversity



Staging Plans

Stage 2

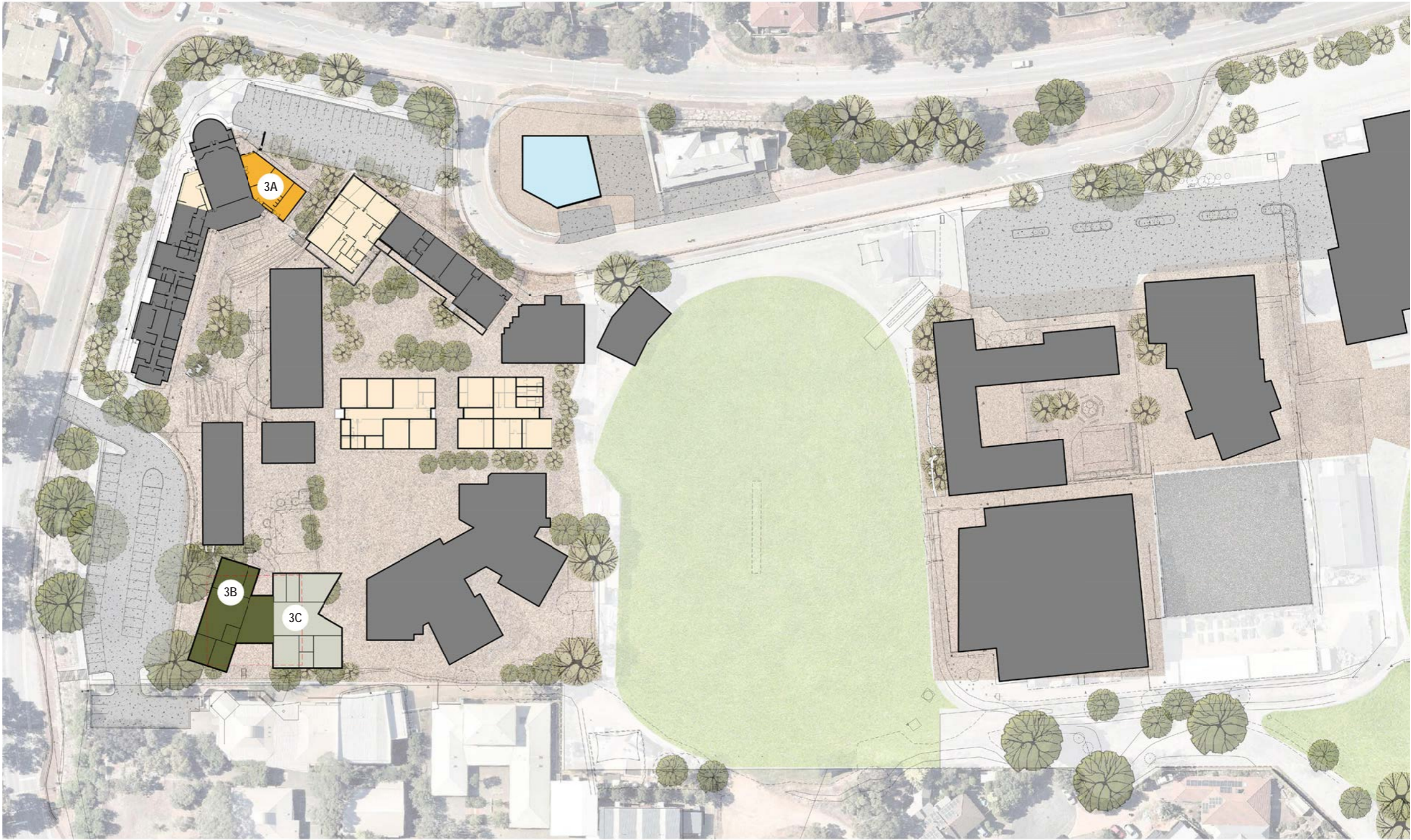
- 2A Addition of Uniform + IT + Consulting Building and car park
- 2B Demolition for Building 1
- 2C Re-furnishment of Building 13 Level 2 Science Lab



Staging Plans

Stage 3

- 3A Re-furnishment of Building 13 into Music and Practice rooms
- 3B Addition of Tech Building
- 3C Addition of Food Tech Building



Staging Plans

Stage 4

- 4A Addition of Admin and Medical Building
- 4B Addition of covered walkway, Kiss and Drop and development of Friendship Crescent Parking
- 4C Demolition for Building 6, Building 8, Building 9 and Building 11



Staging Plans

Stage 5

- 5A Demolition for Building 7
- 5B Re-furnishment of Ground Floor Building 13 into Keyboard Room
- 5C Re-furnishment of Ground Floor Building 13 into 4 Senior School classrooms



Stage 6

- 6A Addition of Resource Hub and Student Diversity Building
- 6C Demolition of Building 4
- 6D Re-furnishment
- 6E Science



Staging Plans

Stage 7

- 7A Addition of Canteen
- 7C Junior School Hub
- 7D Junior School Sports Court
- 7E Acquire property on Friendship Crescent for school use
- 7F Addition of Dry Tech and Science Labs



Final Master Plan

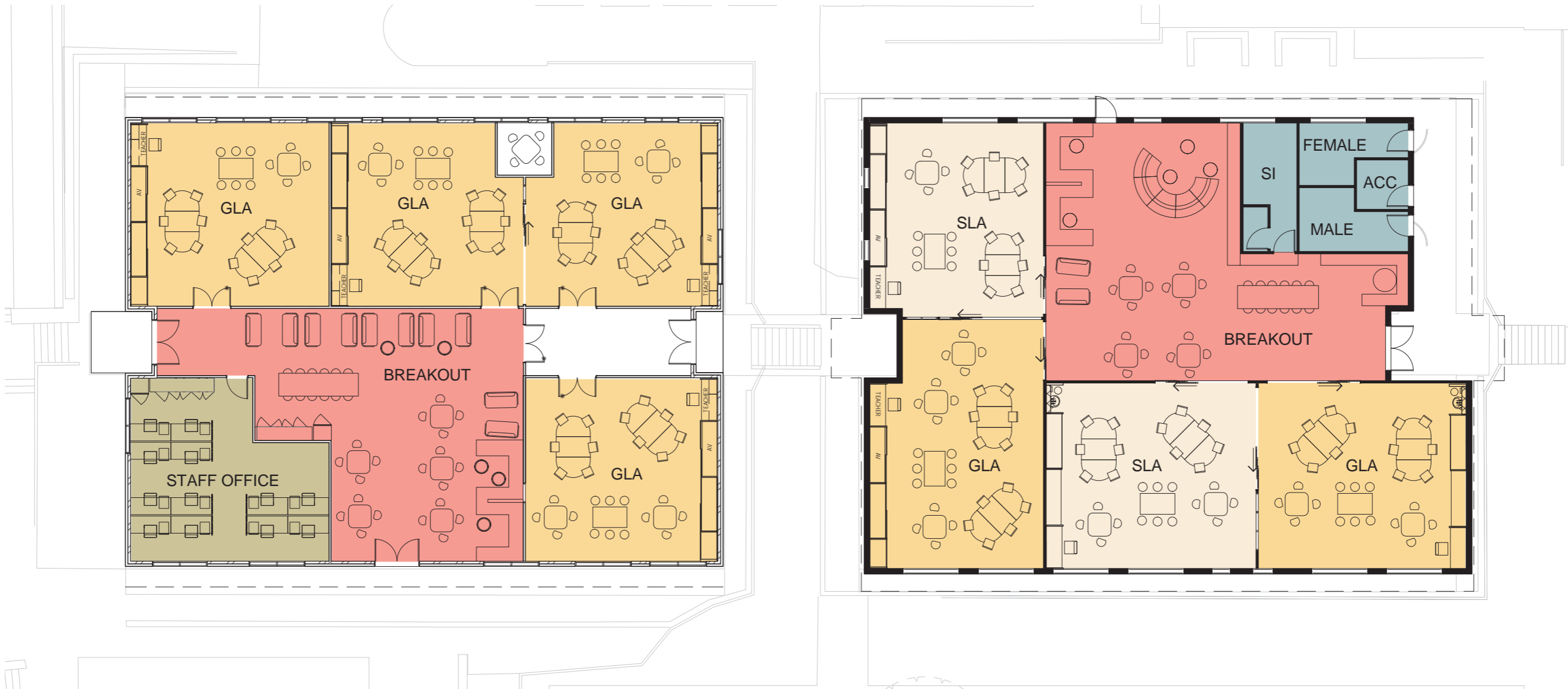
- 1 Uniform / IT / Consulting
- 2 Friendship Crescent Property Acquirement
- 3 Music
- 4 Science Labs
- 5 Admin / Medical
- 6 Stem SLA's
- 7 Senior Hub
- 8 Canteen
- 9 Resource Hub / Student Diversity
- 10 Senior GLA's
- 11 Middle School
- 12 Tech
- 13 Food Tech
- 14 Early Years
- 15 Junior School
- 16 Kings Community Centre / ELC
- 17 Gym
- 18 Junior School Hub
- 19 Junior School Sports Court



Re-furnishment Plans

Block 5

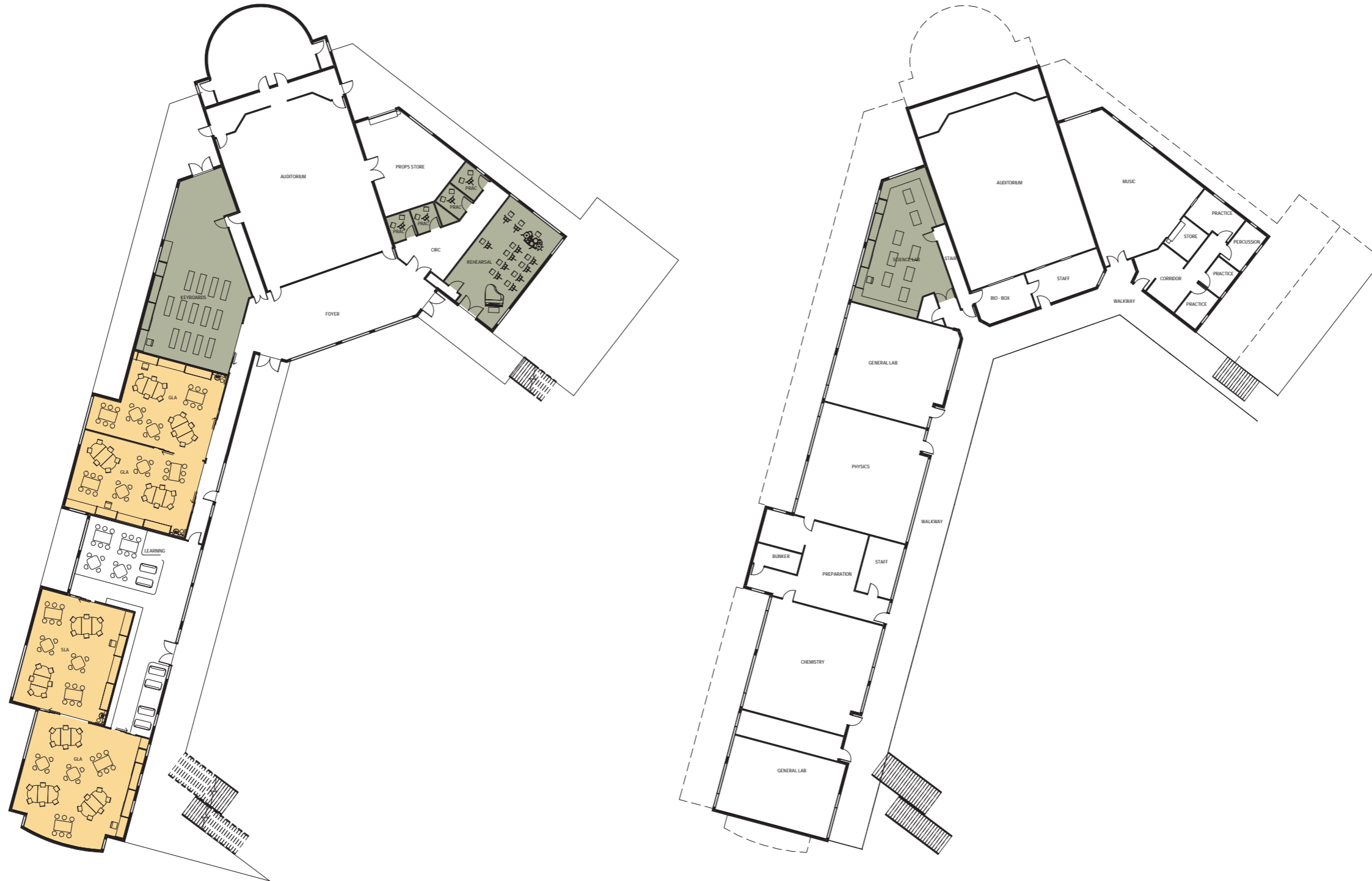
Block 4



Re-furnishment Plans

Block 7





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