

11/05/2004

Item 1.3**Reg. No.** 9 2004 0087 F**Applicant:**

J A & C A Yates
 Wallfield House, Doles Lane
 Findern
 Derby
 DE656BA

Agent:

J A & C A Yates
 Wallfield House, Doles Lane
 Findern
 Derby
 DE656BA

Proposal: The erection of two dwellings in the Garden At Wallfield
 House 87 Doles Lane Findern Derby

Ward: Willington/Findern

Valid Date: 29/01/2004

Site Description

The site lies in the grounds of Wallfields House that currently operates as an elderly person's home. Houses enclose the site and there are hedges to all boundaries of varying heights.

Proposal

Access would be from Doles Lane and would be shared with the home. The proposed dwellings would be about 1.5 - 2.5 metres above the existing dwellings on Doles Lane and the site slopes down by about 1.2 metres from west to east. The dwellings would be single-storey with two bedrooms and a bathroom in the roofspace. House No 1 proposed bedroom windows in the gable ends of the dwelling. This has now been amended. House No 2 has rooflights in the rear roof slope. The main windows in the dwellings face inwards onto a proposed courtyard area that would be formed by the two new dwellings and Wallfields House.

The proposal has been amended since submission to take account of the concerns of some neighbours. This has meant that a window in the gable end has been moved onto a roof slope looking towards the rear of other dwellings. A further consultation exercise has been undertaken to give objectors time to comment on the proposals.

Planning History

There have been two previous applications for extensions to Wallfields House, the first was a two-storey extension and the second was for a single-story extension. Both permissions have expired. The use of Wallfields House as a nursing home was permitted in 1986.

Responses to Consultations

Councillor Ann Hood supports the objections of the neighbours and requests that the application is brought before the Committee, as does Councillor Ford in respect of the latter point.

Findern Parish Council supports the views of residents and has concerns about the access to the site.

The County Highways Authority has noted that it would be necessary to include land within the public highway to form a sight line for the development. This aspect could be reasonably covered by a condition as no private land is affected by the proposal.

Responses to Publicity

5 letters objecting to the development on the following grounds have been received: -

- a) The development would vandalise the setting of Wallfields House, which is one of the most beautiful buildings in Findern. The previous owner put in four houses but was prevented from doing more by the need to preserve the setting of this historic building. There would be a change to the character of the village arising from the proposal
- b) The proposals cause a feeling of horror and apprehension at what might happen next.
- c) The hedges may screen the site now, but might be reduced in height to 2.0 metres under the provisions of the Anti Social Behaviour legislation currently being considered.
- d) Wallfields House occupies a prominent site in the village and this over-development would adversely affect the light and privacy of the adjacent houses. Even then bathroom windows can be opened and there would then be over-looking of the adjacent house and garden.
- e) One of the proposed houses would only be 13 metres from the adjacent dwelling the difference in levels would be significant in that the dwelling would be some 8.8 metres to its apex.
- f) The retaining wall between house 2 and the adjacent property is not well constructed and as such the developer would be required to ensure that there would be no impact on the adjacent dwellings and construct any retaining structures at his own expense.
- g) The access to the site is substandard and would be dangerous given the amount of traffic now trying to gain access to the A50 via Doles Lane.
- h) Three alternative suggestions are made, refuse permission for unit 2, move it at least 3 metres to the west or provide it with a hipped roof to reduce the mass of the building.
- i) There would be a loss of outlook from adjacent dwellings.
- j) Previously 2 storey extensions were found unacceptable, why is a dwelling now acceptable?
- k) A neighbour enjoys a covenant that would allow him to prevent any development that was to his detriment.
- l) The applicants seem to have changed their tune since they objected to other development in the vicinity of Wallfields House.

In response to the reconsultation exercise, two letters have been received. They reiterate previous objections and do nothing to change concerns about the impact of the development on adjacent dwellings. Indeed it is argued that the rear dormer makes matters worse for neighbours.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Housing Policy 5

Local Plan: Housing Policy 5

Emerging Local Plan: Policy H1 & ENV 21

Planning Considerations

The main issues central to the determination of this application are:

- The principle of the development in relation to the Development Plan
- The impact on neighbours
- Access considerations
- Other matters raised by objectors

Planning Assessment

The site lies within the confines of a serviced village on a brownfield site and development would be acceptable under the provisions of the Development Plan unless material considerations dictate otherwise.

The main material consideration is the impact on the neighbouring dwellings. The dwellings although primarily bungalows have been assessed against the standards as if they were two-storey dwellings. This is because the difference in ground levels relative to some properties is such that the impact is tantamount to a two-storey house.

The design for house No 1 showed an end gable window to a bedroom that looked towards an adjacent property that has habitable room windows that face the site. This window has been moved to the east elevation in order to comply with adopted Supplementary Planning Guidance. The effect of this is to move the views from the side elevation looking towards accommodation in the Home to the front. In effect this would make view more acute and therefore less potential for direct overlooking of the accommodation in the home from the bedroom window. The amendment has not resulted in neighbours removing objections to the proposal.

The potential for views out of the proposed bathroom window could be overcome by a condition. The bathroom would be mechanically ventilated. The level of this dwelling is at the same level as the main affected dwelling. The dwelling at the other end of the building is sufficiently far away not to be affected by the development due to the distance between the two.

House No 2 is at a higher level than the dwellings that lies to the east of it. The crucial factor here is whether the dwelling would overlook or overbear on the adjacent occupiers to a point where refusal of permission could be justified. The minimum distance between a blank gable wall and main habitable room windows in adjacent dwellings in the Supplementary Planning Guidance is 12 metres. The distance scales at 13.5 metres. The distance to the rear ground floor accommodation of the dwelling at the rear is 20 metres and there is a substantial screen hedge on that boundary which if reduced to 2 metres high would still effectively screen views. If the hedge was to be removed then a replacement fence could be required by condition.

The County Highways Authority has asked for more information about the access point but that can be required by condition as it is stated that the visibility splay could be obtained within highway limits.

The objectors have raised the issue of the impact of the dwellings on Wallfields House and its importance as a feature in the village. The house does not have listed building status but it and its roofs form a prominent part of the streetscape hereabouts.

The setting of the building was considerably altered when the houses on Doles Lane were built. The view at the time was that some part of the setting should be retained. However, the emphasis now is on maximising the use of brownfield opportunities where they occur in what are now described as serviced villages.

An assessment of the importance of the setting to public vantage points has been made. The views from outside the site are very much dominated by the roofs of both Wallfields House and the dwellings that surround it. The insertion of two additional roofs in that context would not appear significant and an open area would be left in the vicinity of the house. In light of this, it is considered that a reason for refusal based on the importance of the open space in front of the house could not be sustained.

In conclusion, the site is capable of accommodating the dwellings and would conform to adopted standards notwithstanding the difference in levels between the site and its neighbours. Whilst there is concern about the ability of retaining structures to support the development, the matter would be addressed by Building Control requirements. There is adequate private amenity space available to each dwelling and conditions can control the finished floor levels and boundary treatments.

The reconsultation exercise has not raised any new issues that would affect the recommendation below.

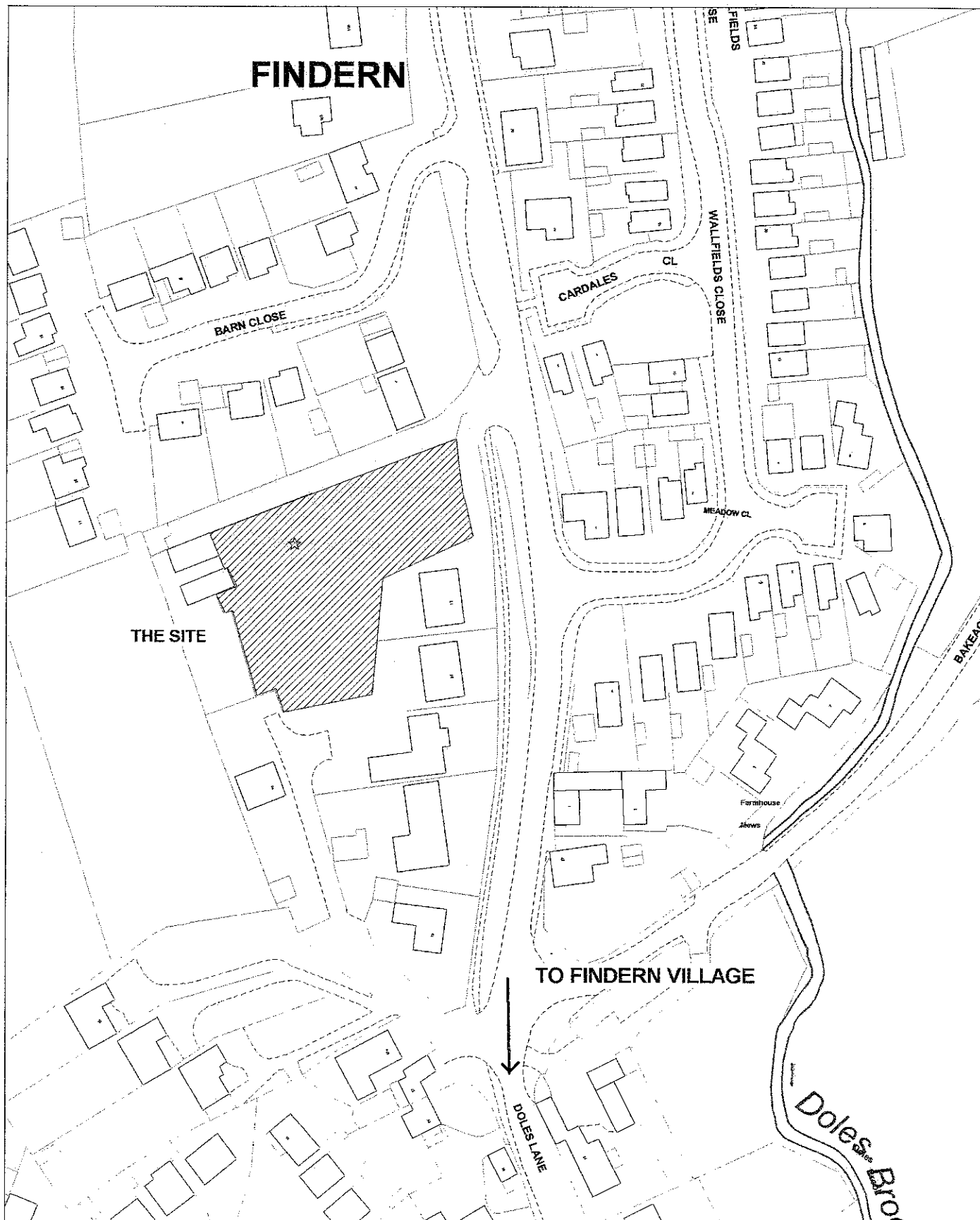
None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing materials to be used in the construction of the external walls and roof of the building(s) have been submitted to and approved in writing by the Local Planning Authority.
2. Reason: To safeguard the appearance of the existing building and the locality generally.
3. Prior to the development hereby approved commencing, details of the finished floor levels of the buildings hereby approved and of the ground levels of the site relative to adjoining land levels, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed level(s).
3. Reason: To protect the amenities of adjoining properties and the locality generally.
4. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.
4. Reason: In the interests of the appearance of the building(s), and the character of the area.

5. The windows in the rear roof slope of the dwellings hereby permitted shall be permanently glazed in obscure glass with no opening light.
5. Reason: To avoid overlooking of adjoining property in the interest of protecting privacy.
6. Notwithstanding the submitted details, the gable-end window in bedroom 3 of House No 1 shall be omitted from the proposal and relocated on the front roof slope on the east elevation in a form that will match that of the bedroom windows of House No 2.
6. Reason: To avoid overlooking of adjoining property in the interest of protecting privacy.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no external alterations, including the insertion of new windows, to the buildings other than as approved under this permission.
7. Reason: In the interests of preserving the setting of the building and the character of the area.
8. In the event that existing boundary hedges are removed, they shall be replaced immediately with solid boundary fencing of a minimum height of 1.8 metres in a location that shall have received the prior written approval of the Local Planning Authority.
8. Reason: To avoid overlooking of adjoining property in the interest of protecting privacy.



South Derbyshire
District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

87 Doles Lane
Findern 9/2004/0087

Date Plotted 18/5/2004

NORTH ↑

Plot centred at 428536 325343

Scale 1:1250

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11/05/2004

Item 1.1**Reg. No.** 9 2003 0133 F

Applicant:
Mr B Walker
The Cottage
1 Millfield
Shardlow
Derby

Agent:
Simon wrigley
20 Conway Street
Long Eaton
Nottingham
NH102AE

Proposal: The erection of a detached house at Land At The Corner Of
Millfield And Wilne Lane Shardlow Derby

Ward: Aston

Valid Date: 06/02/2003

Site Description

The site is a piece of vacant land next to the canal bridge. An overhead gas main crosses the site. It has been cleared of vegetation although there are several trees and bushes at the boundaries of the site with Wilne Lane and the Trent and Mersey Canal. There are two houses on the opposite side of the canal with windows facing the canal and the adjacent towpath.

Proposal

The proposed house would be aligned alongside the boundary wall with Wilne Lane. The boundary trees would be removed although a Sycamore in the corner would be retained, with pile foundations employed to minimise damage to its root structure. The existing access onto Millfield would be widened by 1.4 metres.

Applicant's Supporting Information

Piled footings would cause no damage to the canal bank but engineer's specifications can be forwarded to British Waterways.

Site History

An application for some limited pruning of trees on the site was approved in 2002 (2002/0999/TC).

Responses to Consultations

The Parish Council objects for the following reasons:

- a) Poor visibility of access.

- b) Location of proposed dwelling near gas main.
- c) The size is too large for the lane.
- d) Dwelling is too near canal wall and boundary wall.

British Waterways objects on the basis that there could be damage to the canal bank.

The Highway Authority and the Environment Agency have no objection principle.

Responses to Publicity

A neighbour comments as follows:

- a) It is hoped that the parking of a commercial vehicle would not be allowed.
- b) The stepped roof may not fit in with simple buildings in the locality.
- c) The building line does not conform to the properties along the canal.
- d) The plan indicates trees and shrubs to be removed. This should be subject to a formal application.
- e) The project appears ambitious for the size of the plot.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: General Development Strategy Policies 1 & 3, Housing Policy 5 and Environment Policy 9

Local Plan: Housing Policy 5 and Environment Policy 12.

Emerging Local Plan: Policies ENV21 and H1.

Planning Considerations

The main issues central to the determination of this application are:

- The principle.
- Impact on the character and appearance of the conservation area.
- Residential amenity.
- Highway safety and parking.
- Trees.
- Impact on the canal.

Planning Assessment

The site lies within the boundary of a serviced village. On the balance of probability it is brownfield land in the terms of the definition in PPG3. Therefore the development is acceptable in principle.

The site is a prominent corner plot in the conservation area that makes little positive contribution to it in its current state. The proposed dwelling is of modest scale and would be well aligned with the grain of the settlement. Subject to detailed control over design and materials it would enhance the character and appearance of the conservation area.

Whilst the rear elevation faces two dwellings on the opposite side of the canal, these have windows that are canted to enjoy views along the canal in an easterly direction, although there are two smaller windows facing the site. Two secondary windows, one on each floor of the new dwelling, are proposed. They would face the opposing dwelling across the canal and its towpath. Supplementary planning guidance makes allowance for a relaxation in guideline distances across a public area. The impact on the amenities of the occupants of the dwellings opposite would thus be reasonable. With regard to other neighbouring dwellings the guidelines can be met.

The on site parking provision is in accord with the maximum standards set out in the Emerging Local Plan. On the advice of the Highway Authority there would be no demonstrable harm to highway safety interests.

Some trees alongside the roadside boundary and the canal bank would be lost as a consequence of the development. These only have amenity value in the site's existing undeveloped state and their retention would compromise visually appropriate siting of the dwelling. Measures have been included to protect the largest of the trees adjacent to the canal bridge. An informative would make it clear that any trees not directly affected by the building works would be subject to formal notification to fell.

The objection of British Waterways could be met by an appropriate informative to advise the applicant of his obligations in this regard.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing nos. A-P.02 Rev 4, A-P.03 Rev 4, A-P.05 Rev 3 and A-PO6 Rev3.
2. Reason: For the avoidance of doubt, the original submission being considered unacceptable.
3. Large scale drawings to a minimum Scale of 1:10 of eaves and verges and and external joinery, including horizontal and vertical sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The eaves and verges and external joinery shall be constructed in accordance with the approved drawings.
3. Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

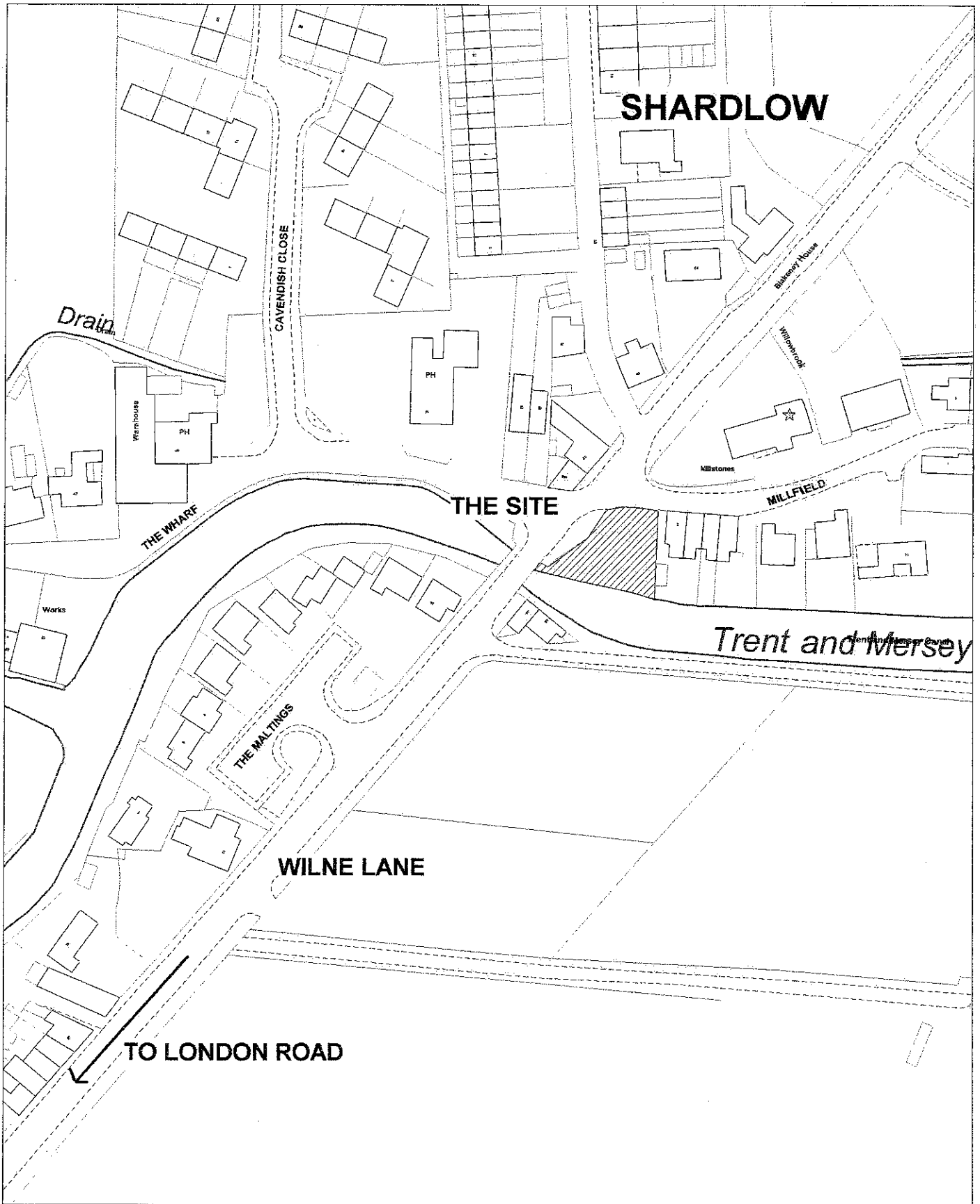
4. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.
4. Reason: In the interests of the appearance of the area.
5. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing materials to be used in the construction of the external walls and roof of the buildings, have been submitted to and approved in writing by the Local Planning Authority.
5. Reason: To safeguard the appearance of the existing building and the locality generally.
6. Prior to the development hereby approved commencing, details of the finished floor levels of the buildings hereby approved and of the ground levels of the site relative to adjoining land levels, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed level(s).
6. Reason: To protect the amenities of adjoining properties and the locality generally.
7. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".
7. Reason: In the interests of the appearance of the building(s).
8. A sample panel of pointing 2 metres square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority prior to the implementation of any other works of pointing.
8. Reason: In the interests of the appearance of the building(s) and the locality generally.
9. External joinery shall be in timber and painted to a colour and specification which shall have been previously agreed in writing by the Local Planning Authority.
9. Reason: In the interests of the appearance of the building(s) and the character of the area.
10. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced.
10. Reason: In the interests of the appearance of the building(s) and the character of the area.
11. Gutters shall be cast metal (with cast metal fall pipes) and shall be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.
11. Reason: In the interests of the appearance of the building(s), and the character of the area.


12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwelling hereby permitted shall not be altered, enlarged or extended, no satellite dishes shall be affixed to the dwelling and no buildings, gates, walls or other means of enclosure (except as authorised by this permission or required by any condition attached thereto) shall be erected on the application site (shown edged red on the submitted plan) without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.
12. Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the site area and effect upon neighbouring properties and/or the street scene.
13. The area shown hatched on the attached plan shall be cleared and thereafter retained free of any vegetation or other obstruction to visibility exceeding the height of the boundary wall.
13. Reason: In the interests of highway safety.
14. The access shall be widened in accordance with Drawing No A-P.05 Rev3 prior to the commencement of any other development and shall be retained as such thereafter.
14. Reason: In the interests of highway safety.
15. Prior to the first use of the development hereby permitted, parking facilities shall be provided so as to accommodate two cars within the curtilage of the dwelling. Thereafter, (notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995), two parking spaces, measuring a minimum of 2.4m x 4.8m, shall be retained for that purpose within the curtilage of the site.
15. Reason: To ensure that adequate parking/garaging provision is available.
16. A specification for the piled foundation, including measures for protecting integrity of the Sycamore tree shall be submitted to and approved in writing by the Local Planning Authority before development begins and the foundations shall be constructed in accordance with approved specification.
16. Reason: To protect the amenity value of the tree.

Informatives:

To note the attached requirements of British Waterways.

This permission only entitles you to remove trees that are affected as a direct consequence of building operations. Any others will require prior notification of intent to fell trees in a conservation area.



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|---|--|-------------------------------|----------------------|
|  <p>South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 3AH</p> | | Date Plotted 18/5/2004 | NORTH ↑ |
| | Land corner of Wilne Lane & Millfield Shardlow | Plot centred at 428536 325343 | Scale 1:1250 |
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11/05/2004

Item 1.7**Reg. No.** 9 2004 0377 U**Applicant:**

SACCS Care Ltd
 Building 300,
 Relay Point, Relay Drive
 Tamworth
 Staffordshire
 B77 5PA

Agent:

SACCS Care Ltd
 Building 300,
 Relay Point, Relay Drive
 Tamworth
 Staffordshire
 B77 5PA

Proposal: The use as a children's home for a maximum of five children
 of 69 Lullington Road Overseal Swadlincote

Ward: Seales

Valid Date: 30/03/2004

Site Description

The application site is a detached house located within the village of Overseal. There are fences and conifers around the boundaries of the building and a parking area to the front of the property.

Proposal

The application proposes the change of use of a dwelling to a Class C2 use as a children's care home for the care of five children.

Planning History

Last year a Certificate of Existing Lawful Use was granted, recognising the fact that use of the dwelling as a care home for four children living together as a single household was not a material change of use of the property and did not require planning permission. Class C3 of the Use Classes Order is for use as a dwelling and allows for at least six people living together as a single household, the dwelling can house even more people as long as there is not a material change in the use of the building. Therefore the Certificate for four children plus their carers living together was not considered to constitute a change of use of the dwelling to a care home use which falls within Class C2 of the Use Classes Order.

Responses to Consultations

The Environmental Health Section has no comments to make.

The County Highway Authority has no comments to make.

The Police and Social Services have been consulted; any comments made will be reported verbally at the Committee.

Responses to Publicity

Four letters of representation have been received raising the following issues:-

- There are two girls, one 12 and one 13 at the house at the moment and they are completely out of control. They have caused damage to the house including breaking windows and a door panel.
- The children trespass on the garden areas of the neighbouring dwellings in order to run away from the property into the surrounding fields. Their carers or the police cannot restrain the children and neighbours have been warned not to prevent the children trespassing and causing damage as this may result in being attacked.
- The use results in shock and worry for neighbouring occupiers most of whom are elderly and police have to be called in almost daily.
- The children shout and use bad language.
- The access to No 69 is shared with houses on Clifton Close and No 69 has to have an open frontage as a result, this is not very secure and the children can run away. The police have stated to residents that this home is one step below a 'secure unit.'
- Traffic is a significant problem, although there are parking spaces for 4 to 5 cars on No 69's property these are always full and people then park on Clifton Close which is a private driveway. When asked to move people park on the main road which affects visibility at the access and there have been minor accidents. The car to child ratio with just two children living there is 6-8 cars during the day and 4-5 at night, with five children there the numbers of cars would increase significantly. There are many visitors to the site and the traffic noise is continual both day and night with doors slamming and engines running.
- Heavy duty industrial lights have been erected around the property which are intrusive and dazzling and out of place in this residential area.
- Shop owners in the village have been warned that the children will steal from them.
- The change of use from residential to business use should not be allowed in this wholly residential area.
- The children are from a city environment and find the countryside alien to their way of life, to combat their boredom they wreak havoc on the neighbourhood.
- The carers cannot cope and are leaving, some have expressed the opinion that the home should be located nearer a town where there would be more activities to occupy the children. They also stated that neither the interior nor the exterior of the property is suitably designed to be used as a care home for children of this nature. Carers have stated that they receive little support from SAACS headquarters.
- Police have visited the site on 1st, 3rd, 4th, 13th and 14th April investigating various complaints.
- Often the children run off and spend the night away from the home.
- The children are aware that the carers and the Police have very limited powers to curb their behaviour and have begun to assert and establish their intimidation and control over the neighbourhood.
- The former owners of the house have expressed concern that when they sold the premises they were assured that there would be no problems created for the neighbours.

A petition of 263 signatures has been received under the following heading:-

- *We, the undersigned residents of Overseal, object to the planning proposal to increase the number of children residing at 69 Lullington Road, Overseal to five. This would convert a family unit into a children's home on a site within a neighbourhood, which is totally unsuitable for this purpose. The numerous recent incidents involving the only 2 children resident at present, have required the presence of up to 5 Police Officers in up to 3 Police cars at a time, in order to contain the problems. These problems have now increased to such an extent that, according to the Police, they are putting the children of our village at considerable risk.*

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan:

Local Plan: Community Facilities Policy 1

Emerging Local Plan: Policy C2

Planning Considerations

The main issues central to the determination of this application are the material difference between the current and proposed use of the property and the impact on the amenity of the occupiers of neighbouring dwellings as a result of disturbance and traffic generation (i.e. the difference between the use of the property for the care of 5 children (proposed) and 4 children (existing lawful use)).

Planning Assessment

It was established last year that it was lawful to use the dwelling as a care home for four children living together with their carers. Class C3 of the Use Classes Order states that a dwelling can house up to six people living together as a single household. Case law has established that this use class can include small care homes such as the one now being considered and even that the number of residents can sometimes exceed six without there being a material change of use. This application proposes the change of use of the dwelling to a care home for up to five children living together in the property with their carers, therefore one additional child to the number that can be cared for without a planning application.

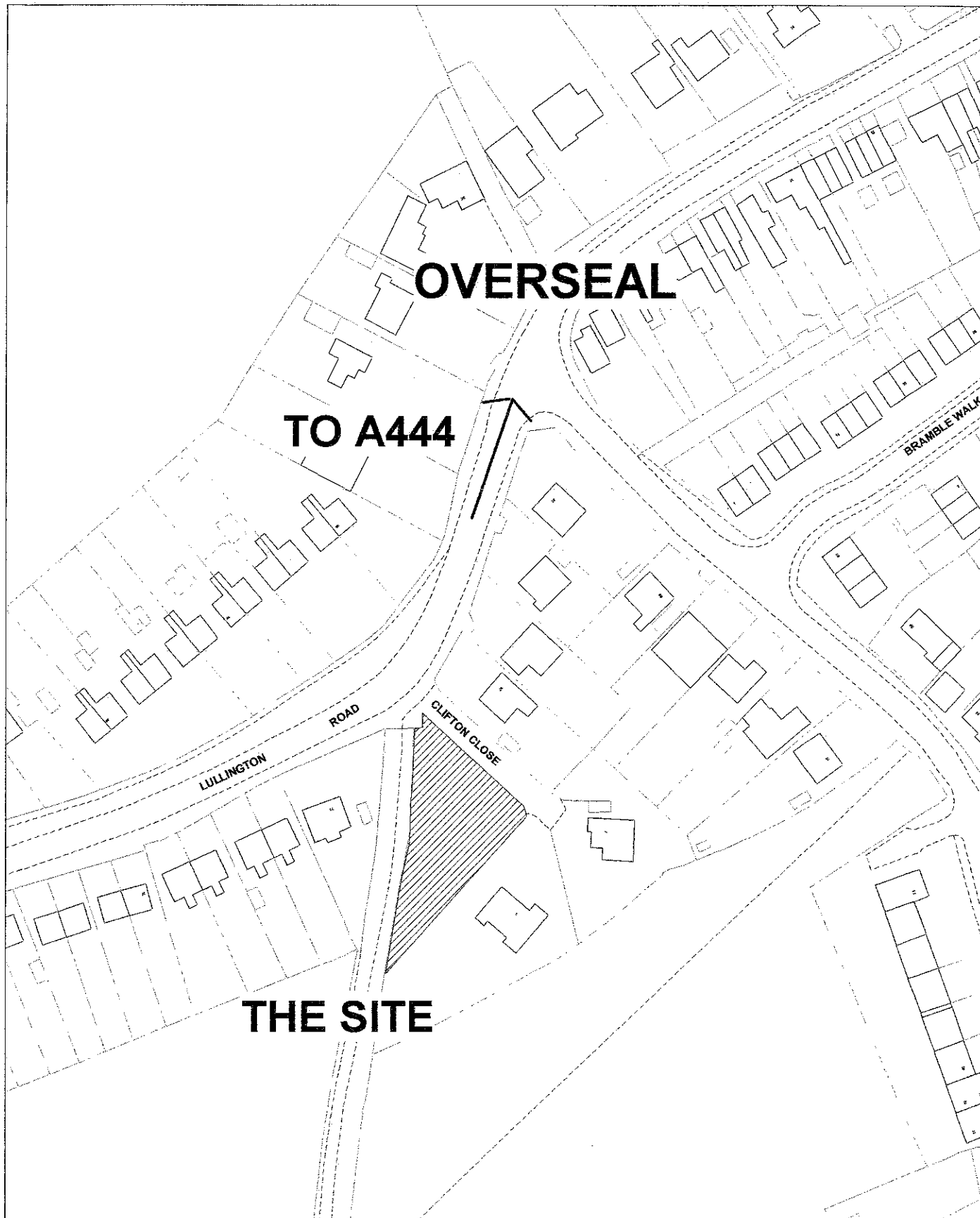
The dwelling is a detached property with its own garden area, there is parking at the front of the property and as stated previously the dwelling can lawfully be used for the care of four children or as a family home. Local residents have raised many concerns over the current use of the property. However, the main planning issue that must be taken into account in reaching a decision is the impact that the proposed change of use will have on the amenity of the occupiers of neighbouring dwellings in terms of noise and traffic generation. Recognising that the issue for consideration in determination of the application is the material difference that one additional child residing at the property will make, it is considered that the resulting increased levels of noise and traffic generation cannot be significant enough to warrant refusal of the application. The Environmental Health Section and County Highway Authority have not objected to the application.


The Local Planning Authority cannot deal with current problems stated by local residents.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.



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|--|--|-------------------------------|---------------------|
|  South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 6AL | | Date Plotted 18/5/2004 | NORTH ↑ |
| | 69 Lullington Road Overseal | Plot centred at 428536 325343 | Scale 1:1250 |
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