

Architecture Bureau - Planning Support Document

Corner House, Brynmawr, Llanymynech, SY22 6PQ

Louise & Shaun Bowen

03 February 2022



0.0 - Introduction & Contents

Introduction

This document is being submitted in support of a planning application made to Powys County Council.

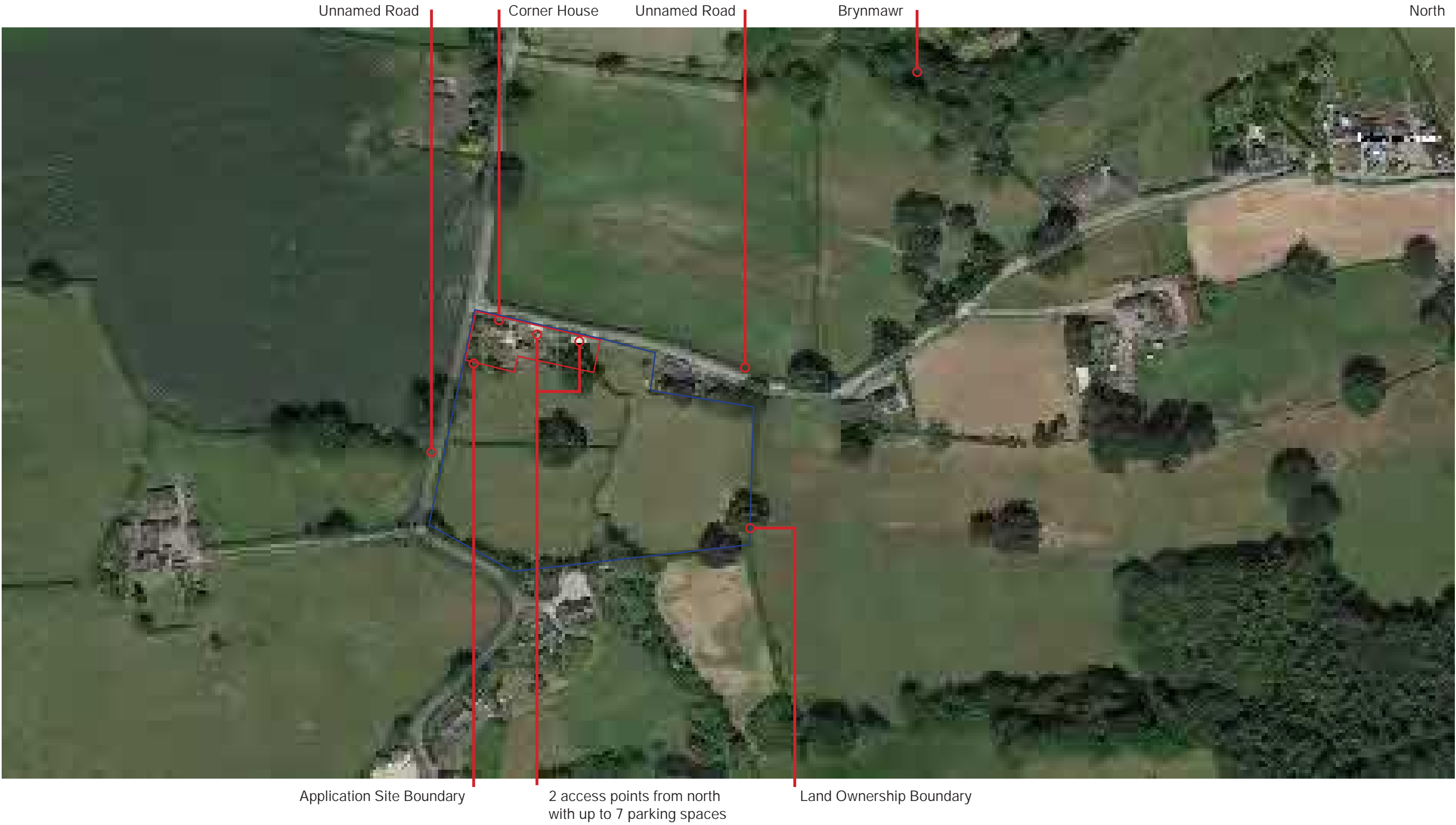
The proposal explores the potential to convert a redundant shippon barn into a 1 bed self catering holiday let.

A pre-application site visit was carried out on the 21.09.2021 and the feedback received has been included in this document.

Contents

- 1.0 - Site Context
- 2.0 - Site Photographs
- 3.0 - Pre-application Enquiry Feedback
- 4.0 - Design and Access Statement.
- 5.0 - Existing Drawings
- 6.0 - Proposed Drawings

1.0 - Site Context



2.0 - Site Photographs



View of road to North, with 2 access points and parking areas with space for at least 7 cars.



Views of front elevation (northern) of house



View of access steps leading down from parking areas



View of rear (southern) elevation of house



Views of rear (southern and western) elevation conservatory and barn behind



Views of front (northern) elevation of barn



View of rear (southern) elevation of barn



View of rear (south and eastern) elevations of house and barn

3.0 - Pre-application Enquiry Feedback



Gwilym Davies
Head of Property, Planning and Public
Protection

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Our Ref: 21/0184/PRE
Date: 22 September 2021
Direct Line: 01597 827235
Email: rhys.evans@powys.gov.uk

Philip Couzens
Fir Tree Farm
Brynmawr
Llanymynech
SY22 6PQ

Dear Sir/Madam,

Reference: 21/0184/PRE
Proposal: Pre-planning application enquiry in relation to conversion of existing barn to form a 1 bed, self catering holiday let with single storey rear extension and minor alterations to existing dwelling
Site Address: Corner House, Brynmawr, Llanymynech, Powys SY22 6PQ

Thank you for the above pre-planning application advice enquiry that was received by Development Management on 23rd August 2021. The pre-planning application guidance published on Powys County Council’s website sets out what the service will provide and on this basis please find comments on the proposal below.

Principal Planning Constraints

Listed Buildings in vicinity
Scheduled Ancient Monuments (SAMs)

Principal Planning Policies

National Planning Policy:

Planning Policy Wales (PPW) (Edition 11, 2021)

Future Wales The National Plan 2040 (2021)

Technical Advice Note 5 – Nature, Conservation and Planning (2009)
Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
Technical Advice Note 11 – Noise (1997)
Technical Advice Note 12 – Design (2016)
Technical Advice Note 13 – Tourism (1997)
Technical Advice Note 18 – Transport (2007)
Technical Advice Note 23 – Economic Development (2014)
Technical Advice Note 24 – The Historic Environment (2017)

Welsh Government Circular 008/2018 - Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants (2018)

Local Planning Policy:

Powys Local Development Plan (LDP) (2018)

SP1 – Housing Growth
SP5 – Settlement Hierarchy
SP6 – Distribution of Growth across the Settlement Hierarchy
SP7 – Safeguarding of Strategic Resources and Assets
TD1 – Tourism Development
H7 – Householder Development
DM2 – The Natural Environment
DM4 – Landscape
DM7 – Dark Skies and External Lighting
DM11 – Protection of Existing Community Facilities and Services
DM13 – Design and Resources
T1 – Travel, Traffic and Transport Infrastructure

Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Biodiversity and Geodiversity (Adopted October 2018)
Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Residential Design (Adopted January 2020)
Powys Local Development Plan (2011-2026) Supplementary Planning Guidance

3.0 - Pre-application Enquiry Feedback

Landscape (Adopted April 2019)
Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Historic Environment
(Adopted July 2021

Planning History

No history noted.

Appraisal:

Principle of Development (including scale, design and landscape impact)

Conversion of existing barn to form 1 bed, self catering holiday let:

Local Development Plan (LDP) policy TD1 establishes the principle of development for all tourism development proposals and can be read as follows:

“Policy TD1 – Tourism Development

Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

1. Within settlements, where commensurate in scale and size to the settlement.
2. In the open countryside, where compatible in terms of location, siting, design and scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where:
 - i. It is part of a farm diversification scheme; or
 - ii. It re-uses a suitable rural building in accordance with TAN 6; or
 - iii.It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset; or
 - iv.It is not permanent in its nature.
3. Accommodation shall not be used for permanent residential accommodation”.

The proposed development is located within the open countryside and would re-use a rural building given that the proposed development relates to the conversion of an existing barn. The principle of development is therefore in accordance with criterion (ii) of LDP Policy TD1, subject to a review of Technical Advice Note 6 below.

No specific policy is included on the re-use / adaptation of rural buildings, or on agricultural development within the Powys Local Development Plan. Planning Policy Wales, Technical Advice Note 6 and Technical Advice Note 23 provides adequate policy for these proposals. The Council has not prioritised economic reuses above other uses and supports a flexible approach to re-use and adaptation of rural buildings. TAN 23 states that local planning authorities should adopt a positive approach to the conversion of rural buildings and states that if the existing building is unsuitable for conversion to residential without extensive alteration, rebuilding or extension then the same considerations relating to new house building in the open countryside will apply. As part of the submission of a future planning application, it is recommended that a structural survey is submitted which assesses the suitability of the rural building to be converted.

Extensive alteration, rebuilding or extension is not supported as part of barn conversions. The proposed drawings do not appear to include any increase in scale of the existing building, however there are several new openings proposed. There are a considerable number of existing openings on the existing building, and it is considered by the Local Planning Authority that there is an opportunity to utilise all of these as part of the proposed conversion of the barn. Any new openings should be carefully justified and should only be proposed if absolutely necessary. In terms of selected materials, these appear to match that of the existing barn and this is encouraged and recommended that this is adhered to as part of the submission of any future planning application. Given that no alterations in terms of scale have been proposed in terms of scale, it is considered unlikely the proposal would cause any impact upon the character of the landscape. The addition of a flue is noted, however this is considered a reasonable and modest addition which would not cause a detrimental impact upon the character or appearance of the surrounding area.

Based on the above observations, it is considered that the principle for tourism development could be acceptable at this location, subject to paying close attention to the advice contained above.

Single storey rear extension and minor alterations to existing dwelling:

Policy H7 of the Powys Local Development Plan (2018) states:

“Proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling. Where this is not practical, the following considerations will apply:

1. Ancillary buildings used for all purposes shall be designed to be subservient to and grouped with the main dwelling.
2. Ancillary buildings providing residential accommodation shall not be self-contained or have the facilities necessary for occupation independent of the main dwelling. Proposals should form a subordinate addition to the property, sharing access and amenity space with the main dwelling.”

The proposed extension, based on the submitted drawings, appears to be to the principal elevation of the

3.1 - Pre-application Enquiry Feedback

property. However, a closer review of the dwelling identifies that this is in fact the rear elevation, with the principal elevation bordering the U2226 Highway. Based upon this observation, the proposed extension would therefore be subordinate to the main dwelling and would in fact be predominantly sited on the footprint of an existing conservatory like structure at the property. The scale and design of the proposed extension is considered to be acceptable and would not cause a detrimental impact upon the character or appearance of the surrounding area, or cause any unacceptable landscape impact.

Based on the above observations, the principle of development for the proposed extension to the property is considered to be acceptable.

Impact to Neighbouring Residential Properties

In considering the amenities enjoyed by the occupiers of neighbouring properties consideration has been given to the Powys Residential Design Guide (October 2004) & LDP: DM13 (Part 11).

The proposed development should not cause any loss of daylight to any neighbouring dwellings, in order to accord with the Powys Residential Design Guide, no development should exceed a line of 25 degrees taken from the nearest habitable room of adjoining existing properties. The proposal should also comply with the 45 degree rule, where an angle of 45 degrees is measured in a horizontal plane and taken from the middle of the window of the nearest habitable room in any adjacent rooms. The proposed development should also not offer any adverse impacts to any neighbouring properties in terms of loss of privacy. The Powys Residential Design Guide states that there should be a minimum of 21 metres between directly facing habitable rooms on rear elevations. You should pay close attention to the above guidelines as part of preparing a future planning application, as referenced above, the Powys Residential Design SPG provides further guidance on this aspect, and it is recommended you consult the Residential Design Guide when preparing a design.

Highway Safety

Adequate highway provision is a fundamental consideration of any planning application. A future planning application would need to comply with policies DM13 (Part 10) & T1 of the LDP (listed below). A planning application would need to demonstrate that a safe access and egress from the site can be achieved. Plans should demonstrate parking in line with CSS Parking Standards Wales, which requires 1 parking space per bedroom up to a maximum of 3 spaces. As part of the submission of any future planning application, I would request that full highway drawings are provided demonstrating access and parking arrangements at the application site and how these are to be altered and/or upgraded in order to facilitate the additional traffic movements the proposed development will generate.

Further to the above, the following policies are considered key in ensuring highway safety;

“DM13 – Design and Resources

The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.

Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development”.

“T1 – Travel, Traffic and Transport Infrastructure

Transport infrastructure, traffic management improvements and development proposals should incorporate the following principal requirements:

1. Safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making ‘Active Travel’ journeys by walking or cycling;
2. Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and,
3. Minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas.

Transport infrastructure improvements will be supported where they promote sustainable growth, maximise the efficiency and safety of the transport systems, improve public and private transport integration and encourage passenger and freight rail operations”.

No comments have been received from the Local Highway Authority at the time of writing this report, once these comments are received, these shall be forwarded to you.

Biodiversity

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature.

Based on a review of the Council's mapping systems, there do not appear to be any ecologically sensitive sites located within 500m of the application site which would be adversely affected by the proposed development in the form of SAC's or SSSI's. The Montgomery Canal is approximately 850 metres to the west, however given this distance and the nature of the development, no unacceptable adverse impacts are anticipated. There

3.2 - Pre-application Enquiry Feedback

are several scattered areas of Ancient Woodland within 1km, with the nearest being 220 metres from the site, however again, no unacceptable adverse impacts are anticipated. The proposed development will impact upon existing buildings and therefore consideration will need to be given to the presence of the building to accommodate protected species, namely roosting bats and nesting birds. It is therefore recommended that a preliminary ecological survey, as a minimum, should accompany any future planning application for the building.

The preliminary bat roost assessment shall include a full internal and external inspection of the building and an assessment of how the proposed development works may affect any potential or actual bat roost features, as well as incorporating opportunities for bats within the completed development. The preliminary bat roost inspection must be undertaken by an appropriately experienced and licensed ecologist and must adhere to the current standard survey methodology published by Bat Conservation Trust.

If this preliminary bat roost assessment identifies potential bat roosting opportunities and/or actual bat roosts that will be affected by the proposals then further bat survey work will be required. If bat accesses or roosts are found that will not be affected by the proposals a method statement must be submitted to demonstrate how the proposed works will avoid any impacts to bats.

If the preliminary bat roost assessment identifies the need to undertake bat activity surveys these will need to be undertaken in accordance with the Bat Conservation Trust's Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (2016). Therefore, the survey should be undertaken by suitably licensed and qualified ecologists and comprise a thorough internal and external inspection and activity surveys during the recognised activity season May – September, the surveys should be spread throughout the activity season (as far as reasonably possible to do so) to allow a broad picture of any bat roost use of the site to be developed. Where deviations from the standard guidelines are considered to be necessary, full justifications for the methods used will be required.

If bats are found to be using the building for roosting purposes and there is potential for the roost to be destroyed or disturbed i.e. an offence is likely to be committed a European protected species licence would be required to allow the works to proceed, as part of the planning process the Local Planning Authority must establish whether the three tests as defined by the Conservation of Habitats and Species Regulations 2017 have been met prior to determining the application. If the Wildlife Licensing Unit at Natural Resources Wales (NRW) is also happy that these Tests have been satisfied, then an EPS development licence can be granted.

The three tests that must be satisfied are:

1. That the development is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.

2. That there is “no satisfactory alternative”

3. That the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”

In order to address the 3rd test appropriate mitigation would need to be identified. The proposed mitigation will need to be located in a suitable location and appropriate to the species identified. Mitigation details need to be clearly illustrated on the architectural plans and must provide sufficient detail to enable them to be subject to a planning condition/s106 agreement.

Details of ecological consultants working in Powys can be found at <https://cieem.net/i-need/finding-an-eem/professional-directory/> (please note this is not a Powys County Council approved list of ecological consultants but lists ecological consultants who are members of the Chartered Institute of Ecology and Environmental Management). I have also attached some guidance notes regarding commissioning ecological consultants to undertake survey work.

Information on biodiversity and planning is contained within the Biodiversity and Geodiversity SPG at the following link;
<https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

Given the open countryside location of the application site, measures will also need to be identified to reduce any impacts to nocturnal wildlife commuting and foraging in the local area, therefore it is also recommended that an External Lighting Design scheme is submitted in support of any future planning application. In addition, if improvements to the access off the U2226 Highway are proposed then you should also submit a hedgerow translocation plan as part of the submission of a future planning application detailing how the existing hedgerow at the access is to be accommodated if junction improvements are required.

Further to the above, all development proposals are now required to enhance biodiversity on site and within surrounding areas. Therefore, as part of submitting a full planning application it will be necessary that the proposed development incorporates biodiversity enhancement measures. Typically, these enhancement measures could be made up of bird and bat boxes, as well as tree and hedgerow planting which would provide enhancement opportunities for wildlife in the surrounding area, as well as successfully assimilating the proposed development into its local setting. I would suggest that soft landscaping is proposed as part of the development in order to assimilate the proposed development into its local setting.

No comments have been received from the Powys County Council Ecologist at the time of writing this response, should these comments be received at a later date, I shall forward these. As part of submitting a future planning application, I would advise paying close attention to the above and submitting all of the requested information in support of any application.

3.3 - Pre-application Enquiry Feedback

Foul Drainage

Welsh Government Circular 008/2018 – ‘Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants (2018)’, ensures that all new developments are served by an adequate means of foul drainage arrangement. The following comments have been received from the Council’s Environmental Health department in relation to the proposed drainage method:

“At the planning application stage Environmental Protection will require the detail relating to the foul drainage arrangements for the development.

If they are utilising any current system I will require information relating to the capacity and condition of the tank and drainage field with confirmation that it is of suitable size to accommodate any additional foul effluent from the new development.

Any new system must comply with document H2 of the Building Regulations relating to design and installation of the foul drainage system”.

Land Contamination

Comments received from PCC – Contaminated Land Officer, 1st Sep 2021;

“The application proposal involves the conversion of an agricultural building to form a residential unit. Agricultural buildings and land could contain potential sources of contamination, depending on what they were used for in the past, such as: pesticides, fuels and oils, slurry tanks and pits, fire sites, animal burial pits or other buried waste, fertiliser, sheep dip pits, asbestos, old machinery, waste chemical drums and ammunition. Any building constructed before 2000 may have asbestos products which should be considered.

Therefore, it is likely that an informant type condition will be applied to the application”.

Built Heritage

It is noted there is a listed building located approximately 200 metres southwest (Fir Tree) of the application site, with a further 3 listed buildings located approximately 300 metres east (Bryn Mawr). As such, consideration is given to TAN24: The Historic Environment and LDP Policies SP7 and DM13.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability

of preserving the building or its setting or any features of special architectural or historic interest which it possesses’. The Barnwell Manor case the Court of Appeal made it clear that in enacting s.66 (1), Parliament had intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carried out the balancing exercise. Therefore, special regard must be given to the desirability of preserving listed buildings and their setting and any harm caused should be given considerable weight within the planning balance.

Given the nature of the proposed development, predominantly involving works to an existing building, it is considered unlikely that the proposed development would cause any detrimental impact upon the character or appearance of the surrounding listed properties. It is noted that given the presence of intervening built development and vegetation, as well as the distance to the listed properties, it is unlikely the proposed alterations would be visible from these listed properties. Subject to a future planning application being broadly in keeping with the details submitted as part of this pre-application enquiry, it is considered unlikely the proposed development would cause any unacceptable impact or harm upon the above-mentioned listed buildings.

Scheduled Ancient Monuments (SAMS)

There is a SAM located approximately 230 metres north east (Bryn Mawr Camp) of the application site, and one located approximately 800 metres west (Hen Domen) of the application site. As such, consideration has been given to LDP Policy SP7: Safeguarding of Strategic Resources and Assets.

It is not considered the proposed development would cause an unacceptable impact upon the SAM’s, given the distance to the SAM and the fact the proposed development would relate to existing built development within the curtilage of an established residential property. Subject to a future planning application being broadly in keeping with the details submitted as part of this pre-application enquiry, it is considered unlikely the proposed development would cause any unacceptable impact or harm upon the above-mentioned SAM’s.

Building Regulations

It is noted that for a development of this nature, it will be necessary to obtain Building Regulations approval and it advised that the Building Regulations team be contacted on 01874 612290.

The link to the relevant page of the Powys website is attached below for information:

<http://www.powys.gov.uk/en/planning-building-control/apply-for-building-regulations-approval/>

3.4 - Pre-application Enquiry Feedback

Conclusion

Having carefully considered the proposed development, it is considered by officers that the principle of the proposed development is acceptable. Careful consideration shall need to be given to all of the advice contained above as part of the submission of a future planning application.

Please note that any formal planning for this type of development will need to be supported by the following documents:

- Application Form
- Appropriate Fee
- Plans (Location Plan, Site Plan, Floor Plans, Elevation Plans, Access Plans)
- Design and Access Statement
- Ecological Assessment of Site, Buildings and Surroundings

Additional information likely to be required to determine the planning application:

- Landscaping Plan and Boundary Treatments
- External Lighting Plan
- Full Foul Drainage Details
- Structural Survey

I trust the above is of assistance. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Rhys Evans
Senior Planning Officer
Powys County Council

3.5 - Pre-application Enquiry Feedback - Highways

Application No: 21/0184/PRE

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant: Louise Bowen

Location of Development: Corner House, Brynmawr, Llanymynech.

Description of Development: Pre-planning application enquiry in relation to conversion of existing barn to form a 1 bed, self catering holiday let with single storey rear extension and minor alterations to existing dwelling.

The County Council as Highway Authority for the County Unclassified Highway, U2226

Wish the following recommendations/Observations be applied
Recommendations/Observations

Thank you for consulting the Highway Authority (HA) on this pre-planning enquiry.

(Please note that the information provided is based on a desk top study of the site using satellite mapping imagery and planning records only; no site visit has been undertaken).

Whilst the HA would have no fundamental objection to the conversion of existing barn to form a 1 bed, self-catering holiday let with single storey rear extension and minor alterations to existing dwelling at Corner House, Brynmawr, Llanymynech, Powys SY22 6PQ.

We note the applicants’ comments in respect of the access provision at the site in which is stated that

there are two access points in operation in close proximity to each other. Any application will be required to clearly indicate which access point is to be used with the proposed development.

The following matters will need to be addressed as part of any future formal planning submission.

1. The access would need to provide visibility of 34m x 34m in each direction, which is the recommended standard for roads with speeds of 25mph, as detailed within Manual for Streets & Table A/B of TAN 18.
2. Such an access will need to conform to PCC standards in terms of:-
 - Gradient – Max 1:15 for first 5.5m
 - Construction – 450mm standard construction for first 5.5m
 - Gate set back – Minimum of 5.5m from edge of adjoining carriageway.
 - The access shall be formed at 90 degrees to the adjoining county highway.
3. Once a site visit has been conducted, if a full application were to be submitted, the Highway Authority may request the construction of a passing bay along the U2225 highway to mitigate the impact of the additional traffic generated by the proposed development.

Signed _____

Edin Hrustanovic MRTPI
For Highways, Transport and Recycling

Date: 4th October 2021

3.5 - Design & Access Statement

Proposal

The proposal is to convert a redundant shippon barn into a 1 bed self catering holiday let.

Access and Use

The site is accessed of off the U2226 to the north of the plot. There is an existing established access point for vehicle parking that is separate to that of the existing dwelling. It is intended to enhance the vision splays of the existing second access point as outlined on the proposed site plan. The access is currently formed of well compacted hard core, which is to be tarmacked for a minimum of the first 5.5m from the road. No gates are proposed and on-site turning is possible as indicated on the site plan.

The former agricultural use is now redundant and the intent is to re-purpose the barn for holiday let use. It is envisaged that 1 car would generally utilise the access and parking at a time given the proposal is for a 1 bed unit. However, there is sufficient parking and turning space for 2 plus cars, whilst also keeping the field access clear.

Site and Scale

The site sits on the corner of U2225 and U2266. The structures sit to the north of the plot, nearer the road and at top of the steeply sloping topography. The land generally falls away from north to south.

Changes and impact to the site and scale would be minimal given the intent is to convert an existing structure and there is already an established access point.

An existing gravel pathway from the parking area to barn will be retained and a raised decking will be formed to the rear, helping connect the barn to the outside space whilst working with the existing site levels.

Form and Massing

Changes to the form and massing are minimal given the proposal is to convert an existing structure. We have nominally extended an existing lean too roof to the western end of the barn to form an open sided but covered entrance area.

Material and Aesthetic

The barn is brick built with fibre cement board roofing. The roof structure is timber and floor are solid concrete. The barn in sound structural condition making it easily capable of conversion into a domestic use.

It is proposed to retain the existing brickwork with minimal repair works as required. The roof covering would be replaces with clay tiles to match the adjacent properties. Windows would be minimally framed and seek to retain the agricultural appearance of the barn and avoid over domestication.

Where practicable we have worked with the existing openings, although minimal alterations have been made as noted on the elevations to ensure privacy between the barn and house. Where openings have been altered, they have been done to reflect the size proportions and character or the agricultural appearance.

Sustainability & Ecology

The proposal would exceed current building regulations requirements in terms of both its fabric and energy use efficiency.

The required alterations to landscaping work is minimal and largely permeable for sustainable drainage. New foul connections would be to the existing on-site private drainage system. New areas of hard standing, surface water and rainwater will drain to an on-site soak-away.

The proposal is close to local amenities, walks and visitor destinations helping to support rural tourism.

Further details regarding the ecological impact and mitigation can be seen in the supporting ecology report.

Conclusion

The proposal will make sustainable use of an existing redundant structure with minimal impact on the site and setting.

3.0 - Existing Drawings

4.0 - Proposed Drawings