

NEIGHBOURHOOD

PLANS & DESIGN



GALLERY

REGISTER

THE ROAD TO DISCOVERY BEGINS HERE.

115 sustainably built view homes join the vibrant urban mix of Central Lonsdale.

NEIGHBOURHOOD



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GALLERY



VIEWS



MEET THE TEAM

VISIT THE PRESENTATION CENTRE

604.980.9949



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15
WEST

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DISCOVER A NEW SIDE OF THE CITY.

Just minutes from Downtown. Living in Central Lonsdale puts you in touch with the urban vibrancy you crave and the untouched nature you love. At 15 West, you can discover all this and more.

NEIGHBOURHOOD GALLERY



LOCATION MAP



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DISCOVER A NEW STANDARD.

15 West takes its architectural inspiration from its spectacular surroundings. Its 18 storey structure of steel and glass will mirror the grandeur of the city's mountain backdrop, while warm, wooden soffits, a natural stone entry feature and a reflecting pond wrap 15 West in a sophisticated West Coast facade. At 15 West, true elegance has found a home.

FLOORPLANS



FEATURES



VIEWS



INTERIOR GALLERY



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SPECTACULAR VIEWS DEMAND A SPECTACULAR BUILDING

- Perfectly located on the edge of North Vancouver's "Central Lonsdale" high rise district – close enough to enjoy all the amenities of Lonsdale, but removed enough to escape the noise of the street.
- Panoramic harbour views across Burrard Inlet to Vancouver, Stanley Park and Georgia Strait; or dynamic views of the Lonsdale Corridor, the mountain vistas of the "Lions", and the North Shore's famous ski areas.
- Contemporary building design by award-winning IBI/HB Architects blends elegance with sustainability. 15 West homes feature large view windows and expansive balconies and decks. Green features include clean-energy hot-water heating from the Lonsdale Energy Corporation, green roofs which insulate the building and absorb storm water, low-flow fixtures, water wise landscaping, and energy efficient appliances.
- Developed by Citimark and Grosvenor Americas – two of Metro Vancouver's most highly respected developers both with a history of development excellence on the North Shore.

[ARCHITECTURE & DESIGN](#) | [AMENITIES](#) | [KITCHEN](#) | [BATH](#) | [SECURITY & WARRANTY](#)[FLOORPLANS](#)[FEATURES](#)[VIEWS](#)[INTERIOR GALLERY](#)[MEET THE TEAM](#)[VISIT THE PRESENTATION CENTRE](#)[604.980.9949](#)

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DISCOVER EVEN MORE SPACE TO ENJOY

- A calming reflecting pool greets you as you approach the prestigious 15 West entry and lobby, featuring expansive windows, and finished with designer furniture and art.
- On the ground level, "Club 15" offers a social lounge complete with seating areas; a wet bar; a well equipped gym; and a comfortable meeting room perfect for small events and large gatherings alike. Immediately outside Club 15 is a lush outdoor patio.
- A Podium Garden on Level 2 features benches and tables, raised bed community gardens, a kids play area, and a barbecue with a food preparation station.
- All homes have generous balconies or decks equipped with natural gas barbecue outlets.

ARCHITECTURE & DESIGN

AMENITIES

KITCHEN

BATH

SECURITY & WARRANTY

FLOORPLANS



FEATURES



VIEWS



INTERIOR GALLERY



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NEIGHBOURHOOD

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GALLERY

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THE KITCHEN YOU'VE DREAMED OF.

- Functional and spacious layouts with ample counter space and storage.
- Engineered wood veneer cabinetry with halogen under-mount task lighting and soft-close door & drawer hardware.
- 1.25" inch thick, single slab granite countertops with matching granite tile backsplash.
- Double-basin, under-mount stainless steel sink, German-made Grohe faucets with pull-out vegetable sprayer that pairs functionality with high style, and a built-in waste disposal system.
- Premium KitchenAid "Architect" Series appliances in Stainless Steel finish:
 - Full -size 36" refrigerator with French doors, bottom freezer and water dispenser.
 - Powerful five burner natural gas cooktop.
 - "Chef's wall" with Microwave and Convection Oven (broil, crisp and steam functions).
 - Quiet and energy-efficient dishwasher with front panel for a clean, integrated look.
 - Efficient slide out hood fan.

ARCHITECTURE & DESIGN

AMENITIES

KITCHEN

BATH

SECURITY & WARRANTY

FLOORPLANS



FEATURES



VIEWS



INTERIOR GALLERY



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BEYOND BEAUTIFUL BATHROOMS

- Luxurious limestone or marble countertops** with matching backsplash, and sleek under-mount sinks paired with Euro-style Danze wall-mount chrome faucets.
- Engineered wood veneer cabinetry is complemented by an elegant full counter width mirror and medicine cabinet(s)***.
- Frameless glass shower stalls have a ceramic tile wall surround, rain shower head and hand shower wand.***
- Acri-Tec deep soaker tub(s) with tiled apron and wall surround.
- Low-flow, dual-flush toilets conserve water.
- Oversized porcelain tile flooring, recessed pot lighting and a shower light offer great ambiance.
- Stylish Whirlpool Duet front-load washer and dryer hidden in conveniently located laundry closets.

** counter material based on selected interior style scheme.

***may not be available in all plan types.

ARCHITECTURE & DESIGN | AMENITIES | KITCHEN | **BATH** | SECURITY & WARRANTY

FLOORPLANS



FEATURES



VIEWS



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PEACE OF MIND, SAFETY & SECURITY.

- 2-5-10 year New Home Warranty from Travelers Guarantee.
- Key fob security at entrances.
- Video enter-phone at the lobby entry.
- Restricted elevator access for additional security.
- Secured underground parking and storage lockers with extra room for a bike.

ARCHITECTURE & DESIGN | AMENITIES | KITCHEN | BATH | **SECURITY & WARRANTY**

FLOORPLANS



FEATURES



VIEWS



INTERIOR GALLERY

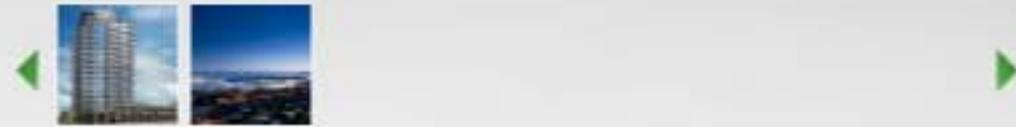


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 [BACK TO PROJECTS](#)

15 West

Location: [North Vancouver](#)

Developer: [Citimark](#)

15 West is a collection of 115 sustainably built view homes at the heart of Central Lonsdale with sweeping, picture perfect views. Here, treasures await in every direction: running, hiking and cycling trails are just minutes away. Restaurants and shops will satisfy every taste. And expertly designed, sustainably built homes are inspired by the elegance of the North Shore.



[VIEW WEBSITE](#)



15 West 144 West 15th Street, North

Vancouver Sleek, custom finishes and show-stopping

Views **Michelle Hopkins**

Province

Sunday, February, 12, 2012



The outlooks from the homes in the 18-storey 15 West tower are sure to be impressive, as the two-bedroom show home demonstrates. WAYNE LEIDENFROST

◆ PNG



THE FACTS:

Project: 15 West

What: 115 homes in an 18-storey tower

Where: 144 West 15th Street, North Vancouver

Developer: Citimark/Grosvenor Americas

Residence size: 1-bed 575 - 681 sq. ft; 2-bed 863 - 1069 sq. ft; 3-bed 1,245 - 1,726 sq. ft

Prices: 1-bed from \$346,900; 2-bed from \$545,900; 3-bed, pricing on request (40 per cent sold)

Sales centre: 144 West 15th Street, North Vancouver

Hours: 12 - 5 p.m., Sat - Thurs

It's all about location, location, location.

So says interior designer Scott Trepp of his inspiration for the decor of the two-bedroom show home at the 15 West project in North Vancouver.

"The views were the starting point for the design and always, the focus; the furniture layout focused on the views," says Trepp, principal at Trepp Design Inc. "The large exterior living space was also an extension of the main living area.

"Not many homes offer the incredible views available at 15 West."

Trepp designed the suite to maximize those expansive viewscapes and to highlight the open nature of the living/dining space.

The sweeping vistas offered at 15 West played such a key role in the design and



Windows in the 15 West homes will be large and ample in order to take full advantage of the outlooks from the North Shore. The main living and dining areas will have an open-concept layout. Photograph by: Wayne Leidenfrost - PNG, Special To The Province



Photograph by: Wayne Leidenfrost - PNG, Special To The Province



Photograph by: Wayne Leidenfrost - PNG, Special To The Province

architecture that the individual floor plans are named for the views they face, including The Grouse, The Lions, and The Vancouver.

Trepp says the goal was to create homes that feel current and modern, but without falling into the trap of being "trendy." Therefore, elements in kitchens and bathrooms aren't ornate or over the top; rather, they are streamlined and clean, and showcased by a palette of off-whites, neutrals, and chocolate.

The seasoned veteran of many show homes says it helps to create a warm homey look.

"It reinforces the quality and richness of the finishes so as to let the quality of the finishes speak for themselves," Trepp says.

He went on to say that a sure way to anchor a room or energize decor is through area rugs, which define and complement room design.

The living room's classic and sophisticated wool and silk carpet in periwinkle colour tones is "rich, lustrous and subtly powerful."

"The rug has a traditionally-inspired pattern in a modern and sophisticated articulation; it finishes the look of the room," Trepp says.

You can also define a room with a large or unique piece that draws the eye to what you want to emphasize in your decor.

In the case of 15 West show suite, Trepp says there are two other "conversation" pieces in the home: the dining room table, which is round and inviting, and the dining room light pendant.

"The pendant is large, but light in scale given the reflective nature of the shade," he adds. "It has classic elements inside a modern drum of reflective photographic film, making it quite unusual."

The generous size of the rooms gave Trepp freedom to play with the layout of the furniture and work with larger scale pieces.

"The rooms are spacious and luxurious, and with so many windows, they make them feel even bigger," he says.



The goal was to create homes that feel current and modern, but without falling into the trap of being 'trendy,' designer Scott Trepp says. Elements in kitchens and bathrooms aren't ornate or over the top, but streamlined and clean. The suite's palette features off-whites, neutrals and chocolate. Photograph by: Wayne Leidenfrost - PNG, Special To The Province

◆ Copyright (c) The Province

15West - 144 West 15th St., North

Vancouver 'Happy accident of geography' has provided

15 West with 360 degrees of spectacular views **claudia Kwan**

Sun

Saturday, January, 28, 2012



15 west sales staff includes (left to right) Elizabeth Chi, Bedo Kaliani, richard Alvarez and Ashley Judd.

15 WEST

Project location: 144 West 15th St., North Vancouver

Project Size: 115 homes in an 18-storey tower

Residence size: 1 bed 575 - 681 sq. ft; 2 bed 863 - 1069 sq. ft; 3 bed 1,245 - 1,726 sq. ft

Prices: 1 bed from \$368,900; 2 bed from \$563,900; 3 bed, pricing on request

Sales centre: 144 West 15th St., North Vancouver

Hours: 12 - 5 p.m., Sat - Thurs



PHOTOS BY WAYNE LEIDENFROST /
PNG



The views from 15 West will be



Telephone: 604-980-9949

Web: www.15west.ca

Developer: Citimark/Grosvenor Americas

Architect: IBI/HB Architects

Interior Designer: Scott Trepp, Trepp Design Inc.

Grand opening: today

Occupancy: Summer 2014

When Barry Smith and his wife decided that it was time to downsize from their family home in North Vancouver, they didn't just jump at the first opportunity.

"We'd been looking for about a year and a half, and ended up looking at seven different developments," Smith explains. "We wanted to get a feel of how things were."

Every development had good points, and then other things that were just slightly off, like the low-rise that didn't offer enough privacy from neighbouring towers, or another with suites that weren't big enough for people used to living in a large house. Nothing was quite right, until they found 15 West.

They liked the presentation centre, and the fact that it's on the actual site of the project. They also liked the details of the show suite, particularly a rendering of what the views will be like once the 18-storey tower is complete.

"They [the sales staff] said don't take our word about the views, check it out," Smith says with a laugh. So they did.

In addition to taking a series of walks through the area, they went to city hall to reaffirm the spectacular views that will be on display

spectacular, as represented in renderings on display in various rooms of the project's show suite. Photograph by: Wayne Leidenfrost, PNG, Special To The Sun



Photograph by: Wayne Leidenfrost, PNG, Special To The Sun



Photograph by: Wayne Leidenfrost, PNG, Special To The Sun



Photograph by: Wayne Leidenfrost, PNG, Special To The Sun



360 degrees around the development on West 15th Street, an under-taking by Citimark/Grosvenor Americas.

The views form a prominent draw for 15 West - so much so that the individual floor plans are named for the view they face, including The Grouse, The Lions, and The Vancouver.

"[The views] come from this happy accident of geography," says Cameron McNeill of project marketer MAC Marketing solutions. "North Van is already up on this hill, and the other buildings in the immediate area are restricted to just four or five storeys. That's where you get these phenomenal views."



The show home's kitchen and bathrooms have a palette of off-whites, neutrals and chocolate. The two-bedroom suite is generously sized, with room to accommodate a dining table for six people. Photograph by: Wayne Leidenfrost, PNG, Special To The Sun

McNeill says another significant selling point has been the neighbourhood. He points out that the location is close enough to the hub of activity on Lonsdale - like restaurants, shopping, the library and civic centre, and medical services - yet removed by half a block, just far enough to avoid noise and commotion associated with Lonsdale traffic.

"You can be part of the action without the inconvenience," says McNeill.

He says they had a very clear vision all along for 15 West, involving the concept of "best in class." That included incorporating higher-end materials whenever possible, large decks which included natural gas hookups for the suites, and choosing to make the apartments bigger than the norm seen in downtown Vancouver.

Interior designer Scott Trepp of Trepp Design Inc. says having that extra room to play with really gave the firm freedom with layout.

"These are bedrooms where you can put in more than just a bed," he says. "They're spacious and luxurious, and since there are so many windows, they make the rooms feel even bigger."

In the two-bedroom show suite, for instance, he points toward the fact that a purchaser has room for a full six-person dining table. Having a sizable apartment gave him the option of creating distinct zones in the suite. The dining room is clearly separated from the living room by both a sofa and a sofa table. The seating in the living room is then organized around a comfort-able rectangle of the sofa and armchairs.

"So many downtown Vancouver apartments have the living and dining areas open to each other, because that's all of the space you have. In this case, you actually can allow the focus to shift outward to the view."



The balconies are big enough to function as outdoor living rooms when the weather permits, and will undoubtedly be a central gathering area during the summers.

In the meantime, the kitchen functions as the anchor of the home. The generously sized appliances are likely to appeal to buyers accustomed to a full-sized kitchen in a house. They include a 36-inch refrigerator with french doors, a five-burner range top spanning 30 inches, and a wall oven. On top of that is a combination micro-wave and convection oven, also tucked neatly into the wall.

"It's always such a hard thing to place a microwave, to find the right spot at the right height," Trepp explains. "It's usually an afterthought - not in this case, though. "

Both Trepp and McNeill say the goal was to create homes that feel current and modern, but without falling into the trap of feeling "trendy". Thus, elements in kitchens and bath-rooms are non-ornate and clean-lined, but placed within a classic palette of off whites, neutrals, and chocolate. That helps to impart a warm homey esthetic.

The building also includes a number of environmentally friendly aspects like energy efficient external windows, EnergyStar appliances, and community garden plots. They are measures that are encouraged but so far not required by the City of North Vancouver.

McNeill says many of the buyers so far are downsizers, but that there are young families also purchasing the suites. In most cases, the consumers are buying the apartments to

live in rather than to rent out. Barry Smith say he and his wife didn't rush into the decision to buy a home, and are quite glad that the development won't be complete until summer 2014.

"We've been in a single family home since 1972, and as you can imagine, we've accumulated quite a few things in that time," he says. "It's probably going to take that long to just get rid of all the stuff we don't need!"

Joking aside, he acknowledges that there is an adjustment process involved with the idea of downsizing. In their current living room, they've measured out the equivalent space of the apartment they purchased, and are experimenting with furniture placement.

They're also looking forward to a new style of living, involving being situated within walking distance of transportation and neighbourhood amenities. They will likely go down to one car once they move in.

The Smiths also say they don't feel like they're compromising on space. They have enough room to put an office in one of the bedrooms, and room for their grandchildren or out of town visitors.



"We're looking ahead to the future. We see such growth potential in the neighbourhood, especially with the Sea-span deal with the North Van Shipyard. If we end up having to downsize again, we don't see any problems with doing that with this home," says Smith.

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15 West

By [Citimark](#) and [Grosvenor](#)

West 15th And Chesterfield [North Vancouver](#)

from \$346,900

15 West is a new condo project by [Citimark](#) and [Grosvenor](#) currently in preconstruction at West 15th And Chesterfield in [North Vancouver](#).

Available condos start at \$346,900. The project has a total of 115 units.



DEVELOPMENT NAME 15 West

DEVELOPER(S) [Citimark](#) and [Grosvenor](#)

PROJECT TYPE Condominium

ADDRESS West 15th And Chesterfield

NEIGHBOURHOOD/CITY North Vancouver

STATE/PROVINCE British Columbia

SALES CENTRE PHONE # 604-764-9420

SALES CENTRE ADDRESS 144 West 15th Street, North Vancouver, BC

SALES CENTRE HOURS 12-5pm Daily (closed Fridays)

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Registration Phase

TOTAL NUMBER OF UNITS 115 units



NUMBER OF STOREYS 18 storeys
UNIT SIZES From 550 to 1350 Square Feet
SALES COMPANY MAC Marketing Solutions
ARCHITECT(S) IBI Architects
INTERIOR DESIGNER(S) Trepp Design Inc.

PROJECT SUMMARY

From 15 West:

115 sustainably built view homes join the vibrant urban mix of Central Lonsdale.

15 West is a collection of stunning homes at the heart of Central Lonsdale with sweeping, picture perfect views. Here, treasures await in every direction: running, hiking and cycling trails are just minutes away. Restaurants and shops will satisfy every taste. And expertly designed, sustainably built homes are inspired by the elegance of the North Shore.

FEATURES AND FINISHES

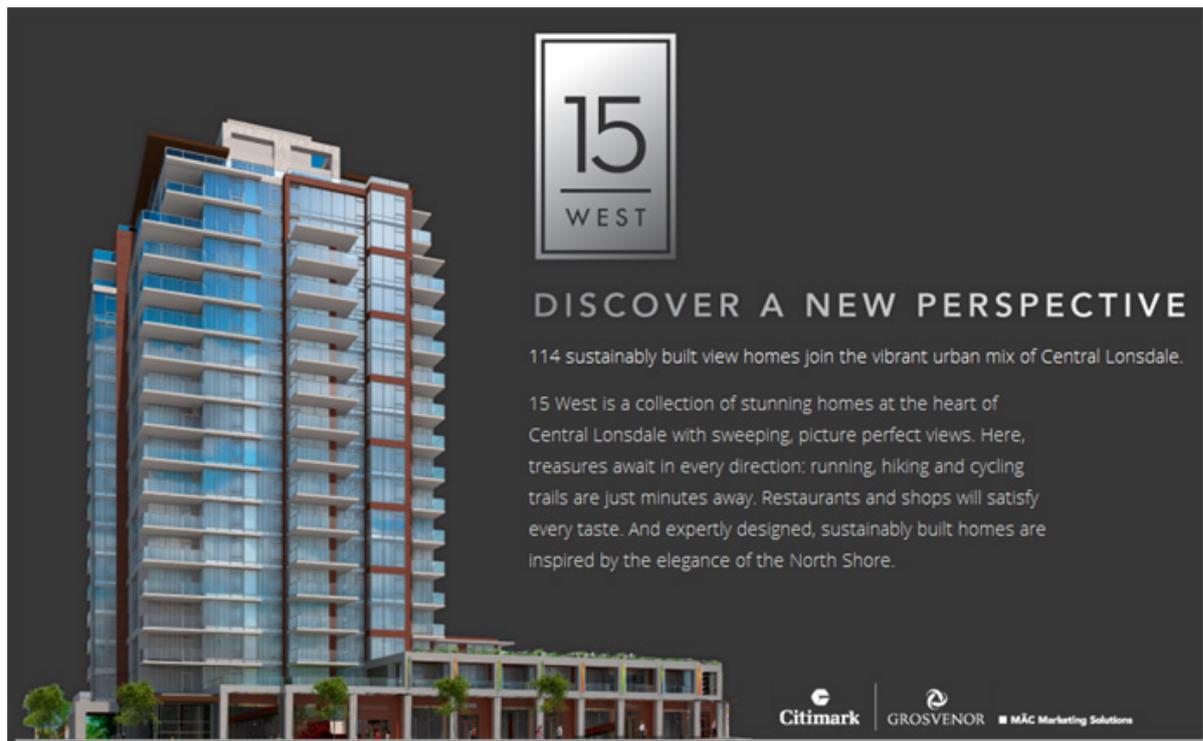
Gas appliances, Combination wall oven, Full size refrigerator, 1.25" single slab counters (Granite, Marble and Limestone depending on location).

PRICES (AVAILABLE UNITS) From \$346,900

COST TO PURCHASE PARKING included in the purchase price



VIP REGISTER > 15 West North Vancouver Condo Tower at 15th & Chesterfield > Advanced Previews for Affordable North Shore Condos by Citimark & Grosvenor > 114 Sustainable Homes in 18 Storey High-Rise



15 West North Vancouver Central Lonsdale Condo Tower

Citimark Developers presents 114 sustainable condominium residences at the luxury 15 West North Vancouver condo tower. Located within the heart of the exciting and vibrant Central Lonsdale North Vancouver real estate corridor, the view homes and boutique residences that make up 15 West North Vancouver condos feature a locale that is close to everything you want to do outdoors: running, hiking, cycling, swimming, skiing, snowboarding and walking. Casual and fine dining, eclectic and boutique shops and a great array of amenities and local services are within walking distance from the new Central Lonsdale North Vancouver 15 West Condos for sale.



And expertly designed, sustainably built North Shore homes for sale are inspired by the elegance of the area. Discover a new perspective right here at 15 West North Vancouver condos for sale, a collection of not only stunning, but affordable condominium units with picture perfect, sweeping views to the North Shore Mountains, Lions Gate Bridge, False Creek, the water and the downtown Vancouver skyline. The Citimark 15 West North Vancouver condo tower is brought to you by an experienced team at Grosvenor, Citimark Developers and MAC Marketing. From the rendering, it looks like the North Shore high-rise tower will be about 18 storeys in height with a podium of two floors.

Discover 15 West North Shore Condos Today!

Discover what you've always wanted in a place you've always loved. Experience 15 West North Shore condo tower that features beautifully designed condominium residences that site atop a natural ridge in the heart of the ever popular and highly sought after Central Lonsdale North Vancouver real estate district that has plenty of upside in the near and long term future. The new 15 West North Shore condo tower offers stunning views and panoramas in addition to access to countless neighbourhood amenities and local services/conveniences. Centrally located, the Central Lonsdale North Vancouver 15 West Condos for sale will be just seconds away from Lonsdale Avenue with all of its great restaurants, shops, boutiques, coffee stores, banks, retailers and green spaces. Plus, you are just 15 minutes away from the local mountains and even closer to the waterfront. Discover 15 West North Vancouver condos today and find superior standard features inside and the elegance of this new neighbourhood that has been revitalized. 15 West North Shore is coming soon, so please register your interest today at www.15west.ca for VIP Launch details and more. The Citimark/Grosvenor project is located at 144 West 15th Avenue North Vancouver and is being advertised by MAC Marketing Solutions.

Overview of 15 West North Shore Condominiums

We are excited to be working with Citimark and Grosvenor on their 18 storey tower at 15th Street and Chesterfield in Central Lonsdale North Vancouver real estate district. The views are amazing and are paired with high quality finishings and construction. 15 West North Shore condos for sale will be unveiled soon! Coming Soon: Discover what you've always wanted in a place you've always loved. 15 West North Shore condominiums in Central Lonsdale real estate district is coming soon to Chesterfield and 15th Street. Beautifully designed North Shore 15 West condo homes sit atop



a natural ridge in the heart of Central Lonsdale. 15 West North Vancouver offers stunning views and access to countless amenities plus a superior standard of interior elegance new to the neighbourhood.

15 West Northshore condos will feature stunning views from downtown to Vancouver Island, the North Shore mountains and the urban vibrancy of the Lonsdale corridor and beyond. Matching the views of 15 West Northshore condos will be our comfortable and impressive home plans and interior design. Everywhere you look at the Central Lonsdale 15 West condo tower will impress you. 15 West Northshore condos is located at 144 West 15th Street in North Vancouver's Central Lonsdale community. We're just off Lonsdale; close enough to all the amenities and conveniences but far enough from the activity and noise.

15 WEST North Shore Condo Update from their Email Desk

Thank you for your interest in 15 West North Vancouver Condo Tower. We're getting very excited as we get closer to the opening of North Shore 15West condos and finally be able to introduce you to a new level of finishing in North Vancouver Central Lonsdale real estate district. 15 West North Van condos will showcase stunning views of the downtown core, over to Lions Gate Bridge and beyond to Vancouver Island and continuing to sweep around to the North Shore Mountains. Keep an eye on the 15West North Van condo website for floor plans, views and more features of these amazing homes. Featuring a wide selection of 1 bedroom and 2 bedroom homes, plus an exclusive selection of 3 bedroom homes, the North Shore 15West condos for sale is sure to impress you. If you're in the area this weekend don't forget to take a stroll down Lonsdale and experience the amazing retailers and services just steps from 15 West North Van Central Lonsdale condo tower. Shop at Kerrisdale Cameras, North Shore Ski and Board or Brazza Gelato and Coffee and enjoy all that living just off Lonsdale has to offer.

15 West North Vancouver - A Limited Collection of Homes is Now Available
THE AUTUMN MONTHS HAVE BEEN GREAT AT 15 WEST! WE'RE FAST APPROACHING OUR GRAND OPENING THIS JANUARY! We've had the privilege to welcome so many people into the 15 West North Vancouver Condo Discovery Centre since we started previewing this amazing community to people like you that have registered early. The response has been unanimous. "Beautiful... Amazing views... Luxurious interiors..." and so on, even before our North Shore 15 West condo Discovery Centre was complete. Now we have a fully finished Discovery Centre and Show Home and are very close to opening to the general public. We want to make sure that you've had a chance to visit us and

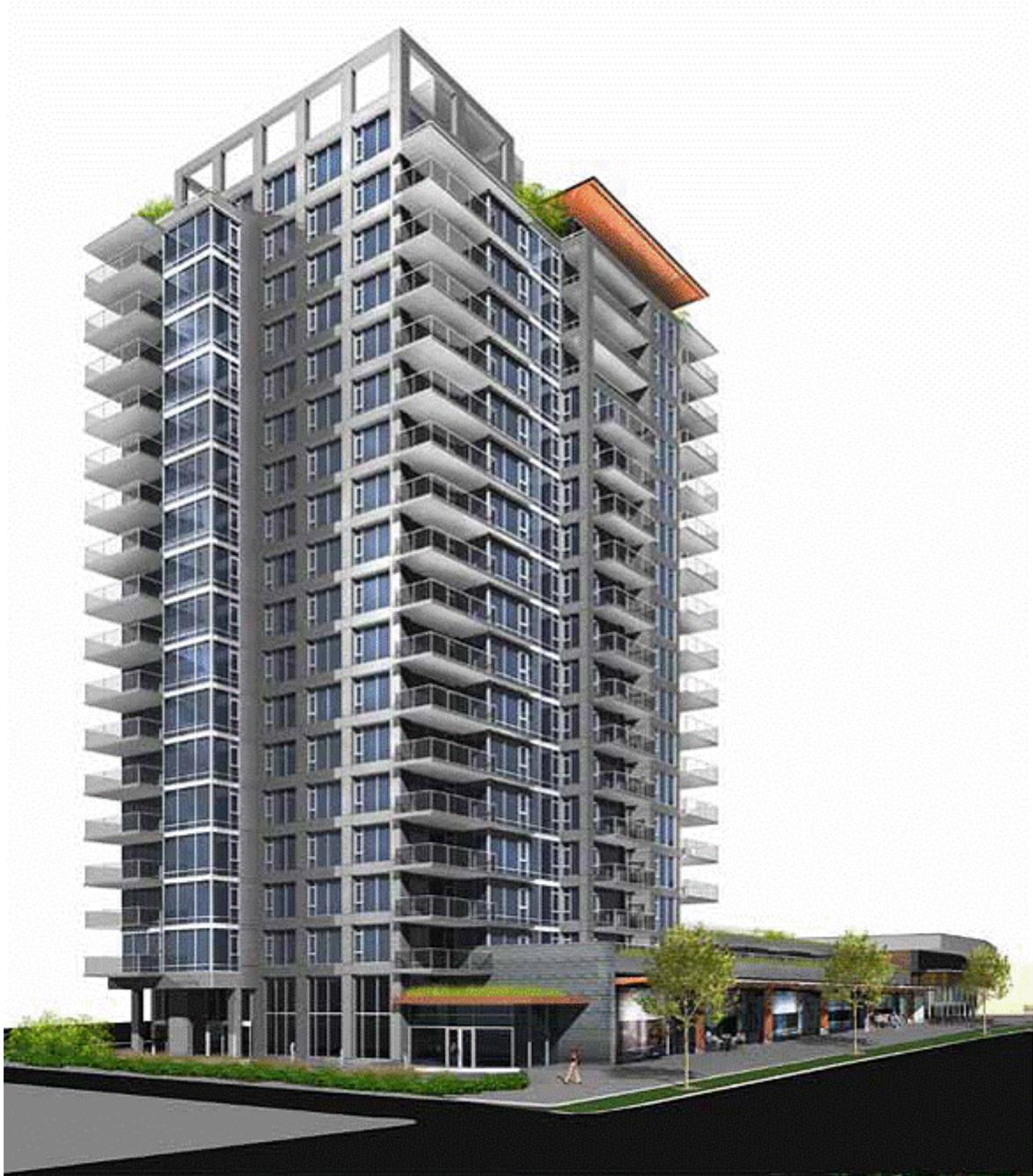


learn about this stunning 15 West North Shore condo building, located just off Lonsdale, before everyone else. With access to the core of Central Lonsdale's amenity rich environment, life at 15 West North Vancouver condo tower will be so convenient. Best of all, the access to Lonsdale is close enough to walk but at North Shore 15 West you won't have to live within the busyness of it all. 15 West Central Lonsdale Condos is a quick stroll to the rich collection of Lonsdale's energetic shops and services. Since you've expressed interest in 15 West North Van Condos well ahead of our Grand Opening, we've released a select VIP Collection of homes for you to choose from. Regardless of the type of home you're interested in or the specific outlook of stunning views, we can offer you almost any combination of size, view and price range. But hurry, we've already sold half of our VIP Collection. Please call me today at 604-764-9420 to arrange your personal tour and see for yourself why 15 West Condos in North Vancouver is unmatched on the North Shore. The 15 West Condos Discovery Centre is located at 144 West 15th St North Vancouver, BC.



"15 WEST" RECEIVES REZONING APPROVAL FROM CITY OF NORTH VANCOUVER

July 2011



In late July, 2011 a 180-foot mixed-use commercial/residential tower was given unanimous approval by North Vancouver City Council. In addition to 115 condominium apartments, and 7,000 sf of retail space, the building



features 5 units of turnkey special needs housing and office space for the Vancouver Resource Society. BPA congratulates Citimark Projects and Grosvenor Americas, co-developers of the project.

BPA responsibilities included: furnishing strategic advice to the development team throughout the rezoning process; participating in negotiations with City staff; and conducting a thorough community consultation program. The consultation process included extensive view studies from three adjacent towers to fully gauge view impacts on neighbouring residents.

