



Eco Route

ENVIRONMENTAL CONSULTANCY

REGISTRATION NO. 1998/031976/23

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BSc. Hons. Environmental Management

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Appendix G4: Heritage Assessment Report



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Heritage Assessment Report



ALBANY MUSEUM

SOMERSET STREET • GRAHAMSTOWN • 6139 • EASTERN CAPE • SOUTH AFRICA
TELEPHONE: (046) 622 2312 • FAX: (046) 622 2398 • HERBARIUM: (046) 622 2638
Established 1855

Di Grant
Grant Johnston Associates cc
P O Box 1026
Plettenberg Bay
6600

6 June 2005

Dear Di

HERITAGE IMPACT ASSESSMENT OF ERF 2074 MARINE DRIVE, PLETTENBERG BAY

Please find my heritage impact assessment report enclosed. Let me know if there is anything else you need.

As you will see in the report, I did not find any significant archaeological remains on the property. It is possible that there may be more stone artifacts buried beneath the vegetation cover, although this seems unlikely.

With regard the stone house on the property. The shortest solution to this problem is to consult the title deeds of the property which should indicate when the house was erected. If the house is older than 60 years, Heritage Western Cape will have to issue a permit for its demolition. It would be a good idea to submit some photographs with the request for demolition so that they can decide.

Yours sincerely

Dr Lita Webley
Member of the Association of South African Professional Archaeologists
Acting Director: Albany Museum

**HERITAGE IMPACT ASSESSMENT OF ERF 2074 MARINE
WAY, PLETTENBERG BAY**

Prepared By:
Dr Lita Webley
Albany Museum
Somerset Street
Grahamstown
6139

Prepared for:
Grant Johnston Associates cc
P O Box 1026
Plettenberg Bay
6600

31 May 2005

Introduction

The National Heritage Resources Act of 1999 makes provision for a compulsory HIA when an area exceeding 5000 m² is being developed (National Heritage Resources Act 25 of 1999: page 55). This is to determine if the area contains heritage sites and to take the necessary steps to ensure that they are not damaged or destroyed during development. Dr Webley of the Albany Museum was approached by Grant Johnston Associates and requested to undertake a first phase HIA assessment survey of erf 2074 Marine Way, Plettenberg Bay.

Terms of Reference

Dr Webley was requested to survey erf 2074 Marine Way, prior to its development for residential units (36 single residential and 60 town house units). In the preliminary environmental report (20 January 2005) mention was made of the discovery of stone artifacts (cores) which might be impacted. It was also mentioned that the original stone house on the property might be older than 60 years, and would require a permit from Heritage Western Cape prior to demolition.

Archaeology of the Plettenberg Bay area

Plettenberg Bay is most famous for the archaeological sites of Nelson Bay Cave on the Robberg Peninsula and Matjies River Cave at Keurbooms River. Both these sites contain substantial shell midden deposits in caves. There are also many Holocene shell middens along the coast. Less well known are the scatters of Early and Middle Stone Age artifacts which have been found in recent surveys (2004) at Ganse Vallei and Ladywood, Plettenberg Bay.

Field Report

Erf 2074 is a long, narrow site situated on the south side of Marine Way and is some 6,4 ha in extent. The site was surveyed on 16 May 2005. I was accompanied by Mrs D Grant who indicated that the most sensitive areas were those on the southern boundaries of plots 13 and 15 (see attached map). This area is situated on the edge of an escarpment, overlooking the Piesang Valley and it quite densely covered in fynbos.

Locality 1: is an odd shaped stone tool lying on the side of the road near the southern end of the property. It is possible that it was flaked by a vehicle? The flaked stone tools appear to be more concentrated on the escarpment overlooking the Piesang River than elsewhere on the property, but this could be related to greater visibility in the fynbos area.

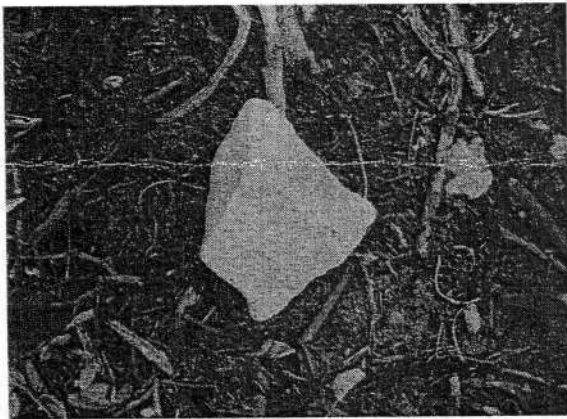
S 34°03'18,9"

E 23°21'37,1"



Locality 2: are what appears to be badly weathered stone tools lying underneath the pine trees which are located in the centre of the property. It is more difficult to locate stone tools in this area because of the pine needle cover.

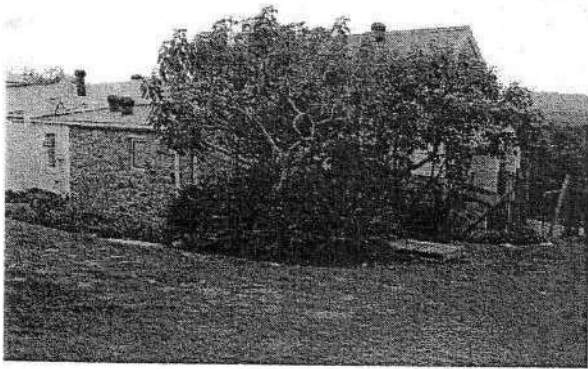
S 34°03'21,2"
E 23°21'39,1"



There appears to be some flaked quartzite cobbles along the red brick wall on the western edge of the property, but these may relate to builder's rubble used in the construction of the wall.

Locality 3 (Stone House): There is a well-established stone house located towards the front of the property. The consultants requested information on the status of the building and whether it could be demolished during development. It is not possible, from a mere visual inspection of the outside of the building, to establish its age. Further, the building has been extensively renovated in the recent past.

S 34°03'11,0"
E 23°21'37,7"



Renovated stone house

Conclusions and Recommendations

All archaeological sites are protected by the National Heritage Resources Act (No 25 of 1999) and it is an offense to destroy, damage, excavate, alter, deface or disturb archaeological sites without a permit issued by the South African Heritage Resources Agency (SAHRA).

No archaeological sites were discovered during the survey of erf 2074 Marine Way. However, it is possible that sites may be buried under the soil and grass surface. For this reason every care should be taken during the bulldozing of the area. Archaeological sites, including fossilized bone or human remains, should be reported to SAHRA and to the archaeologists at the Albany Museum, immediately.

a) I would recommend that development of the area can take place but that every care should be taken to avoid destroying archaeological sites which may be located beneath the soil surface. When leveling of the soil takes place, contractors should look for the following features:

1. Dense accumulations of marine shell – evidence of a prehistoric shell midden.
2. Concentrations of shell associated with pieces of bone, pottery and stone artifacts.
3. Concentrations of fossilized bone.
4. Concentrations of blue and white china, pieces of iron, coins, etc.
5. Human remains including burials.

b) With regard the status of the stone building; the National Heritage Resources Act (No 25 of 1999) clearly protects all buildings older than 60 years. The Act states “No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority” (clause 34). It is not possible from a visual inspection of the building to be confident on its age. However, the title deeds will reflect the age of the dwelling and this is a relatively simple matter to resolve. If the structure is older than 60 years, permission to demolish will have to be obtained from Heritage Western Cape.

Draw 2: 11/2005

Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment (HIA) will be required, and to establish the appropriate scope of and range of skills required for the HIA.

Note: This form must be completed when the proposed development does not fulfil the criteria for Environmental Impact Assessment as set out in the EIA regulations.

Its completion is recommended as part of the EIA process to assist in establishing the requirements of Heritage Western Cape with respect to the heritage component of the EIA.

1. It is recommended that the form be completed by a professional familiar with heritage conservation issues.
2. The completion of Section 7 by heritage specialists is not mandatory, but is recommended in order to expedite decision-making at notification stage. If Section 7 is completed:
 - Section 7.1 must be completed by a professional heritage practitioner with skills and experience appropriate to the nature of the property and the development proposals.
 - Section 7.2 must be completed by a professional archaeologist or palaeontologist.
 - Each page of the form must be signed by the heritage practitioner and archaeologist/palaeontologist.
3. Additional information may be provided on separate sheets.
4. This form is available in electronic format so that it can be completed on computer.

OFFICIAL USE	
Date received:	Response date:

PART 1: BASE INFORMATION

1.1 PROPERTY	
Name of property	Erf 2074
Street address or location (e.g. off R44)	MARINE WAY, CENTRAL, PLETTENBERG BAY
Erf or farm number/s	Erf 2074
Town or District	PLETTENBERG BAY
Responsible Local Authority	BITOU MUNISIPALITY
Magisterial District	KNYSNA
Current use	RESIDENTIAL
Current zoning	AGRICULTURE
Predominant land use of surrounding properties	TOWNSHIP DEVELOPMENT
Extent of the property	6.4964 hectares

1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))	X	<i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i>
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length		
2. Construction of a bridge or similar structure exceeding 50 m in length		
3. Any development or activity that will change the character of a site—		
a) exceeding 5 000 m ² in extent	X	
b) involving three or more existing erven or subdivisions thereof		
c) involving three or more erven or divisions thereof which have been consolidated within the past five years		
4. Rezoning of a site exceeding 10 000 m ²	X	
5. Other (state)		

1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT		<i>Notes:</i>
Exploratory (e.g. viability study)		REZONING TO SUBDIVISIONAL AREA IS CURRENTLY (JANUARY 2006) BEING APPLIED FOR
Conceptual		
Outline proposals		
Draft / Sketch plans		
Other (state)	X	



2

PART 2: HERITAGE ISSUES

2.1 CONTEXT		
<input checked="" type="checkbox"/>	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
<input checked="" type="checkbox"/>	Urban environmental context	VACANT LAND WITHIN ONE KILOMETRE OF THE CENTRAL BUSINESS DISTRICT, PLETTENBERG BAY.
<input type="checkbox"/>	Rural environmental context	
<input type="checkbox"/>	Natural environmental context	
Formal protection (NHRA)		
<input type="checkbox"/>	Is the property part of a protected area (S. 28)?	NO
<input type="checkbox"/>	Is the property part of a heritage area (S. 31)?	NO
Other		
<input type="checkbox"/>	Is the property near to or visible from any protected heritage sites?	NO
<input type="checkbox"/>	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	NO
<input type="checkbox"/>	Does the site form part of an historical settlement or townscape?	NO
<input type="checkbox"/>	Does the site form part of a rural cultural landscape?	NO
<input type="checkbox"/>	Does the site form part of a natural landscape of cultural significance?	NO
<input type="checkbox"/>	Is the site within or adjacent to a scenic route?	NO
<input checked="" type="checkbox"/>	Is the property within or adjacent to any other area which has special environmental or heritage protection?	OUTENIQUA SENSITIVE COASTAL AREA EXTENSION
<input type="checkbox"/>	Do the general context or any adjoining properties have cultural significance ¹ ?	NO

2.2 PROPERTY FEATURES AND CHARACTERISTICS		
<input checked="" type="checkbox"/>	<i>(check box if YES)</i>	<i>Brief description</i>
<input checked="" type="checkbox"/>	Has the site been previously cultivated or developed?	A CULTIVATED GARDEN
<input checked="" type="checkbox"/>	Are there any significant landscape features on the property?	THE PROPERTY IS ON A CLIFF TOP
<input checked="" type="checkbox"/>	Are there any sites or features of geological significance on the property?	NO
<input type="checkbox"/>	Does the property have any rocky outcrops on it?	YES - THERE IS A SMALL OUTCROP ON THE EASTERN BOUNDARY
<input checked="" type="checkbox"/>	Does the property have any fresh water sources (springs, streams, rivers) on or alongside it?	NO
<input type="checkbox"/>	Does the property have any sea frontage?	NO
<input type="checkbox"/>	Does the property form part of a coastal dune system?	NO
<input type="checkbox"/>	Are there any marine shell heaps or scatters on the property?	SEE ATTACHED REPORT BY DR LITA WEBLEY
<input type="checkbox"/>	Is the property or part thereof on land reclaimed from the sea?	NO



2.3 HERITAGE RESOURCES ² ON THE PROPERTY		
X	(check box if present on the property)	Name / List / Brief description
Formal protections (NHRA)		
	National heritage site (S. 27)	NO
	Provincial heritage site (S. 27)	NO
	Provisional protection (s.29)	NO
	Place listed in heritage register (S. 30)	NO
General protections (NHRA)		
X	structures older than 60 years (S. 34)	SEE ATTACHED REPORT BY DR LITA WEBLEY
X	archaeological ³ site or material (S. 35)	SEE ATTACHED REPORT BY DR LITA WEBLEY
	palaeontological ⁴ site or material (S. 35)	
	graves or burial grounds (S. 36)	NONE
	public monuments or memorials ⁵ (S. 37)	NONE
Other		
	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	SEE ATTACHED REPORT BY DR LITA WEBLEY
	Any other heritage resources (describe)	NONE

2.4 PROPERTY HISTORY AND ASSOCIATIONS		
X	(check box if YES)	Brief description/explanation
X	Provide a brief history of the property (e.g. when granted, previous owners and uses).	The survey diagram dated 1801 shows erf 2074 as being formerly part of the farm Welkom (Lot No. 1) "situated in the Fieldmetsy of Pleitenberg's Bay in the Division of Knysna originally granted on perpetual Quitrent unto Rynies van Rooyen on the 18th July 1848 and subsequently transferred in part to Hendrik Petrus van Rooyen, JDZ." It is believed that the residence on the portion now designated as erf 2074 was constructed by one of the van Rooyens over 100 years ago. The original house was built of sandstone with yellowwood rafters and oregon pine floors. There have since been modern additions dating from the 1970's. The house was extensively renovated in 1990 when a new kitchen was installed and an additional bathroom built. The house was recently divided into two separate dwellings. Alastair Grant, Architect
	Is the property associated with any important persons or groups?	NO
	Is the property associated with any important events, activities or public memory?	NO
	Does the property have any direct association with the history of slavery?	NO
	Is the property associated with or used for living heritage ⁶ ?	NO
	Are there any oral traditions attached to the property?	NO



2.6 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (S. 3(3))		
X	(check box of all relevant categories)	Brief description/explanation
	Important in the community or pattern of South Africa's (or Western Cape's, or local) history.	NOT IMPORTANT
	Associated with the life or work of a person, group or organisation of importance in history.	NOT ASSOCIATED
	Associated with the history of slavery.	NOT ASSOCIATED
	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	NO SPECIAL ASSOCIATION
	Exhibits particular aesthetic characteristics valued by a community or cultural group	NO SPECIAL CHARACTERISTICS – See report attached
	Demonstrates a high degree of creative or technical achievement at a particular period	NONE
	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	NO POTENTIAL. But see report by DR LITA WEBLEY attached
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	NO
X	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	See reports by JAN VLOK, Botanist
Please provide a brief statement of significance		
See reports by JAN VLOK, Botanist, & Dr LITA WEBLEY, ALBANY MUSEUM. These are attached.		

PART 3: POTENTIAL IMPACT OF DEVELOPMENT

3.1 PROPOSED DEVELOPMENT	
Brief description of proposed development	GENERAL RESIDENTIAL TOWN HOUSES & SINGLE RESIDENTIAL HOUSES. TOTAL 115 UNITS
Monetary value	ROADS, SERVICES & HOUSES R 50 millions
Anticipated starting date	MAY 2007
Anticipated duration of work	8 YEARS plus – IN 2 OR 3 PHASES <i>In Phases</i>
Does it involve change in land use?	YES
Extent of land coverage of the proposed development	6.5 hectares approximately
Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)	YES, ALL SERVICES
Does it involve excavation or earth moving?	YES, FOR ALL SERVICES
Does it involve landscaping?	YES
Does it involve construction work?	YES
What is the total floor area?	25000 m ² total
How many storeys including parking?	TWO STOREYS MAXIMUM



What is the maximum height above natural ground level?	8.5M ABOVE NATURAL GROUND LEVEL
3.2 POTENTIAL IMPACT	
What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character)	SEE REPORT ATTACHED BY GRANT JOHNSTON ASSOCIATES
Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?	SEE REPORTS: JAN VLOK & GRANT JOHNSTON ASSOCIATES C.C.
Please summarise any public/social benefits of the proposed development.	
THE DEVELOPMENT WILL PROVIDE MUCH-NEEDED HOUSING IN THE CENTRE OF THE TOWN. THE GENERAL RESIDENTIAL SITE WILL PROVIDE 84 TWO & 3 BEDROOM UNITS OF MORE AFFORDABLE PRICES	

PART 4: POLICY, PLANNING AND LEGAL CONTEXT

X	(check box if YES)	Details/explanation
X	Does the proposed development conform with regional and local planning policies? (e.g. SDF, Sectoral Plans)	Provincial S.D.F.
X	Does the development require any departures or consent use in terms of the Zoning Scheme?	REZONING
X	Has an application been submitted to the planning authority?	IN PROCESS OF SUBMISSION
	Has their comment or approval been obtained? (attach copy)	NOT YET (JAN 2006)
X	Is planning permission required for any subdivision or consolidation?	THE PROPERTY WILL BE SUBDIVIDED
	Has an application been submitted to the planning authority?	IN PROCESS
	Has their comment or approval been obtained? (attach copy)	NOT YET
	Are there title deed restrictions linked to the property?	NO
	Does the property have any special conservation status?	SEE ATTACHED REPORTS
	Are there any other restrictions on the property?	OUTENIQUA SENSITIVE COASTAL AREA REGULATION 1525 OF 7 November 1998
	Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)?	NO
	Has an application (or environmental checklist) been submitted to DECAS? What are the requirements of DECAS?	NO
	At what stage in the IEM process is the application (scoping phase, EIA etc.)	
X	Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process?	YES. SEE ATTACHED REPORTS BY DR LITA WEBLEY, ALBANY MUSEUM & GRANT JOHNSTON ASSOCIATES
	Are any such studies currently being undertaken?	COMPLETED
X	Is approval from any other authority required?	BITOU MUNICIPALITY

Has permission for similar development on this site been refused by any authority in the past?	NO
Have interested and affected bodies have been consulted? Please list them and attach any responses.	NOT YET

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER	
Name	DUINESAND (PTY) LIMITED
Address	C/O J P LOXTON ERA 64 VICTORIA PLACE, HOUT BAY, 7860
Telephone	021 / 790 1681
Fax	021 / 790 1600
E-mail	jp@eraloxton.co.za
Signature	Date

DEVELOPER	
Name	AS ABOVE
Address	
Telephone	
Fax	
E-mail	
Signature	Date

PERSON RESPONSIBLE FOR COMPLETING THE FORM	
Name	ALASTAIR GRANT of McMILLAN & FLOYD TOWN PLANNERS
Address	8 GREEN POINT AVENUE PLETTENBERG BAY 6600
Telephone	(044) 533 6258
Fax	(044) 533 0697
E-mail	planning@simsurveys.co.za
Field of expertise & qualifications	Architect Planner SAIA & SAPI, B.Arch (UCT) Dipl. Urban Design, Edinburgh
	<i>Alastair Grant</i> Date 1/2/2006



PART 6: ATTACHMENTS

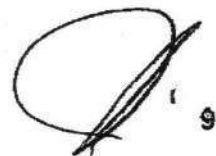
X	Plan, aerial photo and/or orthophoto clearly showing location and context of property.
X	Site plan or aerial photograph clearly indicating the position of all heritage resources and features.
X	Photographs of the site, showing its characteristics and heritage resources.
X	Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.
	Responses from other authorities.
	Responses from any interested and affected parties.
X	Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.
X	Any other pertinent information to assist with decision-making.

PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS

7.1 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER		
<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Existing Conservation and Planning Documentation		
Planning		
Urban Design		
Built Environment		
Architecture/building fabric		
Cultural Landscape		
Visual Impact		
History		
Published Information		
Title Deeds Survey		
Archival		
Oral History		
Social History		
Other specialist study (specify)		
Public Consultation		
Specialist Groups		
Neighbours		
Open House		
Public Meeting		
Public Advertisement		
Other (specify)		
No further specialist conservation studies required		
Alternative development options and mitigation measures		
Heritage Impact Assessment required, to be co-ordinated by a generalist heritage		

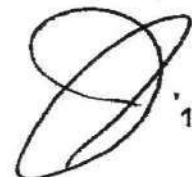
practitioner		
No development option		
Other recommendations (use additional pages if necessary)		
I have reviewed the property and the proposed development and this completed form and make the recommendations above.		
Name of Heritage Practitioner		
Qualifications, field of expertise		
Signature..... Date...		

7.2 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST		
Further investigation required	Yes/No	Describe issues and concerns
Palaeontology		UNLIKELY IN VIEW OF THE LOCATION OF DEVELOPMENT
Pre-colonial archaeology	NO	VERY FEW RANDOM FLAKED STONE COBBLES
Historical archaeology	NO	NO HISTORICAL REMAINS ASSOCIATED WITH STONE HOUSE
Industrial archaeology	NO	ONLY A DWELLING ON PROPERTY
No further archaeological or palaeontological investigation	YES	NO NEED FOR FURTHER ARCHAEOLOGICAL WORK. PALAEONTOLOGICAL REMAINS UNLIKELY
Other recommendations (use additional pages if necessary)	None.	
I have reviewed the property and the proposed development and this completed form and make the recommendations above.		
Name of Archaeologist/Palaeontologist DR LITA WEBLEY		
Qualifications, field of expertise PHD (STONE AGE ARCHAEOLOGY, COLONIAL ARCHAEOLOGY)		
Signature..... <i>L. E. Webley</i> Date: 24 JANUARY 2006		



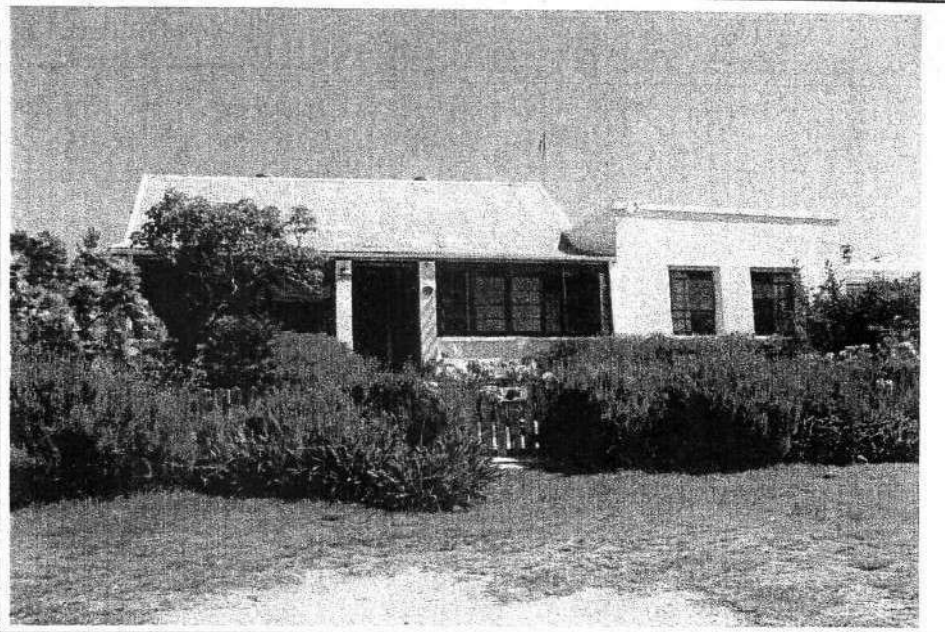
Notes:

- ¹ Cultural significance means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.
- ² Heritage resource means any place or object of cultural significance.
"Place" includes –
 - (a) a site, area or region;
 - (b) a building or other structure which may include equipment, furniture, fittings and other articles associated with or connected with such building or other structure;
 - (c) a group of buildings or other structures [and associated equipment, fittings, etc];
 - (d) an open space, including a public square, street or park; and
 - (e) in relation to the management of a place, includes the immediate surroundings.
- ³ Archaeological means –
 - (a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
 - (b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;
 - (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa or in the maritime zone of the Republic, any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which Heritage Western Cape considers to be worthy of conservation; and
 - (d) features, structures and artefacts associated with military history which are older than 75 years and the site on which they are found.
- ⁴ Palaeontological means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.
- ⁵ Public monuments and memorials means all monuments and memorials –
 - (a) erected on land belonging to any branch of ... government or on land belonging to any organisation funded by or established in terms of the legislation of such a branch of government; or
 - (b) which were paid for by public subscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual.
- ⁶ Living heritage means the intangible aspects of inherited culture, and may include cultural tradition; oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships.

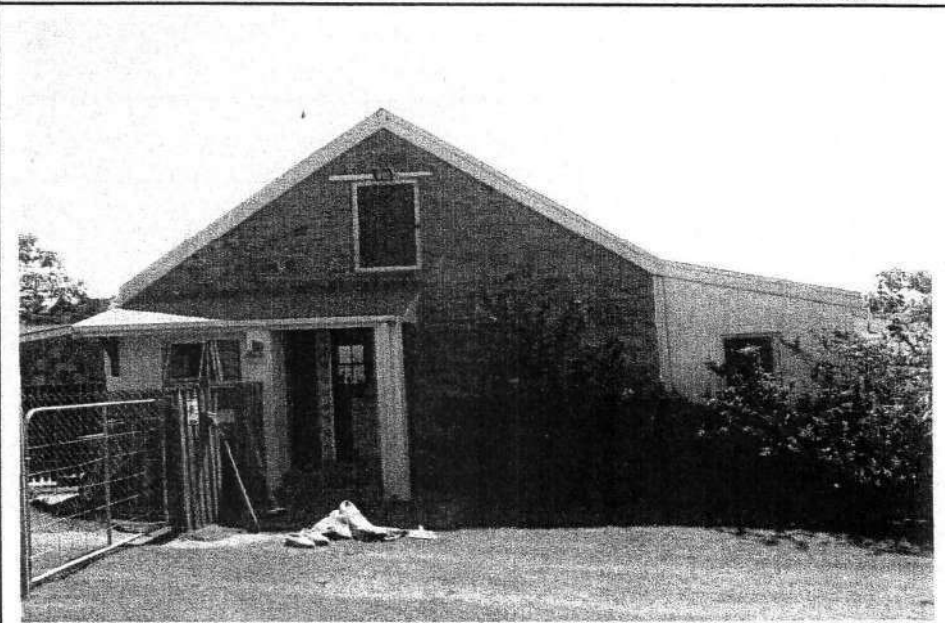


SITE PHOTOS : ERF 2074

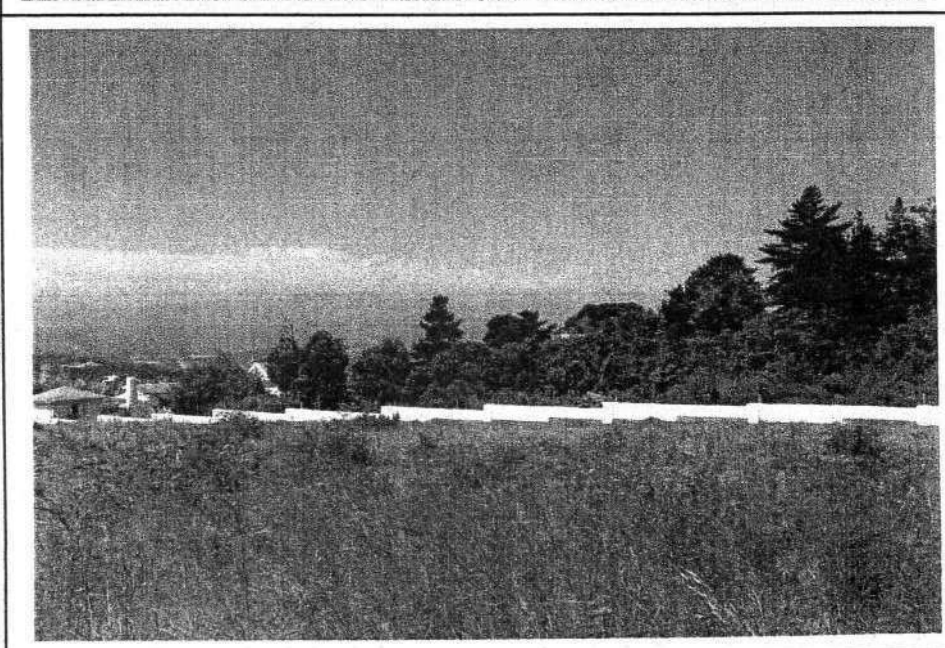
The existing cottage
with modern extension
on the right.



The east elevation of the
existing stone cottage.

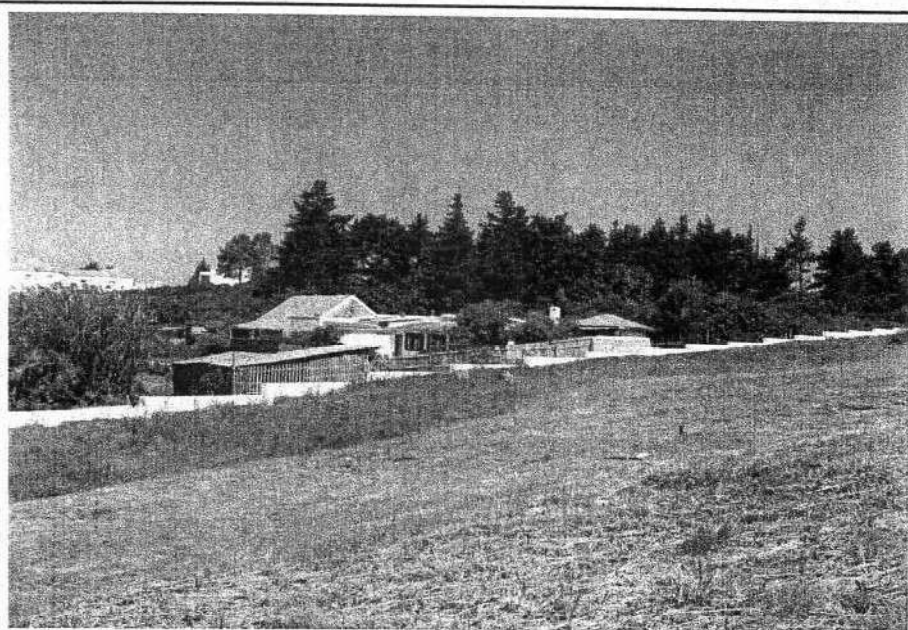


A view towards the north
east showing the existing
buildings and the boundary
wall.



SITE PHOTOS : ERF 2074

The cottage and outbuildings viewed here from the adjacent new development on the west side of the boundary wall.



A second view of the existing cottage and outbuildings from the west.

