
Old Bethlehem – Farm Buildings

ROOF REPAIRS –
MOTIVATION FOR
HWC

Elisabeth Davies Architect

7 March 2013

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SITE & ROOF PLAN OB/13 WD001	ATTACHED
CD WITH HENNIE VOS REPORT	ATTACHED

1.0 INTRODUCTION

This application is to obtain approval to **repair the rooves** of the farm buildings of Old Bethlehem Farm in the Dwars River Valley, near Franschhoek. The roof sheeting is in poor condition on all the buildings and valleys and flashings are leaking, causing damage to the ceilings and interiors. The sheeting should be replaced before the winter rains, independently of any other restoration work that will be undertaken and submitted to HWC separately.



View of Old Bethlehem Homestead from Wine Cellar side – Roof sheeting to be replaced

The werf consists of a homestead, a wine cellar and a stable building, originating from the 18th century. Several minor outbuildings were added in the 19th and twentieth centuries.

The architect Elisabeth Davies, has been appointed to assist with the restoration of the buildings by the new owners, Reside Properties.

The Bethlehem Werf has not been inhabited by any of its owners since 1960 when it was incorporated into Anglo American Farms, and has therefore not been very well looked after or much altered. The new owners have acquired the farm largely to breed horses. **There is no immediate need to inhabit the buildings, and they will potentially be used as a private residence in future.** The intention is to gradually restore all the buildings to protect them from further decay.

This process began in 2012 with the repair of the wine cellar, which is now complete. Approval was obtained from HWC for these restorations and they were overseen by Elisabeth Davies Architect, with the conservation architect Graham Jacobs as an occasional consultant.

2.0 **GRADING**

BELCOM recommended a GRADE II status and is considering proclamation as a PHS (See minutes of meeting 17 Nov 2011 attached)

3.0 **PERMISSION REQUIRED FROM HWC TO:**

3.1 **REPAIR ROOVES**

Replace the corrugated roof sheeting of the Homestead, Stables and lesser outbuildings in the complex. (The Roof of the wine cellar has been replaced as part of the restoration mentioned above.)

This needs to be done urgently before the winter rains, independently of any other works. Gutters and fascias will also be replaced. (See Roof Plan attached.)

3.1.1 **Roof Sheeting:** 0.8mm galvanized corrugated iron in single lengths. Fixed to existing roof structure with 'Leak King' roofing screws. Painted light grey to match wine cellar.

3.1.2 **Gutters and fascias:** Rotten fascias to be replaced with same matching profile 32mm thick SA Pine fascias. Retain existing galvanized gutters. Replace perished or missing pieces with custom bent matching lengths, as previously done on Wine Cellar. Custom made 80mm dia galvanized downpipes. Brackets made up to match existing. All painted dark grey.

3.1.3 **Hurricane clips:** Fit hurricane clips to secure all purlins to rafters to protect rooves from strong winds in the area



Typical existing Galvanized Gutter & Bracket



Miscellaneous Galvanized steel downpipes to be sorted out.



Garden Side View of Homestead



Kitchen Werf Side View of Homestead showing 19th century Lean To additions



View of “Double storey Cottage’ in Kitchen Werf - Roof Sheeting to be replaced



View of Large Shed (left) and Stable Building – Roof sheeting to be replaced on Stable building



Wine Cellar Before Restoration



Wine Cellar after Restoration – Roof Sheetting has been replaced (First Application made to HWC in 2012)