

# Development Management Sub Committee

Wednesday 13 December 2017

## Application for Planning Permission 17/03392/FUL At 11, 11A & 11B Gayfield Square, Edinburgh, EH1 3NT Demolition of existing building and erection of residential apartments (as amended).

Item number	4.4(a)
Report number	
Wards	B11 - City Centre

### Summary

---

The proposal complies with the development plan and is acceptable. The character and appearance of the conservation area and the setting of the listed buildings will be preserved. There will be no significant impact on residential amenity and road safety will not be affected by the proposal. The proposal represents a minor infringement to the non-statutory Edinburgh Design Guidance in respect of flat sizes. However, this is considered acceptable in this instance. There are no material considerations that outweigh this conclusion.

### Links

---

<a href="#">Policies and guidance for this application</a>	LDPP, LDES01, LDES03, LDES04, LDES05, LEN01, LEN03, LEN06, NSG, NSGD02, NSLBCA, NSP, OTH, CRPNEW,
--	---

# Report

## **Application for Planning Permission 17/03392/FUL At 11, 11A & 11B Gayfield Square, Edinburgh, EH1 3NT Demolition of existing building and erection of residential apartments (as amended).**

### **Recommendations**

---

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

### **Background**

---

#### **2.1 Site description**

The application site measures approximately 40metres x 13metres and accommodates a series of three single-storey warehouse properties located to the rear of 12 Gayfield Square, a category A listed Georgian townhouse (item number 28805, listed 19.04.1966).

The building is vacant and was formerly used as an art gallery workshop. The building is finished in a variety of materials ranging from white render, painted brickwork, exposed brickwork and pre-fabricated corrugated walls.

Surrounding uses are mixed with the St Marys RC Primary School located to the north west of the site, and a range of residential flats and offices accommodated in the B listed townhouses directly opposite at 7-10 Gayfield Square (item numbers 28803, 28804 and 49147, listed 19.04.1966). A new build residential scheme four and five storeys in height is located to the north and east of the application property and the B listed townhouses located opposite the application property are 2 storeys in height and have a pitched roof with attic accommodation. Gayfield Square slopes down to the north.

The application site is located within the World Heritage Site.

This application site is located within the New Town Conservation Area.

#### **2.2 Site History**

April 2001 - planning permission granted for part change of use from industrial unit to retail (private gallery) use (as amended) (application reference 01/00254/FUL).

January 2008 - conservation area consent granted for the demolition of the buildings (application reference 07/01286/CON).

May 2010 - planning permission granted for a mixed use development comprising of four town houses and gallery commercial unit (as amended) (application reference 07/01286/FUL).

April 2016 - planning permission granted for the renewal of consent 07/01286/FUL to erect mixed use development comprising four town houses and gallery commercial unit (as amended) (application reference 13/00967/FUL).

August 2017 - Conservation Area consent pending consideration for the demolition of the existing building (application reference 17/03393/CON).

## **Main report**

---

### **3.1 Description Of The Proposal**

The application proposes the demolition of the existing building on the site and the erection of 11 flats.

The block will comprise of a mixture of studio, 1, 2 and 3 bedroom apartments ranging in size from 42 square metres up to 124 square metres. The block varies from one to five storeys in height. Eight of the apartments will have private terraces.

The proposal incorporates cycle storage for 25 bikes in the basement area along with a secure bin store.

No off street parking will be provided on site.

Materials proposed are ashlar stone on the front elevation, buff brick partially to the sides and on the rear elevation, powder coated aluminium glazing and cement based grey cladding.

An enclosed recycling and bin store is to be provided along with a secure cycle store at the ground floor level. No car parking is to be provided.

#### Scheme 1

The materials for the proposed scheme have been changed from buff brick to ashlar stone on the front elevation.

### **Supporting Statements**

The following information was submitted in support of the application:

- Design and Access Statement; and
- Planning Statement.

These documents are available to view on the Planning and Building Standards online services.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the impact on historic context is acceptable;
- c) the proposed scale, design and materials are acceptable;
- d) the proposal will provide adequate amenity for occupiers;
- e) the proposal will detrimentally affect neighbouring amenity;
- f) the proposal will have a detrimental impact on pedestrian or road safety;
- g) other matters have been addressed;
- h) the proposal will have any detrimental impact on equalities or human rights; and
- i) the comments raised have been addressed.

#### **a) Principle of Development**

The application site is located within the urban area as defined in the Edinburgh Local Development Plan (LDP). Policy Hou 1 (Housing Development) supports new housing development on suitable sites within the urban area, provided it is compatible with other policies in the plan.

The proposal is therefore acceptable in principle.

## b) Impact on Historic Context

### **Conservation Area**

The New Town Conservation Area Character Appraisal identifies that the principal building form throughout the New Town is the hollow square, residential, tenemental block consisting of a sunken basement area with three to four storeys above. The designed relationship of stone buildings, pavements and setted roads gives a disciplined unity and cohesion to the conservation area. Gayfield has always been varied in character. It is beyond the commercial core of the City Centre but not wholly within a clearly residential area. This variety has been extended by redevelopment.

The existing buildings on the site are out of keeping with the street and the redevelopment of the site will allow a contemporary building which makes a positive contribution to the existing urban structure.

The proposal for a modern development has been established on the site through the extant consent (13/00967/FUL). This proposal mirrors the consented scheme by stepping away 9 metres from the tenemental building on Gayfield Square then rising to four storeys in height (11.7 metres) with the height further increasing to the north where a pop up is created (14.3 metres in height). This marginal increase in height to the north creates a bookend to balance the bookend of the four storey Georgian tenement to the south east. The contemporary design of the building contrasts with the surrounding traditional form whilst respecting the historic and architectural importance of the surrounding area.

The proposal respects the character and appearance of the conservation area and accords with LDP policy Env 6.

### **Outstanding Universal Value of World Heritage Site**

The Outstanding Universal Value of the Edinburgh World Heritage Site is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

Within the context of this site the distinct character of the New Town requires to be considered in the redevelopment of this site. The proposals respect the character of the adjacent buildings whilst introducing a contemporary architectural response to the external design.

The proposed development will not have any adverse impact on the Outstanding Universal Value of the World Heritage Site.

## Setting of Listed Building

The setting of the rear of the A listed buildings to the south of the proposed scheme has already been affected by the existing buildings on the site which are incongruous and of no architectural merit. The southern gable of the block will measure nine metres to the rear elevation of the listed building providing a visual separation between the proposed development and the listed building. The scale of the proposal and the use of high quality materials will represent an improvement of the streetscape and the setting of the listed buildings. Therefore, the proposal will not have a detrimental impact on the setting of the adjacent listed buildings.

Historic Environment Scotland raised no objections to the proposal.

The proposal accords with LDP policy Env 3.

### c) Scale, design and materials

The architectural style of the building is modern. The solid to void ratio, verticality of window openings and recessed terraces within the design of the building create a strong frontage that sits comfortably within the historic streetscape.

Whilst the proposal will introduce a marginal increase to the overall height of the building (0.2 metres) and in the pop up to the north (2.3 metres) from the previously consented scheme, it represents an improvement in the overall streetscape. The reinstatement of the traditional spatial character and the introduction of a building with a massing akin to the surrounding properties in the area will have a positive impact on the streetscape.

The New Town is characterised by sandstone buildings and this is evident within the immediate context of the site. The development proposes a mixture of ashlar stone on the front elevation, powder coated aluminium glazing and cement based grey cladding. Buff brick is proposed partially on the north west, south east and north east (rear) elevation and will provide a contrast to the ashlar stone which is appropriate in this context.

A condition has been attached requesting a sample panel of materials to be produced to ensure the quality of the proposed external materials is assessed.

The design and materials of the development are of a high quality and the development accords with policies Des 1 and Des 3 of the LDP.

### d) Amenity for future occupiers

The Non-Statutory Edinburgh Design Guidance requires that a minimum of 36 square metres of floor space should be provided for a studio, 52 square metres for a one bed, 66 square metres for a two bed and 81 square metres for a three bed. Only two of the apartments fall below this threshold, a one bed (47 sqm) and a two bed (75 sqm). The one bed apartment has a small garden area which provides a reasonable outlook for the property which is located on the ground floor level. The two bed is dual aspect. The development provides a good mix of unit sizes and the infringement to the Edinburgh Design Guidance in terms of unit sizes is acceptable.

## e) Neighbouring Amenity

### Privacy

The proposed building will overlook properties directly across from the site. The Edinburgh Design Guidance does not set out minimum privacy distances and it is assessed on a case by case basis. The context of this site, located in the New Town, is one where buildings are located close together and in townscape terms could not provide greater distances. To the rear of the site is the car park for the neighbouring site. There will be overlooking into the rear gardens of the adjacent properties. These garden areas are already overlooked and given the townscape of this area, the terraces will not exacerbate this to any greater a degree.

The proposal does not raise any privacy issues.

### Sunlight

In terms of sunlight to existing residents, the applicant provided a daylight and sunlight statement, which compared the impact of the proposed buildings on all surrounding properties during the spring equinox. This study demonstrates that a shadow is already cast onto the gardens of the tenements and the car park at the rear. The proposal will not result in a further impact to these spaces.

### Daylighting

A full Daylight and Sunlight Assessment has been submitted. This information demonstrates that in respect of properties at number 8-10 Gayfield Square and 12-14 Gayfield Square, the proposed development will provide a vertical sky above 27% which is acceptable. The windows of properties at number 63 East London Street demonstrates that one fails to achieve the recommended 27%. However, this is a gable window and daylight to gables and side windows is not protected.

The proposal complies with the non-statutory Edinburgh Design Guidance in this regard.

## f) Road Safety

No parking is to be provided as part of the proposal. The site is in a city centre location where it is accessible to a number of public transport routes and would not require parking to be provided on site. Secure cycle parking will be provided within the basement providing 25 cycle spaces.

The Roads Authority raise no objections to the proposal in terms of its impact on traffic congestion, and road or pedestrian safety.

A contribution of £ 12,143 (subject to indexation at date of payment) to the Edinburgh Tram is required in accordance with the Finalised Developer Contributions and Infrastructure Delivery Supplementary Guidance. This will be secured through a legal agreement.

#### g) Other considerations

##### **Environmental Assessment**

No objections to the application subject to conditions regarding site investigation given previous industrial use.

##### Archaeology

There are no archaeological implications regarding this proposal.

##### Communities and Families

The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.

Using the pupil generation rates set out in the Supplementary Guidance, the development of eleven flats is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.

#### h) Equalities and Human Rights

The application was assessed in terms of equalities and human rights. In summary, the building would be fully accessible to those with varying needs relating to mobility, sight impairment, hearing impairment and varying degrees of disability. An Equality and Human Rights Assessment is available to view on the Planning and Building Standards Online Service.

#### i) Public Comments

Material Representations - Object:

- adverse impact on the conservation area and setting of listed building -assessed in 3.3 (b).
- Design is not in keeping with the area - assessed in 3.3 (c).
- too high - assessed in 3.3 (c).
- Overshadowing and loss of daylight - assessed in 3.3 (e).
- lack of parking - assessed in 3.3 (f).

Material Representation - Support:

- well designed and will have a positive impact on the area - assessed in section 3.3 (c) and acknowledged that the proposal will have a positive impact on the streetscape.
- good contemporary architecture - assessed in section 3.3 (c) and acknowledged that the architecture style of the building is modern.

## Conclusion

The proposal complies with the development plan and is acceptable. The character and appearance of the conservation area and the setting of the listed buildings will be preserved. There will be no significant impact on residential amenity and road safety will not be affected by the proposal. The proposal represents a minor infringement to the non-statutory Edinburgh Design Guidance in respect of flat sizes. However, this is considered acceptable in this instance. There are no material considerations that outweigh this conclusion.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. Prior to the commencement of works on site, sample panels, to be no less than 1.5m x 1.5m, shall be produced, demonstrating each proposed external material and accurately indicating the quality and consistency of future workmanship, and submitted for written approval by the Council as planning authority.
2. i) Prior to the commencement of construction works on site:
  - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
  - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

#### **Reasons:-**

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

#### **Informatives**

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded in relation to tram contributions.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of 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.
4. 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.
5. The applicant should be advised that as the development is located in Zones 1 to 8, they will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category A - New Build).

## **Financial impact**

---

### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

---

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

---

### **6.1 The equalities impact has been assessed as follows:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

---

### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

---

### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

The application was advertised on the 4 August 2017. A total of 17 letters of representation has been received. 12 of these object and 5 support the proposal. The matters raised in representations are addressed in the assessment section of the report.

Representations were received from The Gayfield Association. No comments were submitted by the Community Council.

### **Background reading/external references**

---

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

Edinburgh Local Development Plan - Urban Area and World Heritage Site.

### **Date registered**

28 July 2017

### **Drawing numbers/Scheme**

01-07,08A, 09-12,15-19,

Scheme 2

## **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer

E-mail:lynsey.townsend@edinburgh.gov.uk Tel:0131 529 3905

## **Links - Policies**

---

### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

### **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**Non-statutory guidelines** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

### **Other Relevant policy guidance**

**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.

# Appendix 1

## **Application for Planning Permission 17/03392/FUL At 11, 11A & 11B Gayfield Square, Edinburgh, EH1 3NT Demolition of existing building and erection of residential apartments (as amended).**

### **Consultations**

---

#### Roads Authority

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

- 1. The applicant will be required to contribute the sum of £ 12,143 (based on 11 residential units in Zone 3 ) to the Edinburgh Tram in line with the approved Tram Line Developer Contributions report; The sum to be indexed as appropriate and the use period to be 10 years from date of payment;*
- 2. The applicant should be advised that as the development is located in Zones 1 to 8, they will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category A - New Build);*

*Note:*

- a. The applicant proposes no parking provision and is considered acceptable under the Council's current parking standards for zone 2 in a controlled parking zone.*
- b. The existing use art exhibition space and workshop (non-residential institution) has no effect on tram contribution for the proposed use.*

#### Archaeology

*Further to your consultation request I would like to make the following comments and recommendations concerning these linked applications for the demolition of existing building and erection of residential apartments.*

*The site occurs within the NE boundary for UNESCO's World Heritage to the rear of the Georgian Gayfield SQ (c.1807) and adjacent to the medieval settlement of Broughton. The site is currently occupied by a 20th century single storey building. The building occupying the site is of no particular archaeological significance and its construct has also likely to have had a significant affect upon the potential for archaeological remains to survive on site.*

*Accordingly I have concluded that there are no known archaeological implications regarding these applications.*

## Communities and Families

*The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.*

*Using the pupil generation rates set out in the Supplementary Guidance, the development of eleven flats is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.*

## Environmental Assessment

*The proposal is for the demolition of the existing single storey structures at 11 ;11A;11B Gayfield Square which were until January 2017 used as an Art Gallery and their replacement with a 5 - storey block of residential apartments with balconies.*

*It is noted that the original proposal was for a block comprising of only four houses with a commercial gallery on the ground floor. The new proposal is a more intensive development of 11 apartments and has no commercial units .*

*It is noted that the development is to be 'car - free parking in nature' although it is unclear how this could be required by the developer or enforced under Planning law.*

*Environmental Protection have no adverse comment to make regarding this application and would recommend that the following Planning condition be included if consent is granted.*

*1) Prior to the commencement of any construction works on site:*

*(a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is*

*acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*

*(b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning. Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.*

*Informatives:*

*2) It is highlighted in Edinburgh's Local Transport Strategy 2014-2019 that the Council seeks to support increased use of low emission vehicles and support the extension of the network of Electric Vehicle (EV) charging points.*

*The City of Edinburgh Parking Standards for Development Management also now encourages the use of EVs. It states that the Council is likely to introduce a requirement for EV charging infrastructure which depends on how charging technology evolves this includes:*

- o Dedicated parking spaces with charging facilities.*
- o Ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.*

*Developers should now consider the potential for EV charging as they develop their proposals. Based on currently available technology Environmental Protection recommends that the site is served by at least one electric vehicle charging outlet and should be of the following standard;*

*70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.*

*Grants may also be available for the installation of EV charge points more information can be found at;*

*<http://www.energysavingtrust.org.uk/scotland/Organisations/Transport/electric-vehicles/Electric-Vehicle-Charge-Point-Funding>*

*We encourage the developer to work with this service to produce a Green Travel Plan which should incorporate the following measures to help mitigate traffic related air quality impacts;*

- 1. Car Club facilities (electric and/or low emission vehicles).*
- 2. Provision of electric vehicle charging facilities.*
- 3. Public transport incentives.*
- 4. Improved cycle/pedestrian facilities and links.*

*Environmental Protection also advise the applicant that all energy systems must comply with the Clean Air Act 1993 and that Environmental Protection will not support the use of biomass.*

*Electric vehicle Charging outlet(s) should be of the following standard:*

*70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.*

*Electric vehicle charging points should be installed in accordance with Transport Scotland's Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles (2013).*

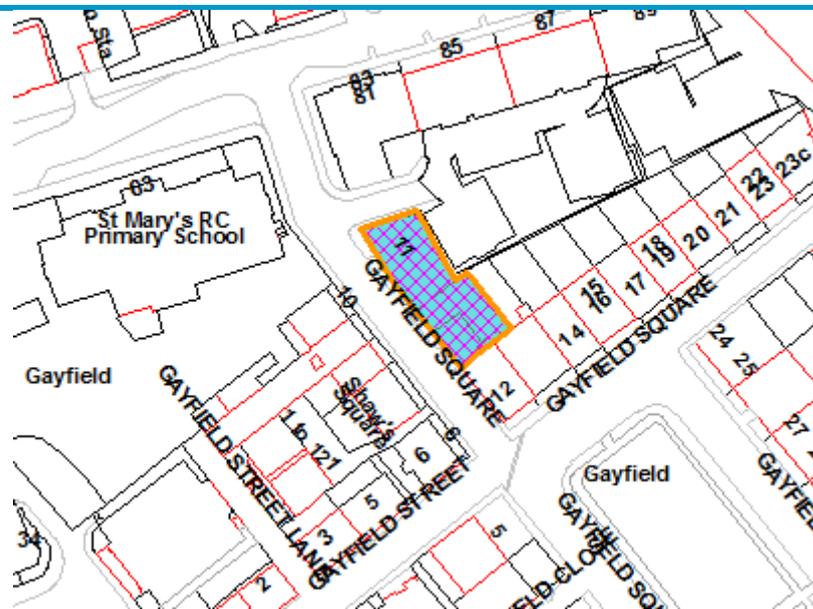
3) We would also need to know if the applicant intends installing a Combined Heat and Power plant (CHP), what fuel type will serve the CHP and what the power inputs/outputs will be. Any CHP must be compliant with the Clean Air Act 1993. When available the applicant shall provide details of all the boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993.

### Historic Environment Scotland

Historic Environment Scotland does not object to this application and we do not have any comments to make on the proposals.

### Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420

**END**