

Notice of Review: Land at 10 Kirkhill Terrace, Gorebridge

Determination Report

Report by Derek Oliver, Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of a dwellinghouse at land at 10 Kirkhill Terrace, Gorebridge.

2 Background

- 2.1 Planning application 19/01025/DPP for the erection of a dwellinghouse at land at 10 Kirkhill Terrace, Gorebridge was refused planning permission on 27 January 2020; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, excluding the standard advisory notes, issued on 27 January 2020 (Appendix D); and
 - A copy of the relevant plans (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have scheduled a site visit for Tuesday 15 September 2020; and
 - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that there were no consultations required and two representations received objecting to the application. As part of the review process the interested parties were notified of the review. No additional comments have been received. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 13 June 2017, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the planning authority:
 - a) Details of the materials of the window frames and doors;
 - b) Details of the proposed external materials;
 - c) Details of all proposed walls, fences, gates or other means of enclosure, including position, design, dimensions and materials; and

- d) Details of all hardstanding materials.

Reason: *These details were not submitted with the original application; to ensure the proposal is in keeping with the character and amenity of the surrounding area.*

- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking and re-enacting that Order) no window openings shall be installed on the rear elevation of the dwellinghouse hereby approved other than those shown on approved drawing number 1707_C_200rev H unless planning permission is granted by the planning authority.

Reason: *In order to limit overlooking between the proposed house and the houses currently under construction to the east; to ensure that any new openings do not result in the loss of privacy to either set of occupants.*

- 5.2 If the LRB dismisses the review, the building/structure which are sited on the land without planning permission will have to be removed. In this case the applicant will be asked to remove the building/structure within two months of the LRB decision. However, the failure to carry out the required works will result in the Council having to consider issuing an enforcement notice to resolve the breach of planning control.

6 Recommendations

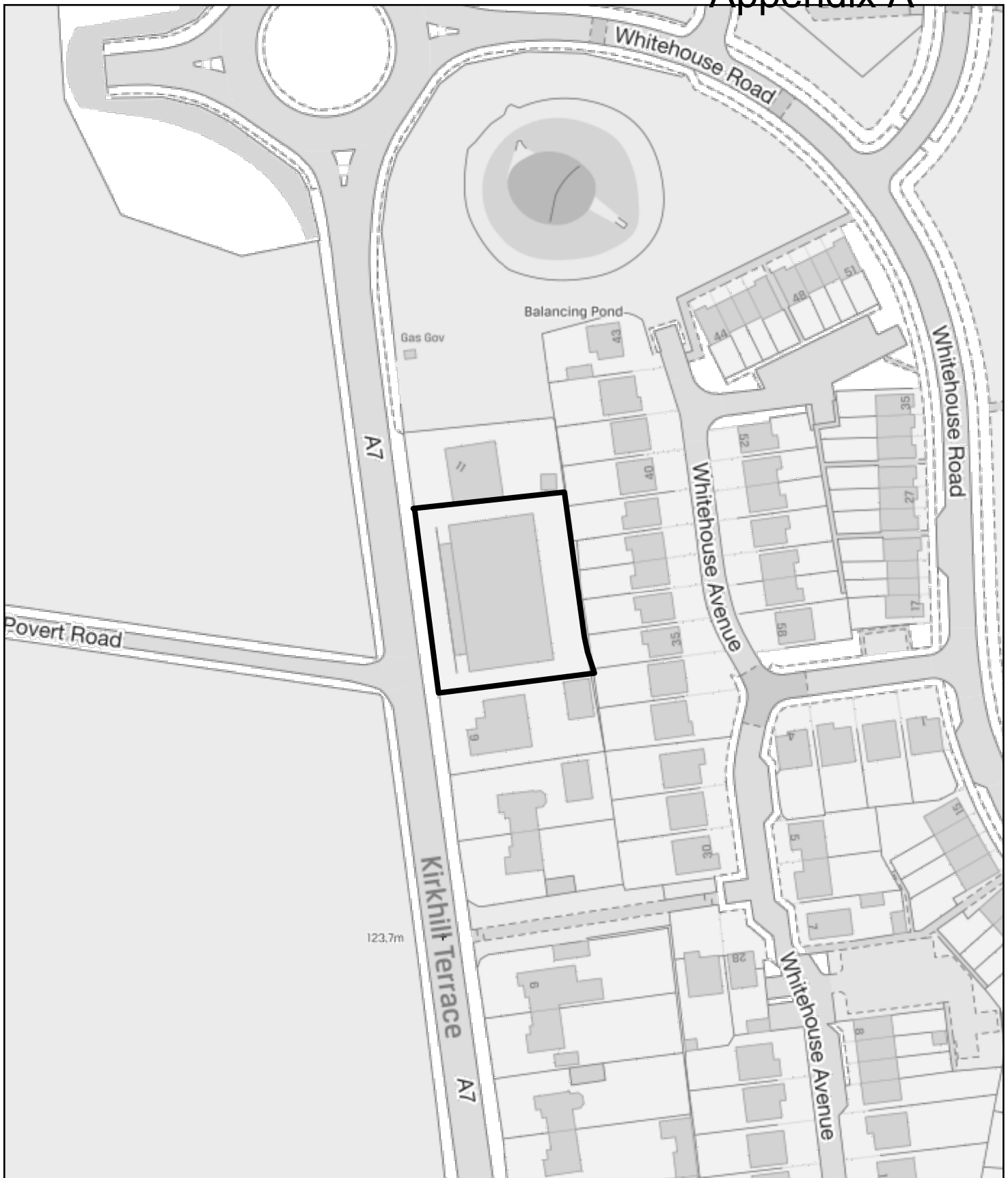
- 6.1 It is recommended that the LRB:
 - a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 4 September 2020

Report Contact: Matthew Atkins
Matthew.Atkins@midlothian.gov.uk

Background Papers: Planning application 19/01025/DPP available for inspection online.

Appendix A



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Erection of dwellinghouse (amendment to design approved in terms of planning permission 18/00011/DPP) at Land At 10 Kirkhill Terrace, Gorebridge

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File No. 19/01025/DPP

Scale: 1:1,250



Midlothian



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100058431-007

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Liston Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	3F2
Last Name: *	Liston	Building Number:	33
Telephone Number: *	0131 556 5757	Address 1 (Street): *	London Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	UK
		Postcode: *	EH3 6LY
Email Address: *	david@listonarchitects.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Nettlingflat
First Name: *	David	Building Number:	
Last Name: *	Allan	Address 1 (Street): *	Heriot
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Scottish Borders
Extension Number:		Country: *	United Kingdom
Mobile Number:	07872100100	Postcode: *	EH38 5YF
Fax Number:			
Email Address: *	david@allanscoaches.co.uk		

Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	10 KIRKHILL TERRACE
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GOREBRIDGE
Post Code:	EH23 4LL

Please identify/describe the location of the site or sites

--	--

Northing

662311

Easting

333473

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwellinghouse (amendment to design approved in terms of planning permission 18/00011/DPP) at 10 Kirkhill Terrace, Gorebridge

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
☐ Application for planning permission in principle.
☐ Further application.
☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
☐ Grant of permission with Conditions imposed.
☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to "Planning Review Statement" in supporting documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

10 Kirkhill Terrace Planning Review Statement 1707_C_500_Approved and Proposed West Elevations 10 Kirkhill Terrace Stonework Photos

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01025

What date was the application submitted to the planning authority? *

16/12/2019

What date was the decision issued by the planning authority? *

27/01/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Construction of the house is underway

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Liston

Declaration Date: 08/02/2020

10 Kirkhill Terrace
Planning Review Statement
06/02/2020

The changes simplify and improve the planning-approved design. Pitched slate roofs replace the flat roofs over the garages and well-detailed sandstone replaces timber on the main elevation: a superior, hardier material replaces a cheaper one.

This is a high-quality contemporary design which uses fine materials that are in keeping with Gorebridge and Midlothian. It is a large family house to be lived in by the applicant. Previously on the site, was an ad-hoc group of three harled buildings (including two on the boundary) in poor condition from around the 1960s.

The local context is very varied and the modified design at 10 Kirkhill Terrace enhances the place.

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 19/01025/DPP

Site Address: Land at 10 Kirkhill Terrace, Gorebridge.

Site Description: The application site comprises a site which formerly accommodated a single storey dwellinghouse and garden ground, where construction of a new house is underway. The house under construction relates to two recent planning applications here (see Background section below) and the current planning application. There are two vehicular access points onto the A7 within the site, which slopes up from west to east and is within a row of houses along the A7. These range from single storey detached bungalows to two storey semi-detached dwellings. There is a recently erected housing development to the rear (east), with the land to the front (west) to be developed for housing in the future, though this is currently countryside.

Proposed Development: Erection of dwellinghouse (amendment to design approved in terms of planning permission 18/00011/DPP).

Proposed Development Details: It is proposed to amend the previously approved scheme. The proposed house has a hipped roof with a flat roof section, rather than with two ridges. The hipped roof includes the garages to either side, which were previously flat roofed. The window dimensions have changed with some having a horizontal emphasis. A balcony is proposed on the front elevation, accessed by two openings which were previously rooflights. A new rooflight is proposed on the front elevation, which is shown on the roof plan but not the proposed elevations.

The footprint of the house is approximately 2 metres deeper than previously approved and has moved position within the site, now over 1 metre closer to the road and 0.5 metres closer to the rear boundary.

Some materials are to be different from that previously approved: the window frames were to be grey uPVC and these are now to be white; the walls were previously to be white render and oak cladding. It is now proposed to use white render and oak and sandstone cladding. The remainder of the house is to remain as previously approved, with grey uPVC and timber doors, natural slate and membrane roof, a white painted steel frame; the existing boundary treatments and gates retained; the creation of a natural stone dwarf wall; and tarmac and paved areas.

Background (Previous Applications, Supporting Documents, Development Briefs): Application site

18/00011/DPP Erection of dwellinghouse. Consent with conditions.

17/00556/DPP Erection of dwellinghouse. Refused – due to the size, massing, floor area and architectural detailing the house is not of sufficient good design, neither

traditional nor high quality contemporary design, contrary to adopted Local Development Plan policies and the SPP.

17/00395/PNDEM Prior notification for demolition of buildings. No objection.

05/00896/FUL Demolition of existing dwellinghouse and erection of two dwellinghouses. Withdrawn.

03/00150/OUT Outline permission for the erection of one dwellinghouse and associated garage (renewal of planning permission 99/00664/OUT). Consent with conditions.

99/00664/OUT Outline application for erection of dwellinghouse – adjacent to previous house. Consent with conditions.

Site to west

15/00045/PPP Application for planning permission in principle for residential development; community facilities; primary school; playing field; office units (Class 4); farm shop (Class 1); cafe (Class 3) and rail halt with associated car parking; public open space; roads and drainage infrastructure. Consent with conditions.

14/00210/PAC Mixed use development including: erection of approximately 700 dwellinghouses; erection of primary school; formation of access roads; redevelopment of farm steading to include farm shop, business units and cafe; and provision of community services. Permitted.

Site to east

14/00251/DPP Erection of 349 dwellinghouses associated infrastructure and landscaping. Consent with conditions.

13/00614/PAC Proposal of application notice for residential development. PAC agreed.

12/00269/DPP Erection of 12 dwellinghouses (amendment to the scheme of development approved in terms of Planning Permission 11/00682/DPP). Consent with conditions.

11/00682/DPP Erection of 29 dwellinghouses and associated works, part of Site S (amendment to the scheme of development the subject of planning permission 11/00682/DPP). Consent with conditions.

08/00373/FUL Erection of 15 dwellinghouses and 24 flatted dwellings and associated works on part of Area C within Site S. Consent with conditions.

07/00352/FUL Erection of 351 dwellinghouses and 192 Flats, roundabout access from A7 and Greenhall Road, open space, SUDS ponds and a site for a primary school. Consent with conditions.

04/00318/OUT Residential development with educational facilities, play and sports facilities, landscaping, internal roads, car parking and accesses. Withdrawn.

Consultations: No consultations were required.

Representations: Two objections have been received on the following grounds:

- The proposed house is out of keeping with the surrounding area, due to its floor space and mass and will have an adverse impact on the character and appearance of the area;

- Although there are a mixture of different sizes of buildings and styles in the street, the proposal is completely at odds in terms of size and scale with the adjacent buildings;
- The house does not respect the character of the area in terms of scale, form, design and materials and seems to have been designed on the basis of using as much of the site plot as possible rather than seeking to protect the character and amenity of the area or the adjacent houses;
- The house is disproportionately large and the depth of the house, paired with the roof design, creates a large, bulky house frontage, which is significantly out of scale with other houses in the surrounding area, dominating the immediate area;
- The large projecting sections and glazed areas are unusual detailing out of context and add further to the bulk and scale of the property;
- Although it is claimed that the proposal has a contemporary design, it looks of low quality design and features and does not have a bespoke form;
- The proposal is very similar to, although with a lower roof height, than a previously refused house at this site;
- A subsequent application for a smaller house has been approved;
- The proposed is contrary to related LDP policies;
- There could be an impact on privacy of the properties to the rear due to the proximity of the house to the boundary and the proposed windows on this elevation. Should permission be approved, there should be no windows on the roof on the rear elevation due to the close proximity of these windows to the properties behind.

Relevant Planning Policies: The relevant policies of the **2017 Midlothian Local Development Plan** are;

STRAT2 Windfall Housing Sites advises that within the built-up areas, housing development on non-allocated sites and including the reuse of buildings and redevelopment of brownfield land, will be permitted provided that: it does not lead to the loss or damage of valuable public or private open space; it does not conflict with the established land use of the area; it respects the character of the area in terms of scale, form, design and materials; it meets traffic and parking requirements; and it accords with other relevant Local Plan policies and proposals;

DEV2 Protecting Amenity within the Built-Up Area advises that development will not be permitted where it is likely to detract materially from the existing character or amenity of the area; and

DEV6 Layout and Design of New Development is a set of criteria covering design, sustainability, landscaping, open space provision and house layouts.

Planning Issues: The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

The application seeks to amend the design and position of house previously approved and fully assessed in application 18/00011/DPP. This was considered acceptable subject to a number of conditions. Therefore much of the assessment of the principle and detailed aspects of application 18/00011/DPP remain relevant and acceptable. It is only the proposed changes which are being assessed in this application.

As stated above, work has started on the house as currently proposed rather than the design previously approved.

During the assessment of application 17/00556/DPP, the planning authority had numerous discussions with the applicant's agent over concerns regarding the design of the house. After the application was refused, the case officer, their Lead Officer, the applicant, and applicant's agent met to discuss how to proceed. It was made clear in this meeting that the previously refused design was not acceptable. An alternative scheme, which reduced the scale, bulk, and mass of the house was discussed and was ultimately supported in planning permission 18/00011/DPP. The predevelopment conditions for 18/00011/DPP were discharged and development commenced on site. Given the discussions had the applicant can have been left in no doubt that a house any larger in scale or mass than that approved in 18/00011/DPP would not be supported.

Late in 2019, the planning authority became aware that the house was not being erected as per the approved planning drawings. On further investigation it was apparent that the house was being erected in line with the approved Building Warrant plans, not the approved planning permission drawings. The approved Building Warrant plans show a larger house than that previously approved by the planning authority. The case officer contacted the applicant to make them aware of this and stated that an application for the Building Warrant plans would not be supported by the Planning Authority. The current application was then submitted for consideration.

It is not the responsibility of planning authority or the Building Standards team to check that plans match when submitted for planning permission or a building warrant. It is the developer's responsibility to ensure that they have all the relevant consents in place. In this case, the developer does not have planning permission for the house which is under construction.

There are a variety of housetypes in the area, with no overriding style being obvious. The lack of a specific building character in the area provides some scope to propose a dwelling in one of a number of different styles. Generally, the planning authority would expect the design solution to follow one of the three following approaches:

1. Reflect the scale and character of buildings in the immediate vicinity;
2. Reflect the traditional vernacular design and detailing of buildings in the local area; or,
3. Be of a high quality contemporary design which significantly contributes to the visual amenity and interest of the area.

The main differences between the previously approved house and the current application are the roof form, the depth of the house and its position within the site. The currently proposed house is approximately 2 metres deeper than the scheme previously approved. This adds significantly to its scale and bulk, as well as increasing the flat roofed area. The inclusion of a hipped roof over the garages, and removal of the predominant ridges further adds to the scale and mass of the house,

which is now significantly out of scale with other houses in the surrounding area, dominating the immediate area.

The increase in size, scale, mass, and bulk of the house as proposed is exacerbated by it being only 5.1 metres from the roadside boundary, rather than 6.4 metres as previously approved. This brings the larger scale house forward and makes this an overbearing and dominant feature in the streetscene.

The proposal is of a large and bulky scale which has a significant detrimental impact on the character and appearance of the surrounding area. The design does not complement or enhance the character of the area, nor does it positively contribute to the street scene or integrate with the other houses in the area.

The inclusion of two openings and a rooflight on the front elevation are acceptable.

The windows on the rear elevation are largely as previously approved, however these have a horizontal emphasis, which has a more bulky appearance and it is standard good design practice for windows to have a vertical emphasis. Should planning permission be granted, this detail should be altered and window details submitted to be agreed.

No window openings are proposed on the rear roof elevation. Due to the depth of the house, the rear elevation will be less than 10 metres from the boundary shared with the houses to the east. This is less than the previously approved plans and the previous house on site. The houses to the east are positioned 10 metres from the shared boundary and are on a higher level than the proposed house. The combination of the distance between properties and the change in ground levels introduces the issue of overlooking between the properties. The windows on the rear elevation of the proposed house serve bedrooms and en-suites. Should permission be granted, it should be conditioned that there be no openings on the rear elevation to ensure the privacy of the occupant of the house and the properties to the east.

The proposed plans show the front elevation to have stone clad walls, with areas of oak cladding and glazed areas. These finishes are neither traditional nor contemporary in their use and would create a generally cluttered front elevation. The previously approved scheme used light render and oak cladding with areas of glazing which would be a much cleaner finish.

As is clear from the above, the planning authority has previously accepted the principle of a house at the site and has approved a house that is considered to be appropriate at this site. However the design, scale, mass and form of the currently proposed house is such that this would have a significant detrimental impact on the character and appearance of the area and is not of sufficient high quality design to approve. The planning authority has made this position clear since the submission of the originally refused application. The design is of not of a quality that can be supported by the planning authority.

Recommendation: Refuse planning permission.



Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 19/01025/DPP

Liston Architects
3F2
33 London Street
Edinburgh
EH3 6LY

Midlothian Council, as Planning Authority, having considered the application by Mr David Allan, The Coach House, Nettleingflat, Heriot, EH38 5YF which was registered on 16 December 2019 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of dwellinghouse (amendment to design approved in terms of planning permission 18/00011/DPP) at Land At 10 Kirkhill Terrace, Gorebridge

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1707_C_001 1:1000	16.12.2019
Site Plan	1707_C_002 Rev H 1:100	16.12.2019
Proposed Floor Plan	1707_C_100 Rev H 1:50	16.12.2019
Proposed Elevations	1707_C_200 Rev H 1:50	16.12.2019

The reasons for the Council's decision are set out below:

1. *As a result of its size, massing, floor area and architectural detailing the proposed dwellinghouse is not of sufficient good design, being neither of a traditional design nor of a high quality contemporary design. The proposed dwellinghouse would not complement or enhance the character of the area, nor would the proposed materials. This is contrary to policies DEV2 and DEV6 of the adopted Midlothian Local Development Plan 2017. In addition, the lack of a high quality design-led approach is contrary to the terms of the Scottish Planning Policy.*

Dated 27 / 1 / 2020

.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

1707_C_002 rev H
Proposed Site Plan
Elevation
10 Kirkhill Terrace
Scale 1:100@ A1
Liston Architects
13.11.17

Identify and frame with natural frame and choosing subject

