

APPENDIX A: ARCHITECTURAL ASSESSMENT REPORT

**Project name: Old Railway Building on the Farm Driehoekspan 435 near Glosam in
the Tsantsabane Local Municipality, Northern Cape**

**Applicable section of the NHRA: Sections 34 and 38 of the National Heritage
Resources Act (No 25 of 1999) on the protection of buildings and the built
environment of heritage significance**

Architectural Assessment by Gershon Manana. Pr. Arch

11 July 2022



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| ARCHITECTURAL FIELD ASSESSMENT | G. Manana, Pr Arch |  | 11 July 2022 |

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EXECUTIVE SUMMARY

1. This document is an architectural assessment report for a building called the Old Railway Building situated on the Farm Driehoekspan 435 near Glosam in the Tsantsabane Local Municipality, Northern Cape Province. PMG Mining intends to expand the substation to increase power supply capacity for mining operations in the area. This project will entail the demolition of the building. Although there is not much information available about the building, it was built between 1928 and 1970.
2. Section 34 of the National Heritage Resources Act automatically protects building and structures older than 60 years and places the responsibility on the developer to carry out investigations to inform decisions whether to retain or dispose of the building.

3. *Findings of the architectural assessment*

The building is rectangular in layout, 71m² in extent and comprise four rooms and a west facing covered veranda. In front of the veranda there is a rammed earth blockwork screen wall. The external and internal walls are brickwork, the roofing is a timber truss system which carried a corrugated roof sheet covering, the windows and doors had timber frames and cast in-situ concrete sills and lintels. There is evidence of ceilings and screeded floors.

4. The building appears to have been built in two stages; the first one being two rooms and veranda to the west with pitched roof and gable ends on the south and north. Subsequently two rooms were added on the east side with a low pitch lean-to roof. The first building had a light plaster possibly a cement wash on the outside evident from the brickwork showing through the plaster and the inside being clay plaster. The added portion was fully plastered both inside and outside.

5. *State of conservation of the building*

The building has crumbled over time and the roof sheeting and other fittings have been removed. The fourth room is completely demolished. All the doors and windows have been removed, except for the steel window frame of one of the added rooms. Concrete lintels and sills are in place however weathered and damaged. The roof timber truss structure is damaged, and most truss members have been removed. All the ceilings are missing. The veranda structure and roof have been removed. The concrete floor and screed remains however weathered and damaged. Most of the wall plasters are weathered, faded, or have fallen off or have been removed.

6. *Architectural significance of the building*

The building construction and materiality for both the first and second construction is very rudimentary and there are no significant architectural elements. The entire building is badly damaged and significant parts have been removed.

7. *Conclusions and Recommendations*

The building is not architecturally significant, and it is in a poor state. It is our recommendation based on these findings that the building can be demolished. As mitigation the building has been documented:

- (a) Photo documentation with descriptions of the building materials, elevations, and surrounds.
- (b) Layout plan of the building has been drawn.
- (c) The state of conservation of the building is given in this report.

1. BRIEF

This document is an architectural assessment report for a old building situated near an electrical substation on the Farm Driehoekspan 435 near Glosam in the Tsantsabane Local Municipality, Northern Cape Province, to determine its cultural significance according to criteria set out in the National Heritage Resources Act (Sect 38(3)). This building is called the Old Railway Building since it was part of the utility infrastructure at the Palingspan Railway siding.

2. AIM OF THE STUDY

- (a) The identification of architectural elements that may be of heritage significance.
- (b) Determining the 'cultural significance' of the building.
- (c) Making recommendations regarding the future use, possible protection, and mitigation measures to be taken prior to demolition of the building.

3. GEOGRAPHIC AREA OF THE STUDY

Site boundaries: The site is located on the farm Driehoekspan 435 near Glosam, with the town of Kathu located 50 km due north. It is defined on the south-east by the railway track that service the mine, a transformer on the north.

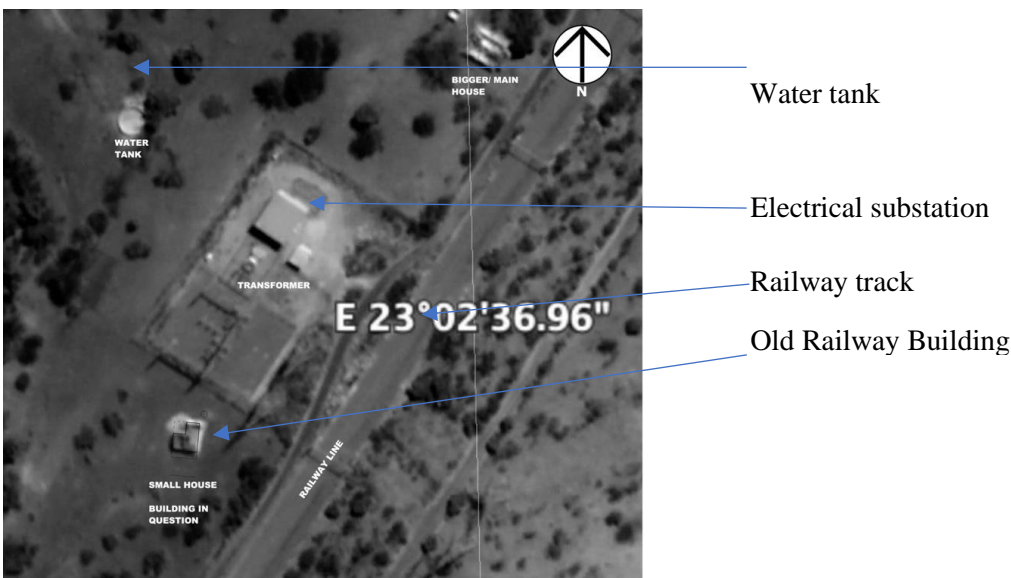


Figure 1. Google Earth map shows the location of the building

4. APPROACH AND METHODOLOGY

The following tasks were undertaken:

- (i) Literature survey.
- (ii) Assessment of architectural design elements of the building.
- (iii) Photo documentation and condition survey of the building
- (iv) Drawing of the building

5. FINDINGS OF THE ARCHITECTURAL ASSESSMENT

The principal building was a 71m² rectangular structure with four rooms and a south facing covered veranda. The veranda structure is now almost completely missing. In front of the veranda there is a rammed earth blockwork screen wall. The external and internal walls of the building are brickwork; the roofing was a timber truss system with corrugated roof sheet covering; the windows and doors had timber frames and cast in-situ concrete sills and lintels. There is evidence of ceilings and screeded floors.

The building appears to have been built in two stages; the first one being two rooms with a pitched roof and gable ends on the west and east and a veranda to the south. The added portion had a low pitch, lean-to roof.

The original building was mainly built using baked earthen bricks (farm bricks) which were not plastered with a whitewash finish only having been added at a later stage. The added section has a plaster finish inside and outside. One of the added rooms located on the north-east side seems to have served as the kitchen with a built-in brick stove and chimney located on the corner. The other added part could have either been a veranda or enclosed room, however it is not legible owing to two walls that have collapsed and missing elements making it impossible to ascertain what it may have been like.

Immediately in the vicinity of the building are a screen wall and water tank concrete plinth. The screen wall is located in front of the western side veranda and is demolished and only the foundation brickwork, of rammed earth, is left. The 2m diameter water tank concrete plinth is located on the south-eastern corner of the kitchen indicating that there would have been some gutter for rain water harvesting. Both the tank and gutter and downpipes are missing from the building and immediate surrounds.

The original building had a veranda on the southern side although the roof structure has disappeared and only the floor remains. The building has no exceptional architectural design elements.

Layout plan of the building

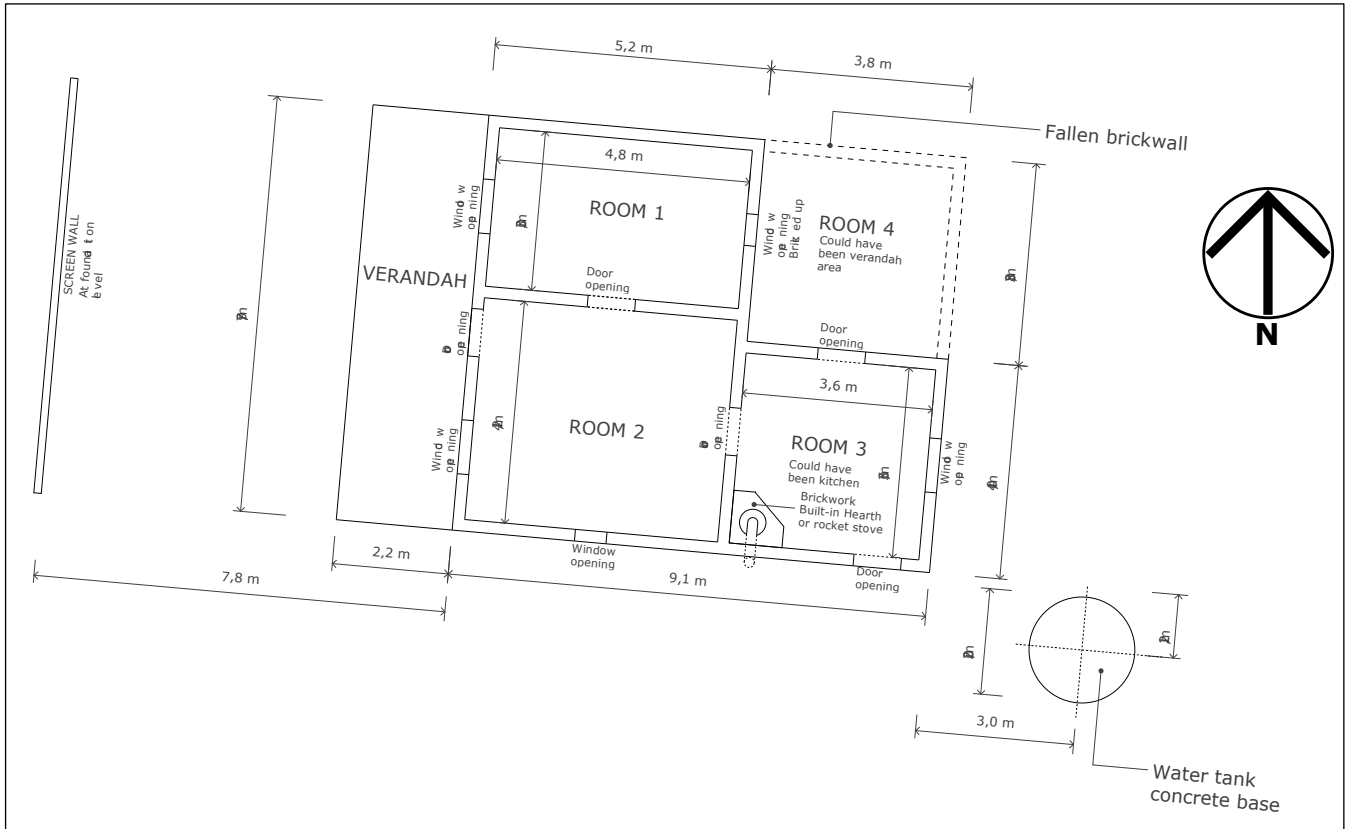


Figure 2. The building extent with dimensions and internal layout

Photo documentation of elevations and details are indicated below:

Figure 3 shows the eastern elevation with the low-pitched added section. The kitchen part is still intact with the steel cottage pane window on the left and the crumbled section on the right which may have been a veranda. The structure shows progressive collapse of all the elements.

Figure 4 shows the northern elevation with the double pitched old section to the left and the low pitched lean-to section on the right. The collapse of the building elements and erosion of some is clearly visible.

Figure 5 shows the western elevation with the veranda located across the full length of the building. What is left of the veranda is the floor and the timber bearer that fixed to the face of the building, where the veranda was attached. The door and windows are indicated with timber frames and concrete lintels and window sills. The roof is missing and only the damaged truss is visible.

Figure 6 shows the southern elevation with the different architectural treatment of the original and added building. The original building with the wash and paint and the added building with plaster and paint finish.

Figure 7 shows the detail of the stove in the kitchen area that was added latter.

Figure 8 shows the detail of the brickwork junction between original and added part and depicts the mix of cement and lime stock bricks.

Figure 9 shows the detail of the truss system with nails where ceilings would be fixed, however the ceilings have since been removed. Also indicated is the internal wall clay mix and white paint finish that is peeling off.

Figure 10 shows the detail of the remaining portion of the screen wall constructed of rammed brickwork.

Figure 11 shows the detail of the concrete water tank plinth, where the water tank would have been located. The water tank would have been fed through a gutter and downpipe system which has since disappeared from the build and immediate surrounds.



Figure 3. Eastern elevation



Figure 4. Northern elevation



Figure 5. Western elevation



Figure 6. Southern elevation



Figure 7. Detail of the kitchen



Figure 8. Detail of the brickwork junction between the original section and added section



Figure 9. Detail of the truss structure and weathering internal wall paint



Figure 10. Screening wall brickwork



Figure 11. Cement floor, remnants of a water tank

5.1 Section 38(3) (b) Significance of such resources in terms of the heritage assessment criteria set out in Section 6(2) or prescribed in Section 7.

| | Criteria | Rating |
|----|--|-------------------|
| 1. | <p><i>The importance of the cultural heritage in the community or pattern of South Africa's history (Historic and political significance)</i></p> <p>This was a utility building associated with the Palingspan Railway Siding and accommodated resident staff. It is of a simple design. After the farm was passed on to the Maremane community it was occupied by resettled community families who tended livestock on the farm.</p> | <p>Low</p> |

| | | |
|----|--|------------------------------------|
| 2. | <p><i>Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage (Scientific significance).</i></p> <p>The building does not have any extraordinary or rare architectural qualities. It is made of a mix of earthen, cement and clay stock bricks and features a simple double pitched roof with gabled ends, low pitched veranda.</p> | <p>Rating</p> <p>Low</p> |
| 3. | <p><i>Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage (Research/scientific significance)</i></p> <p>The building has simple and common design; it is not unique.</p> | <p>Rating</p> <p>Low</p> |
| 4. | <p><i>Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects (Scientific significance)</i></p> <p>The building was intended for the accommodation of a lower tier of staff at the railway siding. Later it was occupied by farmers from the local Maremane community.</p> | <p>Rating</p> <p>Medium</p> |
| 5. | <p><i>Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)</i></p> <p>The building does not reflect any exceptional visual or aesthetic characteristics.</p> | <p>Rating</p> <p>Low</p> |
| 6. | <p><i>Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)</i></p> <p>The building bears no outstanding technical details.</p> | <p>Rating</p> <p>Low</p> |
| 7. | <p><i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)</i></p> <p>At some point, the building was used by livestock farmers from the Maremane community.</p> | <p>Rating</p> <p>Medium</p> |

| | | |
|----|---|---------------------------------|
| 8. | <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> There is nothing historically significant about the building except its association with the railway service and the Maremane cattle and sheep herders. | Rating Low |
| 9. | <i>The significance of the site relating to the history of slavery in South Africa.</i> N/A | Rating Low |

5.2 Assessment of impacts in terms of historical, artefactual and environmental 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’.

Historical significance

| | Criteria | Rating |
|----|---|---------------------------------|
| 1. | <i>Is the site, any structure or building associated with a historical person or group?</i> The structure has no special association with any person important in the history of South Africa | Low |
| 2. | <i>Is the site, any structure or building associated with a historical event?</i> The building is not associated with any outstanding historical event. | Rating Low |

| | | |
|----|---|-----------------------------|
| 3. | <i>Is the site, any structure or building associated with a religious, economic, social, political or educational activity?</i> The building was used to house railway staff and later to support farming activities. The building was abandoned and it is in a derelict state. | Rating Low |
| 4. | <i>Is the site or building of archaeological significance?</i> The building is less than 100 years old. | Rating Low |
| 5. | <i>Are any of the buildings or structures on the site older than 60 years?</i> The building may be older than 60 years | Rating Medium |

Architectural significance (artefactual significance)

| | Criteria | Rating |
|----|---|--------------------------|
| 1. | <i>Is any building an important example of a building type?</i> This was a simple residential building | Rating Low |
| 2. | <i>Is the building an outstanding example of a particular style or period?</i> The building is not an outstanding example of a particular architectural style. | Rating Low |
| 3. | <i>Does any building contain fine architectural details and reflect exceptional craftsmanship?</i> The design of the building is simple. | Rating Low |
| 4. | <i>Is any structure or building an example of an industrial, engineering or technological development?</i> The building bears no exceptional structural elements reflecting advanced engineering or technical skills. | Rating Low |

| | | |
|----|---|--|
| 5. | <i>What is the state of the architectural and structural integrity of the buildings?</i> The building is abandoned and in a derelict state. The roof is missing, the plaster is weathered. It is in a poor state. | Rating Structural integrity: poor Architectural integrity: poor |
| 6. | <i>Is each building's current and future use in sympathy with its original use (for which the building was designed)?</i> It is recommended that the building can be demolished. | Rating Low |
| 7. | <i>Were the alterations done in sympathy with the original design intent?</i> N/A | |
| 8. | <i>Were the additions and extensions done in sympathy with the original design intent?</i> N/A | Rating (high to low impact) |
| 9. | <i>Is the building the work of a major architect, engineer or builder?</i> The original designer of the building is unknown. | Rating Low |

5.3 Assessment of Impacts using the Statutory Framework

Section 38 of the NHRA

Section 38(3) of the National Heritage Resources Act also provides a schedule of tasks to be undertaken in an HIA process:

Section 38(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:

(a) The identification and mapping of all heritage resources in the area affected

This is an old building based on a simple gable design built for a Railway Siding for residential purpose. The building has been abandoned and is in a derelict state.

(b) An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7

The building design is of low architectural significance.

(c) An assessment of the impact of the development on such heritage resources

The building will be demolished. The building has been documented in mitigation.

(d) An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development

Mining is a high energy demand sector. This is more so now because energy supply is on the spotlight as South Africa is experiencing a severe shortage of electricity. The expansion of the electrical substation will address these imperatives for mining operations in the area.

Manganese and iron have a high demand in South Africa and China. The ongoing expansion of mining will provide employment, one of the critical national development goals, as the country is grappling with a high unemployment rate of more than 35%.


(e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources

The Maremane Community Property Association who hold title to the land on behalf the community were consulted. There were no objections about the plan to demolish the building. The CPA works closely with PMG mining in matters concerning development as they appreciate the socio-economic benefits that accrue to the community (Figures 7-10).

PUBLIC NOTICE

APPLICATION FOR DEMOLITION OF AN OLD RAILWAY BUILDING NEAR GLOSAM IN THE TSANTSABANE LOCAL MUNICIPALITY, NORTHERN CAPE

A public notice is hereby published in terms of Sections 34 and 38 of the National Heritage Resources Act (No 25 of 1999) of intent to demolish an old railway building located 8 km south of Glosam (GPS coordinates 26°1'39.02"S & 28° 3'57.00"E). The disposal of the building will pave way for the proposed expansion of an existing electrical substation. Any person, group of persons or organisation interested in or affected by the proposed demolition is hereby required to make the same known in writing to the e-mails given below or by telephone to the undersigned within thirty (30) days from the date of publication hereof, after which the period of notice will lapse.



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Figure 7. Public Notice on the proposed demolition of the building appeared in the Kathu Gazette issue of 28 May 2022



Figure 8: Public notice placed at the entrance gate to Old Railway Building yard



Figure 9: Public notice placed at the entrance to the PMG Mining Offices



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ATTENDANCE REGISTER

RE: APPLICATION FOR DEMOLITION OF AN OLD RAILWAY STATION BUILDING NEAR GLOSAM IN THE TSANTSABANE LOCAL MUNICIPALITY, NORTHERN CAPE (SECTIONS 34 & 38 OF NHRA)

| DATE | NAME | ORGANISATION | PHONE / EMAIL | SIGNATURE |
|----------|---------------------|--------------------------|---|-----------|
| 14/05/22 | J. van Nel | Pitca | 064 344 5646 | |
| " " | Boniface Masiane | MAREMANE CPA CHAIRPERSON | 064 858 1934 | |
| " " | Michael Kgottlaekae | CPA TREASURER | 0820611182 | |
| " " | Neg Motlalepsi | CPA Deputy Chair | 082 445 6194 | |
| 14/05/22 | ONUSISE MOTHALE | CPA MAREMANE | 0720250983 | |
| " " | DAVID M. KONTSE | CPA | 0767416587 | |
| " " | Dimakatso Mooneki | M. CPA | 081 890 2497 | |
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| " " | G. MATANA | ASAHSA CONSERVATOR | 0729760657 | |
| " " | EDWARD MATENGA | AHSA (SPECIALIST) | 0739810637 (e. matenga598@gmail.com) | |

Figure 10: Attendance Register of public meeting held with committee members of the Maremane Community Property Association

(f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives

The building can be demolished given its poor state.

(g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.

N/A

6. CONCLUSION AND RECOMMENDATIONS

The building is not architecturally significant nor is it associated with any important event or person in the history of South Africa. A recommendation is therefore made that the building can be demolished to pave way for the proposed development.