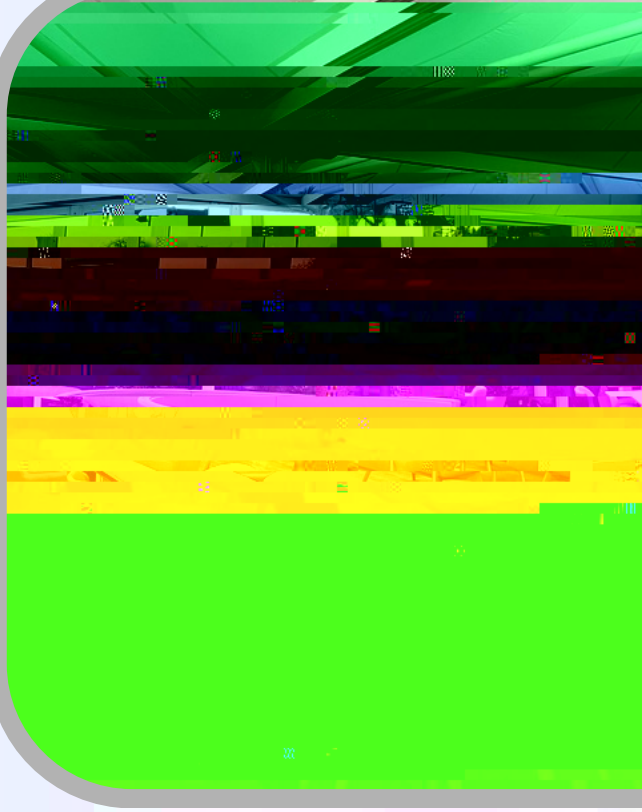CASE STUDY: STRATFORD GARDEN CENTRE