

OLD BETHLEHEM

FARM NO 6/153, DRAKENSTEIN

REVISED HERITAGE APPLICATION

in terms of section 27



PREPARED FOR:

RESIDE PROPERTIES (PTY) LTD AND GRAHAM VINEY DESIGNS

PREPARED BY:

STUART HERMANSEN



ARCHITECTS

50 BOSMAN'S CROSSING SQUARE

DISTILLERY RD

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CONTENT:

1. HWC Application Form
2. Annexure A: Detail of Action Proposed and Motivation
3. Drawings
4. Previous HWC Permit
5. SAHRA Comment – Will be attached once recieved
6. Stellenbosch Heritage Foundation Comment – Will be attached once received
7. Stellenbosch Interest Group Comment - Will be attached once recieved
8. Stellenbosch Planning and Advisroty Comittee Decision – Will be attached once recieved
9. Title Deeds
10. Power of Attorney
11. Application Proof of Payment



APPLICATION FOR A PERMIT

Section 34 / Section 27

TO DESTROY, DAMAGE, DEFACE, EXCAVATE, ALTER OR REMOVE FROM ITS ORIGINAL POSITION, SUBDIVIDE OR CHANGE THE PLANNING STATUS OF A PROVINCIAL HERITAGE SITE, OR A PROVISIONALLY PROTECTED PLACE, OR ALTER OR DEMOLISH ANY STRUCTURE OR PART OF A STRUCTURE OLDER THAN 60 YEARS

HWC Reference No: 16041911HB0511E

To be completed by applicant

FOR OFFICE USE ONLY

GRADING

PRESCRIBED FEE PAID: PROOF OF PAYMENT YES

DETAILS OF SITE, PLACE OR STRUCTURE

Physical address of site: Hendrikse Street, Kylemore

Erf/Stand/Farm name and number: Farm 6/153, Stellenbosch

Type of site, place or structure (indicate by means of a cross in the appropriate space(s) below):

- Provincial heritage site (or a previously declared national monument in terms of the National Monuments Act, 1969) or a provisionally protected place (previously a provisionally declared national monument in terms of the National Monuments Act, 1969 (section 27)) or a provisionally protected heritage site in terms of Section 29 of the National Heritage Resources Act (1999).
- Structure older than 60 years (section 34)

NAME AND ADDRESS OF APPLICANT

Name: Stuart Hermansen

Address: P.O Box 805, Stellenbosch Postal code: 7599

Cellular phone number: 083 658 2640

E-mail: stuart@hermansen.co.za

Identity number of applicant: 630801 5111 082

Declaration: I, Stuart Hermansen herewith declare that I intend to undertake to the actions as proposed in this application.

Signature:  Date: 18 September 2017

REGISTERED OWNER OF PROPERTY: (if the applicant is not the registered owner of the property; or if the application is made on behalf of the registered owner, a power of attorney must be attached)

Name: Reside Properties (Pty) Ltd

Address: 22 Oxford Road, Parktown Postal code: 2193

Cellular phone number: please contact applicant

E-mail: please contact applicant

Identity number of applicant: _____

Declaration: I, See Power of Attorney am fully aware of this application and accept its contents.

Signature:  Date: 18 September 2017

PROPOSED TYPE OF ACTION (indicate by means of a cross in the appropriate block(s) below):

Type of work (Destroy, damage, deface, excavate, alter or remove from its original position):

- Total Demolition
 - Partial Demolition
 - Additions to existing structures
 - Restoration
 - Alteration
 - Excavation
 - Landscaping
 - Remove from its original or current position
- Subdivide or change planning status: Consolidation Subdivision Rezoning

Re-application for permit Date of previous permit: (dd/mm/yy): _____

DETAIL OF THE ACTION PROPOSED (Provide a short description of the proposed action which must be supported by accompanying documentation)

See Annexure A

DRAWING REFERENCE NUMBERS AND DATES (Please list all drawing reference numbers, including revision numbers, and the dates of the drawings.)

Drawing reference number	Date of drawing	Version	Title of drawing
A112	2017 09 28		Homestead and Apleshed Layouts
A204	2017 09 01		South, West and partial North Elev Homestead
A207	2017 09 28		Norht, East and partial South Elev Homestead
A208	2017 09 28		Homestead Sections
A114	2017 09 07		Door and Window Schedule
A209	2017 09 07		Plant Room Details
A308	2017 09 07		Attic Floorplan Layout

MOTIVATION FOR PROPOSED ACTION (Motivate fully, with reference to conservation policy and/or principles, where appropriate. This space may also be used for additional details required above.)

Annexure A

CONSULTATION

Public Consultation is required in terms of the HWC Public Consultation Guideline (2016)

Conservation bodies

Conservation bodies are interested parties in the management of our heritage resources. Heritage Western Cape requires that registered conservation bodies are informed and provided with 30 days to comment when applications are received for particular geographical areas or categories of heritage resources in terms of section 25(1) of the National Heritage Resources Act, 1999. Please find the list of registered conservation bodies on our website.

PLEASE NOTE

Unless the applicant and the registered owner sign the application form, the form will not be processed by Heritage Western Cape.

Applications are considered to be public documents and are open to public scrutiny. Should you wish your application to be kept confidential, please motivate your request on a separate sheet attached to your application form. For applications that are granted confidentiality, this confidentiality will be limited to one year (12 months).

PLEASE ENSURE THAT ALL ADDITIONAL DOCUMENTS REQUIRED (see HWC Checklist for Applications) ARE ATTACHED TO THIS APPLICATION FORM PRIOR TO SUBMISSION. Please visit www.hwc.org.za for more information.

Annexure A:

Background to this Interim Report

The initial application for Old Bethlehem was submitted to HWC on 14 March 2016, and a Permit was issued on 15 July 2016.

A summary of the Conditions applicable to the Permit were:

1. Work to be done strictly in accordance with the HWC stamped plans.
2. The work must be supervised by a suitably qualified and experienced architect.
3. A closeout report must be submitted within 30 days of practical completion.
4. A landscape framework plan must be submitted for the werf specifically including the three court yard spaces, the approach road and the interface between the werf and its agricultural landscape setting.
5. Any below ground disturbance within the werf and in proximately to the kraal ruins must be monitored by a historical archaeologist (refer to area of archaeological sensitivity identified by H.Clift).
6. New intervention including inter alia repair and maintenance, plaster finishes and landscaping must ensure that the overall rustic character of the werf is retained and not gentrified.

A second submission to HWC was made on March 2017 that reflected minor changes to the Homestead and Apple Shed.

This application was approved, and it was recorded that the Landscape Plan was still to be submitted. The Record of Decision noted that the position of the Plant Room was turned down, and the wall reveal at the Main Bedroom bathroom was to be thickened. A query was also raised at the BELCom meeting regarding the appointment of an oversight archaeologist as per Harriet Clift's recommendation.

Since the last application, the following has been finalized:

Archaeologist: Rae Regensberg has been appointed as oversight archaeologist – see attached Report

Garden Designer: Franchesca Watson has been appointed. We have included her design in our drawings, and add our comment.

From an architectural point of view, the design team has been expanded, and is now constituted as follows:

Architectural:

1. Architectural Adviser: Graham Viney, Graham Viney Designs
2. Project Manager: Nick Lockett, Billett Construction

3. Interior Architect: Karen Mailer Architects
4. Cabinetry Designer: Debbie Reynolds
5. Interior Joinery: Ray Killian, Ray Killian Interiors and Ost
6. Energy consultant:
7. Electronic consultant:
8. Structural Engineer: Gavin Lutge Consulting
9. Architect with heritage skills and experience: Stuart Hermansen, HB Architects
10. Contractor: Harold Brand

General:

1. Civil Engineer: Phillip Ravenscroft, Maluti Consulting Engineers
2. Electrical Engineer: Stephen Olkers, Stephen Olkers Consulting

This submission is an amalgamation of the input from the current consultant team, all information incorporated into the design drawings appended.

Current Proposals:

Due to the complexity of this application, it has been separated into three distinct sections:

1. Revisions to the previously approved application to the Homestead and *werf* ensemble of buildings;
2. New work to the Stables/Barn building;
3. *Werf* landscaping and broader landscape proposals.

Each section will be discussed separately.

1: Revisions to the previously approved application to the Homestead and *werf* ensemble:

Homestead

Ground floor:

Voorkamer: no changes

Dining Room [behind voorkamer]: amendment to a sash window, originally approved as a casement window. It was decided to change the original approved casement window to a sash window to match the sash window on the opposite wall to bring symmetry to the room.

Drawing room [right of voorkamer]: no changes

Main Bedroom [left of voorkamer]: additional 'muurkas' to right side of voorkamer door omitted

Kitchen: Final position of attic steps reconfigured, but without additional alteration to the attic solder beams. Kitchen layout finalised without amendment to approved door and

window configuration, except approved casement window to be replaced with sash window to balance symmetry of sash window opposite.

Scullery/pantry: minor amendment: existing window opening to be extended to ground level to create doorway, new cross-wall to scullery to be omitted.

The roof treatment from the scullery, across the stoep and over the main bedroom *en suite* bathroom is proposed to a bull-nose [cranked with 450mm radius], painted in stripes. The parapet walls at either end are proposed to be removed so that the scullery and bathroom has the appearance of 'stoepkamers' built under a purported stoep.

Mudroom: layout to be simplified as per original application, except for the following:

Door and sash window to western elevation to be swapped around to facilitate furniture layout;

Approved Wood burner/fireplace to be swapped from south wall to back onto existing kitchen hearth. [Flue from wood burner/fireplace to intersect with existing chimney as an additional internal flue]

South wall of mudroom to be opened up as 'picture window' facing mountain view. This wall was structurally compromised by the addition of two large casement windows in the latter part of the 20th century, and the structural engineer has instructed the rebuilding of this wall, which we confirm has been architecturally and historically compromised, thus support the proposed rebuilding [see photos]. As this room was irrevocably altered circa 1960, we support the proposal to enjoy the superb mountain view with a more contemporary approach. Coupled to this is the removal of the c1920's lower pitched roof over, to be replaced by a flat concrete roof with parapets.

We support the replacement of the low pitched corrugated iron roof with a flat concrete roof with parapet walls as this impacts positively on the homestead by revealing the original kitchen chimney.

External staircase:

There is a minor amendment to the lower section of the staircase – it is to 'wrap around' the corner of the bathroom.

Attic:

Karen Mailer Architects have addressed the particular needs of the client, and refined the layout of the attic without alteration to the approved layout, save the following: Velux roof-lights are proposed over the bathrooms to the front flank, but on the south elevation which is not visible from the façade, or the public realm. We support the inclusion of these two roof-lights.

Apple Shed

Three minor amendments to the approved plans are proposed:

Relocation of the *en suite* bathroom from the middle room to the room closest to the Ostlers Cottage. This relocation has no additional impact on the previously approved plans. The only additional impact is the addition of a window to the proposed bedroom.

The third amendment is to omit an approved new doorway between the Apple Shed office and the garage.

We support the omission of the proposed internal doorway, the relocation of the bathroom, and the additional window as this has no additional negative impact on the heritage resource already approved.

Pavilion

The previously unclear utility of the Pavilion between the Homestead and the Ostlers Cottage has been clarified in the design process.

From the Homestead side [Mudroom], the Guest wc has been relocated to the furthest end of the Pavilion before the existing gateway. The space in between is proposed to be a cloakroom to accommodate hats, coats, and boots etc.

Two additional windows are proposed on the mountain side of the Pavilion, the rest remains unaltered.

The middle section of the Pavilion is proposed to be the Laundry. No alterations are proposed here apart from a window on the courtyard side [northern], and an additional window on the southern side.

We support the inclusion of the two additional windows as they do not have a negative impact on the existing heritage resource.

Open veranda

It is proposed that a large 'picture window' is installed in the back wall of the approved open veranda between the Ostlers Cottage kitchen and the Pavilion Laundry. The reason for this proposal is that the summer winds howl down from the mountainside [southern side], making any habitable space on the mountain side difficult to achieve, but the insertion of the large window on the kitchen stoep here allows views to the mountain, but also allowing sheltered outdoor space in the lee of the wind.

If carefully proportioned and detailed, we support the inclusion of a large 'picture window' on the back wall of the Open Veranda.

New proposals to the Stables/Barn Building

Two proposals are submitted for work to the Stables/Barn Building

Stables Building:

The proposal is to construct a reinforced concrete slab on the existing attic floorboards in preparation for future use of the attic. The existing beams and ceiling planks are to be retained and used as formwork for the slab. Care will be taken to waterproof and adequately prop the existing structure during the construction process.

Barn:

It is proposed that the plant room is relocated to the far end of the Barn, as an extension to an existing lean-to structure.

We support the location of the Plant Room here as it is the least intrusive.

Landscaping

Franchesca Watson has been appointed to attend to the landscaping requirements.

Her brief, derived from the BELCom Decision, is to satisfy the following:

A landscape framework plan must be submitted for the werf specifically including the three court yard spaces, the approach road and the interface between the werf and its agricultural landscape setting.

and

New intervention including inter alia repair and maintenance, plaster finishes and landscaping must ensure that the overall rustic character of the werf is retained and not gentrified.

Three courtyard settings

Courtyard 1 [between Barn and Ostlers Cottage/Apple Shed]

No input from Franchesca Watson.

The rural/agricultural landscape is to remain unchanged as it interfaces with the back of the werf ensemble. The only intervention is a low 'retaining wall' [just above ground level] to divert the flow of surface water away from the buildings. This wall is to run from the outer edge of the Ostlers Cottage to the outer edge of the Barn.

This intervention has low visual impact as it is barely visible, and should be considered a natural/unselfconscious approach to dealing with surface/groundwater, and as such, does not have a negative impact on the heritage resource value of the werf.

Courtyard 2: [between Apple Shed and Homestead]

Franchesca Watson proposes quite substantial changes to this courtyard. See drawing.

The bulk of the courtyard is to retain the 'kitchen garden' aesthetic – some fruit trees, planters and the like. The remainder is taken up with a plunge pool with runnel [to create the effect of a lei water slot], hedges for privacy around the pool], and a series of laterite paths to connect the various entrances on the werf.

The ground level in the werf is proposed to be raised by about 500mm around the pool, sloping down towards the *werfmuur*. This is proposed so the area around the plunge pool, the runnel and the door to the main bedroom bathroom remain on a similar level.

Courtyard 3 [between Homestead and Wine Cellar]

Moderately landscaped, retaining its simple lawned appearance with beds of indigenous grasses. A few fruit trees. A simply designed steel pergola along the western elevation of Homestead for wisteria or ornamental vines. A new gateway is proposed in the courtyard wall to give access to the mountainside.

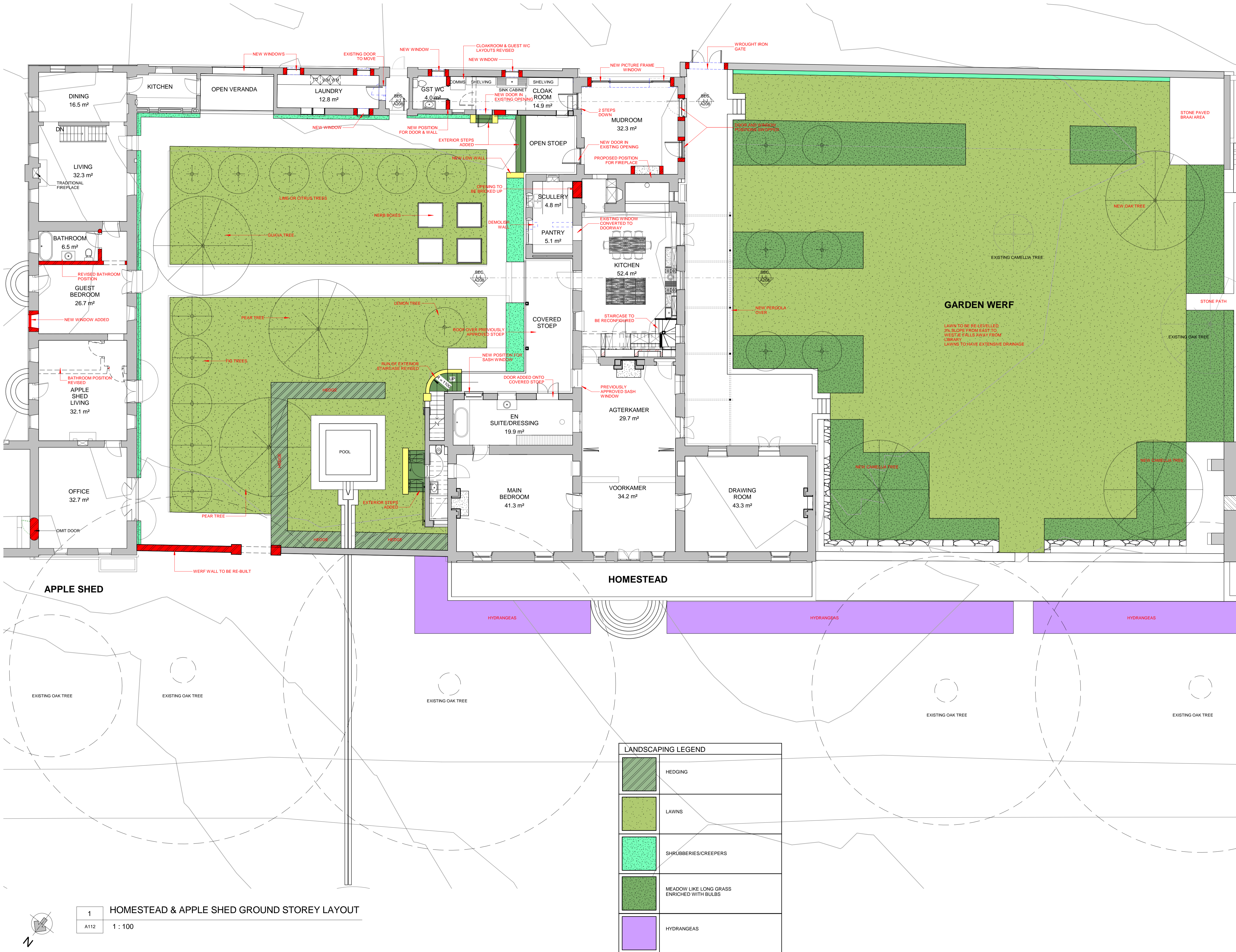
Landscaping: broader context

Avenues

Yellowwoods have been removed up to 10m from edge of roadway, and have been replanted along the river's edge. Disease-resistant *Quercus Robur* in have been sourced from the Spier nursery, but will only be planted in three years' time, to replace missing trees along the two avenues.

The berm along the mountain side of the avenue will be reshaped to be lower, and therefore less visually intrusive.

Roads: Minimal intervention: gravel crushed from stone on the farm will be used to resurface the existing roads. Shallow, wide, river cobbles stone-pitched dished stormwater channel to one side to match existing remnants of stone-lined channels.



NOTES:

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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY

ADDITIONAL NOTES:

STONE PAVED BRAAI AREA
NEW OAK TREE
EXISTING CAMELLIA TREE
NEW PERGOLA OVER
EXISTING OAK TREE
NEW CAMELLIA TREE
NEW CAMELLIA TREE
LAWN TO BE RE-LEVELLED 3% SLOPE FROM EAST TO WEST. IE FALLS AWAY FROM LIBRARY. LAWNS TO HAVE EXTENSIVE DRAINAGE

LANDSCAPING LEGEND

	HEDGING
	LAWNS
	SHRUBBERIES/CREEPERS
	MEADOW LIKE LONG GRASS ENRICHED WITH BULBS
	HYDRANGEAS

FOR INFORMATION

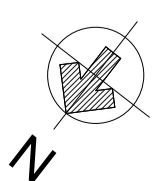


CLIENT: Reside Properties (Pty) Ltd
PROJECT: OLD BETHLEHEM

DRAWING: HOMESTEAD & APPLESHEED FLOOR LAYOUTS

SCALE	DATE	CHECK	
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PROJECT NO	DRAWING NO	DRAWN	REV
1511	A112	JWW	0

1 HOMESTEAD & APPLE SHED GROUND STOREY LAYOUT
A112 1:100



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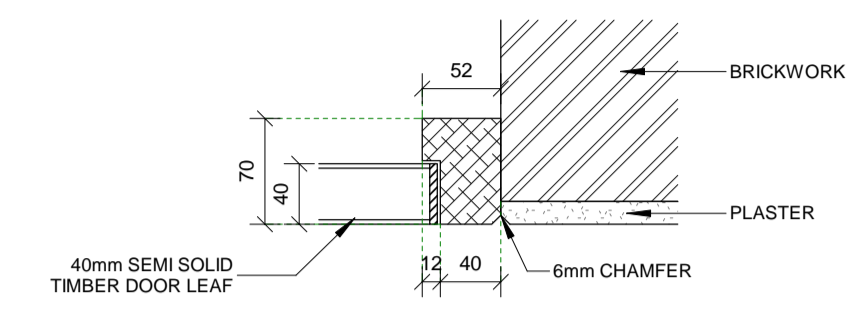
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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY

DOOR SCHEDULE								
DOOR NO. & DESCRIPTION	D1	TYPE 'G' NEW EXTERIOR DOOR INTO MUDROOM	D2	TYPE 'G1' NEW DOOR BETWEEN MUDROOM & CLOAK ROOM	D3	TYPE 'H' NEW DOOR FROM DRESSING ROOM ONTO COVERED STOEP	D4	TYPE 'M' 4 PANEL VICTORIAN DOOR AT GUEST WC ENTRANCE
QUANTITY	1		1		1		EXISTING STOCK	
DOOR NO. & DESCRIPTION	D5	DOORS INTO LAUNDRY AND CLOAKROOM TO MATCH OSLER'S COTTAGE FRONT STABLE DOORS WITH GLASS TOP	D6	TYPE 'L' BASED ON D5 (MUDROOM), EXTERIOR STABLE DOOR AT SHOWER OF MAIN BEDROOM	D7	TYPE 'O' JIB DOORS IN MAIN BEDROOM		
QUANTITY	1		1		2			



WINDOW SCHEDULE						
WINDOW NO. & DESCRIPTION	W1	TYPE 'D' WINDOW ADDED IN APPLISHED GUEST BEDROOM	W2	TYPE 'B' WINDOW ADDED IN LAUNDRY	W3	TYPE 'T' DOUBLE GLAZED WINDOW IN 70x90 TIMBER FRAME ADDED AT OSLER'S COTTAGE VERANDA 12x21mm REBATE
QUANTITY	1		1		1	
WINDOW NO. & DESCRIPTION	W4	TYPE 'U' FANLIGHT WINDOWS ADDED AT MUDROOM BELOW SLAB	W5	TYPE 'K' SMALL SASH WINDOWS ADDED AT CLOAKROOM, GUEST WC & LAUNDRY TO MATCH OSLER'S COTTAGE DINING ROOM SASH WINDOWS	W6	WINDOW IN SHOWER AT MAIN BEDROOM TO GO UP TO 170mm BELOW THE UNDERSIDE OF THE ATTIC SLAB LEVEL
QUANTITY	3		4		1	
WINDOW NO. & DESCRIPTION	W7	TYPE 'A' SASH WINDOW IN MUDROOM	W8	TYPE 'L' DOUBLE GLAZED WINDOW IN 70x90 TIMBER FRAME ADDED IN MUDROOM ON SOUT FACING WALL 12x21mm REBATE	S1	SHUTTERS FOR CASEMENT WINDOWS
QUANTITY	1		1		TBC	3 SETS

ADDITIONAL NOTES:

FOR INFORMATION



CLIENT
Reside Properties [Pty] Ltd

PROJECT
OLD BETHLEHEM

DRAWING
DOOR & WINDOW SCHEDULE

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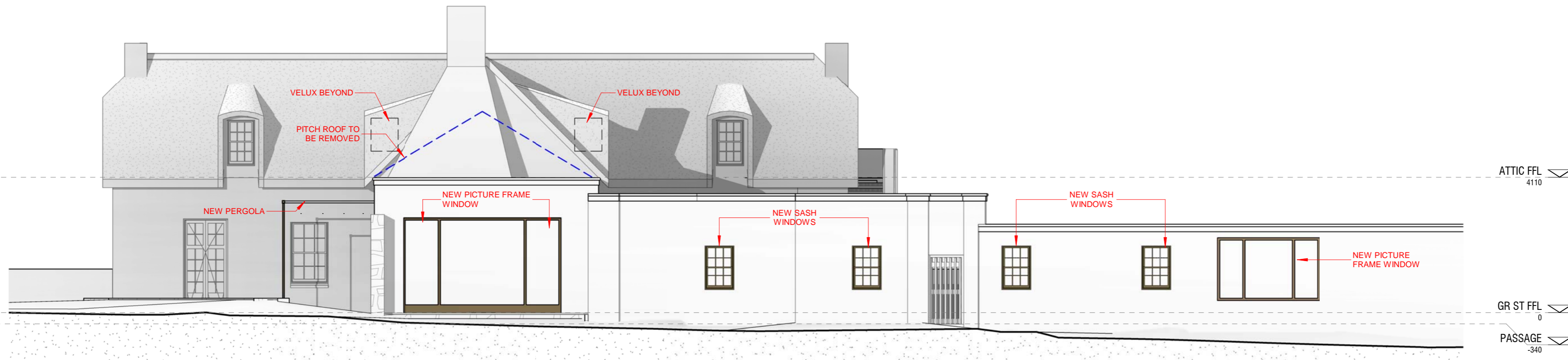
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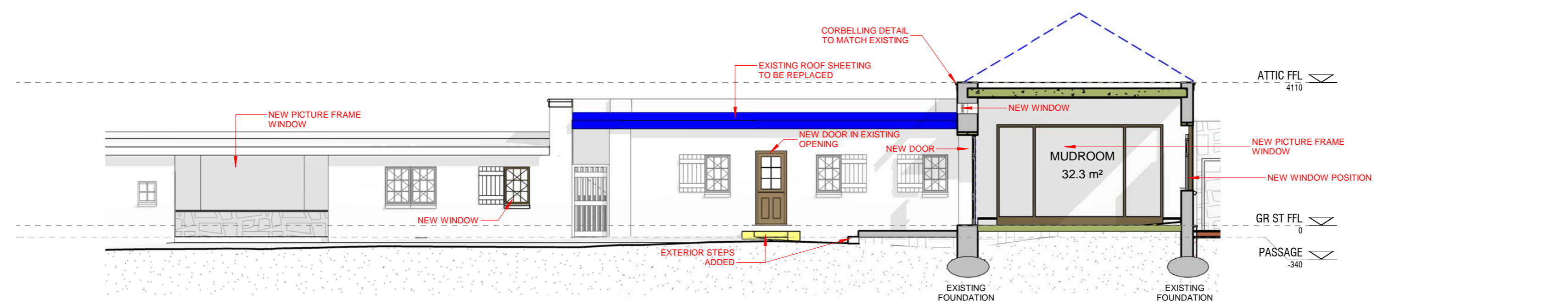
REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY

ADDITIONAL NOTES:



1 SOUTH ELEVATION HOMESTEAD
A204 1 : 100



3 PARTIAL NORTH ELEVATION
A204 1 : 100



2 WEST ELEVATION HOMESTEAD
A204 1 : 100

FOR CONSTRUCTION



50 Bosmans Crossing Distillery Rd Stellenbosch 7600
+27 (0)21 883 2506
083 658 2640

CLIENT
Reside Properties [Pty] Ltd

PROJECT
OLD BETHLEHEM

DRAWING
SOUTH, WEST & PARTIAL NORTH ELEVATIONS HOMESTEAD

SCALE 1 : 100	DATE 2017/09/28 03:51:04	CHECK PM
PROJECT No 1511	DRAWING No A204	DRAWN JVW



1 NORTH ELEVATION HOMESTEAD
A207 1 : 100

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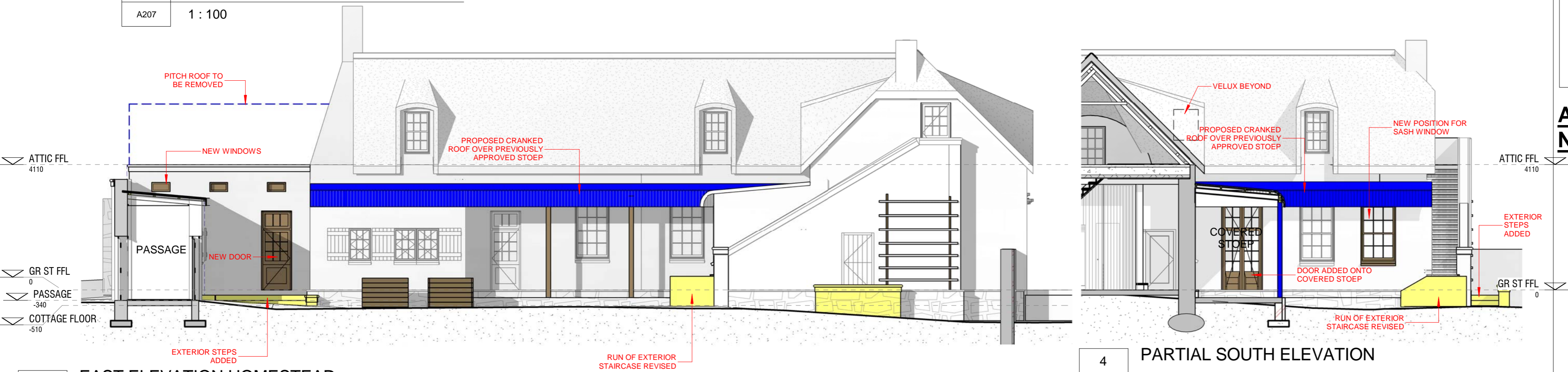
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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

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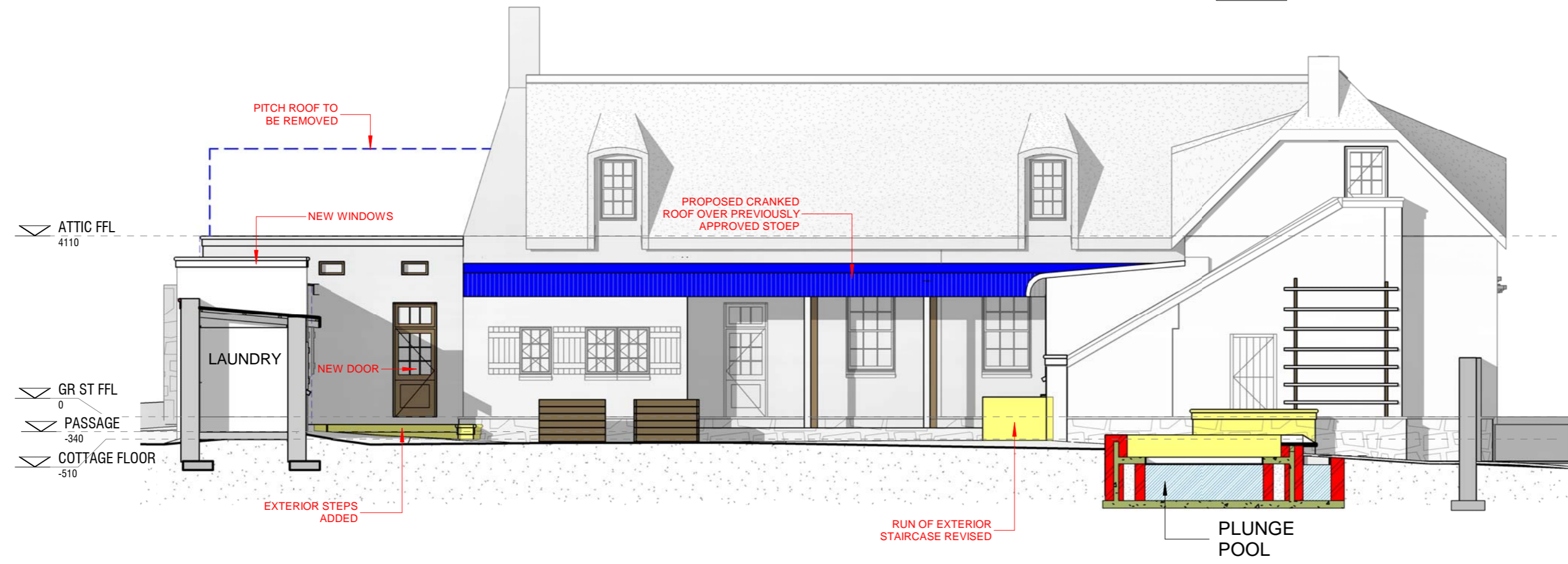
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ADDITIONAL NOTES:



2 EAST ELEVATION HOMESTEAD
A207 1 : 100

4 PARTIAL SOUTH ELEVATION
A207 1 : 100



3 EAST ELEVATION HOMESTEAD SHOWING SECTION THROUGH PLUNGE POOL
A207 1 : 100

FOR CONSTRUCTION

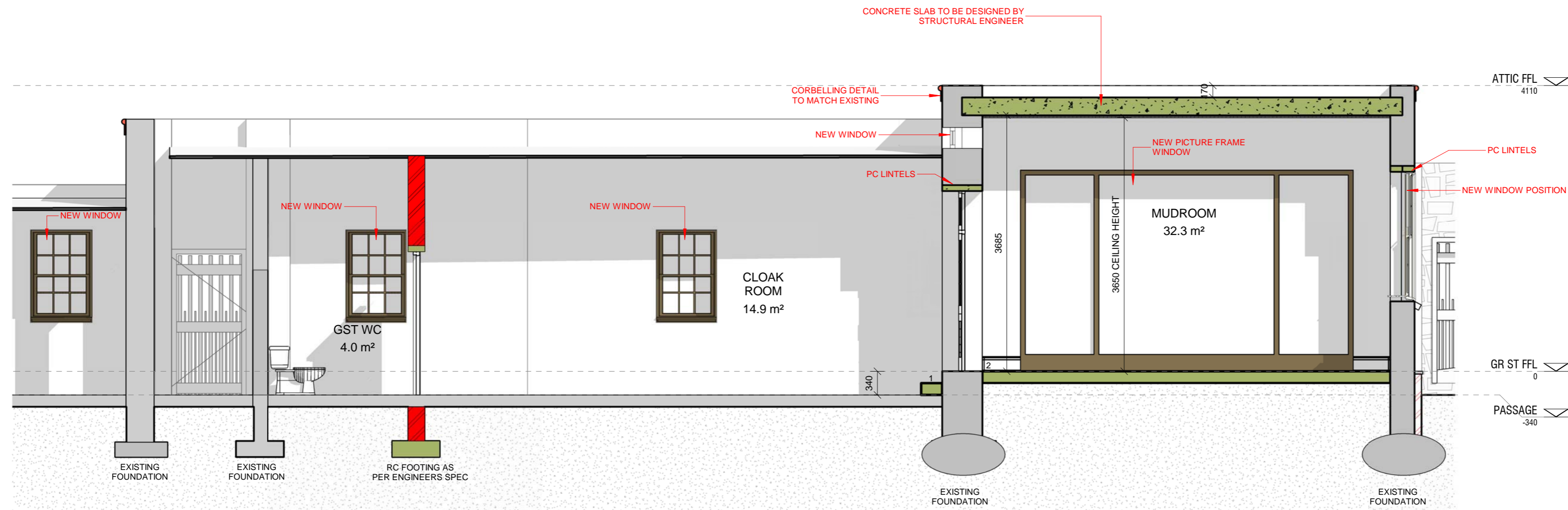


CLIENT
Reside Properties [Pty] Ltd

PROJECT
OLD BETHLEHEM

DRAWING
NORTH, EAST & PARTIAL SOUTH ELEVATIONS
HOMESTEAD

SCALE 1 : 100	DATE 2017/09/28 11:43:12 AM	CHECK AM
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1 SECTION J-J
A208 1 : 50



2 SECTION L-L
A208 1 : 50

NOTES:

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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY

ADDITIONAL NOTES:

FOR CONSTRUCTION



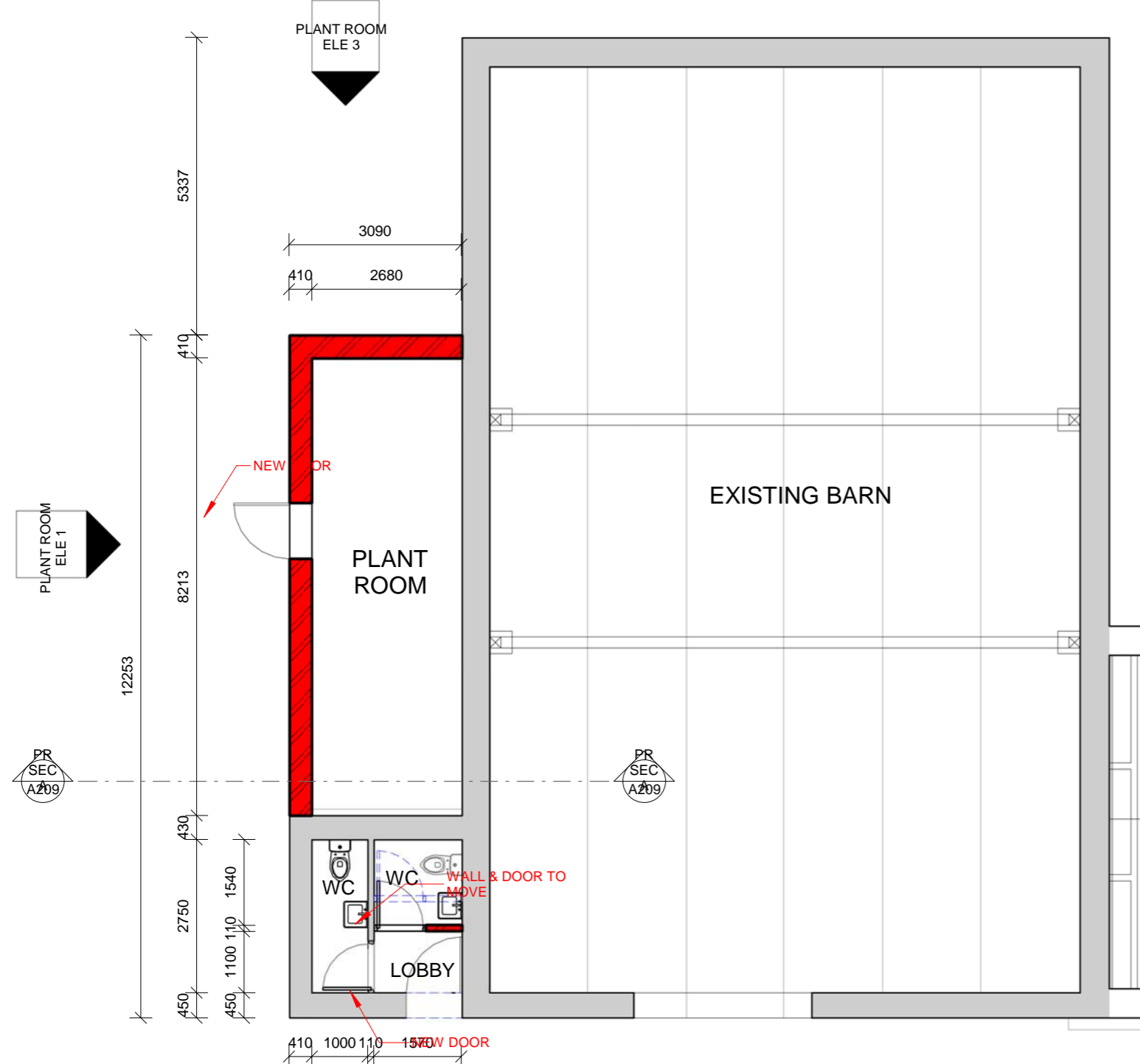
50 Bosmans Crossing
Distillery Rd
Stellenbosch
7600

CLIENT
Reside Properties [Pty] Ltd

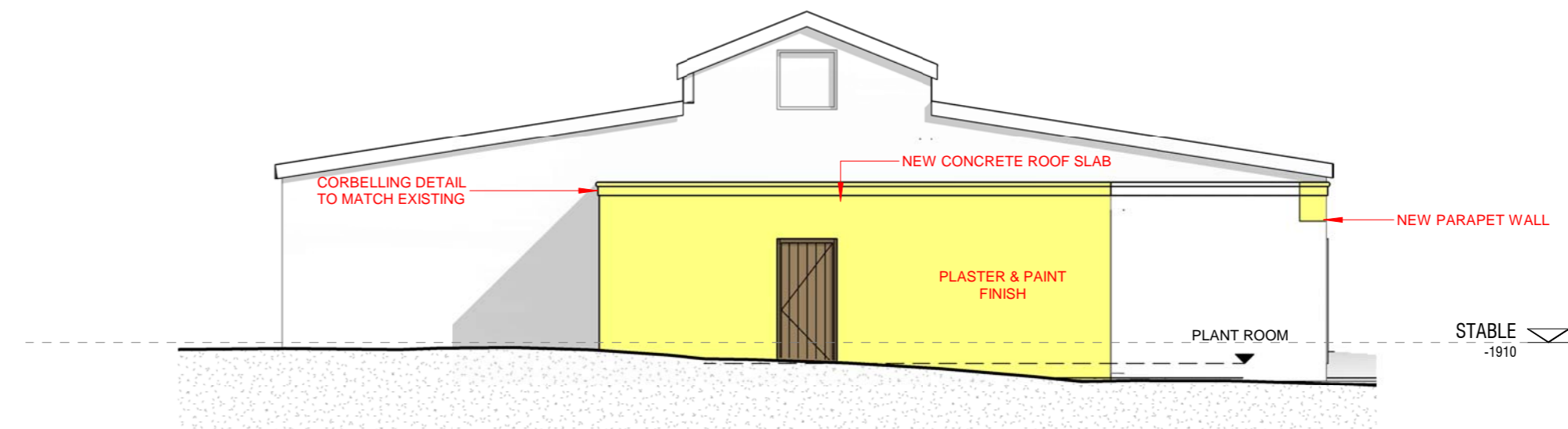
PROJECT
OLD BETHLEHEM

DRAWING
HOMESTEAD SECTIONS

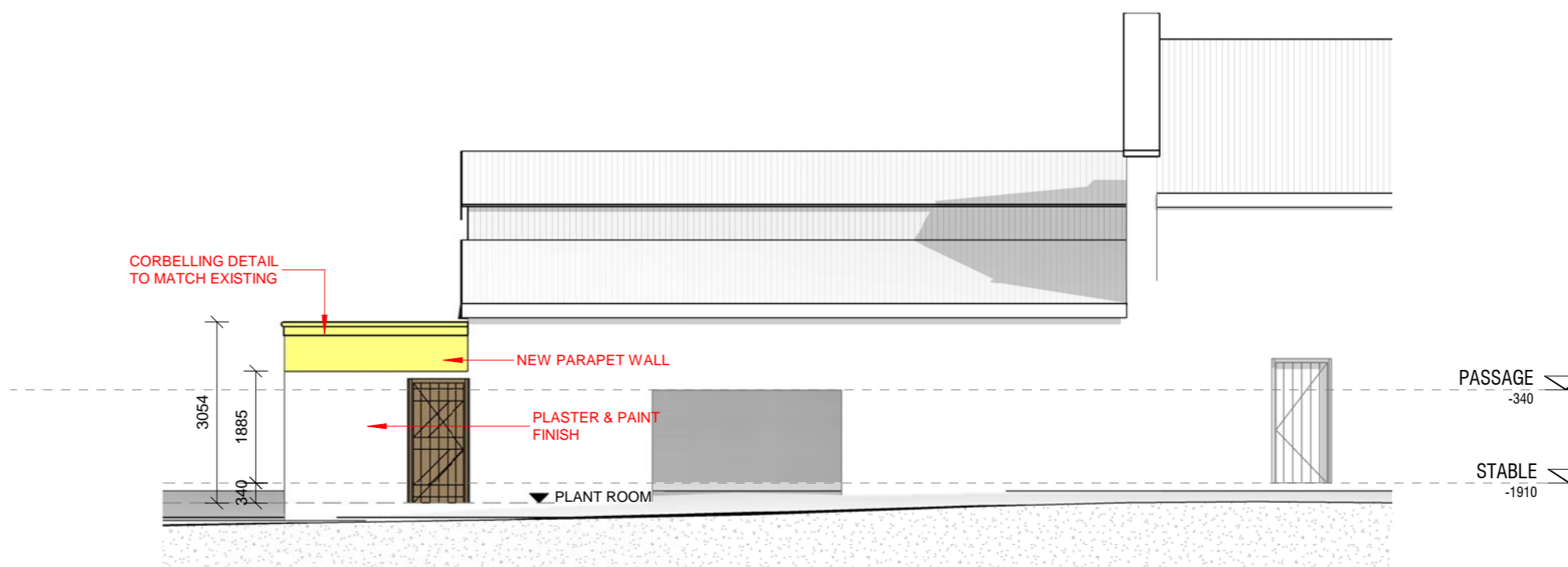
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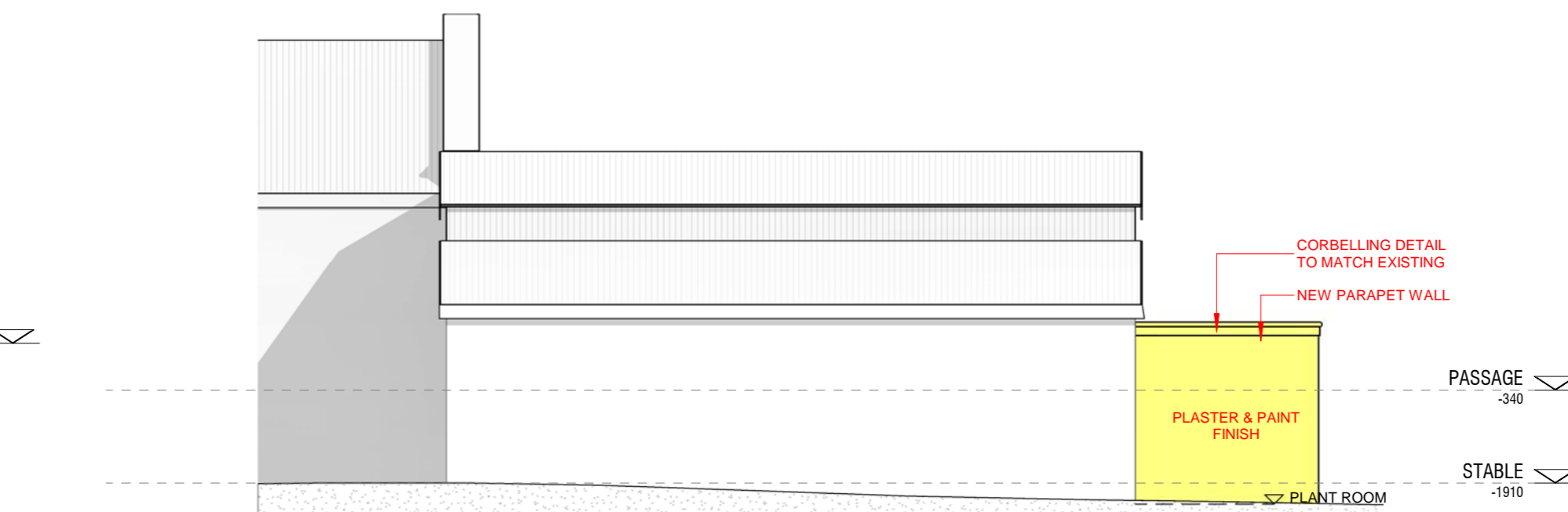
PLAN
A209
1 : 100



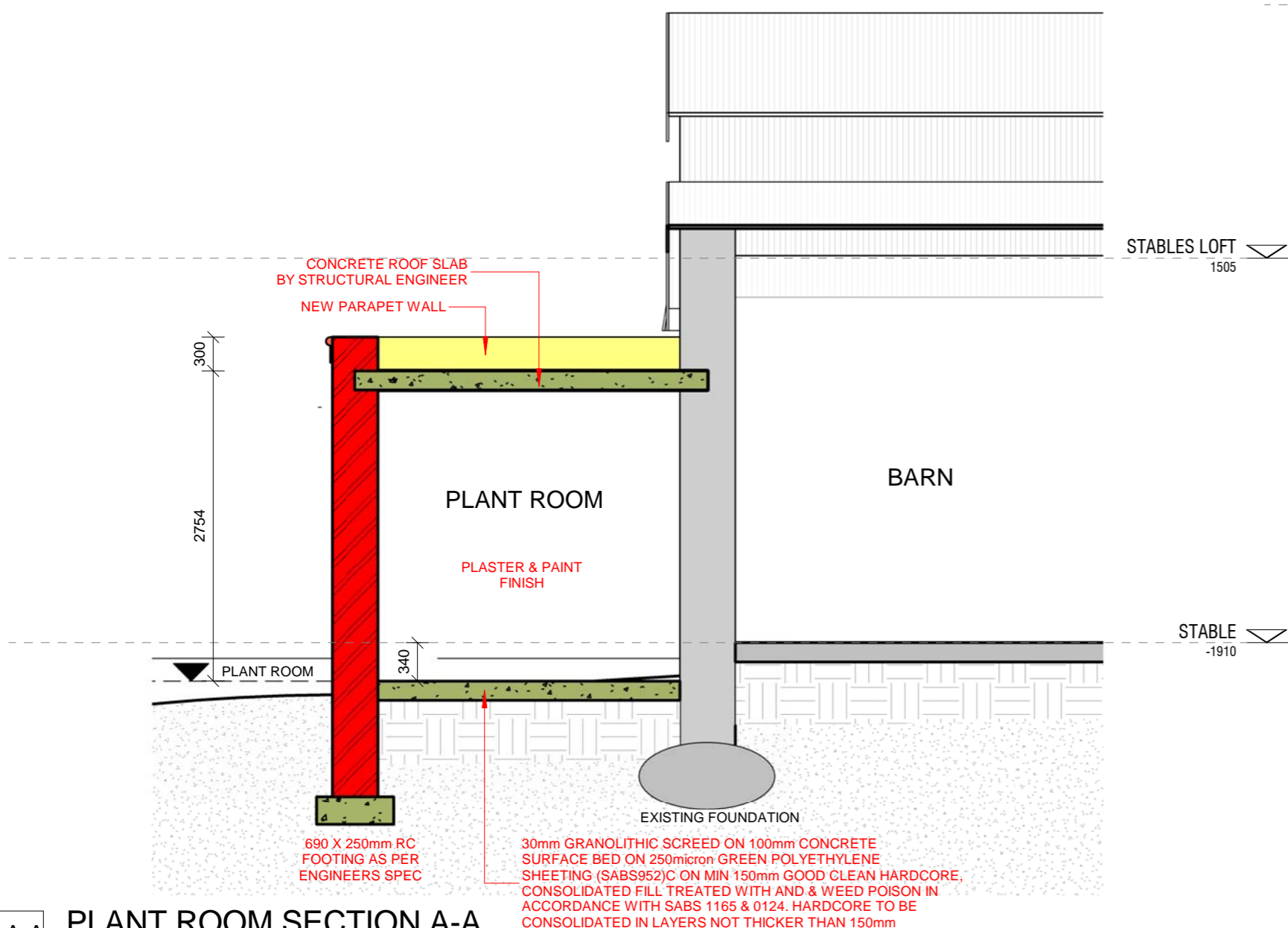
ELE 1
A209
1 : 100



ELE 2
A209
1 : 100



ELE 3
A209
1 : 100



SEC A-A
A209
1 : 50

NOTES:

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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY

ADDITIONAL NOTES:

FOR CONSTRUCTION

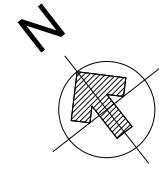


CLIENT
Reside Properties [Pty] Ltd

PROJECT
OLD BETHLEHEM

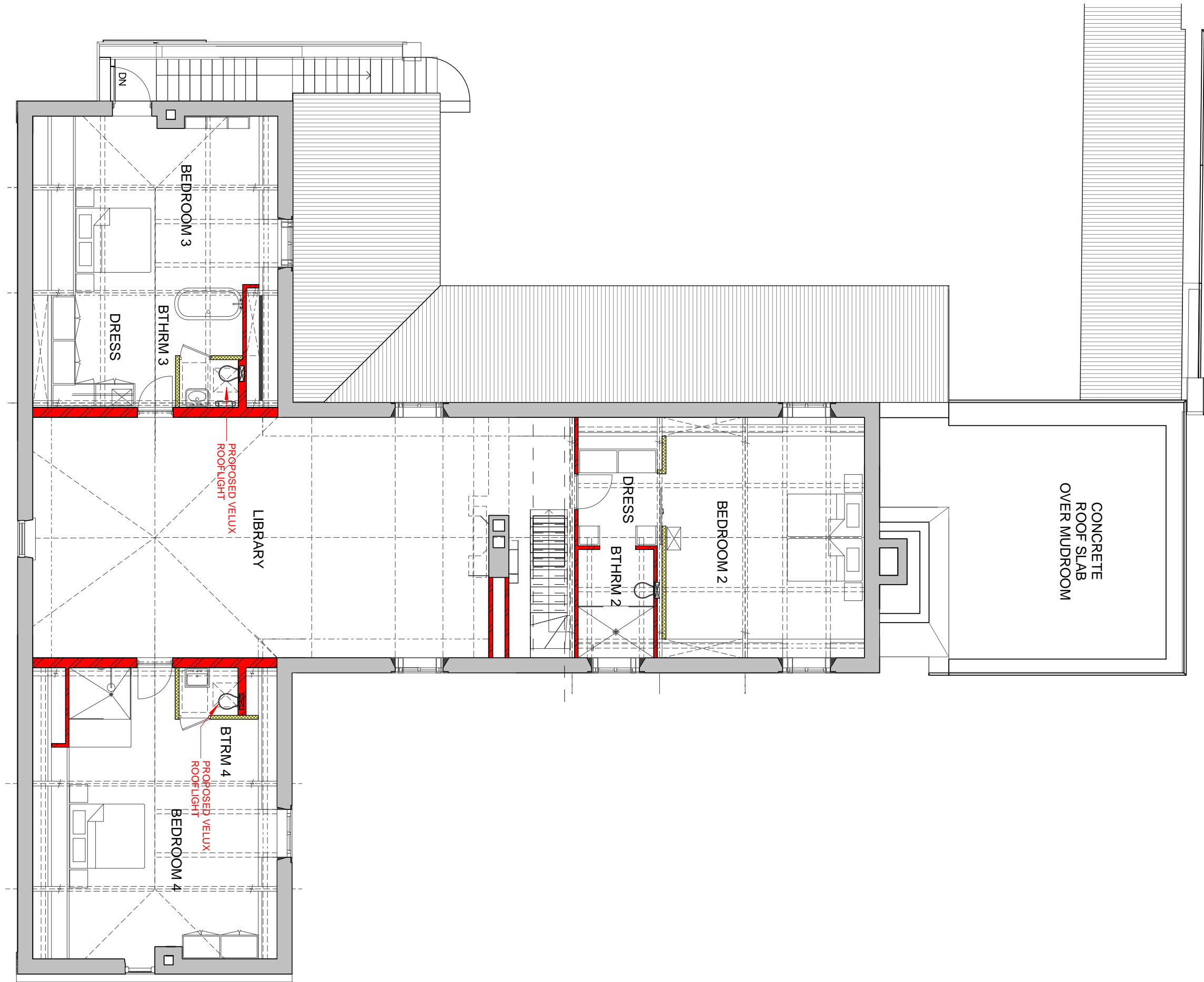
DRAWING
PLANT ROOM DETAILS

SCALE As indicated	DATE 2017/09/07 03:56:22	CHECK PM
PROJECT NO 1511	DRAWING NO A209	DRAWN BY JVW



1
A308

ATTIC FLOOR LAYOUT
1 : 100



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SACAP No: 6148
SAIA PRACTICE No: PH 3477
SAIA No: 6795

ADDITIONAL NOTES:

FOR INFORMATION



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hermannen associates cc
cc no 2003 / 022795 / 23

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PROJECT
OLD BETHLEHEM

DRAWING
ATTIC FLOOR LAYOUT

SCALE 1 : 100 DATE 2017/09/07 04:15:13 CHECK PM

PROJECT No 1511 DRAWING No A308 DRAWN JVV REV

Our Ref: HM/CAPE WINELANDS/ STELLENBOSCH/ FARM 153/6
Case No.: 16041911HB0511E
Enquiries: Heidi Boise
E-mail: heidi.boise@westerncape.gov.za
Tel 021 483 9680
Date: 15 July 2016

Reside Properties Pty Ltd
22 Oxford Road
Parktown
2193

E-mail: stuart@hermansen.co.za; dominique@enthoven.co.za



PERMIT

CASE NUMBER 16041911HB0511E

Issued in terms of Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Your application for partial demolition, additions to existing structure, restoration & alteration of a structure older than 60 years was tabled at the **Built Environment and Landscapes Committee (BELCom) meeting held on 5 July 2016.**

DECISION

The Committee recommended the grading the werf to be grade II in terms of its high historical, architectural and aesthetic value and its landscape setting.

The Committee resolved to approve the proposals.

This permit is issued for:

Proposed Action: Addition to existing structure, restoration and alteration

Site: Farm 153/6, Hendrikse Street, Stellenbosch

Graded: II

Permit issued in accordance with Drawings:

No: SK 000; SK 100-1; SK 101-1 & SK 301-304

Dated: 14 March 2016

Drawings prepared by: HB Architects - Stuart Hermansen

HWC Date Stamped: 15 July 2016

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.
2. The work must be supervised by a suitably qualified and experienced architect.
3. A closeout report must be submitted within 30 days of practical completion.
4. A landscape framework plan must be submitted for the werf specifically including the three court yard spaces, the approach road and the interface between the werf and its agricultural landscape setting.
5. Any below ground disturbance within the werf and in proximately to the kraal ruins must be monitored by a historical archaeologist (refer to area of archaeological sensitivity identified by H. Clift).
6. New interventions including inter alia repair and maintenance, plaster finishes and landscaping must ensure that the overall rustic character of the werf is retained and not gentrified.

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** Private Bag X9067, Cape Town, 800
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Privaatsak X9067, Kaapstad, 8001
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

NOTE:

- This decision is subject to an **appeal period of 14 working days.**
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.



.....

Mr Mxolisi Dlamuka

Chief Executive Officer, Heritage Western Cape