

ANNEX 1  
MISSION ACTION PLAN

**OUR MISSION**  
**Bringing God's love to South Croydon**

Following the successful Mission Action Plan that ran from January 2021 to December 2023, the benefice took a year to embed existing projects and reflect on the way ahead. In autumn 2024, two sessions ('Shape our Future') were held to aid this process of reflection, involving congregations of both churches. In detailing our mission work and our ideas and aspirations for the future, we attempted to draw together several different strands:

- the five marks of mission
- a reflection on Ephesians 3:18-19, leading to four key questions
- the three focuses of our pioneer curate
- the Southwark Vision (Christ centred, outward focused)
- an analysis of current strengths, weaknesses, opportunities and threats

**Five Marks of Mission**

Tell	To proclaim the good news of the Kingdom
Teach	To teach, baptise and nurture new believers
Tend	To respond to human need by loving service
Transform	To transform unjust structures of society, challenge violence of every kind and pursue peace and reconciliation
Treasure	To strive to safeguard the integrity of creation, and sustain and renew the life of the earth

**Ephesians 3:18-19** (breadth, length, height, depth)

We reflected on the words of St Paul: *'I pray that you may have the power to comprehend, with all the saints, what is the breadth and length and height and depth, and to know the love of Christ that surpasses knowledge, so that you may be filled with all the fullness of God.'* From this, four key questions emerged:

- Breadth: do we live out all five marks of Mission? Are we Christ centred, outward focused?  
Length: do we take time to support each other and our community?  
Height: is our faith in God central to everything we do?  
Depth: are we growing as disciples of Christ?

**Pioneer Curacy**

Our pioneer curate, Father Michael Nayagam, has identified three focuses for his curacy; working alongside the marginalised (especially refugees and the homeless), ecumenism, and basic Christian communities.

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### **The Southwark Vision – Christ centred, outward focused**

<i>Joy</i>	delight in God's presence among us and the wider world; seeking excellence and innovation in worship and all we do
<i>Justice</i>	striving for the dignity of all, creating just communities, naming and resisting evil, heralding God's kingdom
<i>Hope</i>	trusting in the Holy Spirit, seeking God's guidance through prayer and scripture; proclaiming our faith and being willing to take risks
<i>Love</i>	Loving one another, committed to speaking well of each other; loving others, engaging with our communities, partners and those of other faiths
<i>Community</i>	praying for and generously supporting one another; lives embedded in our parishes, walking alongside others
<i>Humility</i>	listening, offering places of stability, learning and discipleship; listening and learning from others, seeking diversity in our engagement
<i>Hospitality</i>	offering safe and welcoming spaces; receiving and celebrating the gifts and hospitality of others

### **Priority Areas**

Taking all the strands of mission into account, the initial priorities for the 2025-2030 Mission Action Plan were set.

1. Proclaiming the Gospel (1<sup>st</sup> Mark of Mission)
2. Provision for children and young people (2<sup>nd</sup> Mark of Mission)
3. Caring for the marginalised (3<sup>rd</sup> Mark of Mission, 1<sup>st</sup> Pioneer focus)
4. Racial justice (4<sup>th</sup> Mark of Mission)
5. Eco-Church (5<sup>th</sup> Mark of Mission)
6. Improving ecumenical relations (2<sup>nd</sup> Pioneer Focus)

These priorities are to be reviewed each year.

**Goals and progress for each area are detailed on the following pages.**

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**MISSION PRIORITY 1**  
**Proclaiming the Gospel**  
**(TELL)**

**Aim:** To make more people aware of the good news of Jesus Christ

**Progress to date:**

A deeper understanding of the Gospel and sharing the Good News are at the heart of all we do. In recent years we have run a series of Pilgrim courses in the benefice, designed to explore the foundations of the Christian faith in an accessible and welcoming way. These courses are open not just to members of our congregations but also those in the wider community who wish to learn more about Christianity. They have proved particularly popular, especially among those who are new to the faith, and have frequently led participants to seek confirmation as they grow in confidence and commitment.

A 'taster day' to attract new congregation members was held at St Peter's in September 2025, but attendance was disappointing. On reflection, we need to consider wider, more varied and more effective publicity of the event (which we fully intend to repeat), possibly linking it to one of the several more social occasions that are held in both churches through the year.

As part of this work, we identified the need to engage more with the community groups involved in church-related activities, such as the Saturday coffee mornings, the community gardening and the 'Knit One, Crochet Too' craft group that meets on the first Saturday of each month at St Augustine's. These events attract not only church members but also people from the wider community who do not attend our regular worship. It was agreed that a simple prayer would be a gentle and meaningful way to introduce our faith. As a result, we are producing a set of bookmarks featuring a printed prayer, along with prayer cards to be used at each gathering. This new venture will be launched at Easter.

Over the past six years, St Augustine's has created and hosted a weekly series of Lent Lectures covering a range of themes and thought-provoking topics. These lectures provide an ecumenical forum for discussion and reflection, attracting visitors from other churches, denominations and faith communities in the area. These lectures have become an established and valued part of St Augustine's annual calendar.

St Peter's is also open for Saturday coffee mornings, allowing people to drop in and chat or join in with our Book Group. Some of our regular coffee morning attendees now help with the coffee rota. We have also hosted two community singing events for the last two years – South Croydon Sings and South Croydon Sings Christmas. At both events we closed with thanks from our Vicar and a prayer, a gentle introduction to the life of the church.

The benefice website is updated regularly. It lists further resources and directs new seekers to useful faith organisations.

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**MISSION PRIORITY 2**  
**Provision for children and young people**  
**(TEACH)**

**Aim:** Fuller involvement of children and young people  
in the worshipping life of the church

**Progress to date:**

There is a very active outreach programme dedicated to engaging children and young people. Both churches provide designated areas for children and young people, equipped with games, play resources, books and activity materials, including work cards designed to help them engage with Bible stories during services. Each church holds a monthly service specifically aimed at children and young families. At St Augustine's, this takes the form of a Parade Service, involving all the local uniformed organisations. These services are lively and inclusive, with children actively participating by reading lessons, leading intercessions and contributing in other visible roles. Hymns are chosen in consultation with uniformed group leaders, and the Music Director regularly visits the groups to teach songs which the children then perform as part of worship. These parade services are consistently well attended by both children and their parents.

At St Peter's, the monthly Children and Family Service is designed to be accessible and age-appropriate, with children again encouraged to play an active role in leading worship. Both churches are committed to nurturing young musicians, and the Music Directors actively encourage children to join the choir. Each church offers the RSCM training programme to support and develop young choristers.

St Augustine's has built strong links with the local Purley Oaks Primary School, hosting an annual Christmas Workshop for approximately 190 Reception and Year 2 pupils, centred on the Nativity story. As part of this experience, the children create a display for the church's well-attended Christingle Service. The church also maintains positive relationships with St Giles Primary School and nursery, for children with complex needs. At St Peter's, pupils from Whitgift School visit regularly as part of their Religious Education curriculum, and Elmhurst Prep School uses the church to host its annual Christmas Carol Service, further strengthening school-church connections. Our services for Mothering Sunday, Remembrance Sunday and Christingle are particularly popular with both children and parents and are consistently well attended.

In addition, St Augustine's has recently introduced a follow-on, art-based workshop after the Harvest Festival Service. This initiative proved very popular with children and parents alike, and there are plans to develop it further.

While neither church currently offers a Sunday School, we hope to reintroduce this provision as the number of young families within the congregation grows.

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**MISSION PRIORITY 3**  
**Caring for the marginalised**  
**(TEND)**

**Aim:** Creating a Christian community of care, focusing on homelessness,  
refugees and asylum seekers

**Progress to date:**

Prior to Covid, the benefice participated in the Croydon Floating Shelter Project, providing overnight accommodation for 14 homeless people on Saturday nights through the winter. Post-Covid, this project was not resumed, but since then, with help from the local cub and scout groups, parishioners across the benefice have helped to supply Croydon Nightwatch with 12 loaves worth of sandwiches every Saturday evening in November and December.

Sadly, it has become a feature of the work of Croydon Nightwatch that their food parcels are being distributed not only to those sleeping rough on the streets of Croydon, but increasingly to those in work and with accommodation yet without sufficient funds to eat properly all week. We will make every effort to maintain and increase our support for this very worthwhile service for as long as the need continues.

Our curate, Father Michael, has been an active supporter in the establishment of the Croydon Winter Night Shelter (WNS) for the homeless, and now represents the benefice on the WNS Steering Committee, and is a regular volunteer at the shelter. This has necessitated continuing collaboration with the West Croydon Baptist Church (WCBC), where the shelter is currently based.

The experience of walking the streets and helping with the refugees has reinforced the understanding that there is still need for more outreach support for the homeless and the refugees. Local organisations working together and pooling resources would be the best way forward in this area of work.

Plans for the establishment of a regular drop-in session (lunch and socialisation) with the residents of a local hostel for refugees and asylum-seekers are under discussion, following a pilot session that ran in December 2025. Links with the Croydon Refugee Day Centre (also at WCBC) are also developing.

Both churches continue to collect and donate items for the local (Purley) food hub and recently have donated part of the proceeds from a Quiz Night to the hub, so they can supplement the donations of food and personal hygiene items.

St Peter's has supported the 'White Eagle Ukraine Appeal' since the beginning of the conflict. To start we collected clothing and hygiene products while more recently we sent empty shoeboxes along with hats, toiletries, puzzles and treats for the White Eagle team to fill and wrap for soldiers in hospitals near the front line over Christmas. Additionally, some boxes were prepared for children in orphanages. Currently we are collecting bedding, clothing and medical supplies (e.g. dressings through to crutches). All those affected are remembered in our prayer for the people of Ukraine on our pew sheets and newsletters.

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## MISSION PRIORITY 4

**Racial justice  
(TRANSFORM)**

**Aim:** To embed the Diocese's Anti-Racism Charter into our practices and to encourage greater awareness of racial justice

**Progress to date:**

We are looking forward to working with diocesan staff towards our aim of embedding the diocese's Anti-Racism Charter into our practices later this year. This is an area where the benefice has not yet made much progress – particularly disappointing as we live in a very ethnically and culturally diverse area, diversity which is also reflected in our congregations. The diocesan course on racial justice will be an important part of this work, and on Racial Justice Sunday (24 May), Bishop Rosemarie of Croydon will visit our benefice and lead the morning services in both churches. There are many opportunities to accomplish some really exciting and worthwhile work in this area across a variety of age groups.

In 2025, to mark Pentecost Sunday and to celebrate the hospitality and diversity of our benefice, a lunch was held at St Peters to share national dishes. We aim to repeat this activity in 2026.

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**MISSION PRIORITY 5**  
**Eco-Church**  
**(TREASURE)**

**Aim:** To work towards achievement of the Eco-Church Bronze Award,  
and reach a wider audience with events already in place

Progress to date

At St Augustine's, a small eco-church sub-group of the PCC has been running for some time, with the aim of achieving the Eco Church Bronze Award. After a couple of false starts we are delighted that we have now met all the criteria and are currently just waiting for the final validation of our submission. We hope to share and celebrate the actual award with our Climate Sunday service on 1<sup>st</sup> June 2026. Participation in the scheme has provided us with some excellent opportunities to engage with the local community through our gardening group and the Trees for Croydon campaign.

St Peter's is also working towards the achievement of the Bronze Award. The weekly section in our pew sheets, 'Sustainability in Action', gives a range of environmental information and tips. These include citizen science, the Big Plastic Count, safe disposal of chemicals, food waste and Sustainable September. We have welcomed guest speakers for Creation Sunday and participated in the diocesan Carbon Literacy training. With a little more work we hope to complete our application very soon.

Both churches have the benefit of committed and enthusiastic volunteer gardening groups. At St Augustine's, although there is no churchyard, the grounds are carefully maintained by a volunteer-led dedicated local community gardening group. Over recent years they have transformed the space into a welcoming and thriving community garden, which is highly valued by the church congregation and the wider local community. The grounds have received several London in Bloom community garden awards in recognition of their quality and community impact. The project brings together a diverse range of people and skills from the local neighbourhood groups and organisations, fostering inclusion, shared ownership and a strong sense of community pride.

At St Peter's we have the benefit of a closed churchyard, maintenance (mowing) of which is the responsibility of the local council. Gardeners at St Peter's (GASP) have developed the grounds over the last 20 years, maintaining the many mature trees and shrubs, including a yew and walnut planted to mark the new Millennium. They have also established flower beds for use by our flower arrangers, as well as planting of spring bulbs on graves, and where necessary mowing to maintain lawns, whilst also keeping other areas natural to encourage and support wildlife. The churchyard was particularly appreciated by the local community during the restrictions imposed by Covid and continues to be a haven for dog walkers and those wanting a moment of peace in a calm and reflective space.

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## MISSION PRIORITY 6

**Improve ecumenical relations  
(ECUMENISM)**

**Aim:** Enhanced cooperation and unity among local churches in South Croydon

**Progress to date:**

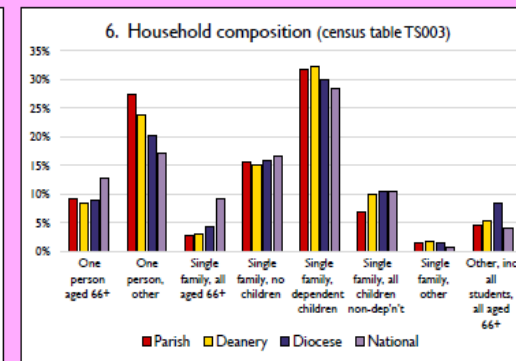
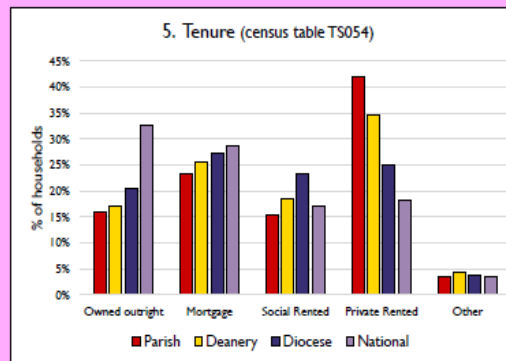
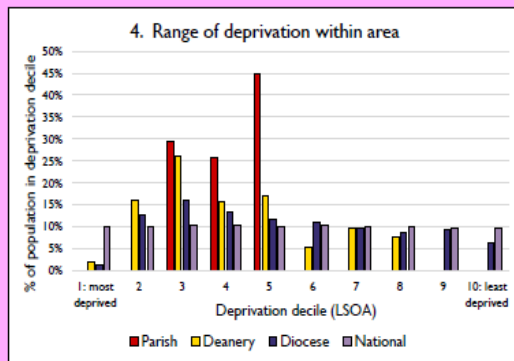
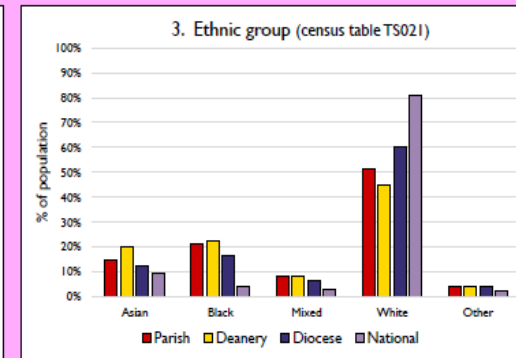
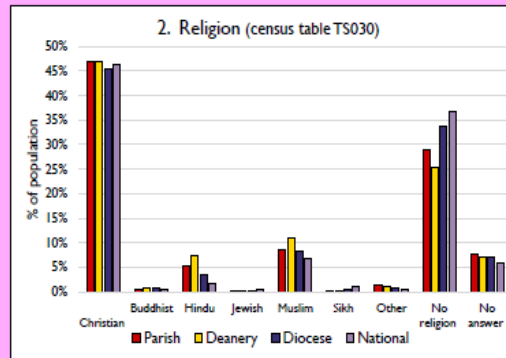
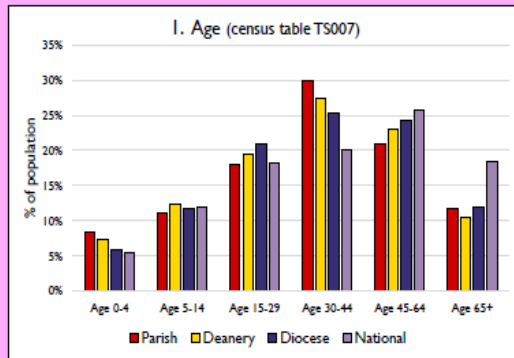
Building a strong ecumenical relationship has been a tradition of the benefice. In particular, we hold at least three joint services with the United Church, with ministers from both churches sharing roles in the liturgy. We take part in the Covenant Service at the United Church, and the benefice especially welcomes them on the feast day of St Peter and Palm Sunday. This year, our Palm Sunday procession from St Augustine's Church stopped at the United Church for a brief service, and an ecumenical procession then led us to St Peter's for the Palm Sunday Liturgy.

Recently, we have begun hosting a monthly meet-up of local ministers for prayer and fellowship, as well as to share news of initiatives where an ecumenical approach would be valuable. For instance, we have taken steps to ensure that opportunities to volunteer at the Winter Night Shelter are promoted across other local churches. We are active members of the Croydon Churches Forum and participate regularly in ecumenical leaders' breakfast meetings, continuing to build lasting relationships with other church leaders. With the right leadership, there is considerable scope to further develop this work and for the benefice to take a more active role in forging ecumenical networks across South Croydon.

# ANNEX 2

## CHURCH OF ENGLAND STATISTICS FOR THE PARISHES OF ST PETER'S & ST AUGUSTINE'S

### National Census 2021 Dashboard for the Parish of Croydon: St Peter in the deanery of CROYDON CENTRAL



Index of Multiple Deprivation (IMD), domains, and subdomains			
<b>IMD - overall deprivation 22%</b>			
<b>Employment</b>	30%	<b>Crime</b>	16%
		<b>Health</b>	24%
<b>Income</b>	21%	<b>Education</b>	48%
Income: Children	20%	Children & Youth	34%
Income: Old people	12%	Adult Skills	68%
<b>Housing &amp; services</b>	36%	<b>Living Environ't</b>	32%
Local services	94%	Indoors	53%
Affordability	2%	Outdoors	5%

Shading shows severity of deprivation compared to other parishes, colour-coded by decile. E.g. a figure of 25% means that 25% of parishes are more deprived than this parish.

	Parish	Deanery	Diocese	National
Population	6,637	106,692	2,879,124	56,506,784
Occupied households	2,946	44,370	1,164,013	23,444,438
Living in households	6,423	105,653	2,845,651	55,542,946
Average household size	2.18	2.38	2.44	2.37
Living in communal estab'ts	214	1,039	33,473	963,838

#### Parish, Deanery and Diocese codes

Parish	370388	St. Peter Croydon
Deanery	37502	CROYDON CENTRAL
Diocese	37	Southwark

#### Notes & definitions

Census and deprivation statistics have been mapped onto parish boundaries, and are therefore approximations. Census data as shown in figures 1-3, 5, & 6 are derived from the National Census 2021 produced by the Office of National Statistics (ONS). For details from ONS see: [https://www.nomisweb.co.uk/sources/census\\_2021](https://www.nomisweb.co.uk/sources/census_2021). Deprivation statistics are derived from the English Indices of Deprivation 2019, produced by the Ministry of Housing, Communities & Local Government. More details can be found at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>. Deprivation statistics are published at LSOA level. Figure 4 shows how the population of each area is split across LSOAs, categorised by LSOA deprivation decile. For more detailed parish census and deprivation information, see: <https://www.churchofengland.org/about/data-services/resources-publications-and-data#n>. For an interactive map showing parish deprivation and census statistics, see: <http://arcgis/1RaS4CS>.

Parish deprivation statistics in figure 7 are colour-coded by parish deprivation decile:

	< --Most deprived		Medium				Least deprived -->			
Coding	5%	15%	25%	35%	45%	55%	65%	75%	85%	95%

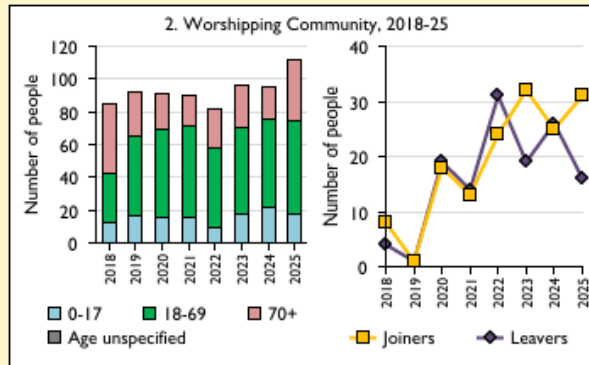
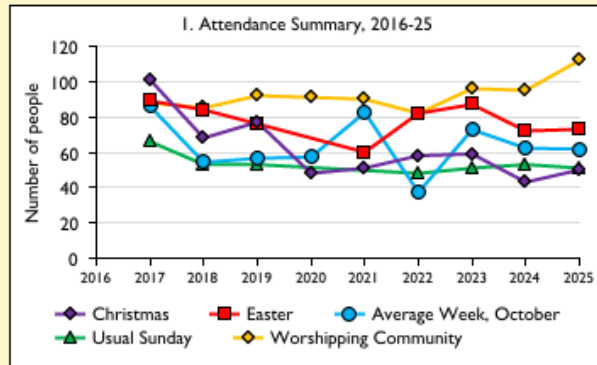
Produced by the Data Services Team, Church House, Great Smith Street, London SW1P 3AZ. Date of production: 09/01/25. v44; index: 8271

Every effort has been made to ensure that data are reliable. We would be grateful to be notified of errors and to receive comments/suggestions: please email [statistics.unit@churchofengland.org](mailto:statistics.unit@churchofengland.org)



## ANNEX 2 CHURCH OF ENGLAND STATISTICS FOR THE PARISHES OF ST PETER'S & ST AUGUSTINE'S

### StM Dashboard for the Parish of Croydon: St Peter in the Deanery of CROYDON CENTRAL



#### Parish Census and deprivation summary

Parish population (2021): 6637

	Parish	Diocese	National
% aged 0-19	24%	23%	23%
% aged 20-44	43%	41%	33%
% aged 45-69	24%	28%	31%
% aged 70 & over	8%	8%	14%
% Christian	47%	45%	46%
% non-Christian religion	16%	14%	11%

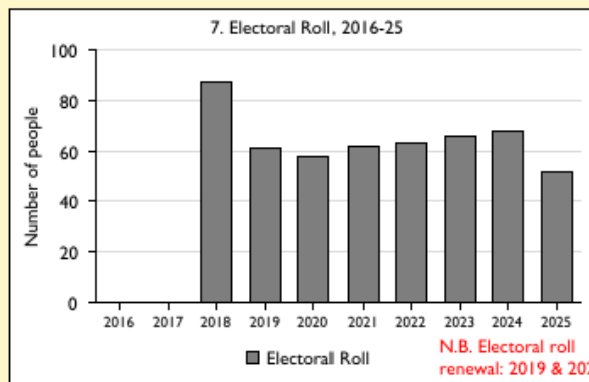
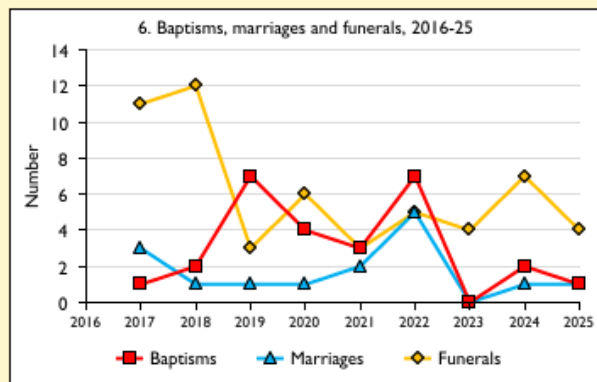
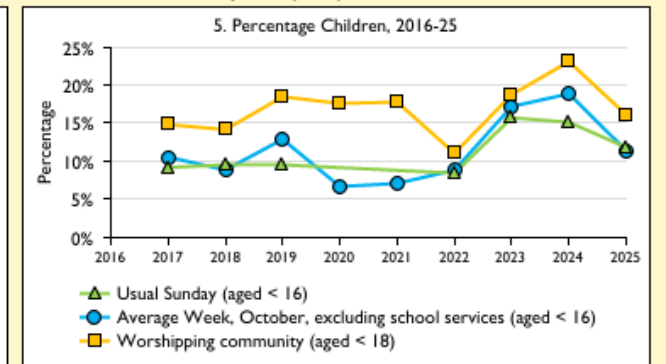
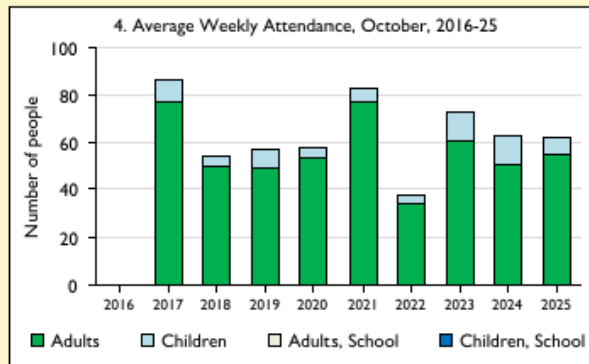
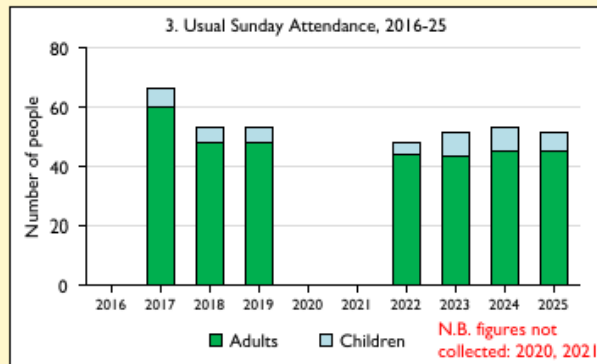
Parish deprivation rank (IMD 2025): 2067

(1=most deprived parish in the Church of England, 12,154=least deprived)

For more detailed census & deprivation info: see <https://arcg.is/1WzGbO>  
<https://www.churchofengland.org/about/data-services/> and  
<http://www.cuf.org.uk/shinealight/>

Number of churches in parish (2025): 1

Parish Code: 370388



This dashboard contains figures as submitted by churches currently in the Parish  
**Attendance statistics:** taken from annual Statistics for Mission returns.  
 Average weekly attendance: attendance at Sunday and midweek church services & fresh expressions in October; Figs 1 & 5 do not include attendance at services for schools.  
 Easter: Easter Eve & Easter Day; Christmas: Christmas Eve & Christmas Day.  
 Baptisms: all baptisms & thanksgivings.  
 Marriages: marriages and services of prayer & dedication after civil marriages.  
 Funerals: those held in church & at crematoria/cemeteries.  
 Because of pandemic-related church closures, Easter figures were not collected in 2020.  
**Census data:** taken from the 2021 national Census.  
**Deprivation statistics:** IMD taken from the English Indices of Deprivation, published by the Ministry of Housing, Communities & Local Government, Oct 2025.  
 The above statistics have been mapped onto parish boundaries so are approximations.  
 For more information, see: <https://www.churchofengland.org/about/data-services/>

Variations in attendance from year to year may be the result of changes in the number of churches that submitted returns, or changes in parish/benefice structure.

Number of churches included in returns: 2017 1; 2018 1; 2019 1; 2020 1; 2021 1; 2022 1; 2023 1; 2024 1; 2025 1.

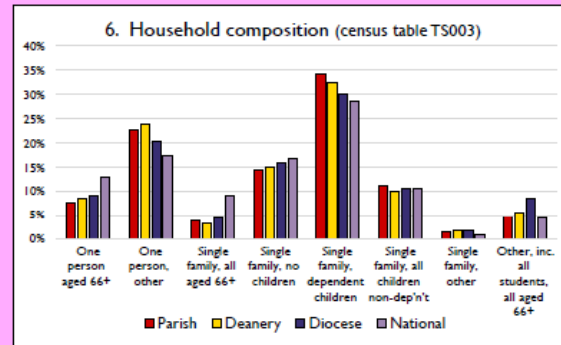
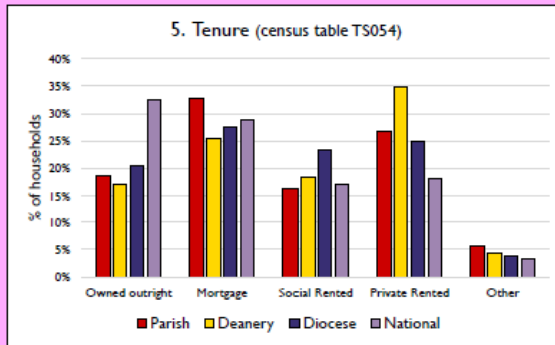
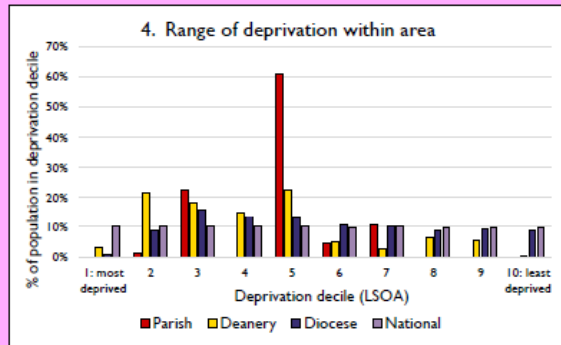
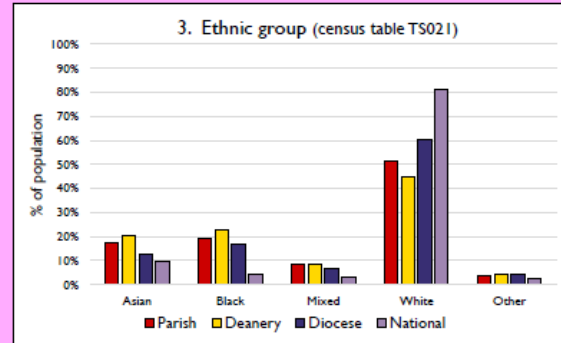
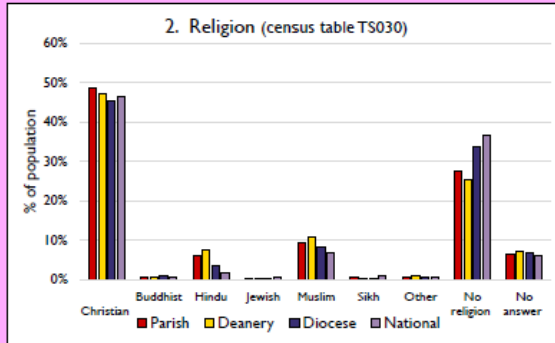
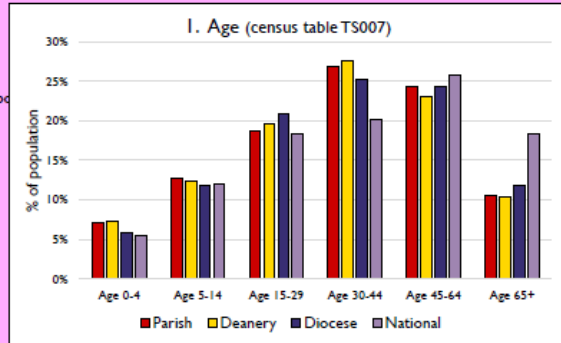
Produced by Data Services, Church House, Great Smith Street, London SW1P 3AZ. Date of production: 07/04/2026.

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# ANNEX 2 CHURCH OF ENGLAND STATISTICS FOR THE PARISHES OF ST PETER'S & ST AUGUSTINE'S

## National Census 2021 Dashboard for the Parish of South Croydon: St Augustine in the deanery of CROYDON CENTRAL

Dashboard



Index of Multiple Deprivation (IMD), domains, and subdomains			
<b>IMD - overall deprivation 30%</b>			
<b>Employment</b>	20%	<b>Crime</b>	22%
		<b>Health</b>	34%
<b>Income</b>	14%	<b>Education</b>	47%
Income: Children	15%	Children & Youth	47%
Income: Old people	14%	Adult Skills	41%
<b>Housing &amp; services</b>	73%	<b>Living Environ't</b>	41%
Local services	92%	Indoors	62%
Affordability	8%	Outdoors	4%

*Shading shows severity of deprivation compared to other parishes, colour-coded by decile. E.g., a figure of 25% means that 25% of parishes are more deprived than this parish.*

	Parish	Deanery	Diocese	National
Population	7,773	106,692	2,879,124	56,506,784
Occupied households	3,191	44,370	1,164,013	23,444,438
Living in households	7,717	105,653	2,845,651	55,542,946
Average household size	2.42	2.38	2.44	2.37
Living in communal estab'ts	56	1,039	33,473	963,838

### Parish, Deanery and Diocese codes

Parish	370382 St. Augustine Croydon
Deanery	37502 CROYDON CENTRAL
Diocese	37 Southwark

### Notes & definitions

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Coding	5%	15%	25%	35%	45%	55%	65%	75%	85%	95%

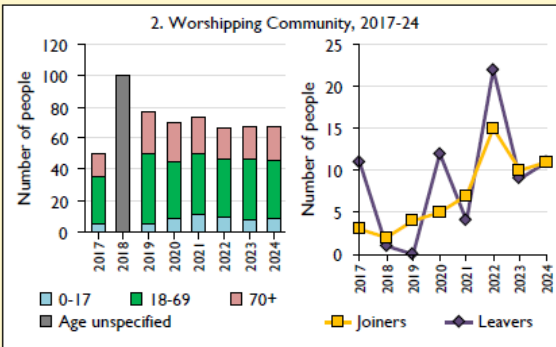
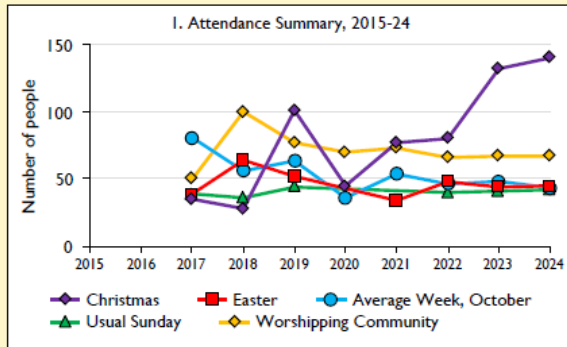
Produced by the Data Services Team, Church House, Great Smith Street, London SW1P 3AZ. Date of production: 16/12/25. v52; index: 8254

Every effort has been made to ensure that data are reliable. We would be grateful to be notified of errors and to receive comments/suggestions: please email [statistics.unit@churchofengland.org](mailto:statistics.unit@churchofengland.org)



# ANNEX 2 CHURCH OF ENGLAND STATISTICS FOR THE PARISHES OF ST PETER'S & ST AUGUSTINE'S

## SfM Dashboard for the Parish of South Croydon: St Augustine in the deanery of CROYDON CENTRAL



### Parish Census and deprivation summary

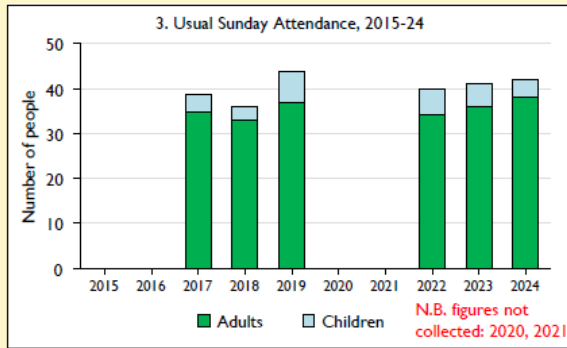
Parish population (2021): 7773

	Parish	Diocese	National
% aged 0-19	25%	23%	23%
% aged 20-44	40%	41%	33%
% aged 45-69	28%	28%	31%
% aged 70 & over	7%	8%	14%
% Christian	48%	45%	46%
% non-Christian religion	18%	14%	11%

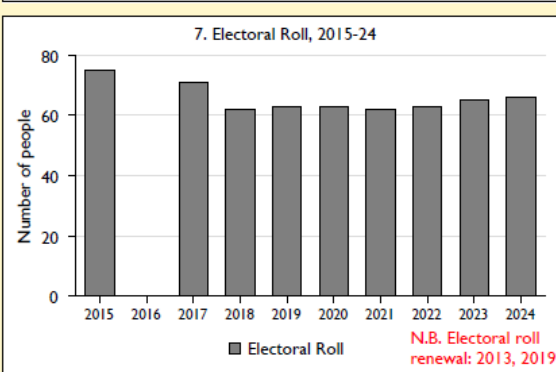
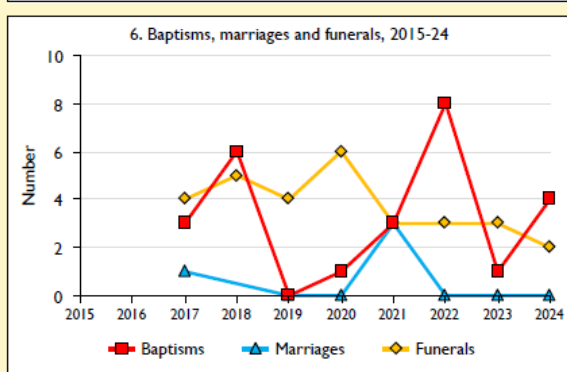
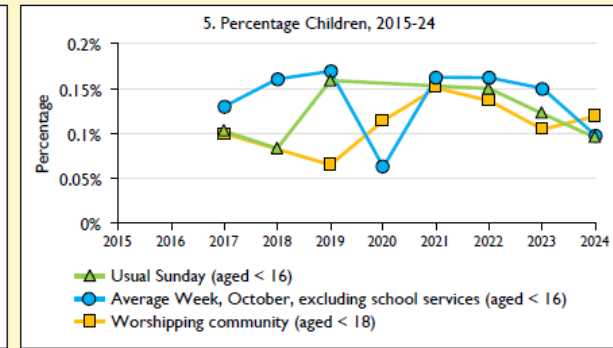
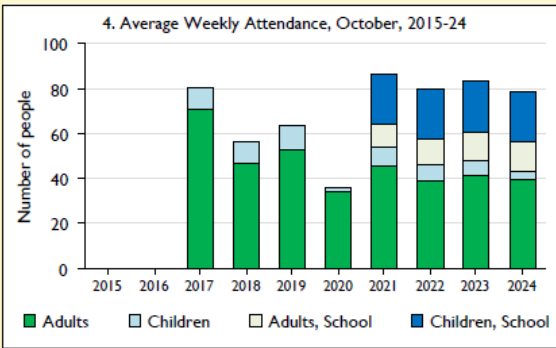
Parish deprivation rank (IMD 2019): 5027  
(1=most deprived parish in the Church of England, 12,239=least deprived)

For more detailed census & deprivation info: see <http://arcg.is/1RaS4CS>  
<https://www.churchofengland.org/researchandstats> and  
<http://www2.cuf.org.uk/poverty-england/poverty-map>

Number of churches in parish (2024): 1 Parish Code: 370382



N.B. figures not collected: 2020, 2021



N.B. Electoral roll renewal: 2013, 2019

This dashboard contains figures as submitted by churches currently in the parish  
**Attendance statistics:** taken from annual Statistics for Mission returns.  
Average weekly attendance: attendance at Sunday and midweek church services & fresh expressions in October; Figs 1 & 5 do not include attendance at services for schools.  
Easter: Easter Eve & Easter Day; Christmas: Christmas Eve & Christmas Day.  
Baptisms: all baptisms & thanksgivings.  
Marriages: marriages and services of prayer & dedication after civil marriages.  
Funerals: those held in church & at crematoria/cemeteries.  
Because of pandemic-related church closures, Easter figures were not collected in 2020.  
**Census data:** taken from the 2021 national Census.  
**Deprivation statistics:** IMD taken from the English Indices of Deprivation, published by the Ministry of Housing, Communities & Local Government, Sept 2019.  
The above statistics have been mapped onto parish boundaries so are approximations.  
For more information, see: <https://www.churchofengland.org/researchandstats>

Variations in attendance from year to year may be the result of changes in the number of churches that submitted returns, or changes in parish/benefice structure.

Number of churches included in returns: 2015 1; 2017 1; 2018 1; 2019 1; 2020 1; 2021 1; 2022 1; 2023 1; 2024 1.

Produced by Data Services, Church House, Great Smith Street, London SW1P 3AZ. Date of production: 02/01/2025.

Every effort has been made to ensure that data are reliable. We would be pleased to be notified of any significant errors or omissions by email to [statistics.unit@churchofengland.org](mailto:statistics.unit@churchofengland.org)

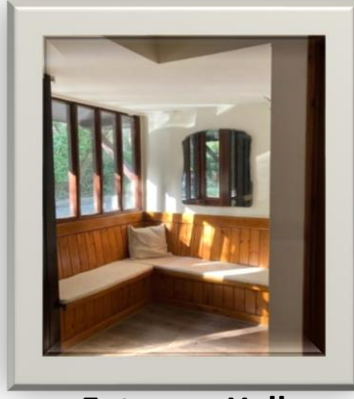
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ANNEX 3  
THE VICARAGE



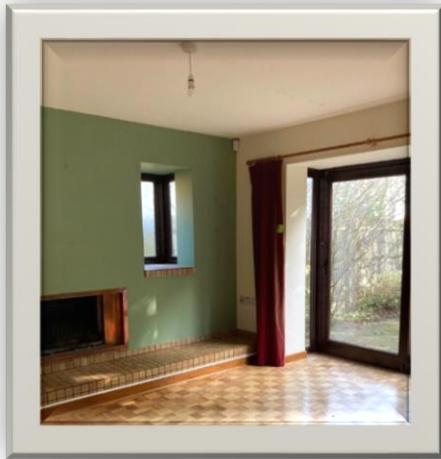
**Entrance Porch**



**Entrance Hall**



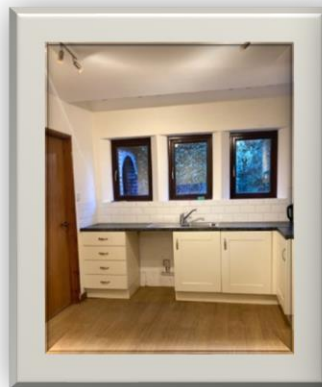
**Study**



**Main reception room**



**Dining room**



**Kitchen**



**Utility room**



ANNEX 3  
THE VICARAGE



**Bedrooms**



**Upstairs Bathrooms**



**Under eaves storage**



**Downstairs WC**

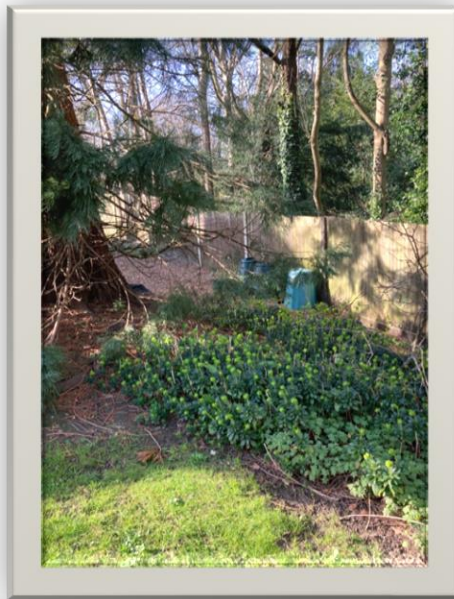
ANNEX 3  
THE VICARAGE



Garages



Front garden – faces south



Rear garden behind  
dining room and kitchen