

## **HERITAGE STATEMENT**

Land at Pant Wilkin Stables, Aberthin, Cowbridge,  
Vale of Glamorgan

Report Reference: BG22.136

**August 2022**





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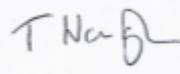
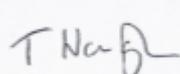
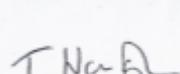
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Project site:

**Land at Pant Wilkin Stables**

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# 1 Summary

- 1.1 Brindle & Green Ltd were commissioned by Tim Vaughan Racing Ltd. to compile a Heritage Statement regarding an area of land at the Pant Wilkin Stables, Aberthin, Cowbridge. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Cadw's guidance document *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*. This report was prepared by Thomas Hough MSc, Principal Archaeologist.
- 1.2 The site is located within a rural area of 2.5km to the east of Cowbridge, Vales of Glamorgan, currently comprising an area of grassland, with the surrounding landscape comprising arable and pastoral land, and areas of woodland. The site is subject to a planning application for the full planning application for the development of a fishing lake with associated built structures and landscaping. The proposed development area can be seen within Appendix 5 of this report, although plans are understood to have not been finalised.
- 1.3 This heritage statement identified two Scheduled Monuments, a Historic Battlefield and eleven Listed Buildings or Structures within 1km of the site. A further additional feature was also identified within this radius. This report concludes that due to existing and proposed visual screening within the surrounding landscape, and the distance from the site for some assets, impacts to both the significance and setting of identified assets is expected to result in 'no harm' to either of these factors. In addition, the nature of the proposed development comprising a fishing lake with limited built structures and associated landscaping is not expected to impact the appeal of the surrounding existing landscape in any significant degree. Further recommendations are not required due to the lack of impact by the proposed development.

## 2 Introduction

- 2.1 Brindle & Green Ltd were commissioned by Tim Vaughan Racing Ltd to compile a Heritage Statement regarding an area of land at the Pant Wilkin Stables, Aberthin, Cowbridge. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Planning Policy Wales.
- 2.2 The site is located within a rural area of 2.5km to the east of Cowbridge, Vale of Glamorgan. The area of the proposed lake currently comprises an area of grassland, with the surrounding landscape comprising arable and pastoral and areas of woodland. The site is subject to a full planning application for the development of fishing lake with associated built structures and landscaping. The proposed development area can be seen within Appendix 5.
- 2.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

## 3 Methodology

### 3.1 Planning Policy

- 3.1.1 The Welsh Government Planning Policy Wales Technical Advice Note 24: The Historic Environment (Welsh Government, 2017), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 1.1 of TAN24 states that *'local planning authorities should 'best practice guides should be considered by local planning authorities in the preparation of their development plans and during the determination of planning applications. They may be material to decisions on individual planning, listed building, scheduled monument and conservation area consent applications and will be considered by the Welsh Ministers and Planning Inspectors in the determination of applications and appeals that come before them.'*
- 3.1.3 Paragraph 1.15 states *'Heritage impact assessment is a structured process that enables the significance of a designated asset to be considered when considering proposals for change.<sup>12</sup> Heritage impact assessments should be proportionate both to the significance of the historic asset and to the degree of change proposed and should include sufficient information to enable both the significance of the asset and the impact of change to be understood. The results of the heritage impact assessment should be summarised in a heritage impact statement which must form part of any listed building consent, conservation area consent and, when requested, scheduled monument consent applications.*
- 3.1.4 A 'heritage asset' is defined in TAN24 as an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.

3.1.5 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.6 TAN24 further states that there are four values which need to be understood before the significance of the asset can be assessed:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

3.1.7 Local planning policy was also consulted for the purposes of this report.

## 3.2 Information Sources

3.2.1 Information regarding heritage assets were requested for an area within a 1km of the site to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

**Table 1.** Historical Data Resources

Source	Requested Data	Search radius	Date requested
Lle – Map Browser	Listed buildings.	1km	21/03/2022
National Library of Scotland	Historic mapping	1km	22/03/2022

3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

## 3.3 Assessment of Impact

3.3.1 In determining the potential heritage impact of development proposals, 'significance' is defined as *'the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be*

*archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

3.3.2 'Setting' is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

### 3.3.3 **Assessing the significance of an asset**

Cadw stipulate that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of Planning Policy Wales.

3.3.4 The significance of a heritage asset is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'.

3.3.5 For a definition of these 'interests' a useful reference document is the Conservation Principles for the Sustainable Management of the Historic Environment in Wales guidance document (Cadw, 2011). The terms used in this document roughly equate to those specified within the NPPF; 'evidential' equating to archaeological, 'historical and communal' equating to historic and 'aesthetic' equating to architectural and artistic.

### 3.3.6 **Assessing the setting of an asset**

In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets in Wales (Cadw, 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset's significance (there may be no change);

- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

### 3.3.7 **Assessment of Impact**

In England, the NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

3.3.8 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states ‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’ (Para 19).3.3.3 The application of the terms ‘substantial’ and ‘less than substantial’ is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm. These terms are considered sufficient to also describe impacts to heritage assets in Wales.

## 3.4 **Limitations**

3.4.1 There were no limitations in regard to this heritage statement

## 4 Site Context

### 4.1 Geographical Context

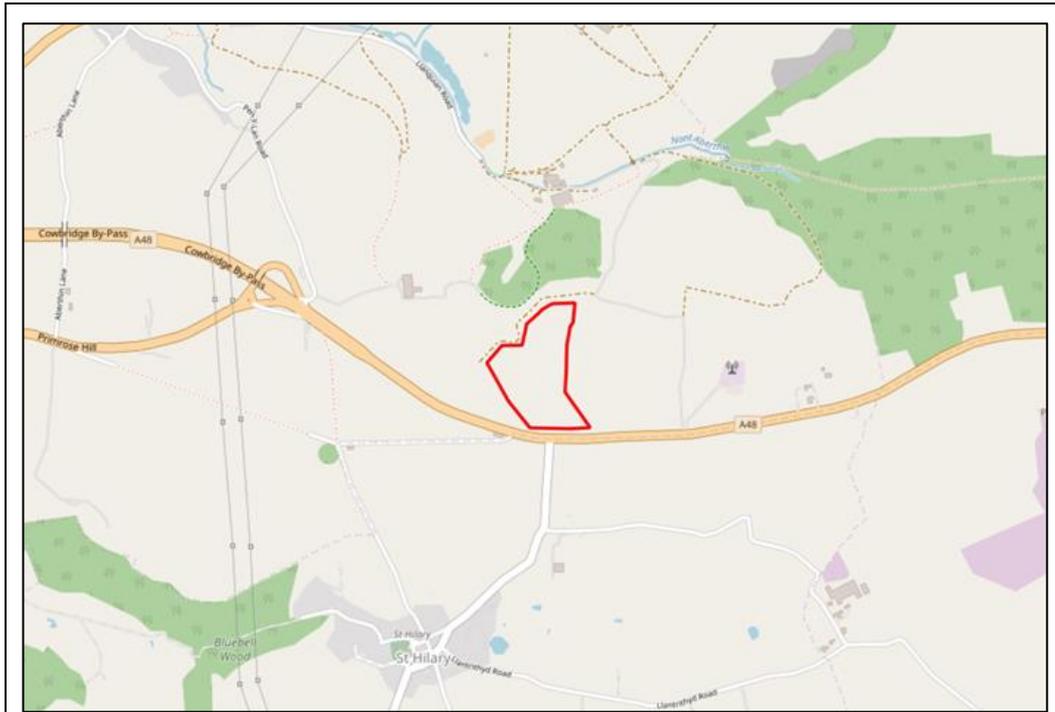
The site is located within a rural area of 2.5km to the east of Cowbridge, Vale of Glamorgan. The site comprises an area of grassland, with the surrounding landscape comprising arable and pastoral land, and areas of woodland.

### 4.2 Historic Context

The town of Cowbridge lies on the site of a Roman settlement identified as the fort of *Bovium* ('cow-place'), with the town lying along a Roman road. The present name derived from the Old Welsh *Pontyfon*. The town centre is arranged along its medieval plan, comprising one long street divided into 'burgage plots'. It is one of the few remaining walled towns in Wales, with substantial portions of the medieval walls, and the south gate still standing. The open countryside to the east of Cowbridge, 0.6km west of the site was the location of the Battle of Stalling Down in 1403, a victory of the Welsh rebels under Owain Glyndwr over the English King Henry IV. The wider landscape of the Vale of Glamorgan had remained relatively rural into the present day, compared to the industrial centres of Cardiff to the east and Port Talbot and Swansea to the west

### 4.3 Geology and Topography

The bedrock geology of the site comprises Friars Point Limestone Formation - Limestone. Sedimentary Bedrock formed approximately 345 to 359 million years ago in the Carboniferous Period. Superficial deposits are not recorded. The ground within the study site has a south-west facing slope, with the elevation varying from 101 - 95 metres above Ordinance Datum (aOD).



**Figure 1.** Map of the project site.

Red line boundary depicts the approximate boundary of the proposed development.

## 5 Results

### 5.1 Designated Heritage Assets

- 5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.
- 5.1.2 There are no World Heritage Sites or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3). The nearest Conservation Area to the site comprises the area covering the village of Aberthin, 1.4km to the north-west.
- 5.1.3 A single Historic Conservation area is present within 1km of the site, comprising the core of the village of St Hilary, located 0.8km south of the site boundary.
- 5.1.4 An area of land 0.9km west of the site is the possible location of the 1403 Battle of Stalling Down and is included as a record in the Inventory of Historic Battlefields in Wales (Cadw, 2017).
- 5.1.5 Three scheduled Monuments were identified within 1km of the site, described below in Table 2.

**Table 2:** Details of Scheduled Monuments within 1km of the site

Name	Location	Reason for designation
Llanquian Wood Camp	0.1km N	The monument comprises the remains of a hillfort, which probably dates to the Iron Age period (c. 800 BC - AD 74, the Roman conquest of Wales). The hillfort is situated on a northwest facing slope in light woodland. It consists of a large, roughly circular enclosure with a flat interior and a variable series of concentric banks around it. The monument is of national importance for its potential to enhance our knowledge of later prehistoric defensive organisation and settlement. The site forms an important element within the wider later prehistoric context and within the surrounding landscape. The site is well preserved and retains considerable archaeological potential. There is a strong probability of the presence of evidence relating to chronology, building techniques and functional detail
Llanquian Castle	0.2km NW	The monument comprises the remains of a motte and ditch, dating to the medieval period (c. 1066 -1540 AD). The monument is of national importance for its potential to enhance our knowledge of medieval defensive practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits.

5.1.6 In addition, a landscape feature is depicted on mapping 0.3km east of the site as 'Castell Coch'. This does not appear to be a designated historic asset and no information could be obtained via the usual sources, although it is possible a Historic Environment Record is present with the Glamorgan-Gwent Archaeological Trust. On mapping resources, this feature appears to be a series of earthworks, the name of which suggests a medieval origin, though this is unconfirmed.

5.1.7 A total of 11 listed buildings and structures were identified within 1km of the site. These are detailed below in Table 3.

**Table 3:** Details of Listed Structures within 1km of the site

Name	Grade	Location	Reason for designation
Glamorgan Yeomanry War Memorial	Grade II	0.4km SW	Prominently sited memorial to fallen of Great War. Historic interest.
The Bush Inn Public House	Grade II	0.8km SW	Listed Grade II as a picturesque example of a vernacular Inn of medieval origins, retaining significant internal features of interest; which groups well with the parish church.
Pigsty at Church Cottage	Grade II	0.8km SW	Listed grade II as a rare surviving example of a traditional Glamorgan pigsty.
Parish Church of St. Hilary	Grade II*	0.8km S	Listed grade II* as a parish church of medieval origins which has undergone restoration by the nationally important Victorian architect, Sir George Gilbert Scott.
Chuchyard Cross at Parish Church of St Hilary	Grade II	0.8km S	Listed grade II as a surviving base of a substantial medieval cross, having group value with the adjacent parish church of St Hilary.
Bassett Family Tomb Enclosure in Churchyard of Parish Church of St Hilary	Grade II	0.8km S	Listed grade II for historical associations and group value with the adjacent parish church and churchyard cross.
No 1 and No 2 Manor Cottages	Grade II	0.8km S	Included for group value with St Hilary's Parish Church and for it's location within this well preserved Vale of Glamorgan village.
The Manor	Grade II	0.9km S	Listed as a former manor house with sub-medieval origins and a well preserved late Georgian remodelling and set in a fine village location.
Village Farm	Grade II	0.8km S	Listed grade II, notwithstanding modern alterations, as a good example of a mid C16 Vale of Glamorgan farmhouse, retaining many internal features and with significant group value within the conservation area.
Telephone Call-box Opposite Village Farm	Grade II	0.8km S	Included for its prominent location in this conservation area.
The Cottage	Grade II	0.8km S	Listed grade II for its origins as a large Early to mid C19 house.

## 5.2 Photographs

**Fig 2.**

View from the northern end of the site, looking north towards the woodland in which the Llanquain Wood Camp, though this is not visible from the majority of the site due to the sloping elevation of the site to the south-west.



**Fig 3**

View from the northern end of the site looking south, depicting the sloping elevation of the site. The listed buildings and conservation within the area are located within the wider landscape visible in the background of this image.



## 5.3 Historic mapping

5.4.1 An analysis of historic mapping resources depicts the development of the area surrounding the site for the period 1900 - 1964. These maps show the relative lack of change throughout the surrounding landscape compared to the modern day. That said, it appears that Llanquain Wood previously extended further south than its current extent, extending into the site boundaries at the northern end of the site. The A48 passes through the landscape to the south, constructed for the majority along the older Roman and medieval roads.

## 5.4 Non-designated Heritage Assets

A comprehensive assessment of surrounding HER and of the likelihood of subsurface remains within the site lies outside of the scope of this heritage statement. Given the rural nature of the area and the apparent limited change in the surrounding landscape and the distance from any settlements, in the low chance archaeological remains are present on site they will likely comprise low value remains. However, it must be emphasised that activity on site prior to the 19<sup>th</sup> century is not currently able to be ascertained.

## 6 Assessment of Significance and Impact

### 6.1 Proposed development

The site is subject to a full planning application for the development of bespoke holiday lodges facilitated by site clearance. The proposed development plans can be seen within Appendix 5.

### 6.2 Current land use

The site currently comprises an area of grassland with trees and hedgerows along field boundaries.

### 6.3 Designated Heritage Assets

6.3.1 No World Heritage Sites or Registered Parks and Gardens are located within 1km of the site.

6.3.2 A single Historic Conservation Area was identified within 1km of the site, comprising the St Hilary conservation area located 0.8km to the south. The proposed development is not anticipated to impact this conservation area given the distance from the site.

### 6.4 Scheduled Monuments

#### 6.4.1 *Llanquain Wood Camp and Llanquain Castle*

These scheduled monuments are located 0.1 – 0.2km to the south-west of the site, with the significance of these assets deriving from their historical and archaeological interest. Both assets are located within dense woodland, and therefore not visible from the exterior. Direct impacts to this Scheduled Monument are not proposed and as such it is expected there will be ‘no harm’ to its significance.

6.4.2 Impacts to the setting of this asset by the proposed development are also anticipated to be minimal. Although present within close proximity from the site, for the majority due to the elevation of the land within the site the Scheduled Monuments are not within visible range. The development of a fishing lake is not considered to be detrimental to the setting of the area, as such a development is fitting with the surrounding rural landscape. Therefore, there is considered to be ‘no harm’ on the setting of these assets by the proposed development.

## 6.4 **Historic Battlefields**

### 6.4.1 *Battle of Stalling Down 1403*

An area of elevated heathland to the north-west of the site and is understood to be the location of the 1403 Battle of Stalling Down between English royal forces and Welsh rebels. Unlike Registered Battlefields in England, Historic battlefields in Wales are not protected by primary legislation unless designated as an alternative heritage asset. However, no direct impacts are proposed to this asset, and given the distance from the site, although the battlefield and development site are within visual range of each other the impacts to the setting of this asset are considered to be 'no harm'.

## 6.5 **Listed Buildings**

### 6.5.1 *Glamorgan Yeomanry War Memorial*

This Grade II listed structure is located approximately 0.4km south-west of the site, however it is located beyond the A48 and located within an area of woodland outside of visual range of the site. With the proposed development not expected to result in a detrimental impact to the setting of the wider landscape, as such, the development is considered to result in 'no harm' on the impact of the setting and significance of this asset.

### 6.5.2 *Other listed buildings and structures*

A further 10 listed buildings and structures were identified within village of St. Hilary located 0.8—0.9km south of the site, and all located within the above-mentioned Historic Conservation area. This includes the Grade II\* Church of St. Hilary and various other Grade II buildings and significant structures throughout the village. Areas of woodland are located between the village and the site, and as a result the site is not within visual range of the village. With the proposed development resulting in a limited impact to the setting of the wider landscape in general, the development is considered to result in 'no harm' to the significance and setting of any of these structures.

## 6.5 **Other features**

### 6.5.1 *Castell Coch*

This feature was noted on both historic and contemporary mapping, although no information could be found via the usual sources, and it does not appear to be designated as a heritage asset. From an analysis of the feature it appears

to be a series of earthworks, located within an area of woodland to the south-east of the site, with the name suggesting a medieval or post-medieval origin. Given the setting within dense woodland, the impact of the development on the significance and setting of this feature is considered to be 'no harm'.

#### 6.6 **Sub-surface remains.**

An analysis of the likelihood of subsurface remains lies outside the scope of this heritage assessment. It is expected that the proposed fishing lake will result in a moderate magnitude of impact on any sub-surface remains from the proposed development would be moderate. Given the rural nature of the area and the apparent limited change in the surrounding landscape and the distance from any settlements, the likelihood of archaeological remains on site is expected to be limited, although this remains unconfirmed.

## 7 Conclusions and Recommendations

7.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.

### 7.2 Conclusions

7.2.1 Harm to the significance of a heritage asset can be minimised through the creation of long-term visual/acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.

7.2.2 This report concludes that due to existing and proposed visual screening within the surrounding landscape, and the distance from the site for some assets, impacts to both the significance and setting of identified assets is expected to result in 'no harm' to either of these factors. In addition, the nature of the proposed development comprising a fishing lake with associated landscaping is not expected to impact the appeal of the surrounding existing landscape in any significant degree.

### 7.3 Further recommendations

7.3.1 Further recommendations are not required due to the lack of impact by the proposed development.

# Appendix 1. General References

BGS (2019) *British Geological Survey website* - <https://www.bgs.ac.uk/home.html>

Cadw (2011) *Conservation Principles for the sustainable management of the historic environment in Wales*. Welsh Government.

Cadw (2017) *Heritage Impact Assessment in Wales*. Welsh Government.

Cadw (2017) *The Inventory of Historic Battlefields in Wales*. Online, available at: <https://battlefields.wales/>

Cadw (2017) *Setting of Historic Assets in Wales*. Welsh Government.

National Library of Scotland (2020). *Explore Georeferenced Maps*. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2019) *National Planning Policy Framework*.

Planning Policy Wales (2021). *Planning Policy Wales Edition 11*. Welsh Government.

Welsh Government (2017) *Technical Advice Note 24 The Historic Environment*. Welsh Government: Planning Policy Wales.

## **Historic Mapping**

OS 25 Inch 1900

OS 1:10560 1964

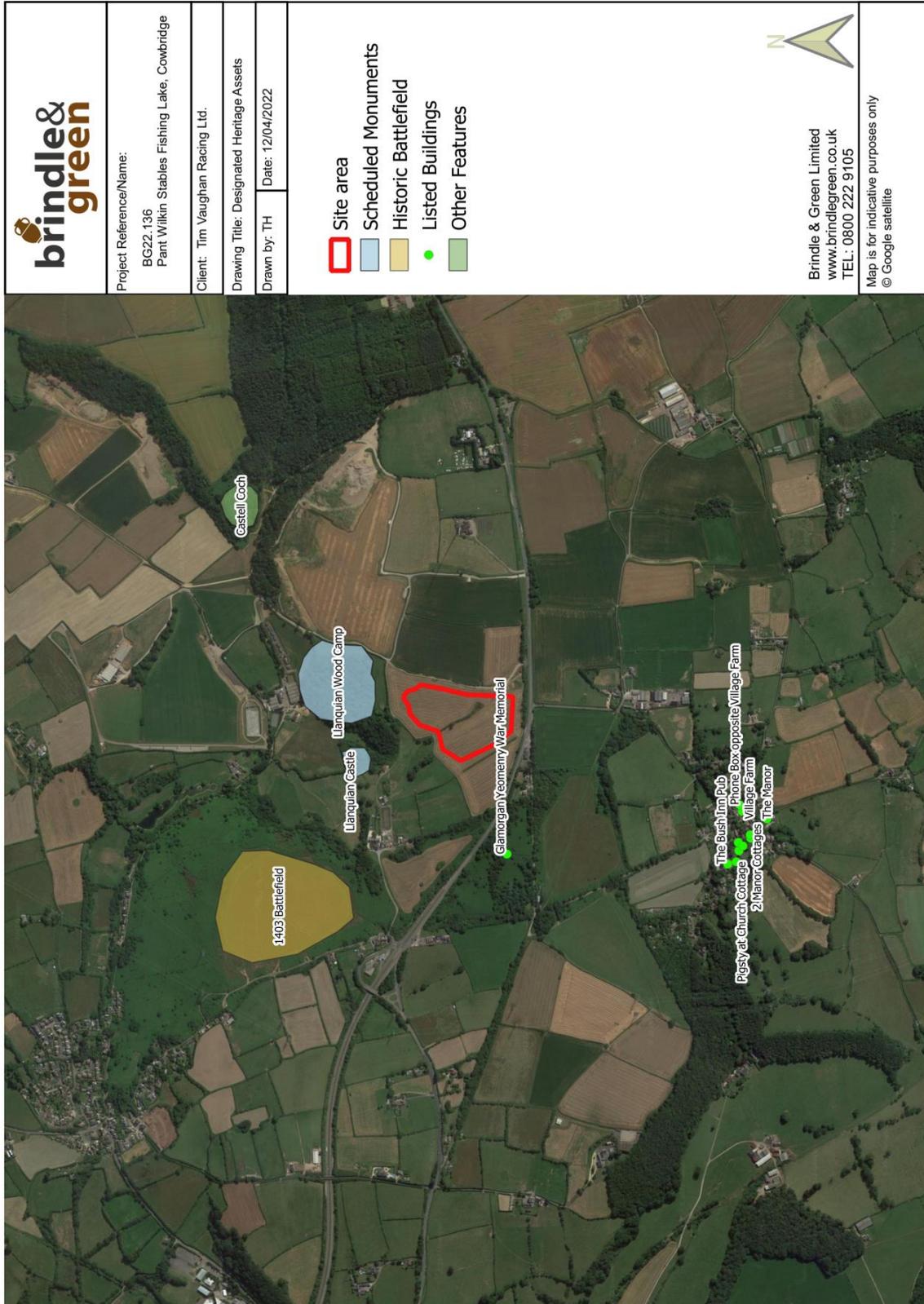
## Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

# Appendix 3. Designated Heritage Assets

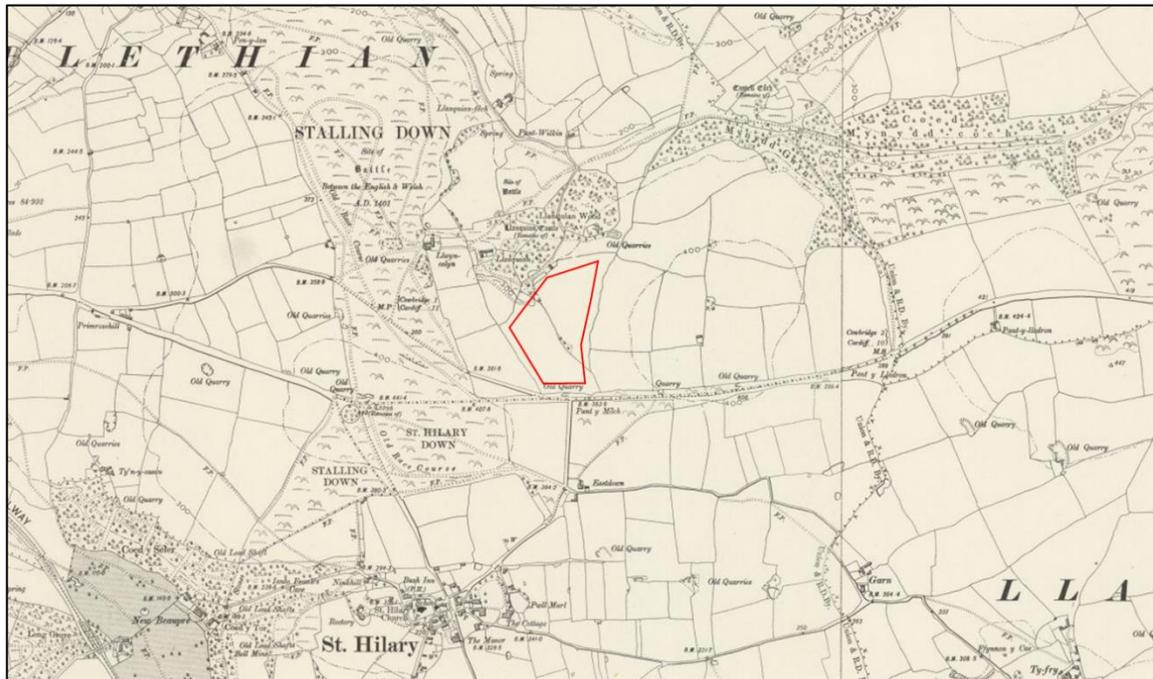
Designated heritage assets within 1km of the development site.



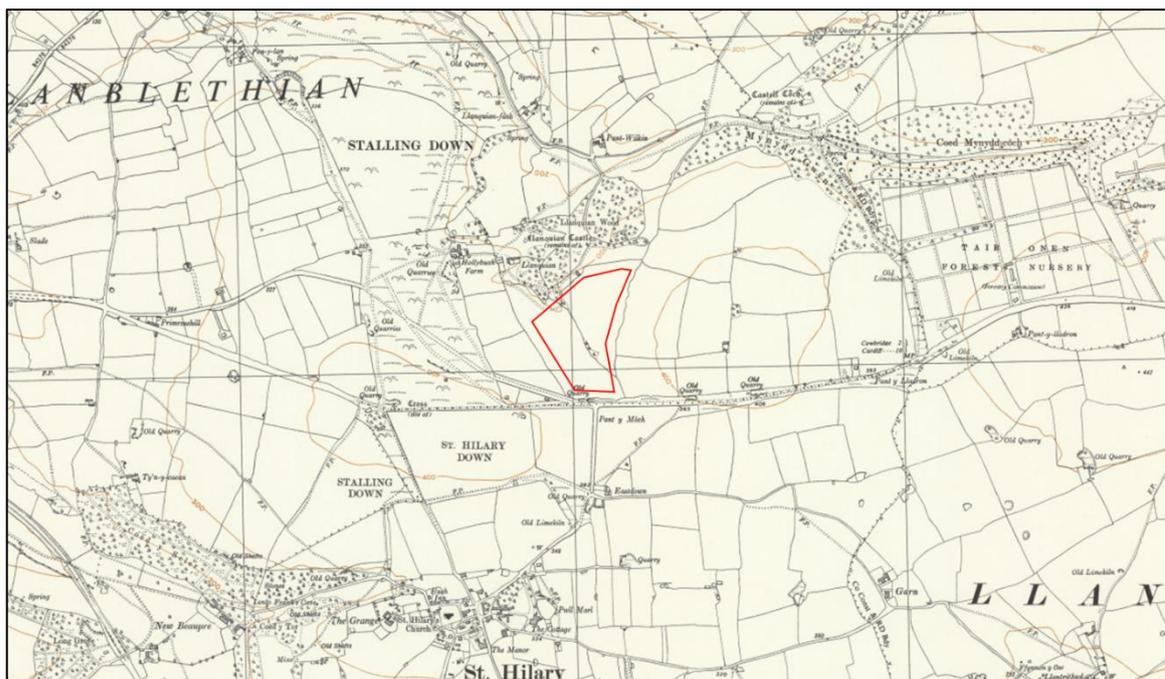
## Appendix 4. Archive of Maps

Please note red-line boundaries are approximate.

**Figure 4A:** Portion of the 1900 OS map depicting the site and surrounding area



**Figure 4B:** Portion of the 1964 OS map depicting the site and surrounding area



**Figure 4C:** Google maps image depicting the site and surrounding area



