

**HERITAGE ASSESSMENT (ARCHITECTURAL)  
OF BUILDINGS ON THE FARM  
STEENKOOLSPRUIT (Site 2) - WITBANK  
(MPUMALANGA PROVINCE)**



*Date: September-October 2012*

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## **EXECUTIVE SUMMARY**

### **General**

The farmstead has become part of a proposed coal mining development. This resulted in the buildings being redundant without maintenance and most of them have been stripped and vandalized. The most significant building is an old sandstone farmstead. All other buildings have been stripped of their roofs and the walls have been ruined. None of the buildings were still used when the survey was done in September 2012.

### **Findings**

The most significant building on the site is the small farm dwelling. The dwelling is constructed with sandstone and has been altered and extended several times during its lifespan. The building has been infested with termites and the roof and other timber elements have been severely damaged. The other structure on the farmstead is a solidly built sandstone cattle kraal located about 100m southeast of the dwelling.

### **Recommendations**

1. The dwelling, garage and other outbuildings can be demolished
2. The cattle kraal must be retained.
3. Record all buildings (dwelling, outbuildings and kraal) prior to any demolition or alterations
4. Recording must consist of the following procedures and products: (a) photographic recording of all buildings, (b) measured drawings of all buildings (floor plan and elevations) with (c) descriptions of the materials and features in standard architectural terminology and (d) compiled into a single report

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## GLOSSARY OF TERMS

**Study Area** – refers to the entire area to be developed as indicated on the scale drawings by the client.

**Stone Age** – The first and oldest part of human history is the Stone Age that is associated with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not settle in permanent settlements. Places associated with these humans are determined by identifying stone tools that have been preserved in the landscape.

*Early Stone Age: 2 000 000- 150 000 Before Present (BP)*

*Middle Stone Age: 150 000 – 30 000 BP*

*Later Stone Age: 30 000 – until c. AD 200*

**Iron Age** – A period covering the last 1800 years, when an altered lifestyle was introduced to southern Africa. They established villages, cultivated domesticated crop types such as sorghum, millet and beans and they herded cattle, sheep and goats. They spoke early variations of the Bantu language and manufactured iron objects.

*Early Iron Age: AD 200 - AD 1 000*

*Late Iron Age: AD 1 000 – AD 1830*

**Historical period** – Since the arrival of white settlers – c AD 1652 (Southern parts of South Africa and AD 1840 (north of the Vaal River)

**Cultural significance** - According to the ICOMOS Burra Charter cultural significance means '*aesthetic, historic, scientific or social value for past, present or future generations.*

***Aesthetic value*** – Criteria considered for this category may include the form, scale, colour, texture and material of the fabric, the smells and sounds associated with the place and its use.

***Historic value*** – Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms used for evaluation. A place may have historic value because it has influenced or has been influenced by an historic figure, event, phase or activity. The significance will be greater where evidence of the association or event survives in situ or where the settings are substantially in tact than where it has been changed or evidence does not survive.

***Scientific value*** – The scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.

***Social value*** – Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

### Abbreviations

**EIA** – Environmental Impact Assessment

**EIA** – Early Iron Age

**ESA** – Early Stone Age

**LIA** – Late Iron Age

**LSA** – Late Stone Age

**MSA** – Middle Stone Age

**NASA** – National Archives of South Africa

**NHRA** – National Heritage Resources Act

**PHRA** – Provincial Heritage Resources Agency

**SAHRA** – South African Heritage Resources Agency

## 1. BRIEF

The identification of buildings and structures considered to be cultural significance and the evaluation of these structures according to criteria determined by the National Heritage Resources Act.

## 2. AIM OF THE STUDY

\*To identify buildings and structures on the proposed development site that may be considered of cultural significance or that may be of exceptional heritage significance

\*To evaluate the buildings and structures on the proposed development site according to the criteria determined by the National Heritage Resources Act and any additional criteria to determine 'cultural significance'.

\*To make recommendations regarding the future use of the identified buildings and structures.

## 3. ASSUMPTIONS AND CONDITIONS

\* This is a specialist report focusing only on the assessment of the buildings and structures on the farmstead.

\*This document is an annexure to a more complete document that forms part of the heritage assessment of features to be impacted on by the proposed coal mining activities.

## 4. GEOGRAPHIC AREA OF THE STUDY

Two farmsteads were investigated on the farm Steenkoolspruit in the Witbank district (Mpumalanga Province). This is one of the farmsteads. The investigation resulted in two reports, each focusing on an individual farmstead. The sites are not geographically related or linked and their histories may be linked but this is not reflected in the locations and settings of any of the two sites.

## 5. METHODOLOGY

No desk study on the history of the farmstead and its former residents was done by the architectural historian as the history of the farm was done by another member of the heritage team within PGS Heritage Consulting. The results of research regarding the vernacular architecture of the region and the occurrence of stone masonry farm buildings in the Mpumalanga Province were published by the author and the information is used as base for the evaluation and conclusions regarding the significance of the buildings on this site.

The site was visited and the various buildings were investigated on foot. However the dwelling was locked and the gate in the surrounding fence was also locked. This prevented the author from investigating the building from inside. Photographs of the various buildings were taken for reporting purposes but not as part of a photographic recording.

The investigation excluded any interviews and any public participation with interested and affected parties.

The objective of this report is to evaluate the architectural significance of the various buildings and make recommendations regarding the future of the site and the various structures.

## 6. FINDINGS

### *6.1. Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected.*

Building 1:

Sandstone farm dwelling with several additions to the core section of the building. The original core was constructed with sandstone and the interior walls were done in plastered brick. The walls were plastered with clay and were covered with wal paper which was later stripped and the clay exposed. Some effort was made to do the later additions in sympathy with the original dwelling and the walling was executed in sandstone – but of lesser quality craftsmanship than the original. A unique aspect of the dwelling is the simple gable that was added to the front façade which is completely out of style with the rest of the sandstone structure. The original verandah was constructed with timber posts that later disintegrated and were replaced with plastered brick columns and low stoep walling. The building may date from the 19<sup>th</sup> century and may have been destroyed during the Anglo Boer War. The original gable may have been destroyed in the process and was reconstructed after the war.

Building 2:

Garage constructed with cement bricks with all the roof sheeting removed.

Building 3:

The ruins of a brick rondavel near the back door. No indication of the roof type has been left in situ.



**Building 4:**

Remains of a sandstone cattle kraal located about 150 m from the dwelling. This structure was constructed with special craftsmanship and the great effort was made to ensure that the walls are stable and solid. One of the special features of the kraal is the way it was located and the choice of setting where it was built. One elevation of the kraal is set directly along a cut in the sandstone outcrop of the river bank. This allowed the builder to save on building four walls but allowed the kraal to be set slightly below the terraced landscape serving as some protection against cold winter winds at night.



**6.2. Section 38(3) (b) An assessment of the significance of such resources in terms of the heritage assessment criteria in Section 6(2) or prescribed in Section 7.**

According to the Burra Charter ‘cultural significance’ means ‘aesthetic, historic, scientific or social value for past, present or future generations’. Cultural significance is a concept which helps in estimating the value of places. These terms and their meaning are not mutually exclusive, for example, architectural style has both historical and aesthetic aspects (Burra Charter, 1999).

The categorization into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance (Burra Charter, 1999). However, more precise categories may be used as understanding of a particular place may increase.

For the purposes of this report such categories are used in tandem with the criteria set out by the National Heritage Resources Act.

**6.2.1. Significance criteria in terms of Section 3(3) of the National Heritage Resources Act.**

	<i>Criteria</i>	<i>Significance</i>
1.	<p><b><i>The importance of the cultural heritage in the community or pattern of South Africa’s history (Historic and political significance)</i></b></p> <p><u>Building 1:</u> Sandstone and other stone masonry dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size scale and application of stone. The original core section of the dwelling was much smaller than the existing floor plan suggests.</p> <p><u>Building 2:</u> The building was constructed in the period 1975 to 1990 and is of little architectural significance.</p> <p><u>Building 3:</u> Rondavels are considered as minor outbuildings and on this steading only</p>	<p><b><i>Rating</i></b></p> <p><b><i>Medium</i></b></p> <p><b><i>Low</i></b></p> <p><b><i>Low</i></b></p>

	<p>ruins have remained of the original building.</p> <p><u>Building 4:</u> Cattle kraals are usually considered minor structures on farmsteads and this is even reflected in the architectural history of vernacular farm buildings and structures. On this site, the kraal is quite substantial in scale and is a well-constructed structure of dressed sandstone which is still solid and stable.</p>	<i>medium</i>
2.	<p><b><i>Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage (Scientific significance).</i></b></p> <p><u>Building 1:</u> Sandstone and other stone masonry dwellings are quite common in the region but every this dwelling is unique in terms of its floor plan, size scale and application of stone.</p> <p><u>Building 2:</u> The building is not unique neither 'rare', as on most contemporary farmsteads garages for the landowners are constructed in this fashion which is quick and easy.</p> <p><u>Building 3:</u> The construction of rondavels on farmsteads is an old tradition but is not practiced anymore</p> <p><u>Building 4:</u> Cattle kraals are usually constructed by dry stacking of stone and not by using dressed stone. On this site it was constructed with attention to detail and the stone was prepared and dressed to fit their purpose. This cattle kraal is rare as kraals are no longer constructed in the manner.</p>	<p><b><i>Rating</i></b></p> <p><i>Medium</i></p> <p><i>Low</i></p> <p><i>Low</i></p> <p><i>High</i></p>
3.	<p><b><i>Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage (Research/scientific significance)</i></b></p> <p><u>Building 1:</u> Sandstone dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size scale and application of stone. In this case the original building has remained and the original cay plaster has remained intact. The scale of the original core building may indicate that this was one of the first buildings erected after the Anglo Boer War</p> <p><u>Building 2:</u> The building has no unique aspects that would expand the general knowledge regarding vernacular architecture</p> <p><u>Building 3:</u> The ruin of this building contains no exceptional evidence that would add to the pool of knowledge regarding vernacular architecture.</p> <p><u>Building 4:</u> The location and construction of the cattle kraal reflects a particular mindset in terms of erecting a simple structure such as kraal in such a way that it became an exceptional structure.</p>	<p><b><i>Rating</i></b></p> <p><i>Medium</i></p> <p><i>Low</i></p> <p><i>Low</i></p> <p><i>Medium</i></p>



4.	<p><b><i>Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects (Scientific significance)</i></b></p> <p><u>Building 1:</u> The location of the farmstead along the terraced river banks of the Steenkoolspruit is quite unique. The dwelling and the largest part of the farmstead are located well above the 100m flood line and the sandstone used in the construction of the dwelling and some of the later additions come directly from the surrounding landscape.</p> <p><u>Building 2:</u> The building contains no outstanding characteristics that would make it special in terms of elevating it to a particular 'class of cultural places.</p> <p><u>Building 3:</u> The occurrence of rondavels on farmsteads is quite common</p> <p><u>Building 4:</u> The kraal is an exceptional structure within the architectural typology for the region and makes a contribution to the history of vernacular sandstone architecture north of the Vaal River and the architecture of kraals in particular.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>High</b></p>
5.	<p><b><i>Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)</i></b></p> <p><u>Building 1:</u> The vernacular architecture of the dwelling reflects a small scale sandstone farm dwelling that can only be described as a cottage or bungalow. It is not a large 'villa-type' dwelling and does not reflect the lavishness of some other farm dwellings of a larger scale and size. The application of sandstone and the addition of the gable and verandah columns and stoep walling add some folk character to the dwelling. Most of the detailing in the interior have been removed and all woodwork has been partially or completely destroyed by termites.</p> <p><u>Building 2:</u> The building contains no exceptional aesthetic characteristics.</p> <p><u>Building 3:</u> The building contains no outstanding aesthetic characteristics</p> <p><u>Building 4:</u> The kraal reflects good craftsmanship and solid stone masonry. Stone was prepared into neat blocks and laid with care. Quoining was not incidental and the water drains along the lower elevation were properly constructed with stone lintels.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p> <p><b>Low</b></p> <p><b>Low</b></p>
6.	<p><b><i>Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)</i></b></p> <p><u>Building 1:</u></p>	<p><b>Rating</b></p>

	<p>Sandstone and other stone masonry dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size scale and application of stone.</p> <p><u>Building 2:</u> The building does not demonstrate any degree of creativity or technical achievement.</p> <p><u>Building 3:</u> The only exceptional aspect of the rondavel is that the walls were constructed with a single row of bricks and the building retained its stability until 2012.</p> <p><u>Building 4:</u> The kraal is evaluated within the kraal-typology and the structure is not compared to more lavish architectural works such as dwellings and stables. The location of the kraal and the quality of the stone masonry of the kraal indicates the level of effort that went into the decision making regarding this structure.</p>	<p><b>Medium</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>High</b></p>
7.	<p><b><i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)</i></b></p> <p>Neither the site nor the buildings have any special association with a particular community or cultural group. The only association it may have would relate to the Afrikaner cultural group and its association with vernacular farm architecture of the early 20<sup>th</sup> century.</p>	<p><b>Rating</b></p> <p><b>Low</b></p>
8.	<p><b><i>Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa (Historic significance)</i></b></p> <p>Neither the site nor any of the buildings are associated with a person or group of importance in the history of South Africa.</p>	<p><b>Rating</b></p> <p><b>Low</b></p>
9.	<p><b><i>The significance of the site relating to the history of slavery in South Africa.</i></b></p> <p>Neither the site nor any of the buildings have any relationship to the history of slavery in South Africa.</p>	<p><b>Rating</b></p> <p><b>low</b></p>

### 6.2.2. Significance criteria in terms of historical, artefactual and spatial significance.

As the criteria set out in the National Heritage Resources Act tend to approach heritage from the level of 'national' significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

- (a) Historical significance – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the 'place' in terms of its significance in time and the role they played in a particular community (human context).

- (b) Architectural significance – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an ‘object’.
- (c) Spatial significance – focuses on the physical context in which the object and place exists and how it contributed to the landscape, the region, the precinct and neighborhood.

### *Historical significance*



As the criteria set out in the National Heritage Resources Act tend to approach heritage from the level of ‘national’ significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

- (d) Historical significance – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the ‘place’ in terms of its significance in time and the role they played in a particular community (human context).
- (e) Architectural significance – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an ‘object’.
- (f) Spatial significance – focuses on the context in which the object and place exists and contributed to the landscape, the region and neighborhood.

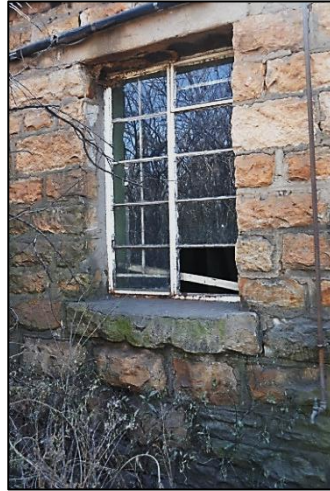
<i>Criteria</i>	<i>Significance</i>
1. <i>Is the site or building associated with a historical person or group?</i>  Neither the site nor any of the buildings are associated with a historical person or group	<i>Rating</i>  <i>Low</i>
2. <i>Is the site or building associated with a historical event?</i>  The site is not associated with an historical event.	<i>Rating</i>  <i>Low</i>
3. <i>Is the site or building associated with a religious, economic social or political or educational activity?</i>  The farm is only associated with farming – as economic activity.	<i>Rating</i>  <i>Low</i>
4. <i>Is the site or building of archaeological significance?</i>  The site was not surveyed for Stone Age or Iron Age artefacts but the dwelling may be older than 100 years.	<i>Rating</i>  <i>Medium</i>
5. <i>Are any of the buildings or structures on the site older than 60 years?</i>  <u>Building 1:</u> The dwelling is older than 60 years  <u>Building 2:</u> The garage is not older than 60 years.  <u>Building 3:</u> The rondavel may be older than 60 years but too little of the building has remained intact to determine the age using the structure for dating  <u>Building 4:</u> The kraal is older than 60 years	<i>Rating</i>  <i>High</i>  <i>Low</i>  <i>Low</i>  <i>High</i>


*Architectural significance (artefactual significance)*

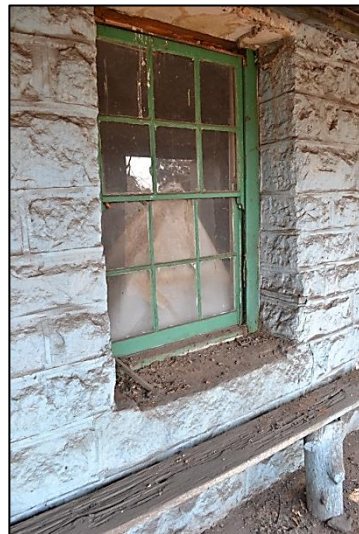
	<i>Criteria</i>	<i>Significance</i>
1.	<p><b><i>Are any of the buildings or structures an important example of a building type?</i></b></p> <p><u>Building 1:</u> This sandstone dwelling represents the smaller cottage type farm dwellings but has been added onto over time into a larger dwelling with the additions adding interior spaces but not qualitative architectural character. The additions altered the original floor plan and resulted in a unique floor plan and vernacular character.</p> <p><u>Building 2:</u> This is a minor building and many of these buildings occur on farmsteads in the region</p> <p><u>Building 3:</u> The rondavel typology is common on farmsteads in the region but this is a poor example and is not structurally sound</p> <p><u>Building 4:</u> The cattle kraal is an exceptional structure and example of good craftsmanship which is not often associated with cattle kraals.</p>	<p><b><i>Rating</i></b></p> <p><b><i>Medium</i></b></p> <p><b><i>Low</i></b></p> <p><b><i>Low</i></b></p> <p><b><i>High</i></b></p>
2.	<p><b><i>Is any of the buildings an outstanding example of a particular style or period.</i></b></p> <p>None of the buildings must be and can be compared to formal building styles at the time or of any European or international style. They are all executed in the vernacular building tradition which is regionally localized. It is within this paradigm and building tradition that they should be evaluated and assessed.</p> <p><u>Building 1:</u> This is not one of the outstanding examples of sandstone architecture in the region as the masonry work reflects no exceptional ornamental or decorative work and also does not contain exceptional problem solving examples. Sandstone and other stone masonry dwellings are quite common in the region but this dwelling is unique in terms of its floor plan, size scale and application of stone.</p> <p><u>Building 2:</u> The building represents no style or period</p> <p><u>Building 3:</u> The building represents no style or period</p> <p><u>Building 4:</u> The building represents a period when sandstone masonry was still practiced as a proper craft. This craft is no longer practiced for the</p>	<p><b><i>Rating</i></b></p> <p><b><i>Medium</i></b></p> <p><b><i>Low</i></b></p> <p><b><i>Low</i></b></p> <p><b><i>High</i></b></p>

	<p>construction of fine stone built cattle kraals and has become an extinct aspect of the farming engineering in the region</p>	
3.	<p><b><i>Do any of the buildings contain fine architectural details and reflect exceptional craftsmanship?</i></b></p> <p><b><u>Building 1:</u></b>  This is the building with the most architectural detailing on the site. However, these details are crude and many of the fixtures and fittings in the building have been removed. Only one or two original windows have remained intact while the others have been replaced with steel frame products.</p> <p>The building contains details but they tend to be unrefined such as the handling of the sandstone stairs in front of the main entrance, the lack of attention to quoining at the corners, around windows and doors and the manner in which the front gable has been executed.</p>  <p><b>Figure 1. The facade of the dwelling is the most exceptional feature of the building with its folk gable addition and alter additions of plastered brick verandah columns</b></p> 	<p><b>Rating</b></p> <p><b><i>Medium</i></b></p>

**Figure 2. Of exceptional significance is the crude sandstone staircase in front of the principal entrance and towards the stoep**



**Figure 3. No exceptional stone work appears around the windows and the window sills were dealt with in a direct and unrefined way.**



**Figure 4. One of the few sash windows that have remained intact on the front verandah.**



**Figure 5. Remains of clay plastering in the principal lounge. The mantelpiece has been removed.**

**Building 2:**

The garage is a simple rectangular structure constructed with cement blocks and without a roof (2012).

*Low*

**Building 3:**

The rondavel is a simple circular structure without any exceptional detailing.

*Low*

**Building 4:**



The kraal walls were constructed applying the double-row-method with filling in between. Stone was selected on site and roughly chipped into square cubes prior to construction. Construction commenced directly on the surface without foundations and the walls have retained their stability over time reflecting the quality of the masonry work.

*High*






**Figure 6. Water drain along the lower wall of the kraal with narrow stone lintel.**



	 <p data-bbox="331 548 1101 604"><b>Figure 7. Water drain along the lower elevation wall with crude large stone lintel.</b></p>	
4.	<p data-bbox="321 663 1073 720"><i>Are any of the buildings an example of an industrial, engineering or technological development.</i></p> <p data-bbox="321 751 1084 846">The kraal is the only structure with some exceptional folk or vernacular engineering work reflected in the construction and the way the stones were prepared and the masonry was executed.</p>	<p data-bbox="1133 663 1211 695"><i>Rating</i></p> <p data-bbox="1133 751 1227 783"><i>Medium</i></p>
5.	<p data-bbox="321 909 1052 966"><i>What is the state of the architectural and structural integrity of the building?</i></p> <p data-bbox="321 999 444 1031"><u>Building 1:</u></p> <p data-bbox="321 1031 1094 1146">The structural integrity of the building has seriously deteriorated and the woodwork has been infested by termites. The building has been altered so many times that the original floor plan of the building is difficult to reconstruct.</p>  <p data-bbox="321 1612 444 1644"><u>Building 2:</u></p> <p data-bbox="321 1644 1073 1701">The structural integrity is bad and it seems as if the building was only partially completed when work stopped and the residents left the farm.</p> <p data-bbox="321 1734 444 1766"><u>Building 3:</u></p> <p data-bbox="321 1766 802 1797">The structural integrity of the building is bad</p> <p data-bbox="321 1831 444 1862"><u>Building 4:</u></p> <p data-bbox="321 1862 1101 1894">The structural integrity of the kraal is fair as it is a simple structure and it</p>	<p data-bbox="1133 909 1211 940"><i>Rating</i></p> <p data-bbox="1133 1031 1187 1062"><i>Low</i></p> <p data-bbox="1133 1644 1187 1675"><i>Low</i></p> <p data-bbox="1133 1766 1187 1797"><i>Low</i></p> <p data-bbox="1133 1862 1227 1894"><i>Medium</i></p>



	was constructed as an open structure with a roughly rectangular floor plan without any elaborate construction and structural detailing.	
6.	<p><b><i>Is the building's current and future use in sympathy with its original use (for which the building was designed)?</i></b></p> <p><u>Building 1:</u> The building is empty and has been stripped of most of its essential building detailing.</p> <p><u>Building 2:</u> The building has no roof and is not used</p> <p><u>Building 3:</u> The building is a ruin without roof and door.</p> <p><u>Building 4:</u> The structure is not used anymore</p>	<p><b>Rating</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>Low</b></p>
7.	<p><b><i>Were the alterations done in sympathy with the original design.</i></b></p> <p><u>Building 1:</u> The dwelling has been altered extensively and both sandstone and brick walling were added to the original core structure. Some effort was made to do the alterations in sympathy with the original structure but the difference in style, materials and craftsmanship is obvious and clearly distinguishable.</p> <p><u>Building 2:</u> No alterations were made to the building</p> <p><u>Building 3:</u> No alterations were made to the building</p> <p><u>Building 4:</u> The kraal has retained its original form and shape.</p>	<p><b>Rating</b></p> <p>Not in sympathy</p> <p>NA</p> <p>NA</p> <p>Still in its original form.</p>
8.	<p><b><i>Were the additions and extensions done in sympathy with the original design?</i></b></p> <p><u>Building 1:</u> The dwelling was extended and added-onto several times with different degrees of success.</p> 	<p><b>Rating</b></p> <p><b>Not in sympathy</b></p>

	<p><b>Figure 8. Original back wall of the dwelling with later additions closing the back stoep that used to be an open space.</b></p>  <p><b>Figure 9. Closing of the open stoep at the back of the dwelling. The stoepkamer was closed with plastered brick walling.</b></p>  <p><b>Figure 10. Crude addition and closing of the privy that was added on the back stoep of the original dwelling.</b></p> <p><u>Building 2:</u> The building has not been extended.</p> <p><u>Building 3:</u> The building has not been extended</p> <p><u>Building 4:</u> The kraal is still in its original form and shape</p>	<p><i>NA</i></p> <p><i>NA</i></p> <p><i>Still in original form.</i></p>
9.	<p><b><i>Are any of the buildings or structures the work of a major architect, engineer or builder?</i></b></p> <p>None of the buildings were designed by an architect or engineer as they were built in the vernacular tradition.</p>	<p><b><i>Rating</i></b></p> <p><i>low</i></p>

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### ***Spatial significance***

Even though each building needs to be evaluated as single artifact the site still needs to be evaluated in terms of its significance in its geographic area, city, town, village, neighborhood or precinct. This set of criteria determines the spatial significance

<b><i>Criteria</i></b>		<b><i>Significance</i></b>
1.	<p><b><i>Can the building or structure be considered a landmark in the town or city?</i></b></p> <p>As the site is located on a farm and isolated from any urban centre the buildings have no impact on any town or city.</p>	<p><b><i>Rating</i></b></p> <p><b><i>Low</i></b></p>
2.	<p><b><i>Do any of the buildings contribute to the character of the neighbourhood?</i></b></p> <p>The farmstead can be considered a ‘neighborhood’ or precinct in itself (in the farmstead typology) in this case.</p> <p>The sandstone dwelling and cattle kraal are the most significant buildings on the site. In this case the kraal is in scale and monumentality the most significant structure – though isolated from the core farmstead.</p>	<p><b><i>Rating</i></b></p> <p><b><i>High</i></b></p>
3.	<p><b><i>Do any of the buildings contribute to the character of the square or streetscape?</i></b></p> <p>The site does not relate to any urban square or streetscape.</p>	<p><b><i>Rating</i></b></p> <p><b><i>Low</i></b></p>
4.	<p><b><i>Do any of the buildings form part of an important group of buildings?</i></b></p> <p>The dwelling and stone cattle kraal are the most significant structures on the site.</p>	<p><b><i>Rating</i></b></p> <p><b><i>medium</i></b></p>

### ***6.3. Section 38(3) (c) An assessment of the impact of the development on such heritage resources.***

The site is owned by a mining company and the subterranean geology will be mined for coal. Mining implies complete demolition of the buildings as mining is done according to the open-cast method. Whether this portion of the land will be mined has not finally been decided yet.

### ***6.4. Section 38(3) (d) An evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development.***

The proposed development has a higher economic benefit than the income or any income to be derived from keeping the buildings. Using this criterion as a measure for protection seems to be in favor of the development and not in favor of protection and re-use of the buildings.

**6.5. Section 38(3) (e) *The results of consultation with the communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.***

This report does not include any public participation activities and interviews with interested and affected parties

**6.6. Section 38(3)(f) *If heritage resources will be adversely affected by the proposed development the consideration of alternatives.***

Few alternatives exist as the land may be mined and the buildings will be destroyed. If the area is not mined the buildings may be demolished with exception of the cattle kraal.

**6.7. Section 38(3)(g) *..plans for mitigation of any adverse effects during and after the completion of the proposed development.***

The principal mitigation measure is to have the buildings properly recorded and the data and information replicated and compiled in a report

## **7. RECOMMENDATIONS**

1. The dwelling, garage and other outbuildings can be demolished
2. The cattle kraal must be retained.
3. Record all buildings (dwelling, outbuildings and kraal) prior to any demolition or alterations
4. Recording must consist of the following procedures and products: (a) photographic recording of all buildings,(b) measured drawings of all buildings (floor plan and elevations) with (c) descriptions of the materials and features in standard architectural terminology and (d) compiled into a single report

## **8. REFERENCES**

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