



HERITAGE IMPACT ASSESSMENT
ERNEST OPPENHEIMER HOSPITAL , ERF 7186,
REITZPARK, WELKOM, ORANGE FREE STATE

Proposed Upgrade of Existing Facilities
September 2016.

Heritage resources have lasting value in their own right and provide evidence of the origins of South African society and as they are valuable, finite, non-renewable and irreplaceable they must be carefully managed to ensure their survival – National Heritage Resources Act - Section 5.1(a)

Name of Client:

Tinswalo Property Group

Author of Report:

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Date:

September 2016

Outline of Brief:

Refurbish and update of existing facilities at Ernest Oppenheimer Hospital, Erf 7186, Reitzpark, Welkom, Orange Free State. This document is intended to inform the developer of the most suitable options available for the development the property all the while maintaining its historical integrity and provenance.

Front Cover:

Ernest Oppenheimer Main Hospital Building.

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Images:

Unless otherwise stated all images were taken by Heritage Practitioners.

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HERITAGE IMPACT ASSESSMENT
FOR THE
ERNEST OPPENHEIMER HOSPITAL , ERF 7186,
REITZPARK, WELKOM, ORANGE FREE STATE.



1. Introduction.

Ernest Oppenheimer hospital is a vast facility with a multitude of external buildings situated on a sprawling erf of land. It is the intention to renovate parts of the existing hospital which has been closed for close to two years to initially accommodate 124 private beds, with the plan to open further beds at a later stage.

The hospital is positioned on the outskirts of Welkom and is located relatively close to Bongani Hospital (Government). The Mediclinic hospital is the only other main private hospital in Welkom, it has been recently revamped and is of a high standard.

The target market for Ernest Oppenheimer hospital is the middle class employed patient who would largely be covered by a medical scheme or has the financial capacity to pay private fees. In order to be competitive in the private hospital market, patient clinical and hotel service facilities must be acceptable to both doctors as well as patients; although it must be cost effectively developed.

The facilities and environment must also be of a high enough standard to attract medical specialists who would be prepared to move from where they currently practice to consult and work in the hospital. The hospital should be regarded as a mid-entry private hospital

This document is intended to inform the developer of the most suitable options available for the development of the entire property all the while maintaining its historical integrity and provenance of the buildings and site.

1.1 Property Details:

Province: Orange Free State.

Magisterial District: Welkom.

Suburb: Reitzpark.

Coordinates: 27°58'07.2"S 26°46'35.6"E

1.2. Development Criteria in terms of Section 34 of the National Heritage Resources Act:

Structures older than 60 years 34(1): Yes.

Structures recommended for protection 34 (1),(2): Yes.

Exemption required 34(3): No.

Withdrawal of exemption notice required 34(4): No.

1.3. Development Criteria in terms of Section 38(1) of the National Heritage Resources Act:

(a) Construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length: Unknown.

(b) The construction of a bridge or similar structure exceeding 50m in length: Unknown.

(c) i. Any development or activity on a site exceeding 5000m² in extent: No.

(c) ii. Any development or activity on a site involving three or more existing erven: No.

(c) iii. Any development or activity on a site involving three or more existing erven or division thereof which have been consolidated within the past five years: No.

(c) iv. The costs of which will exceed a sum set in terms of regulations by the SAHRA or a provincial heritage resources authority: Unknown.

(d) The re-zoning of a site exceeding 10 000m² in extent: No.

(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority: Unknown.

For further details see Section 3 of this document.

2. Aim of Study.

Work is proposed to the site of Ernest Oppenheimer Hospital and entails the upgrading of the existing hospital facilities and buildings, as well as the upgrading of the existing landscaping. The upgrading of the facilities will occur in various phases – allowing the hospital to be functional as soon as possible.

All proposed upgrades include:

- Refurbishment and reuse of the existing hospital building.
- Refurbishment and reuse of the buildings directly linked with the hospital (laundry, mortuary etc.).
- Refurbishment and reuse of all existing housing stock on the property.
- Refurbishment and reuse of the other medical buildings, such as the Audiometry (Eye) Centre.
- Refurbishment and reuse of the service facilities (pump house, workshops etc.).
- Upgrading of existing landscaping and site amenities.

The aim of the study is to determine the importance of the existing buildings on the Hospital site and to delineate what (if any) changes can be made to these. Additionally whether there is any social significance to the Site as a whole. Both investigations are to see if changes are possible all the while maintaining their historical integrity of the buildings and site.

This determination will be achieved through the understanding of heritage legislation, the context in which the Hospital is located and the history of the Hospital and buildings being examined. These investigations will assist in determining what changes can be made to the entire Site and set out guidelines for the developers to adhere to when designing the proposed upgrade. The report will conclude with the design proposed by Geyser Hahn Architects and provide a summary of the proposed changes, stating how the design adheres to or deviates from the guidelines set out by the heritage consultants.

3. Assumptions, Conditions and Methodology.

3.1. Terminology and relevant provisions of the NHRA.

The National Heritage Resources Act (NHRA) of 1999¹ makes reference to approach and interpretation of the historical development of heritage resources². Additionally it provides standard terminology that is universally understood and accepted, it sets out criteria to establish the resources that can be considered part of the National Estate. In order to measure and understand the conservation value of each resource the significance must be determined. The cultural significance is defined by the “aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance”³ of an object / building / sites (this is further qualified in Section 3 of the NHRA which defines the National Estate). If an object has little or no significance it cannot be declared heritage.

The purpose of this study was to determine the significance of Ernest Oppenheimer Hospital Site as based on criteria stated in the NHRA. Additionally it includes Architectural and Heritage management guidelines for the sites – culminating in a Heritage Impact Assessment.

1. Republic of South African Government Gazette. (1999). National Heritage Act of 1999. [Online] Available at: <http://www.dac.gov.za/acts/a25-99.pdf>. Accessed on 02.02.2011.

2. Heritage resource – any place or object of cultural significance (Section 2 xvi of the NHRA).

3. The cultural significance as defined in Section 2 (vi) of the NHRA.

3.2. Legislative framework for heritage resources.

The NHRA states provisions that protect the various resources. Sections 34 and 38 are applicable to the area being investigated in this document.

3.2.1. Section 34 (1) – structures older than 60 years.

“No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority”. This rule provides a ‘blanket’ cover to protect heritage that is yet to be declared as a resource and is generally known as the ‘60 year rule’.

3.2.2. Section 38 - Heritage Impact Assessments.

Any person who undertakes a development that falls within the required categories laid out in Section 38 (1) - “must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development”.

The categories stated in Section 38(1) are as follows:

- *“the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;*
- *the construction of a bridge or similar structure exceeding 50 m in length;*
- *any development or other activity which will change the character of a site—*
- *exceeding 5 000 m² in extent; or*
- *involving three or more existing erven or subdivisions thereof; or*
- *involving three or more erven or divisions thereof which have been consolidated within the past five years; or*
- *the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;*
- *the re-zoning of a site exceeding 10 000 m² in extent; or*
- *any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.”*

The South African Heritage Resources Authority (SAHRA) is responsible for administering the provisions of the Heritage Impact Assessment (HIA). They have delegated the obligations to the responsible provincial authority which in Welkom is the Free State Provincial Heritage Resources Authority (FS-PHRA). If the FS-PHRA believes that the resource will be affected in any way by the development they are to notify the developer to submit a HIA report. The report must be compiled at the cost of the developer by a person / persons approved by the FS-PHRA who have relevant qualification, experience and professional standing in dealing with heritage resources.⁴

The NHRA provides guidelines of what should be included within each HIA report. As per Section 38 (3) the following should be included:

- *“The identification and mapping of all heritage resources in the area affected;*
- *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;*
- *an assessment of the impact of the development on such heritage resources;*
- *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;*
- *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
- *if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and*
- *plans for mitigation of any adverse effects during and after the completion of the proposed development.”*⁵

Section 38(8) of the NHRA deals with other legislation that do not apply to the provisions stated in Section 38(1). “If an evaluation of the impact of such development on heritage resources is required in terms of the Environment Conserva-

4. Section 38 (2) of the NHRA.

5. Section 38(3) of the NHRA.

tion Act, 1989 (Act No. 73 of 1989), or the integrated environmental management guidelines issued by the Department of Environment Affairs and Tourism, or the Minerals Act, 1991 (Act No. 50 of 1991), or any other legislation.” The consenting authority must ensure that the evaluation fulfils the requirements as stated by FS-PHRA and the terms stated in Section 38(3) of the NHRA. Prior to granting consent any comments and recommendations from the FS-PHRA (or SAHRA) must be taken into account.

3.3. The Burra Charter.

In 1979 during a meeting of Australia ICOMOS (International Council on Monuments and Sites) in a historical mining town in South Australia – Burra – the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance was adopted. It was given the abbreviated term ‘The Burra Charter’ and has been known as such since. The Charter defines basic principles and procedures when dealing with heritages places in Australia. It derives from the Venice Charter (written in 1965 – which is in itself based on the Athens Charter of 1931), however, it is more practical and useful to the Australian climate. The Charter provides principles and a guiding philosophy on how to approach heritage conservation. The Burra Charter has been updated a few times, the latest being in 2013.

Over the years the Burra Charter has been adopted by other countries (such as South Africa) as it is a user friendly reference tool, which provides guidance to practitioners when dealing with heritage resources. It is not limiting and “provides standard practice for those who provide advice, make decisions about, or undertake works to place cultural significance, including owners, managers and custodians.”⁶ The principles in the Charter have been widely used to identify the cultural significance of a place and assist in the decision making process related to conservation of built heritage resources.

The NHRA’s requirements are fulfilled when based on the practices laid out in the Burra Charter. These include the following articles:

Article 2. Conservation and management

- Places of cultural significance should be conserved.
- Retain the cultural significance of a place.
- Good management implementation.
- Safeguarded of a place.

6. Icomos. (unknown). The Burra Charter. [Online] Available at: <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>. Accessed on 19.01.2014. – page 1.

Article 3. Cautious approach

- Respect for the existing fabric, use, associations and meanings - changing as much as necessary but as little as possible.

Article 4. Knowledge, skills and techniques

- Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.
- Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- Conservation of a place should identify and take into consideration all aspects of cultural and natural.
- Relative degrees of cultural significance may lead to different conservation actions at a place.

3.4. The Nara Document on Authenticity.⁷

The Nara Document on Authenticity, more commonly known as the Nara Document was the outcome of an ICOMOS⁸, UNESCO ICCROM⁹ conference held at Nara in November 1994. The document addresses the need for a broader understanding of cultural diversity, heritage and how they relate to conservation. The conference was held in order to ascertain the value and authenticity of cultural property in a more impartial manner. Authenticity is an essential part in defining, assessing and monitoring cultural heritage – regardless of where it is located and what it comprises – however, based on these the cultural context should be considered when assessing an objects authenticity.

The document has two main sections viz.:

1 – Cultural and Heritage Diversity

- The protection and enhancement of cultural and heritage diversity in our world should be actively promoted as an essential aspect of human development.
- Respect for cultural diversity and acknowledgment of the legitimacy of the cultural values of all parties.
- Tangible and intangible expression which constitute heritage should be respected.
- The responsibility for cultural heritage and its management belongs to the community that has generated it. Additionally they must adhere to the international charters and conventions and the principles and responsibilities flowing from them.

2 – Values and Authenticity

- Conservation of cultural heritage in all its forms and historical periods is rooted in the values attributed to the heritage. Additionally their meaning is a requisite basis for assessing all aspects of authenticity.

7. Icomos. (unknown). The Nara Document on Authenticity. [Online] Available at: <http://www.icomos.org/charters/nara-e.pdf>. Accessed on 19.01.2014.

8. ICOMOS – International Council on Monuments and Sites.

9. ICCROM – International Centre for the study of the preservation and restoration of cultural property.

- Authenticity, is the essential qualifying factor concerning values. The understanding of authenticity plays a fundamental role in all scientific studies of the cultural heritage, in conservation and restoration planning, as well as within the inscription procedures used for the World Heritage Convention and other cultural heritage inventories.
- All cultures require that heritage properties must be considered and judged within the cultural contexts to which they belong.
- Within each culture, recognition should be accorded to the specific nature of its heritage values and the credibility and truthfulness of related information sources.
- “Depending on the nature of the cultural heritage, its cultural context, and its evolution through time, authenticity judgements may be linked to the worth of a great variety of sources of information.*

Aspects of the sources may include:

- o form and design,*
- o materials and substance,*
- o use and function,*
- o traditions and techniques,*
- o location and setting,*
- o spirit and feeling,*
- o other internal and external factors.*

- The use of these sources permits elaboration of the specific artistic, historic, social, and scientific dimensions of the cultural heritage being examined.”¹⁰*

10. Icomos. (unknown). The Nara Document on Authenticity. [Online] Available at: <http://www.icomos.org/charters/nara-e.pdf>. Accessed on 19.01.2014.- page 2.

3.5. Cultural Significance or Valuation of a resource.

The assessment of the cultural significance or valuation of any resource is often subjective. For this reason a standard set of principles are used from which this can be determined. The NHRA provides guidelines in Section 3(3) where if one or more of the following is applicable the place is determined to have the potential to be declared a resource:

- *“its importance in the community, or pattern of South Africa’s history;*
- *its possession of uncommon, rare or endangered aspects of South Africa’s natural or cultural heritage;*
- *its potential to yield information that will contribute to an understanding of South Africa’s natural or cultural heritage;*
- *its importance in demonstrating the principal characteristics of a particular class of South Africa’s natural or cultural places or objects;*
- *its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*
- *its importance in demonstrating a high degree of creative or technical achievement at a particular period;*
- *its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*
- *its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and*
- *sites of significance relating to the history of slavery in South Africa.”¹¹*

Section 7 of the NHRA lists categories of importance with regard to heritage resources i.e. grade 1; grade 2 etc. However, this has yet to be determined by the SAHRA or FS-PHRA and therefore, not implemented.

Using the information from the NHRA, the Burra Charter and an understanding of the Nara Document on Authenticity the Cultural Significance (valuation) of Ernest Oppenheimer Hospital and Site will be determined.

The physical condition of the resource will not affect its significance or value, unless the resource has been altered and changed so much that it is not possible to

11. Section 3(3) of the NHRA of 1999.

determine the historical fabric and therefore value. However, even then if the resource is connected to one or more of the criteria laid out in Section 3(3) it may still be of great historical significance.

3.6. Conservation Terminology.

Various principles and terms which are commonly used when referring to heritage resources have been included below. These have been taken from the NHRA, the Burra Charter and the Nara Document:

Adaptation - changing a place to suit the existing use or a proposed use.

Alter - any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or other decoration or any other means.

Associations - the connections that exist between people and a place. Associations may include social or spiritual values and cultural responsibilities for a place.

Compatible use - a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation - all the processes of looking after a place so as to retain its cultural significance. In relation to heritage resources, includes protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance.

Cultural significance - aesthetic, historic, scientific, social or spiritual, linguistic or technological value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The term cultural significance is synonymous with cultural heritage significance and cultural heritage value. Cultural significance may change over time and with use. Understanding of cultural significance may change as a result of new information.

Development - any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any

way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including—

- construction, alteration, demolition, removal or change of use of a place or a structure at a place;
- carrying out any works on or over or under a place;
- subdivision or consolidation of land comprising, a place, including the structures or airspace of a place;
- constructing or putting up for display signs or hoardings;
- any change to the natural or existing condition or topography of land; and
- any removal or destruction of trees, or removal of vegetation or topsoil.

Fabric - all the physical material of the place including elements, fixtures, contents and objects. Fabric includes building interiors and subsurface remains, as well as excavated material. Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place. Fabric may define spaces and views and these may be part of the significance of the place.

Heritage resource - means any place or object of cultural significance.

Improvement - in relation to heritage resources, includes the repair, restoration and rehabilitation of a place protected.

Interpretation - all the ways of presenting the cultural significance of a place. Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Living heritage - the intangible aspects of inherited culture, and may include—
cultural tradition;

- oral history;
- performance;
- ritual;
- popular memory.

Maintenance - the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction. Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric.

Place - a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections. Place includes—

- a site, area or region;
- a building or other structure which may include equipment, furniture, fittings and articles associated with or connected with such building or other structure;
- a group of buildings or other structures which may include equipment, furniture, fittings and articles associated with or connected with such group of buildings or other structures;
- an open space, including a public square, street or park; and
- in relation to the management of a place, includes the immediate surroundings of a place.

Preservation - maintaining a place in its existing state and retarding deterioration. It is recognised that all places and their elements change over time at varying rates.

Reconstruction - returning a place to a known earlier state and is distinguished from restoration by the introduction of new material. New material may include

recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Restoration - returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Related object - an object that contributes to the cultural significance of a place but is not at the place. Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Related place - a place that contributes to the cultural significance of another place.

Setting - the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character. Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Site - any area of land, including land covered by water, and including any structures or objects thereon.

Structure - any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.

Use - the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place. Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfilment of traditional obligations. Exercising a right of access may be a use.

4. Welkom and Ernest Oppenheimer Hospital.

4.1. History of Welkom.

Welkom is located about 140 Km northeast of Bloemfontein in the Free State province of the Republic of South Africa. The town is known as the Circle City with a Garden, or in Sesotho as Matjhabeng – the place where nations meet. This former name derives from the layout of the city and the latter from the migrant labour who meet to work on the mines.¹²

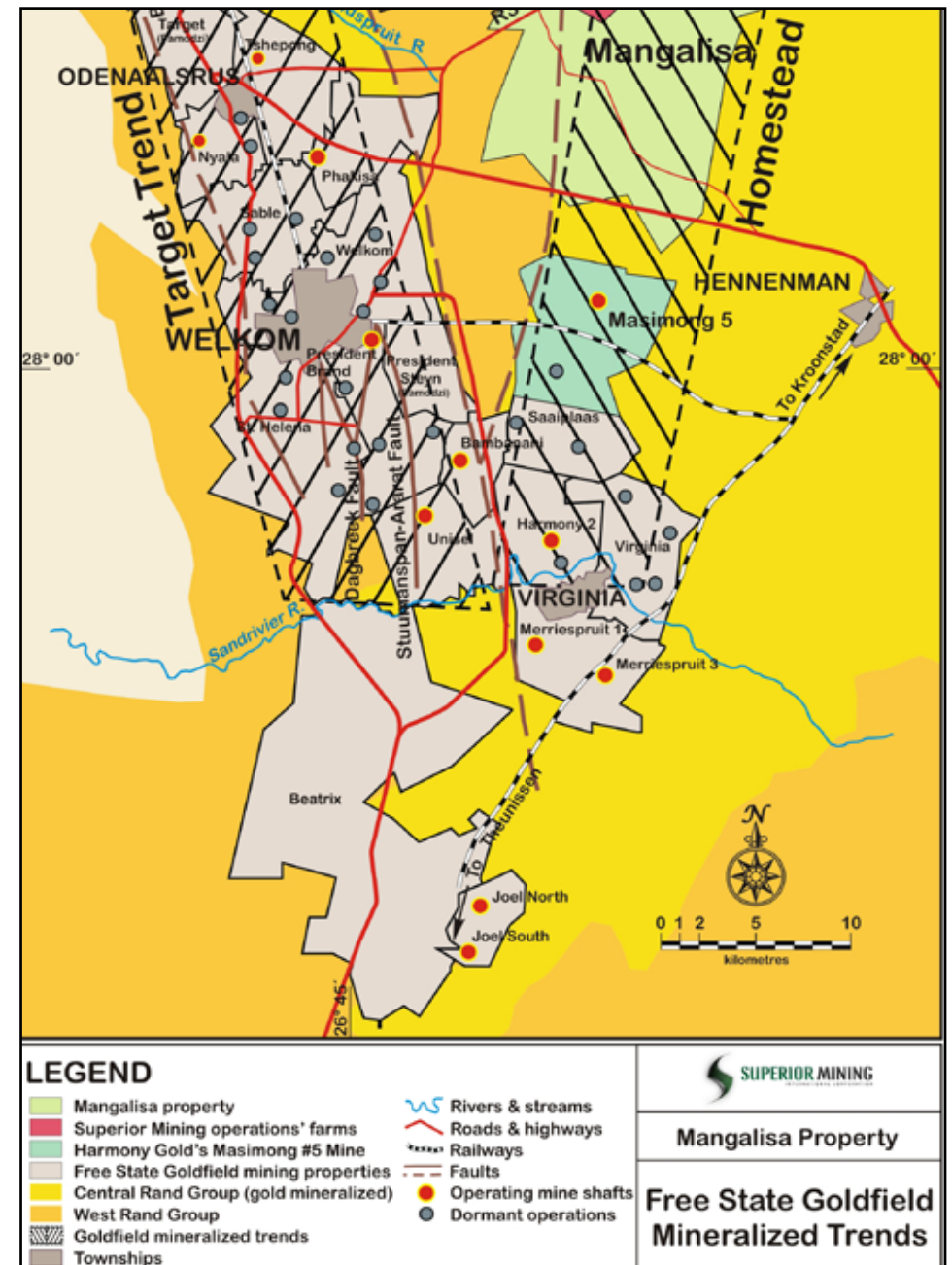
Numerous gold discovers occurred from 1900 in the area around Welkom. However, it was the discovery of the “gold-bearing reef in the Klerksdorp area in 1933 by the Anglo American Corporation that encouraged geologists and other fortune seekers to view the north-western Free State as a potential gold field. Prospecting intensified and the first high yields of gold were discovered in 1939. By 1940, sufficient work had been undertaken to prove the existence of gold in the area and thirteen mining areas were later demarcated around what would become the town of Welkom.”¹³

Welkom was laid out on the farm Welkom in the Free State in 1947. The area only became a formal municipality in 1961 and a city 8 years later on the 14 February 1968. The urban plan was designed by William Backhouse, a town and regional planning consultant to the Anglo American Corporation of South Africa. Backhouse designed Welkom as a garden city with a commercial centre built around a central square. Stop streets and traffic lights were eliminated and long sweeping boulevards flanked by wide pavements are linked by large traffic circles. More than one million trees were planted, resulting in Welkom providing a beautifully planned and well laid out city, set in rolling green parklands with shady trees.¹⁴

12.Source - Wikipedia. (unknown).

13. Source - Wikipedia. (unknown).

14. Source – Bloggers Africa 2013.



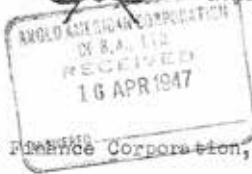
Map indicating location of mines in proximity to Welkom - Superior Mining.

PROVINSIE ORANJE VRYSTAAT.
UNIE VAN SUID-AFRIKA.

In antwoord gelieve te voldoe uitsluitend op de volgende

Nr. 5521

Telefoniese Adres | ORANVRY
Telegrafiese Adres |



ESTATES DEPT.
ORANGE FREE STATE PROVINCE.
UNION OF SOUTH AFRICA.

KANTOOR VAN DIE PROVINSIALE SEKRETARIS,
OFFICE OF THE PROVINCIAL SECRETARY,
POSBUS P.O. BOX 517,
BLOEMFONTEIN.

15th April, 1947.

The Managing Director,
S.A. Townships, Mining & Finance Corporation, Ltd.,
P.O. Box 311,
Johannesburg.

Application for Permission to Establish a Township
"Welkom" district Ventersburg.

Sir,

With reference to your application dated the 14th May, 1946, I have the honour to inform you that the Provincial Council of the O.F.S. has empowered the Honourable the Administrator to approve of the establishment of the above Township on the under-mentioned farms, subject to such further conditions as may be imposed by him from time to time :

Alma No.640, Badalia No.54, Enkeldoorn No.75, Jacobsrust No. 672, Meribah No.681, Tseronsrust No.691, Toronto No.415 and Welkom No.680, in the district of Ventersburg.

I have to refer you now to the provisions of Section 18 of Ordinance No.6 of 1928 and to request you to submit at least six plans on which the layout of the proposed township is shown in detail for consideration by the O.F.S. Townships Board.

I have the honour to be,
Sir,
Your obedient servant,

G. J. B. Steyn
PROVINCIAL SECRETARY.

M. K. K. K.



Application to establish the Welkom 'Township' - Unknown. (1968), page 21.

Welkom coat of arms - Unknown. (1968), front cover.



Aerial view of Welkom township in early 1950 - Unknown. (1950).



Mr F.A. Unger addressing officials and visitors before Sir Ernest Oppenheimer cut the first sod of Welkom No. 2 Shaft (May 16th 1947) - Unknown. (1950).

The city and its suburbs are surrounded by various mines including; St Helena, Welkom, Western Holdings, Free State Geduld, President Brand, President Steyn, and Erfdeel- Dankbaarheid. These mines produce both gold and uranium. The mines are extremely deep and an enormous quantity of water is pumped to the surface where it collects and forms pans. As a result Welkom attracts abundant species of birds including Flamingo, Sacred Ibis, Egyptian Goose, Muscovy Duck, Marsh Owl, and even seagulls.¹⁵

“At one time Welkom produced close to a quarter of the Western world’s gold and the city’s (white) residents prospered, living on what were then some of the richest gold deposits on the planet. The Anglo American Corporation, with Ernest Oppenheimer as its cofounder and director, was the biggest employer in the area. Anglo American employed an estimated staff complement of 170 000 people, according to the Free State Goldfields Chamber of Business.”¹⁶ Harmony Gold and Sibanye Gold form the main employers in Welkom today, however their staff complement is a fraction of that employed by Anglo American in Welkom’s heyday. Gold reserves have been depleted in the last 60 odd years, the high cost of extracting the remaining deposits is not justified by current gold prices.

Additional mining in the area includes the Theunissen coal field which covers more than 23 500 hectares, located 12 km to the south of Welkom. A further 30 km south of the city lies the Star Mine, renowned for its constant production of high value diamonds.¹⁷

Welkom experienced two earthquakes, in 1976 and 1990 respectively and a multi-vertex tornado (also in 1990). It is possible that some of the damage seen in the buildings on the Hospital site has resulted from these natural occurrences – see section 6.4.2 for information on the buildings.

Welkom is located on both the Western Free State Clay grassland and the Vaal-vet sandy grassland – two very different soil types. Typically trees and shrubs are not

15. Source – Bloggers Africa 2013.

16. Source – L. Steyn (2013).

17. Wikipedia. (unknown).

plentiful, however, the Anglo American Corporation planted numerous trees and shrubs within Welkom and surrounding Ernest Oppenheimer Hospital – creating park like green spaces. The site of the hospital includes some small local mammals such as the yellow mongoose.

4.2. History of Ernest Oppenheimer Hospital.

In 1949 the Anglo American Corporation of South Africa made the decision that a single hospital was the best way to serve its five gold mines within the Welkom area. By constructing one large building instead of five separate smaller structures, the cost saving could be put into the equipment, construction of a first class building and into the staffing. The hospital was designed specifically to serve the conditions associated with gold mining – as requirements differ depending on the type of mineral unearthed.

“When it became clear – in the late 1940s – that in the Welkom area five new gold mines would be established, side by side, by the Group, and that a new town would be built, it was logical that a large single hospital scheme should be substituted for the five small hospital units that would otherwise be necessary. The late Sir Ernest Oppenheimer, the then Chairman of the Anglo American Corporation, which he established in 1917, immediately endorsed a proposal for a joint hospital. Sir Ernest was a great humanitarian and felt strongly that the exploitation of this great new goldfield presented a unique opportunity for improving the standards of living of all those who would be working in the mines there. The hospital in Welkom epitomised his warm human approach to matters affecting the welfare of the employees of the Group; and it was appropriate, therefore, that when the first stage of building was completed in 1952, the hospital should be named Ernest Oppenheimer Hospital in his honour.”¹⁸

It was decided that the latest hospital planning information should be used when designing the new Welkom hospital - Anglo American Corporation’s Medical Consultant, Dr. J. H. G van Bloomestein made a comprehensive tour of modern hospitals in numerous overseas locations, including Sweden, Great Britain and the United States of America. “The most fruitful visit was paid to the Soderjukhust Hospital in Stockholm, where valuable details of modern hospital planning were provided by the architect, Mr. Hjalmar Cederstrom, a world authority.”¹⁹

18. Source - Anglo American Corporation – page 3.

19. Source - Anglo American Corporation – page 5.



The late Sir Ernest Oppenheimer, Chairman from 1917 to 1957 of the Anglo American Corporation - Anglo American Corporation, page 31.

Many of the ideas seen during his visit were translated to Mr Francis Lorne (Consultant Architect), assisted by the Architectural Department of the Corporation – and more specifically Mr Kenneth Birch.

A lesson learnt from the Stockholm hospital was one of standardization of building materials and equipment throughout the building. “In building the Ernest Oppenheimer hospital two great objectives were achieved: first, the finest possible services and medical equipment were provided, and, secondly, they were provided economically.”²⁰

The hospital was constructed in three phases – corresponding with the growth of the mines.

Phase one – was for eight wards to accommodate 352 beds, full service areas, theatres and axillary facilities (1952). Phase two – women’s and children’s and maternity sections (1955). “These facilities, not usually associated with a hospital for ‘Native’ mineworkers, but became necessary as a result of the establishment..., of villages in which the families of the more senior ‘Native’ employees were housed.”²¹ The third phase – consisted the erection of two additional ward blocks consisting of 320 beds (1957).

The regulating body governing the operations of gold mines in South Africa stated that the number of beds available needed to be 1.5% to 2.5% of the total number of ‘Native’ mineworkers employed.²² “With this building programme completed, the hospital has 16 general wards, with a total of 704 beds; 64 beds in private wards for the more serious cases; and 60 beds in the women’s and children’s and maternity section, totalling 828 beds.”²³ Upon its completion it was the largest industrial hospital in Southern Africa.

20. Source - Anglo American Corporation – page 5.

21. Source - Anglo American Corporation – page 5.

22. Source - Anglo American Corporation – page 3.

23. Source - Anglo American Corporation – page 5.



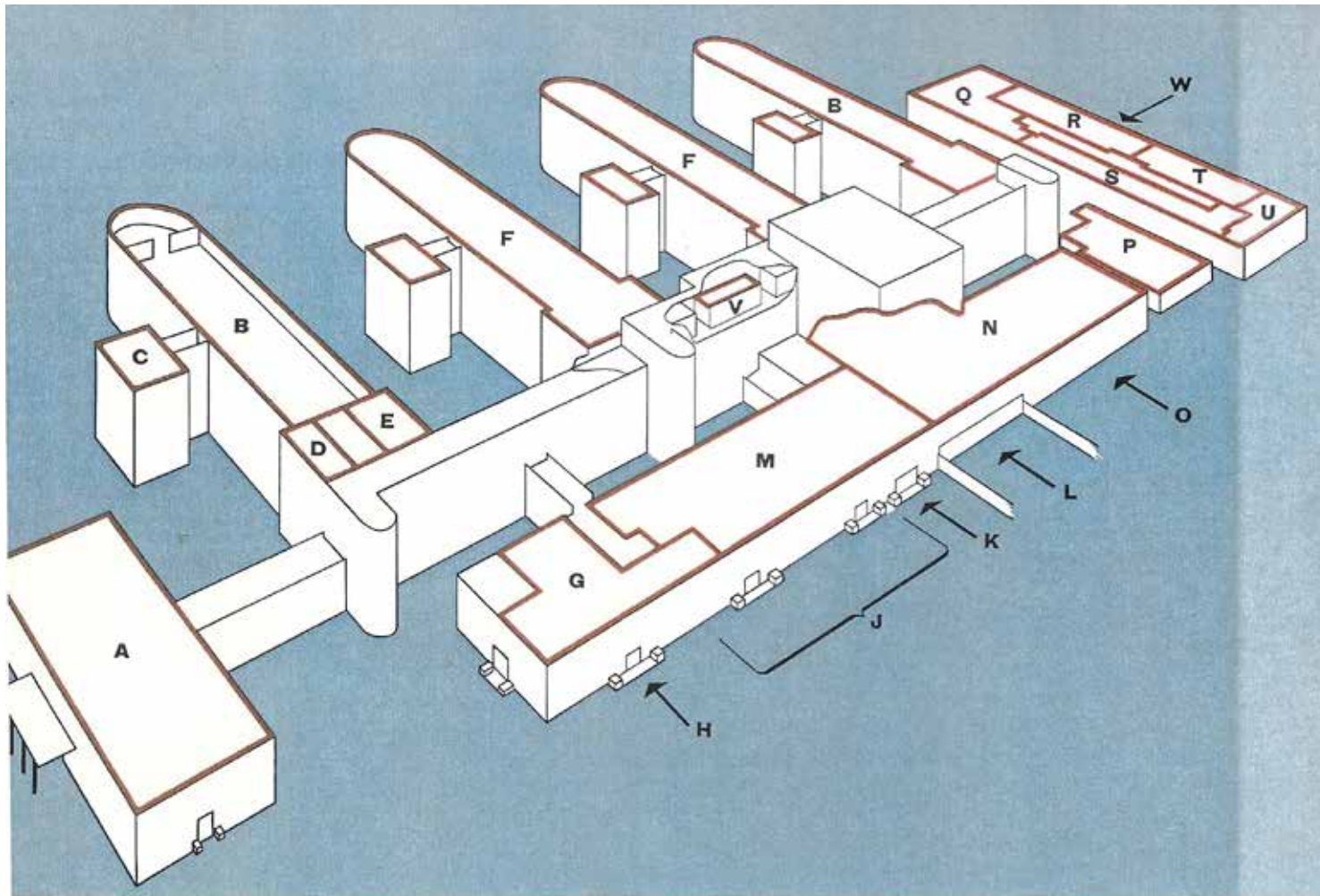
The corner stone laid by Ernest Oppenheimer - Anglo American Corporation, page 2.

The placement of the hospital was carefully considered, it needed to be close to the mines, but, not too close to the expanding town and industrial areas. The site consists of 58 acres of rolling lawns. Careful consideration was given to the orientation of the main hospital building, which consists of four storeys, with flat roofs on which mobile patients could walk and sit in the open air and sunlight.

“The design is based on a long axis stretching from east to west, with the ward wings branching from the main axis to the north so as to gain the maximum sunlight and warmth in winter, whilst the service sections face south. The service sections (or “working areas”) house the operating theatres, the kitchen, the laundry, the X-ray department, the pharmaceutical department, the laboratory, the physiotherapy department and the occupational therapy departments. The design meets the basic requirements that these service areas should be easily accessible



The roof of the hospital wards, designed to allow patients to convalesce in the sunlight and fresh air, as seen from this image of circa 1954 - at an undefined point the flat roof became ineffective and pitched corrugated sheeting was installed to waterproof the area - Anglo American Corporation, page 13.



KEY TO PERSPECTIVE DRAWING

- A** Administration block, containing board room, lecture room, laboratory and medical staff quarters.
- B** 44-bedded wards.
- C** Showers, toilets and sluice.
- D** Duty room and private wards.
- E** Ward block services, including sister's post, kitchenette and dressing room.
- F** Roof gardens for convalescent patients.
- G** Physiotherapy department.
- H** Occupational therapy department.
- J** Dispensary and bulk store.
- K** Main entrance (visitors).
- L** Service entrance.
- M** Operating theatre block, including plaster theatre, operating theatres, accident theatre, ophthalmic theatre, autoclave room for bulk dressings, sterilizing room and instrument room.
- N** Kitchen, including storage rooms, refrigeration rooms, food preparation rooms and service lifts.
- O** Laundry.
- P** X-ray department.
- Q** Maternity wing, including labour ward, general ward and nursery.
- R** Women's general ward.
- S** Duty rooms, waiting rooms, kitchenette and store-rooms.
- T** Children's ward.
- U** Isolation block.
- V** Main lifts.
- W** Outpatients' department.

Key to perspective and location of facilities within the Hospital building - Anglo American Corporation, page 16.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Aerial perspective of the Hospital, circa 1952 (the roof and wall structures are shown in section so as to reveal internal planning and equipment) - Anglo American Corporation, page 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

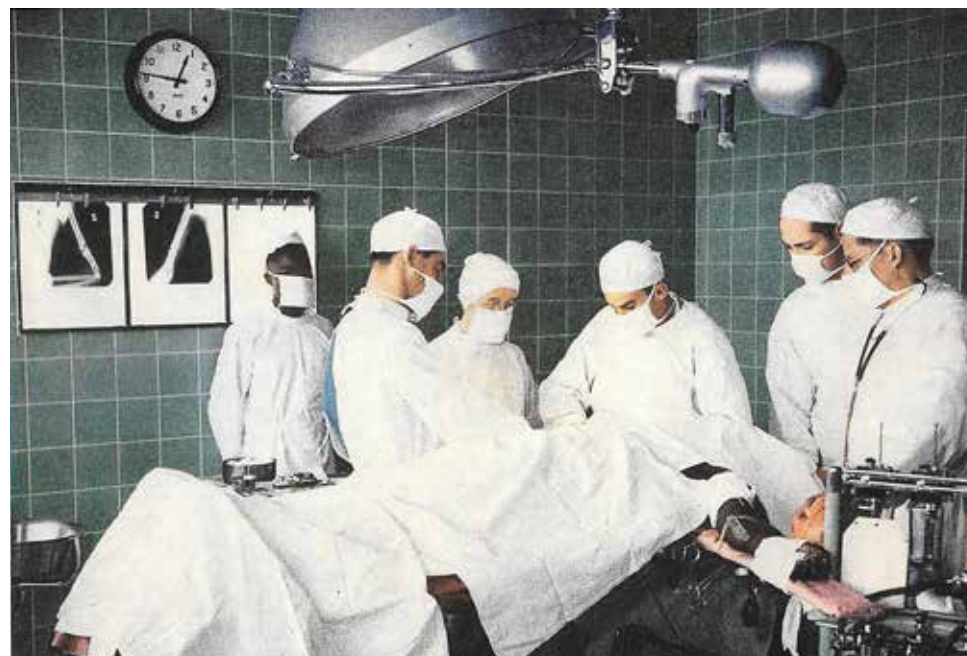
from the wards but completely separate, so that there is quiet in the nursing area. At each end of the main axis is set a two-storied wing, also branching north and south, one of which comprises the administrative block, whilst the other houses the out-patients' department and the women's and children's sections."²⁴

The colour green was used extensively throughout the hospital building (floors, walls and tiles) in a variety of tones. Green was thought to reduce eye strain and is considered to be calming colour. The tranquillity of the green palette was extended beyond the building through the landscaping and numerous trees that were planted throughout the 58 acre site.

24. Source - Anglo American Corporation – page 13.



The children's playroom in the eastern block - mural painted by the nurses - Anglo American Corporation, page 25.

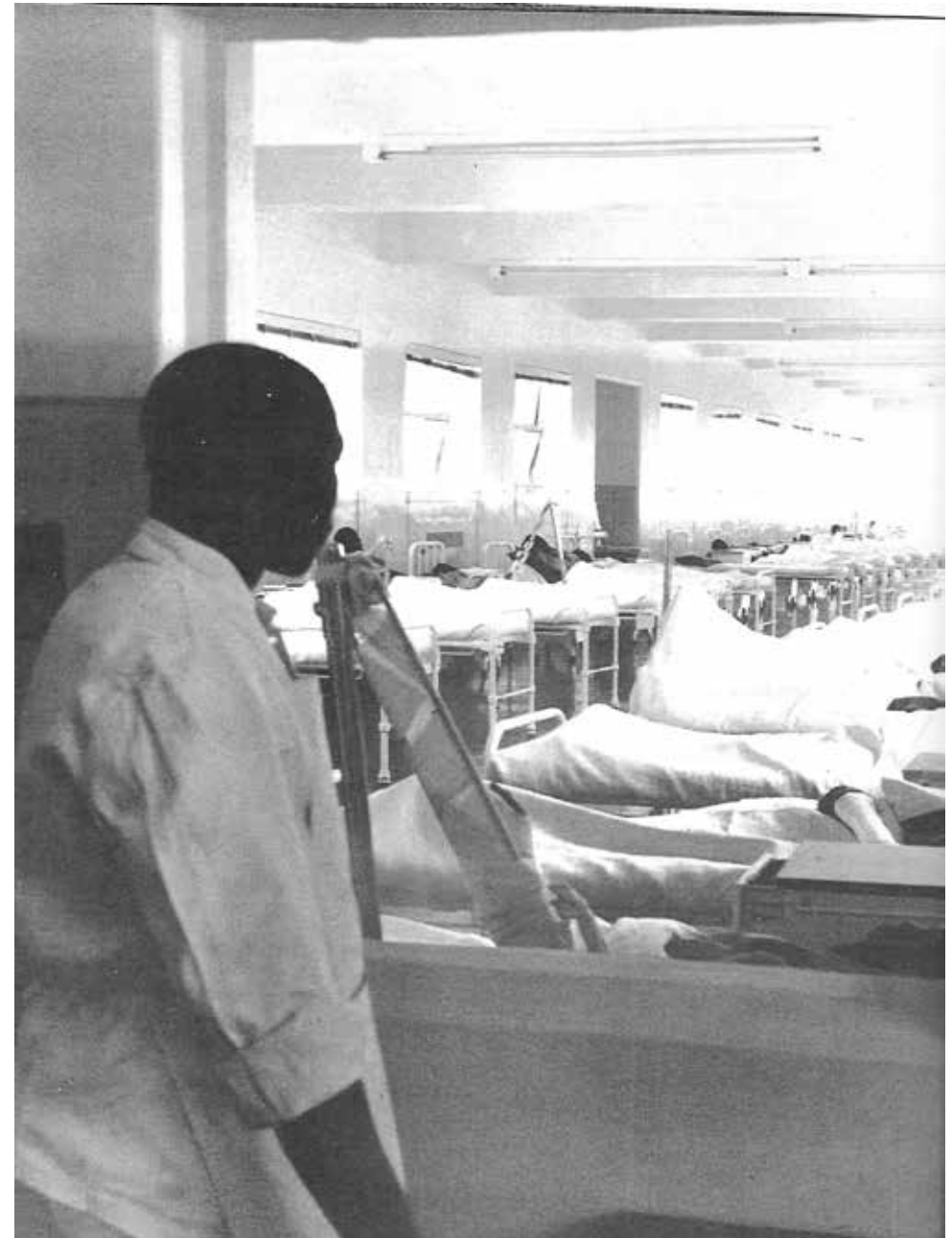


The operating theatre - with original green tiles - Anglo American Corporation, page 19.



Hubbard tank for hydrotherapy - with original tiles (assumed to be green) - note the border detail (used throughout the building) - Anglo American Corporation, page 22.

The wards were designed on the 'Nightingale' model of large open plan spaces. In addition to allowing the nursing staff to access a larger number of patients (40 beds), "past experience has shown that 'Bantu' patients prefer being nursed in large wards where there is always the possibility of having others of their tribe with them."²⁵ Situated at the northern most point of each ward is a solarium "through which the patient can see the countryside and where he may sunbathe or carry out occupational therapy work."²⁶ Towards the centre of each ward was the communal toilet, as well as washing and sluice room facilities. Located at the southern end – where the ward connected to the corridor, were two small private wards (for special attention cases); the nursing sister's office; a kitchenette; a sterilising and dressing room and the orderly's office. The orderly's office faced the ward and had a glass wall allowing the orderly to oversee all of the beds in the ward from his desk.



Orderly /observation offices, located at the head of each ward - Anglo American Corporation, page 14.

25. Source - van Bloomestein, Dr J.H.G. – page 102.

26. Source - Anglo American Corporation – page 15.

The corridors were designed to be extremely wide - a running joke at the time of completion was that the Corporation “planned to use our corridors for landing and housing its aircraft.”²⁷ However, the reason was that the wide corridors could be transformed into temporary wards at short notice, without disturbing the other patients or modifying hospital routine. This was put into practice on two occasions within the first 20 years, once “during an outbreak of smallpox, and again during and epidemic of influenza.”²⁸

Within eight years (in 1960) the South African Medical Council approved the hospital’s departments of medicine, surgery and orthopaedics in terms of the criteria for specialist training in a non-teaching hospital. At the time it was the only ‘Native’ hospital in the South African mining industry to achieve this approval.²⁹

In addition to construction of the Hospital, house and facilities for staff were placed within the site, resulting in staff being available at all hours for emergencies. Once a barren piece of land, the site became dominated by a large hospital complex, surrounded by smaller auxiliary structures and numerous mature trees. Creating an oasis for healthcare in the Free State landscape.



Glass facade of main corridor on ground floor - Anglo American Corporation, page 15.

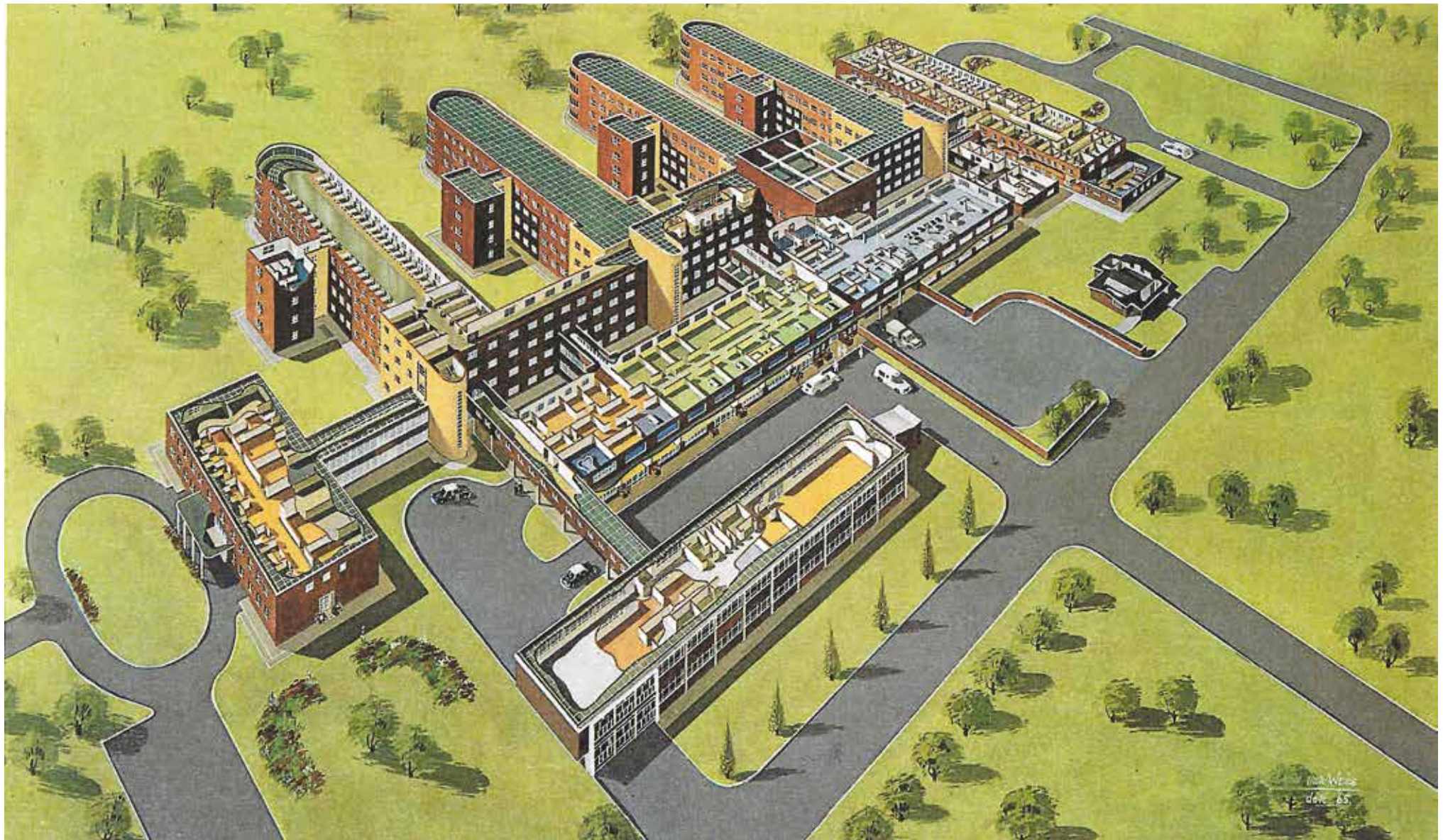


Hospital, circa 1958 - Unknown. (1968), page 179.

27. Source - van Bloomestein, Dr J.H.G. – page 102.

28. Source - van Bloomestein, Dr J.H.G. – page 102.

29. Source - Anglo American Corporation – page 30.



Aerial perspective of the Hospital, circa 1965 (roof and wall structures shown in section so as to reveal internal planning and equipment). Image is later than previous sketch on page 21. Mortuary and Laboratory Building now part of Hospital complex - van Bloomestein, Dr J.H.G, page 107.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

4.3. Ernest Oppenheimer Hospital Architects.

Numerous plans are available, depicting not only the original architects design for the Hospital, but also numerous supporting structures. Buildings within the complex were predominantly authored by the Anglo American Corporation's architectural department.

All plans were signed off by what appears to have been the departments' group head architect over the various phases. Department heads included N.D. Rathbone; D. Rufellon and S. Reay. All of the plans between 1952 and 1968 were stamped with the initials K. S. Birch, Group Architect – Kenneth Stanley Birch. The way the plans are stamped suggests that the plans were designed by Birch and approved by the head of the department.

No information was found on the three, head group architects names, but much was found for Kenneth Stanley Birch. Francis Lorne was employed as the consulting architect on the project and at the time was in practice with Kenneth Birch.



Kenneth Stanley Birch - Unisa.

4.3.1 Kenneth Stanley Birch.

Kenneth Stanley Birch was born in 1914 in Johannesburg. He was the seventh child of British immigrants. Birch was educated in Johannesburg at Jeppe Preparatory and High schools. He furthered his education, studying architecture under Martiensen at the University of the Witwatersrand. From 1940 - 1945 he served with distinction in North Africa and Italy in the Royal Engineers of the Allied Armies.

Upon his return to South Africa, Birch joined the Anglo American Corporation. Sir Ernest Oppenheimer commissioned Scottish architect Francis Lorne to design the head offices for Anglo American Corporation at 45 Main Street in 1947. Birch worked on the project with Lorne and in 1948 the partnership Lorne & Birch was formed. From 1948 Lorne and Birch were responsible for twelve large integrated mining communities through Anglo American Corporation, comprising industrial plants, housing, hospitals and welfare and recreation buildings.

“Throughout his architectural career, Birch worked almost exclusively in the southern African mining industry, his architectural career spanning South Africa, Zambia and Zimbabwe, where he was responsible for the pioneering development of domestic and industrial buildings and in South African gold mining towns in particular. Notably, he designed the mining town of Carletonville. His work also took him as far afield as Tanzania, Mozambique, and Namibia.”³⁰

Birch sketched and painted in watercolour throughout his life and his beautiful and well-annotated sketches of South African scenery date from the 1930s to the late 1980s (available at the Archival and Special Collections at UNISA). His sketch books also include drawings from his trips to Europe and the Middle East – one sketch book contains a drawing by the Modernist French architect Le Corbusier, following their first meeting in Paris in 1936.

Birch was the uncle of renowned African writer Bessie Head, whose mother was Birch's sister.³¹ He died at the age of 96 in 2010.

30. Source – Fisher.

31. Source – Fisher.

4.3.2. Francis Lorne.

Francis Lorne was born in Falkirk, Scotland, in 1889. He took classes at the Falkirk School of Science and Art and in 1910 was articled to John Burnet & Son in Glasgow. He furthered his education, attending Eugène Bourdon's day classes at Glasgow School of Architecture.³²

Upon completion of his studies he began work for Banister Fletcher & Sons in London, where he remained for a year. In 1913 he sailed for New York and for the next 17 years he worked between America and Canada for numerous architectural practices. The Wall Street Crash of 1930 resulted in his return to "London as a partner in Sir John Burnet & Partners, which then became Sir John Burnet Tait & Lorne following Burnet's semi-retirement to the status of consultant."³³

The practice was commissioned by Sir Ernest Oppenheimer in 1935 to design the Anglo-American Corporation's headquarters at 44 Main Street, Johannesburg. Lorne took the lead and designed the building after a number of visits to South Africa between 1935 and 1938.

Following the Second World War, Oppenheimer once again commissioned the practice, but now more specifically, Lorne "to design the new technical head offices for the Anglo-American Corporation at 45 Main Street, Johannesburg, immediately adjacent to number 44."³⁴ Kenneth Birch of Anglo-American Corporation's Architectural department assisted him on this project.

Very early in the project Lorne informed Oppenheimer that he and his wife intended to relocate to South Africa. Following this, Lorne withdrew from his partnership with Tait and commenced a practice in Johannesburg with Kenneth Birch.

From 1948 until 1954 Lorne and Birch were responsible for numerous mining communities and their supporting functions. "He and his wife then 'retired' to Salis-

32. Source - Dictionary of Scottish Architects.

33. Source - Dictionary of Scottish Architects.

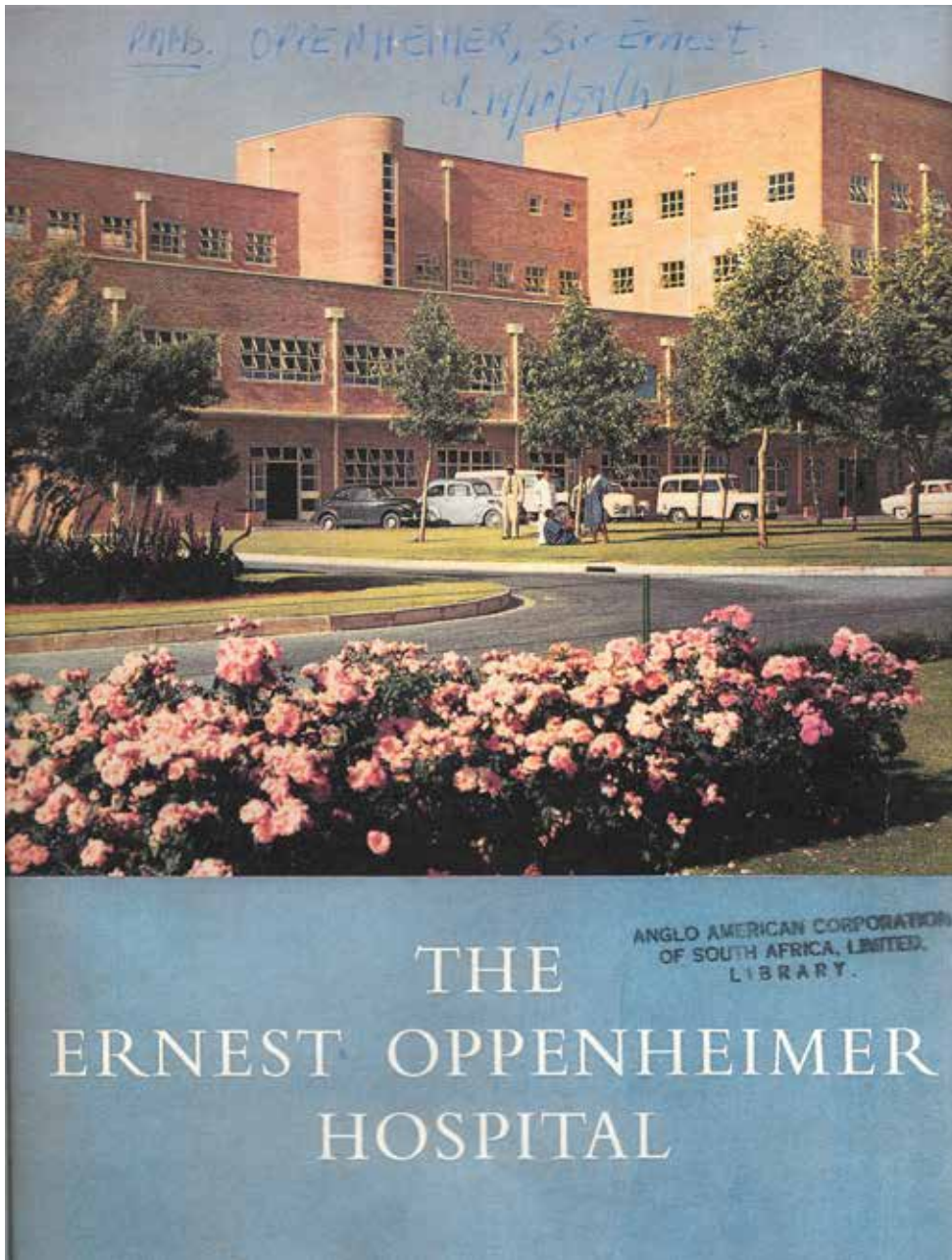
34. Source - Dictionary of Scottish Architects.

bury, Rhodesia where he recommenced practice with a new partner, Aubrey Pitt, designing the Arundel School and a number of corporate office buildings until he retired at the age of seventy-one in 1960."³⁵ Lorne passed away in June of 1963.

35. Source - Dictionary of Scottish Architects.



44 Main Street, Johannesburg - Anglo American Corporation designed by Francis Lorne (1938).



The Southern / Main visitors entrance to the Hospital, shortly after completion - Anglo American Corporation, front cover.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

5. The Property Ownership of Ernest Oppenheimer Hospital
Erf 7186, Reitzpark, Welkom.

ORIGINAL
0038-003-0154
STANDARD
G23421

DUTY PAID
FESS
FOOI

REGISTERED
17186/56

Conveyancer

1956

1775

DEED OF TRANSFER

2-11-1961

W. D. DU TOIT

REGISTERED

17186/56

Deed of Transfer, No. 1775

Be it hereby made known:

That WALTER STUART WEBER, Conveyancer of

Bloemfontein, appeared before me, THE REGISTRAR OF DEEDS OF THE PROVINCE OF THE ORANGE FREE STATE, at Bloemfontein, he the said Appearer being duly authorised thereto by a Power of Attorney granted to him by MICHEL WILHELM DE WET and THEOPHILUS STEPHANUS DU PLESSIS, in their respective capacities as Mayor and Town Clerk of the

TOWN COUNCIL OF THE MUNICIPALITY OF WELKOM

duly authorised thereto by virtue of Section 85(2) of Ordinance No. 6 of 1948, as amended,

dated the 12th day of A P R I L, 19 61, signed at WELKOM.

And the said appearer declared that WHEREAS the hereinafter mentioned property was sold on the 14th day of May, 1952 by the predecessor in Title of the TOWN COUNCIL OF THE MUNICIPALITY OF WELKOM, namely the WELKOM TOWNSHIP COMPANY, to the hereinafter mentioned transferees:

FOR INFORMATION ONLY
VR INLIGTING AND ALLEENLIK

AND WHEREAS the TOWN COUNCIL OF THE MUNICIPALITY OF WELKOM under and by virtue of a Take-Over Agreement dated the 11th December, 1953, is obliged to give effect to the said sale;

NOW THEREFORE

cancel he in his capacity aforesaid did, by these presents, cede and transfer in full and free property to and on behalf of WELKOM GOLD MINING COMPANY, LIMITED, FREE STATE GEDULD MINES, LIMITED, PRESIDENT STEYN GOLD MINING COMPANY, LIMITED, LORAINÉ GOLD MINES, LIMITED, WESTERN HOLDINGS LIMITED, PRESIDENT BRAND GOLD MINING COMPANY, LIMITED and JEANNETTE GOLD MINES LIMITED - the controlling interest in which Companies are held by Members of the White Group - its Successors-in-Title or Assigns :

ERF NO. 7186, situate in the Township of WELKOM, District WELKOM;

HELD by THE VILLAGE BOARD OF MANAGEMENT OF WELKOM under Certificate of Registered Title No. 4041/1956, registered on 6th September, 1956;

MEASURING TWENTY FIVE decimal ONE SIX THREE SIX (25.1636) Morgen;

AS will more fully appear from Diagram S.G. No. 4129/56, hereunto annexed.

FOR INFORMATION ONLY
VR INLIGTING ALLEENLIK
SUBJECT /

WEBBERS
22
TEL: 430-1340

ORIGINAL
DOORSPINKLIK
STAMPED
GEESEL
DUTY
BEELREG
FEE POOL: R500-00

Prepared by me
Samuel D R
CONVEYANCER
SAMUEL D R

GETRANSPORTEER AAN *Para 14* TRANSFERRED TO *F. J. Meyer*

RESTANT/REMAINDER
T 000017145-2010

10 DEC 2002 REGISTRATEUR/REGISTRAR

T 025636 / 2002

DEED OF TRANSFER No.

BE IT HEREBY MADE KNOWN

THAT **DAVID REES SAMUEL**
Conveyancer of BLOEMFONTEIN, appeared before me, THE REGISTRAR OF DEEDS
OF THE PROVINCE OF THE FREE STATE, at BLOEMFONTEIN, he the said
Apparar being duly authorised thereto by a Power of Attorney granted to him by

ANGLOGOLD LIMITED
Company Number 1944/017354/06

dated 23 September 2002, signed at JOHANNESBURG

AND the said Apparar declared that the Company truly and lawfully sold on 24
December 2001

FOR INFORMATION ONLY
VIR INLIGTING ALLEENLIK

2002-10-25
2002-10-25
DATA
MASJIN

WEBBERS
Attorneys
Bloemfontein

for endorsement re p 53

T13401/1999
H:DATA\CLERK\TRANSFER\Transfer 58

AND that he in his capacity aforesaid did, by these presents, cede and transfer to and
on behalf of

ARMgold/HARMONY FREEGOLD JOINT VENTURE COMPANY
(PROPRIETARY) LIMITED - Company Number 2001/029602/07
its Successors in Title or Assigns in full and free property

Trauf

1 ERF 609 FLAMINGO PARK, District Welkom, Province Free State;
MEASURING 1269 (ONE THOUSAND TWO HUNDRED AND SIXTY
NINE) square metres;
FIRST TRANSFERRED by Deed of Transfer T4803/1975 and diagram
SG1105/61 relating thereto and held by Deed of Transfer T13401/1999.

SUBJECT TO:

- A. The reservation of all rights to minerals and mineral substances of any kind
whatever, including those of animal or vegetable origin and all minerals, both
precious and base, and precious stones on or under the property, together with
and including the following rights and conditions:-
 - (i) All rights to any share of claim licence monies, rentals, royalties or other
payment of whatever kind and whatever amount, payable by any person
to the owner of the property in respect of the mining of minerals on or
under the property, and the right to the entire proceeds from the disposal
of the rights to undermine the property;
 - (ii) The condition that ORANGE FREE STATE LAND AND ESTATE
COMPANY (PROPRIETARY) LIMITED, and its successors in title or
assigns, shall not be held responsible for any damage sustained as a result
of injury to persons or property caused by subsidence, settlements,
shocks or cracking whether as a result directly or indirectly of mining
operations in the past, present or future or as a result of any cause
whatever;
- in favour of ORANGE FREE STATE LAND AND ESTATE COMPANY
(PROPRIETARY) LIMITED by virtue of Certificate of Rights to Minerals
115MR/1960, registered on 24 November, 1960.
- B. Certain endorsements relating to the proclamation of the abovementioned property
in terms of Section 26 and 26-5b of Act 35 of 1908 (Transvaal) as applied to the
Orange Free State by Act 13 of 1936, as more fully set out in Certificate of
Amended Title on Consolidation 1140/1957, registered 22 March, 1957.
 - C. SUBJECT FURTHER to the following conditions in which the unmentioned
terms shall have the meanings assigned to them: as set out in Deed of Transfer
T4803/1975:

FOR INFORMATION ONLY
VIR INLIGTING ALLEENLIK

WEBBERS
Attorneys
Bloemfontein

ESSENTIAL SERVICES IS TAKEN OVER BY THE LOCAL AUTHORITY, WHEN THE CONDITION SHALL BE CONSTITUTED IN FAVOUR OF THE LOCAL AUTHORITY TO THE EXCLUSION OF THE APPLICANT:

(c) The erf shall be subject to a servitude 6 feet wide in favour of both the applicant and Local Authority to lay pipelines, stormwater drains, sewerage mains, overhead or underground electric supply mains over or under the erf; along any one of its boundaries and to deposit temporarily on the land adjoining any such pipelines, stormwater drains, sewerage mains or electric light main as aforesaid, such material as may be excavated during the course of the construction, maintenance and removal of such pipeline, stormwater drain, sewerage main or electric light main as the applicant and/or the Local Authority, as the case may be, in its discretion may deem necessary, and the applicant and/or the Local Authority, as the case may be, shall further be entitled to reasonable access to the said land for the aforesaid purposes, subject to any damage done during the process of constructing, maintaining and removing the aforesaid mains or lines being made good by the applicant and/or Local Authority, as the case may be. The rights conferred upon both the applicant and/or Local Authority under this clause shall not be exercised in an unreasonable manner.

IN FAVOUR OF THE ADMINISTRATOR

D. (a) Should this erf be acquired for Government or Provincial or Municipal purposes and thereafter come into the possession of any person other than the Government or the Local Authority, the erf shall thereupon be subject to such conditions as may be decided by the Administrator.
(b) Should this erf come into the possession of the Government or Local Authority, the erf shall subject to the proviso hereunder, not be subject to the relevant Conditions of Title of the Township; provided, however, that if the erf be transferred as aforesaid to the Local Authority, the erf shall be subject to such conditions as the Administrator may decide after reference to the Township's Board.

30 A 5/6th (FIVE SIXTH) SHARE IN
ERF 7186 WELKOM EXTENSION 11, District Welkom, Province Free State;
MEASURING 21,5534 (TWENTY ONE comma FIVE FIVE THREE FOUR)
hectares;
FIRST TRANSFERRED by Deed of Transfer T1775/1961 and diagram
SG4129/56 relating thereto and HELD by Deed of Transfer T13401/1999.

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T13401/1999
NADA YUCCO DEED OF TRANSFER BY Transfer 38

SUBJECT TO:

- A. A reservation of all rights to minerals and precious stones, including all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the Crown from the disposal of the undermining rights of the abovementioned property and also the share of claim licence monies and any share of rentals and profits which may accrue to any owner under any mining lease granted in respect of the above property, and all rights to subterranean water, dolomitic or otherwise, in respect of the abovementioned property as more fully set out in Certificate of Amended Title on Consolidation 5133/1951, registered 5 September, 1951.
- B. Certain endorsements relating to the proclamation of the abovementioned property in terms of Section 26 and 26 bis of Act 35 of 1908 (Transvaal) as applied to the Orange Free State by Act 13 of 1936, as more fully set out in Certificate of Amended Title on Consolidation 5133/1951, registered 5 September, 1951.
- C. **SUBJECT FURTHER** to the following conditions in which the undermentioned terms shall have the meanings assigned to them as set out in Deed of Transfer T1775/1961:

"Business premises" means a building designed for use as an office or for other business purposes, including a shop, but does not include a warehouse, hotel residential building, or a place of amusement, place of assembly, motor refuelling station or industrial building, public garage, club or nursing home.

"Council" means the Village Board of Management of Welkom.

"Dwelling" means a building or a portion of a building designed for the accommodation of a single family.

"Dwelling house" means a building designed for use as a house for a single family together with such outbuildings as are ordinarily used in connection therewith.

"Motor Refuelling Station" means a building or structure designed for use in connection with the servicing and with the fuelling of motor vehicles by way of trade or for purposes of gain.

"Place of Amusement and/or Assembly" means a building designed for use as a public hall, theatre, cinema, music or concert hall, billiard saloon, skating rink, night club or dance hall, or for purposes of exhibition of trade or industry.

"Place of Instruction" means a building designed for use as a school, college, technical institute, academy, lecture hall, or other educational centre and includes a library, museum, art gallery and gymnasium, but does not include a building designed for use wholly or principally as a reformatory or industrial school, or as a school for mentally defective children.

"Place of Public Worship" means a building designed for use as a church, chapel, oratory, meeting-house, synagogue or other place of public devotion and for purposes incidental thereto, excluding residential purposes.

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T13401/1999
NADA YUCCO DEED OF TRANSFER BY Transfer 38

"Residential Building" means a building other than a dwelling house designed for use for human habitation together with such outbuildings as are ordinarily used in connection therewith, and includes a block of flats, boarding house, maisonettes, residential club and hostel but does not include an hotel or a place of instruction.

"Shop" means a building designed for the purpose of carrying on retail business not being the business of a motor refuelling station or an hotel, and includes a warehouse, offices and workshops ordinarily incidental to the conduct of the retail business thereon.

IN FAVOUR OF THE ADMINISTRATOR:

- (a) Should this erf, or portion thereof, come into the possession of the Government, and be used for purposes other than those assigned to it in these Conditions of Title, the erf or portion thereof, as the case may be, shall thereupon cease to be subject to any conditions of title imposed as a result of the establishment of this township, except those referred to in Clauses A and B hereof, and shall be subject to the following condition:

"Should this erf or any portion thereof at any time come into the possession of any person other than the Government or the Council, the erf or portion thereof, as the case may be, shall thereupon be subject to such conditions of title as may be decided upon by the Administrator after reference to the Council and the Townships Board."

- (b) Should this erf, or portion thereof, be re-acquired by the Council, the erf or portion thereof, as the case may be, shall thereupon cease to be subject to any conditions of title imposed as a result of the establishment of this township except those referred to in Clauses A and B hereof, and shall be subject to the additional condition as set out in Clause C (a) hereof, and shall be subject to such further conditions as the Administrator may, after reference to the Townships Board, impose.
- (c) The erf shall not be subdivided nor consolidated with any other erf or portion of an erf except with the consent in writing of the Administrator and subject to such conditions as he may, after reference to the Council, impose.

IN FAVOUR OF THE COUNCIL:

- (d) The erf shall not be used for any purpose other than that assigned to it in these conditions of title and as may be amended from time to time by competent authority.
- (e) The Council shall have the right through its authorised servants to enter at reasonable hours upon the erf and any buildings or structures erected thereon, for the purpose of inspection in order to ensure that these conditions of title are being complied with.

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- (f) Neither the owner nor any other person shall have the right, save and except to prepare the erf for building and/or gardening purposes, to excavate therefrom any material without the written consent of the Council.
- (g) No sand, gravel, stones, building or other materials shall be brought or deposited upon the erf unless it be in connection with the making of a sportsfield, a garden or the erection of any buildings on the said erf, which sportsfield, garden and/or buildings shall be commenced within three months thereafter and completed with the least possible delay.
- (h) No subterranean water shall be opened up on the erf without the written consent of the Council first had and obtained and no such water shall be used for human consumption. No windmill or other similar wind driven pump shall be erected on the erf. No tank for the conservation of water may be erected on the erf without the written consent of the Council being first had and obtained as to site and structure.
- (i) The entrances to all outbuildings, excepting garages, on the erf shall be properly screened to the satisfaction of the Council.
- (j) All iron or similar type of roofs, gutters, tanks or downpipes on or in connection with any buildings on the erf shall be painted by the owner of the erf whenever he is required to do so by the Council, and the work shall be done to the satisfaction of the Council. No roof, gutter, tank or downpipe as aforesaid, save such tank and appurtenances as are used for the storage of highly volatile liquids, shall be painted with aluminium paint or any other paint having similar reflecting properties. In the case of roofs, buildings or portions of buildings constructed of iron or any other material, the Council shall have the right at any time to require the owner or occupier to paint such roof, building or portions of buildings as aforesaid and such work shall be done to the satisfaction of the Council.
- (k) If in the opinion of the Council, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of this erf shall be obliged to accept and permit the passage of such stormwater over the erf, provided that the owners of such higher lying erven shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of this erf may find necessary to lay or construct in order to conduct such stormwater over the erf; and provided further that in the event of a dispute between the parties as to the nature or position, of the pipelines or drain, or the allocation of the cost, the matter shall be referred to the Administrator or his nominee, whose decision shall be final.
- (l) (i) The sale of wines, beers, spirituous liquors or other intoxicants shall not be allowed or carried on upon the erf without the written consent of the Council being first had and obtained and which consent shall only permit of the sale of such wines, beers, spirituous liquors or other intoxicants by wholesale to bona fide retail dealers and to any other customers by mail order, provided that where a brewery and/or depot for a brewery is conducted on the erf, the brewing and/or bottling and/or sale of malt liquor shall be allowed and may be carried on thereon to the extent permitted in

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and subject to the conditions which apply to a Brewer's Licence issued in terms of the Liquor Act 30 of 1928, as amended, or in terms of any future legislation which may be enacted to amend or take the place of the said Act.

- (ii) Any application for a licence for the sale of wines, beers, spirituous liquors or other intoxicants shall only be submitted by the owner or occupier of the erf to the Liquor Licensing Board or other competent Authority, after such owner or occupier has obtained the Council's written consent to such application.

D. IN FAVOUR OF THE COUNCIL:

This erf shall be used exclusively for the purpose of erecting and conducting thereon a hospital and for purposes incidental thereto.

For the purposes of this clause the meaning of the words "purposes incidental thereto" shall include"

- (i) The erection and use for residential purposes of buildings for employees.
- (ii) The erection and use of offices, storerooms, a laundry and workshops.
- (iii) The erection and use of refreshment rooms for the residents and personnel employed on the erf.
- (iv) The establishment and use of a Medical Reception and Aptitude Testing Centre.

31
ERF 625 FLAMINGO PARK, District Welkom, Province Free State;
MEASURING 1269 (ONE THOUSAND TWO HUNDRED AND SIXTY NINE)
square metres;
FIRST TRANSFERRED by Deed of Transfer T4793/1975 with Diagram
SG1117/61 relating thereto and held by Deed of Transfer T13401/1999.

SUBJECT TO:

- A. The reservation of all rights to minerals and mineral substances of any kind whatever, including those of animal or vegetable origin and all minerals, both precious and base, and precious stones on or under the property, together with and including the following rights and conditions:

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Bloemfontein

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6. The Earnest Oppenheimer Hospital.

6.1. Locality and Aerial Photography.

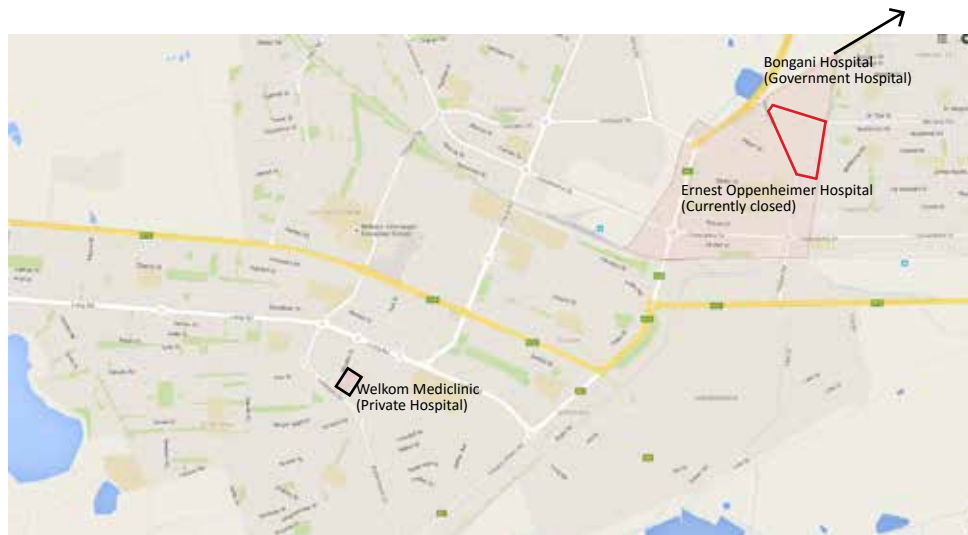
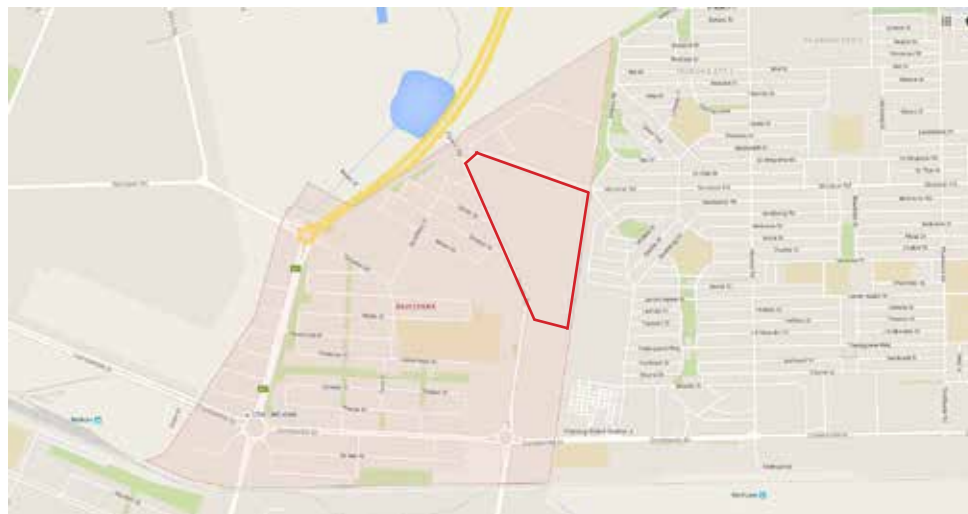
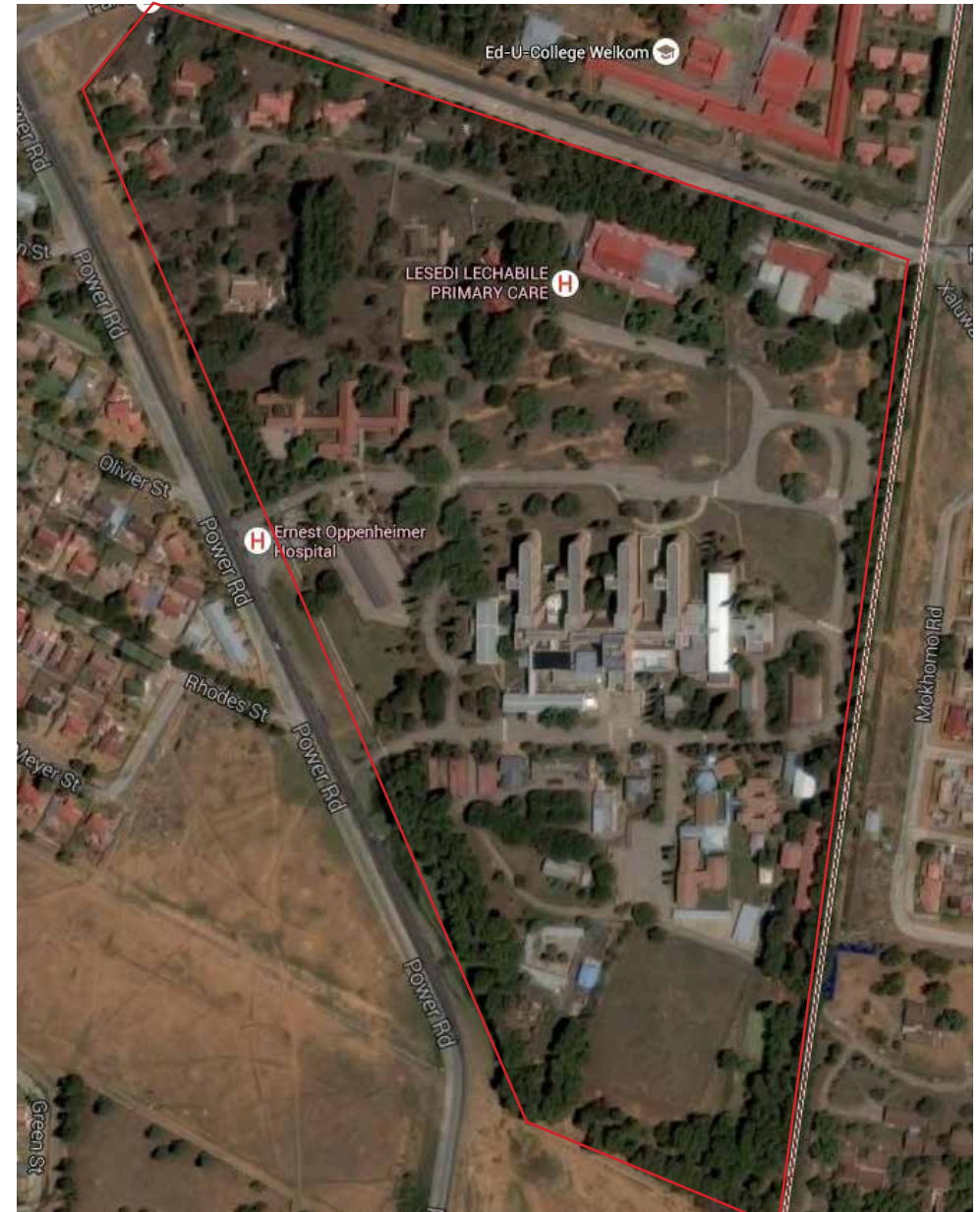


Image of Welkom showing location of the three Hospitals (Google Earth 2016).



Reitzpark, Welkom with the location of Ernest Oppenheimer Hospital (Google Earth 2016).



Aerial view of Ernest Oppenheimer Hospital (Google Earth 2016).

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Main entrance to Ernest Oppenheimer Hospital - Power Road.



Exterior of site from Eastern access, pedestrian gate - Mokhomo Road.

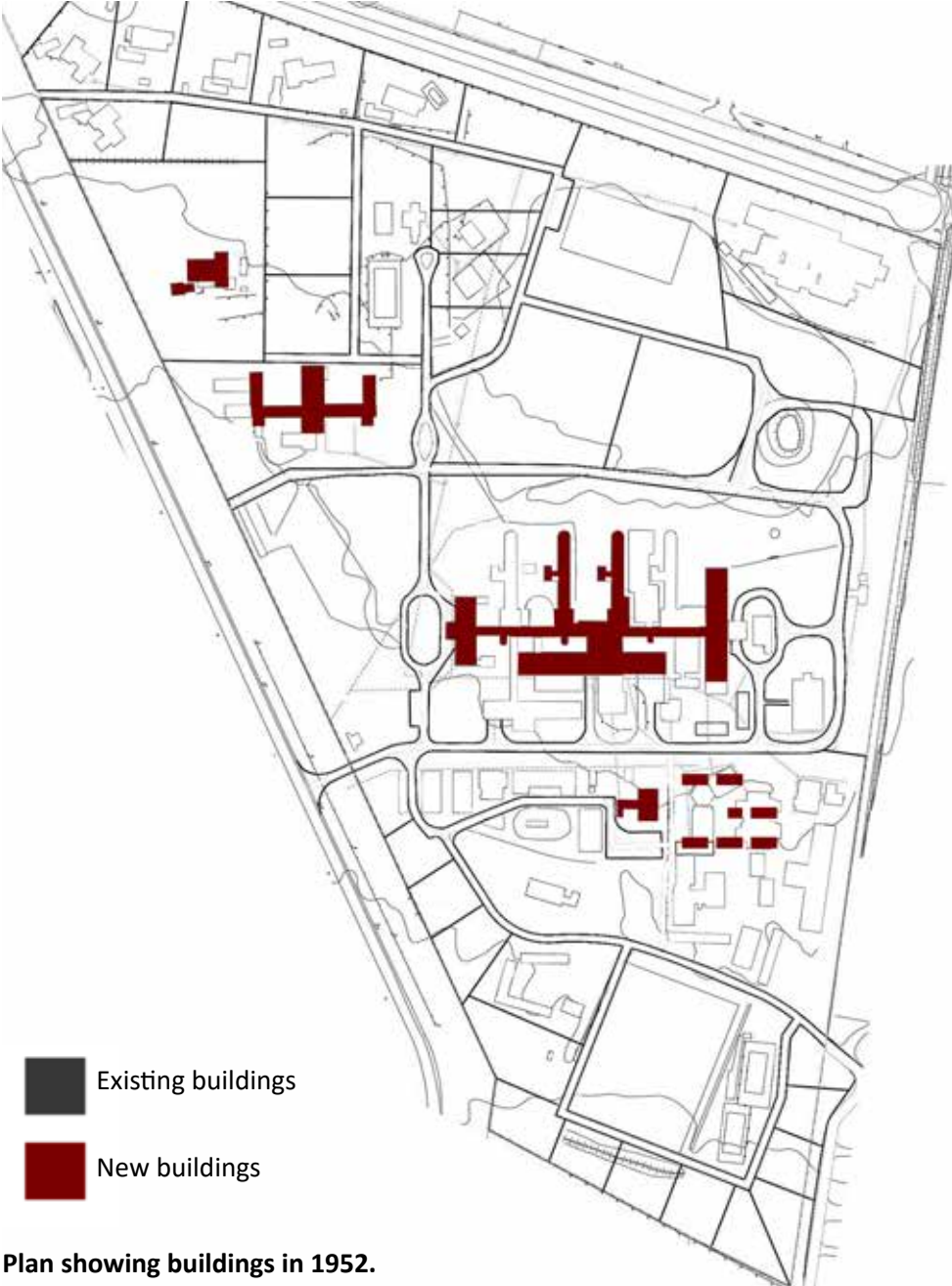
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.2. Site Cadastral boundaries and location of buildings.

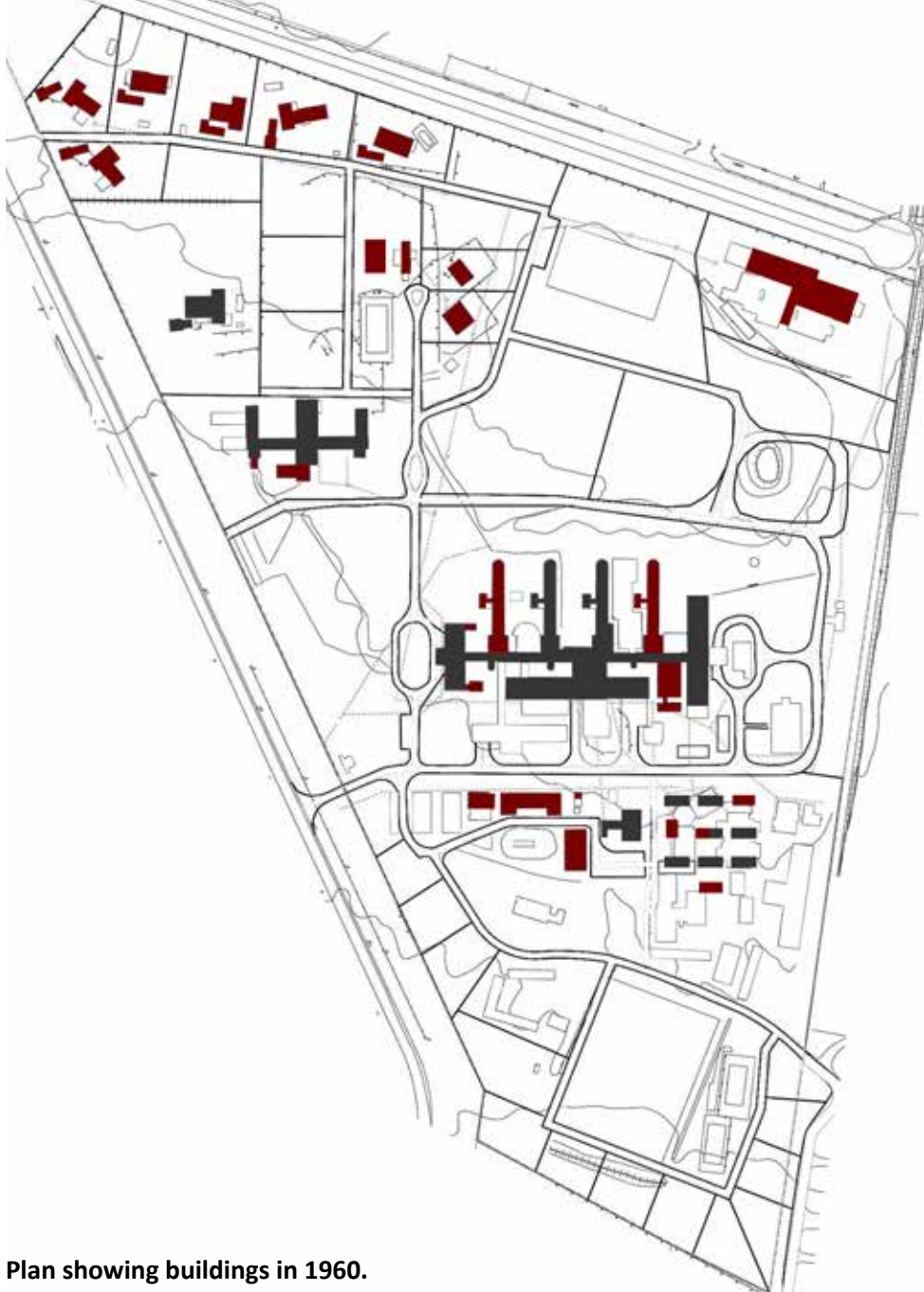
- | | |
|--|------------------------------------|
| 1 - Doctor's House. | 31 - Garage and Paint Shop. |
| 2 - Doctor's House. | 32 - Boiler Room. |
| 3 - Doctor's House. | 33 - Store. |
| 4 - Doctor's House. | 34 - Nursery. |
| 5 - Doctor's House. | 35 - Carports. |
| 6 - First Doctor's House. | 36 - Nurses Quarters. |
| 7 - Doctor's House. | 37 - Dining Hall. |
| 8 - Junior Doctor's House. | 38 - Staff Quarters. |
| 9 - Junior Doctor's House. | 39 - Single Quarter Staff Housing. |
| 10 - Shed. | 40 - Dormitory Block. |
| 11 -Recreational Area. | 41 - Ablution Block. |
| 12 - Audiometry Centre. | 42 - Laundry Block. |
| 13 - Aptitude Testing Station. | 43 - Ambulance Carport. |
| 14 - Recreational Hall. | 44 - Casualty Waiting Area. |
| 15 - Guard House and Carports. | 45 - Landscape Object. |
| 16 - Nunnery. | 46 - Carport. |
| 17 - Ernest Oppenheimer Hospital. | 47 - Carport. |
| 18 - Admin Building. | 48 - General Site. |
| 19 - Pedestrian Gate House. | |
| 20 - Mortuary. | |
| 21 - Laundry and Kitchen. | |
| 22 - X Ray. | |
| 23 - Laboratory Building. | |
| 24 - Carport. | |
| 25 - Carports. | |
| 26 - Gate House and Toilets. | |
| 27 - Conference/Recreational Hall. | |
| 28 - Workshop and Store. | |
| 29 - Pump House and Inflammable Store. | |
| 30 - Paraplegic Workshop and Centre. | |



6.3. Ernest Oppenheimer Hospital Building Chronology.

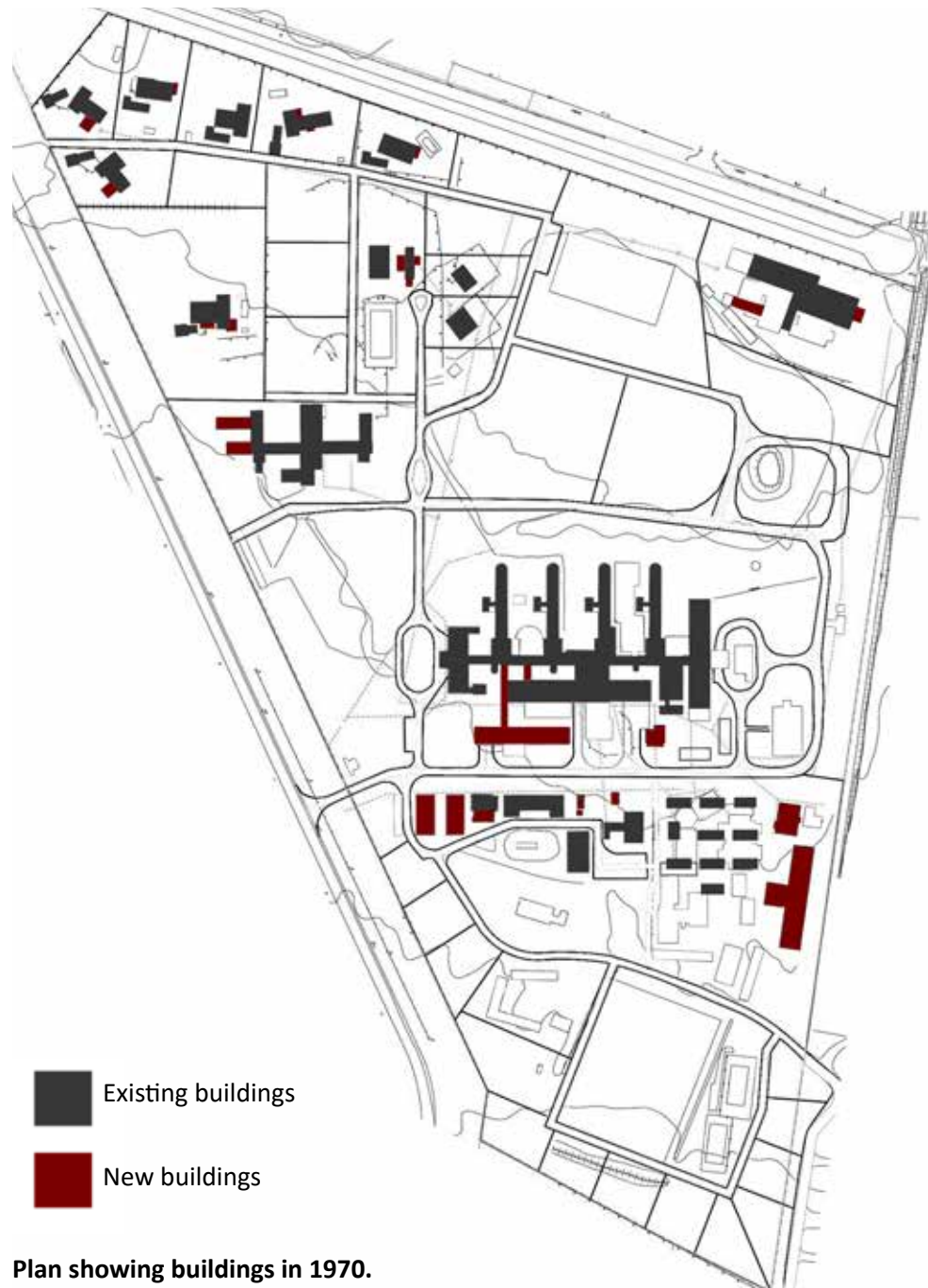


Plan showing buildings in 1952.

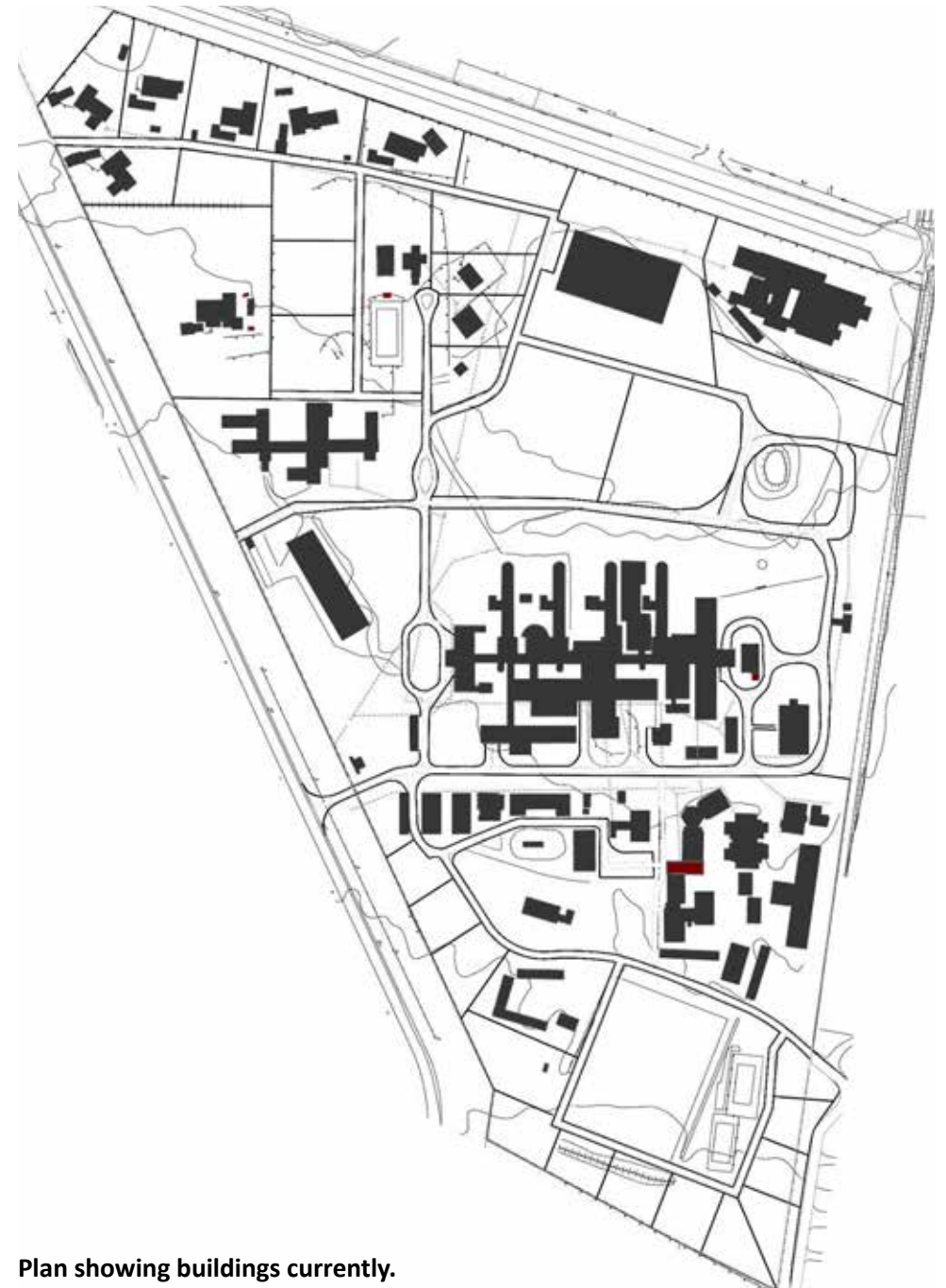
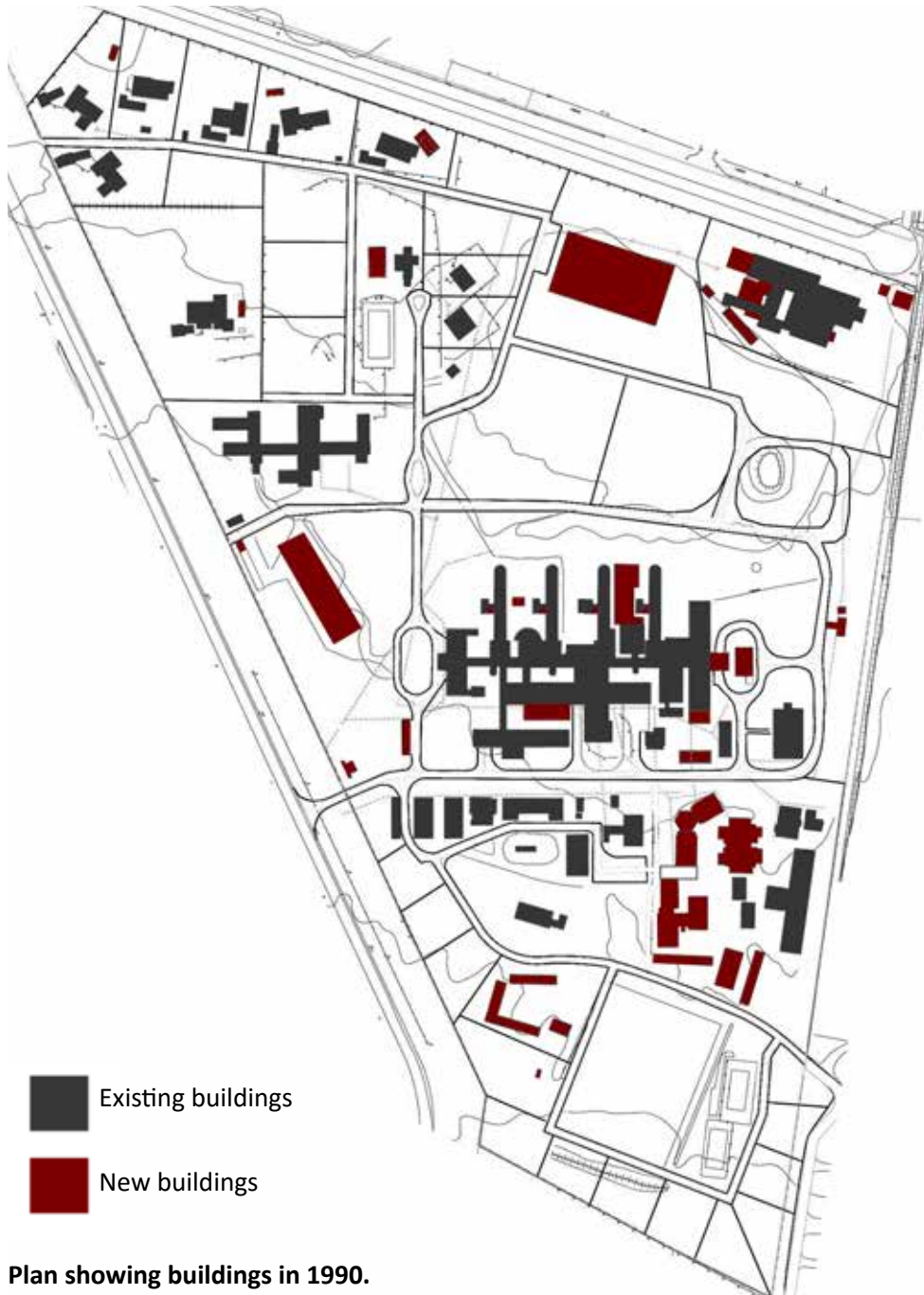


Plan showing buildings in 1960.

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ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4. The Buildings on Erf 7186.

6.4.1. Site survey and significance assessment methodology.

The site inventory was carried out over three days of intense field study in July 2016. All buildings located on the site were investigated and documented. The authors of this report, Keeling and McKechnie, together with two on site security guards (David and Edward) conducted the survey. The objective of this study was to conduct as complete as possible a survey, of the entire Ernest Oppenheimer Hospital site.

Access was possible to the interior of the majority of buildings. Where keys were not available, exterior survey was carried out and additional images taken through windows. The route of the survey was dictated by key availability. To assist with the identification and understanding of each building, existing as built plans (where available) were used during the site investigation. A survey sheet was completed for each building – this sheet has been transcribed and is available in section 6.4.2.

Depending on the character of the building or landscape, its context within the larger site and its evolution through time, authenticity judgements were based on the following criteria:

- form and design (architectural style),
- materials and substance (aesthetics),
- use and function (historical and intended),
- traditions and techniques (rarity and technical interest),
- location and setting (relationship to setting and place),
- spirit and feeling (relationship to historical and social importance), and
- other internal and external factors (et al.).

The assessment of cultural significance or valuation of any resource is often subjective. For this reason a standard set of principles was used to determine each individual buildings significance. The NHRA guidelines provided in Section 3(3) where used to determine whether the building / landscape has potential to be declared a conservation worthy resource:

- (a) its importance in the community, or pattern of South Africa's history;
- (b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
- (i) sites of significance relating to the history of slavery in South Africa.


Additionally, the various buildings were graded by the authors to determine their importance as part of the national estate. Section 7 of the NHRA was used for this purpose.

Grade I: Heritage resources with qualities so exceptional that they are of special national significance;

Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and

Grade III: Other heritage resources worthy of conservation,

Each building was further identified as being high, medium or low quality of the grading.

6.4.2.1 - Doctor's House - Type 7.	
Building number:	1.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1955 - Original construction. 1969 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - N.D. Rathbone and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place, and gable end pigeon holes.

6.4.2.1 - Doctor's House - Type 7.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional bedroom added in 1969.
Integrity of current Structure:	Aesthetically original, however, the house appears severely structurally compromised.
Known lost aspects or changes made:	Additional bedroom and bathroom wing added - does not compromise integrity of design.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 1 - Doctor's House Type 7.



Back elevation of building 1 - Doctor's House Type 7.



Entrance door of building 1 - Doctor's House Type 7.



Interior kitchen of building 1 - Doctor's House Type 7 - refurbished in circa 1969.



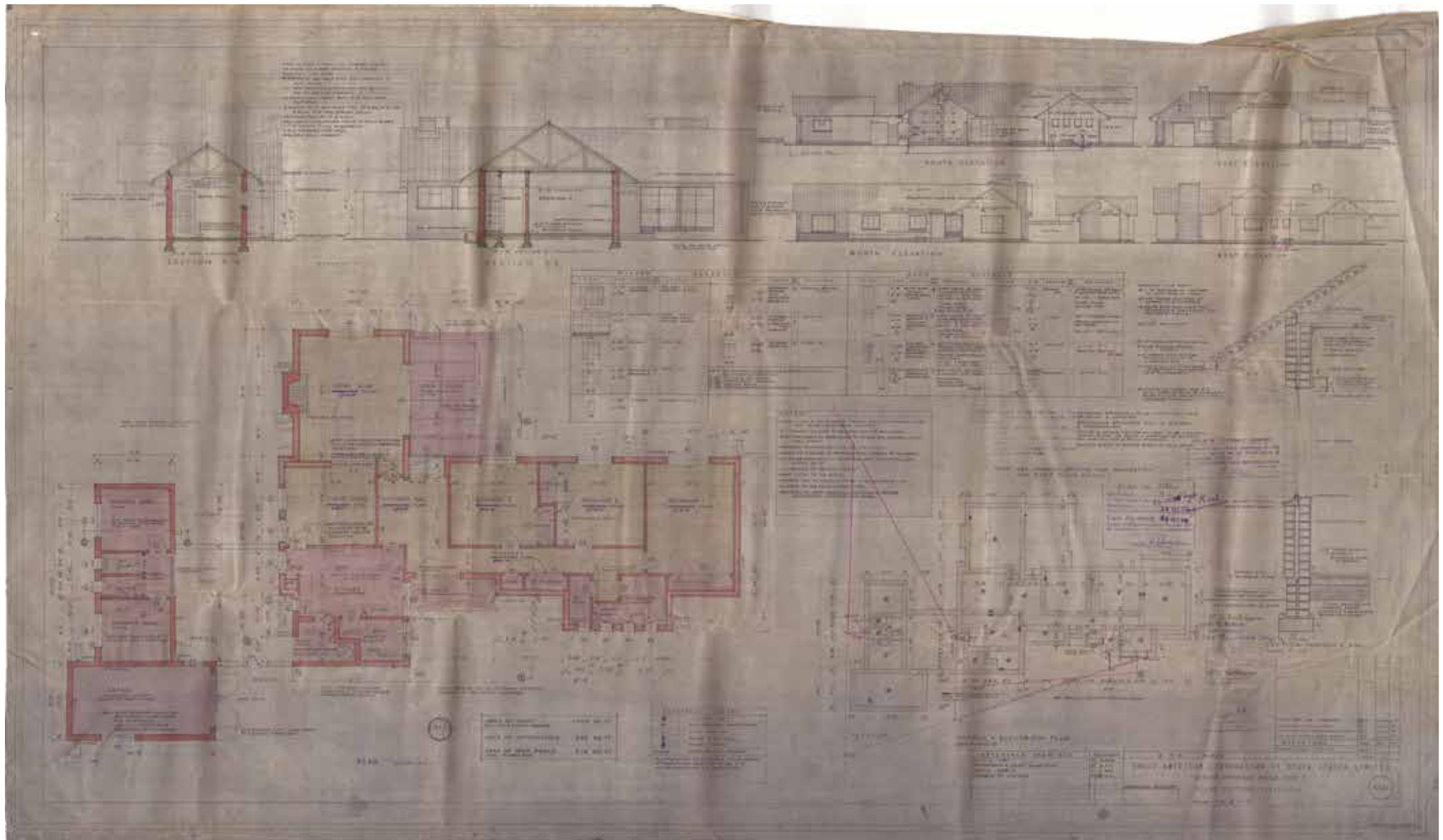
Original fire place in building 1 - Doctor's House Type 7.



Bedroom in building 1 - Doctor's House Type 7.

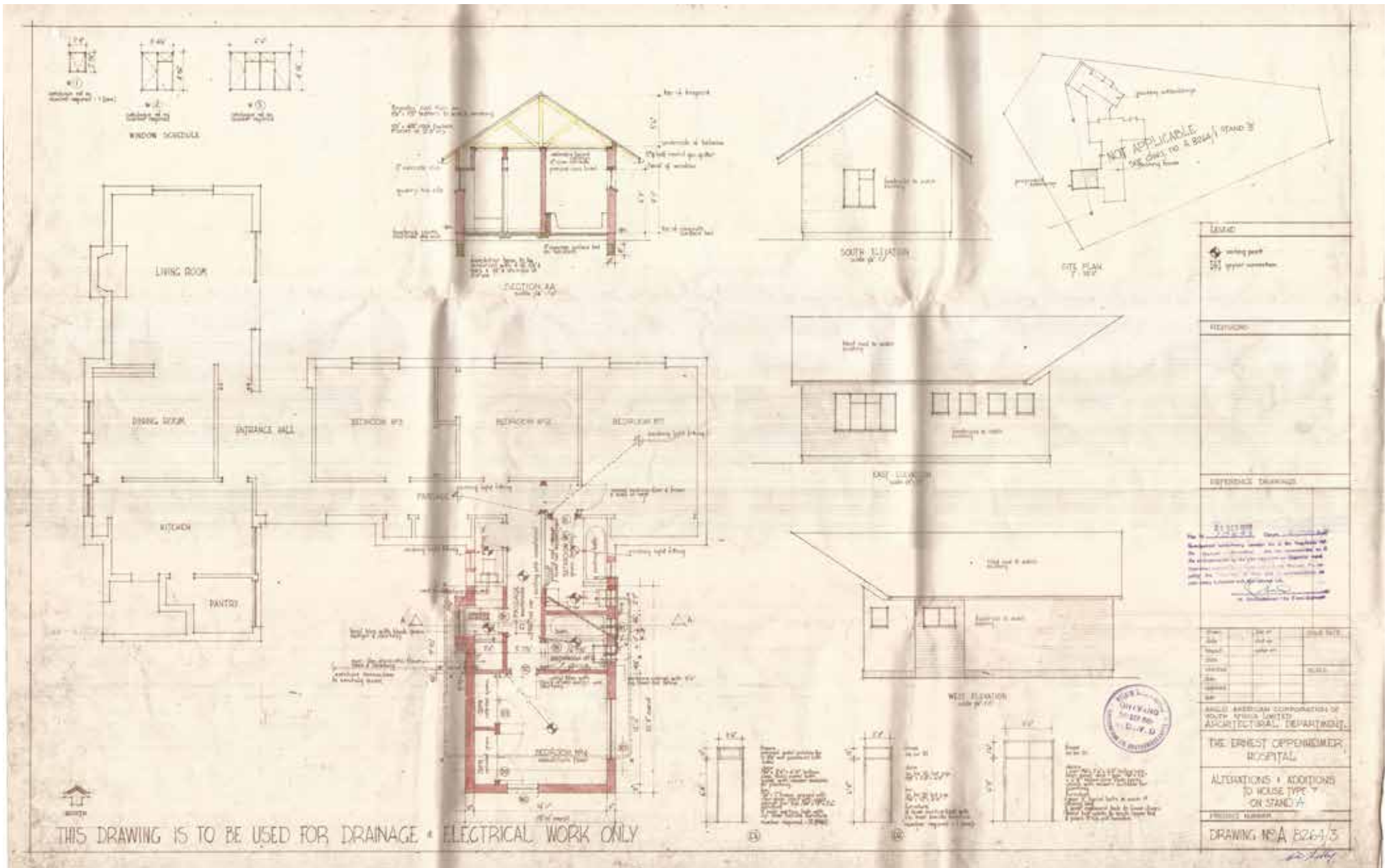


Toilet in building 1 - Doctor's House Type 7.




Original construction plan (1955) for building 1 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

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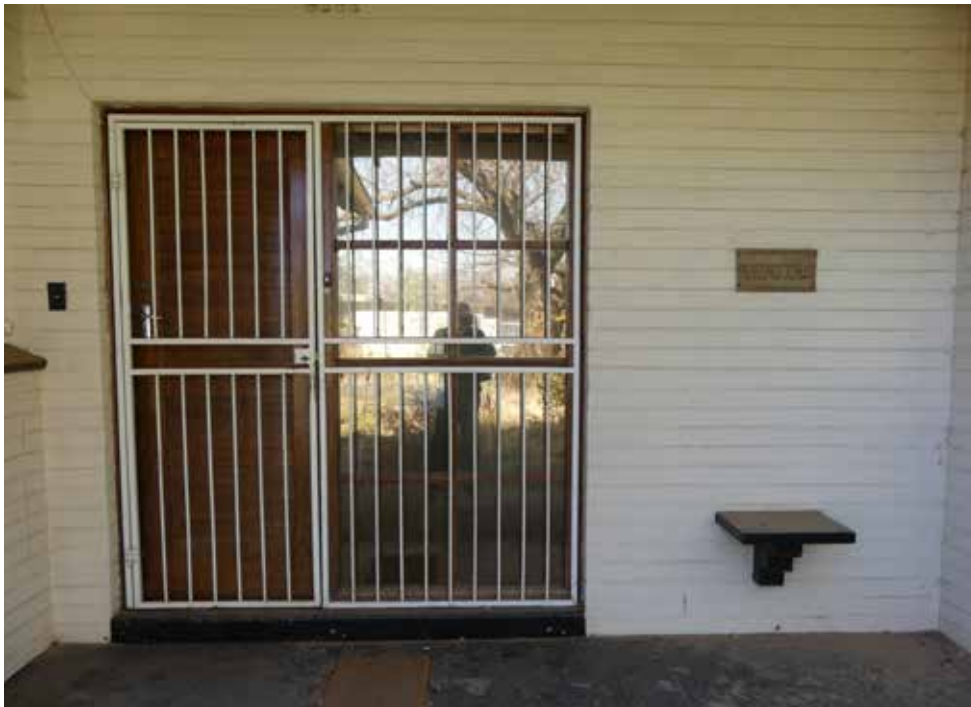
Additions plan (1969) for building 1 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

6.4.2.2 - Doctor's House - Type 7.	
Building number:	2.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1955 - Original construction. 1969 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - N.D. Rathbone and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place and gable end pigeon holes.

6.4.2.2 - Doctor's House - Type 7.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional bedroom added in 1969.
Integrity of current Structure:	Aesthetically original, however, the house appears severely structurally compromised.
Known lost aspects or changes made:	Additional bedroom and bathroom wing added - does not compromise integrity of design. Red face brick facades bag washed and painted.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 2 - Doctor's House Type 7.



Entrance door of building 2 - Doctor's House Type 7.



Back elevation of building 2 - Doctor's House Type 7.

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Kitchen courtyard and coal shed of building 2 - Doctor's House Type 7.



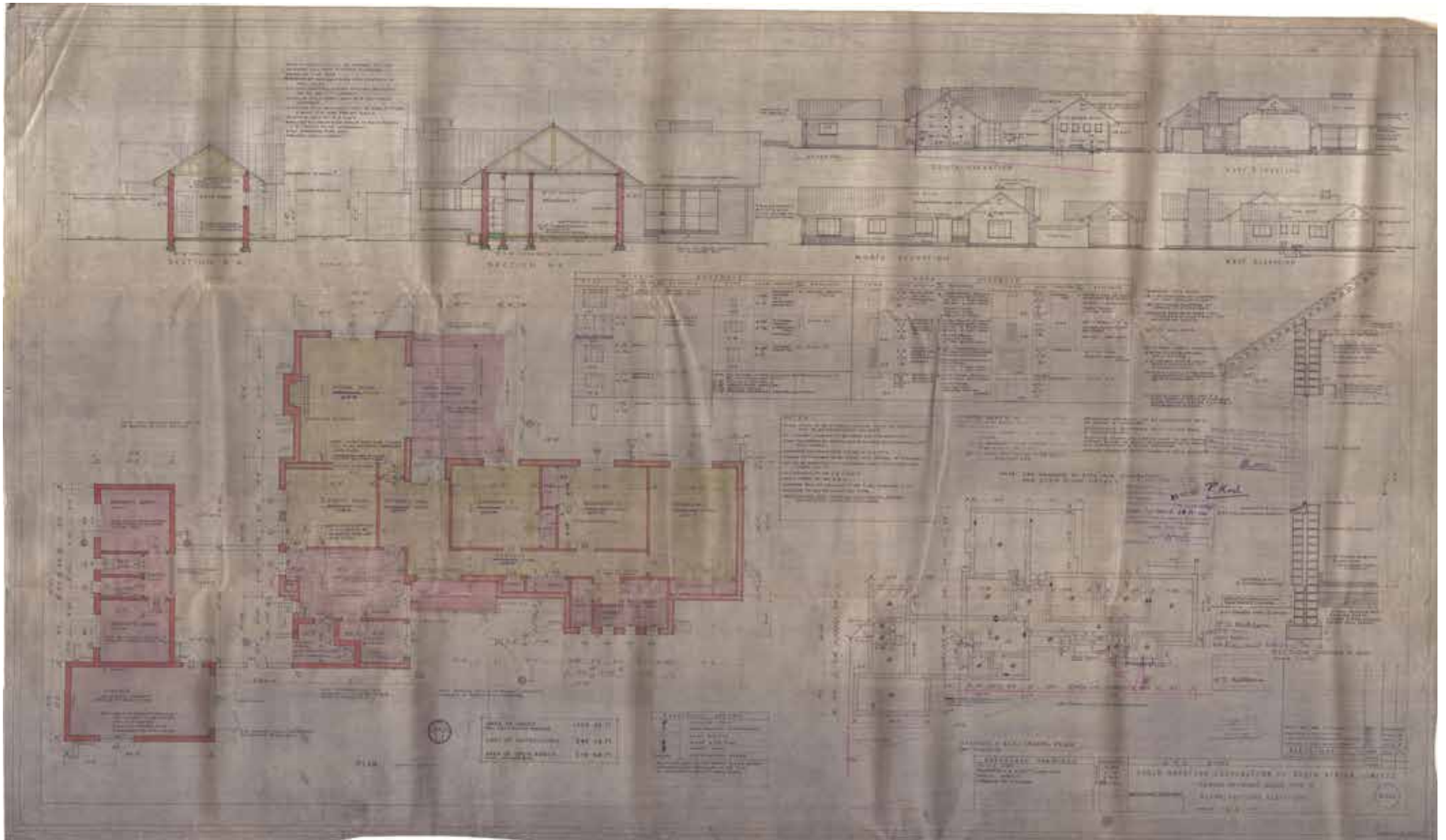
Lounge in building 2 - Doctor's House Type 7.



Trough in outbuildings of building 2 - Doctor's House Type 7.




Bedroom and Cupboard in building 2 - Doctor's House Type 7.



Original construction plan (1955) for building 2 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

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6.4.2.3 - Doctor's House - Type 6.	
Building number:	3.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1955 - Original construction. 1969 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - N.D. Rathbone and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place, original tiles in bathrooms and picture rails.

6.4.2.3 - Doctor's House - Type 6.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional en-suite bathroom added in 1969.
Integrity of current Structure:	Aesthetically original, however, the house appears severely structurally compromised. Unpainted brick facade on West.
Known lost aspects or changes made:	Additional en-suite bathroom - does not compromise integrity of design. Red face brick facades bag washed and painted.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 3 - Doctor's House Type 6.



Original brick on side patio of building 3 - Doctor's House Type 6.



Back elevation of building 3 - Doctor's House Type 6.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Fire place in lounge of building 3 - Doctor's House Type 6.



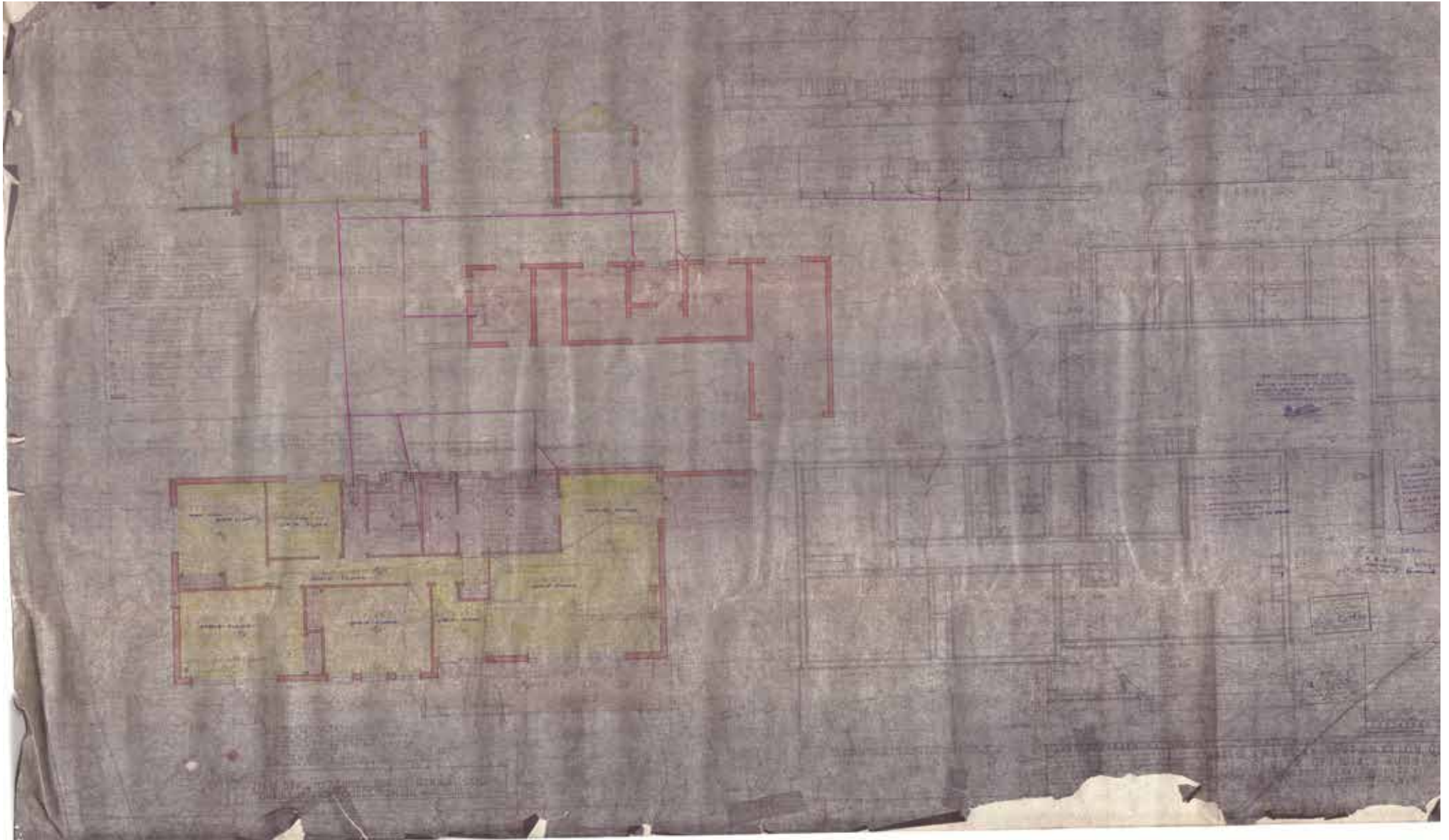
Kitchen in building 3 - Doctor's House Type 6.



Bedroom in building 3 - Doctor's House Type 6.

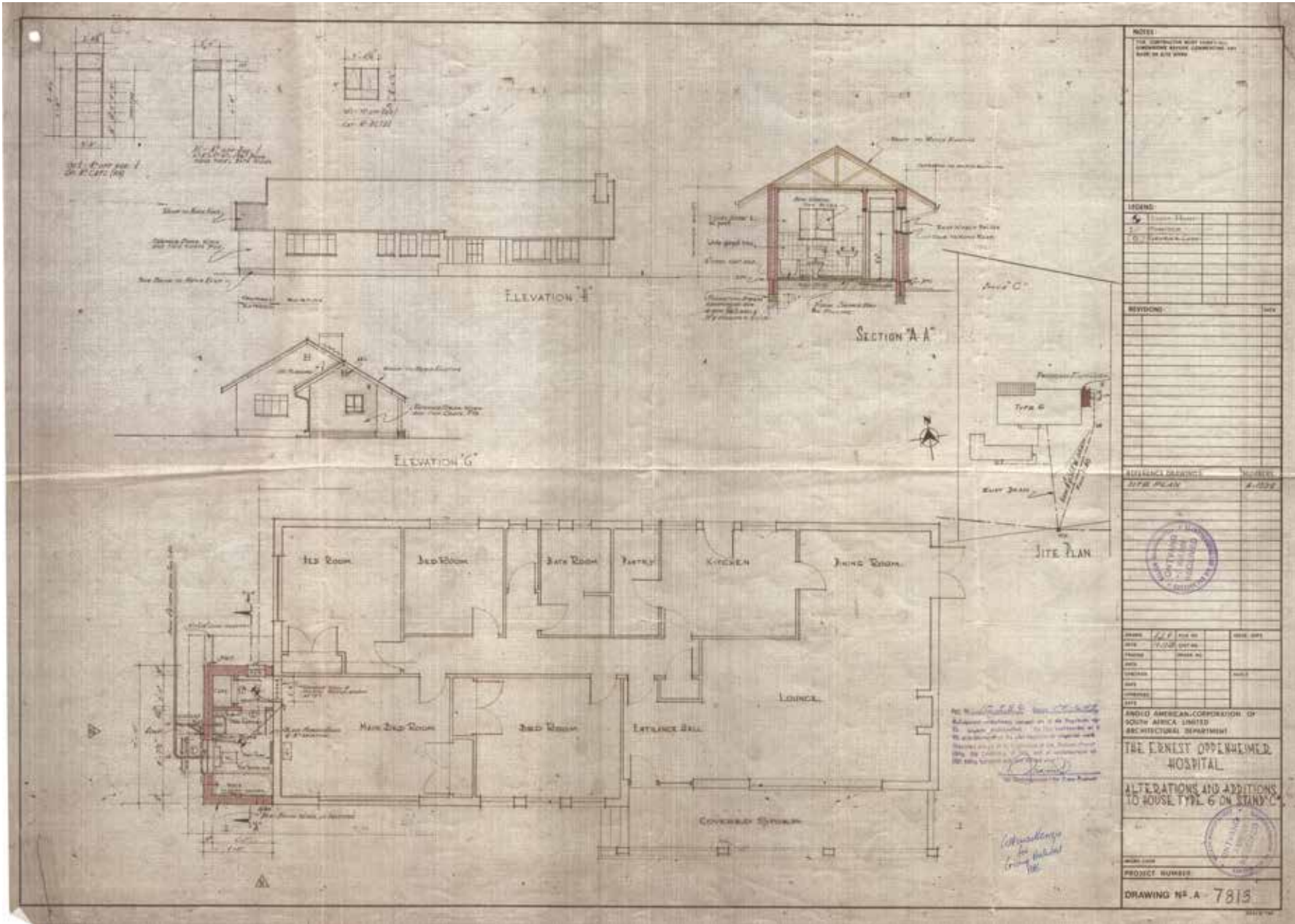


Extended en-suite bathroom in building 3 - Doctor's House Type 6 - 1969 addition.




Original construction plan (1955) for building 3 - Doctor's House Type 6 - from Matjhabeng Local Municipality.

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Additions plan (1969) for building 3 - Doctor's House Type 6 - from Matjhabeng Local Municipality.

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6.4.2.4 - Doctor's House - Type 5.	
Building number:	4.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1955 - Original construction. 1962 & 1968 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - N.D. Rathbone and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place and picture rails.

6.4.2.4 - Doctor's House - Type 5.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional bedroom added in 1962 and porch enclosed in 1968.
Integrity of current Structure:	Aesthetically original.
Known lost aspects or changes made:	Additional bedroom and enclosed porch - does not compromise integrity of design. Red face brick facades bag washed and painted.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 4 - Doctor's House Type 5.



Side elevation of building 4 - Doctor's House Type 5.



Entrance off of street of building 4 - Doctor's House Type 5.

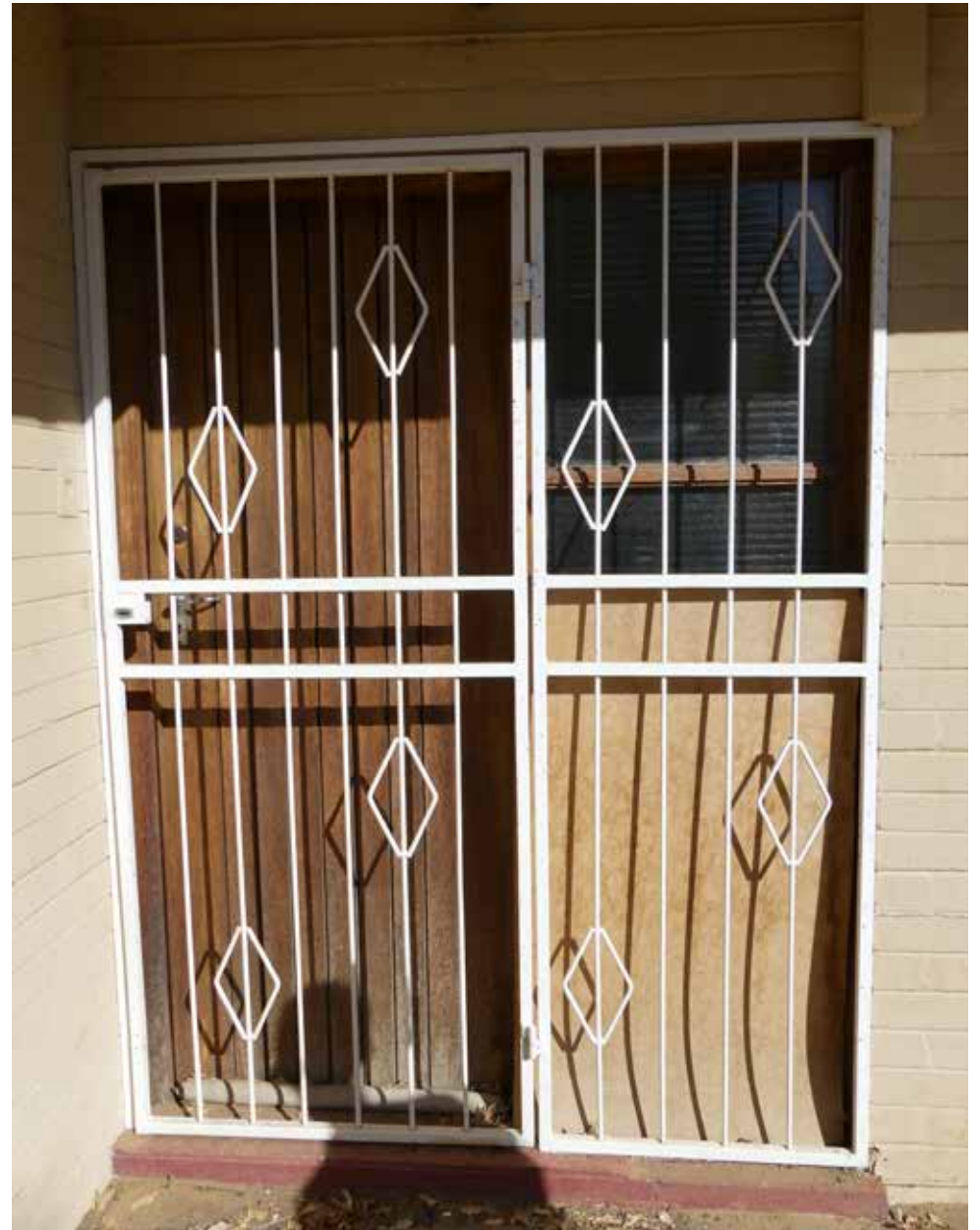
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



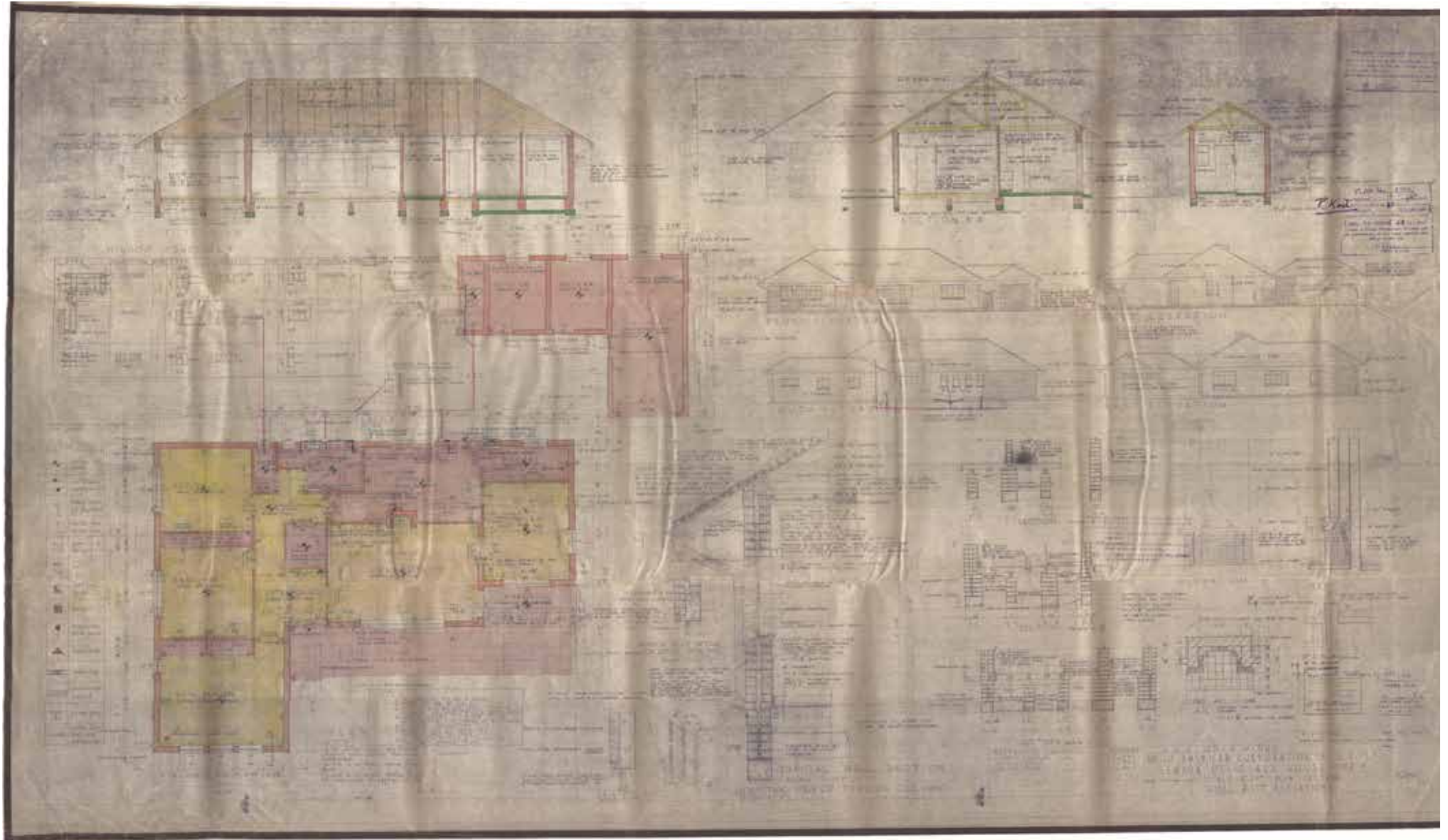
Underside of roof of building 4 - Doctor's House Type 5 - steel poles tying walls together.



Fire place in lounge of building 4 - Doctor's House Type 5.

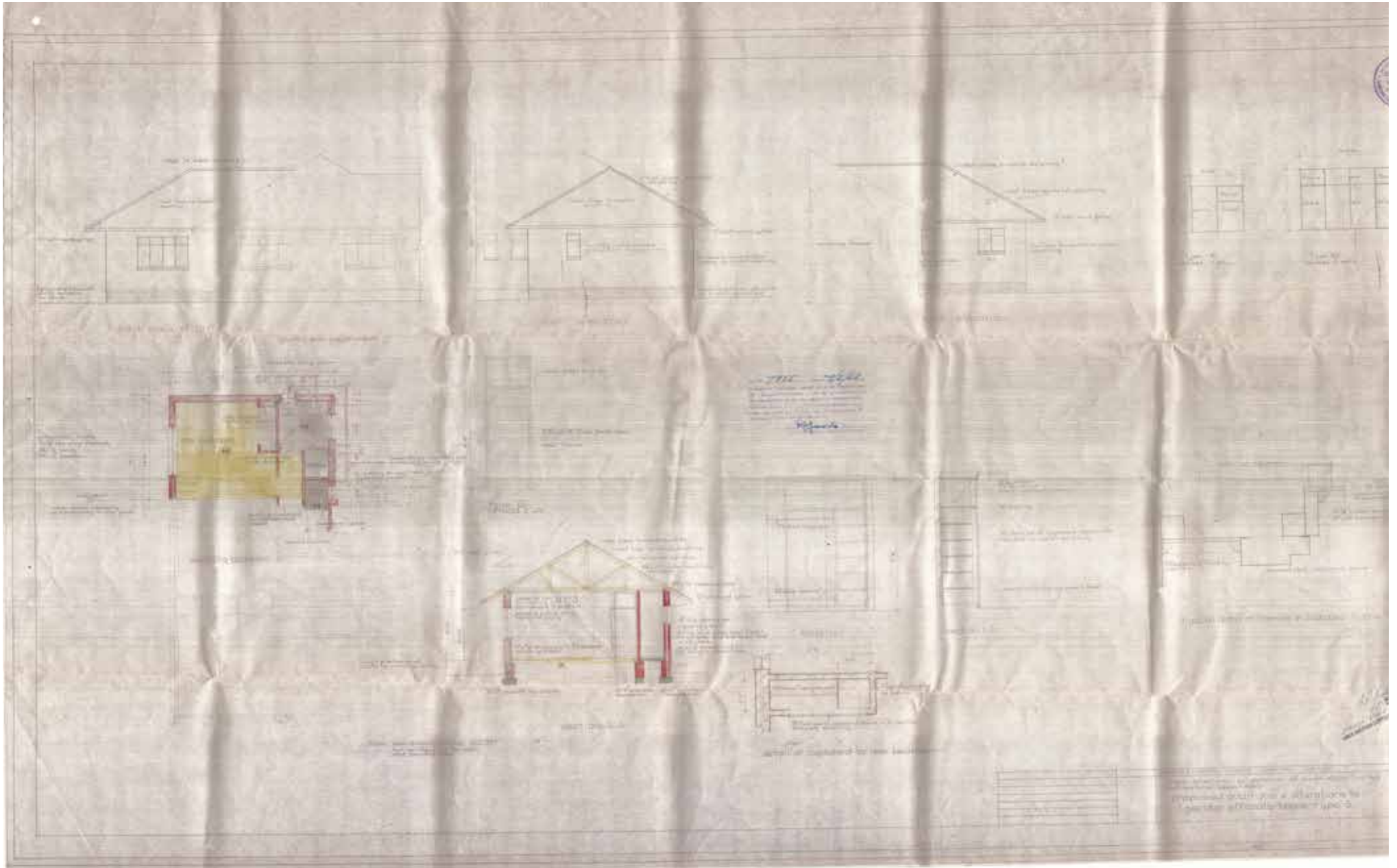


Entrance doors of building 4 - Doctor's House Type 5.



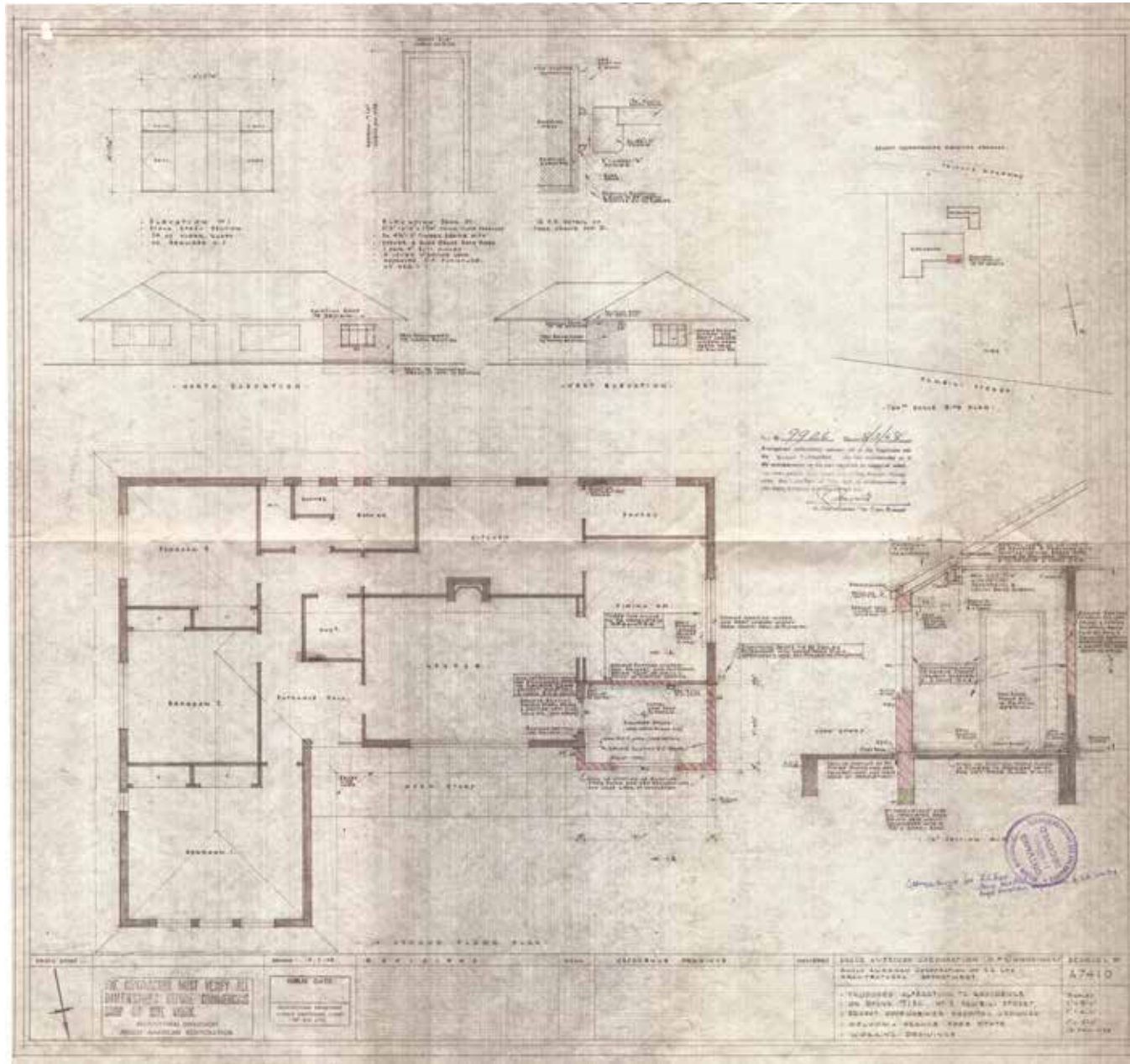
Original construction plan (1955) for building 4 - Doctor's House Type 5 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




Additions plan (1962) for building 4 - Doctor's House Type 5 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Additions plan (1968) for building 4 - Doctor's House Type 5 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.5 - Doctor's House - Type 7.	
Building number:	5.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1956 - Original construction. 1962 & 1987 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - N.D. Rathbone and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place, gable end pigeon holes and some original door furniture remains.

6.4.2.5 - Doctor's House - Type 7.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional bedroom added in 1969 and pool in 1987 for Dr Cant.
Integrity of current Structure:	Aesthetically fairly original.
Known lost aspects or changes made:	Additional bedroom and bathroom wing added - does not compromise integrity of design.
Scientific or Re-research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 5 - Doctor's House Type 7.



Entrance door of building 5 - Doctor's House Type 7.



Back door of building 5 - Doctor's House Type 7.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Door hardware in building 5 - Doctor's House Type 7.



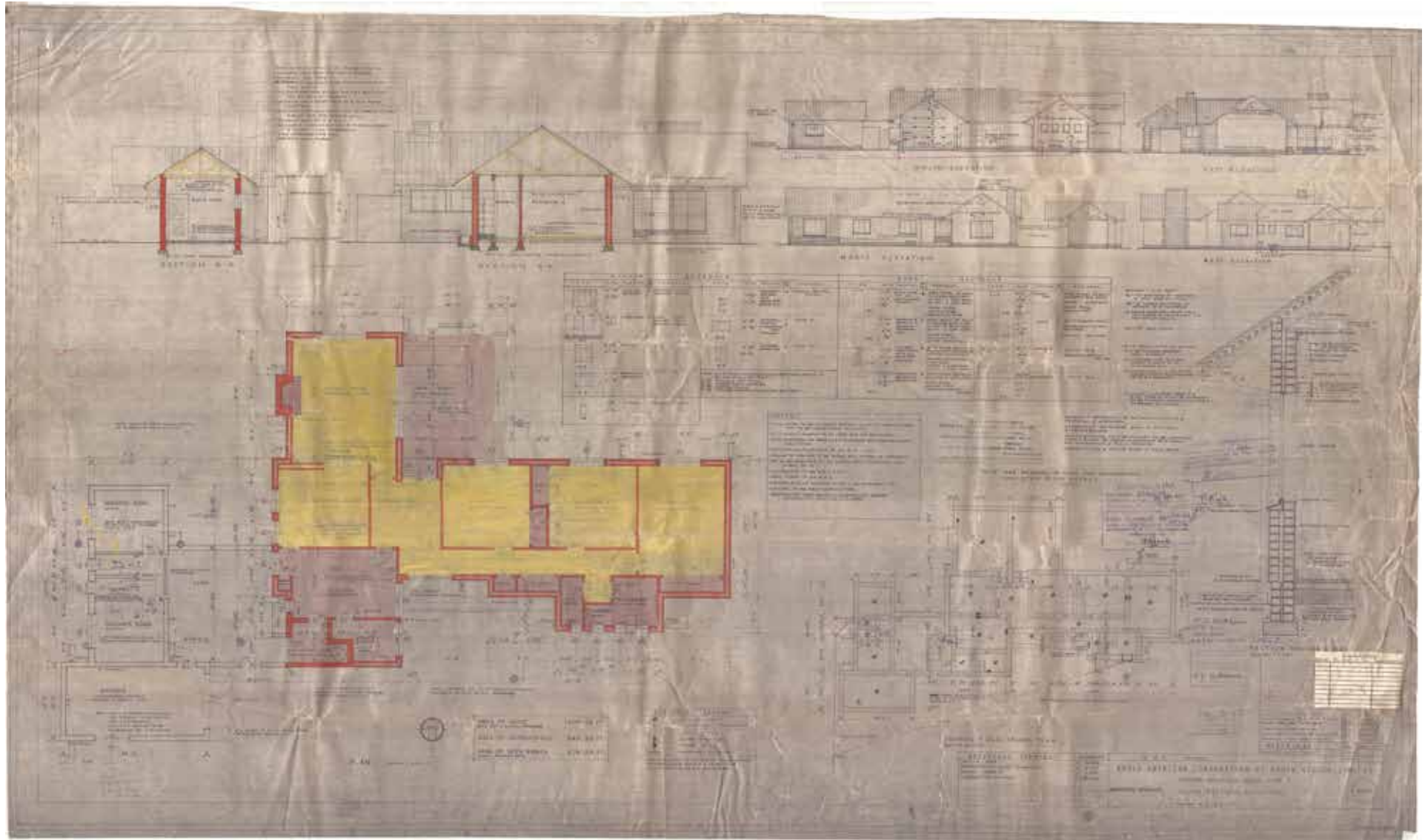
Modified fire place in building 5 - Doctor's House Type 7.



Bedroom in building 5 - Doctor's House Type 7.

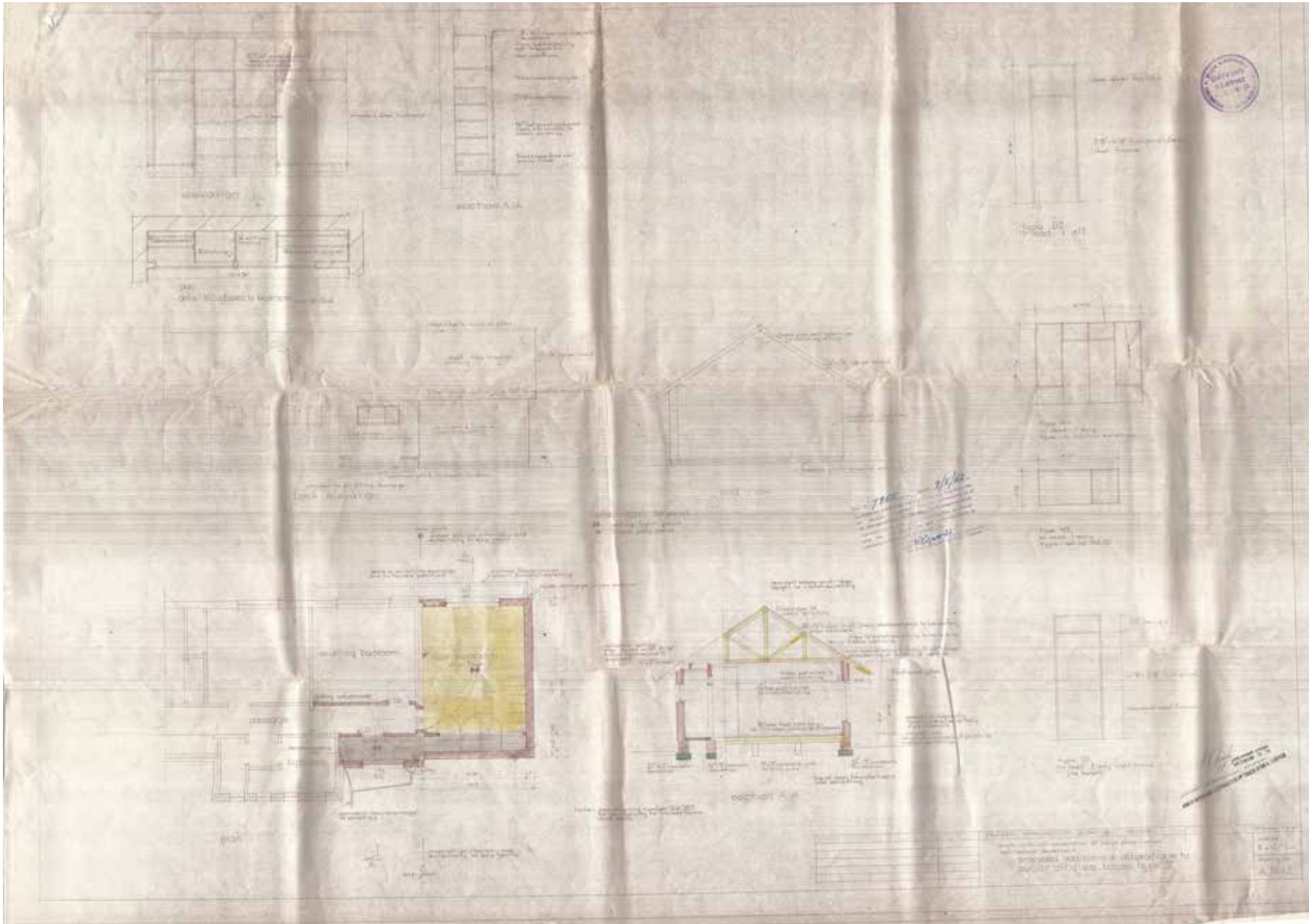


Kitchen in building 5 - Doctor's House Type 7.



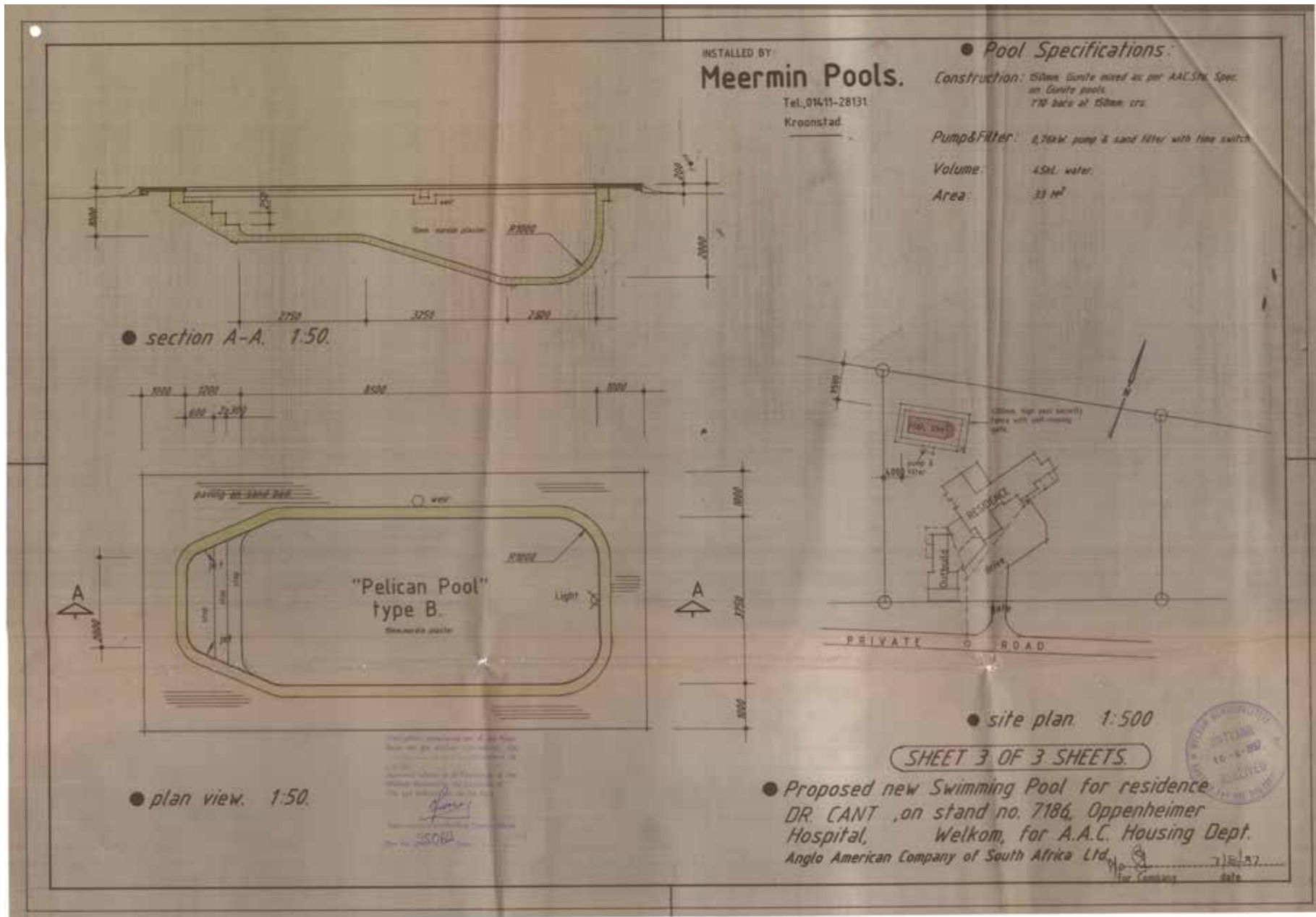
Original construction plan (1956) for building 5 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




Additions plan (1962) for building 5 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Additions plan (1987) for building 5 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

6.4.2.6 - Doctor's House - First Doctor's House.	
Building number:	6.
Location:	
Approved / Existing Plans:	Yes - Original construction and pool.
Date of Construction:	1952 - Original construction. 1986 - Pool added (other changes made but no plans).
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects - reeded glass - modernist steel windows and modernist terracotta window sills.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.

6.4.2.6 - Doctor's House - First Doctor's House.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Several evident on visual inspection, no planning records. Pool added in 1986.
Integrity of current Structure:	Aesthetically fairly original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of building 6.



Courtyard of building 6.



Extension on right (not on original plan) of building 6.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



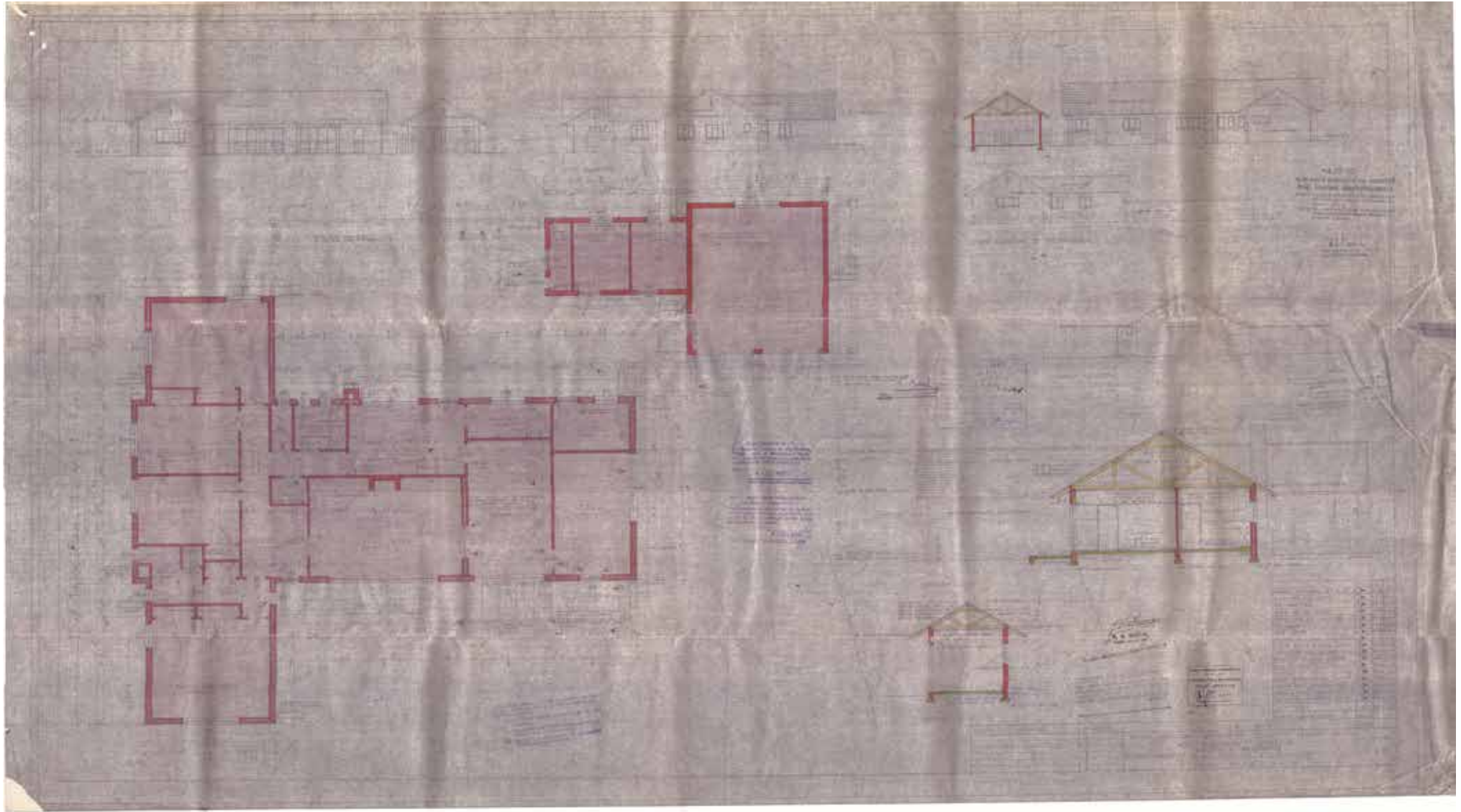
Interior of garage of building 6.



Fireplace in lounge of building 6.

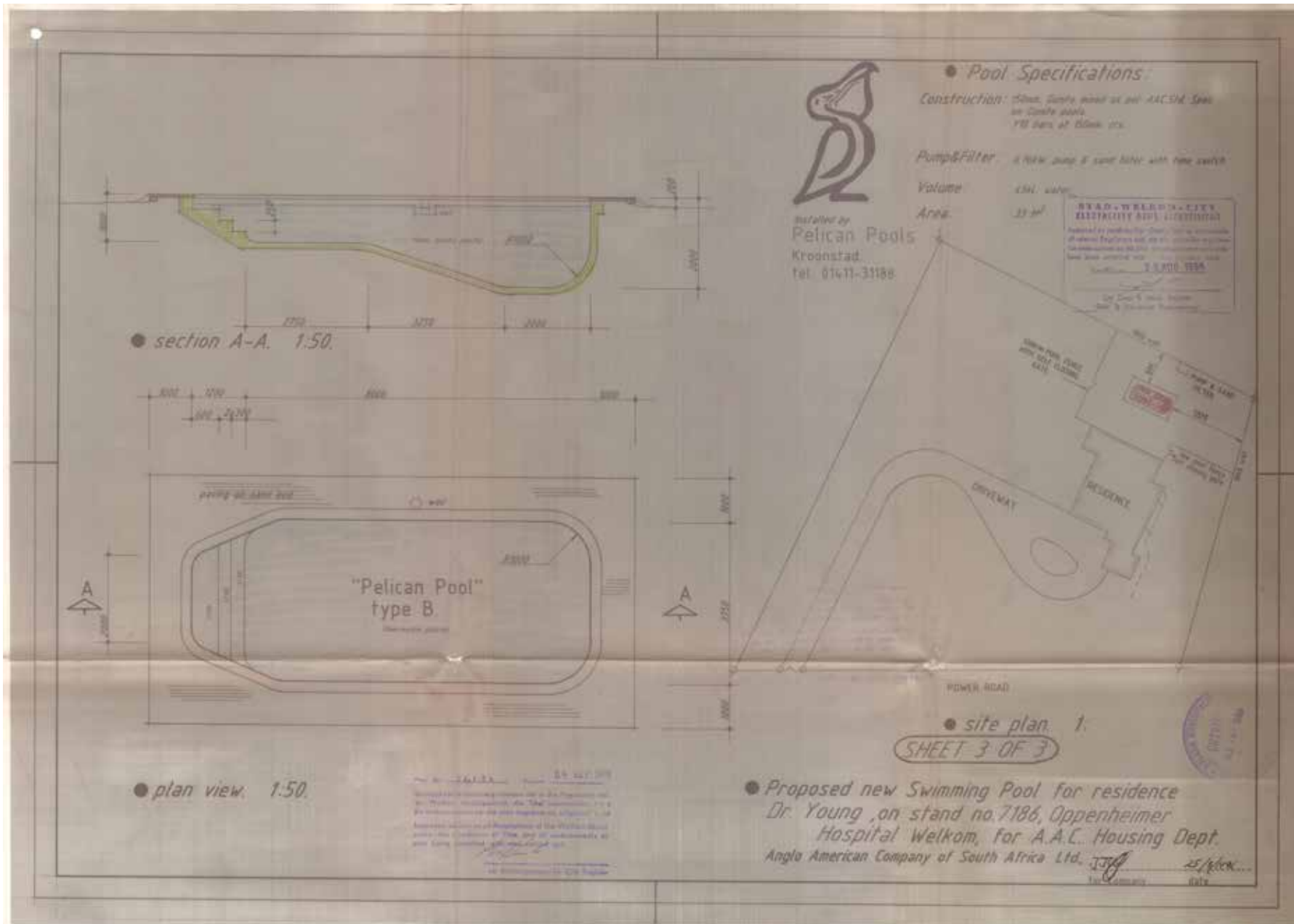


Original door on patio of building 6.




Original construction plan (1952) for building 6 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Pool plan (1986) for building 6 - from Matjhabeng Local Municipality.

6.4.2.7 - Doctor's House - Type 6.	
Building number:	7.
Location:	
Approved / Existing Plans:	Yes - For Pool.
Date of Construction:	1956 - Assumed. 1987 - Pool.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Doctor's House / Senior Official House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects. Interesting mid 20 Century modern entrance door - reeded glass - modernist steel windows, modernist terracotta window sills, interesting fire place, original tiles in bathrooms and picture rails.

6.4.2.7 - Doctor's House - Type 6.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, additional en-suite bathroom added in 1969 (assumed) and swimming pool added in 1987.
Integrity of current Structure:	Fairly aesthetically original, building in very poor condition and semi gutted.
Known lost aspects or changes made:	Additional en-suite bathroom - does not compromise integrity of design. Red face brick facades bag washed and painted
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front entrance of building 7 - Doctor's House Type 6.



Garage of building 7 - Doctor's House Type 6.



Side patio of building 7 - Doctor's House Type 6.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Fire place in lounge of building 7 - Doctor's House Type 6.



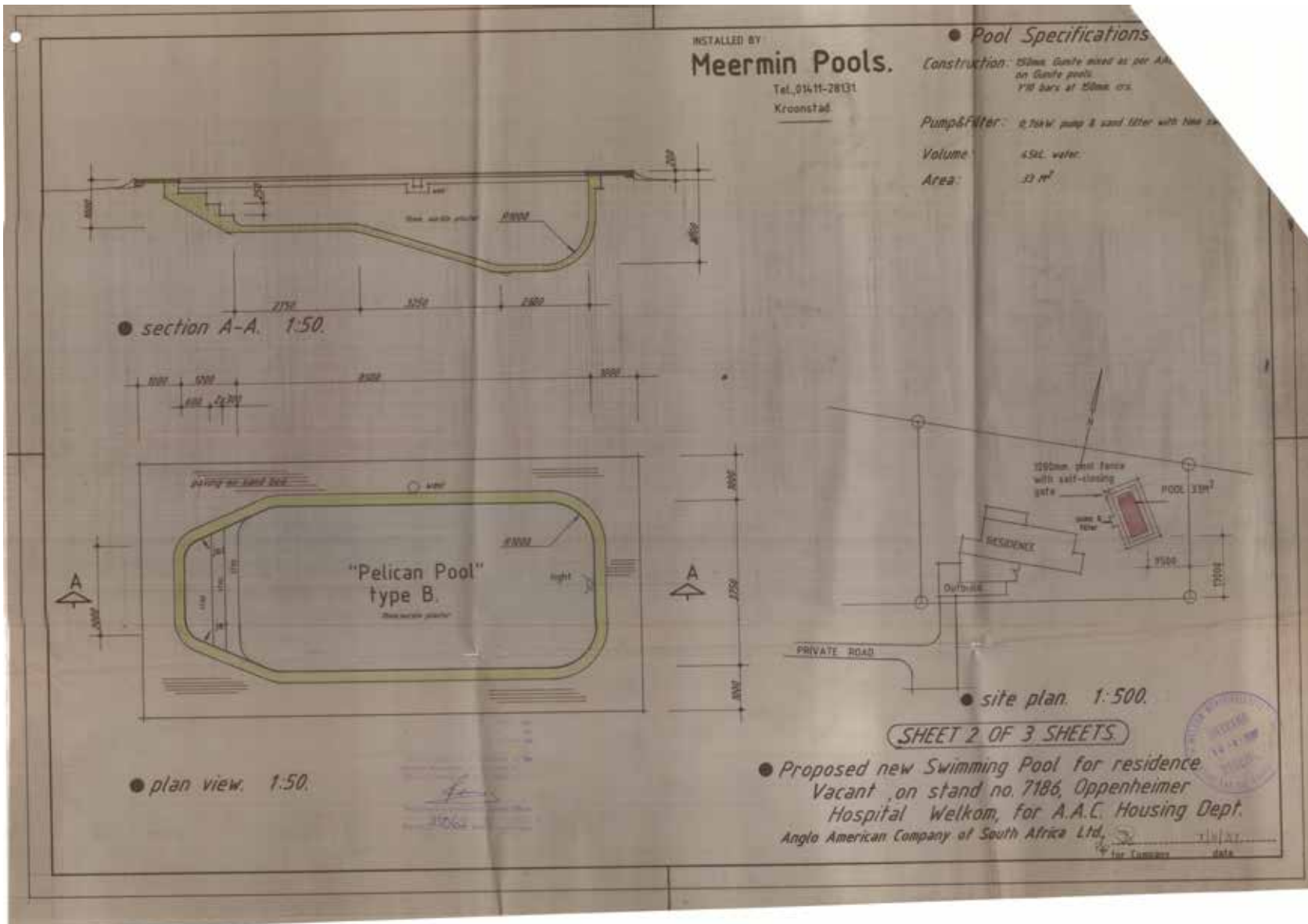
Lounge of building 7 - Doctor's House Type 6.




Bedroom in building 7 - Doctor's House Type 6.



Family bathroom in building 7 - Doctor's House Type 6.



Pool plan (1987) for building 6 - Doctor's House Type 7 - from Matjhabeng Local Municipality.

6.4.2.8 - Junior Doctor's House.	
Building number:	8.
Location:	
Approved / Existing Plans:	No plans available.
Date of Construction:	Mid 1950s (assumed).
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Junior Doctor's House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects, modernist steel windows, modernist terracotta window sills, interesting fire place, interesting chimney feature and interesting brick planter boxes.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.

6.4.2.8 - Junior Doctor's House.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, verandah covered by thatch lapa.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Red face brick facades bag washed and painted.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Panoramic view of building 8.




Panoramic view of front entrance of building 8.



Back elevation of building 8.



Side of building 8.

6.4.2.9 - Junior Doctor's House.	
Building number:	9.
Location:	
Approved / Existing Plans:	No plans available
Date of Construction:	Mid 1950s (assumed).
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology originally red and dark brick, now white bag washed.
Historical Use:	Junior Doctor's House.
Intended Use:	Doctor's House.
Rarity or Technical interest:	No rare aspects, modernist steel windows, modernist terracotta window sills, interesting fire place, interesting chimney feature and interesting brick planter boxes.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.

6.4.2.9 - Junior Doctor's House.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	None apparent.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Red face brick facades bag washed and painted.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Back view of building 9.




Front entrance of building 9.



Planter at back of building 9.



Patio at side of building 9.

6.4.2.10 - Shed.	
Building number:	10.
Location:	
Approved / Existing Plans:	No plans available.
Date of Construction:	Unknown - assumed circa 1975.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Asbestos type storage shed.
Historical Use:	Storage shed / Carport.
Intended Use:	Demolition.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Possible garage for Junior Doctor's houses.


6.4.2.10 - Shed.	
Relationship to historical aspects:	None.
Social Importance:	None.
Modifications:	Unknown.
Integrity of current Structure:	Fairly original.
Known lost aspects or changes made:	Unknown.
Scientific or Re-search Potential:	None.
Other:	Building is constructed of hazardous material and should be carefully demolished and disposed of in line with health and safety requirements.
Protection:	None.
Significance:	Low.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Front of building 10.



Side of building 10.

6.4.2.11 - Recreational Area.	
Building number:	11.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1956 - Original construction. Circa late 1980s - Pool filled in (now a thatch lapa) and bowling green no longer in existence - assumed removal when new pools built at houses.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - K.S. Birch and S. G. Fampallh.
Architectural Style / Aesthetics :	Mid 20th Century public recreation facility.
Historical Use:	Swimming Pool and change rooms with bowling green
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.

6.4.2.11 - Recreational Area.	
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed structures.
Relationship to historical aspects:	None.
Social Importance:	Building represents a built document of public social facilities provided to official staff and their families in the mining sector in mid century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Pool filled in, lapa constructed, bowling green removed.
Integrity of current Structure:	Much changed.
Known lost aspects or changes made:	Yes, swimming pool and bowling green no longer in existence.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of front of building 11.



Addition to side of building 11.



Interior of building 11.

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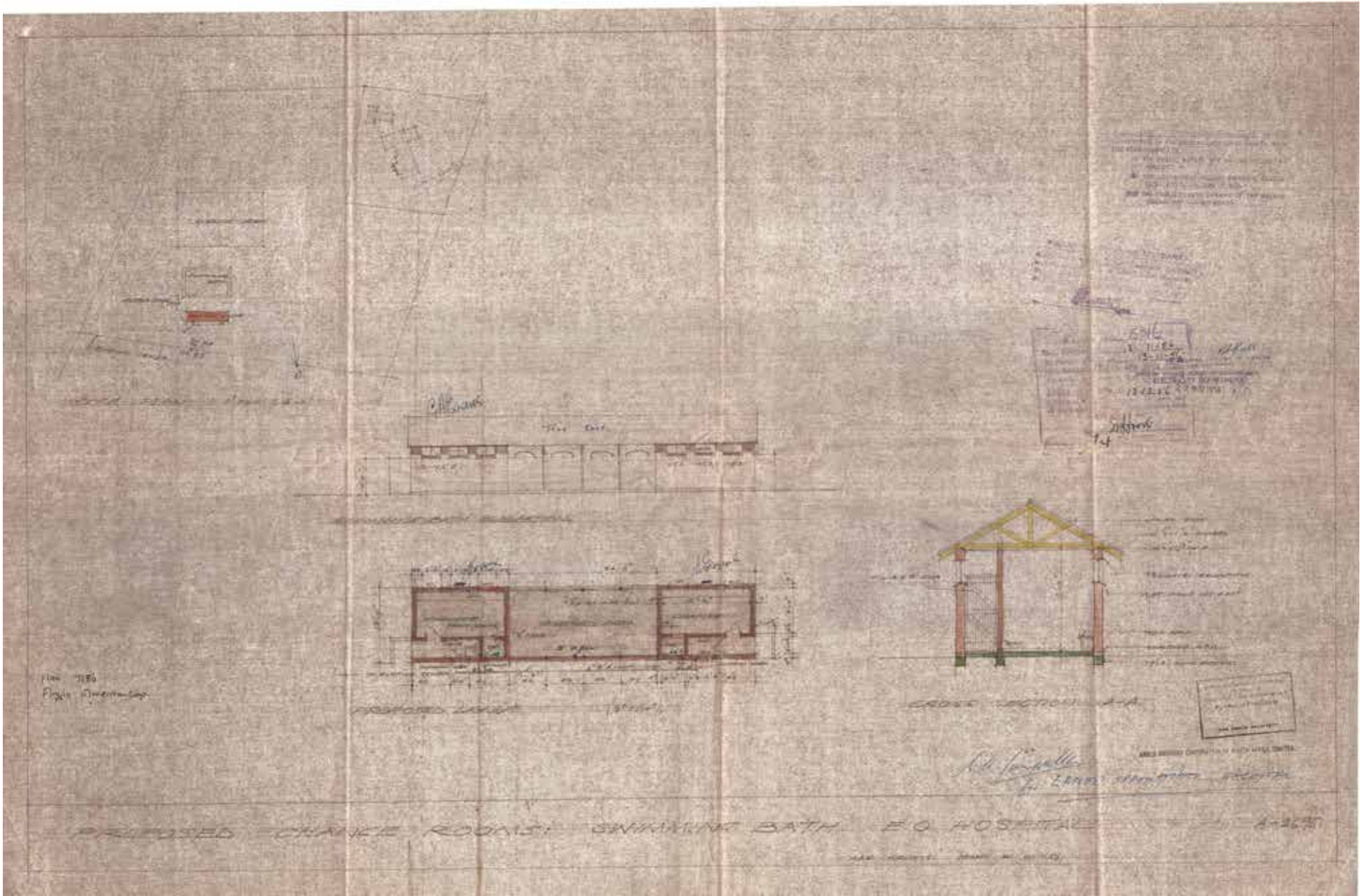


Panoramic view of back of building 11.



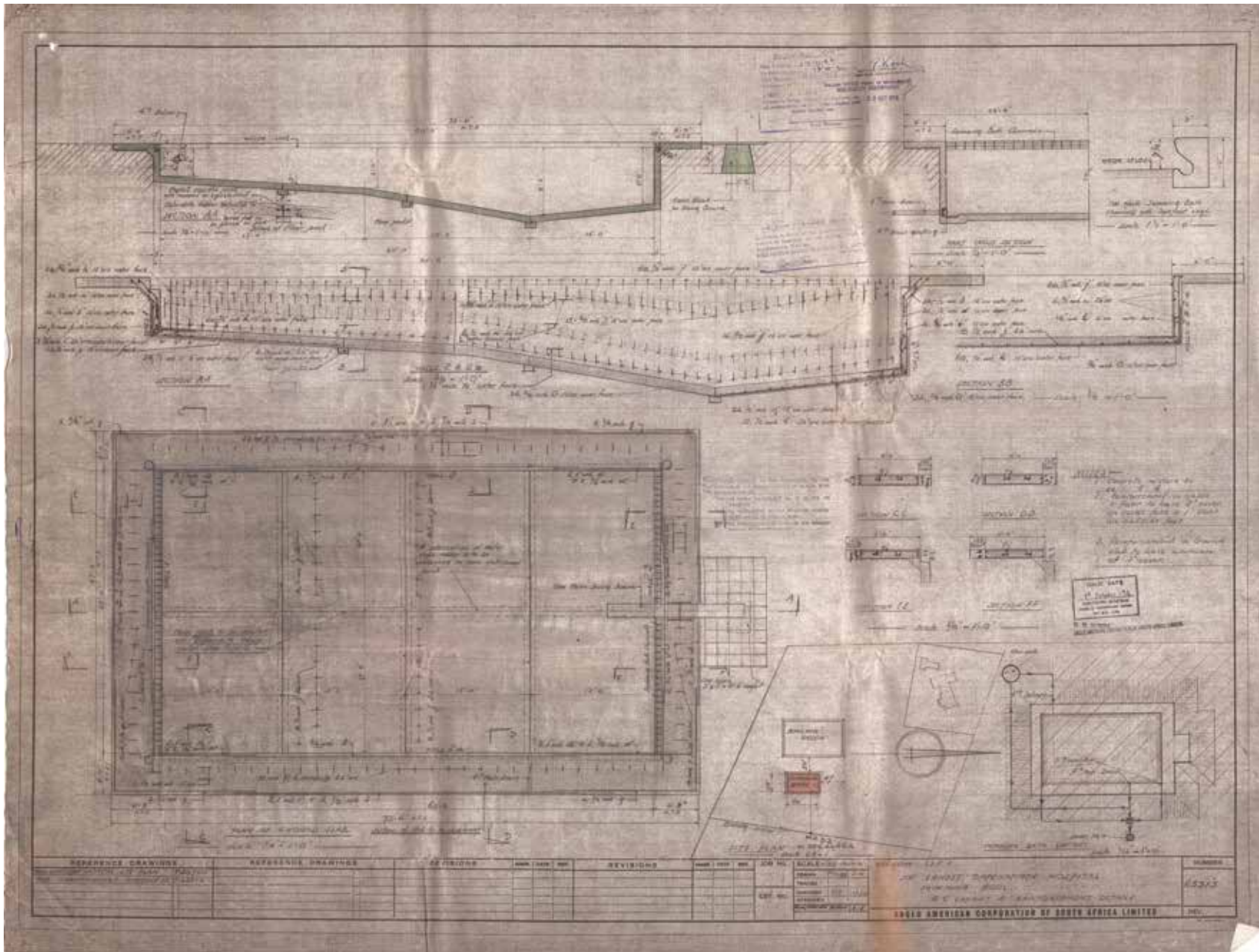
Thatch Lapa now in location of swimming pool - building 11.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




Original construction plan (1956) for building 11 - Change area for swimming pool - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original construction plan (1956) for swimming pool - building 11 - from Matjhabeng Local Municipality.

6.4.2.12 - Audiometry Centre.	
Building number:	12.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1989 - Original construction.
Original Architect:	Anglo American Corporation of South Africa Limited- Architectural Department - Unknown.
Architectural Style / Aesthetics :	Post modern public facility.
Historical Use:	Audiometry Centre.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in close proximity to the aptitude testing station.

6.4.2.12 - Audiometry Centre.	
Relationship to historical aspects:	None.
Social Importance:	Building represents a built document of public facilities provided to black workers in the mining sector in apartheid South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Unknown.
Integrity of current Structure:	Fairly original, limited changes.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of Eastern elevation of building 12.



Panoramic view of Southern elevation of building 12.

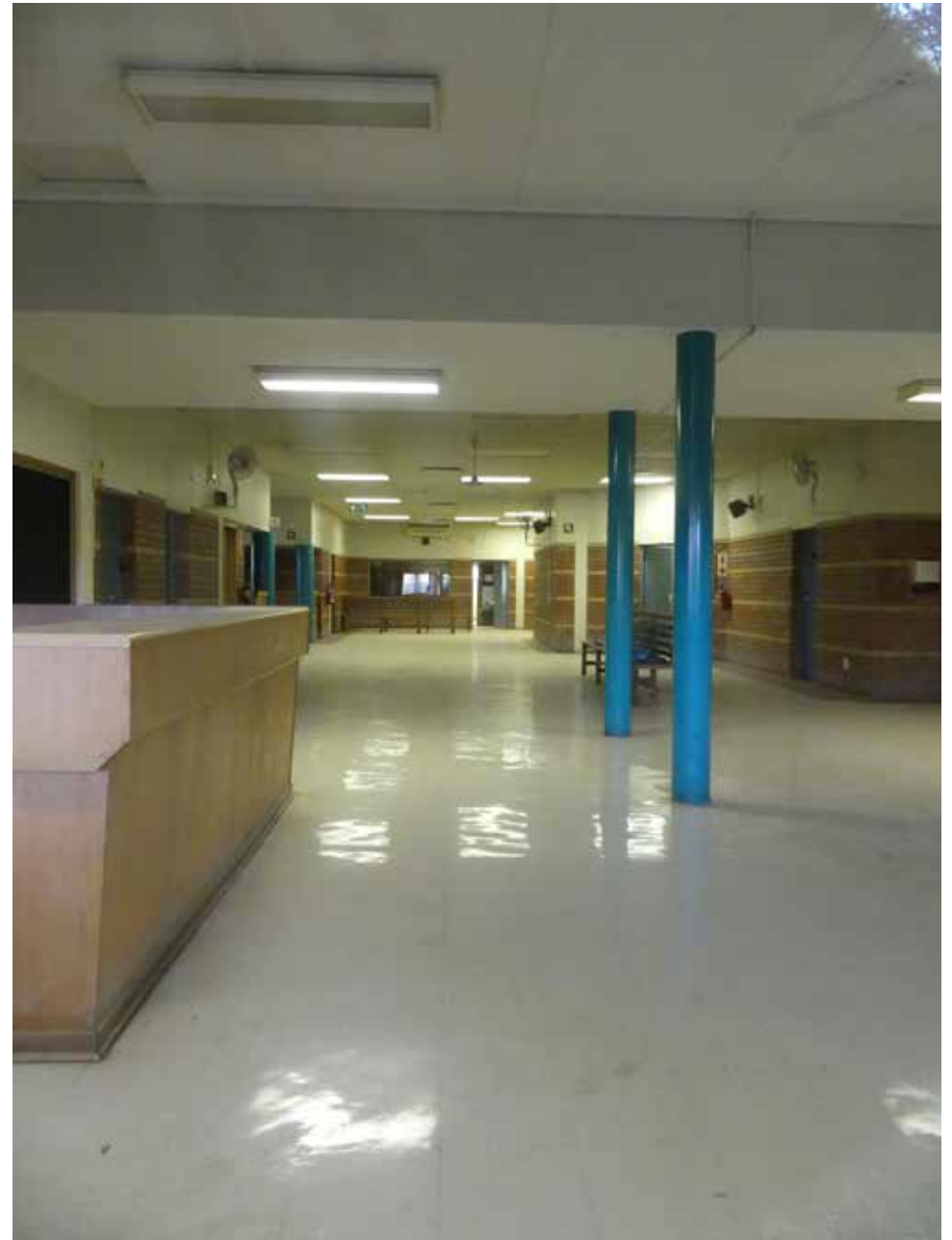
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



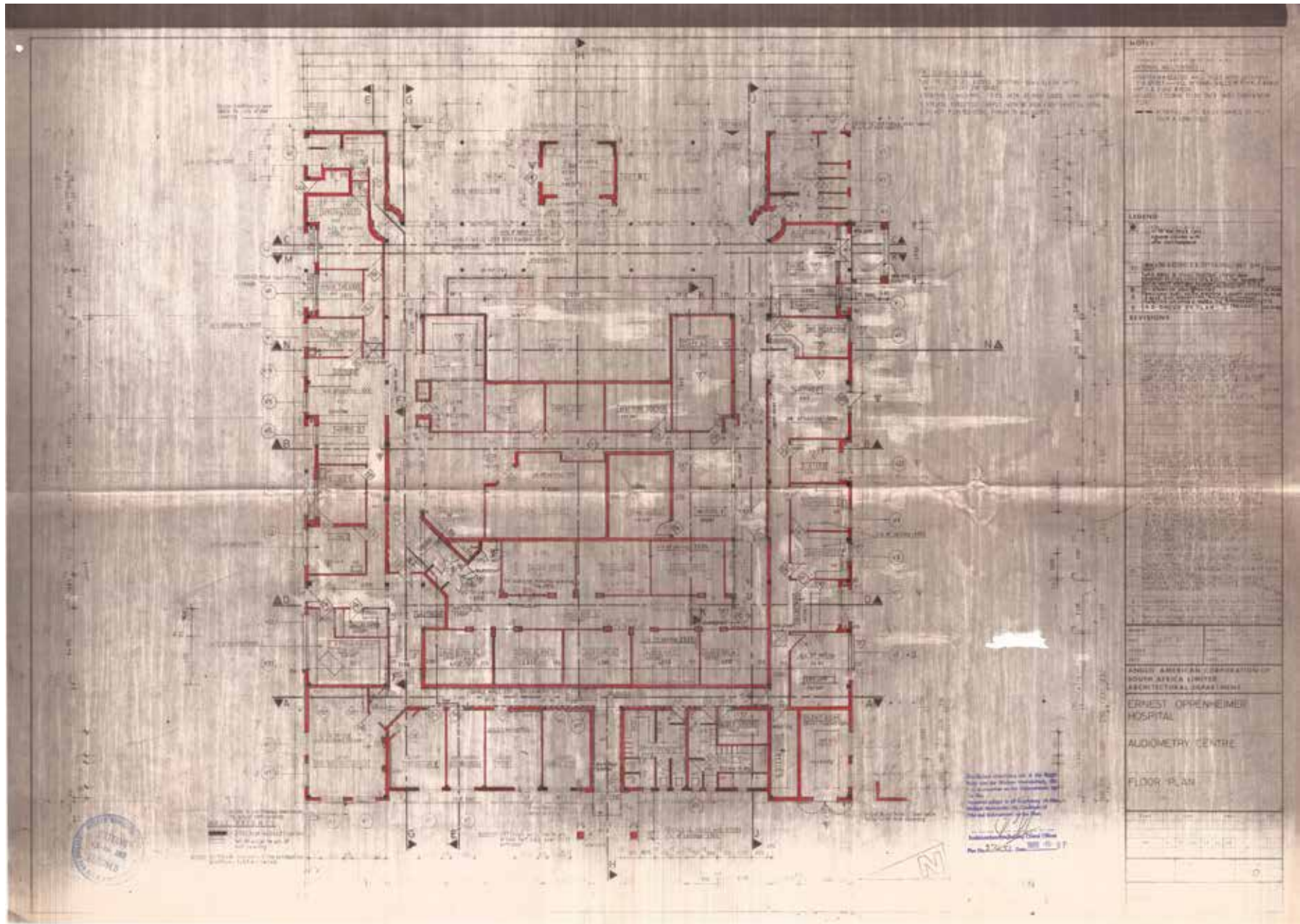
Main entrance to building 12.



Detail of side of building 12.

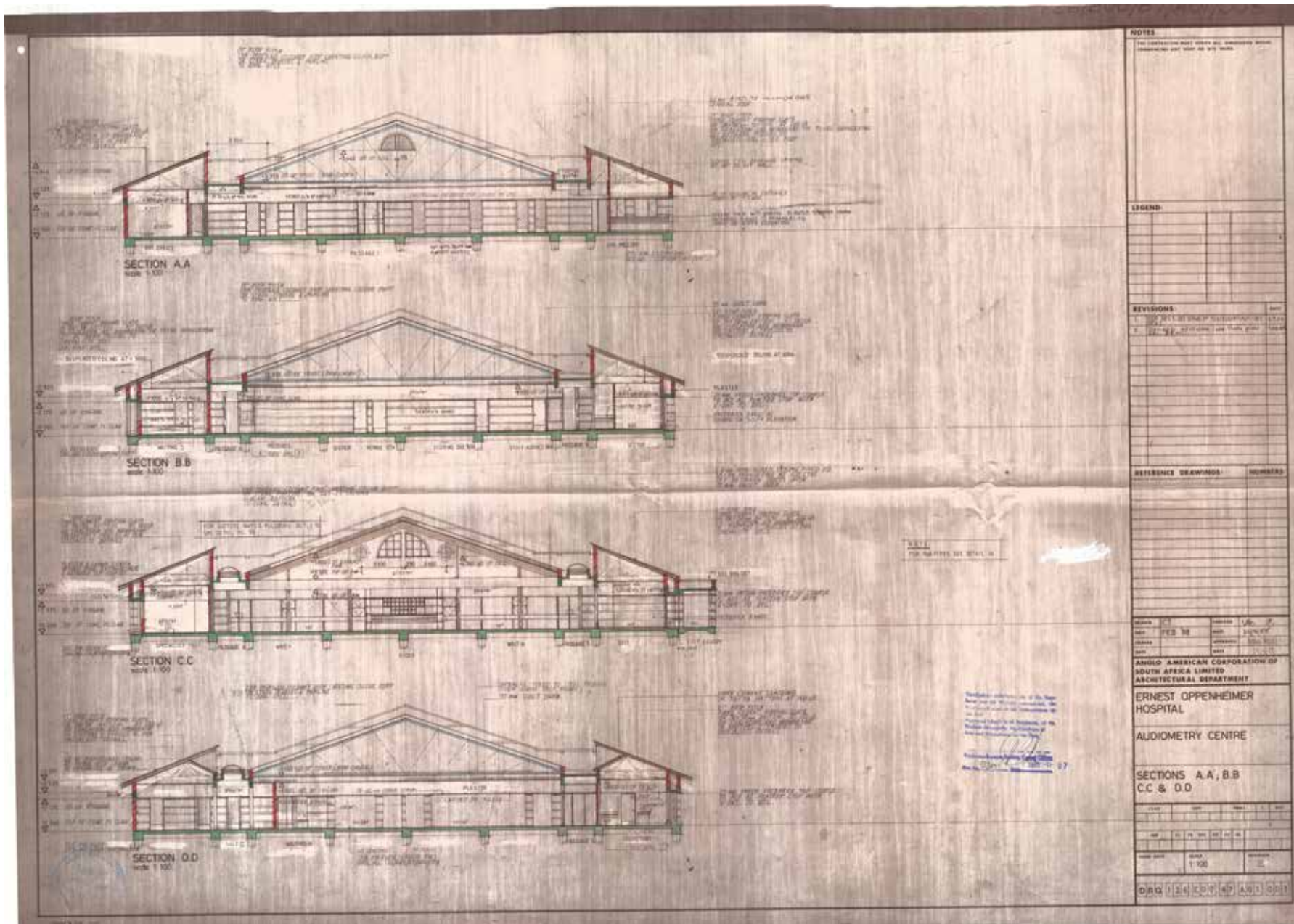


Interior of building 12.

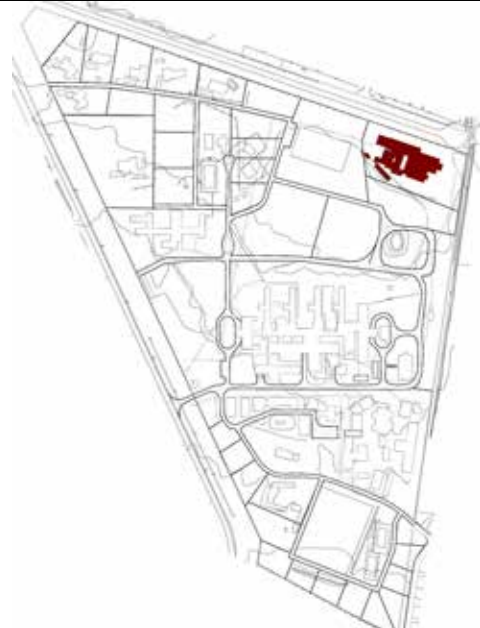


Original construction plan (1989) for building 12 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original elevations (1989) for building 12 - from Matjhabeng Local Municipality.

6.4.2.13 - Aptitude Testing Station.	
Building number:	13.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1954 - Original construction. 1960; 1963; 1964; 1966; 1967; 1976; 1977; 1981 & 1983 Additions.
Original Architect:	Anglo American Corporation of South Africa Limited- Architectural Department - Unknown.
Architectural Style / Aesthetics :	Industrial or warehouse type structure.
Historical Use:	Aptitude Testing Station.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Building positioned on the corner of Ernest Oppenheimer Hospital Site accessed from a main access roadway.

6.4.2.13 - Aptitude Testing Station.	
Relationship to historical aspects:	One of the early buildings designed as mining medical facilities for Ernest Oppenheimer Hospital.
Social Importance:	Building represents a built document of public facilities provided to black workers in the mining sector in apartheid South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Various, including expansion of building, waiting areas, tea room and ablution facilities.
Integrity of current Structure:	Low.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Building exhibits potential to yield information regarding the testing and categorisation of mine workers in line with aptitude and suitability to various menial activities assigned to black mine workers in the South African mining sector in the mid 20th Century.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High social significance.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - Medium.



Panoramic view of front (North elevation) of building 13.



Back (South) elevation of building 13.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



East elevation of building 13.



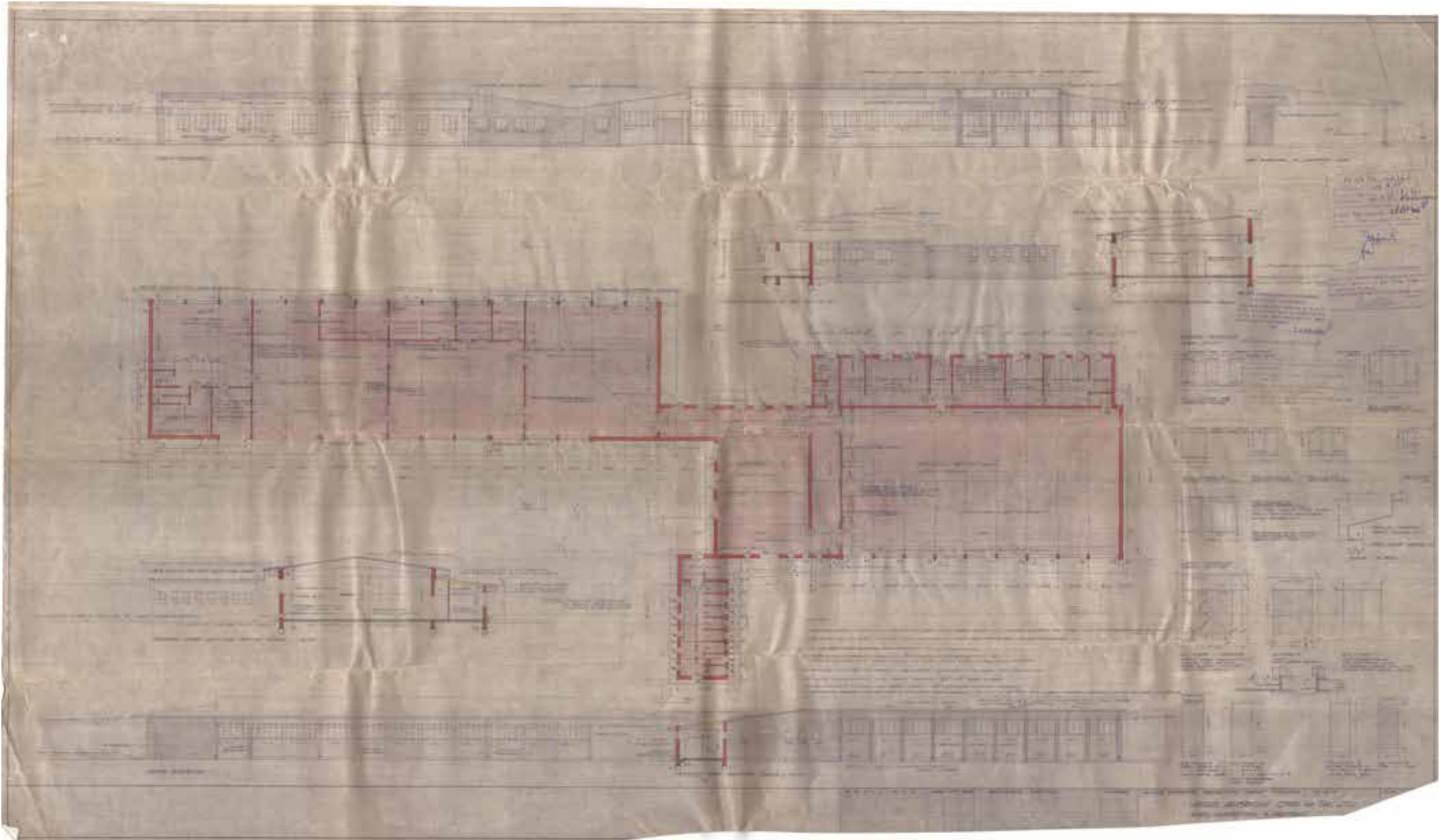
Butterfly roof on section of South elevation of building 13.



Interior of building 13.

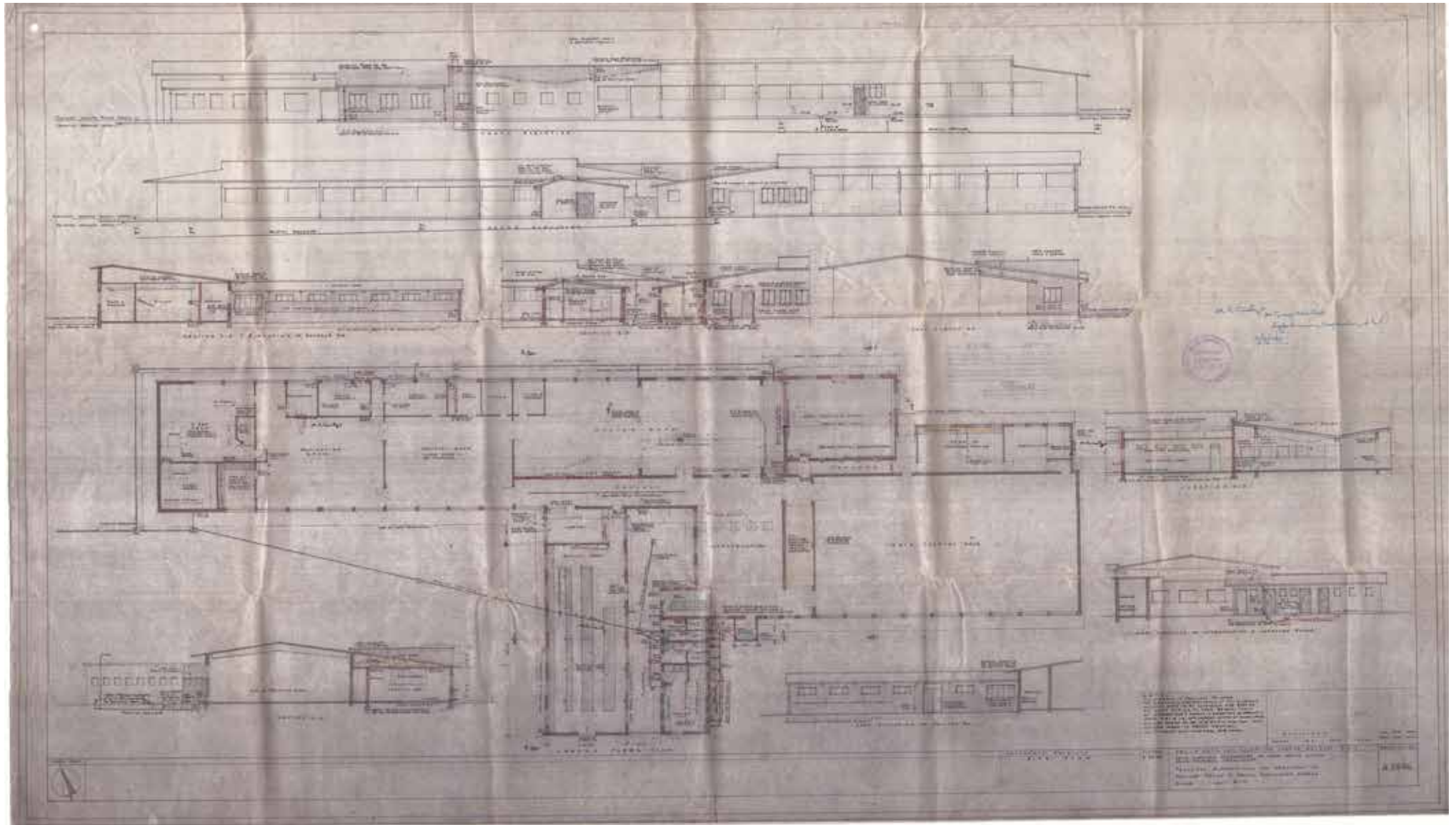


Part of South elevation of building 13.



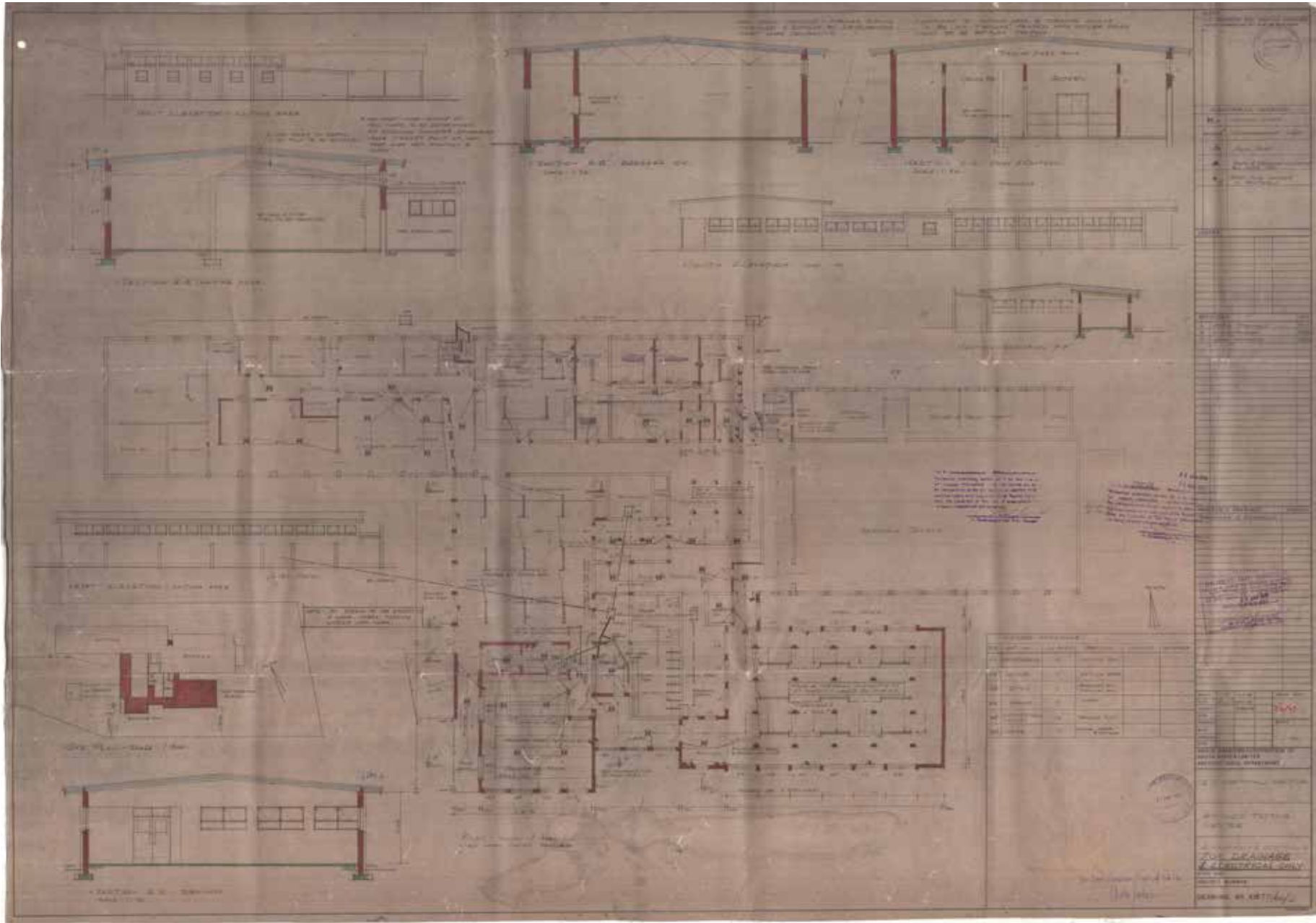
Original building Plan (1954) for building 13 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




Alterations (1964) for building 13 - from Matjhabeng Local Municipality.

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Alteration (1977) for building 13 - from Matjhabeng Local Municipality.

6.4.2.14 - Recreational Hall.	
Building number:	14.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1973 - Original construction.
Original Architect:	Anglo American Corporation of South Africa Limited- Architectural Department - S. Reay.
Architectural Style / Aesthetics :	Institutional Public Facility Architecture - functional architecture .
Historical Use:	Public Hall.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	None.

6.4.2.14 - Recreational Hall.	
Relationship to historical aspects:	None.
Social Importance:	Building represents a built document of public facilities provided to black workers in the mining sector in apartheid South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Unknown.
Integrity of current Structure:	Fairly original, limited changes .
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Panoramic view of Eastern elevation of building 14.



Panoramic of interior of building 14.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



South elevation of building 14.



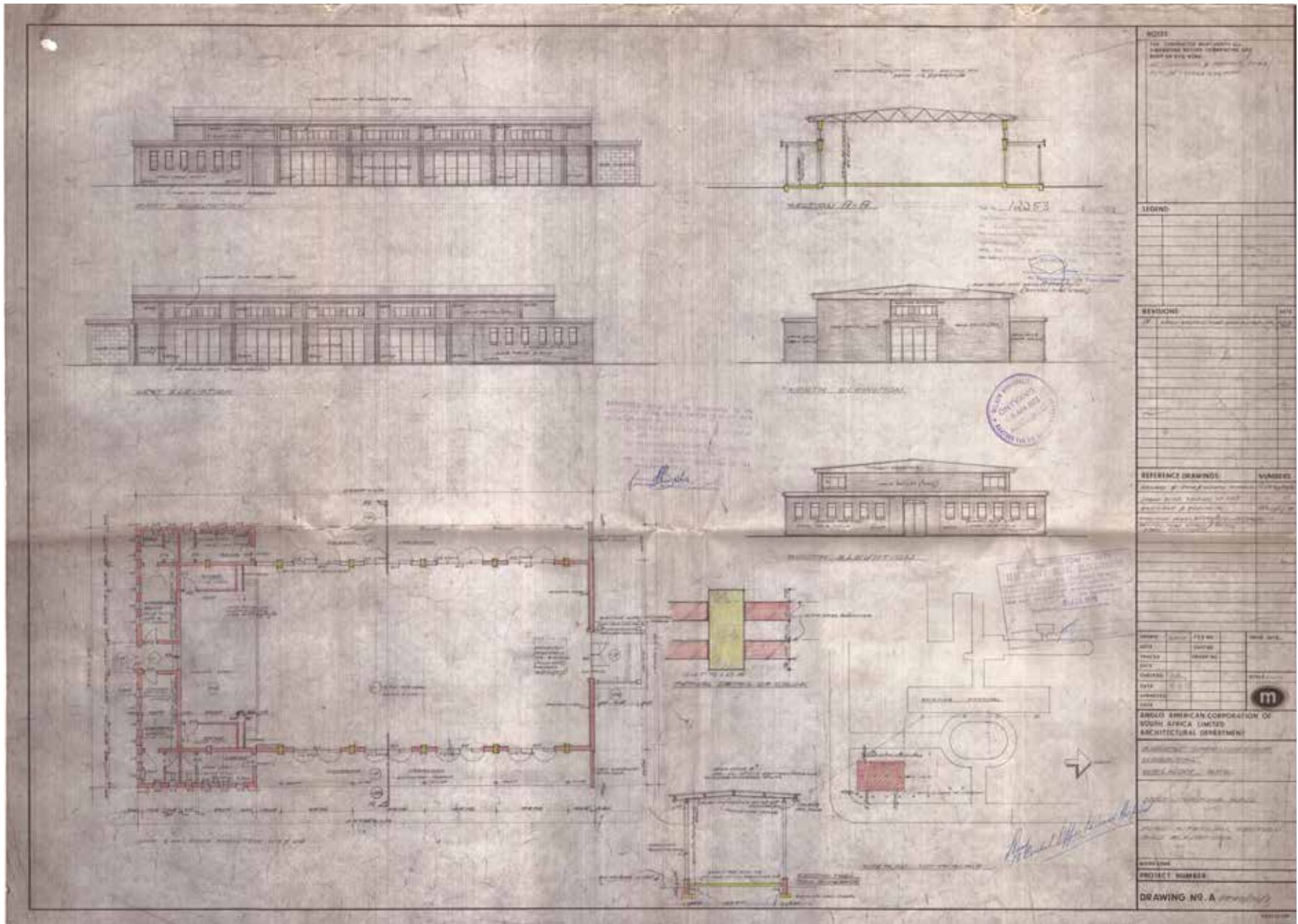
North, Western elevation of building 14.



Serving hatch at back of building 14.




Doors on Western side to building 14.



Original building Plan (1973) for building 14 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.15 - Guard House and Carports.	
Building number:	15.
Location:	
Approved / Existing Plans:	No plans available.
Date of Construction:	Circa 1980s
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Post Modern.
Historical Use:	Gate House and Carports.
Intended Use:	Gate House and Carports.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	None.

6.4.2.15 - Guard House and Carports.	
Relationship to historical aspects:	None.
Social Importance:	None.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	None.
Scientific or Re-search Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Panoramic view of carport - building 15.



Panoramic view of carport - building 15.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Exterior view of gate house from carport - building 15.



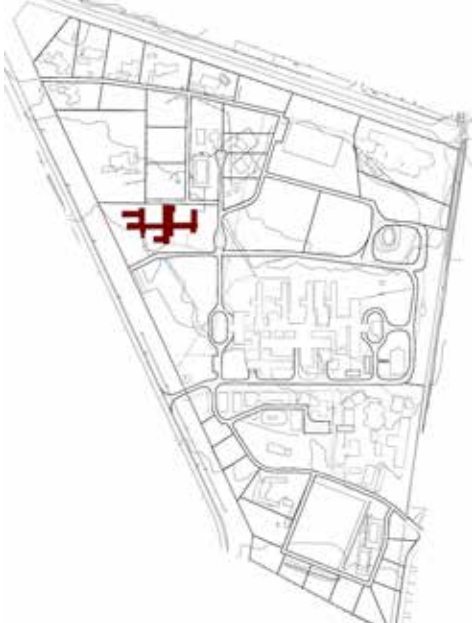
Exterior view of gate house from road - building 15.



Roof over walkway opposite side of road of gate house - building 15.



Interior of gate house - building 15.

6.4.2.16 - Nunnery.	
Building number:	16.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1960 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Mid 20th Century bungalow - mass housing typology.
Historical Use:	Nunnery and later Doctor's rooms.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects, modernist steel windows, modernist terracotta window sills and some original hardware.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed housing.

6.4.2.16 - Nunnery.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Yes, all interiors converted to offices.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	All interior aspects stripped to create offices .
Scientific or Research Potential:	None.
Other:	The original accommodation was for 19 sisters of the Society of Catholic Medical Missionaries (Incorporated) and six lay-sisters.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Panoramic view of partial Northern elevation - building 16.



Panoramic view of partial Northern elevation - building 16.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Panoramic view of Southern Elevation - building 16.



Panoramic view of Eastern elevation - building 16.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Interior reception area - building 16.



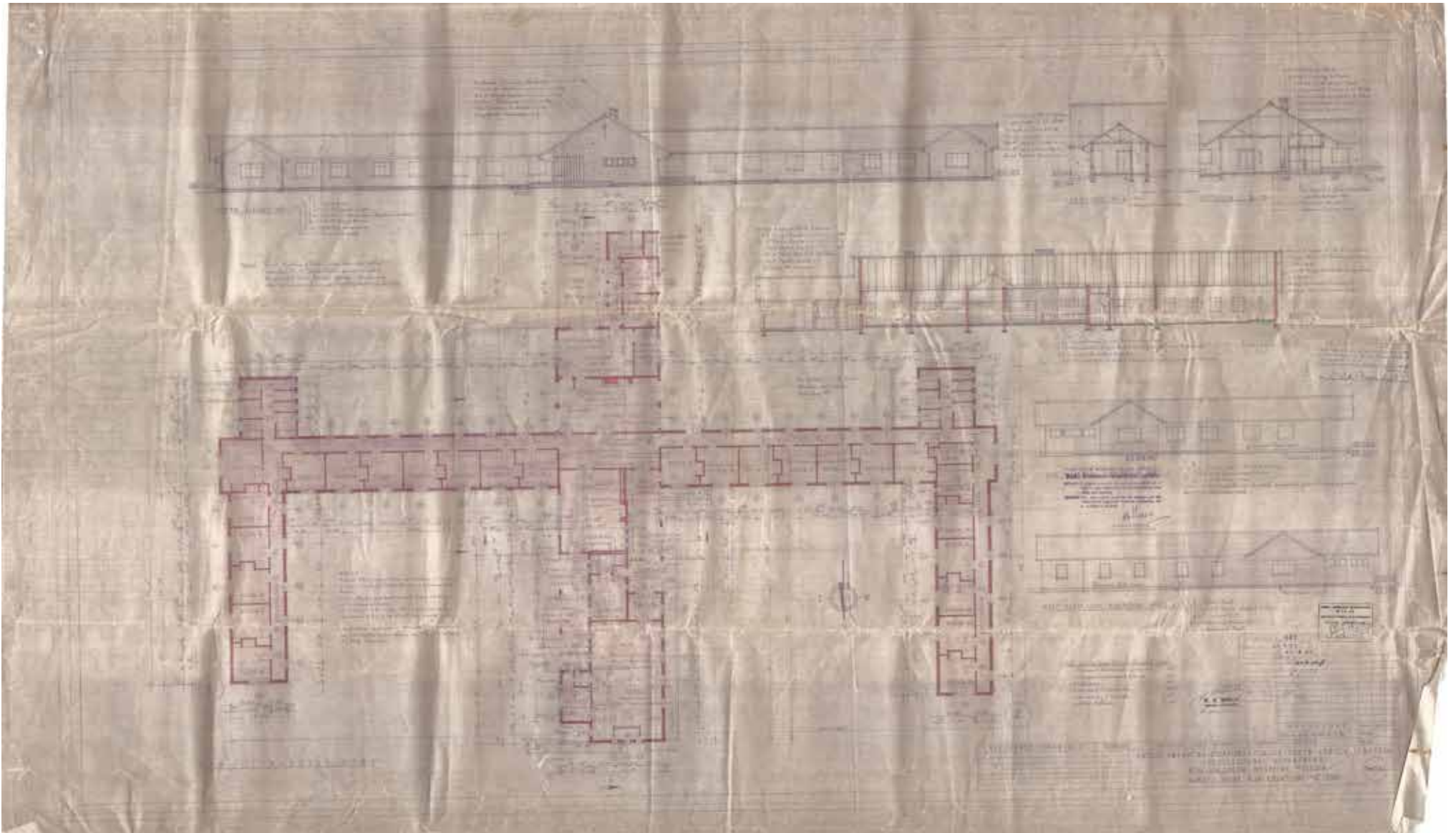
Interior reception area - building 16.



Interior office - building 16.

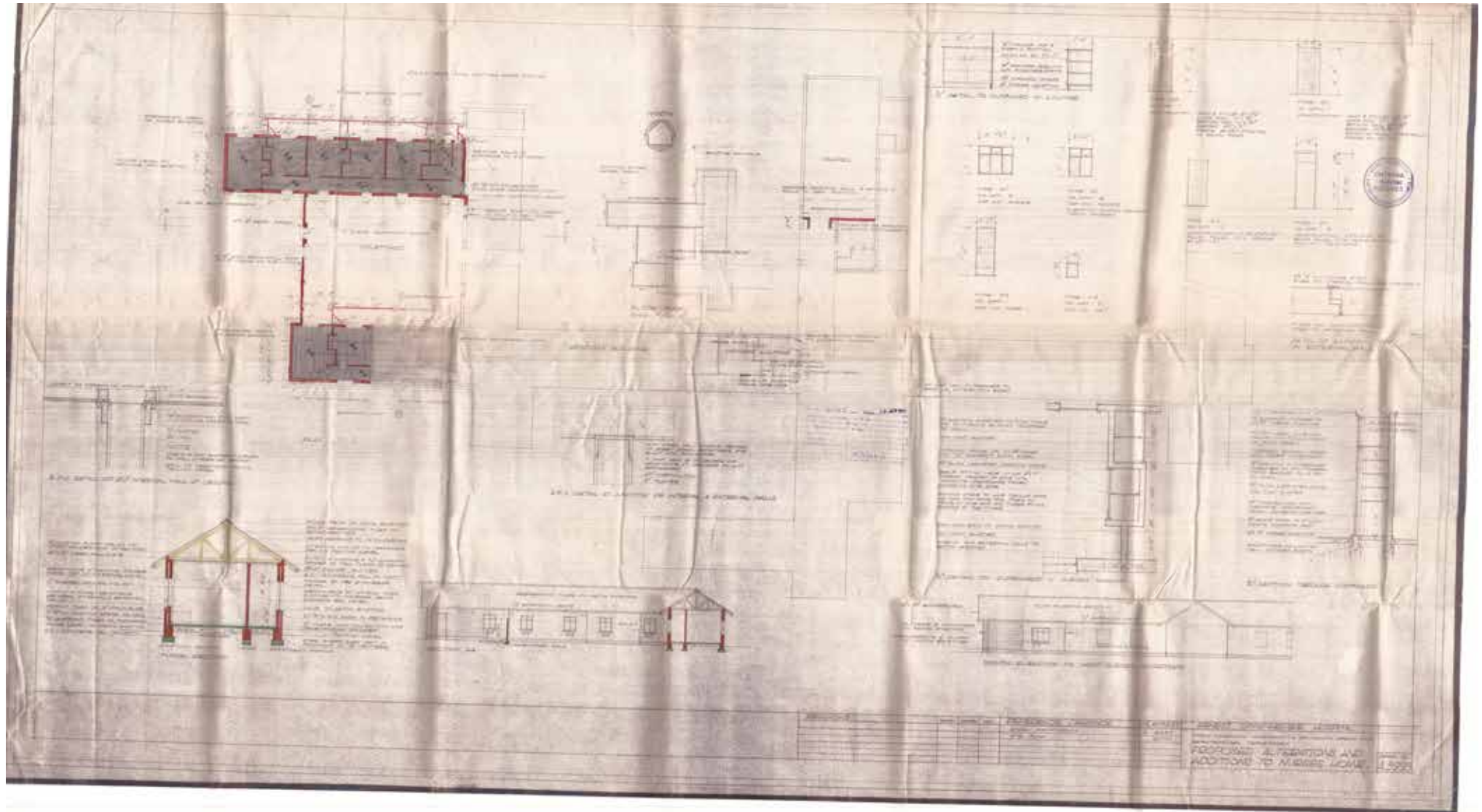


Interior office - building 16.



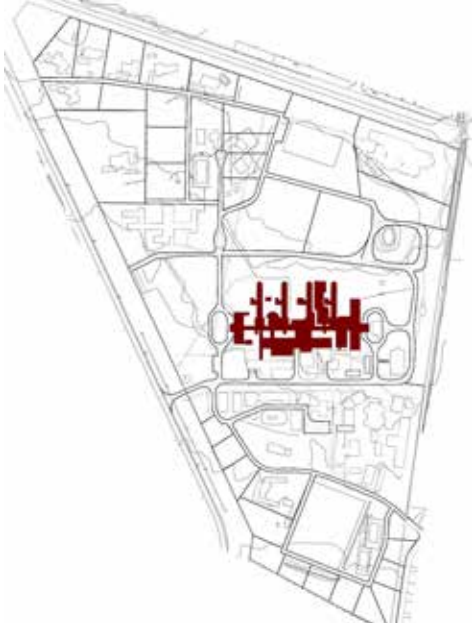
Original building Plan (1952) for building 16 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Alterations (1960) for building 16 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.17 - Main Hospital Building - Exterior.	
Building number:	17 - Exterior.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1954 to 1988 for Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Main hospital complex - streamline modern movement.
Historical Use:	Mine workers Hospital Facility.
Intended Use:	Private Hospital.
Rarity or Technical interest:	Exceptional example of streamline modern architecture, modernist steel windows, flat roofs, finely crafted stock brick facades, Mendelssohnian curved bay windows and fine relief work on main entrance facade (cycad relief panel).

6.4.2.17 - Main Hospital Building - Exterior.	
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Various alterations over time have not diminished the importance of Ernest Oppenheimer Hospital building as an excellent example of a South African modern movement healthcare facility.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Various additional wings and departments added.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Panoramic view of Northern elevation of building 17 - Main hospital wards.



Panoramic view of Eastern elevation of building 17 - Main hospital casualty.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Panoramic view of partial Southern elevation of building 17 - Main hospital building service block.



Panoramic view of partial Southern elevation of building 17 - Laboratory / physio block.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Exterior view of wards and CT/X-ray block - building 17.



Air conditioners fitted to wards - building 17.



Modifications to the front of a ward - building 17.



Original flat roof with pitched corrugated roof sheeting (behind the parapet) and down pipes - building 17.



Fire escape to wards, extended toilet block and electrical room in front of ICU - building 17.



Addition to toilet block - filled in section in different brick - building 17.



Curved windows of 1952 (original) wards - building 17.



Curved windows of 1957 (additional) wards - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Wards taken from the Western side - building 17.



ICU unit - building 17.



Detail of entrance portico - building 17.



Detail of relief over Administration Block entrance - Cycads - building 17.

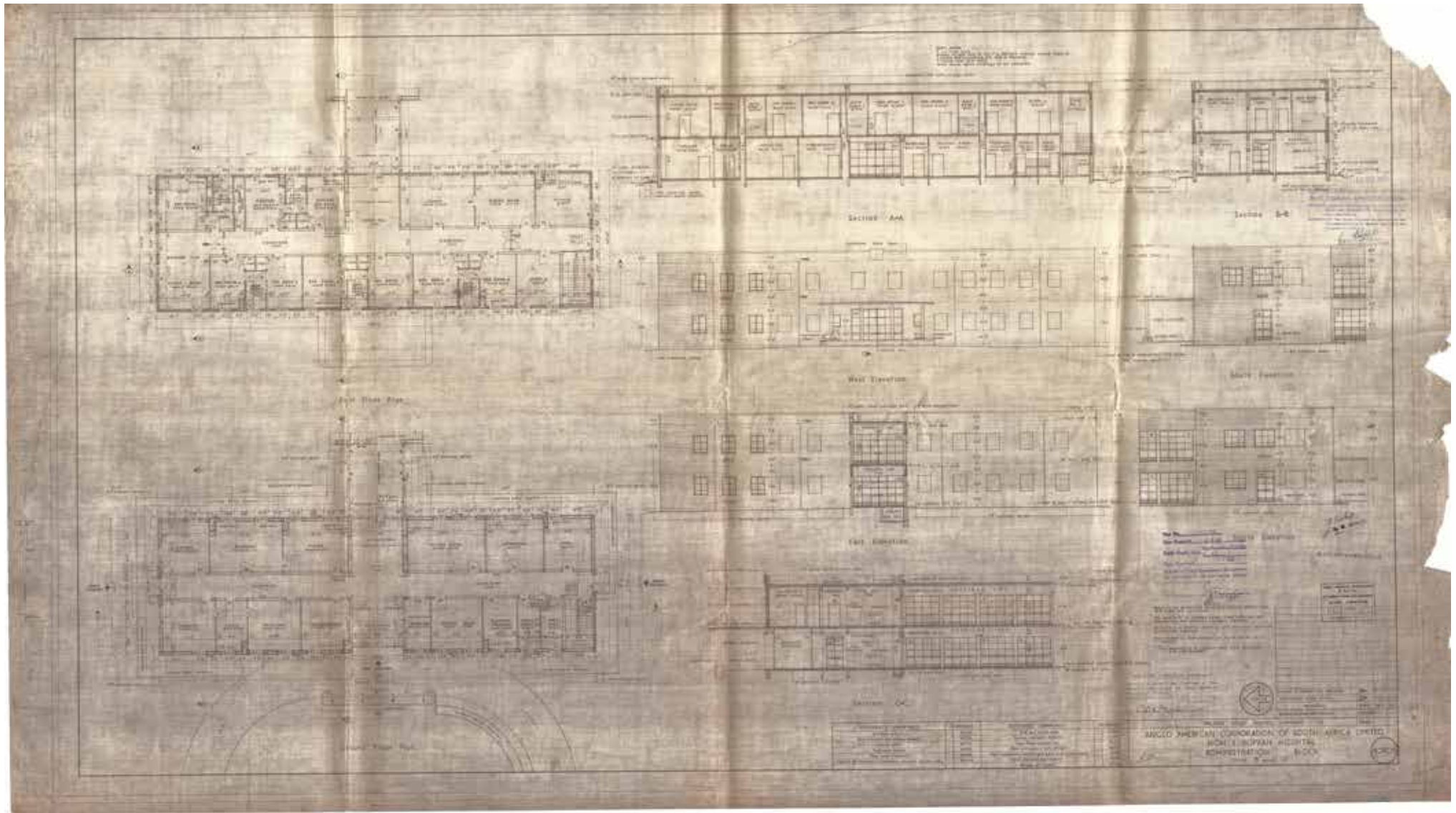


Portico to Administration Block - building 17.



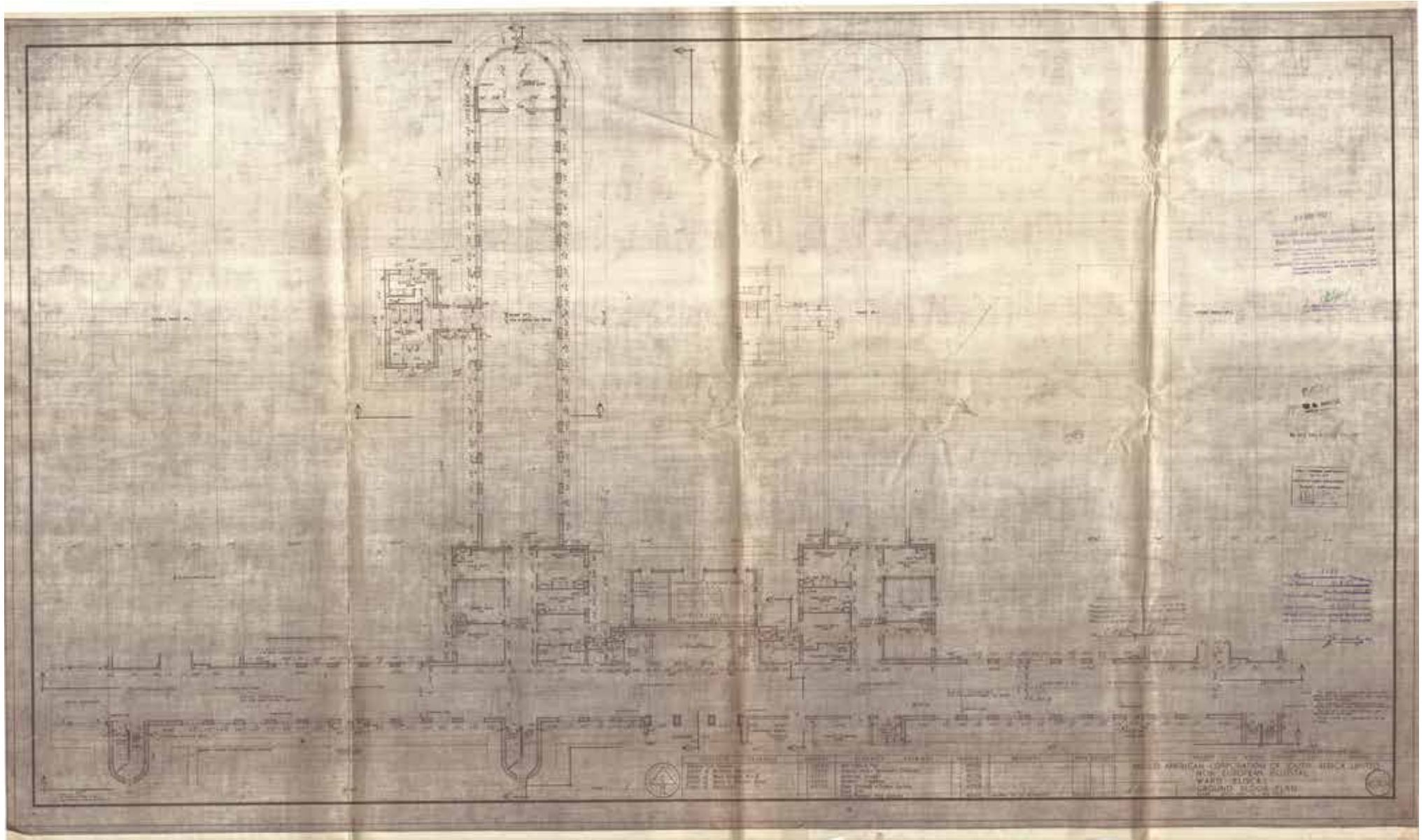
Panoramic view of Western elevation of main hospital - Administration Block - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



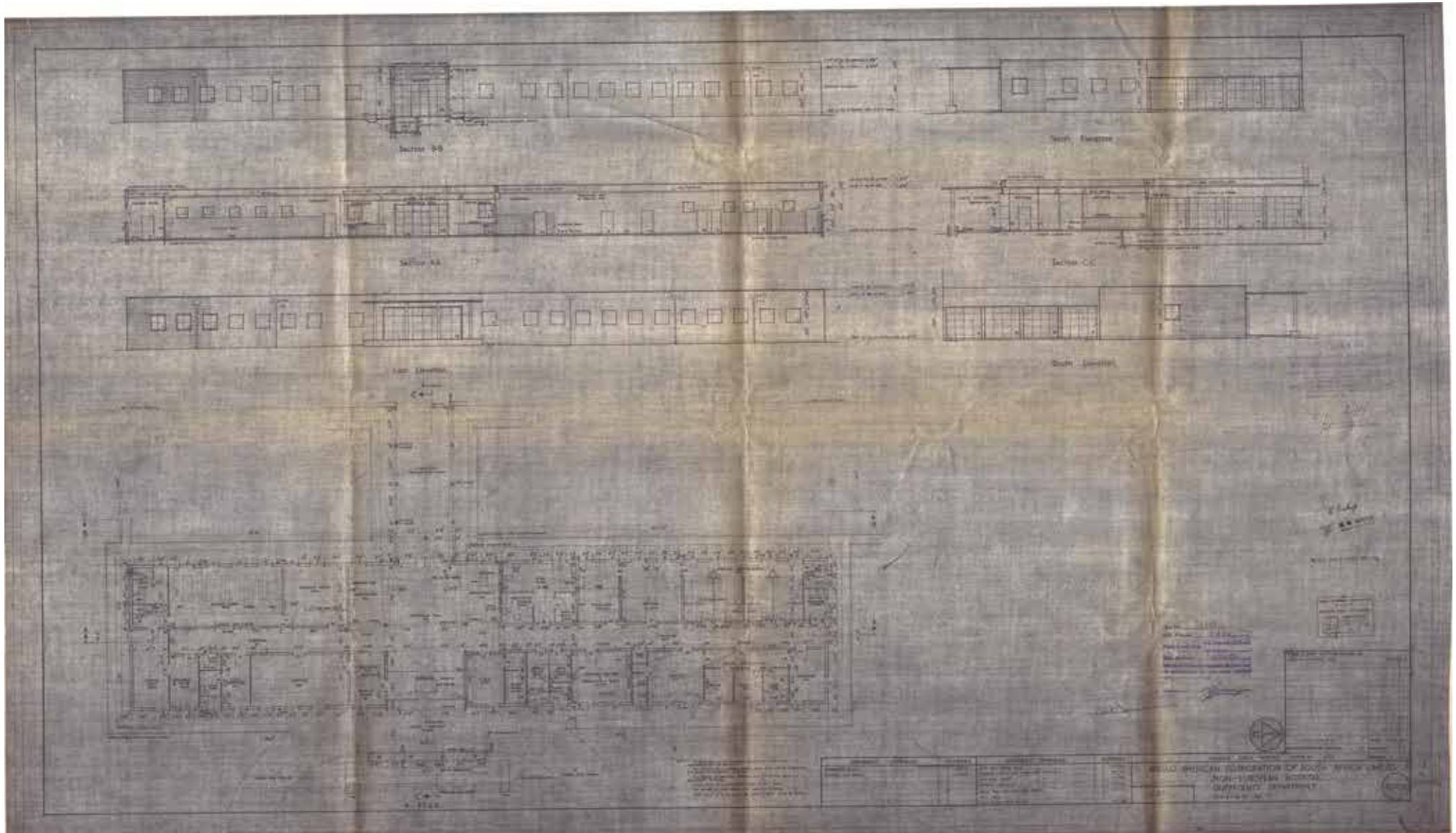
Original building Plan (1952) for building 17 - Administration Block - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



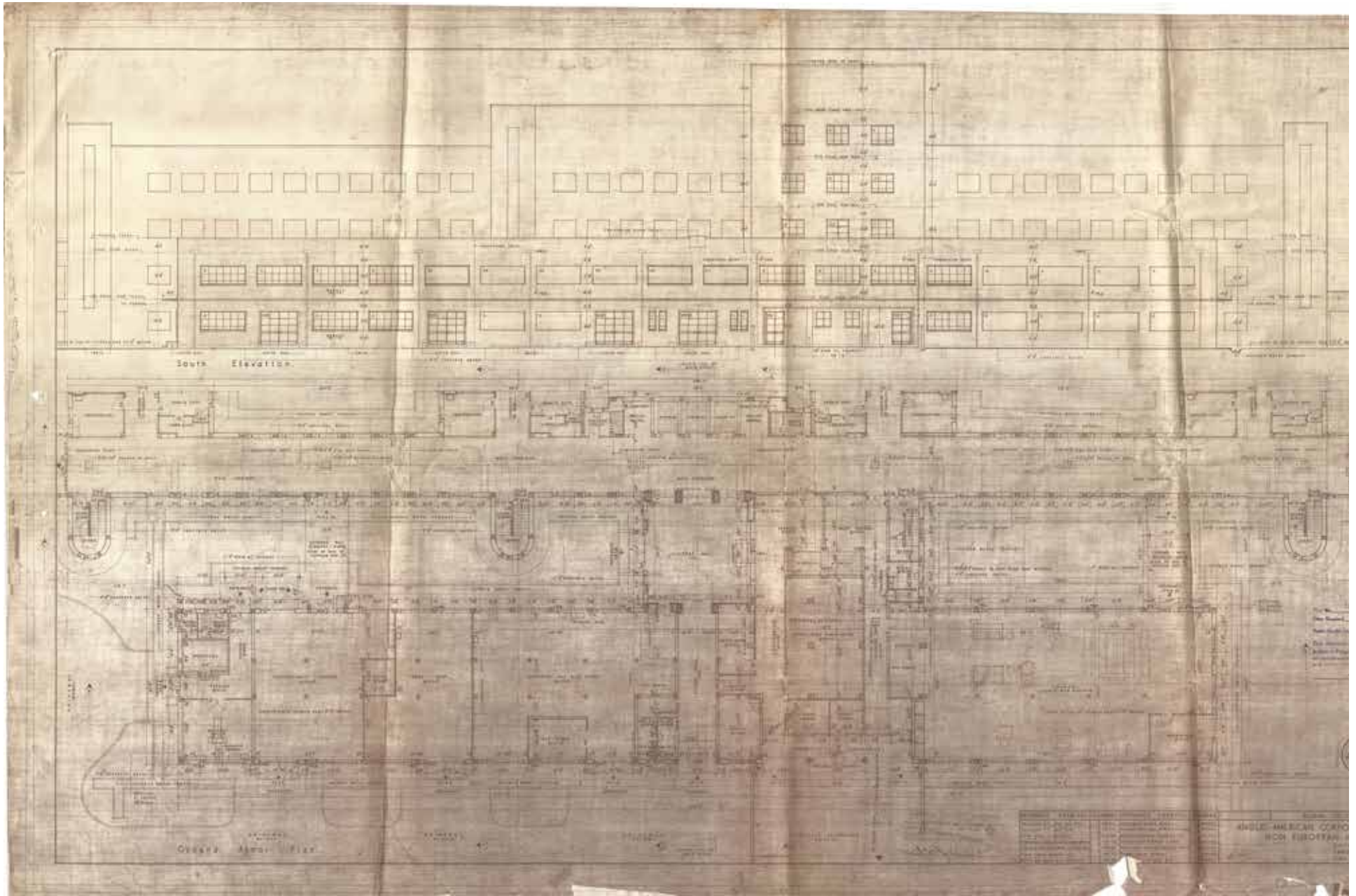
Original building Plan (1952) for building 17 - Detail of Ward blocks Ground Floor - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



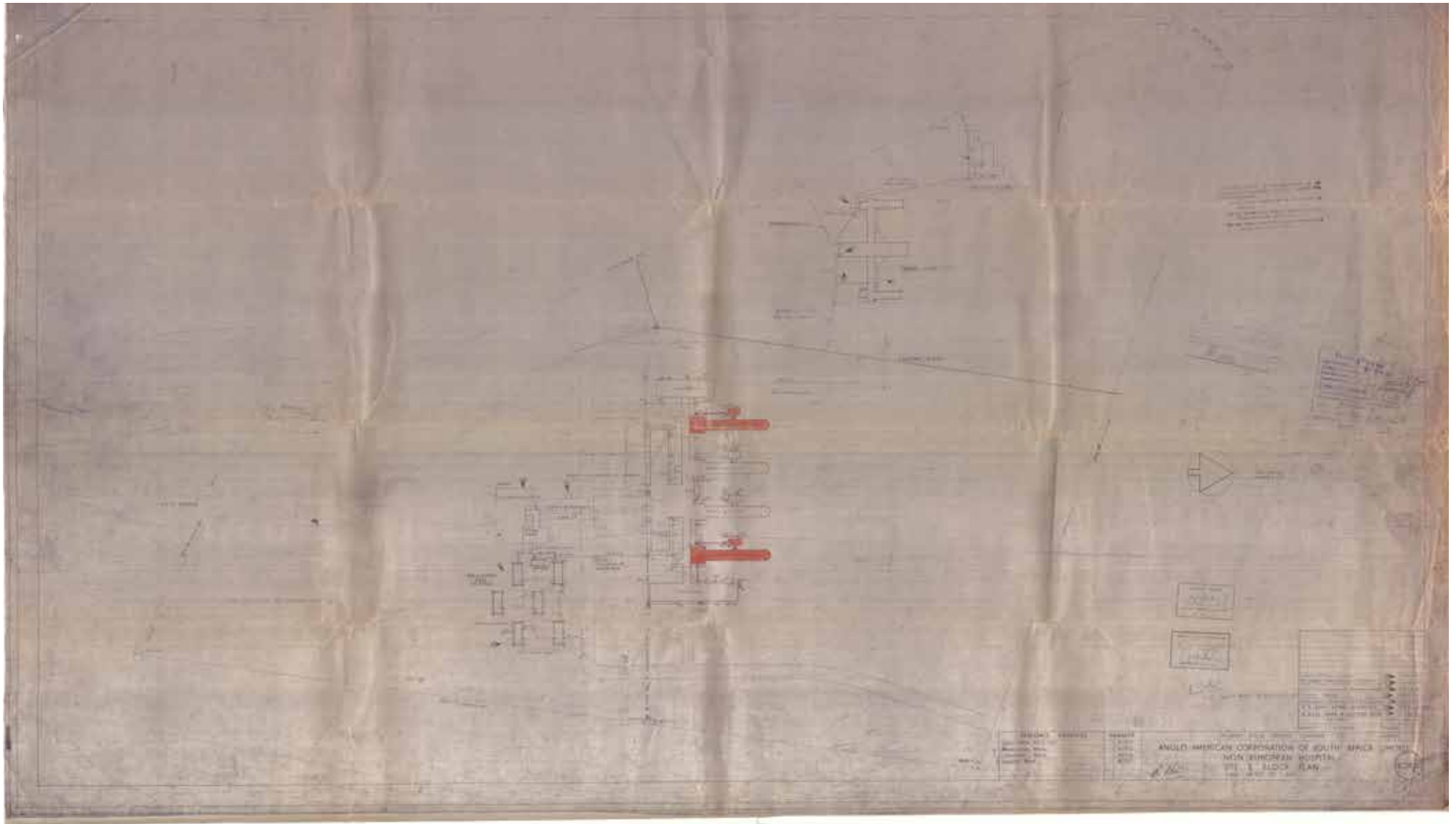
Original building Plan (1952) for building 17 - Outpatients Department - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



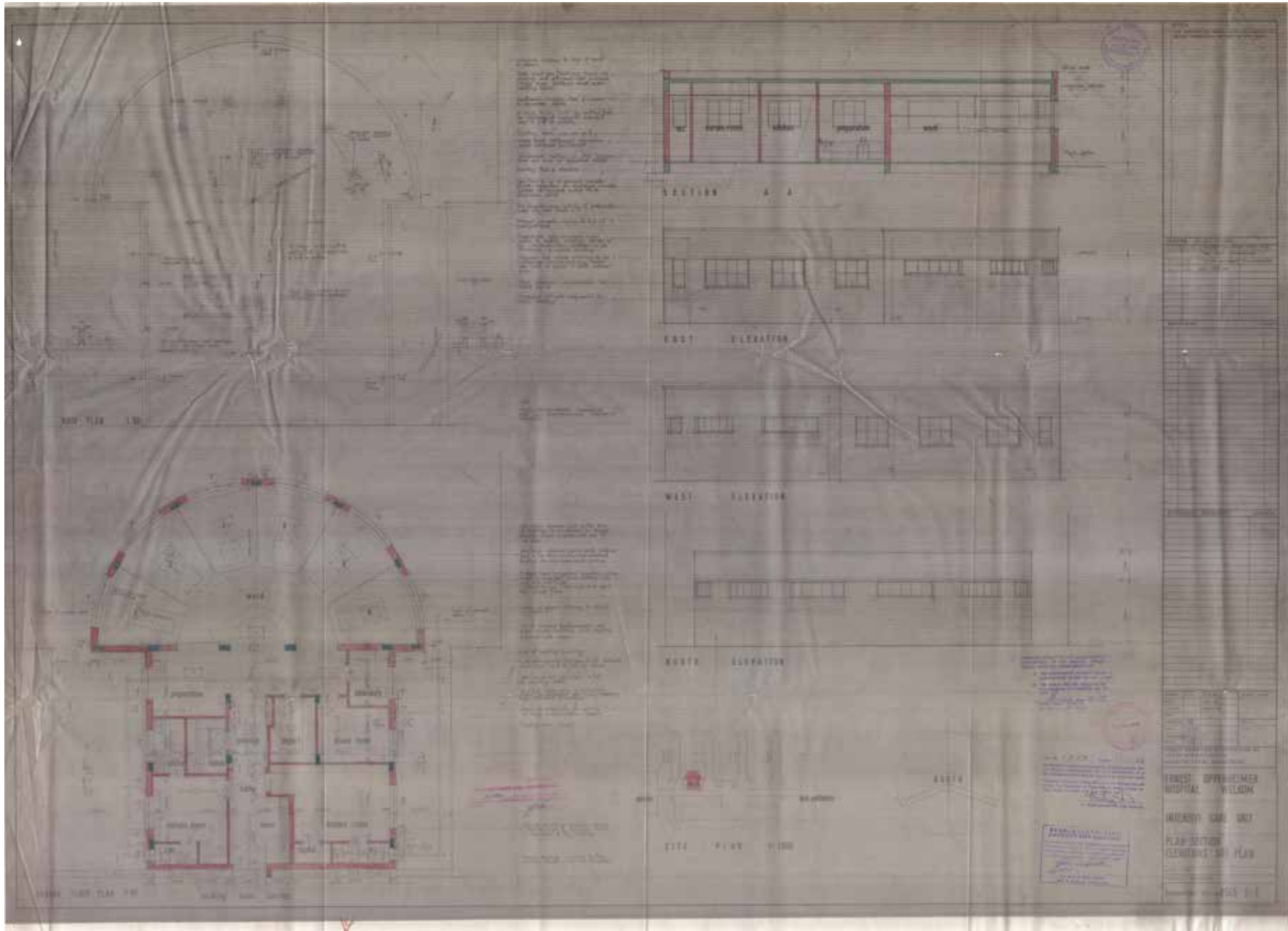
Original building Plan (1952) for building 17- Corridor and Service area of Ground Floor; South Elevation - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



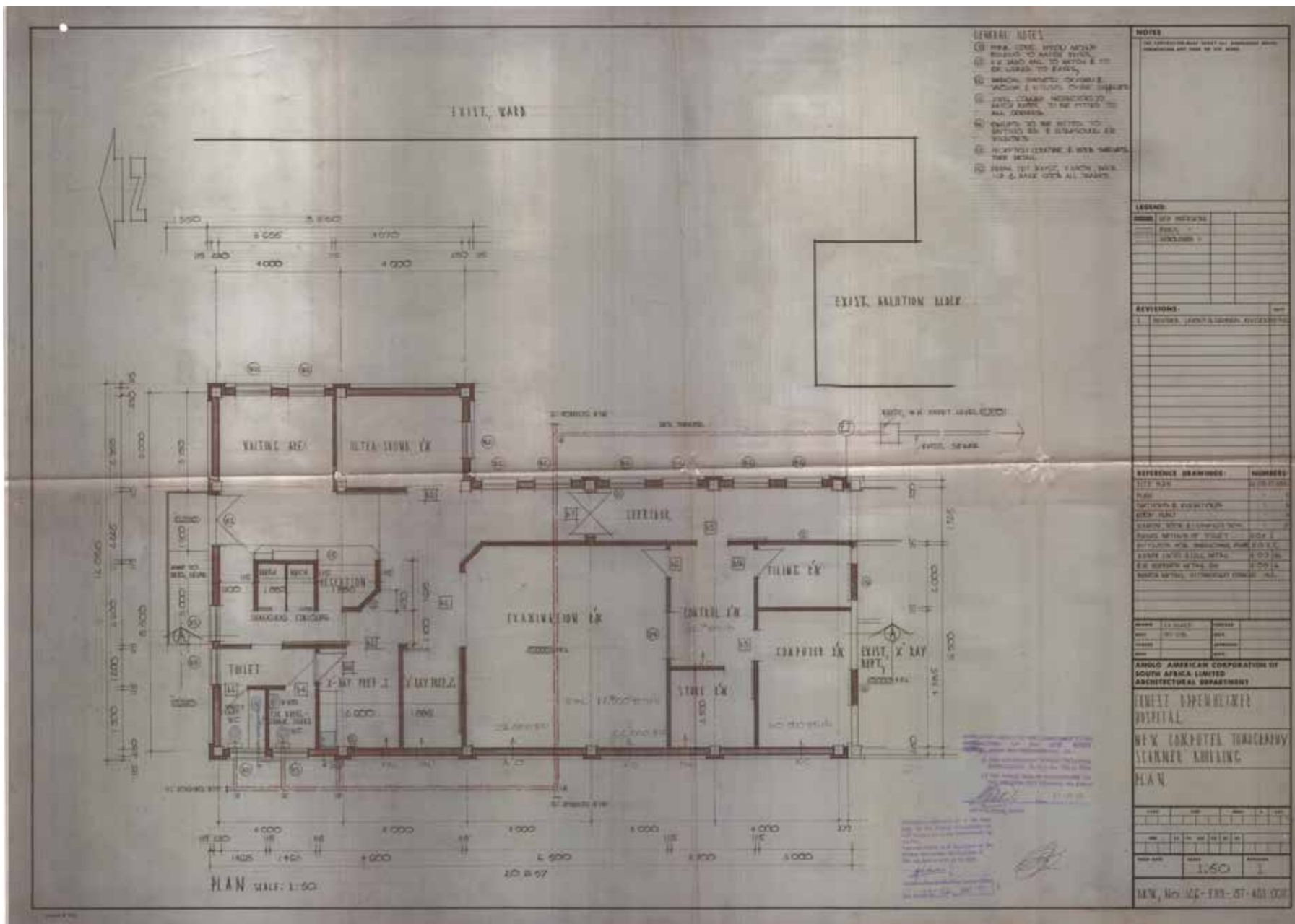
Alterations (1956) for building 17 - Additional wards constructed - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

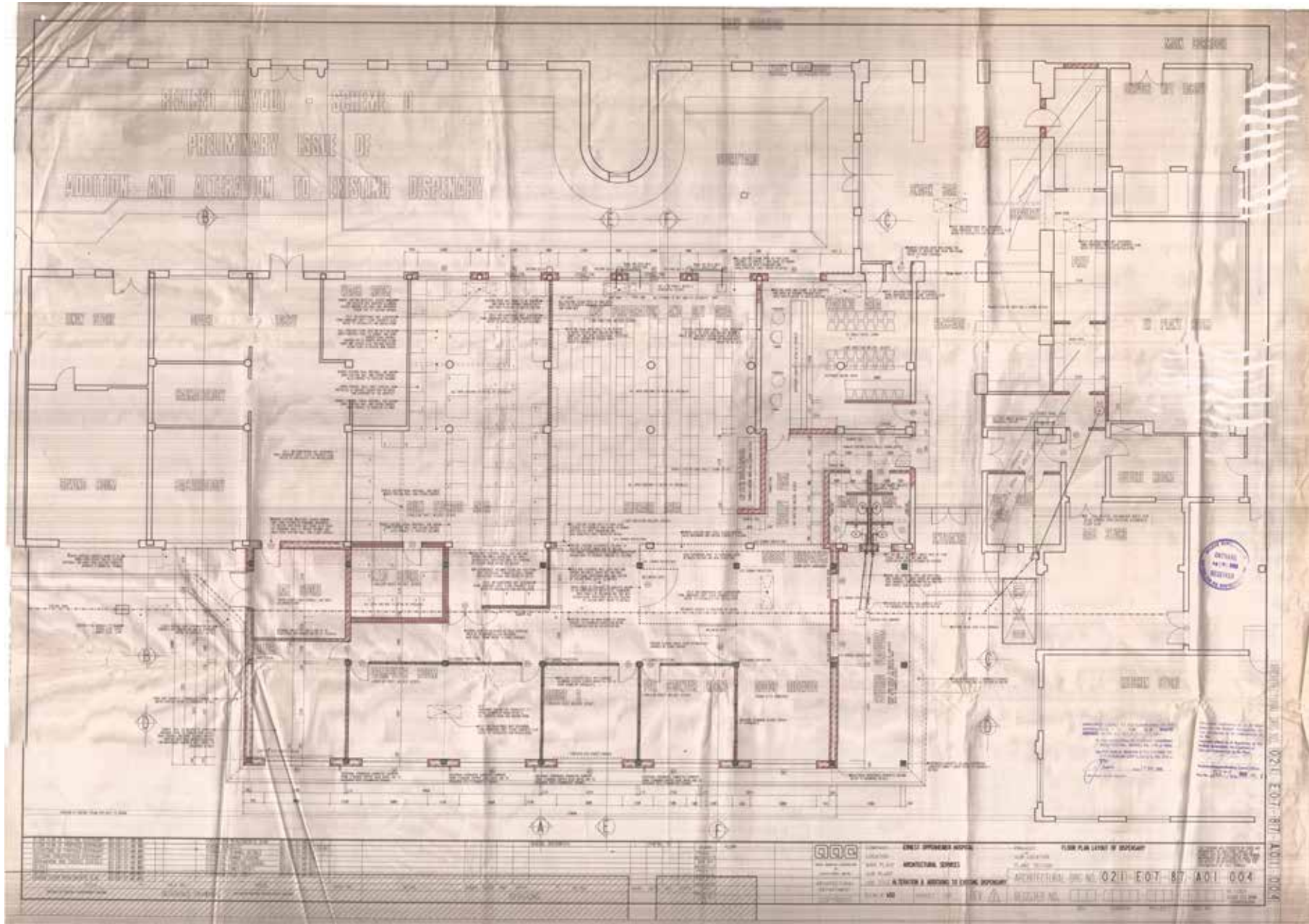


Alterations (1977) for building 17 - New ICU Unit - from Matjhabeng Local Municipality.

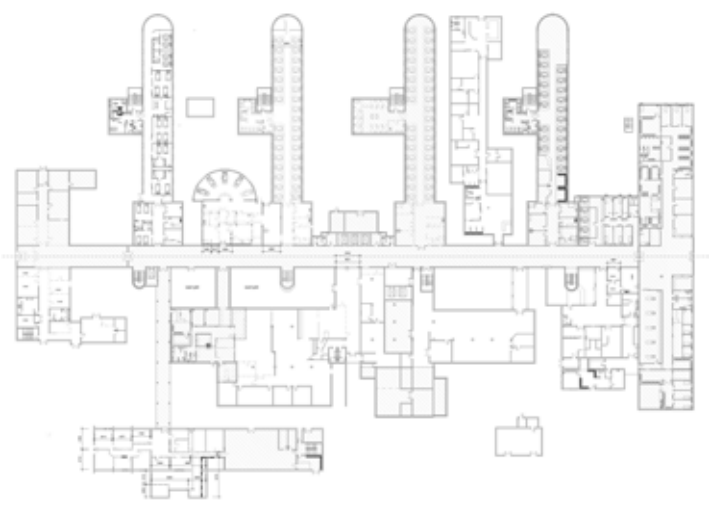
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Alteration (1987) for building 17 - Extension to CT / X-Ray department - from Matjhabeng Local Municipality.



Alteration (1988) for building 17 - Extension to dispensary - from Matjhabeng Local Municipality.

6.4.2.17 - Main Hospital Building - Interior Ground Floor.	
Building number:	17.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1954 to 1988 for Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Main hospital complex - streamline modern movement.
Historical Use:	Mine workers Hospital Facility.
Intended Use:	Private Hospital.
Rarity or Technical interest:	Exceptional example of streamline modern architecture, modernist steel windows and Mendelssohnian curved bay windows.
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.

6.4.2.17 - Main Hospital Building - Interior Ground Floor.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Various alterations over time have not diminished the importance of Ernest Oppenheimer Hospital building as an excellent example of a South African modern movement healthcare facility.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Various additional wings added. Most interior fit out stripped and replaced with contemporary fittings. Toilet blocks extended and refitted. ICU wing added. X Ray wing added. East wing extended extensively.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Original terrazzo staircase remains at West wing. Original boardroom facilities including timber panelled walls at West wing. Original handrails remain on all interior staircases, original grano and mosaic stair treads assumed to survive under vinyl covering. Original lift doors remain. Original porthole ward doors remain at entrances to ward toilets. Ward lobby layout and fit out is substantially original, including original doors, substantial original door furniture, joinery and wet services.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.

6.4.2.17 - Main Hospital Building - Interior Ground Floor.	
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Original terrazzo and mosaic staircase to Admin (East) Block - building 17.



Original terrazzo and mosaic staircase to Admin (East) Block - building 17.



Original terrazzo and mosaic (with brass inserts) staircase to Admin (East) Block - building 17.



Laboratory in Main Hospital Building - building 17.



Main entrance to Admin (East) Block of the Hospital - building 17.



Heater in the wards (not original) - building 17.



Main entrance to Admin (East) Block of the Hospital - building 17.



Door closer to Boardroom of the Admin Building - building 17.



Original ceiling of the Boardroom of the Admin Building - building 17.



Original window openers of the Boardroom of the Admin Building - building 17.



Wood panelling in the Boardroom of the Admin Building - building 17.



Main Ground Floor corridor (looking east) - building 17.



Main Ground Floor corridor (looking west) - building 17.



Curved section of a ward on Ground Floor - building 17.



Beds in one of the wards on the Ground Floor - building 17.



Interior panorama of the ICU unit - building 17.



Isolation ward in the ICU unit - building 17.



Admin section of the ICU unit - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original port hole doors to wards - building 17.



Open ward on the Ground Floor - building 17.



Original lift doors and surrounds - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Bathrooms off of wards - building 17.



Cafe area - building 17.



Pharmacy area - building 17.



Laundry area - building 17.



Laundry overseers office - building 17.



A ward on the Ground Floor - building 17.



Beds in the ward on the Ground Floor - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original doors to the service elevators - building 17.



Detail of the fire escape - building 17.



Detail of the fire escape handrail - building 17.



A ward on the Ground Floor - building 17.



The curved section of a ward on the Ground Floor - building 17.

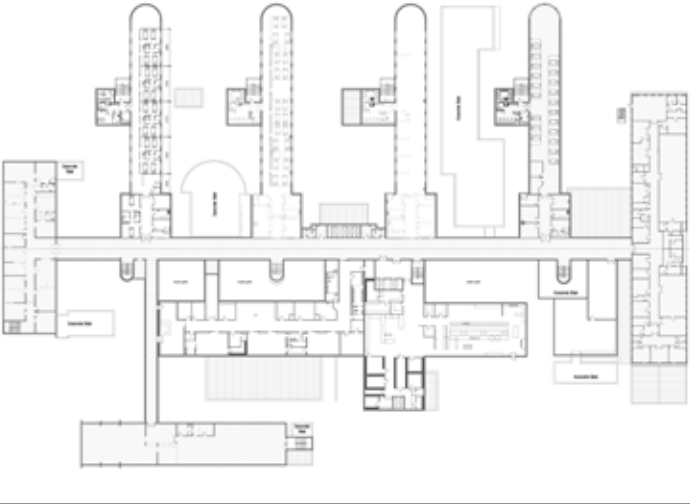


Casualty admission area - building 17.



Beds in the casualty ward - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.17 - Main Hospital Building - Interior First Floor.	
Building number:	17.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1954 to 1988 for Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Main hospital complex - streamline modern movement.
Historical Use:	Mine workers Hospital Facility.
Intended Use:	Private Hospital.
Rarity or Technical interest:	Exceptional example of streamline modern architecture, modernist steel windows and Mendelssohnian curved bay windows.
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.

6.4.2.17 - Main Hospital Building - Interior First Floor.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Various alterations over time have not diminished the importance of Ernest Oppenheimer Hospital building as an excellent example of a South African modern movement healthcare facility.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Various additional wings added. Most interior fit out stripped and replaced with contemporary fittings. Toilet blocks extended and refitted. East wing extended extensively.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Original terrazzo staircase remains at West wing. Design and fit out of West wing substantially original, including original bathroom at north west executive office. Original handrails remain on all interior staircases, original grano and mosaic stair treads assumed to survive under vinyl covering. Original lift doors remain. Original porthole ward doors remain at entrances to ward toilets. Ward lobby layout and fit out is substantially original, including original doors, substantial original door furniture, joinery and wet services.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.

6.4.2.17 - Main Hospital Building - Interior First Floor.	
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Original staircase (terrazzo and mosaic floor covered with vinyl) with original handrail - building 17.



First Floor corridor to wards - building 17.



Offices on First Floor - building 17.



Reception to maternity ward (East wing) - building 17.



Corridor in maternity ward (East wing)- building 17.



Maternity ward (East wing)- building 17.



Maternity ward (East wing) - building 17.



General ward on First Floor - building 17.



Modified original fire doors - building 17.



Bathroom to wards - building 17.



Curve of general ward on First Floor - building 17.



Original fire hose reel cupboard - building 17.



Original fire hose reel cupboard - building 17.



Kitchen - building 17.



Doors to service area - building 17.



Theatres on First Floor - building 17.



Theatres on First Floor - building 17.



Theatres on First Floor - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original theatre doors - building 17.



Brass tracks to original theatre doors - building 17.



Original brass threshold plate - found in some areas - building 17.



Original window hardware in link between Hospital and Laboratory building - building 17.



Original window hardware in link between Hospital and Laboratory building - building 17.



Office in Admin block (West wing) - Building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original WC and tiles in bathroom off of office in Admin (West) wing - building 17.



Original basin and tiles in bathroom off of office in Admin (West) wing - building 17.



Original pipes and tiles in bathroom off of office in Admin (West) wing - building 17.



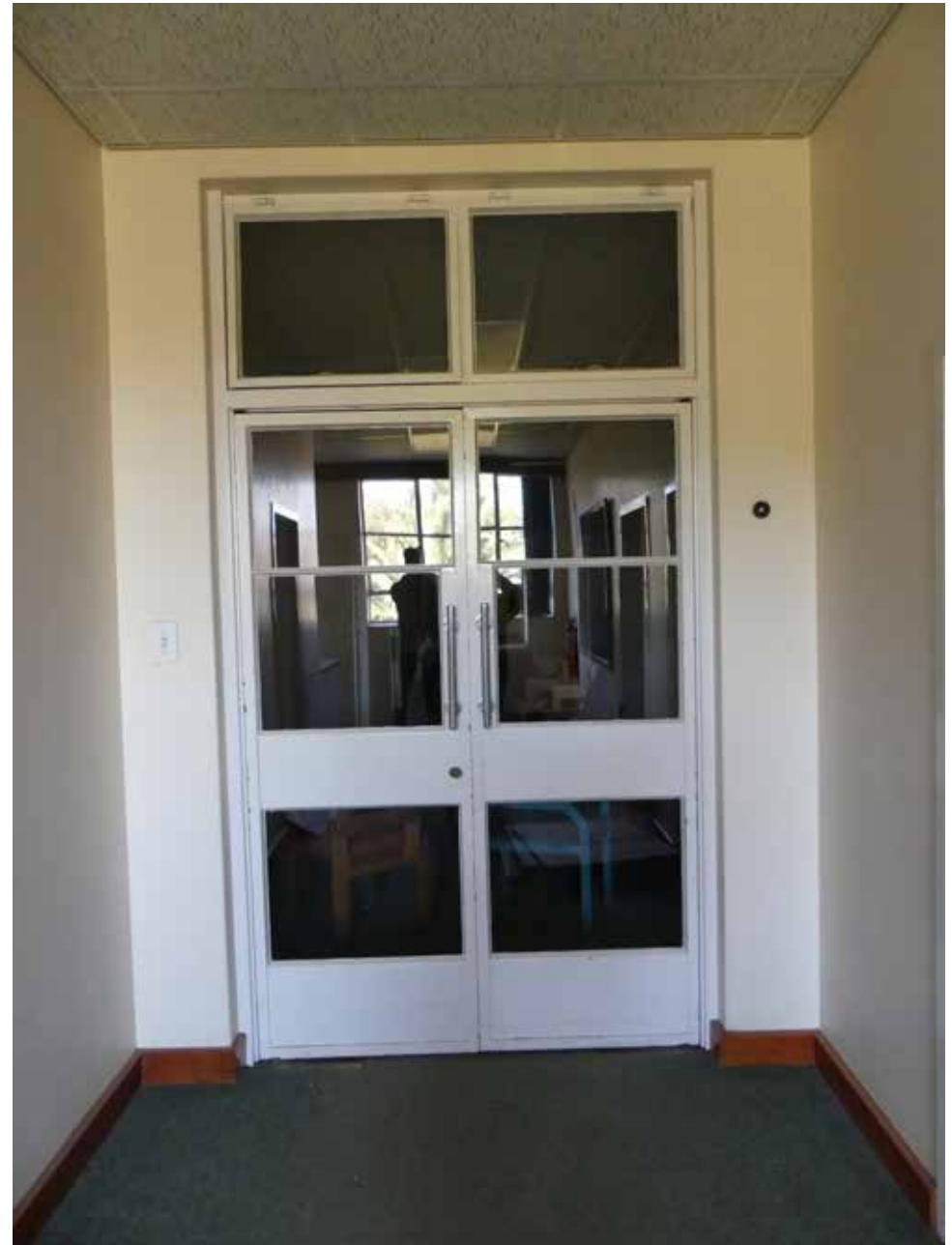
Original towel rail and tiles in bathroom off of office in Admin (West) wing - building 17.



Original coat hook in Admin Block office (West wing) - building 17.

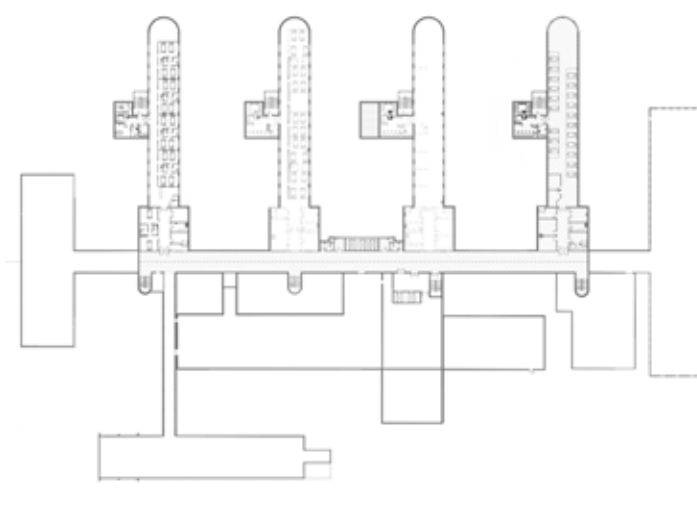


Original cupboard in Admin Block office (West wing) - building 17.



Original doors to Admin Block (West wing)- building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.17 - Main Hospital Building - Interior Second Floor.	
Building number:	17.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1954 to 1988 for Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Main hospital complex - streamline modern movement.
Historical Use:	Mine workers Hospital Facility.
Intended Use:	Private Hospital.
Rarity or Technical interest:	Exceptional example of streamline modern architecture, modernist steel windows and Mendelssohnian curved bay windows.
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.

6.4.2.17 - Main Hospital Building - Interior Second Floor.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Various alterations over time have not diminished the importance of Ernest Oppenheimer Hospital building as an excellent example of a South African modern movement healthcare facility.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Various additional wings added. Most interior fit out stripped and replaced with contemporary fittings. Toilet blocks extended and refitted.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Original handrails remain on all interior staircases, original grano and mosaic stair treads assumed to survive under vinyl covering. Original lift doors remain. Original porthole ward doors remain at entrances to ward toilets. Ward lobby layout and fit out is substantially original, including original doors, substantial original door furniture, joinery and wet services.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Original door to bathrooms off of the ward (modified with steel panel) - building 17.



Ward on Second Floor - building 17.



Curved section of ward on Second Floor - building 17.



Corridor to wards on Second Floor - building 17.



Ward on Second Floor - building 17.



Original lift doors on Second Floor - building 17.



Detail of skirting on Second Floor - building 17.



Sterilising unit on Second Floor - building 17.



Sterilising unit on Second Floor - building 17.



Original light switch - building 17.



Original port hole doors on Second Floor - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



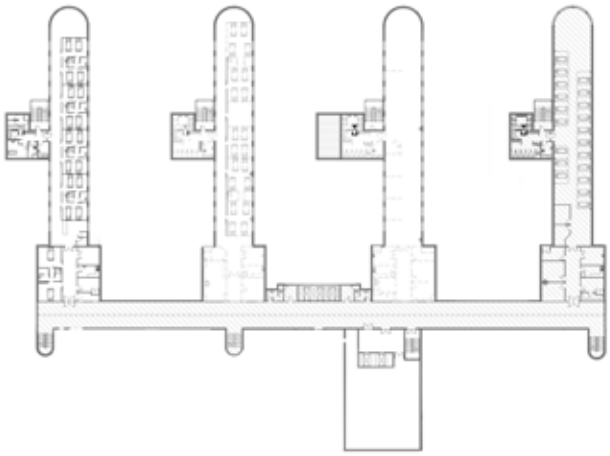
Original staircase with terrazzo and mosaics - building 17.



Original staircase with terrazzo and mosaics - building 17.



Detail of original staircase with terrazzo and mosaics - building 17.

6.4.2.17 - Main Hospital Building - Interior Third Floor.	
Building number:	17.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1954 to 1988 for Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Main hospital complex - streamline modern movement.
Historical Use:	Mine workers Hospital Facility.
Intended Use:	Private Hospital.
Rarity or Technical interest:	Exceptional example of streamline modern architecture, modernist steel windows and Mendelsohnian curved bay windows.
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.

6.4.2.17 - Main Hospital Building - Interior Third Floor.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Various alterations over time have not diminished the importance of Ernest Oppenheimer Hospital building as an excellent example of a South African modern movement healthcare facility.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Various additional wings added. Most interior fit out stripped and replaced with contemporary fittings. Toilet blocks extended and refitted.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Original handrails remain on all interior staircases, original grano and mosaic stair treads. Original lift doors remain. Original porthole ward doors remain at entrances to ward toilets. Ward lobby layout and fit out is substantially original, including original doors, substantial original door furniture, joinery and wet services. Original grano flooring in ward wings. Original Vinyl flooring remains in ward lobbies.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.

6.4.2.17 - Main Hospital Building - Interior Third Floor.	
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Alarm in ward on Third Floor- building 17.



Original cupboards and sink in ward on Third Floor- building 17.



Original cupboards and sink in ward on Third Floor- building 17.



Ward on Third Floor - building 17.



Ward on Third Floor - building 17.



Ward on Third Floor - building 17.



Original plug on Third Floor - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Ward on Third Floor - building 17.



Ward on Third Floor - building 17.



Original sink and pipes on Third Floor - building 17.



Doors to service area on Third Floor - building 17.



Corridor and Lifts on Third Floor - building 17.



Corridor on Third Floor - building 17.



Detail of skirting on Third Floor - original skirting and flooring was green - building 17.



Corridor on Third Floor - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



End windows to corridor on Third Floor - building 17.



Original Linoleum and green floor paint on Third Floor - building 17.



Original Linoleum on Third Floor - building 17.



Original wall colour on Third Floor - building 17.



Contemporary corrugated roof sheeting placed over original flat roof - building 17.



Contemporary corrugated roof sheeting placed over original flat roof - building 17.



Contemporary corrugated roof sheeting placed over original flat roof - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.18 - Admin Building.	
Building number:	18.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1980 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Forms part of main hospital complex.
Historical Use:	Administration Offices.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in front of casualty entrance.

6.4.2.18 - Admin Building.	
Relationship to historical aspects:	None.
Social Importance:	Building represents a built document of public facilities provided to black workers in the mining sector in apartheid South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Unknown.
Integrity of current Structure:	Fairly original, limited changes .
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.



Western elevation of Admin building - building 18.

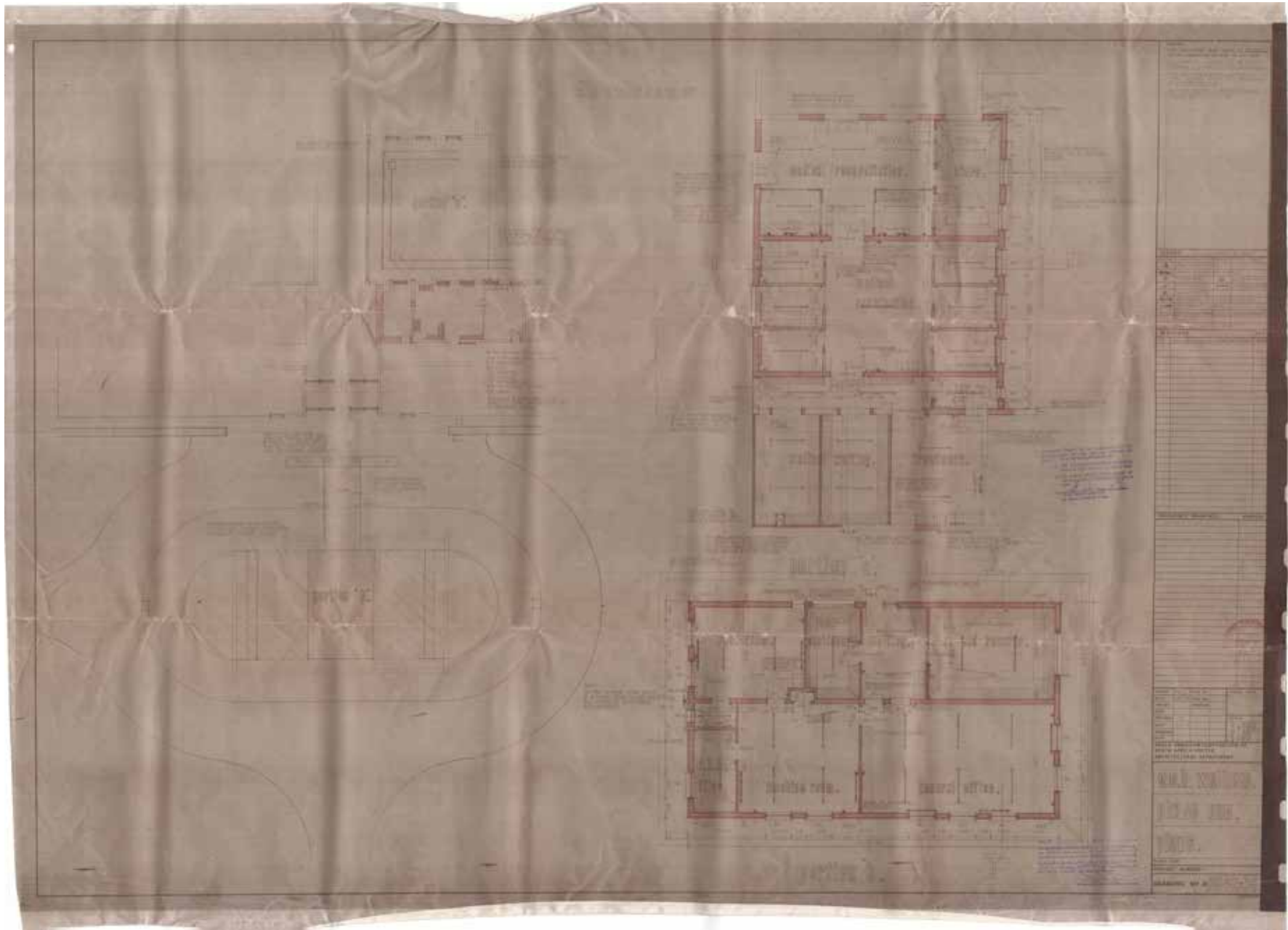


Back elevation of Admin building - building 17.




Southern elevation of Admin building - building 17.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1980) for building 18 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.19 - Pedestrian Gate House.	
Building number:	19.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980 - assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Pedestrian Gate House.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in front of casualty entrance.

6.4.2.19 - Pedestrian Gate House.	
Relationship to historical aspects:	None.
Social Importance:	None.
Modifications:	None apparent.
Integrity of current Structure:	Fairly original, limited changes .
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Low.




Pedestrian gate house as seen from the Hospital side - building 19.



Interior of Pedestrian Guard House - building 19.



Southern elevation of Pedestrian Guard House - building 19.

6.4.2.20 - Mortuary.	
Building number:	20.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1966 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - K.S. Birch.
Architectural Style / Aesthetics :	Functional with a Brazilian Modern Influence.
Historical Use:	Mortuary.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects, modernist steel windows and modernist terracotta window sills.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.20 - Mortuary.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Eastern elevation of Mortuary - building 20.



Southern elevation of Mortuary - building 20.



Western elevation of Mortuary - building 20.



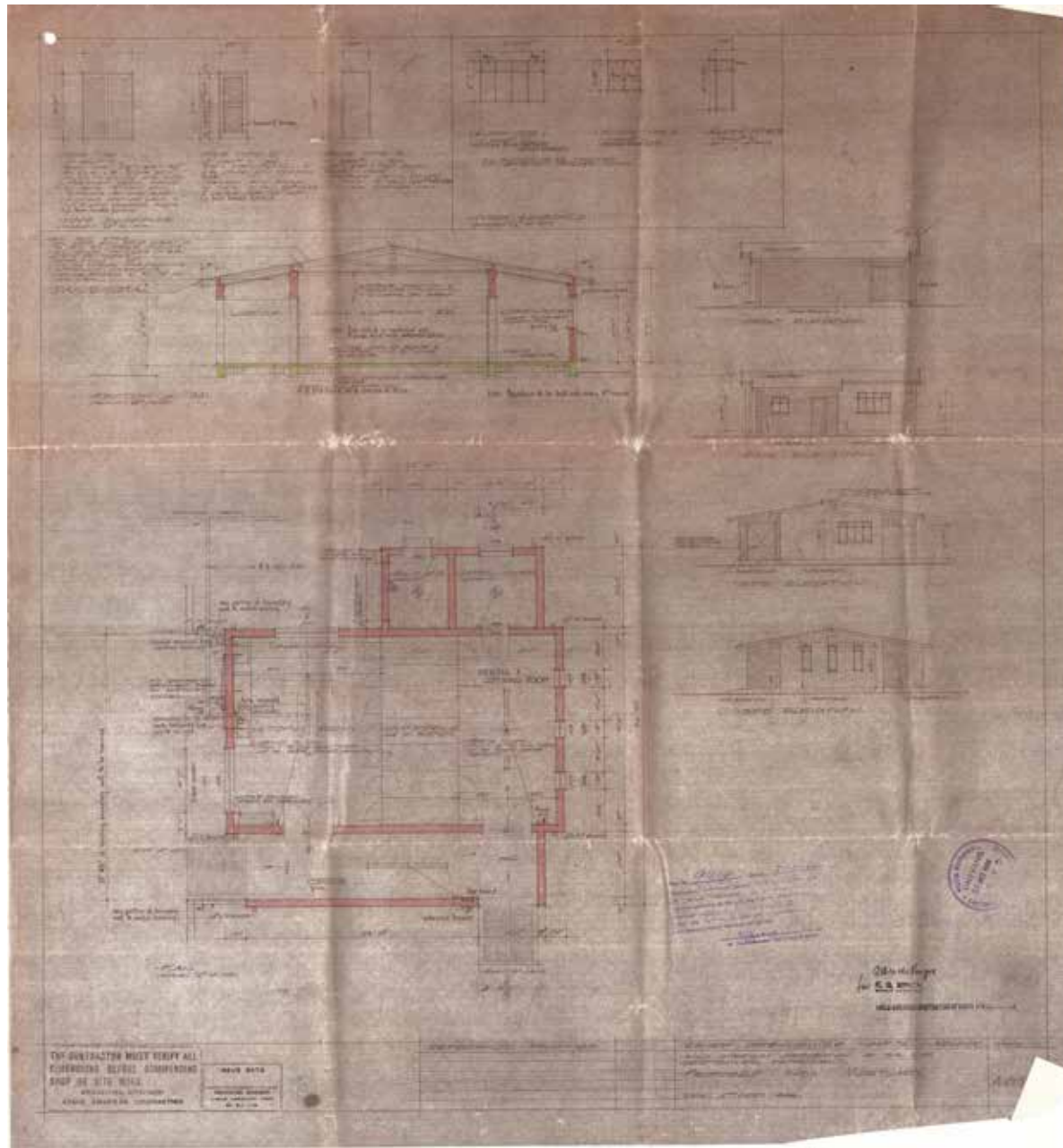
Northern elevation of Mortuary - building 20.



Southern elevation of Mortuary - building 20.




Interior of Mortuary - building 20.



Original building Plan (1966) for building 20 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.21 - Laundry and Kitchen.	
Building number:	21.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1952 - Original construction (part of main Hospital Building 17).
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Assumed D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Forms part of main hospital complex - streamline modern movement.
Historical Use:	Laundry (Ground Floor) & Kitchen (First Floor).
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects, modernist steel windows, modernist terracotta window sills and original joinery units in laundry managers office.

6.4.2.21 - Laundry and Kitchen.	
Relationship to setting and place:	Forms part of the original hospital building, a low slung modern movement building, sighted within a hospital precinct within the flat Free State landscape.
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Original laundry equipment removed and modern kitchen installed.
Integrity of current Structure:	Fairly original, limited changes .
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Forms part of a relatively original modern movement healthcare complex.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	High.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category II - High.



Southern elevation of Laundry & Kitchen - building 21.



Detail of overhang of Laundry - building 21.



Entrance from courtyard into Laundry - building 21.



Entrance into Hospital from Laundry courtyard - building 21.



Fire escape from kitchen on First Floor - building 21.



Laundry courtyard - building 21.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Office in Laundry - building 21.




Interior of Laundry - building 21.



Interior of Kitchen - building 21.



Interior of Kitchen - building 21.

6.4.2.22 - X-Ray.	
Building number:	22.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1952 - Original construction. 1959 - Addition.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - assumed D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Forms part of main hospital complex - streamline modern movement.
Historical Use:	X- Ray department.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Attached to original streamline modern hospital block.

6.4.2.22 - X-Ray.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Additions and internal refurbishment.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - High.



Southern elevation of X-Ray - building 22.



Roof of X-Ray building - building 22.



Southern elevation of X-Ray - building 22.

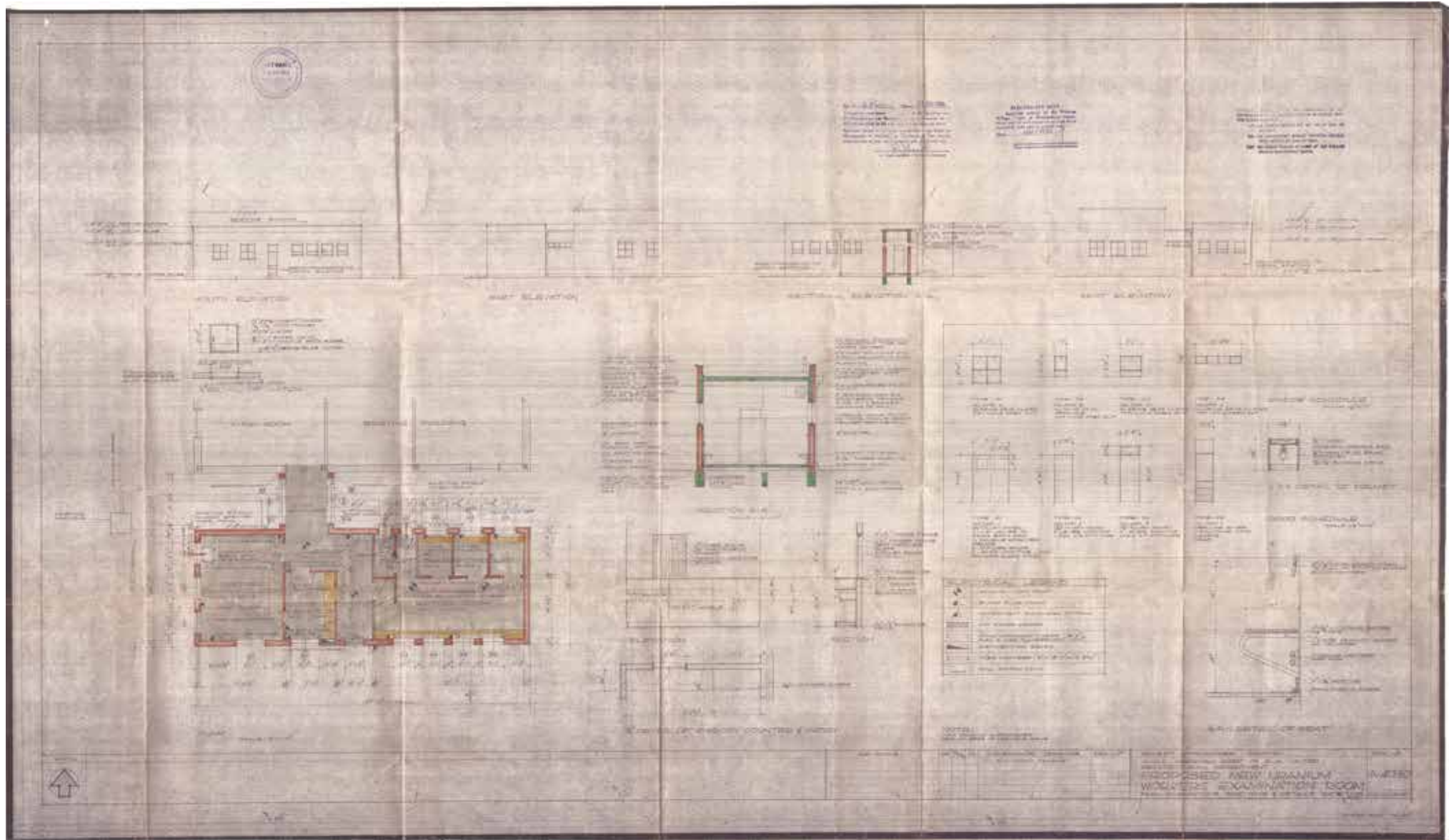


Interior of X-Ray - building 22.




Interior of X-Ray - building 22.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Additions to X-Ray (1959) building 22 - from Matjhabeng Local Municipality.

6.4.2.23 - Laboratory Building.	
Building number:	23.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1962- Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - W. Surgn.
Architectural Style / Aesthetics :	Regional Modernism.
Historical Use:	Laboratory .
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects. Modernist steel windows, modernist terracotta window sills, curtain windows, Brazilian inspired staircase and Brazilian inspired entrance canopy.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.23 - Laboratory Building.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa
Modifications:	New entrance area - date unknown.
Integrity of current Structure:	Fairly aesthetically original, additions easily distinguishable.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Southern elevation of Laboratory - building 23.



Southern elevation of Laboratory - black glass for Laboratory - building 23.



South / Western elevation of Laboratory - building 23.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



North / Eastern elevation of Laboratory building - building 23.



North / Western elevation of Laboratory building - building 23.



South / Eastern elevation of Laboratory building - building 23.



Eastern elevation of Laboratory building - building 23.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Courtyard between Laboratory building and Main Hospital with link/bridge - building 23.



Interior of Laboratory building - building 23.



Interior of Laboratory building - building 23.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



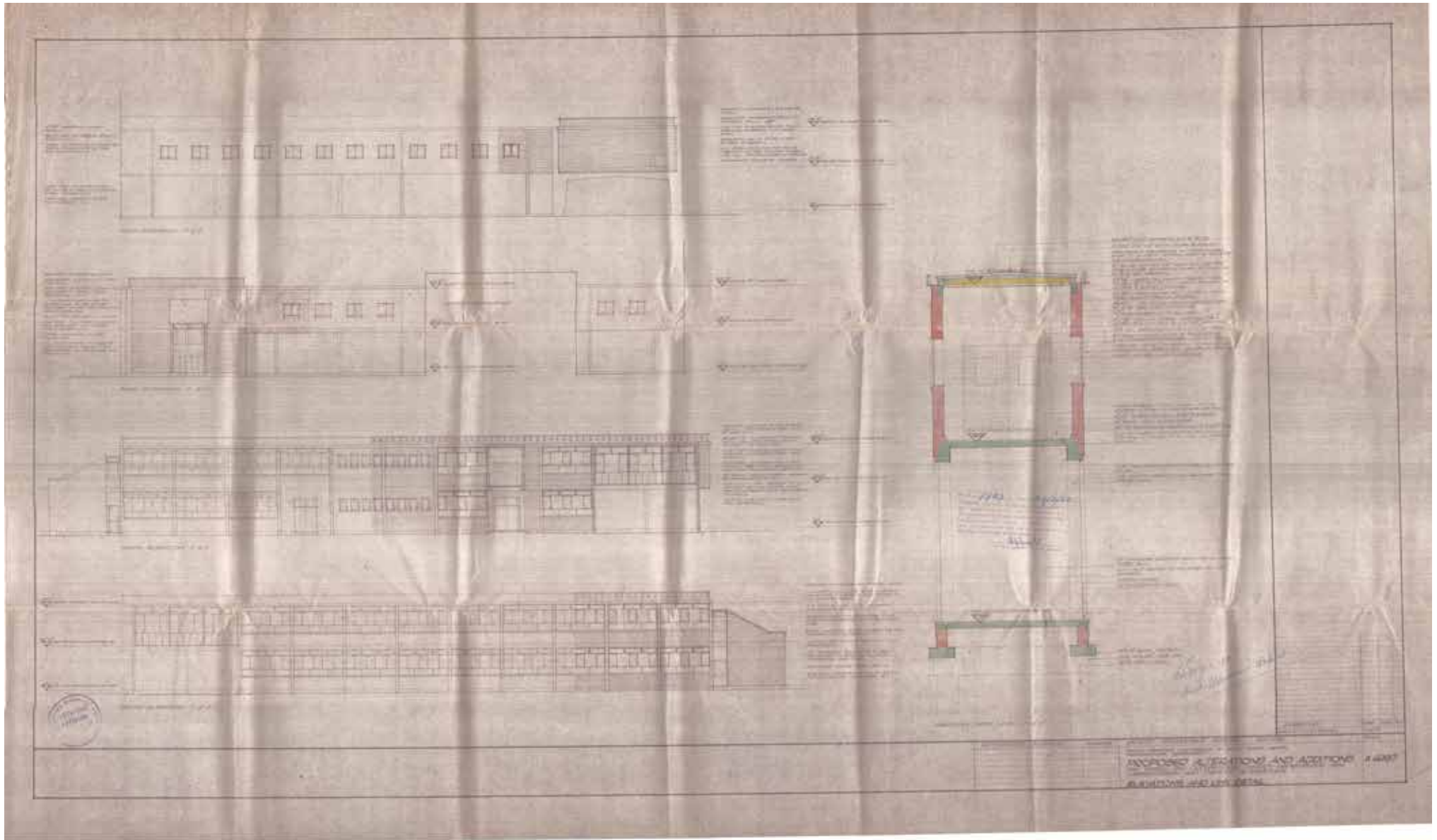
Interior of Laboratory building - building 23.



Handrail in staircase of Laboratory building - building 23.

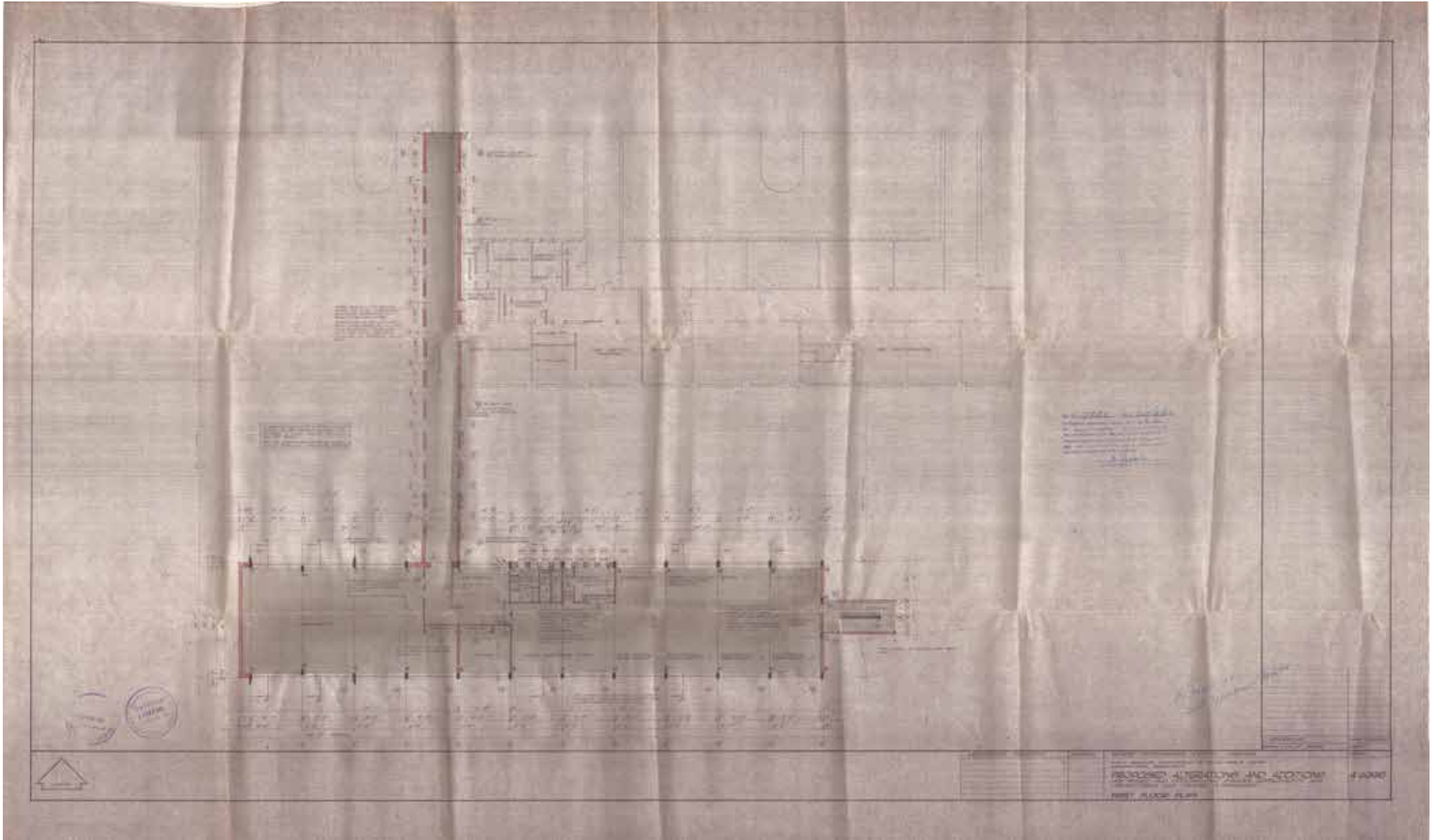


Interior of Laboratory building - building 23.




Original building Plan (1962) for building 23 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1962) for building 23 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.24 - Carport.	
Building number:	24.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	Unknown - assumed 1980s.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Carports.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in front of Hospital entrance.


6.4.2.24 - Carport.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	None seen.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



View of carports from the South - building 24.



View of carports from the North - building 24.

6.4.2.25 - Carports.	
Building number:	25.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1965 - Original construction. 1969 - Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Carports.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located near entrance to Hospital.

6.4.2.25 - Carports.	
Relationship to historical aspects:	None.
Social Importance:	N/A.
Modifications:	Not built as per plan.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Panorama of double sided carports - building 25.

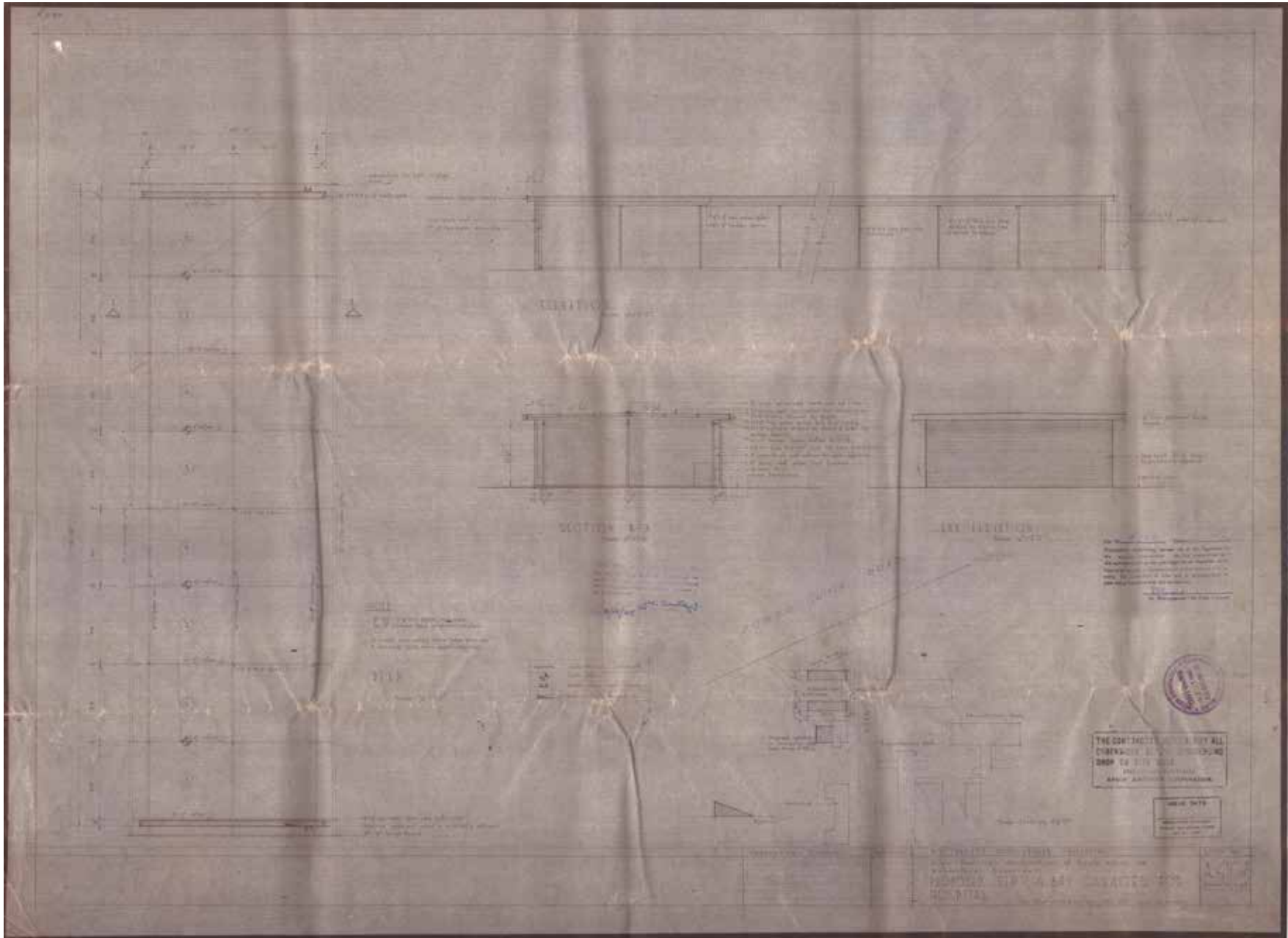


View of single sided carport - building 25.




Detail of carport structure - building 25.

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Original building Plan (1965) for building 25 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.26 - Gate House & Toilets.	
Building number:	26.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1987 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Gate House and Toilets.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	N/A.

6.4.2.26 - Gate House & Toilets.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Low.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Eastern elevation of Gate House and Toilet block - building 26.



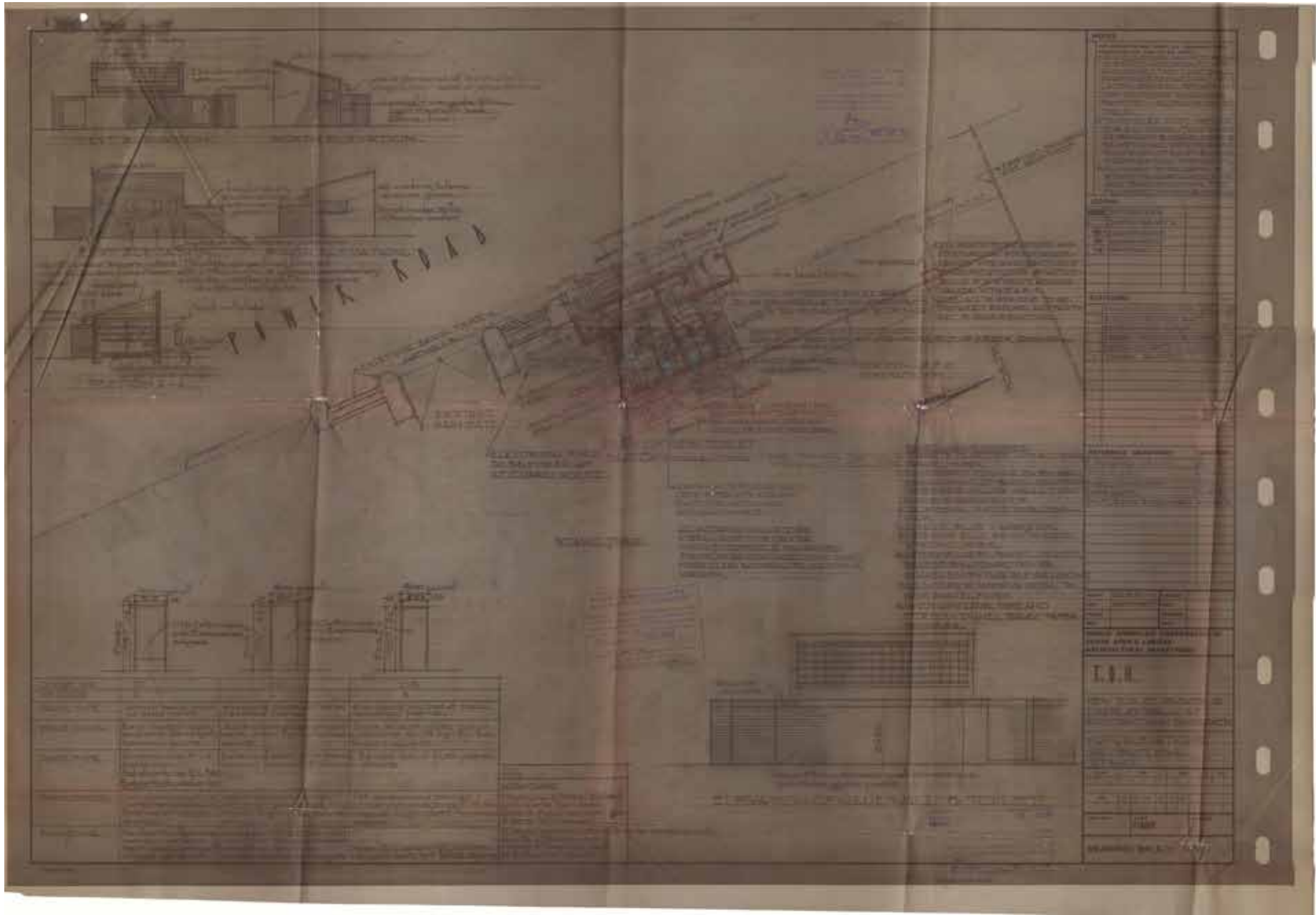
Gate House - building 26.



Toilet block - building 26.




Interior of male toilets - building 26.



Original building Plan (1987) for building 26 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.27 - Conference / Recreational Hall.	
Building number:	27.
Location:	
Approved / Existing Plans:	Yes - Additions & alterations.
Date of Construction:	1954 - Assumed original construction. 1965 - Additions & alterations.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Mid 20 Century Bungalow.
Historical Use:	Lecture Hall, Recreational Hall, Conferencing Facility.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects, modernist steel windows and modernist terracotta window sills.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.27 - Conference / Recreational Hall.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Additions & alterations.
Integrity of current Structure:	Fairly aesthetically original, additions easily distinguishable.
Known lost aspects or changes made:	Unknown, brick bag washed and painted white.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Northern elevation - building 27.



Western elevation - building 27.



Southern elevation - building 24.



Detail of entrance into building - building 27.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



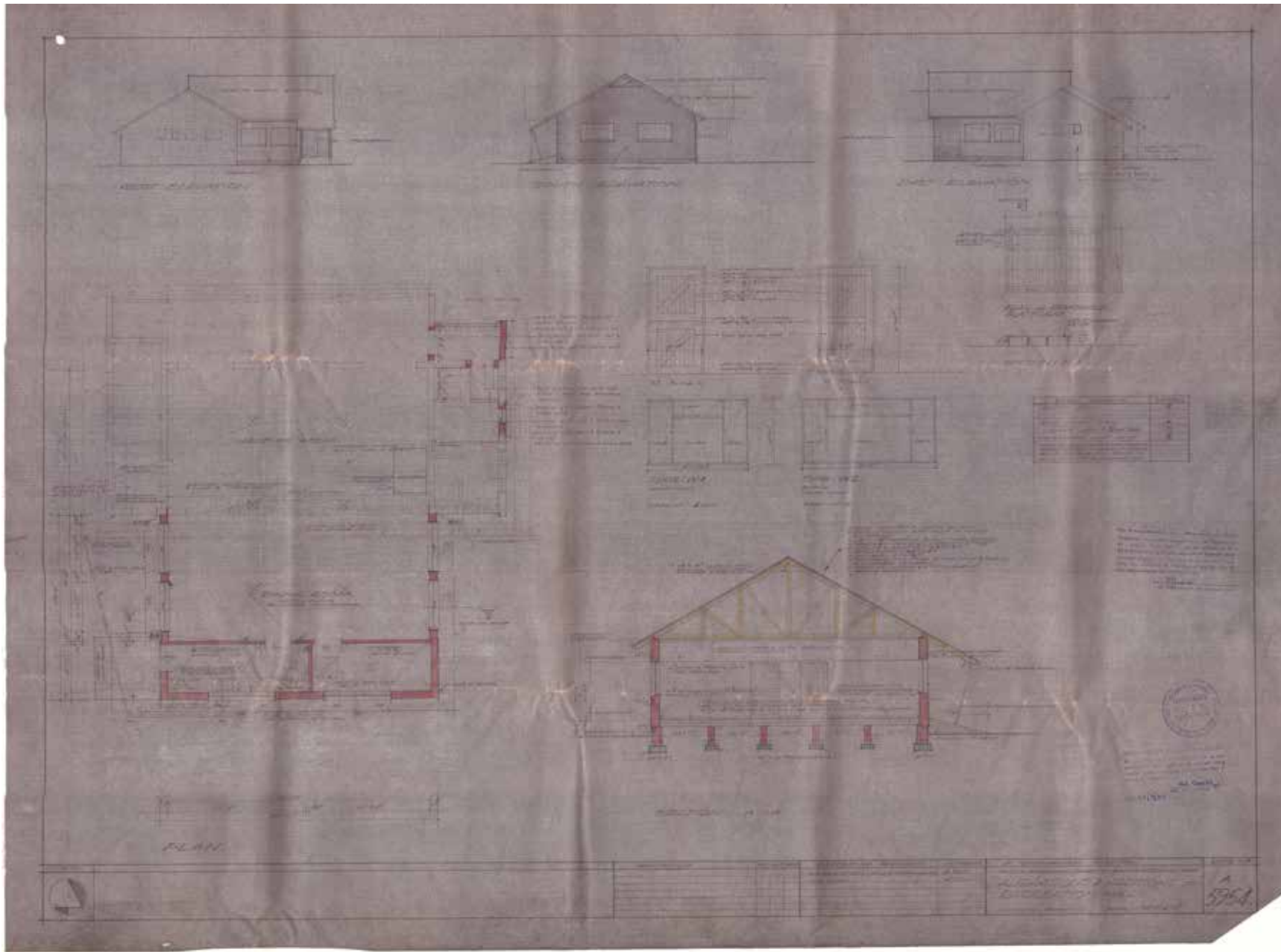
Interior of conference centre - building 27.



Detail of kitchen units - building 27.



Kitchen - building 27.



Additions and alterations (1965) for building 27 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.28 - Workshop & Store.	
Building number:	28.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1954 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Modernist / industrial.
Historical Use:	Workshop and Store.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects, modernist steel windows, modernist terracotta window sills and curtain windows
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.28 - Workshop & Store.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Southern elevation - building 28.



Northern elevation - building 28.

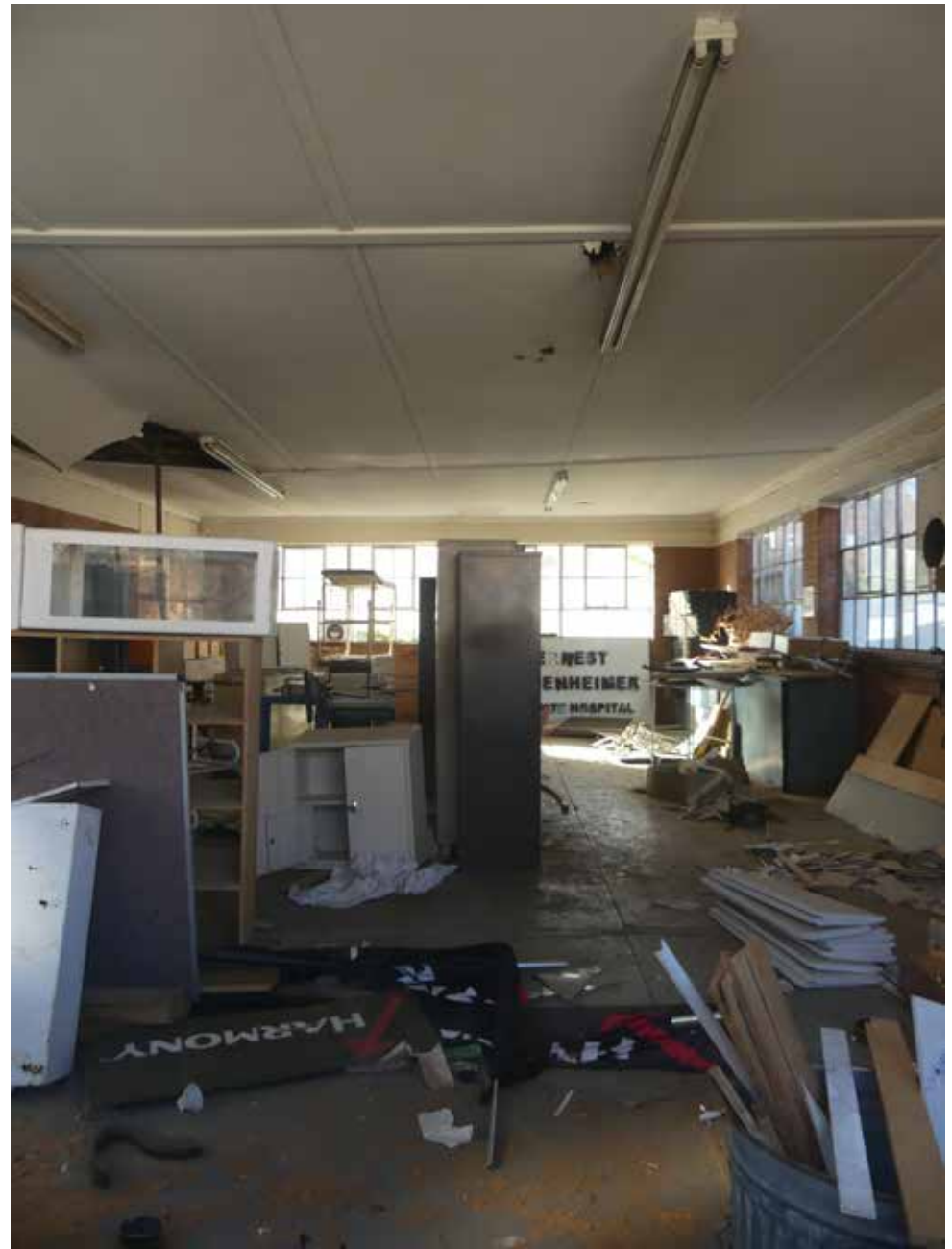
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



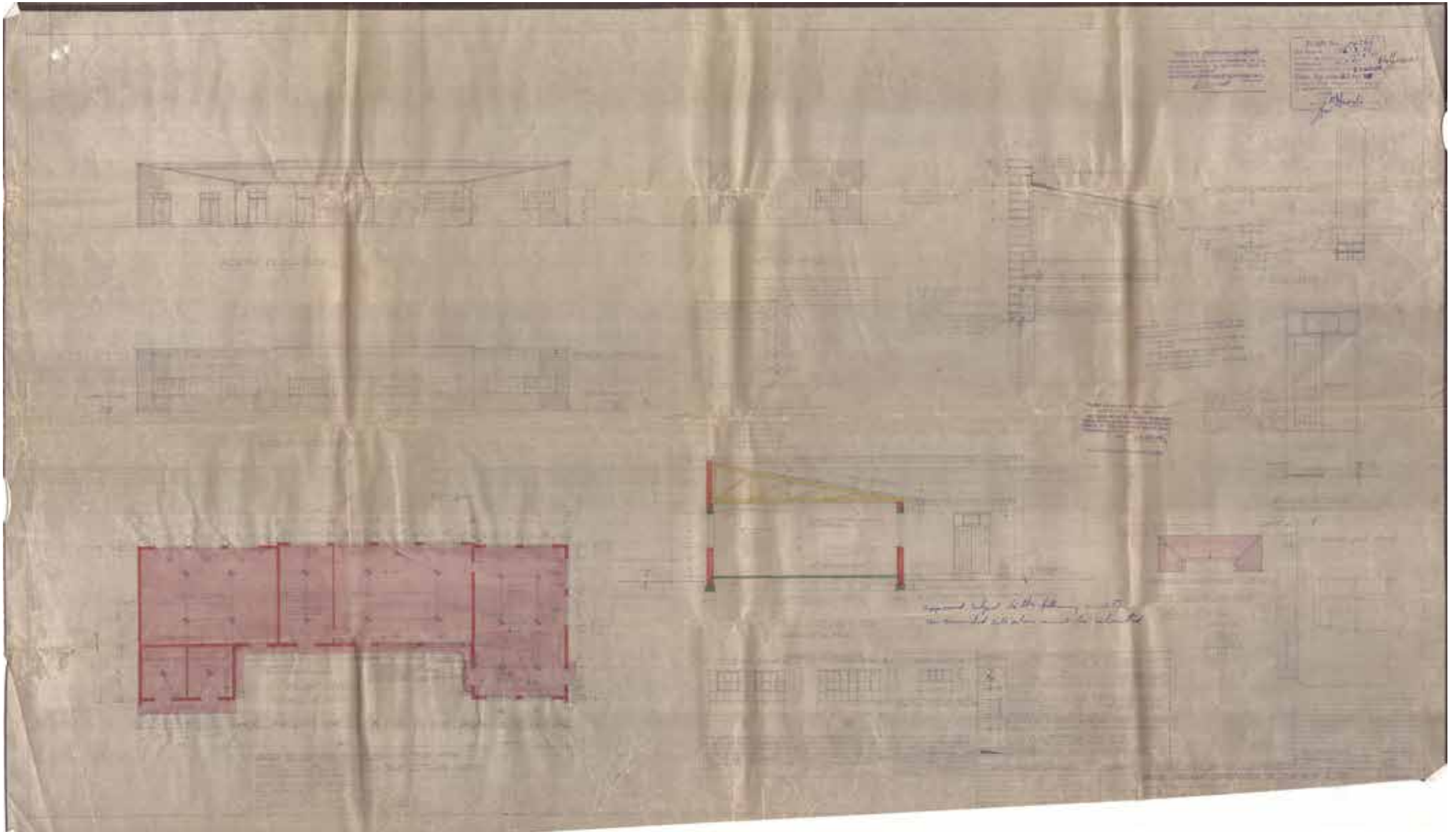
Eastern elevation - building 28.



Interior - building 28.




Interior - building 28.



Original building Plan (1954) for building 28 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.29 - Pump House & Inflammable Store.	
Building number:	29.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1953 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Modernist / industrial.
Historical Use:	Pump house and non-inflammable store.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.29 - Pump House & Inflammable Store.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Additions - date unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Flammable store - building 29.




Part of flammable store area - building 29.



Side of pump house - building 29.



Entrance to pump house - building 29.

6.4.2.30 - Paraplegic Workshop and Centre.	
Building number:	30.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1977 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - John Cock.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Paraplegic Workshop.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.30 - Paraplegic Workshop and Centre.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	Medium.
Section 3.3 of NHRA:	N/A.
Grading:	Category III - Medium.



Northern elevation - building 30.



Southern elevation - building 30.

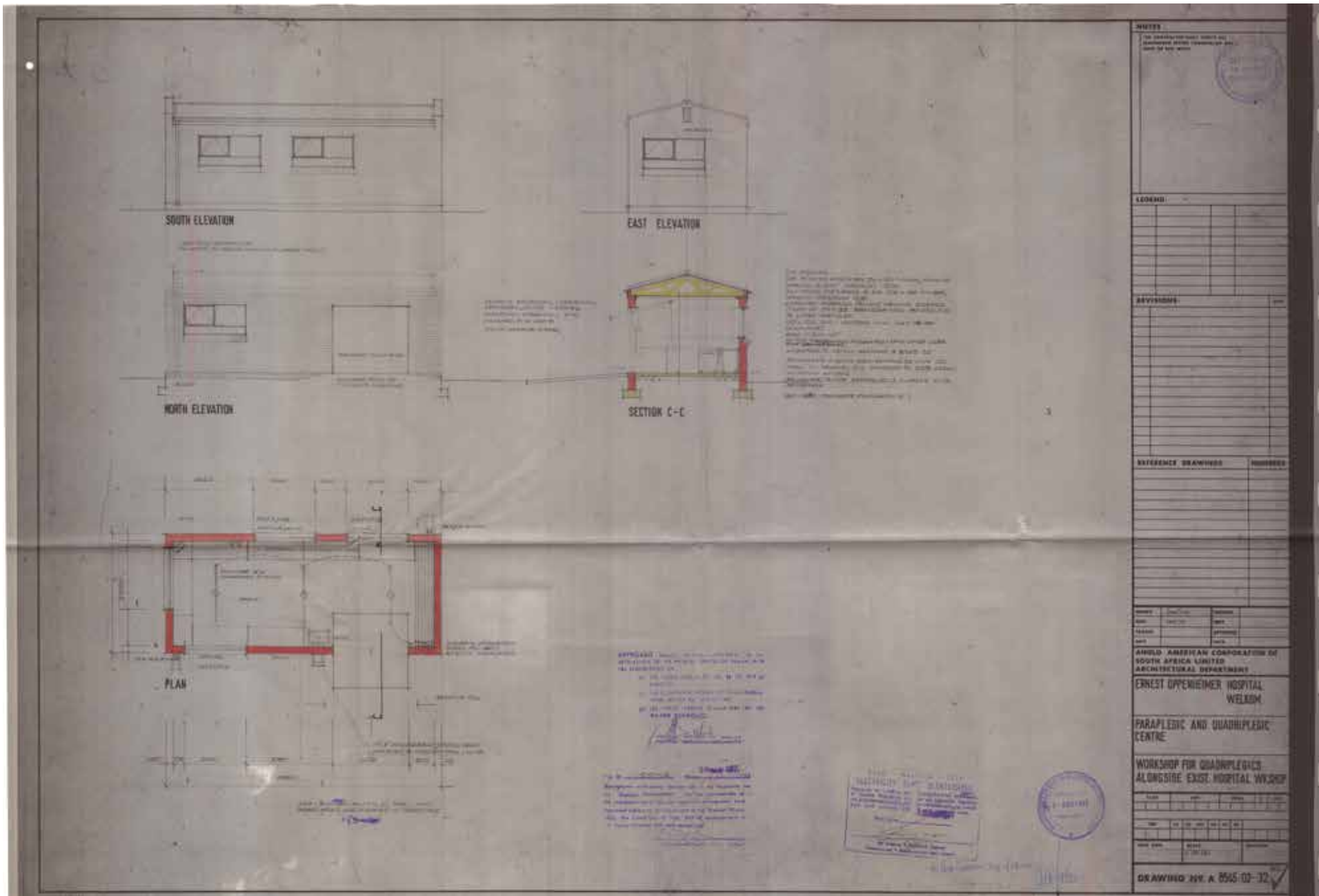


Western elevation - building 30.




Eastern elevation - building 30.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1977) for building 30 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.31 - Garage and Paint Shop.	
Building number:	31.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1953 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Functional / Industrial butterfly roof.
Historical Use:	Garages and paint shop.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.31 - Garage and Paint Shop.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Western elevation - building 31.



Eastern elevation - building 31.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Northern elevation - building 31.



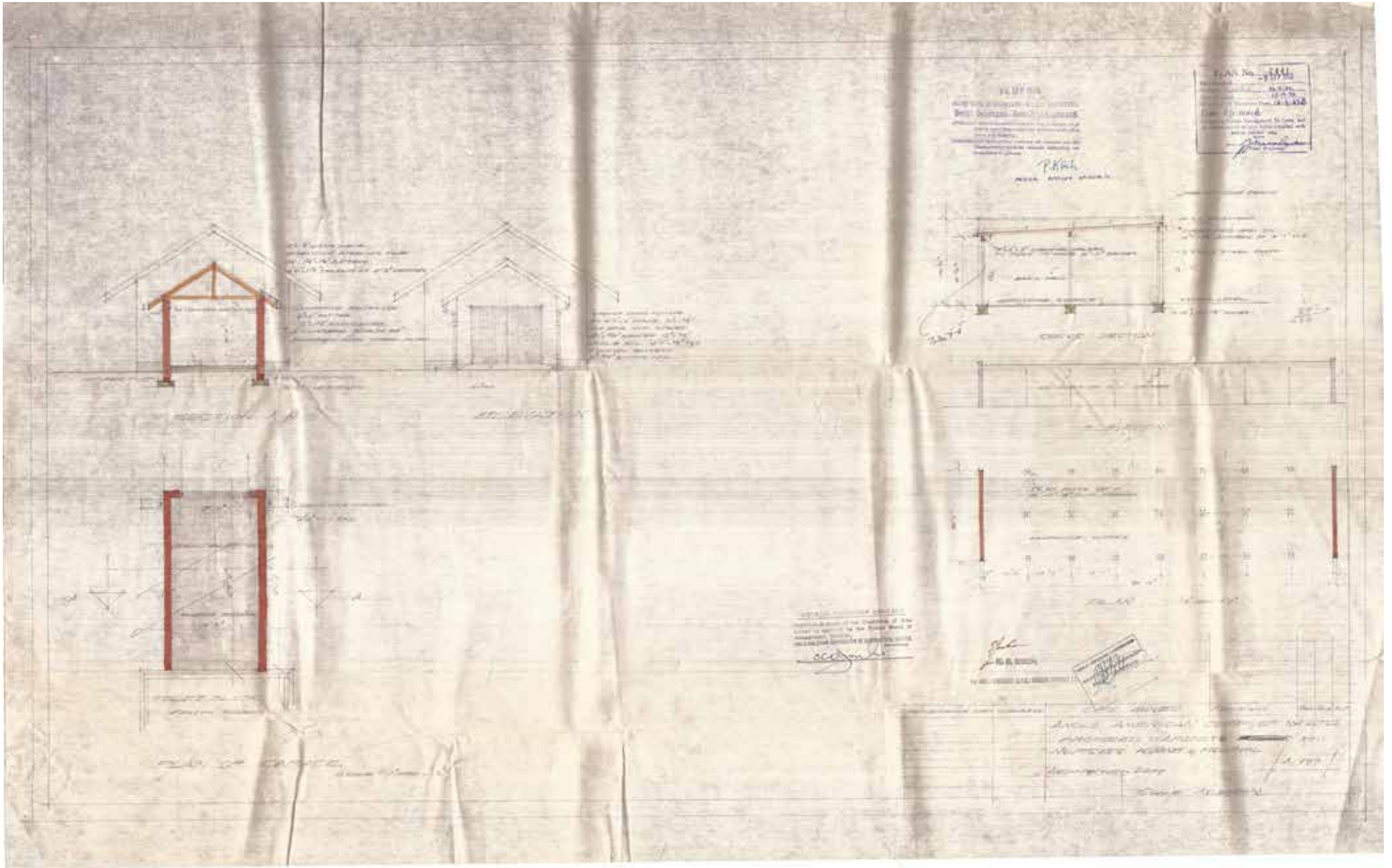
Southern elevation - building 31.



Detail of brick bond - building 31.




Interior of garage and paint shop - building 31.



Original building Plan (1953) for building 31 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.32 - Boiler Room.	
Building number:	32.
Location:	
Approved / Existing Plans:	Yes - Original construction and additions.
Date of Construction:	1952 - Original construction. 1953 & 1966 Additions.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - D. Rufellon and K.S. Birch.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Boiler House.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.32 - Boiler Room.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	Yes - structure is more than 60 years old - Section 34.1 of the NHRA.
Significance:	Medium.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - Medium.



Western elevation - building 32.



Southern elevation - building 32.



Eastern elevation - building 32.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



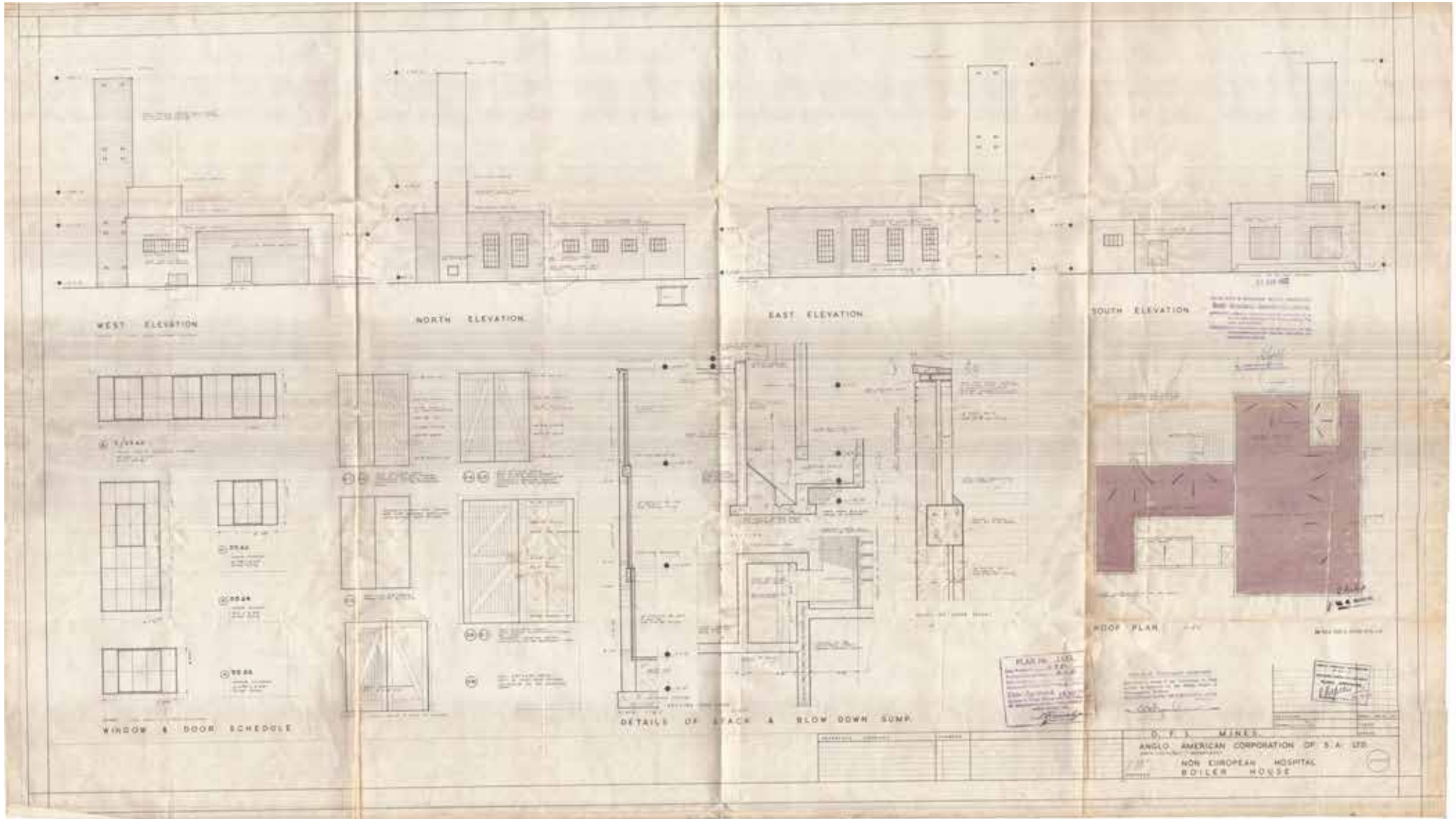
Interior of Boiler Room - building 32.



Interior of Boiler Room - building 32.

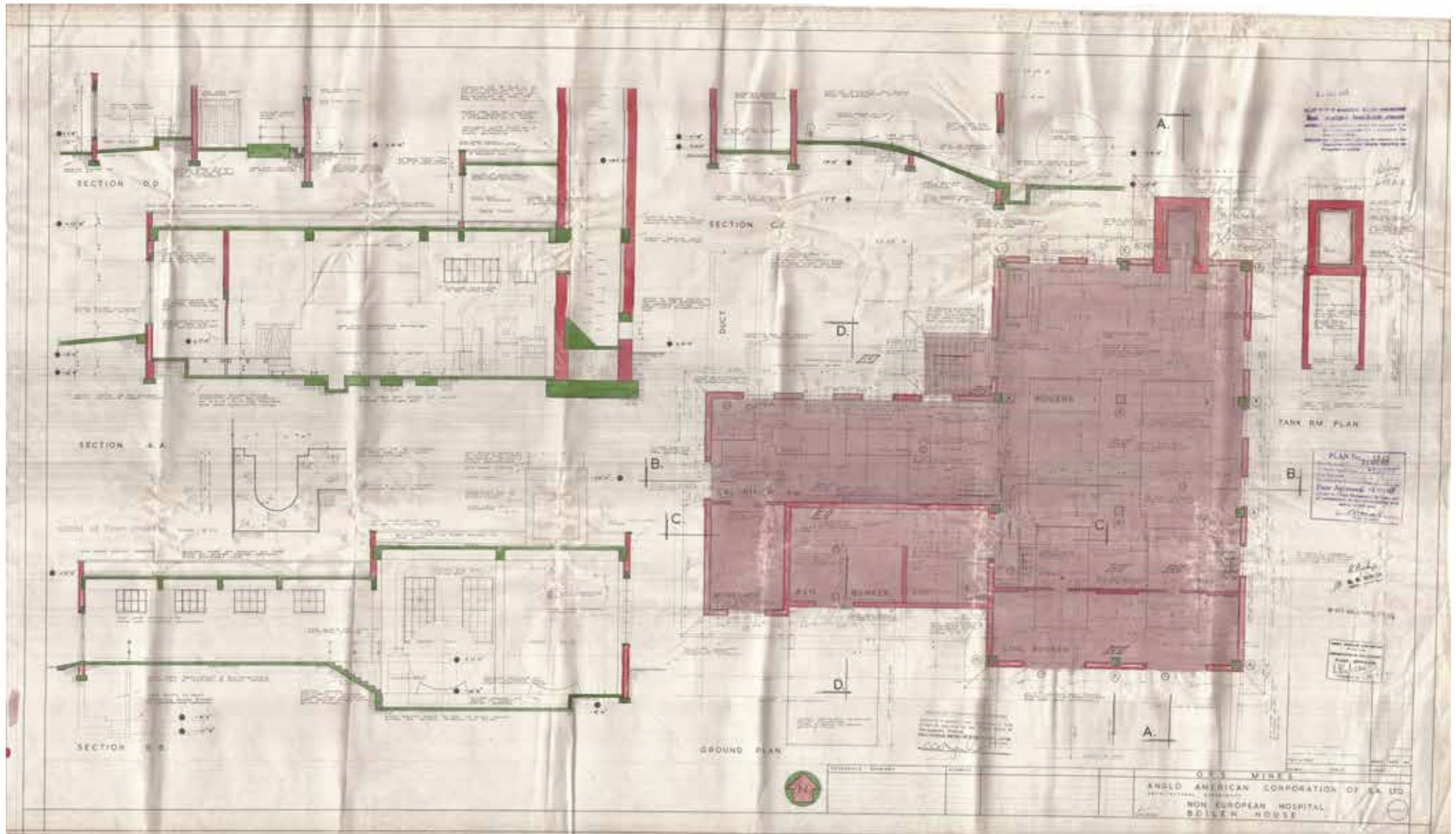


Side of Boiler Room - building 32.



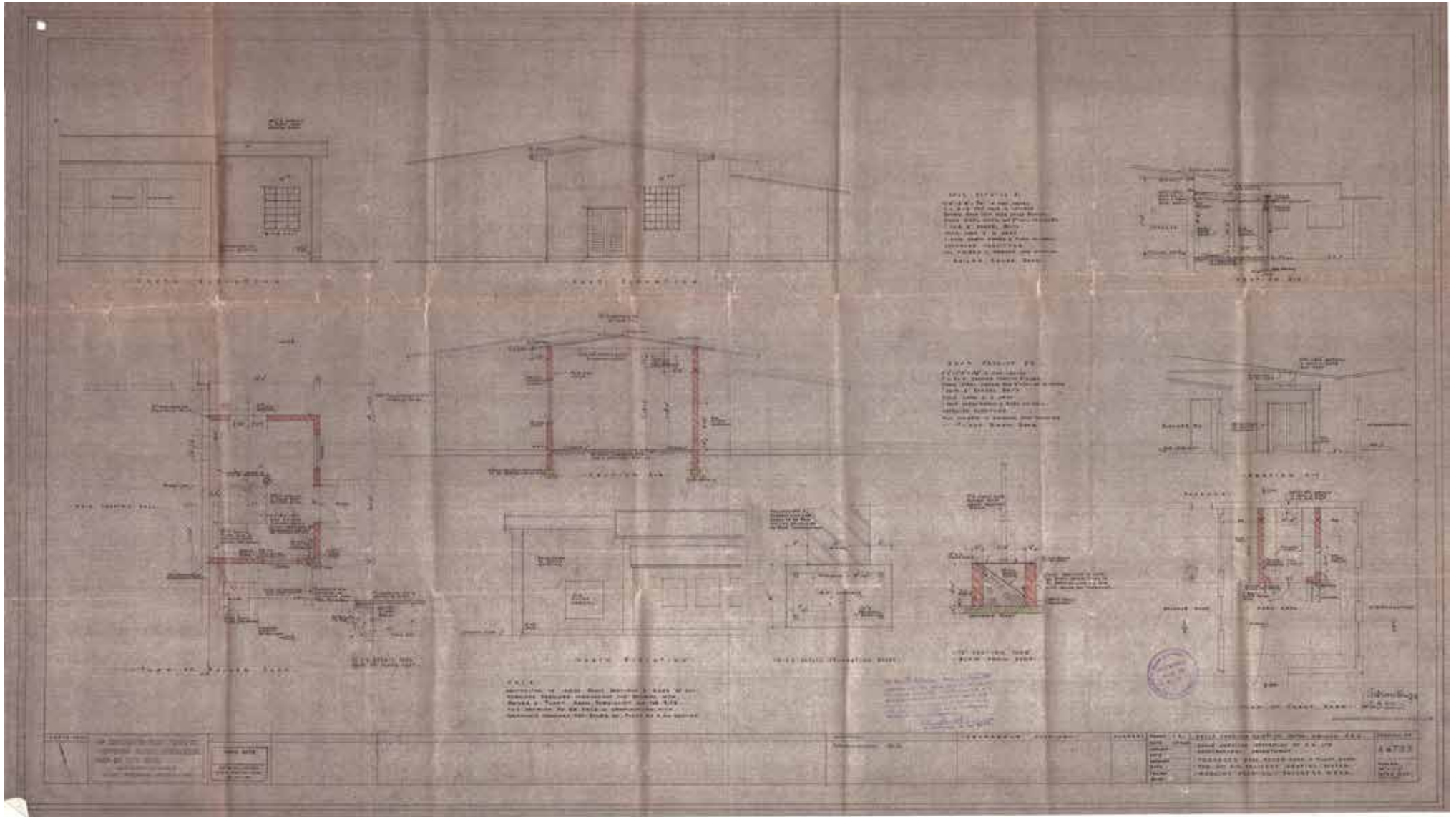
Original building Plan (1952) for building 32 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




Additions (1953) to building 32 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Additions (1966) to building 32 - from Matjhabeng Local Municipality.

6.4.2.33 - Store.	
Building number:	33.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Store.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.33 - Store.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern elevation - building 33.



Southern elevation - building 33.



Eastern elevation - building 33.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.




North, Eastern elevation - building 33.



Detail of window cill - building 33.



Entrance portico - building 33.

6.4.2.34 - G.D.S. Gardens Nursery.	
Building number:	34.
Location:	
Approved / Existing Plans:	Yes - Alterations.
Date of Construction:	1980s - Assumed - original construction. 1988 - Alterations
Alterations Architect:	Anglo American Corporation of South Africa - Architectural Department & Free Gold North - Deon Cilliers.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Nursery.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings - located towards the edge of the site.

6.4.2.34 - G.D.S. Gardens Nursery.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern elevation of electrical room - building 34.



North, Western elevation of electrical room - building 34.



Interior of electrical room - building 34.



Southern elevation of electrical room - building 34.



Southern elevation of Nursery - building 34.



Northern elevation of Nursery - building 34.



Eastern elevation of Nursery - building 34.



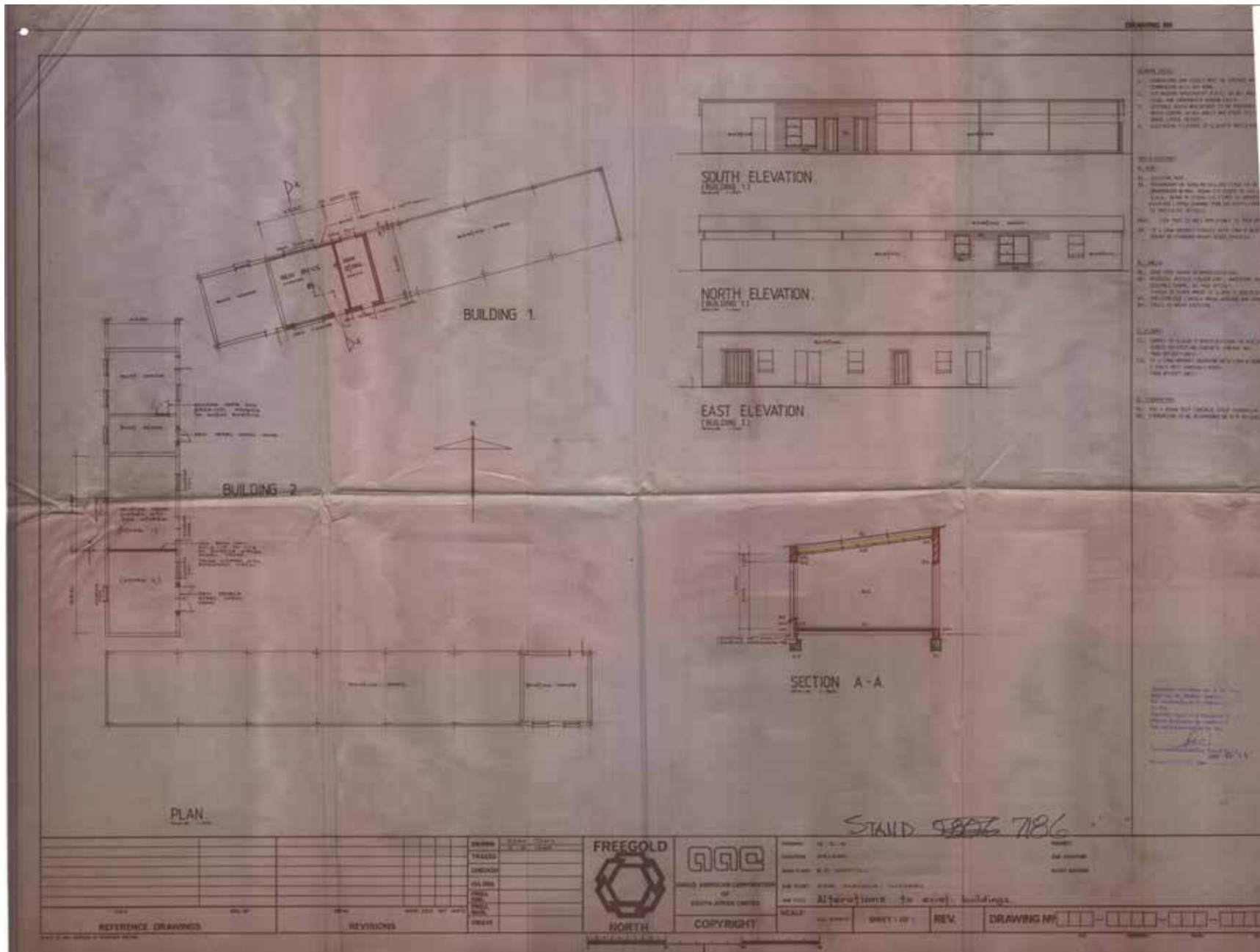
Panoramic view in the Nursery courtyard - building 34.




Storage area in the Nursery - building 34.



Interior of a room in the Nursery - building 34.



Alterations Plan (1988) for building 34 - from Matjhabeng Local Municipality.

6.4.2.35 - Carports.	
Building number:	35.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Carports.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in close proximity to staff housing.

6.4.2.35 - Carports.	
Relationship to historical aspects:	None.
Social Importance:	None.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Southern elevation of carports - building 35.



Southern elevation of carports - building 35.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Western elevation of carports - building 35.



Detail of carports - building 35.



Detail of carports - building 35.



Southern elevation of carports - building 35.

6.4.2.36 - Nurses Quarters.	
Building number:	36.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1980 - Original construction. 1990s - Assumed date of addition.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Post Modern.
Historical Use:	Nurses sleeping quarters.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.36 - Nurses Quarters.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers. Located on site of original staff housing.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	New link between buildings 36 and 37, constructed in 1997 in post modern style.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



South, Eastern elevation - building 36.



Eastern elevation - building 36.



Western elevation - building 36.

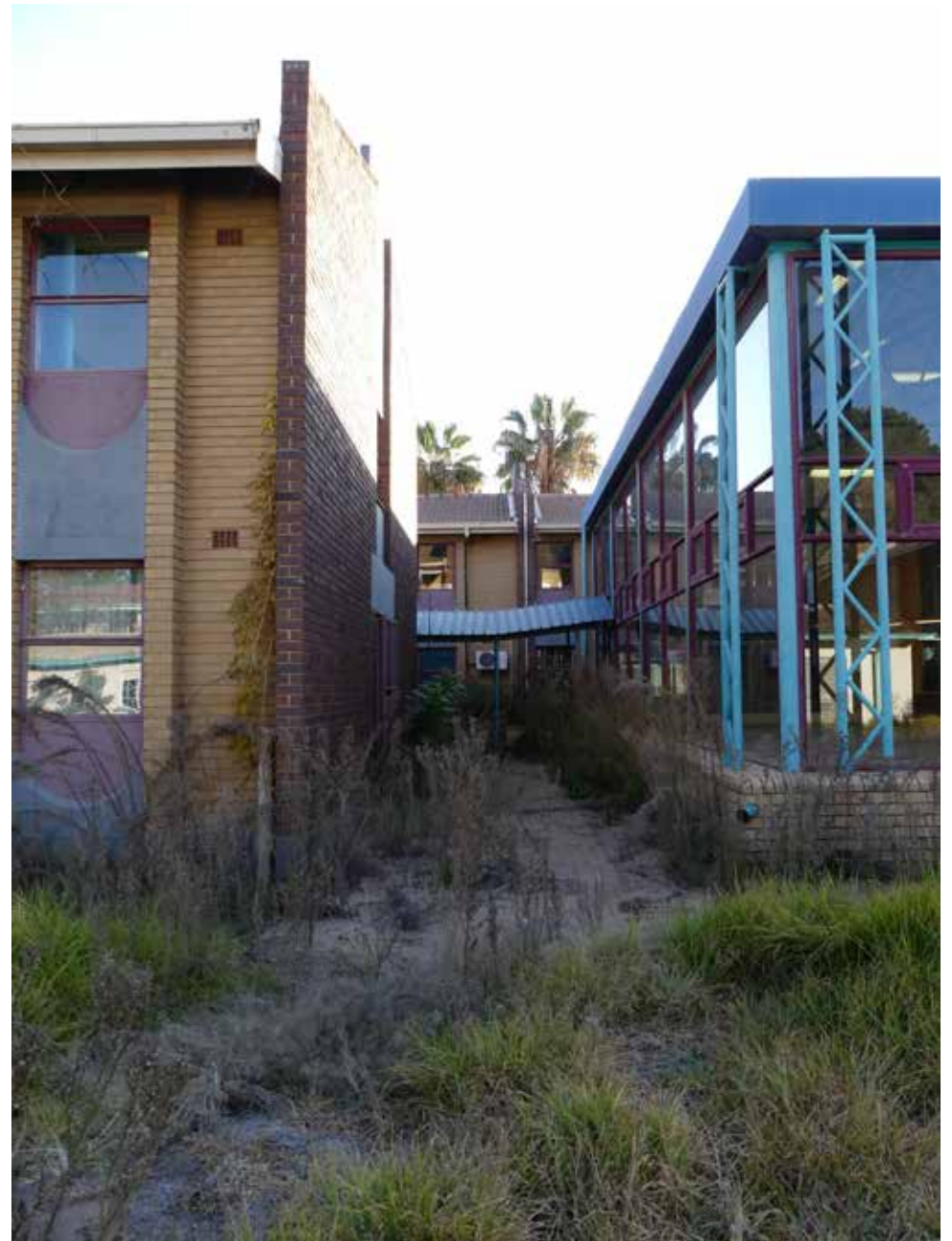
ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



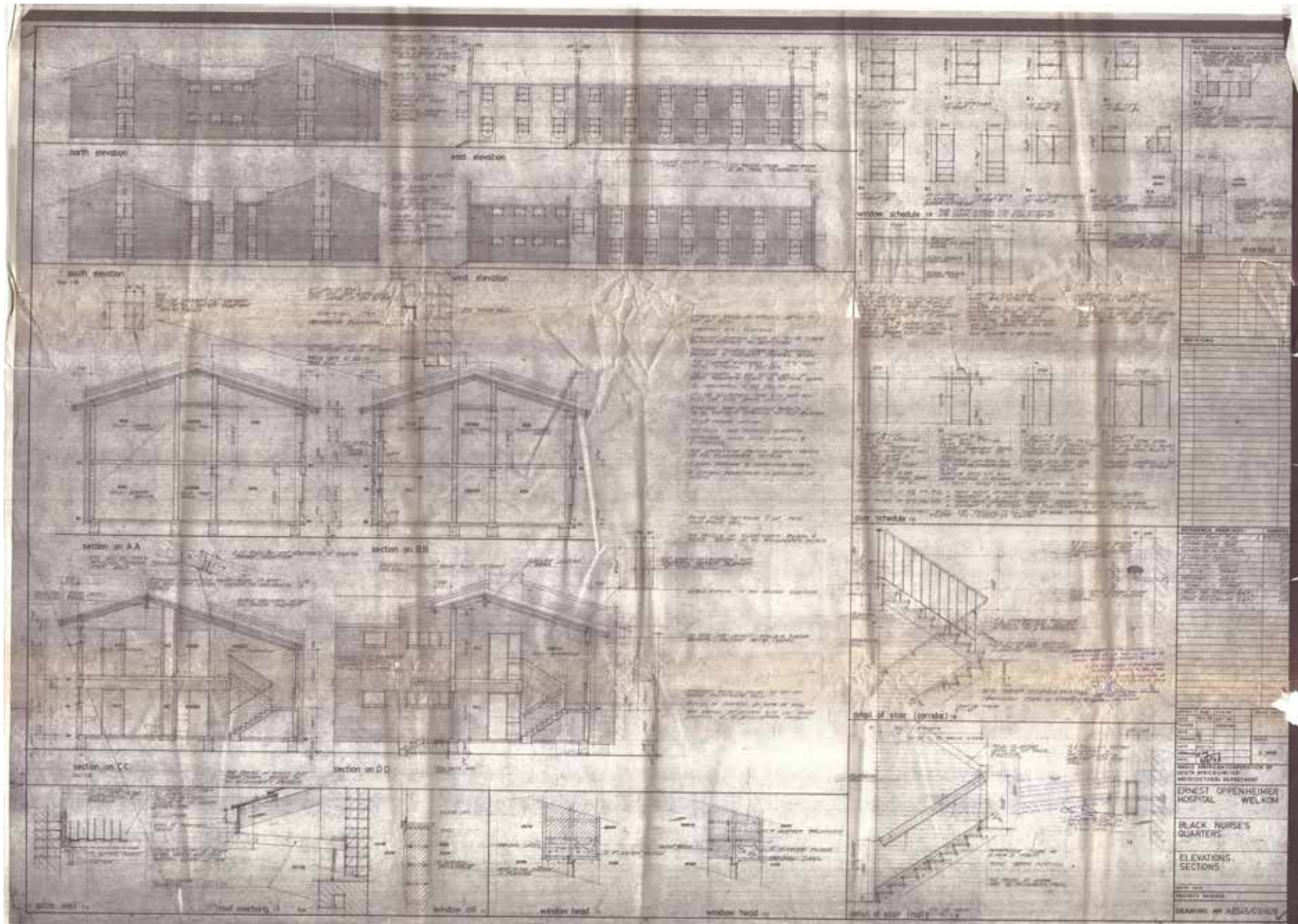
Interior (used as waiting area for doctors offices and consulting rooms) - building 36.



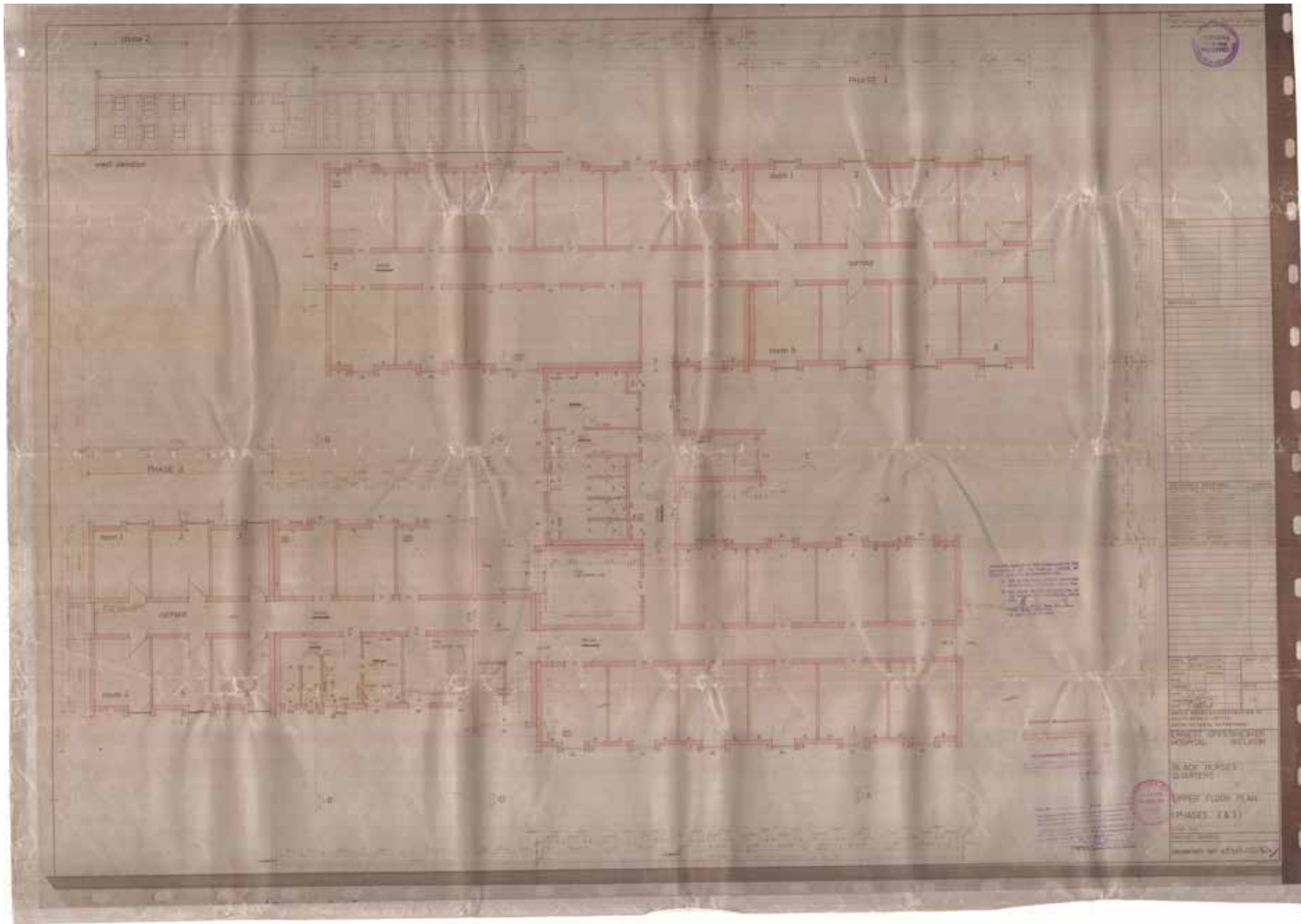
Interior (used as consulting room) - building 36.



Link between Nurses quarters (left) and new extension (right) - building 36.




Original building Plan (1980) for building 26 - from Matjhabeng Local Municipality.



Original building Plan (1980) for building 26 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.37 - Dining Hall.	
Building number:	37.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1980 - Original construction. 1990s - Assumed date of addition.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Post Modern.
Historical Use:	Dining hall & doctors consulting rooms.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

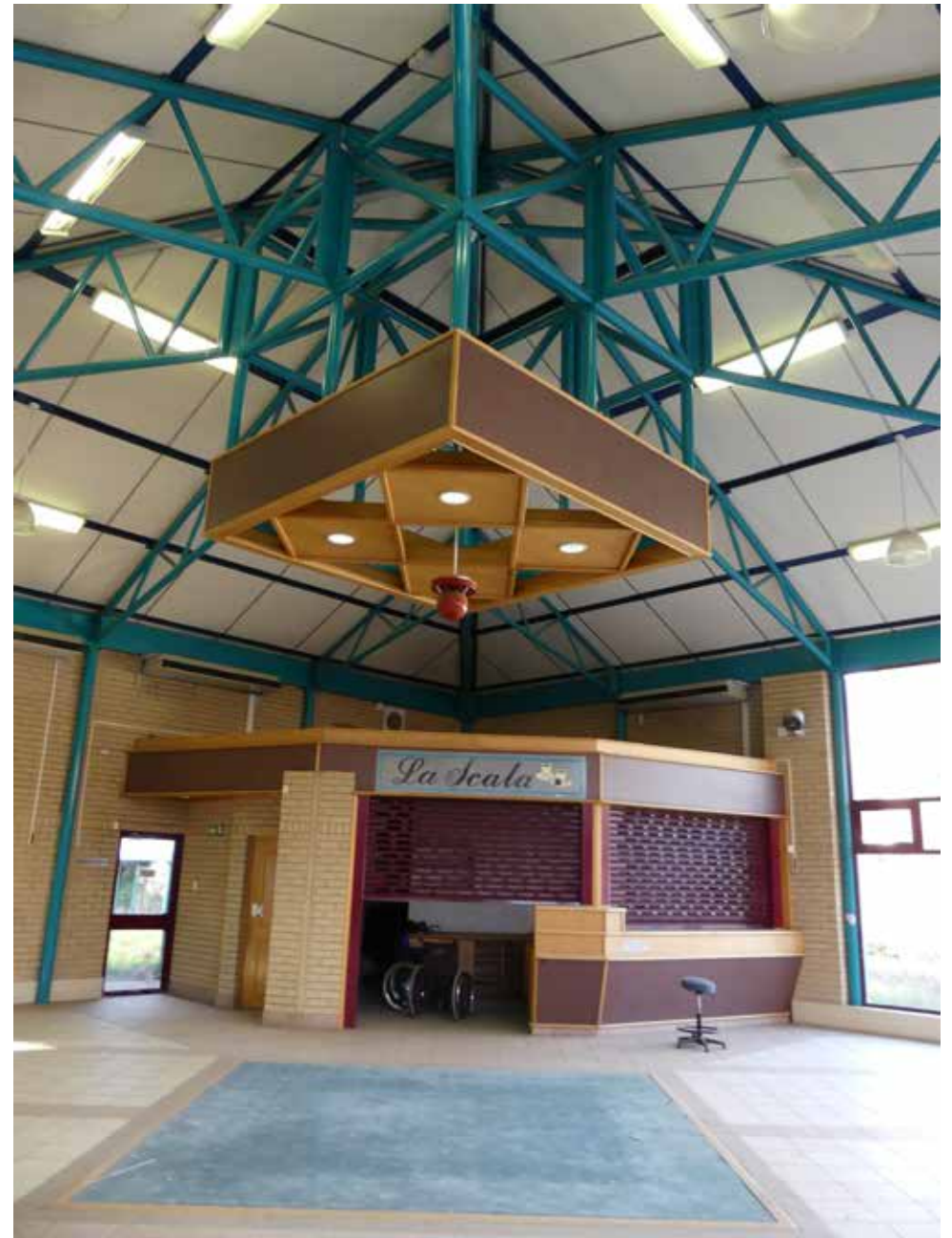
6.4.2.37 - Dining Hall.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers. Located on site of original staff housing.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	New link between buildings 36 and 37, constructed in 1997 in post modern style.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Eastern elevation - building 36 & 37 link.



Plaque in link building - building 36 & 37 link.



Main space - building 36 & 37 Link.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Northern elevation - building 37.



Entrance portico - building 37.



North, Western elevation - building 37.



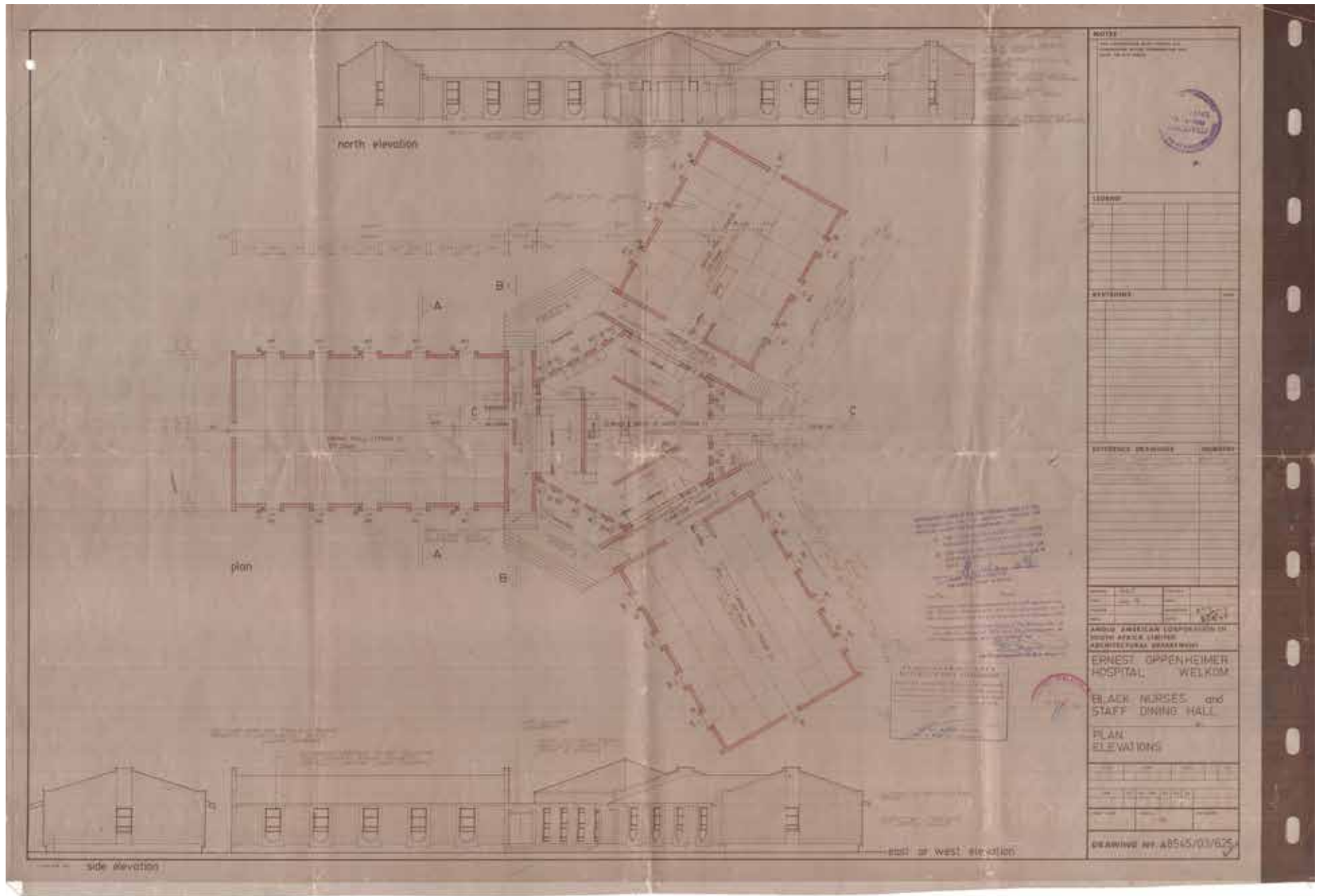
Interior (used as waiting area for consulting rooms) - building 37.



Interior (used as waiting and reception area for consulting rooms) - building 37.




Interior (used as consulting rooms) - building 37.



Original building Plan (1980) for building 37 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.38 - Staff Quarters.	
Building number:	38.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1980 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Post Modern.
Historical Use:	Staff Quarters.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.38 - Staff Quarters.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers. Located on site of original staff housing.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern elevation - building 38.



Partial Southern elevation - building 38.



Eastern elevation - building 38.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

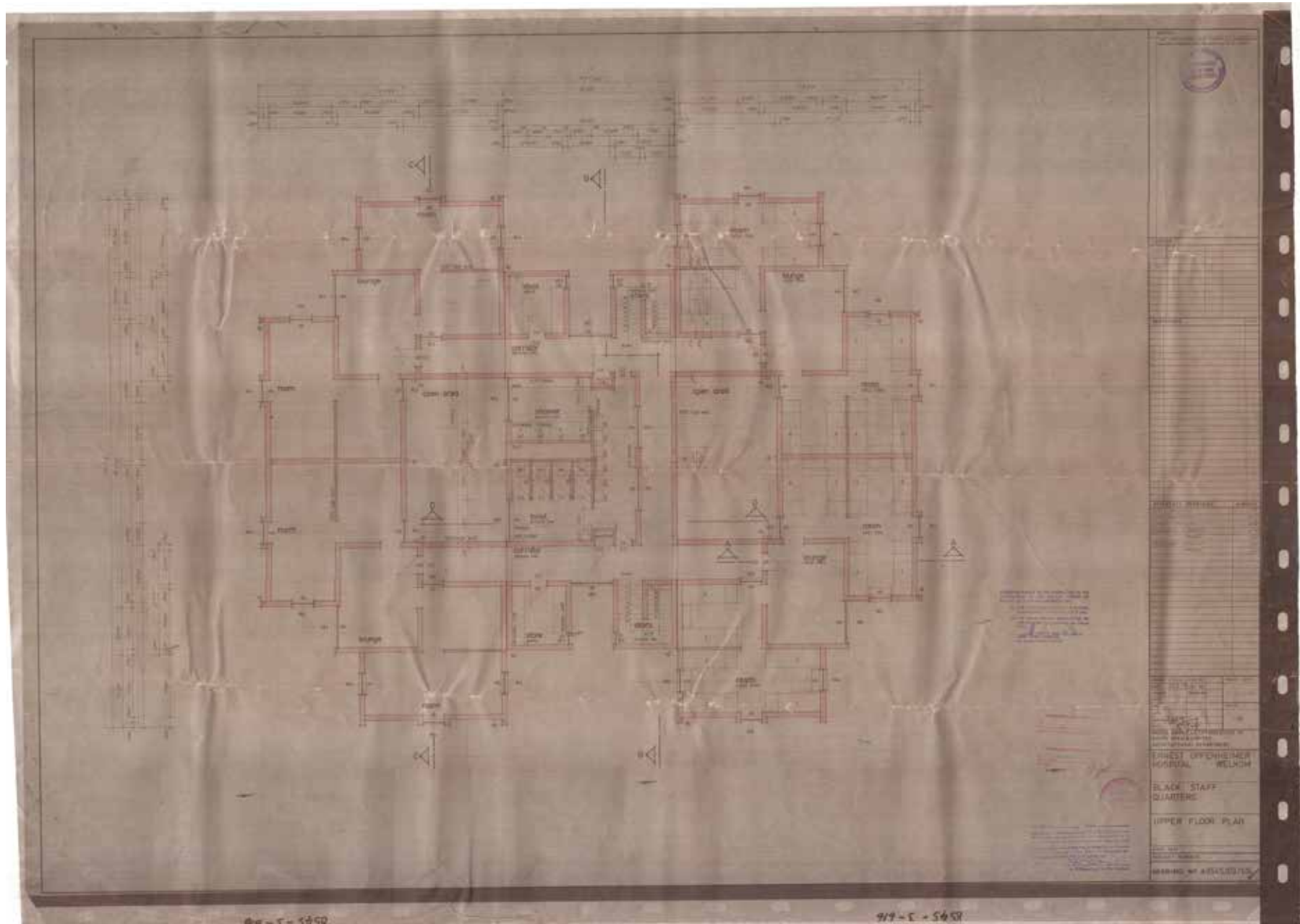


Courtyard - building 38.




Interior - building 38.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1980) for building 38 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.39 - Single Quarter Staff Housing.	
Building number:	39.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1973 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - S.Reay.
Architectural Style / Aesthetics :	Mid 20 Century Bungalow.
Historical Use:	Staff Housing.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings. Located adjacent to historical staff housing.

6.4.2.39 - Single Quarter Staff Housing.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and healthcare provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Limited.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Eastern elevation - building 39.



Western elevation - building 39.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



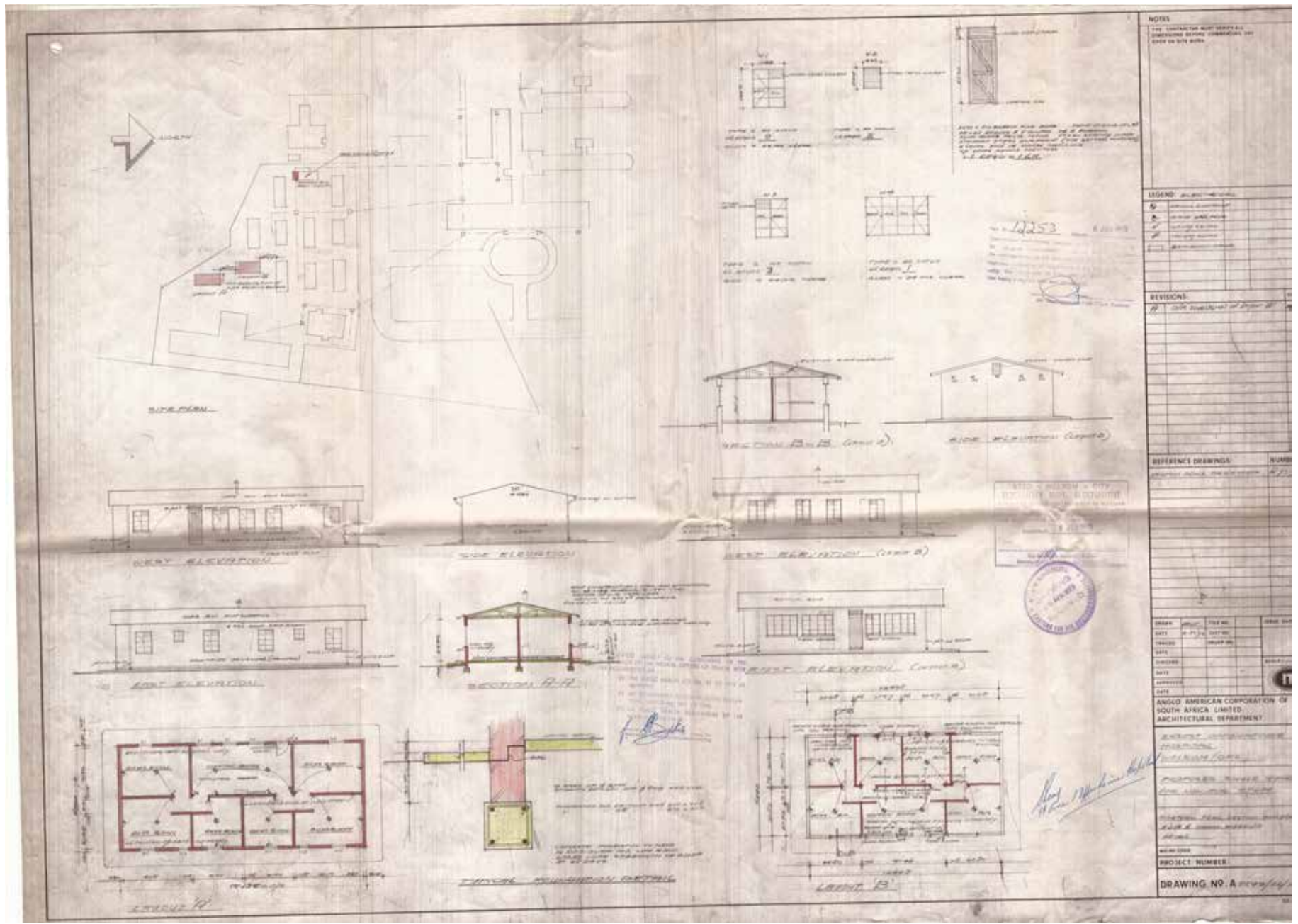
Interior - building 39.



Interior - building 39.




Edge detail - Steel frame and rods holding building together - building 39.



Original building Plan (1973) for building 39 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.40 - Dormitory Block.	
Building number:	40.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1965 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - Unknown.
Architectural Style / Aesthetics :	Mid 20 Century Eclectic.
Historical Use:	Staff Dormitory.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.40 - Dormitory Block.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	Unusual cantilevered concrete staircases.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern section of Western elevation - building 40.



Southern section of Western elevation - building 40.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Interior - building 40.



Interior - building 40.



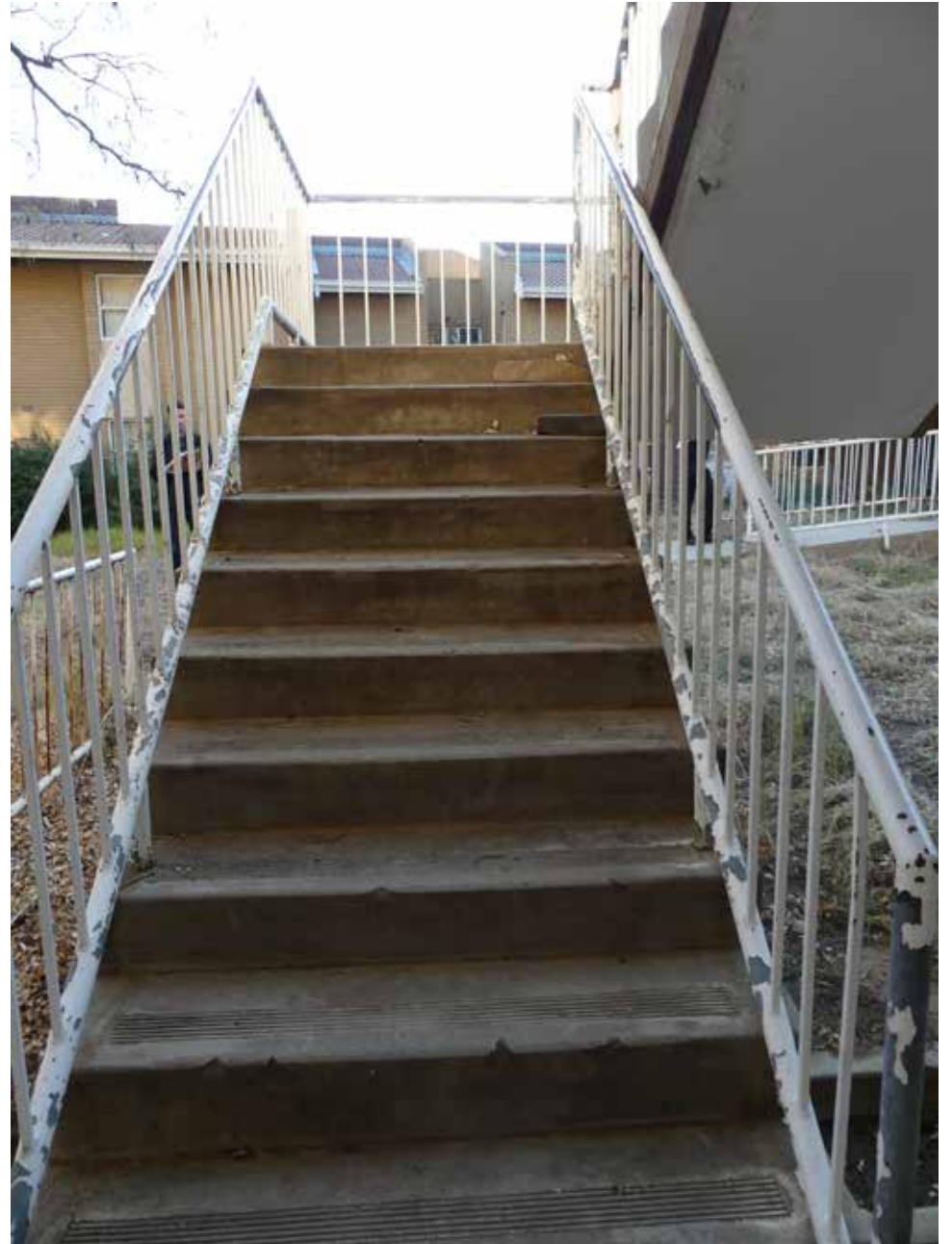
Exterior corridor - building 40.



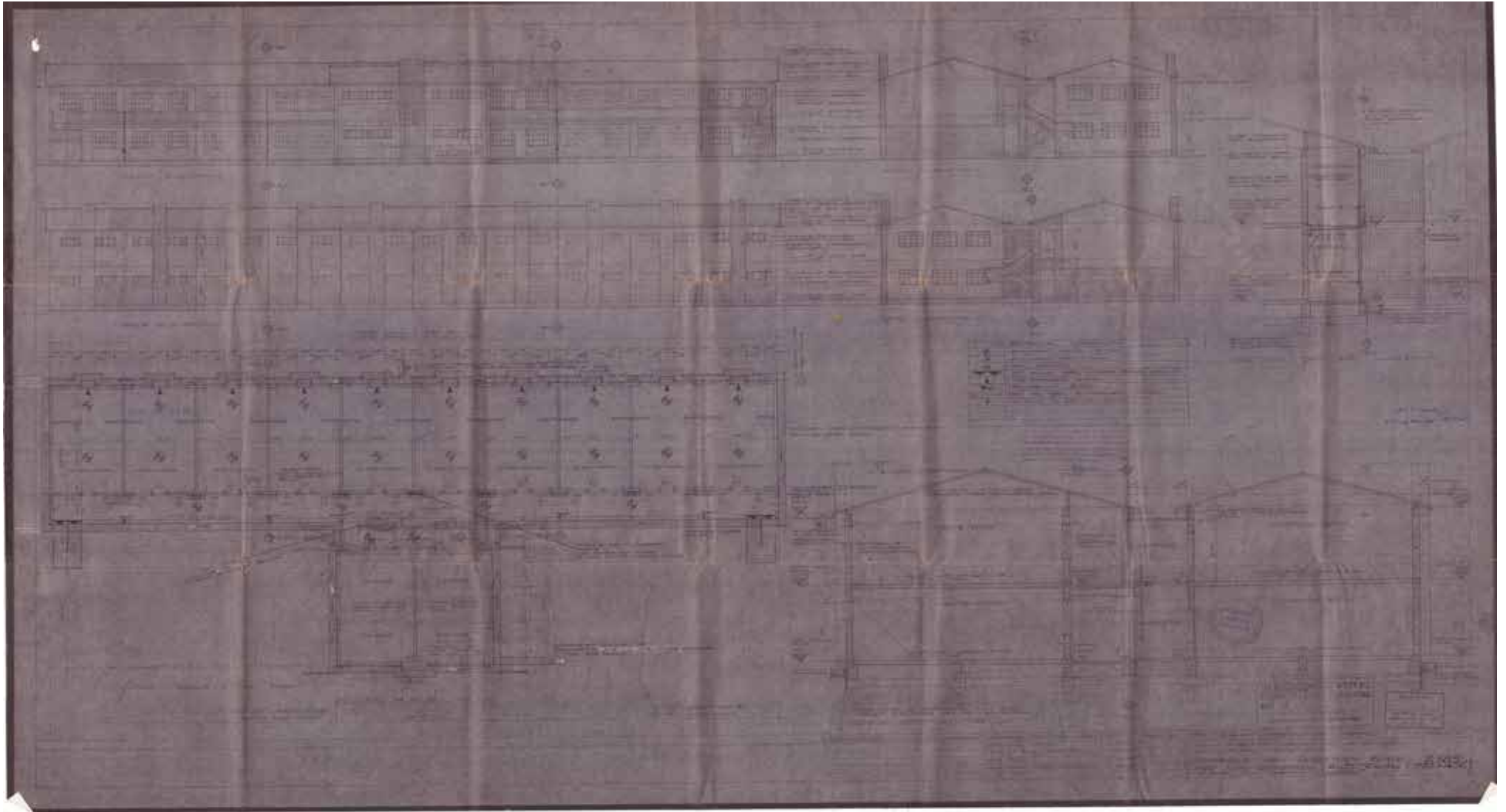
Interior - building 40.



Threshold detail to exterior corridor - building 40.




Staircase - building 40.



Original building Plan (1965) for building 40 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.41 - Ablution Block.	
Building number:	41.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1965 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - M. G. Carter.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Ablutions.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings.

6.4.2.41 - Ablution Block.	
Relationship to historical aspects:	Forms a built document of healthcare facilities and health-care provision in the mining sector in mid 20 Century South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Social Importance:	Buildings inform the history of mining, healthcare and black labour in South Africa.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



South Western elevation - building 41.



Northern elevation - building 41.

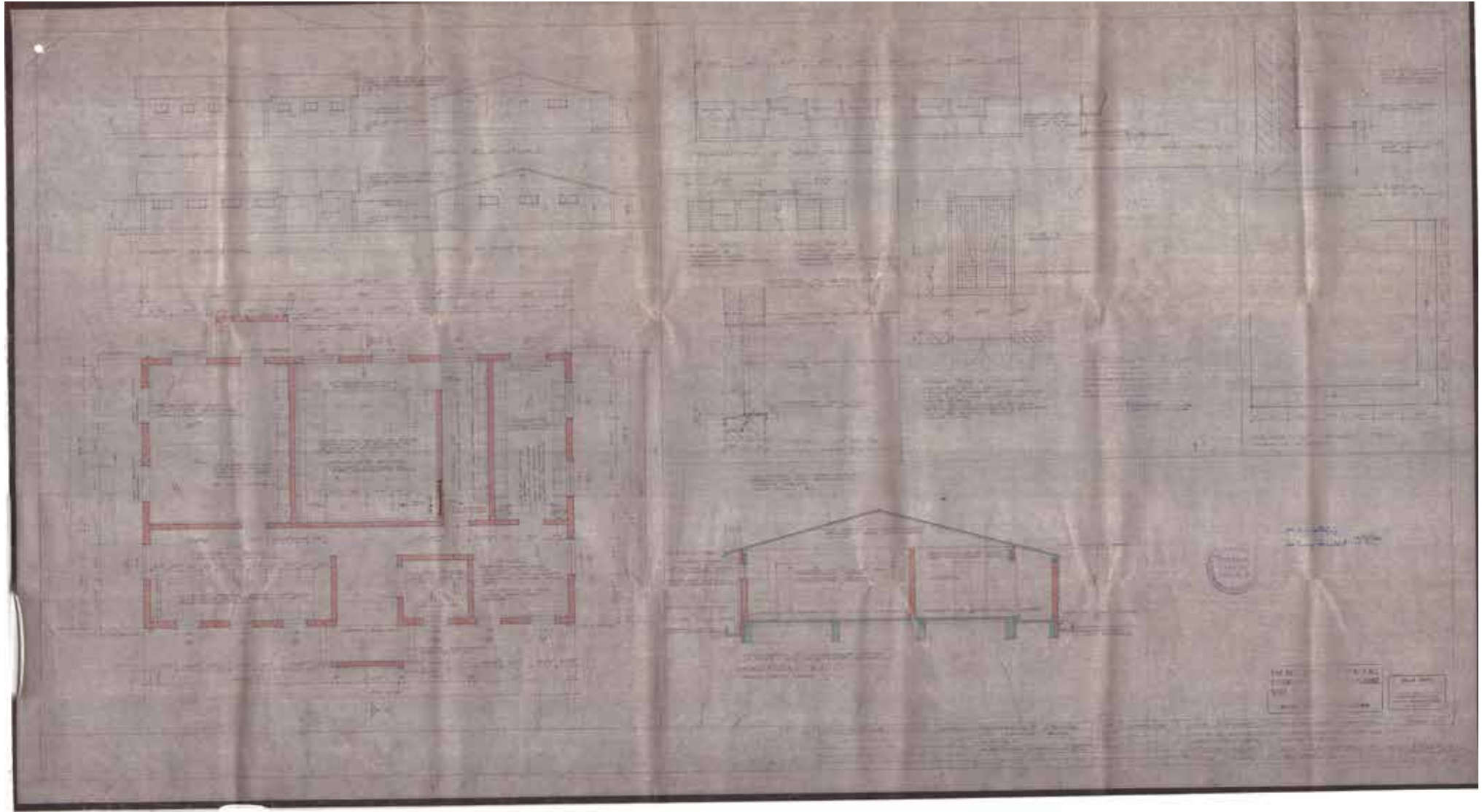


Western elevation - building 41.




Interior - building 41.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1965) for building 41 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.42 - Laundry Block.	
Building number:	42.
Location:	
Approved / Existing Plans:	Yes - Original construction.
Date of Construction:	1980 - Original construction.
Original Architect:	Anglo American Corporation of South Africa - Architectural Department - MDUP.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Laundry for Staff housing.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Part of a cluster of similarly scaled massed and designed functional buildings. Located in close proximity to staff housing.

6.4.2.42 - Laundry Block.	
Relationship to historical aspects:	None.
Social Importance:	Building represents a built document of public facilities provided to black workers in the mining sector in apartheid South Africa, specifically in relation to healthcare provided by South African mining corporations to black mine workers.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



South Western elevation - building 42.



Northern elevation - building 42.

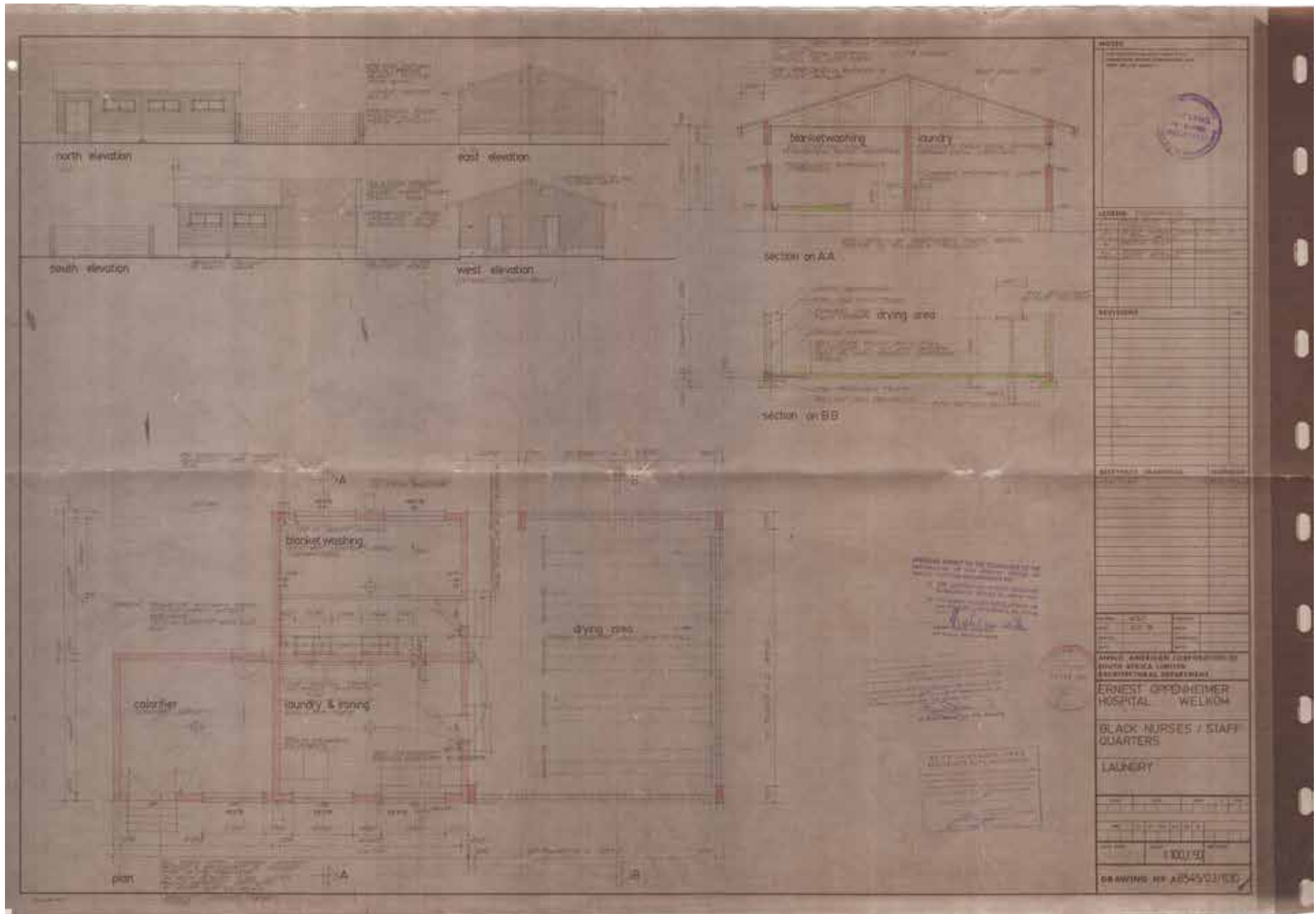


Eastern elevation - building 42.




Window on Western elevation - building 42.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



Original building Plan (1980) for building 42 - from Matjhabeng Local Municipality.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.43 - Ambulance Carport.	
Building number:	43.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Ambulance parking.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	N/A.

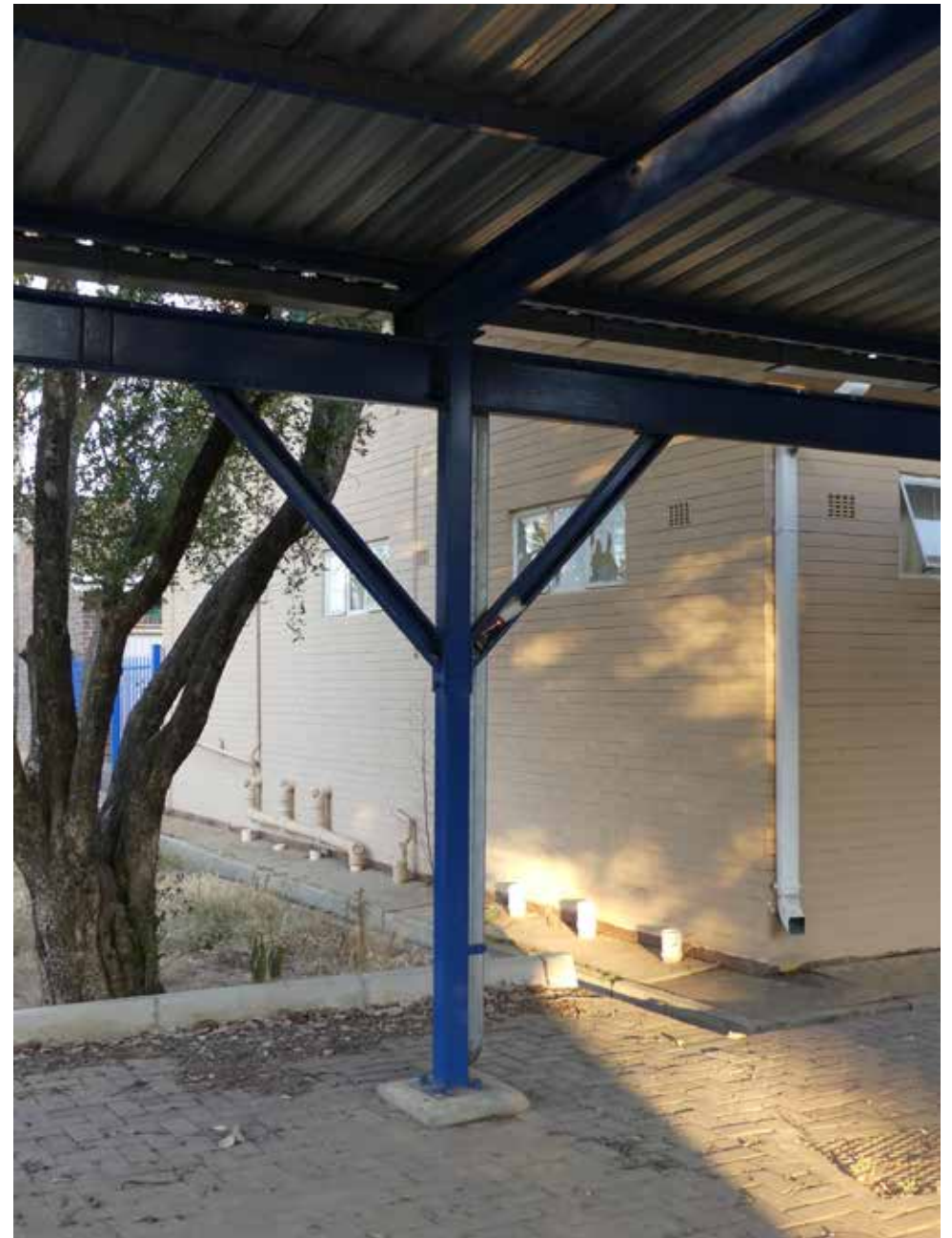
6.4.2.43 - Ambulance Carport.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern elevation - building 43.




Western elevation - building 43.



Detail - building 43.


ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.44 - Casualty Waiting Area.	
Building number:	44.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Casualty waiting area (with benches).
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in close proximity to side entrance gate and hospital casualty department.

6.4.2.44 - Casualty Waiting Area.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Eastern elevation - building 44.

6.4.2.45 - Landscape Object.	
Building number:	45.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Unknown.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	N/A.

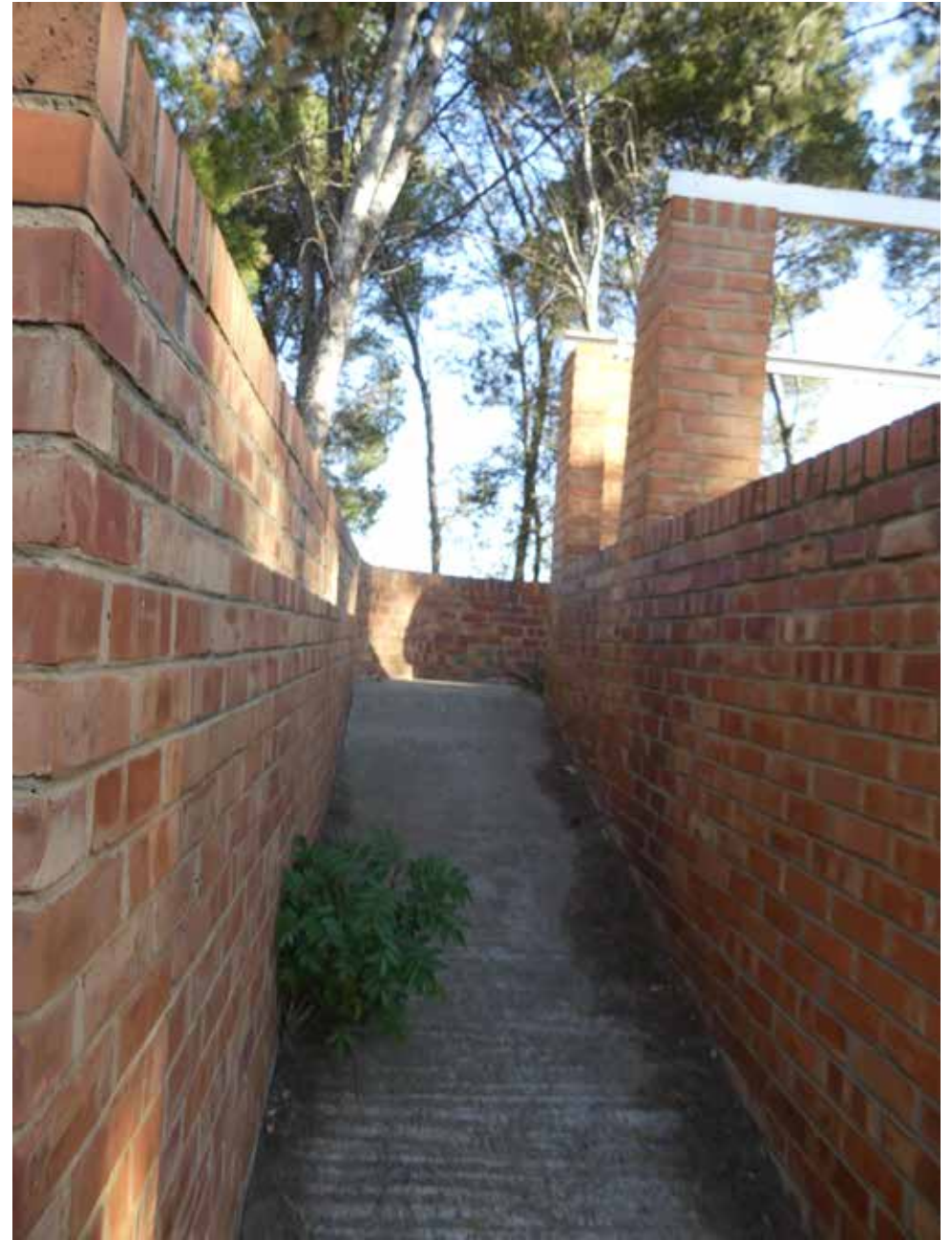
6.4.2.45 - Landscape Object.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



Northern elevation - building 45.




Southern elevation - building 45.



Interior ramp- building 45.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.46 - Carport.	
Building number:	46.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1970s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Carport.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in close proximity to casualty department.

6.4.2.46 - Carport.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.




Eastern elevation - building 46.



Northern elevation - building 46.


ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

6.4.2.47 - Carport.	
Building number:	47.
Location:	
Approved / Existing Plans:	No.
Date of Construction:	1980s - Assumed.
Original Architect:	Unknown.
Architectural Style / Aesthetics :	Functional.
Historical Use:	Carport.
Intended Use:	Unknown.
Rarity or Technical interest:	No rare aspects.
Relationship to setting and place:	Located in close proximity to mortuary.

6.4.2.47 - Carport.	
Relationship to historical aspects:	N/A.
Social Importance:	N/A.
Modifications:	Unknown.
Integrity of current Structure:	Fairly aesthetically original.
Known lost aspects or changes made:	Unknown.
Scientific or Research Potential:	None.
Other:	Unknown.
Protection:	No.
Significance:	N/A.
Section 3.3 of NHRA:	N/A.
Grading:	N/A.



South, Eastern elevation - building 47

6.4.2.48 - General Site.	
Building number:	48.
Location:	
Approved / Existing Plans:	N/A.
Date of Construction:	N/A.
Original Architect:	Landscaper unknown.
Architectural Style / Aesthetics :	N/A.
Historical Use:	N/A.
Intended Use:	Unknown.
Rarity or Technical interest:	Established trees and greenery contribute to the sense of place as well as the character of Ernest Oppenheimer Hospital Site.
Relationship to setting and place:	Established trees and greenery contribute to the sense of place as well as the character of Ernest Oppenheimer Hospital Site.

6.4.2.48 - General Site.	
Relationship to historical aspects:	Established trees and greenery contribute to the sense of place as well as the character of Ernest Oppenheimer Hospital Site.
Social Importance:	Established trees and greenery contribute to the sense of place as well as the character of Ernest Oppenheimer Hospital Site.
Modifications:	Unknown - Any changes to the green heritage of the site need to be made in consultation with a landscape architect or horticulturist.
Integrity of current Structure:	N/A.
Known lost aspects or changes made:	N/A.
Scientific or Research Potential:	N/A.
Other:	Existing trees located on the site are in excess of 60 years old. Species include; Silky Oak, Tipiana, Pine, and Pride of India Trees. Various species of indigenous aloe are found around the site.
Protection:	Yes - site was established over 60 years ago - Section 34.1 of the NHRA.
Significance:	Trees contribute to the character of a site protected in terms of the National Heritage Resources Act and also the National Environmental Management Act.
Section 3.3 of NHRA:	(a); (d) & (h).
Grading:	Category III - High.



General site - looking North from roof of Hospital.



General site - looking South from top road.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.



General site - looking East towards front of Hospital.



General site - looking East from roof of Hospital.



General site - looking North at Recreational area.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

7. Traditional African Culture and Contemporary Medicine in the South African Mining Industry.

7.1. Introduction.

In the last decade of the nineteenth and the first decade of the twentieth Century, when the mines along the gold reef on the Witwatersrand started to engage large numbers of 'Bantu' employees it was quickly discovered that the existing hospital facilities dotted along the reef would need to be augmented. The hospitals were inadequate structurally, with regards to equipment and personal, with the disease and injuries common in the work force, more and better medical and nursing services and hospital facilities had to be provided. It was decided that the mines – more specifically the mine managers – needed to provide better medical, nursing services and hospital facilities for their employees. "The 'hospitals' provided in the early days were usually merely rooms in the compounds."³⁶

It became increasingly evident to those involved in the mines and in the medical profession that existing concepts and practices of medical care in the mining industry needed radical transformation. The opening of the new mines of the Orange Free State in the late 1940's presented the catalyst for that change.

7.2. Social Factors in South Africa.

By the late 1940's South Africa's policies of racial separation and exclusion were garnering widespread international criticism and condemnation. At the time of the planning of Ernest Oppenheimer Hospital, a concerted effort was made by the Anglo American Corporation to promote and improve trade relations outside of South Africa. The hospital was conceptualised as a showpiece for an advanced medical facility and an example of Anglo American's benevolent care for their work force.

36. Source - van Bloomestein, Dr J.H.G. - page 100.



Workers in President Brand No. 1 shaft (circa. 1947) - Unknown. (1950).



The cafeteria system used in the dining block of the Hostel at Welkom No. 2 shaft (circa 1947)- Unknown. (1950).



Excavations for a collar, Welkom No.2 (August 18th 1947) - Unknown. (1950).

7.3. Traditional Culture and Contemporary Medical Practice.

From its inception, the majority of patients treated in Ernest Oppenheimer Hospital had come from remote and rural corners of South and Southern Africa to work on the mines. “Tribesmen living under the rule of chiefs and headmen.³⁷ Prior to this they had experienced little contact with the Western world. “Their knowledge of modern hygiene is rudimentary, if it exists at all; the first principles of medicine are unknown to them; tribal customs for dealing with the sick and the halt and the maimed are at best crude, sometimes cruel. Large numbers of them are steeped in

37. Source - Anglo American Corporation – page 8.

witchcraft - and witchcraft is based on superstition and is all too often the enemy of all medical science. It is these people who come, as a great adventure, to the gold mines of the Orange Free State - as they go to mines in Rhodesia and elsewhere in South Africa - and it is a strange and alarming world they find here.”³⁸

Ernest Oppenheimer Hospital was broadly believed to be responsible for changing the mine workers attitudes to Western medical practice. “‘Native’ mineworkers, particularly those from the remoter areas, had a deep and superstitious dread of hospital treatment. To-day these workers, when feeling unwell attend sick parade at the mine dressing station as a matter of course and, when further treatment is necessary enter the hospital with complete confidence... If they go to [Ernest Oppenheimer] hospital they think they are in a little heaven... the huge building seems to them like a city hotel; they marvel at the cleanliness and the comfortable beds, with snow white sheets.”³⁹ During this period (1950’s) the hospital was seen as the place where “the ‘Native’ was taught, under the supervision of the hospital’s medical officers and training officials, to protect himself from injury and disease, to observe the simple rules of personal and collective hygiene and to seek skilled help and succour when there is need.”⁴⁰

On the mines employees were given opportunities⁴¹ to attend courses in first aid and were often the first to respond when incidents occurred underground. They attended the injuries, reported to the mine orderlies, who then assessed the situation and decided if greater medical expertise were required – if so the patients were then sent to the Hospital. To assist with the large number of patients, Anglo America developed a policy to employ ‘Native’ workers within the Hospital itself. Here people were trained to be orderlies (who assisted the nurses and doctors, and oversaw the patients in the wards) or they were offered staff positioned within the Hospital, such as cooks, cleaners or grounds men.

There are obvious benefits associated with a healthy work force in terms of in-

38. Source - Anglo American Corporation – page 4.

39. Source - Anglo American Corporation – page 4.

40. Source - Anglo American Corporation – page 4.

41. Employees were sent to the Aptitude Testing Station on the grounds of the Hospital, here they were given opportunities to undergo testing to assess their leadership skills and promotion possibilities.

creased productivity and reduced employee downtime, due to injury or sickness, however, Anglo American were of the opinion that “the hospital and the health administration associated with it are there in fulfilment of a broad humanitarian policy that does not attempt to measure benefits against cost.”⁴²

42. Source - Anglo American Corporation – page 10.



One of the Catholic nurses providing anatomy classes to the orderlies - Anglo American Corporation, page 7.



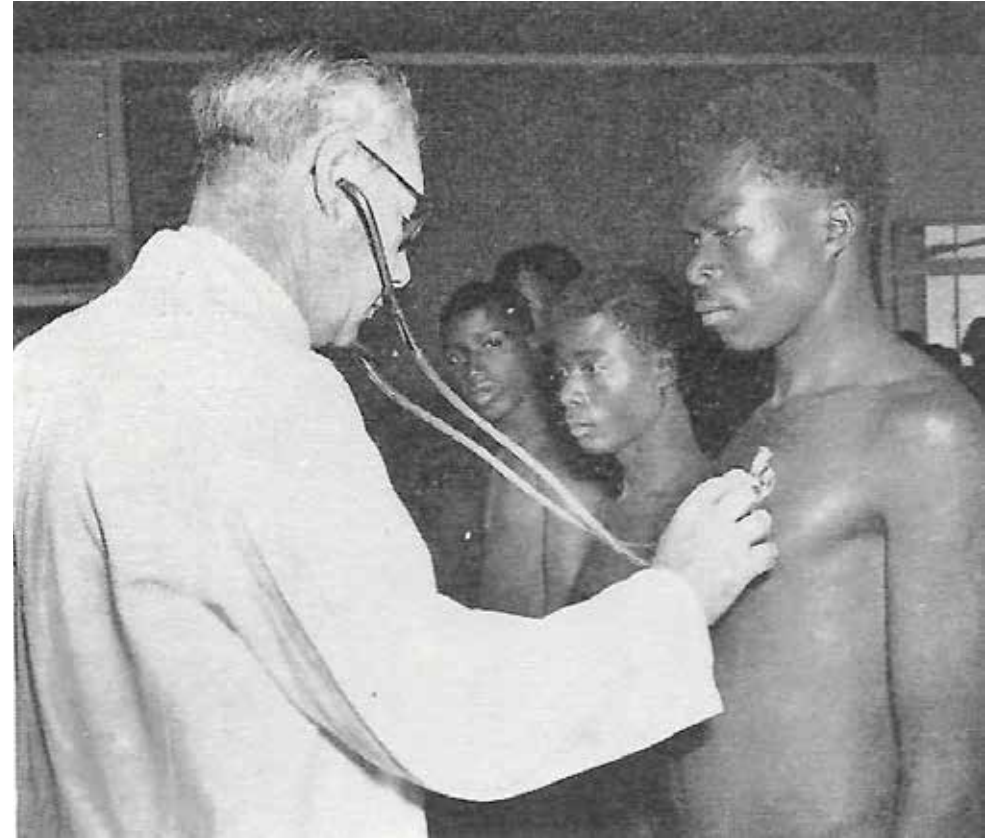
Orderlies at the mines attend to minor wounds - Anglo American Corporation, page 11.



The original kitchen - since updated and modernised - Anglo American Corporation, page 21.



Test underway at the Aptitude testing centre on the Hospital grounds - Unknown. (1968), page 174.



A doctor examines a new arrival at the Reception centre / Aptitude centre - Anglo American Corporation, page 8.

8. Significance of Place.

8.1. Assessment of Ernest Oppenheimer Hospital.

The site of Ernest Oppenheimer Hospital has changed substantially over the 65 years since its inception. Developing from an open piece of ground, to a small collection of buildings that supported a hospital, to an entire virtually self-sustainable complex. The development and expansion of the various buildings has enhanced and augmented the importance and functions of the Hospital. The site can be viewed as a collection of buildings from different eras, designed around areas designated for different activities.

8.2. Cultural Significance and valuation of Ernest Oppenheimer Hospital, Welkom.

Architecture, like other cultural constructs, is a carrier of multiple meanings and values for past, present or future generations – the cultural significance of a building can relate to historical, aesthetic, social, spiritual, technological, scientific, economic or other values (also see SA National Heritage Act 199, Clause 2 (vi); Australia ICOMOS 1999 Burra Charter, Article 1.2).

From analysis of historical events and ideas, as well as the design discourse used by the architects, a definition of cultural significance or values is formulated, followed by a Statement of Significance – the Statement of Significance is internally used in impact assessment as well as heritage management to direct all future interventions on culturally significant artefacts, including architecture. The degree of change that is possible should be guided by the cultural significance of the building and its appropriate interpretation.



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	Criteria for cultural significance.	Definition of significance / value of Ernest Oppenheimer Hospital, Welkom.
1.	Historical	Some, approximately half of the buildings on the site are more than 60 years old.
2.	Aesthetic	Some – the main Hospital building is a rare example of a streamline modern public building.
3.	Social	Some, the facility has provided medical facilities to the mining community half a century.
4.	Spiritual	Some – there is a church section to the Nunnery.
5.	Technological	Some – the buildings and facilities depict the development of medical practice over the last half a Century.
6.	Scientific	Some – the buildings and facilities show the development of medical practice over the last half a Century.
7.	Economic	Some – the reuse of the building as a hospital will provide employment to members of the surrounding community.
8.	Other	Beautiful wooded and greened grounds.

The proposal is for the upgrading of existing facilities at Ernest Oppenheimer Hospital in Welkom, for the site to once again fulfil its function as a hospital facility. The numerous buildings hold various significances as seen in section 6.4.2. of this document. These have been summarised and permissible changes identified.

The significance of the hospital site lies not only in its historical structures, but, also in its social value as a healthcare facility within the Welkom community. The proposed development of Ernest Oppenheimer Hospital will retain these values, extending the facility to cater to a growing and diverse local community. The proposed upgrade of the entire Site will result in the accommodation of modern facilities and requirements serving the current and future needs of the local communities.

8.3. Summary of significance of all buildings.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Comments:	Permissible Action:
				Grade:	Value:		
1.	Doctor's House Type 7.	1955	Yes	III	Low	Structurally compromised.	Alterations or demolition permissible.
2.	Doctor's House Type 7.	1955	Yes	III	Low	Structurally compromised.	Alterations or demolition permissible.
3.	Doctor's House Type 6.	1955	Yes	III	Low	Structurally compromised.	Alterations or demolition permissible.
4.	Doctor's House Type 5.	1955	Yes	III	Low	Aesthetically fairly original, appears to be in fair condition..	Alterations permissible.
5.	Doctor's House Type 7.	1955	Yes	III	Low	Aesthetically fairly original, appears to be in fair condition.	Alterations permissible.
6.	First Doctor's House.	1952	Yes	III	Low	Aesthetically fairly original, appears to be in fair condition.	Alterations permissible.
7.	Doctor's House Type 6.	1956	Yes	III	Low	Aesthetically fairly original, appears to be in poor condition.	Alterations permissible.
8.	Junior Doctor's House.	Circa. 1956	Yes	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Minor alterations permissible.
9.	Junior Doctor's House.	Circa. 1956	Yes	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Minor alterations permissible.
10.	Shed.	Circa. 1975	No	N/A	N/A	Appears to be constructed out of asbestos.	To be demolished and disposed of in line with health and safety requirements.
11.	Recreational Area.	1956	Yes	III	Low	Significant changes, appears to be in poor condition.	Alterations and adaptive reuse permitted.
12.	Audiometry Centre.	1989	No	III	Low	Fairly original, appears to be in fair condition.	Alterations and adaptive reuse permitted.
13.	Aptitude Testing Station	1954	Yes	II	Medium	Numerous expansions have changed the original building.	Alterations and adaptive reuse permitted.
14.	Recreational Hall.	1973	No	III	Low	Aesthetically fairly original, appears to be in fair condition.	Alterations and adaptive reuse permitted.
15.	Guard House and Carports.	1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.

8.3. Summary of significance of all buildings.

Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Comments:	Permissible Action:
				Grade:	Value:		
16.	Nunnery.	1952	Yes	III	Medium	Original building is substantially changed - when converted to offices.	Alterations and adaptive reuse permitted.
17.	Ernest Oppenheimer Hospital.	1952	Yes	II	High	Aesthetically fairly original, appears to be in fair condition.	Alterations only permitted as per this document (Section 10).
18.	Admin Building.	1980	No	III	Low	Fairly original, limited changes.	Alterations and adaptive reuse permitted - provided keep in similar aesthetic style.
19.	Pedestrian Gate House.	Circa 1985	No	III	Low	Fairly original, limited changes.	Alterations and adaptive reuse permitted.
20.	Mortuary.	1966	No	III	Medium	Fairly original, limited changes.	Alterations and adaptive reuse permitted.
21.	Laundry and Kitchen.	1952	Yes	II	High	Aesthetically fairly original, appears to be in fair condition.	Alterations only permitted as per this document (Section 10).
22.	X-Ray.	1952	Yes	III	High	Aesthetically fairly original, appears to be in fair condition.	Alterations only permitted as per this document (Section 10).
23.	Laboratory Building.	1962	No	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Alterations only permitted as per this document (Section 10).
24.	Carport.	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition.	Alterations permitted.
25.	Carports.	1965	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition.	Alterations permitted.
26.	Gate House and Toilets.	1987	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition.	Alterations permitted.
27.	Conference / Recreational Hall.	1954	Yes	III	Medium	Fairly original, limited changes.	Alterations and adaptive reuse permitted.

8.3. Summary of significance of all buildings.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Comments:	Permissible Action:
				Grade:	Value:		
28.	Workshop and Store.	1954	Yes	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Alterations permitted.
29.	Pump House and Inflammable Store.	1953	Yes	III	Medium	Numerous alterations - similar aesthetic.	Alterations and adaptive reuse permitted.
30.	Paraplegic Workshop and Centre.	1977	No	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Alterations and adaptive reuse permitted.
31.	Garage and Paint Shop.	1953	Yes	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Alterations and adaptive reuse permitted.
32.	Boiler Room.	1952	Yes	III	Medium	Aesthetically fairly original, appears to be in fair condition.	Alterations and adaptive reuse permitted.
33.	Store	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
34.	G.D.S. Gardens Nursery.	Circa 1982	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
35.	Carports.	Circa 1989	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations permitted.
36.	Nurses Quarters.	1980	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
37.	Dining Hall.	1980	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
38.	Staff Quarters.	1980	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
39.	Single Quarter Staff Housing.	1973	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
40.	Dormitory Block.	1965	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
41.	Ablution Block.	1965	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.

8.3. Summary of significance of all buildings.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Comments:	Permissible Action:
				Grade:	Value:		
42.	Laundry Block.	1980	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
43.	Ambulance Carport.	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations permitted.
44.	Casualty Waiting Area.	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations permitted.
45.	Landscape Object.	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations and adaptive reuse permitted.
46.	Carport.	Circa 1975	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations permitted.
47.	Carport.	Circa 1985	No	N/A	N/A	Aesthetically fairly original, appears to be in fair condition	Alterations permitted.
48.	General Site.	1952	Yes	III	High	Aesthetically fairly original, appears to be in fair condition	Maintenance is permitted.

8.4. Statement of Significance / Value.

From the above analysis it can be stated that Ernest Oppenheimer Hospital has extensive cultural significance and unlimited heritage value. Although located on the outskirts of Welkom, the Hospital retains a prominent position within the open Free State landscape. Approximately half of the buildings located on the site have limited conservation value, however, they contribute to the grain, scale and massing of the ensemble which constitutes the heritage site. Specific buildings, namely the main hospital building, hold great significance. The significance lies not only in these buildings outstanding architectural merit, but also in their historical use as a mining hospital and the service which has been provided to past and will be offered to future communities. The significance will be further enhanced by the refurbishment and continued use as a private hospital for the Welkom community.

9. Proposed Development and Heritage Management Guidelines.

9.1. Site General Architectural and Development Guidelines.

The guidelines below must be adhered to should any future development occur on the site.

Much of the importance and provenance of Ernest Oppenheimer Hospital site lies in its use as a hospital with supporting amenities, located within a park like environment. These aspects should be considered and retained as important features of any proposed future development on the site. The scale, grain and massing of the numerous buildings should be respected in any proposed future developments. The Heritage and Site management guidelines should be consulted and adhered to for any proposed future development.

9.2. Heritage and Site Management Guidelines.

It is advised than no future buildings may be added to the site at any stage until further studies have been undertaken to determine the impact that the proposed additions will have on the existing heritage resources. The area located to the South of the main hospital – past the mass staff housing, dormitories and nursery would form a preferable location for future expansion should this be required.

The area located to the North of the main hospital building – comprising of open lawns, single staff housing, the Eye (Audiometry) Centre and the Aptitude Testing Station should remain as is, free from future development. This recommendation will ensure that the open peaceful landscape of the existing hospital site is retained.

For the historical development of individual buildings and their immediate surroundings please see Section 10.1.4.



10. Heritage Requirements of Section 38(3) of the NHRA.

10.1. Design Proposal.

Work is proposed to Ernest Oppenheimer Hospital in three phases:

- I – Refurbishment and adaptive reuse of the major extent of the main Hospital building.
- II - Refurbishment and adaptive reuse of the remaining extent of the main building.
- III - Refurbishment and adaptive reuse of the existing staff housing facilities, the hospital grounds and the supporting hospital buildings.

10.2. Proposed changes to the main Hospital Building.

A summary of the proposed refurbishment and adaptive reuse of the main Hospital building includes:

10.2.1. Services and Functionalities:

- a. Pathology lab – for stat tests and bleeding room;
- b. Coffee shop – small kiosk;
- c. Laundry – likely to run own laundering service;
- d. Pharmacy including small retail outlet;
- e. Radiology – includes a screening room, mammogram, Bucky room, ultrasound, CT scanner; no requirement indicated for MRI.
- f. Casualty – including 3 bed resuscitation room, procedure room and 2 examination cubicles – existing area is ample for required programme.
- g. Staff restaurant – suitable area to be allocated.
- h. Consulting rooms – 12 permanent rooms of approx. 70 – 80m² each and 2 sessional rooms containing 4 consulting rooms approximately 16m² each. Existing consulting rooms adjacent to hospital structure may be used for this purpose.

- i. Admin – provide 3 admission cubicles, admin staff at 40 people.
- j. Board/meeting room – suitable sized room to seat approx. 16 people – existing.
- k. IT room – approx. 16m².
- l. Power generator room – existing.
- m. Oxygen bulk tank area – existing.
- n. Oxygen bottle manifold – 6 x 6. –existing.

10.2.2. Movement and Efficiency:

- a. Due to the nature of an existing facility, movement and efficiency best practice needs to be applied as possible.

10.2.3. Therapeutic Environments:

- a. Hospitals must be made to feel safe and non-threatening for patients. Therapeutic environments are necessary to preserve this need.
- b. Plenty of natural light is required wherever possible and the use of indoor colour-corrected bulbs to approximate natural daylight as closely as possible.
- c. Hospital patient ward rooms should provide exterior views from all patient beds and wherever else possible throughout the facility.
- d. Photographic or painted murals of natural scenes and peaceful ambiance are beneficial where outdoor views are not available.
- e. Coloured walls throughout the hospital should be provided and coordinated with décor, furniture and fittings.

10.2.4. Accessibility:

- a. All theatre air conditioning plants to have easy access for the changing of filters and general maintenance; 1 theatre will be laminar flow.
- b. Accessibility to all technical areas, for ease of maintenance personnel to effect timely and efficient repairs and service i.e. medical air, vacuum.

- c. ICU layouts should make visual supervision of all patients easy and accessible.
- d. Casualty/trauma entrance to be separate from main hospital entrance, particularly for movement of ambulances through the hospital roadways and parking areas.
- e. Parking flow to be easily identifiable and safe with adequate number of bays and turning points (well sign posted).
- f. ATM point to be close to main entrance yet convenient and private.

10.2.5. Sustainable Design

- a. Subject to cost implication and finance restrictions, make every attempt to “green” the hospital:
 - Energy saving systems, lamps etc;
 - Window glass quality, solar film etc;
 - Heat transfer systems/heat pumps;
 - Water and waste recycling systems;
 - Bore hole.
- b. Least maintenance exterior walls; - facebrick already existing.
- c. Clean cut architecture that allows for cost effective maintenance and long life look.

10.2.6. Parking

- a. The external area for parking and service deliveries should be generous.

10.2.7. Explanation of general design.

This application encompasses Phase I of the proposed refurbishment of Ernest Oppenheimer Hospital (future phases to dealt with in subsequent applications) and covers the following aspects;

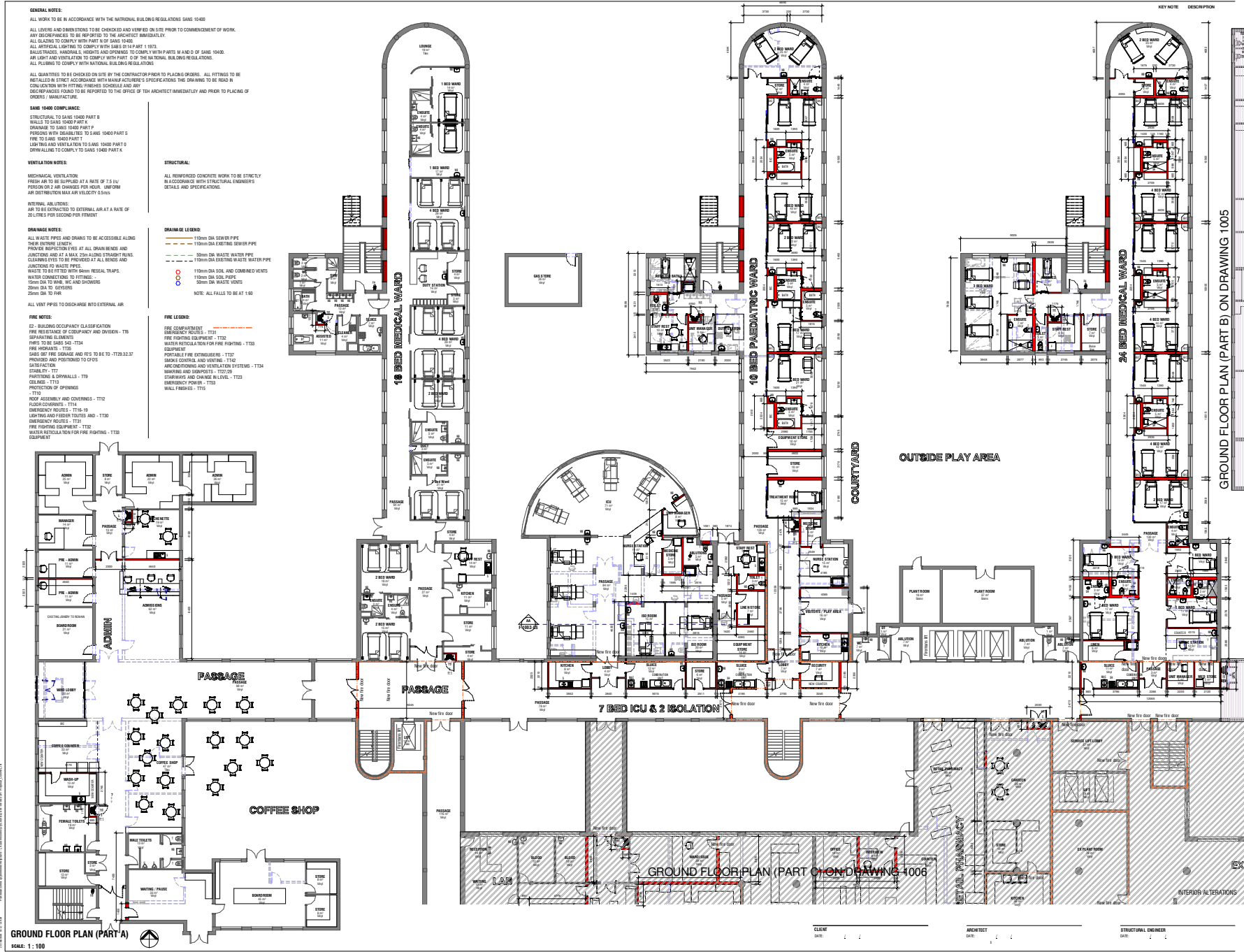
The proposed design of the Hospital will transform the ‘Nightingale’ type wards currently available, by installing dry walling divisions to create smaller wards and increasing the bathroom facilities (en-suite). In some wards, areas were previously divided during past alterations. Where existing layouts meet current hospital standards they will be retained and the bathroom facilities upgraded.

Service areas are to remain in current locations, however, these will be upgraded and renovated to meet current health standards and requirements. The design expands the wards into the original Admin (west wing) and the Laboratory building. Ward service areas are proposed for expansion into the current internal corridor space, in order to increase ward area without expanding the original building footprint, or altering the current mass and exterior design of the hospital. All existing and proposed additional corridor doors will conform to the original port hole door design.

All facades of the building to remain predominantly in-tact - repaired where required. HVAC to be installed in visually unobtrusive positions (screened by bathroom blocks in courtyards), to Heritage consult approval, new fresh air vents to be placed above existing window sections in ward areas, spaced rationally across facades. Louvers to be painted in a similar colour to the face brick façade.

All proposed new fire safety equipment cupboards in public areas to be recessed to sit flush with edges of public space.

See section 10,3 Heritage Protection and Recommendations, for further detail.



GENERAL NOTE:
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SANS 1040)
 ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL GLAZING TO COMPLY WITH PART 8 OF SANS 1040.
 ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH PART 1 OF SANS 1040.
 BACKSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M AND O OF SANS 1040.
 AIR LIGHT AND VENTILATION TO COMPLY WITH PART O OF THE NATIONAL BUILDING REGULATIONS.
 ALL PLUMBING TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
 ALL QUANTITIES TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PLACING ORDERS. ALL FITTINGS TO BE NOTIFIED IN WRITING ACCORDING WITH MANUFACTURER'S SPECIFICATIONS THE DRAWINGS TO BE READ IN CONJUNCTION WITH FITTING SCHEDULES AND ANY DISCREPANCIES FOUND TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PLACING OF ORDERS / MANUFACTURE.

SANS 1040 COMPLIANCE:
 STRUCTURAL TO SANS 1000 PART 8
 WALLS TO SANS 1000 PART 4
 DRAINAGE TO SANS 1040 PART 3
 PERSONS WITH DISABILITIES TO SANS 1040 PART 3
 FIRE TO SANS 1040 PART 3
 LIGHTING AND VENTILATION TO SANS 1040 PART 3
 DRINKING WATER TO SANS 1040 PART 3

VENTILATION NOTES:
 MECHANICAL VENTILATION:
 FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 l/s PER PERSON ON 2 AIR CHANGES PER HOUR. UNIFORM AIR DISTRIBUTION MAX AIR VELOCITY 0.5 m/s
 MECHANICAL EXHAUSTION:
 AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 20 LITRES PER SECOND PER FITMENT

DRAINAGE NOTES:
 ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTHS AT ALL DOWN SLOPES AND JUNCTIONS AND AT A MAX 25% ALONG STRAIGHT RUNS. CLEANERS MUST BE PROVIDED AT ALL BENDS AND JUNCTIONS TO WASTE PIPES.
 WASTE TO BE FITTED WITH FLOW CHECK TRAPS.
 WATER CONNECTING TO FITTINGS:
 100mm DA TO WASH, WC AND SHOWERS
 25mm DA TO FHR
 ALL VENT PIPES TO DISCHARGE INTO EXTERNAL AIR

ALL NOTES:
 02- BUILDING OCCUPANCY CLASSIFICATION
 FIRE RESISTANCE OF OCCUPANCY AND DIVISION - T19
 SMOKE CONTROL ELEMENTS - T19
 FIRE RESISTANCE - T19
 SANS 987 FIRE DAMAGE AND FES TO BE T19/20/37
 PROVIDED AND POSITIONED TO CP19
 STABILITY - T19
 PARTITIONS & DIVISIONS - T19
 DRILLING - T19
 PROTECTORS OF OPENINGS - T19
 FLOOR ASSEMBLY AND COVERINGS - T19
 FLOOR COVERINGS - T14
 EMERGENCY ESCAPES - T14/19
 LIGHTING AND FEEDER TRAYS AND T19
 EMERGENCY ESCAPES - T19
 FIRE FIGHTING EQUIPMENT - T19
 WATER REGULATION FOR FIRE FIGHTING - T19
 EQUIPMENT - T19

STRUCTURAL:
 ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

DRAINAGE LEGEND:
 --- 110mm DA SEWER PIPE
 --- 100mm DA CASTING SEWER PIPE
 --- 50mm DA WASTE WATER PIPE
 --- 100mm DA CASTING WASTE WATER PIPE
 --- 100mm DA SOIL AND COMBINED VENTS
 --- 100mm DA SOIL PIPE
 --- 50mm DA WASTE VENTS
 NOTE: ALL FALLS TO BE AT 1:60

FIRE LEGEND:
 --- FIRE COMPARTMENT
 --- EMERGENCY ESCAPES - T19
 --- FIRE FIGHTING EQUIPMENT - T19
 --- WATER REGULATION FOR FIRE FIGHTING - T19
 --- EQUIPMENT - T19
 --- PORTABLE FIRE EXTINGUISHERS - T19
 --- SMOKE CONTROL AND VENTING - T19
 --- ARCHITECTURAL AND VENTILATION SYSTEMS - T19
 --- MANNING AND SUPPORTS - T19
 --- STAIRWAYS AND CHANGE ROOMS - T19
 --- EMERGENCY POWER - T19
 --- WALL FINISHES - T19

KEY NOTE DESCRIPTION

NO.	DESCRIPTION
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KEY PLAN

HAHN ARCHITECTS

ERNEST OPPENHEIMER HOSPITAL SCH

ERF 7186, 1 Power Rd, WELKOM, 9460

WELKOM

Ground floor plan (Part A)

SCALE: As indicated @ A0

1:60 1 AR 1004-CS B

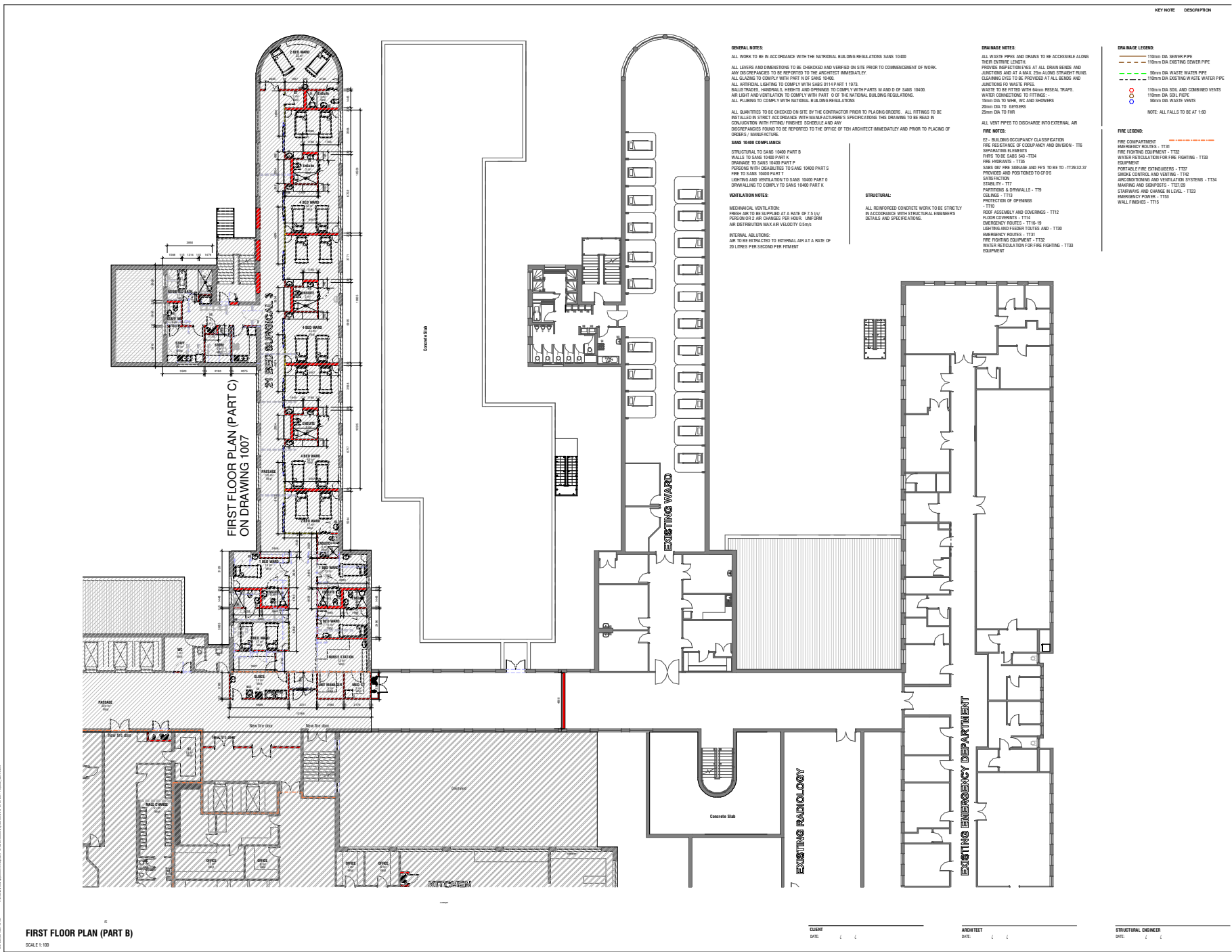
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ARCHITECT

STRUCTURAL ENGINEER



- KEY NOTE DESCRIPTION**
- 150mm DIA. SEWER PIPE
 - 150mm DIA. EXISTING SEWER PIPE
 - 200mm DIA. WASTE WATER PIPE
 - 150mm DIA. EXISTING WASTE WATER PIPE
 - 150mm DIA. DGL AND COMBINED VENTS
 - 150mm DIA. DGL PIPE
 - 200mm DIA. WASTE VENTS
- NOTE:** ALL FALLS TO BE AT 1:80

- FIRE LEGEND**
- BUILDING OCCUPANCY CLASSIFICATION
 - FIRE RESISTANCE OF CEILING AND DIVISION - T16
 - SEPARATING ELEMENTS
 - WALLS TO BE SANS 1040 PART 6
 - FIRE INFILTRANTS - T10
 - SANS 107 FIRE BRIBBLES AND PPS TO BE TO 17729.32.37
 - PROVIDED AND POSITIONED TO CPDS SATISFACTION
 - STABILITY - T1
 - PARTITIONS & BURNALS - T19
 - CEILING - T13
 - PROTECTION OF OPENINGS - T10
 - ROOF ASSEMBLY AND COVERINGS - T112
 - FLOOR COVERINGS - T14
 - EMERGENCY ROUTES - T116, 19
 - LOADING AND FEEDER ROUTES AND - T130
 - EMERGENCY ROUTES - T131
 - FIRE FIGHTING EQUIPMENT - T132
 - WATER RETICULATION FOR FIRE FIGHTING - T133
 - EQUIPMENT

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400

ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL BLINDS TO COMPLY WITH PART K OF SANS 10400.

ALL ARTIFICIAL LIGHTING TO COMPLY WITH SANS 014 PART 1 1973.

BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M AND O OF SANS 10400.

AIR LIGHT AND VENTILATION TO COMPLY WITH PART Q OF THE NATIONAL BUILDING REGULATIONS.

ALL PLUMBING TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

ALL QUANTITIES TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PLACING ORDERS. ALL FITTINGS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FITTING PRICING SCHEDULE AND ANY DISCREPANCIES FOUND TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PLACING OF ORDER'S MANUFACTURE.

SANS 10400 COMPLIANCE:

STRUCTURAL TO SANS 10400 PART B

WALLS TO SANS 10400 PART K

DRAINAGE TO SANS 10400 PART P

FIXINGS WITH SENSITIVITIES TO SANS 10400 PART S

FIRE TO SANS 10400 PART T

LIGHTING AND VENTILATION TO SANS 10400 PART Q

DRYWALLS TO COMPLY TO SANS 10400 PART K

VENTILATION NOTES:

MECHANICAL VENTILATION:

FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 l/s

POSITION OF AIR CHANGES PER HOUR - UNIFORM

AIR DISTRIBUTION MAX AIR VELOCITY 0.5m/s

INTERNAL ABLATIONS:

AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 20 LITRES PER SECOND PER FIRMANT

STRUCTURAL:

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.

GENERAL

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400

ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL BLINDS TO COMPLY WITH PART K OF SANS 10400.

ALL ARTIFICIAL LIGHTING TO COMPLY WITH SANS 014 PART 1 1973.

BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M AND O OF SANS 10400.

AIR LIGHT AND VENTILATION TO COMPLY WITH PART Q OF THE NATIONAL BUILDING REGULATIONS.

ALL PLUMBING TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

ALL QUANTITIES TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PLACING ORDERS. ALL FITTINGS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FITTING PRICING SCHEDULE AND ANY DISCREPANCIES FOUND TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PLACING OF ORDER'S MANUFACTURE.

SANS 10400 COMPLIANCE:

STRUCTURAL TO SANS 10400 PART B

WALLS TO SANS 10400 PART K

DRAINAGE TO SANS 10400 PART P

FIXINGS WITH SENSITIVITIES TO SANS 10400 PART S

FIRE TO SANS 10400 PART T

LIGHTING AND VENTILATION TO SANS 10400 PART Q

DRYWALLS TO COMPLY TO SANS 10400 PART K

VENTILATION NOTES:

MECHANICAL VENTILATION:

FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 l/s

POSITION OF AIR CHANGES PER HOUR - UNIFORM

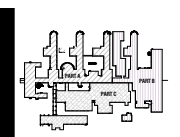
AIR DISTRIBUTION MAX AIR VELOCITY 0.5m/s

INTERNAL ABLATIONS:

AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 20 LITRES PER SECOND PER FIRMANT

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PROJECT

ERNEST OPPENHEIMER HOSPITAL EOH

ERF 7186
1 Power Rd, WELKOM, 9460

WELKOM

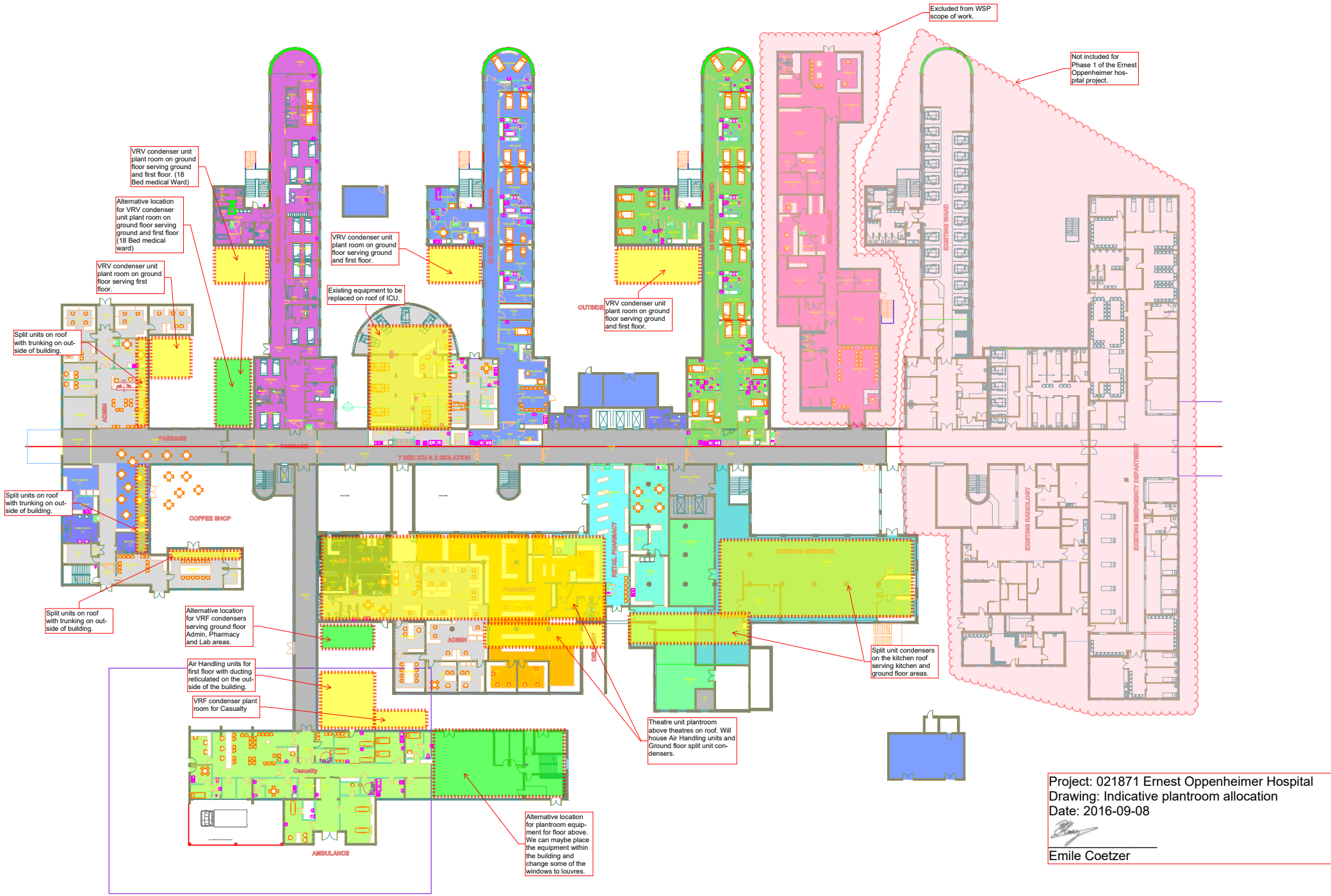
First floor (Part B)

SCALE: As indicated @ A0

PROJECT NO.	1602	DATE	1	ARCHITECT	AR	DATE	1008-CS	ENGINEER	B
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FIRST FLOOR PLAN (PART B)
SCALE 1:100

CLIENT	DATE	ARCHITECT	DATE	STRUCTURAL ENGINEER	DATE



ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

10.3. Heritage protection and recommendations for the main hospital building.

The main hospital building is older than 60 years and offered protection in terms of section 34.1. of the NHRA (25 of 1999). It is a fine example of streamline modern movement architecture and this should be protected and retained during the refurbishment.

The following elements should be considered during the refurbishment of the building:

Element:	Current situation / Concerns:	Recommendations:
Windows.	Replace broken glass and upgrade glazing to contemporary energy and safety requirements as need.	Glass may be coated with solar reflecting film or replaced with energy efficient glazing, such as solar shield to fit original steel frame. All steel window frames to be retained and refurbished. Aluminium frames at first floor circular bay window section of western ward to be removed and replaced with steel frames to match original. All ad-hoc burglar proofing to be removed.

Element:	Current situation / Concerns:	Recommendations:
Louvers.	Certain window sections, particularly along the western hospital aspect currently screened by retro-fitted louvers.	These devices shade the building and reduce the energy usage required for cooling and may be require for retention in terms of the HVAC strategy. Where possible, retro-fitted louvres should be removed from the building facades. Should these elements be retained they are to be painted a similar colour to the window frames. No new louvers should be added unless approved by a heritage consultant and the relevant heritage authority.

Element:	Current situation / Concerns:	Recommendations:
Internal porthole doors to wards.	Important historical aspect - remain predominantly intact.	Retain in-situ where possible – or reuse in similar location. Where new fire doors are required – these are to be made to match original porthole doors. All doors in the main hospital corridors to be porthole doors. All doors which are not reused to be stored in an attic stock store, on site.
Doors to ward bathrooms.	The majority of wards retain the original porthole doors to bathroom areas.	Retain these doors in-situ - where possible. Should removal of these doors be required, these must be reused within the building during the refurbishment, or stored in an attic stock store, on site.

Element:	Current situation / Concerns:	Recommendations:
Down pipes.	Do not appear to have formed part of the original design (not evident in the proposed perspectives of the hospital), however, appear to have been installed shortly after completion, probably due to insufficient provision for rain water full-bores. .	Down pipes to remain as unobtrusive as possible. Any new down pipes to be constructed in fashion of original design. All down pipes to be painted a similar colour to brickwork. Alternatively, all down-pipes may removed and gargoyles to be installed – to architect detail, heritage consultants and relevant heritage authority approval.

Element:	Current situation / Concerns:	Recommendations:
Air conditioner units.	Added at a later date.	New air conditioning split units (as required) - to be installed in similar positions to existing units, however, where possible no units be placed on main facades – rather relocated to back facades or positioned on flat roof sections – behind parapet walls (main admin block). VRF systems are proposed for wards- to be located on ground floor, behind bathroom blocks (screened from main aspect of building). Where existing units are removed – the façade it to be made good.
Air conditioning fresh air louvers.	Required for fresh air intake.	Proposed above existing windows (same width). 2 – 4 louvres required per ward. To be spaced rationally across facades. Louvers to be painted in a similar colour to the face brick façade.

Element:	Current situation / Concerns:	Recommendations:
Flooring.	Vinyl and grano used throughout the building.	New vinyl flooring to reference historical beige palette, still in existence on third floor.
Paint colours.	Numerous colour palettes evident throughout. Original green palette remains on third floor.	Match the original green palette. Where possible use green colour scheme throughout the building.
Staircases.	Original Terrazzo and mosaic finish found on third floor – Original finishes remain, covered by vinyl flooring on the other floors. Original steel handrails remain.	Removed vinyl and reinstated terrazzo and mosaic stairs where possible. All original handrails to remain.
External brickwork.	Important part of the aesthetic.	Repointing where required. Face brick façade should be retained.
Ground Floor Boardroom	Original wood panelling, doors and hardware.	To be retained and refurbished as necessary in-situ.
First Floor Boardroom	Assumed to be similar to Ground Floor – to be confirmed.	To be retained in-situ.

Element:	Current situation / Concerns:	Recommendations:
Original First Floor bathroom	All original tiles, pipes, sink and WC are still in existence.	To be retained in-situ.
Steel First Floor Doors, Admin block	Original modernist steel doors in corridor of Admin block.	Retain within Admin space – may be relocated.
Original ward cupboards and sinks.	Several ward service areas retain their original cupboards and sinks.	Retain where possible.
Wall tiles.	Original wall tiles appear to have been green in theatre / operational areas and white in service areas. Tiles were laid in a strait lay method, with borders in a running bond.	Where possible square Johnson tiles should be used, the colour palette for new tiling should make use of green and white colours. Tiles should be laid in the strait lay method, with borders laid in a running bond, as documented in the original tiling designs at Ernest Oppenheimer Hospital.

Element:	Current situation / Concerns:	Recommendations:
Treatment of removed windows and doors.	Where the removal of windows or doors is required on the façade (such as windows adjacent to fire escapes). For space planning or SANS requirements.	Where possible glazing should be replaced with fire safety compliant Georgian Wire Glass on fire escapes. Alternatively frames are to be carefully removed, openings bricked up and plastered. Plastering on the exterior is to infill only the original opening - no existing face bricks are to be damaged or plastered. Allowing a clear distinction of the size and position of previous openings.
Other.	Unknown.	Should any additional changes be affected – these are to be undertaken in consultation with a heritage consultant and the relevant heritage authority.

10.4. Key for Proposed work to each building and Future Recommendations.

- | | |
|--|------------------------------------|
| 1 - Doctor's House. | 32 - Boiler Room. |
| 2 - Doctor's House. | 33 - Store. |
| 3 - Doctor's House. | 34 - Nursery. |
| 4 - Doctor's House. | 35 - Carports. |
| 5 - Doctor's House. | 36 - Nurses Quarters. |
| 6 - First Doctor's House. | 37 - Dining Hall. |
| 7 - Doctor's House. | 38 - Staff Quarters. |
| 8 - Junior Doctor's House. | 39 - Single Quarter Staff Housing. |
| 9 - Junior Doctor's House. | 40 - Dormitory Block. |
| 10 - Shed. | 41 - Ablution Block. |
| 11 - Recreational Area. | 42 - Laundry Block. |
| 12 - Audiometry Centre. | 43 - Ambulance Carport. |
| 13 - Aptitude Testing Station. | 44 - Casualty Waiting Area. |
| 14 - Recreational Hall. | 45 - Landscape Object. |
| 15 - Guard House and Carports. | 46 - Carport. |
| 16 - Nunnery. | 47 - Carport. |
| 17 - Ernest Oppenheimer Hospital. | 48 - General Site. |
| 18 - Admin Building. | |
| 19 - Pedestrian Gate House. | |
| 20 - Mortuary. | |
| 21 - Laundry and Kitchen. | |
| 22 - X Ray. | |
| 23 - Laboratory Building. | |
| 24 - Carport. | |
| 25 - Carports. | |
| 26 - Gate House and Toilets. | |
| 27 - Conference/Recreational Hall. | |
| 28 - Workshop and Store. | |
| 29 - Pump House and Inflammable Store. | |
| 30 - Paraplegic Workshop and Centre. | |
| 31 - Garage and Paint Shop. | |



10.4. Heritage Protection, Proposed work to each building and Future Recommendations.

Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
1.	Doctor's House Type 7.	1955	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
2.	Doctor's House Type 7.	1955	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
3.	Doctor's House Type 6.	1955	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
4.	Doctor's House Type 5.	1955	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
5.	Doctor's House Type 7.	1955	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
6.	First Doctor's House.	1952	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
7.	Doctor's House Type 6.	1956	Yes	III	Low	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
8.	Junior Doctor's House.	Circa. 1956	Yes	III	Medium	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
9.	Junior Doctor's House.	Circa. 1956	Yes	III	Medium	Refurbish to livable standard, minimal changes.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
10.	Shed.	Circa. 1975	No	N/A	N/A	Unsure, possible demolition.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
11.	Recreational Area.	1956	Yes	III	Low	Remain recreational area.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
12.	Audiometry Centre.	1989	No	III	Low	This was an Occupational Health Facility including an audiometry centre. This building will be refurbished for reinstatement as an occupational health facility to support mines in Welkom.	No further applications are required since the building falls out of the protection offered by the NHRA.
13.	Aptitude Testing Station	1954	Yes	II	Medium	Possible complete refurbishment to an isolated TB facility.	Should further work be required an application as per Section 34.1 of the NHRA is to be submitted to the FS-PHRA. As this is a important social building.
14.	Recreational Hall.	1973	No	III	Low	The recreational hall will remain as is but may be incorporated into the nurses training centre. Basic maintenance and refurbishment.	No further applications are required since the building falls out of the protection offered by the NHRA.
15.	Guard House and Carports.	1985	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.

Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
16.	Nunnery.	1952	Yes	III	Medium	Potential mental health and drug rehab facility. Refurbishment to DOH standards will be required.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
17.	Ernest Oppenheimer Hospital.	1952	Yes	II	High	See section 10.2.	Alterations are only permitted as per this document - see section 10.1.2. Should further alterations be required a application as per Section 34.1 should be submitted to FS-PHRA.
18.	Admin Building.	1980	No	III	Low	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
19.	Pedestrian Gate House.	Circa 1985	No	III	Low	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
20.	Mortuary.	1966	No	III	Medium	Remain with current usage, with minor refurbishment as part of Phase 1.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
21.	Laundry and Kitchen.	1952	Yes	II	High	Refurbished as part of Phase 1 - See section 10.2.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
22.	X-Ray.	1952	Yes	III	High	Refurbished as part of Phase 1 - See section 10.2.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
23.	Laboratory Building.	1962	No	III	Medium	Refurbished as part of Phase 1 - new casualty and emergency ward - See section 10.2.	No further applications are required since the building falls out of the protection offered by the NHRA.
24.	Carport.	Circa 1985	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
25.	Carports.	1965	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
26.	Gate House and Toilets.	1987	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
27.	Conference / Recreational Hall.	1954	Yes	III	Medium	Possible offices for subsidiary service of the hospital - minor refurbishment to usable standard.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
28.	Workshop and Store.	1954	Yes	III	Medium	Remain with current usage.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
29.	Pump House and Inflammable Store.	1953	Yes	III	Medium	Remain with current usage.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
30.	Paraplegic Workshop and Centre.	1977	No	III	Medium	No plans at this stage.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
31.	Garage and Paint Shop.	1953	Yes	III	Medium	Remain with current usage.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
32.	Boiler Room.	1952	Yes	III	Medium	Remain with current usage.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.
33.	Store	Circa 1985	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
34.	G.D.S. Gardens Nursery.	Circa 1982	No	N/A	N/A	No plans at this stage.	No further applications are required since the building falls out of the protection offered by the NHRA.
35.	Carports.	Circa 1989	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
36.	Nurses Quarters.	1980	No	N/A	N/A	Refurbish and re-instate for nurses accommodation.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
37.	Dining Hall.	1980	No	N/A	N/A	Doctors rooms and day clinic.	No further applications are required since the building falls out of the protection offered by the NHRA.
38.	Staff Quarters.	1980	No	N/A	N/A	Doctors Rooms.	No further applications are required since the building falls out of the protection offered by the NHRA.
39.	Single Quarter Staff Housing.	1973	No	N/A	N/A	Refurbish and re-instate for nurses accommodation	No further applications are required since the building falls out of the protection offered by the NHRA.
40.	Dormitory Block.	1965	No	N/A	N/A	Refurbish and re-instate for nurses accommodation	No further applications are required since the building falls out of the protection offered by the NHRA.
41.	Ablution Block.	1965	No	N/A	N/A	Refurbish and re-instate for nurses accommodation	No further applications are required since the building falls out of the protection offered by the NHRA.
42.	Laundry Block.	1980	No	N/A	N/A	Refurbish and re-instate for nurses accommodation	No further applications are required since the building falls out of the protection offered by the NHRA.
43.	Ambulance Carport.	Circa 1985	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
44.	Casualty Waiting Area.	Circa 1985	No	N/A	N/A	No plans at this stage.	No further applications are required since the building falls out of the protection offered by the NHRA.
45.	Landscape Object.	Circa 1985	No	N/A	N/A	No plans at this stage.	No further applications are required since the building falls out of the protection offered by the NHRA.

10.4. Heritage Protection, Proposed work to each building and Future Recommendations.							
Building Number:	Name:	Original Construction Date:	Protected in terms of Section 34.1 of NHRA:	Heritage Value:		Proposed Work:	Further Recommendations:
				Grade:	Value:		
46.	Carport.	Circa 1975	No	N/A	N/A	No plans at this stage.	No further applications are required since the building falls out of the protection offered by the NHRA.
47.	Carport.	Circa 1985	No	N/A	N/A	Remain with current usage.	No further applications are required since the building falls out of the protection offered by the NHRA.
48.	General Site.	1952	Yes	III	High	No plans at this stage.	The scale, grain and mass of the existing building should be respected and maintained in any future proposed refurbishments / alterations. Should further work be required an application as per Section 34.1 of the NHRA should be submitted to the FS-PHRA.

10.5. Identification and mapping of all heritage resources in area, and assessment of their cultural significance.

Section 30(1) of the National Heritage Resources Act states the following:-

“A provincial heritage resources authority must compile and maintain a heritage register listing the heritage resources in the province which it considers to be conservation-worthy in terms of the heritage assessment criteria set out in section 3(3) and prescribed under section 7”.

The Free State - Provincial Heritage Resource Authority has undertaken the compilation of a heritage register for the province, there are no buildings which fall within the Welkom district in close proximity to the Hospital.⁴³ However, in November 2015, four graves located in the Thabong Cemetery (4 km east of the Hospital) were declared Provincial Heritage Sites.

43. The closest heritage building on the register is the Dwelling-house situated on the farm Ferreirasrust 163, Hennenman District – this is located about 30 km east of Ernest Oppenheimer Hospital.



Aerial view of Ernest Oppenheimer Hospital and surrounding environment - showing location of closest declared Provincial Heritage Resource - Thabong Cemetery (Google Earth 2016).

As no further resources were identified in the register it is not possible to ascertain which heritage resources (if any) may be present in the immediate area surrounding Ernest Oppenheimer Hospital. Upon visual inspection no cultural significance heritage resources were evident in the immediate surrounding area. The locale consists of large parcels of open land, a mine dump, areas of residences (where structures may fall under Section 34.1 of the NHRA) and roadways.

[No. 108 of 2015]

DECLARATION OF PROVINCIAL HERITAGE SITES: FREE STATE

The Free State Provincial Heritage Resources Authority (the "FSPHRA"), in terms of section 27(6) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), hereby declare the sites set out in the Schedule as Provincial Heritage Sites.

SCHEDULE

Site name	Location	Town	Municipality	Province
1 Grave of Sipho Mutsi	Kutlwanong Cemetery	Odendaalsrus	Lejweleputswa	Free State
2 Grave of Martha Moipone Motlhakwana	Phahameng Cemetery	Bloemfontein	Mangaung Metro	Free State
3 Grave of Itumeleng Caswell Mokobo	Thabong Cemetery	Welkom	Lejweleputswa	Free State
4 House of Martha Moipone Motlhakwana	923 Gonyane Street, Batho	Bloemfontein	Mangaung Metro	Free State
5 Grave of Vuyo Edward Charles	Thabong Cemetery	Welkom	Lejweleputswa	Free State
6 Grave of Albert Ndoiyisile Xhamfu	Thabong Cemetery	Welkom	Lejweleputswa	Free State
7 Grave of Samuel Zuka Baloi	Thabong Cemetery	Welkom	Lejweleputswa	Free State

F. S. Provincial Gazette (2015). Provincial Notice No.121 - Declaration of graves in Thabong Cemetery.

10.6. Assessment of the impact of the development on heritage resources.

The proposed work is for the reinstatement of the existing vacant hospital and site as a private hospital with support facilities. Therefore, there will be little to no impact on surrounding heritage resources (should these exist).

10.7. Evaluation of the impact of the development relative to the sustainable social and economic benefits.

The proposed redevelopment of Ernest Oppenheimer Hospital will stimulate reinvestment in the area. The impact of the reinstatement of the existing facilities as a hospital will provide employment opportunities to local people, housing facilities and healthcare to the surrounding communities. Additionally the provision of a quality middle market private hospital, with surrounding amenities and housing, realises a need that is currently unfulfilled within the Welkom area.

10.8. Consideration of possible alternatives and mitigation of adverse effects.

No surrounding resources will be affected by the development since the proposal is for the reuse of existing structures and facilities. Should future developments be undertaken, further studies would be required.

11. Conclusion and recommendations.

The proposed development programme to create a new private healthcare facility at Ernest Oppenheimer Hospital - investigated in this document - deviates slightly from the original mining hospital programme. However, the character of the hospital from its outset was that of a healthcare and convalescent facility, servicing the surrounding areas (mines).

The proposal creates more contemporary private and semi-private wards with associated separate ablution facilities within the original 'nightingale' wards of the modern movement hospital structure. The upgraded facilities are intended to cater to current standards for healthcare provision.

Through a process of consultation between the heritage practitioners, the architect involved in the project and other consultants, we believe that the final outcome of the development will enhance and protect the heritage character of Ernest Oppenheimer Hospital. The original nature and provenance of the Hospital structures will be retained through the proposed adaptive reuse. The limited remaining original interior elements have been identified and will be conserved and reused in their original positions, or in suitable new positions as identified within the building. All original trees and vegetation on the site will be retained as part of the proposed renewal scheme – retaining an integral part of the institutions history.

The proposed development represents a substantial investment in the Welkom area and will act as a catalyst for additional reinvestment and upgrading in the locale. This much needed investment and upgrading of Ernest Oppenheimer Hospital facility will promote the sustainable adaptive reuse and conservation of the facility for future generations.

12. Notification to Interested and affected parties.

12.1. General Newspaper Notification.

From: **Brian McKechnie** brian@briankent.joburg 
Subject: Free State Sun Newspaper
Date: 09 August 2016 at 10:00 PM
To: bookings@advertisehere.co.za



Hi,
Please could you provide a quote to run this advert in your newspaper.
It will need to go in the legals section of the classifieds.
thanks!

Regards,
Brian

Brian Kent McKechnie M.I.A.

M Arch (UP) PDM (WBS)
Top Floor | Ansteys Building | 59 Joubert Street | Marshalltown
e-mail | brian@briankent.joburg

www.briankent.joburg | IG: TheRealBrianKent | Ansteys_Building

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Notice of Proposed Development:

In terms of the National Heritage Resources Act,
(Act 25 of 1999), notice is hereby given that
the owner plans to refurbish the existing structures situated at Ernest Oppenheimer Hospital, Erf 7186 Reitzpark, Welkom, OFS.

Any interested or affected party who wishes to comment on this proposed development is invited to do so in writing to the Provincial Heritage Resource Authority at mbatha.npz@sacr.fs.gov.za /
Or the heritage consultant at brian@briankent.joburg
Closing date for comments: 9 September 2016.

Email to Christel Schatz of Free State Sun Newspaper Advertising (9.08.2016) for advertisement regarding the heritage of the proposed development of Ernest Oppenheimer Hospital, Welkom.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

From: **Christel Schatz** christel@visibleadvertising.co.za 
Subject: RE: Free State Sun Newspaper
Date: 10 August 2016 at 9:16 AM
To: Brian McKechnie brian@briankent.joburg



Good day

Please see attached

Kind Regards,



From: Brian McKechnie [<mailto:brian@briankent.joburg>]
Sent: 09 August 2016 10:01 PM
To: bookings@advertisehere.co.za
Subject: Free State Sun Newspaper

Hi,
Please could you provide a quote to run this advert in your newspaper.
It will need to go in the legals section of the classifieds.
thanks!

Regards,
Brian

Brian Kent McKechnie M.I.A.

M Arch (UP) PDM (WBS)
Top Floor | Ansteys Building | 59 Joubert Street | Marshalltown
e-mail | brian@briankent.joburg

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Pretzavest 47 (Pty) Ltd
23 Langenhoven Street, Nelspruit, Mpumalanga, 1200, South Africa.
Reg No: 2015/116274/07 VAT 4480763070

Email from Christel Schatz of Free State Sun Newspaper Advertising (10.08.2016) with quote for advertisement regarding the heritage of the proposed development of Ernest Oppenheimer Hospital, Welkom.

Pretzavest 47 (Pty) Ltd
23 Langenhoven Street, Nelspruit, Mpumalanga, 1200, South Africa.
Reg No: 2011/116274/07. VAT 4480263070.

ESTIMATE/QUOTE

Bill To	Estimate#	EST-000320
Brian Mcketchni	Estimate Date	10 August 2016
.....	Reference#	Free State Sun Advert

Please note all bookings must be paid 100% upfront to secure advertisements.

Bank Details: Pretzavest 47 Pty Ltd T/A Visible Advertising

FNB Cheque Acc: 62351788272 Riverside Park: 256405, Swift Code: FIRNZAJJ

#	Item	Description	Qty	Rate	VAT	Amount
1	Free State Sun Advert	Free State Sun News 8 x 2 Black & White Date of Publication: 19/08/2016	1.00	924.35	129.41	924.35
					Sub Total	924.35
					VAT (14%)	129.41
					Total	R1,053.76

Items in Total 1.00

Terms & Conditions

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Authorized Signature _____

Email from Christel Schatz of Free State Sun Newspaper Advertising (10.08.2016) showing quote for advertisement regarding the heritage of the proposed development of Ernest Oppenheimer Hospital, Welkom.

From: **Brian McKechnie** brian@briankent.joburg
Subject: Re: Free State Sun Newspaper
Date: 13 August 2016 at 12:57 PM
To: Christel Schatz christel@visibleadvertising.co.za



Hi Christel,
Please see proof of payment attached.

Regards,
Brian



Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 15/08/2016
Reference Number : 2016-08-15/NEDBANK/001167861956

Beneficiary details

Recipient : FS Advert
Amount : R1054.00
Recipient Reference : B K McKechnie
Bank : FIRST NATIONAL BANK
Account Number : ...788272
Channel : Internet payment

Payer details

Paid By : B MCKECHNIE

Verify notification at <https://netbank.nedsecure.co.za>

This notification of payment is sent to you by Nedbank Limited Reg No 195/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 115 060. Please contact the payer for enquiries regarding the contents of this notification.

Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information. Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requesting you to enter your personal details or private identification and authentication details.

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Security Code : 92A775A94D23F776F53C596DFE38AABFCFD38804

Email to Christel Schatz of Free State Sun Newspaper Advertising (13.08.2016) proof of payment for advertisement regarding the heritage of the proposed development of Ernest Oppenheimer Hospital, Welkom.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

12.2. Email to Interested and Affected parties as per FS-PHRA recommendations - Community Consultation.



Email from Ntando Mbatha of the FS-PHRA stating interested and affected parties for Welkom.

Thank you - much appreciated.

Kind regards,

Candice Keeling

Heritage Consultant + Architect

072 207 8166
SAIA + SACAP

M.Arch (prof) (WITS)
MSc MCMS (K.U. Leuven)

On Mon, Apr 4, 2016 at 9:13 AM, Ntando Mbatha <mbatha.npz@sacr.fs.gov.za> wrote:

Morning

Let me get back to you before the end of the day. I will have to ask around.

Regards

From: Candice Keeling [mailto:candicekeeling@gmail.com]
Sent: 04 April 2016 09:13 AM
To: Ntando Mbatha
Subject: Re: HIA - community consultation question.

Good morning Ntando.

Thank you for your prompt response.

I am not from the Welkom area and am hoping you will be able to provide me with the contact details of heritage practitioners (and or one of the following: a representative from the municipality, local representatives (community), or environmentalists) who would be affected by any changes to the Ernest Oppenheimer Hospital, Welkom.

If I have one or two contact details I am sure they can advise me who else to contact.

Kind regards,

Candice Keeling

Heritage Consultant + Architect

072 207 8166
SAIA + SACAP

M.Arch (prof) (WITS)
MSc MCMS (K.U. Leuven)

On Mon, Apr 4, 2016 at 9:00 AM, Ntando Mbatha <mbatha.npz@sacr.fs.gov.za> wrote:

Morning

I am often part of the delegation invited to these meetings.

Perhaps you should look at the people who are most affected by this project. A representative from the municipality, local representatives (community), environmentalists, and other heritage practitioners.

Regards

From: Candice Keeling [<mailto:candicekeeling@gmail.com>]
Sent: 03 April 2016 12:07 PM
To: mbatha.npz@sacr.fs.gov.za
Subject: HIA - community consultation question.

Good Day Ntando Mbatha,

I am currently looking at compiling a HIA for the Ernest Oppenheimer Hospital, in Welkom.

Can you please advise who you suggest could be involve as part of the community consultation on the proposed HIA for the Welkom area?

Kind regards,

Candice Keeling

Heritage Consultant + Architect

072 207 8166
SAIA + SACAP

M.Arch (prof) (WITS)
MSc MCMS (K.U. Leuven)

From: Brian McKechnie brian@briankent.joburg

Subject: Ernest Oppenheimer Refurbishment - Invitation for comment, interested and affected parties.

Date: 13 August 2016 at 2:29 PM

To:

Bcc: mkhosana@detea.fs.gov.za, koosd@matjhabeng.co.za, an.faber@matjhabeng.co.za, Debbie.Benson@Harmony.co.za, Candice Keeling candicekeeling@gmail.com, rredelstroff@sahra.org.za, Candice Keeling candicekeeling@gmail.com

BM

Dear Interested and affected party,

Please see attached notice published in the Free State Sun regarding the Ernest Oppenheimer Hospital refurbishment project.

Regards,
Brian McKechnie

Brian Kent McKechnie M.I.A.

M Arch (UP) PDM (WBS)
Top Floor | Ansteys Building | 59 Joubert Street | Marshalltown
e-mail | brian@briankent.joburg

www.briankent.joburg | IG: TheRealBrianKent | Ansteys_Building

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Notice of Proposed Development:

In terms of the National Heritage Resources Act, (Act 25 of 1999), notice is hereby given that the owner plans to refurbish the existing structures situated at Ernest Oppenheimer Hospital, Erf 7186 Reitzpark, Welkom, OFS.

Any interested or affected party who wishes to comment on this proposed development is invited to do so in writing to the Provincial Heritage Resource Authority at mbatha.npz@sacr.fs.gov.za / Or the heritage consultant at brian@briankent.joburg
Closing date for comments: 9 September 2016.

Email from B McKechnie (Heritage Consultant) on the 13.08.2016 to interested and affected parties identified by FS-PHRA for Welkom.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

From: **Brian McKechnie** brian@briankent.joburg
Subject: Re: Ernest Oppenheimer Refurbishment - Invitation for comment, interested and affected parties.
Date: 26 August 2016 at 3:44 PM
To:
Bcc: mkhosana@detea.fs.gov.za, koosd@matjhabeng.co.za, an.faber@matjhabeng.co.za, Debbie.Benson@Harmony.co.za, Candice Keeling candicekeeling@gmail.com, rredelstroff@sahra.org.za



12.3. Public Participation result / outcome.

Please note - no response was received from neither the newspaper advertisement, nor the email sent to identified interested and affected parties.

Dear Stakeholders,
A reminder that the period for comment on the Ernest Oppenheimer Hospital closes on the 9th of September.
Please ensure that any comments which you may have are received before this time.

Thank you!

Regards,
Brian

Brian Kent McKechnie M.I.A.

M Arch (UP) PDM (WBS)
Top Floor | Ansteys Building | 59 Joubert Street | Marshalltown
e-mail | brian@briankent.joburg

www.briankent.joburg | IG: TheRealBrianKent | Ansteys_Building

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On 13 Aug 2016, at 2:29 PM, Brian McKechnie <brian@briankent.joburg> wrote:

Dear Interested and affected party,
Please see attached notice published in the Free State Sun regarding the Ernest Oppenheimer Hospital refurbishment project.

Regards,
Brian McKechnie

Brian Kent McKechnie M.I.A.

M Arch (UP) PDM (WBS)
Top Floor | Ansteys Building | 59 Joubert Street | Marshalltown
e-mail | brian@briankent.joburg

www.briankent.joburg | IG: TheRealBrianKent | Ansteys_Building

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<[Notice of Proposed Development.pdf](#)>

Reminder / follow up email from B McKechnie (Heritage Consultant) on the 26.08.2016 to interested and affected parties identified by FS-PHRA for Welkom.

ERNEST OPPENHEIMER HOSPITAL , ERF 7186, REITZPARK, WELKOM, ORANGE FREE STATE: Proposed upgrade of existing facilities - September 2016.

13. Reference Material.

13.1. Published and Unpublished documents:

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Dictionary of Scottish Architects (2016). Francis Lorne. [ONLINE] Available at: http://www.scottisharchitects.org.uk/architect_full.php?id=203488. Accessed on 19th July 2016.

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National Heritage Resources Act (1999). The National Heritage Resources Act, 1999, [Online] Available at: <http://www.sahra.org.za/about/legislation>. Accessed on 06.02.2013.

S A Places. (Unknown). Welkom. [ONLINE] Available at: <http://www.places.co.za/html/welkom.html>. Accessed on 19th July 2016.

South African Heritage Recourses Agency (Unknown). List of Provincial Heritage Sites Free State. Sourced by email from Ntando Mbatha - mbatha.npz@sacr.fs.gov.za. Declared Heritage Sites in Welkom. 19 July 2016.

Steyn, L. (2013). Welkom: The old oom of the gold boom. [ONLINE] Available at: <http://mg.co.za/article/2013-04-12-00-the-old-oom-of-the-gold-boom>. Accessed on 19th July 2016.

Superior Mining. (Unknown). Free State Goldfield. [ONLINE] Available at: http://superiormining.com/_resources/maps/120123-MangalisaTrends-NeighbourOps.jpg. Accessed on 19th July 2016.

Unisa. (Unknown). Kenneth Stanley Birch. [ONLINE] Available at: http://www.unisa.ac.za/default.asp?Cmd=ViewContent&ContentID=24235&P_ForPrint=1. Accessed on 23rd July 2016.

Unknown. (1950).Album of Welkom presented to Ernest Oppenheimer on his 70th Birthday. Brenthurst Library. Brenthurst Estate, Federation Road, Parktown, Johannesburg. Accessed by C. Keeling and B. McKechnie. On 19th April 2016 and 22nd of July 2016.

Unknown. (1968). Welkom. Felstar Publishers (Pty). Ltd: Johannesburg.

van Bloomestein, Dr J.H.G. (1971). Doctors of the Mines. Purnell: Johannesburg.

13.2. Documentation and assessment of physical evidence:

All buildings and site areas were investigated and documented photographically, during an on-site survey and investigation, undertaken by McKechnie and Keeling on 10th, 11th and 12 July 2016.



NOTE: This document was compiled in September 2016. Ages of structures indicated as at September 2016. Structures older than 60 years are protected in terms of the National Heritage Resources Act (act 25 of 1999) section 34.1. Structures not noted as falling within this protection in terms of the NHRA at the time of compilation of this document, will fall under future protections once they fall within the 60 year boundary.

