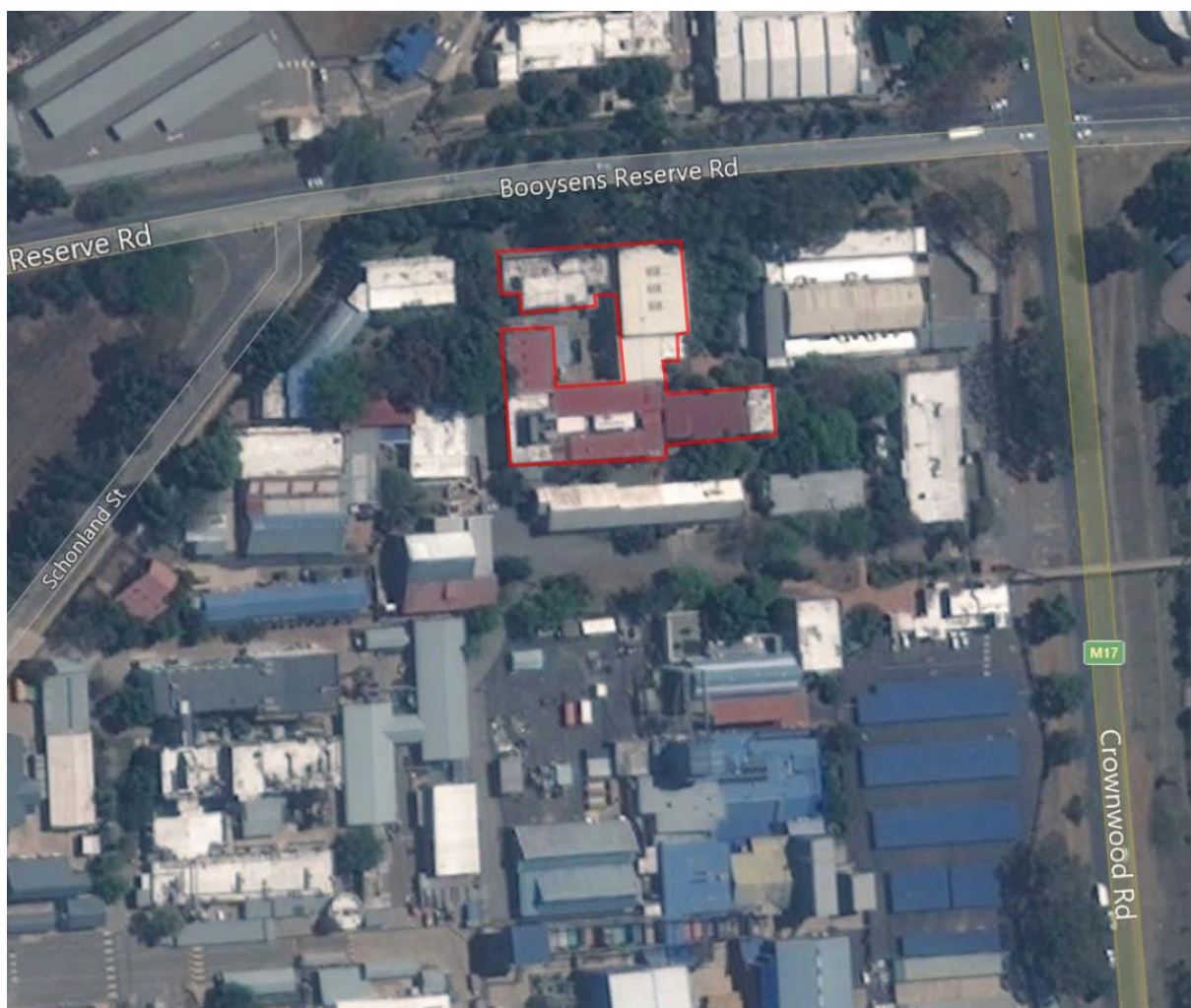


# Refurbishment, Alterations and Demolitions to Eureka Building on Stand 32 Theta Township, Johannesburg - Heritage Report Submission

Prepared by Rudd van Deventer Pr. Arch. Reg. 2784

De Beers Group Services (Pty.) Ltd have requested that Refurbishment, Alterations and Demolitions be carried out to the existing Eureka buildings on Stand 32 Theta Township for De Beers Technologies (DebTech). The site is not listed as Grade I, II or III in terms of Section 27; neither is the site part of a Protected Area as described in Section 28, nor under Provisional Protection as described in Section 29, or in a Heritage Area as described in Section 31 of the National Heritage Resources Act. Act 25 of 1999. A portion of the original **Industrial Building**, which has Protected Status in terms of Section 34, is being planned for refurbishment as part of the works, while another portion of the building needs to be demolished. The entirety of the **Laboratory Building**, which also has protected status in terms of Section 34, is planned for refurbishment.



The Eureka Building has not been fully occupied since 2001 when De Beers Industrial Diamonds (Debit) moved out and the industrial equipment was stripped out and scrapped or re-located. Certain areas were used as project spaces up until 2007 when these areas were also mothballed. The building's interiors are in a serious state of disrepair.

The Eureka Building is on an Industrial site that has been occupied by De Beers since 1947, known as the De Beers West Campus. The site is a secure site and Stands 4, 32 and 36 are managed as a single entity with different uses and security levels. On Stand 32 the original industrial process that were housed in the buildings are no longer carried in this location. The existing structures need to be converted to be more suitable for the current operational requirements. This is part of a long-term re-development and upgrading of Stand 32 as DebTech focus on their core industrial research and manufacturing capabilities.

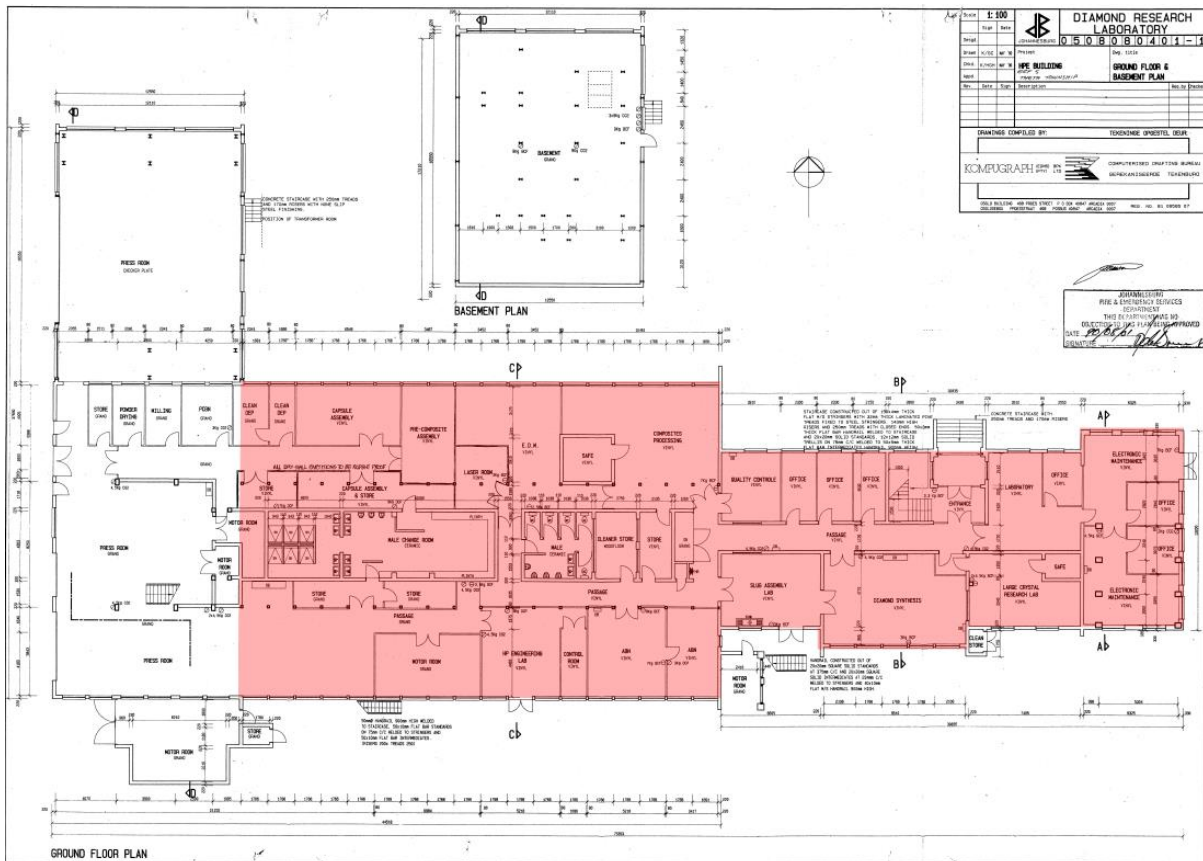
The two core parts of the Eureka building were constructed in several sections and phases sometime between 1947 and 1955, with other building work up to 1991. The Eureka building, as it currently exists, consists of 6 separately constructed portions. The buildings, as industrial structures have never been more than utility structures to Debit and were never significantly re-furbished since. Ownership has been nebulous since 2001 and this project once again confirms use, ownership and responsibility.

See Eureka Building Site Development Document (Part of submission)

The framed concrete structures appear to be sound and suitable for refurbishment. While the structure has several strange features in its slabs these will also need to be adapted for the new requirements. The utility services are mostly completely redundant and in serious need of replacement.

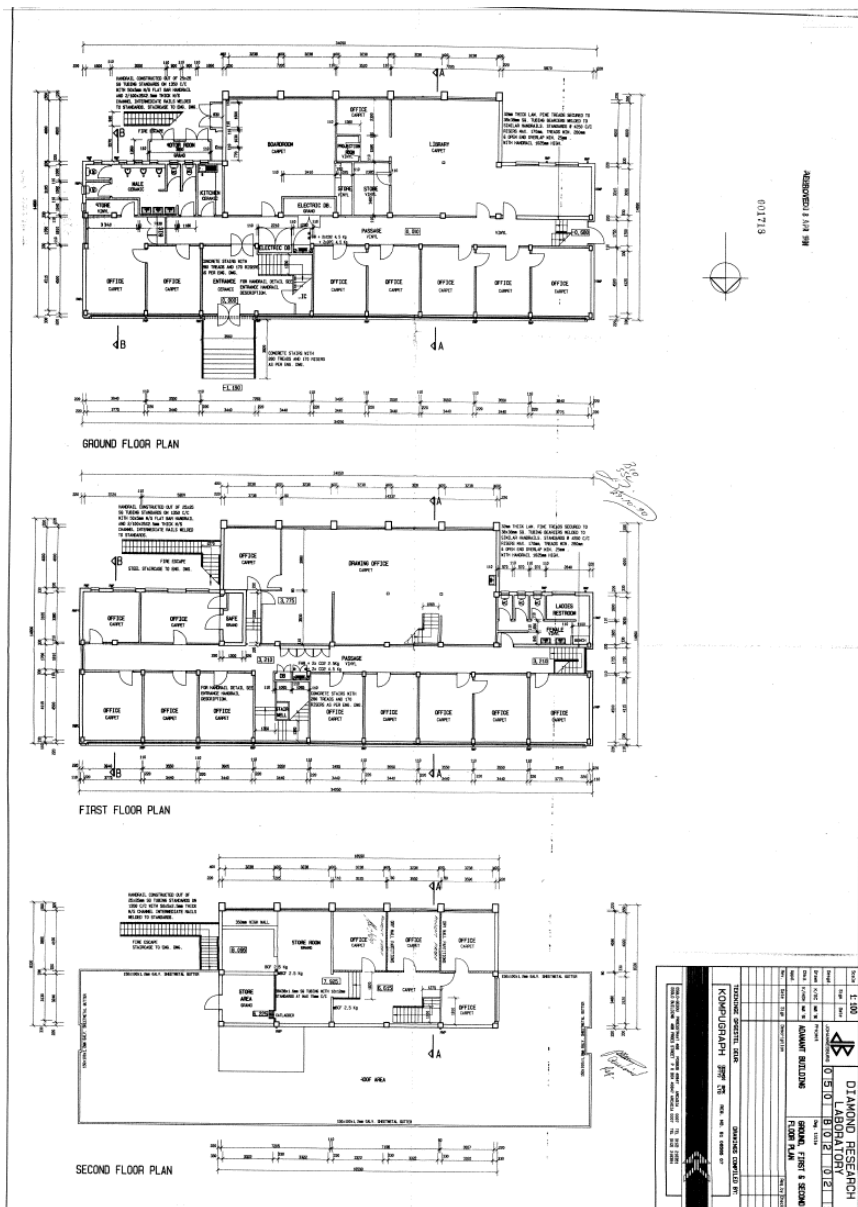
The chronological information for this submission is derived from scans of an old general site plan for the properties that was used by Anglo American Corporation's Architectural Department. The earliest date is 23 August 1955 when the drawing was originally prepared. This drawing was used as the site plan of reference for many years until the last alteration on 5th May 1963. The drawing shows the original two buildings on the site annotated as the **Industrial Building** in the South and the **Laboratory Building** in the North. Unfortunately, no drawings are available from these original construction period and only surveyed as-built drawings that were submitted to council in 1990 by Kompugraph are available.

In 1959 the **Industrial Building** was extended on the West with Hall fitted with a gantry crane to house large equipment. The original building had a first floor added in 1961 and was renamed the **Diamond Abrasive Products Building**. In 1972 the triple volume Press Hall was added to the North of the Hall. This is how the **HPE Building** (High Pressure Engineering) has remained till 2001 when portions were refitted as project offices and used till 2007. The 1990 as-built drawing below shows the extent of the HPE building that is older than 60 years. This building has been extensively modified over the years and it is difficult to determine what is original beyond portions of the façade.



In 1991 the **Laboratory Building**, now named the **Adamant Building** was extended to the West with a three-story extension providing storage and processing laboratories on the Ground Floor, offices and workshops on the First Floor and offices on the Third Floor. The **Adamant Extension** was taken South to link to the **HPE Building**.

The 1990 as-built drawing below shows the Adamant building before the addition of the Adamant Extension in 1991. The entire building is older than 60 years and is to be refurbished with portions of the Adamant Extension.



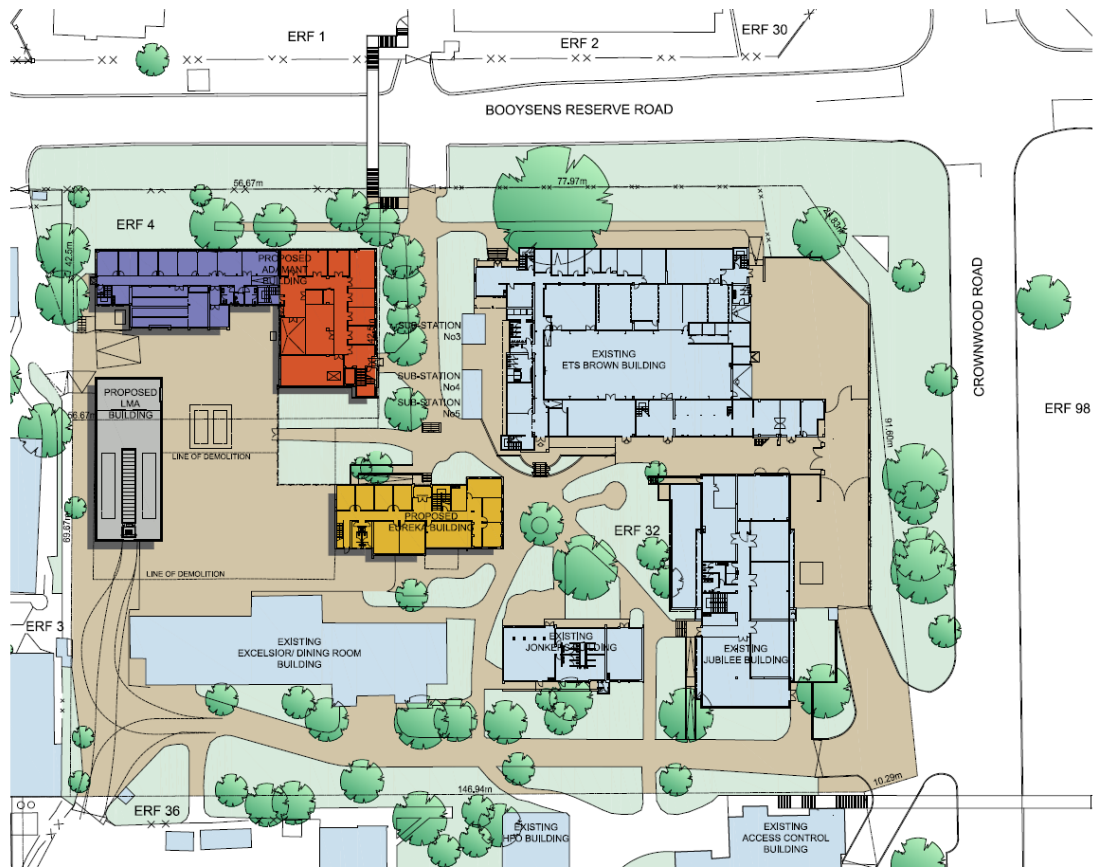
In 2001 when Debit vacated the site and moved their operations to Springs the building was renamed the Eureka Building.

The permit requested is for the original 1947/55 **Industrial Building**, later called the **HPE Building**, where the central portion and old press hall and its extension are to be demolished, the Eastern portion of the **HPE Building** is to be re-fitted for offices. The central portion of the ground floor structure, constructed some time before 1955, is to be demolished as the structure is not suitable or possible for re-modelling. This ground floor portion has also been extensively modified over the years and the remaining extent It is not considered to be of any Heritage value. The structure had a First Floor added to it in 1961 when the building was refitted that does not have protection.

The demolition is to make way for the construction of a Large Machine Assembly Building to be constructed in place of the Machine and Press Halls. This is a critical part of the site re-development.

The **Adamant Building** and the Northern portion of the **Adamant Extension Building** is to be re-fitted as Laboratories and Offices. The southern portion of the **Adamant Extension Building** that forms the link block to the **HPE building**, constructed in 1991, is to be demolished with all the

smaller service structures between the buildings. Wherever possible portions of the existing buildings are to be retained.



Site Development plan for the extent of works planned for 2017/19 on the De Beers Johannesburg West Campus

See Presentation De Beers Jhb West Campus drawing (Part of Submission)