

Development Management Sub-Committee Report

Wednesday 21 September 2022

**Application for Planning Permission
43 Northumberland Street, Edinburgh, EH3 6JQ**

Proposal: Construct new residential mews incorporating part of existing boundary wall

**Item – Committee Decision
Application Number – 22/01348/FUL
Ward – B11 - City Centre**

Reasons for Referral to Committee

Recommendation

It is recommended that this application be **Granted** subject to the details below.

Summary

The proposal is acceptable in scale, form and design and it will not detract from the character or appearance of the conservation area, World Heritage Site or the setting of the listed building. The proposal makes use of traditional materials with sympathetic modern detailing. The existing boundary wall is to be retained. Alterations to the rear curtilage will improve the appearance of the site. The proposed house will sit sympathetically within its historic context. It will provide adequate amenity for its occupants and given the narrow nature of the street, it does not unduly impact on neighbouring privacy.

The proposal is acceptable in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

There are no material considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site lies to the north (rear) of the townhouse at 43 Northumberland Street. The existing property is a substantial two storey, attic and basement, end-terrace property. This townhouse is category A listed (item no. 29449, listed on 24.05.1966) and situated within the World Heritage Site.

The application site occupies a corner site to the rear of the townhouse and fronts onto the south side of Northumberland Street North West Lane. The site is bounded by an original stone boundary wall to the east elevation. A later 2 storey mews property adjoins the site to the west. The rear of the townhouse is covered by hardstanding, providing parking.

The lane is characterised by several single storey garages and mews properties on the north and south side of the lane.

The east-most access to the lane from Northumberland Street is directly adjacent to the townhouse at No. 43. The townhouses are situated at higher level than the lane as the land slopes down from Northumberland Street to the properties to the north.

Description Of The Proposal

The proposal is to erect a two bedroom mews house with an integrated single garage as additional family accommodation, built as a continuation of the existing mews housing, accessible from Northumberland Street North West Lane. The proposal will have approximately 126 square metres of internal floorspace with 64 square metres of living space and 62 square metres of storage space provided by a new basement and the proposed garage. The proposal includes a new garden area which will be shared with No 43 Northumberland Street.

The building will be finished in coursed sandstone with sandstone quoins and a slate roof with zinc ridge. The skewers to the roof will be finished in sandstone with lead flashings onto the slate. The doors to the lane will be powder coated aluminium roller doors with anthracite finish. Windows and door screens will be finished with powder coated aluminium in anthracite grey. Conservation Velux roof lights with anthracite finish are proposed with low level flashings.

The existing stone boundary wall on the east side of the application site will be incorporated into the gable of the proposed mews house. The wall will be repointed and rebuilt as required using the existing stone. Pointing work will be carried out using a suitable lime mortar to match the existing.

Supporting Information

- Planning Statement

Relevant Site History

06/02730/CON
43 Northumberland Street (garage To Rear)
Edinburgh
EH3 6JQ
Proposed alterations to garages to form mews flat
Permission is not required
25 July 2006

06/02730/FUL
43 Northumberland Street (garage To Rear)
Edinburgh
EH3 6JQ
Proposed alterations to garages to form mews flat (as amended)
Granted
6 October 2006

06/02730/LBC
43 Northumberland Street (garage To Rear)
Edinburgh
EH3 6JQ
Proposed alterations to garages to form mews flat (as amended)
Granted
31 October 2006

19/02025/PPP
43 Northumberland Street
Edinburgh
EH3 6JQ
Change of use from office to single dwelling (town house over four floors).
withdrawn
1 August 2019

19/03309/FUL
43 Northumberland Street
Edinburgh
EH3 6JQ
Change of use from office to single dwelling (Town House over four floors). (as amended)
Granted
11 September 2019

19/03312/LBC
43 Northumberland Street
Edinburgh
EH3 6JQ

Alter existing offices to form town house over four floors, including internal alterations and alterations of lower ground floor external openings to rear and replacement of existing windows with timber sash and casement windows to match existing pattern.
(As amended)

Granted
9 September 2019

20/03085/LBC
43 Northumberland Street
Edinburgh
EH3 6JQ

Alter existing boundary wall to incorporate it into a new residential mews building.
withdrawn

12 January 2021

20/03087/FUL
43 Northumberland Street
Edinburgh
EH3 6JQ

Construct residential mews.
withdrawn

12 January 2021

22/01345/LBC
43 Northumberland Street
Edinburgh
EH3 6JQ

Alter existing boundary wall to incorporate it into new residential mews building

Other Relevant Site History

16.03.2018 - Planning Permission Granted to demolish existing 2-car parking garage and pend to rear of 43 Northumberland Street. Alterations and reconstruction of existing stone boundary wall to form part of construction of new 2-storey residential mews with integral parking garage and access pend (Application Reference 17/01885/FUL).

15.09.2021 - Application Withdrawn relating to proposal to construct a two storey residential mews on the site, granted on March 2018 under application reference 17/01885/FUL. To add to the approved building a space for storage / utility and gym, to be located in the basement. The access to the basement area will be directly from the courtyard of the existing dwelling building via an open traditional stone staircase (Application Reference 21/02969/FUL).

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Historic Environment Scotland

Archaeology

Environmental Protection

Flooding

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 28 March 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 1 April 2022;

Site Notices Date(s): 29 March 2022;

Number of Contributors: 31

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Setting

The rear setting of the principle listed building at 43 Northumberland Street is characterised by an area of hardstanding bounded by a high stone boundary wall which opens to the mews lane through the north elevation. The proposed mews structure will complement this existing arrangement, restoring the enclosure of the rear garden which is more typical of properties in this area.

Mews buildings are an existing element in the setting of the listed building and the proposed mews is in keeping with these structures. When viewed from the townhouse the appearance of the garden ground will be improved. The introduction of an entrance to the proposed basement is a modest intervention and will not have a negative impact on the setting of the listed building. HES was consulted on the application and raised no objection to the proposal and expressed no concern that the formation of a basement would damage the listed building structurally or have a negative impact on its setting.

The existing random rubble stone boundary walls are an intrinsic part of character of the lane. The proposed mews structure will complement this existing arrangement. The agent has provided annotated drawings confirming the existing boundary wall to the east will be retained and rebuilt where necessary using reclaimed stone. All joints are to be repointed using lime mortar to match existing. The character of the listed building will therefore be preserved. This element of the scheme has been conditioned to ensure the setting of the listed building and the surrounding area is preserved.

Conclusion in relation to the listed building

The proposal will not have a detrimental impact on the setting of the listed building. The proposal is acceptable in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the New Town as:

- the grid hierarchy of grand streets, lesser streets, lanes and mews
- terraces of buildings with regular building plot widths and the consistent relationship of building lines to the layout of streets
- the overwhelming retention of buildings in their original design form with a standard materials palette, including blonde sandstone and slated pitched roofs.

The existing rubble stone wall will be retained as part of the proposed construction of the mews. The stone boundary walls are a significant feature of the mews lanes and of this part of the New Town conservation area.

The envelope, traditional form and construction materials of the proposed mews reflect the type of buildings that commonly occupy the rear garden areas of Georgian terraced buildings in the Second New Town, which is a significant constituent area of the World Heritage Site. Whilst there is no evidence that this plot contained a mews originally, it cannot be concluded that a mews building was never planned on the site or would not have been built at a later stage. Also, the principle of mews development has already been established in the lane.

The proposed envelope matches that of the mews on the adjacent site and the proposed dimensions are appropriate in this particular location, given the length of the original garden plots. There are numerous examples of basement level development throughout the New Town Conservation Area and basement development in mews buildings is also not uncommon. The only element of the basement visible is a modest entrance within the garden ground of the site. This will not be visible from public view points and will not impact the character or appearance of the Conservation Area.

The proposed mews is of high quality traditional mews form with sympathetic contemporary detailing. Although the design respects the traditional mews design, the proposed scheme represents a sympathetic modern take on the form. The new walls of the new building will be formed from coursed sandstone to match the rear wall of the adjacent townhouse. This will be in keeping with the surrounding area. The use of Spanish Cupa Heavy slate is an acceptable modern equivalent in terms of colour, thickness, weight and texture of slate to traditional Scots Slate and is acceptable in this context. The proposed mews will complement the character and appearance of the New Town Conservation Area. The proposed traditional materials of sandstone and slate are in keeping with the historic palette of the area. The proposed introduction of new planting and sandstone slabs within the rear curtilage are a more appropriate response than the existing hardstanding and will improve the appearance of the site.

Conclusion in relation to the conservation area

The proposed mews building will both preserve and enhance the character of the conservation area. The proposals are acceptable in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment policies Env 1, Env 3, Env 6, Env 8, Env 9, Env 21 and Env 22
- LDP Design Policies Des 1, Des 4 and Des 5
- LDP Housing Policies Hou 1 and Hou 3
- LDP Transport Policies Tra 2 and Tra 3

The non-statutory 'Listed Buildings and Conservation Area' guidance and Edinburgh Design Guidance will be material considerations relevant when considering the above policies.

Impact on setting of the listed building and the conservation area

Policy Env 3 (Listed Buildings - Setting) states that development affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

LDP Policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted if it preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal and demonstrates high standards of design and utilises materials appropriate to the historic environment.

This has been assessed in sections a) and b) and the proposals comply with LDP Policies Env 3 and Env 6.

Impact on the World Heritage Site

LDP Policy Env 1 states that development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh and/or the Forth Bridge as World Heritage Sites or would have a detrimental impact on a Site's setting will not be permitted.

As noted in section (b) above, the envelope, traditional form and construction materials of the proposed mews reflect the type of buildings that commonly occupy the rear garden areas of Georgian terraced buildings in the Second New Town, which is a significant constituent area of the World Heritage Site.

The proposal will have no adverse impact on the Outstanding Universal Value of the Edinburgh World Heritage Site and complies with LDP policy Env 1.

Principle

Policy Hou 1 (Housing Development) supports new residential development on sites in the Urban Area, provided the proposals are compatible with other policies in the Local Plan.

Planning consent has previously been granted for a mews property on this site on two previous occasions (application references 06/02730/FUL and 17/01885/FUL). This is a significant material consideration in the determination of this application.

The current proposal differs from previous consents on this site in that it includes a basement level. There are no policies within the Edinburgh Local Development Plan (LDP) which relate specifically to the formation of basements. LDP policy Env 22 (Pollution and Air, Water and Soil Quality) states that planning permission will only be granted for development where there will be no significant adverse effects on: air, and soil quality; the quality of the water environment; or on ground stability. In terms of material considerations, the Planning Authority notes that there is no limit to excavation depth set out in legislation. Proposed excavation work of 2.8 metres below ground level is not in itself a concern in relation to ground stability. The excavation work will not take place underneath any existing buildings. The area is not in a coal mining notification area and there is no known history of ground instability in the area. Environmental Protection was consulted on the scheme and has offered no objection.

The proposed formation of a basement will require a building warrant and all structural aspects of the proposed development will be considered as part of this process. As part of the Building Warrant process, a soil investigation report will be required in advance of construction work. The design of all proposed structural work will be assessed and certified by a Structural Engineer. The assessment and certification of the work will have to consider any neighbouring structure. It is not for the Planning Authority to assess these matters. Any subsequent issues relating to damage to neighbouring properties would be a civil matter.

Scale, Form and Design

Policy Des 4 (Development Design - Impact on Setting) sets out the criteria for ensuring new buildings fit in with the surrounding area - a) height and form b) scale and proportions, including the spaces between buildings c) position of buildings and other features on the site d) materials and detailing.

As noted in section (b) the proposed development is a high quality traditional mews form with sympathetic contemporary detailing. The design, scale and materials mimic the existing adjacent mews. The proposed mews will complement the character and appearance of the New Town Conservation Area. The proposed traditional materials of sandstone and slate are in keeping with the historic palette of the area. The proposed introduction of new planting within the rear garden area will improve the appearance of the site. As noted above, basement development is not uncommon and the envelope of the building is in keeping with surrounding mews structures. This does not represent overdevelopment of the site and is acceptable.

The proposal complies with LDP Policy Des 4.

Amenity

LDP Policy Des 5 (Development Design - Amenity) states planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP Policy Hou 3 (Private Green space in Housing Development) states planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

The proposal will have an approximately 126 square metres of internal floorspace with 64 square metres of living space and 62 square metres of storage space provided by a new basement and the proposed garage. Edinburgh Design Guidance sets out a recommended minimum requirement of 66 square metres of gross internal floorspace for a two bedroom flat. Although only 64 square metres of living space is provided in this instance, given the extensive level of storage provided, the proposal complies with this requirement. The proposal includes 78 square metres of garden space which represents more than twenty percent of the site. Policy Hou 3 does not set a specific required level of private greenspace for new houses though Edinburgh Design Guidance does recommend a minimum depth of nine metres. In this case the garden will have a depth of ten metres and is comparable to the garden ground of surrounding properties. Sufficient garden ground is provided to meet the terms of LDP Policy Hou 3.

The total distance between the rear windows of this structure and those of the townhouse at 43 Northumberland Street is approximately 10 metres. At present, both this site and the principal townhouse are in single ownership therefore no south boundary structure is proposed for the new dwelling. Given the tight urban grain of this city centre location, there are no concerns regarding privacy for future occupiers.

In terms of the privacy of neighbouring properties, the windows in the front elevation are directly on the street boundary. Edinburgh Design Guidance states that the pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. The proposed development reflects the typical arrangement of a mews street and is in keeping with the surrounding area. The proposed distance between the new development and neighbouring buildings is acceptable within the context of a mews lane.

The proposal will have no impact on sunlight or daylight to neighbouring properties.

The proposal complies with LDP Policy Des 5 and LDP Policy Hou 3.

Flooding and surface water management

LDP Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase flood risk or be at risk of flooding itself.

A Surface Water Management Plan will be required to support the application. SEPA Flood Risk Maps show the site is not in an identified area of surface water flood risk.

The Council's Flooding Team were consulted on the scheme and has indicated that a Surface Water Management Plan can be conditioned for this site. It is appropriate therefore to condition the provision of a Surface Water Management Plan prior to occupation of the dwelling.

The proposal complies with LDP Policy Env 21.

Road Safety and Parking

Policy Tra 2 states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

Policy Tra 3 states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

An integral single garage will be provided as part of the design of the mews house. The provision of one car parking space complies with Parking Standards set out in Edinburgh Design Guidance. No specific cycle parking is indicated on the drawings. However, bikes could be stored in the garden or garage. The proposal complies with Tra 2 and Tra 3.

Given that the application site previously had two garages and was used to provide car parking for an office located at No. 43 Northumberland Street, a single garage will be no worse in terms of manoeuvrability. The proposed use will not generate any significant additional levels of traffic. The Roads Authority has not objected to the scheme.

Archaeology

LDP Policy Env 8 (Protection of Important Remains) states development will not be permitted which would damage or destroy non-designated archaeological remains which the Council considers should be preserved in situ.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) states planning permission will be granted for development on sites of known or suspected archaeological significance.

The City Archaeologist was consulted on the proposal and concluded that there are no, known, significant archaeological implications in relation to this application.

The proposal complies with LDP Policies Env 8 and Env 9.

Conclusion in relation to the Development Plan

The proposal complies with all relevant policies set out in the Local Development Plan.

The proposal is acceptable in scale, form and design and it will not detract from the character or appearance of the conservation area, World Heritage Site or the setting of the listed building. The proposal makes use of traditional materials with sympathetic modern detailing. The existing boundary wall is to be retained.

Alterations to the rear curtilage will improve the appearance of the site. The proposal will not result in a reasonable loss of neighbouring amenity and future occupiers will have an acceptable level of residential amenity. There will be no detrimental impact on road safety.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

Emerging policy context

The Draft National Planning Framework 4 has been consulted on but has not yet been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- Objects to proposed excavation due to potential damage to surrounding properties, the listed building and health and safety concerns; this is addressed in section (c) above
- Impact on World Heritage Site; this is addressed in section (c) above
- Overdevelopment of the site; this is addressed in section (c) above
- Spanish slate inappropriate; this is addressed in section (a) above
- Objects to stonework of boundary wall and proposed mews; this is addressed in section (a) and (b)
- Objects to sandstone pavers in rear curtilage; this is addressed in section (b)

New Town and Broughton Community Council

- Note principle of two storey mews building on the site is established; this is addressed in section (c)
- Concern relating to basement excavation in terms of precedent and health and safety risk; this is addressed in section (c)
- Privacy; this is addressed in section (c)

non-material considerations

- Unacceptable precedent; each application must be assessed on its own merit
 - Previous work to the adjacent building has not preserved heritage; each application must be assessed on its merit
 - Previous applications relating to a basement in Inverleith Place resulted in damage to neighbouring properties; each application must be assessed on its own merit
 - Construction noise; this is not a planning matter
 - Drawings provide insufficient information including in relation to the existing boundary wall; the drawings are sufficient to determine the acceptability of the scheme and provide details

Conclusion in relation to identified material considerations

There are no material considerations which indicate the proposal should be refused.

Overall conclusion

The proposal is acceptable in scale, form and design and it will not detract from the character or appearance of the conservation area, World Heritage Site or the setting of the listed building. The proposal makes use of traditional materials with sympathetic modern detailing. The existing boundary wall is to be retained. Alterations to the rear curtilage will improve the appearance of the site. The proposed house will sit sympathetically within its historic context. It will provide adequate amenity for its occupants and given the narrow nature of the street, it does not unduly impact on neighbouring privacy.

The proposal is acceptable in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

There are no material considerations which outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions :-

1. Prior to initiation of development a Surface Water Management Plan shall be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented.

2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. The existing boundary wall to the east will be retained and rebuilt where necessary using reclaimed stone. All joints are to be repointed using lime mortar to match existing.

Reasons:-

1. To ensure surface water is managed correctly.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to safeguard the character of the statutorily listed building.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 18 March 2022

Drawing Numbers/Scheme

01-05

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Christopher Sillick, Planning Officer
E-mail: christopher.sillick@edinburgh.gov.uk

Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

DATE: 7 April 2022

NAME: Archaeology

COMMENT: Having assessed potential impacts upon both the surviving garden wall and any potential buried remains, it has been concluded that there are no, known, significant archaeological implications in relation to this application.

DATE: 5 April 2022

NAME: Environmental Protection

COMMENT: I refer to the above and would advise that Environmental Protection has no objections to the proposed development.

The application proposes the construction of a new residential property on the grounds of an existing parking area. Residential properties exist to the north, west and south.

Environmental Protection offers no objections to the application.

DATE: 29 August 2022

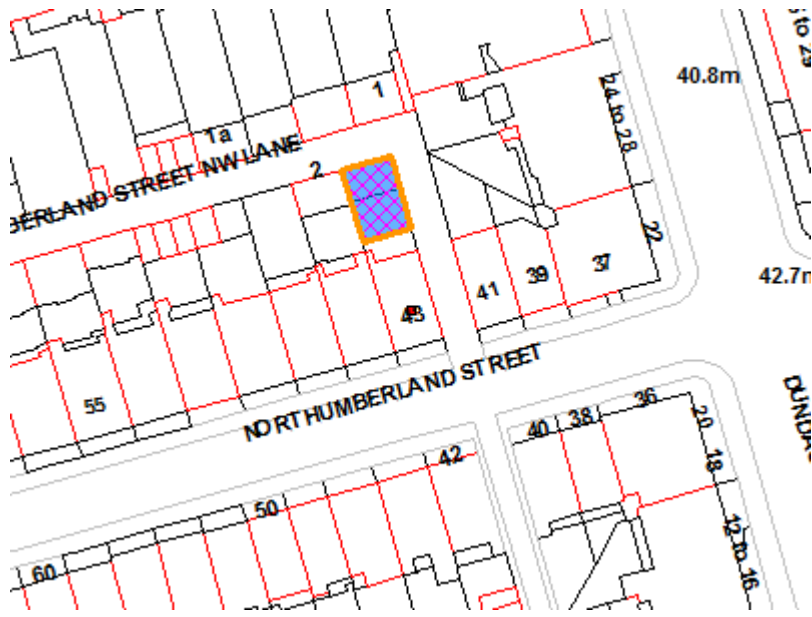
NAME: Flooding

COMMENT: We would recommend a Surface Water Management Plan (SWMP) is provided prior to determination, as the applicant may be relying on proposals that are not feasible. However, if required, this can be conditioned. The applicant should however be aware of the risk that the proposed building scale and layout is not feasible, as surface water treatment and attenuation will be required.

DATE: 16 June 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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