

**Application for repairs,
alterations and additions of
Kimberley Boys' High School on
Corner of Dalham and Memorial
Roads, Kimberley**

ERF 882

February 2018

MAYAT HART
ARCHITECTS

Prepared by
Mayat Hart Architects & Heritage Practitioners
info@mayathart.com

CONTENTS:

1	Executive Summary	page 3
2	Project Team	page 3
3	Legislative Framework	page 4
4	Locality Plan	page 5
5	Site Development Plan	page 6
5	Historical Background Information	page 7
6	Original Building Plans	page 16
7	Photographic Survey	page 20
8	Statement of Significance	page 31
9	Nature of Work to be Undertaken	
10	Consultation	
11	Assessment of Impact and Conclusion	
12	References	

NOTE:

Mayat Hart Architects and Heritage Practitioners hereby declare that we have no conflicts of interest related to the work of this report. Specifically, we declare that we have no personal financial interests in the property and/or development being assessed in this report, and that we have no personal or financial connections to the relevant property owners, developers or financiers of the development. We declare that the opinions expressed in this report are our own and a true reflection of our professional expertise.

All intellectual property rights and copyright associated with Mayat Hart Architects and Heritage Consultants services are reserved, and project deliverables, including hard and electronic copies of reports, maps, data, and photographs, may not be modified or incorporated into subsequent reports in any form, or by any means, without express consent and accurate referencing to this work as source material. Any recommendations, statements or conclusions drawn from, or based upon, this report, must be accurate and make reference to the source

All images that where not credited, are by the author.

1 EXECUTIVE SUMMARY

2 PROJECT TEAM

CLIENT

Northern Cape Department of Education

PRINCIPAL AGENT

BBB Mojaki Engineering Solutions

PROJECT MANAGER

YVOYO Project Development Consultants

ARCHITECT

Izuba InAfrica Architects

QUANTITY SURVEYOR

Ramabou Quantity Surveyors

HERITAGE CONSULTANT

Mayat Hart Architects

3 LEGISLATIVE FRAMEWORK

Kimberley Boys High School is a declared Provincial Heritage Site (Gazetted 16/02/1990, Gazette number 12291), formerly a National Monument under the National Monuments Act. It is protected under the following sections of the South African National Heritage Resources Act (NHRA). The relevant sections/protections are:

SECTION 27(18)

“No person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such site.”

SECTION 34

“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.”

SECTION 38

“Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as— (c) (i) any development or other activity which will change the character of a site exceeding 5 000 m² in extent... 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 responsible heritage resources authority must notify the recipient if there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report.

as indicated in Plan DH 63 over A 672, dated October 1988, on File NTL/W1/52/1 in the Office of the Harbour Engineer in Durban and on File 4/N/Dur/2 in the Office of the National Monuments Council at Cape Town.

Deed of Transfer T1342/1905, dated 30 Jun 1905.

5. THE PROPERTY WITH THE GEORGIAN DOUBLE-STOREYED TOWN HOUSE THEREON, SITUATED ON THE CORNER OF DONKIN SQUARE AND DONKIN STREET, CALEDON

Description:

The property, together with the Georgian double storeyed town house thereon, being Erf 1533, a portion of Erf 1028, Caledon, situated in the Municipality and Division of Caledon, in extent 508 (five hundred and eight) square metres.

Certificate of Registered Title T37776/1985 dated 16 October 1985.

6. THE PROPERTY WITH THE KAROO STYLE DWELLING HOUSE KNOWN AS SVENSKBO THEREON, SITUATED AT 11 CHURCH STREET, CARNARVON

Description:

The property, together with the Karoo-style dwelling house thereon, being one-half share in Erf 120, Carnarvon, in the Municipality and Division of Carnarvon, in extent 803 (eight hundred and three) square metres.

Deed of Transfer T51381/1987, dated 27 October 1987.

7. THE KIMBERLEY BOYS' HIGH SCHOOL, SITUATED IN MEMORIAL ROAD, KIMBERLEY

Description:

- (a) The front facades and roof line of the school building and library of the Kimberley Boys' High School situated on certain Erf 882, situated in the Municipality of the City of Kimberley, Division of Kimberley.

Deed of Transfer 621/1967, dated 2 August 1967.

- (b) The Kimberley Boys' High School sports pavilion, situated on certain Erf 899, situated in the Municipality of the City of Kimberley, Division of Kimberley.

Deed of Transfer 2132/1964, dated 22 December 1964.

8. THE KIMBERLEY AFRICANA LIBRARY, SITUATED IN DUTOITSPAN ROAD, KIMBERLEY

Description:

The property, together with the so-called Kimberley Africana Library thereon, being the following erven:

- (a) Certain Lot 35 A, portion of Lot 35 (285) (now known as Erf 10370), situated in Dutoitspan Road, in the Municipality of the City of Kimberley, Division of Kimberley, in extent 156 (one hundred and fifty-six) square metres;

Figure 1:

Gazetted declaration of Kimberley Boys High School as a National Monument, 1990 (SAHRIS)

4 LOCALITY PLAN

Address: Corner of Dalham and Memorial Roads, Dalham Rd, Memorial Road Area, Kimberley, 8301



Figure 2: Location Map (Google Maps 2018)

5 SITE PLAN

SITE AREA 48 400 m²



Figure 3: Site Map (Google Maps 2018)

Honoured dead memorial

6 HISTORICAL BACKGROUND INFORMATION

Summary of development phases

DATE	OWNER	CHANGES	ARCHITECT/ DRAUGHTSPERSON
1914	-	New school	Daniel Westwood Greatbatch William Timlin
1957	-	Additions to memorial library and additions to the wings	Timlin Goldblatt Nixon Zouves and Partners Architects
1959	-	Addition of Francis Oats House	Timlin Goldblatt Nixon Zouves and Partners Architects
Current 2018	-	Additions to school. Additional classrooms, bathrooms and store rooms. Alterations to kitchen on Ground Floor. Additions to bathroom on First Floor.	Izuba Inafrica Architects



Figure 4: Early View of the School (Olivier 2009: 93)

HISTORY

KIMBERLEY

After the discovery of diamonds at the bank of the Orange River in 1866, many fortune seekers were drawn to the area. The largest diamond mines in the world were established by 1871 around Kimberley after the discovery of a handful of diamonds on Colesberg Kopje. Kimberley seemed to have sprung up overnight and was a major destination point in South Africa and a powerhouse of the British Empire. It had the first electric street lights and Africa's first Stock Exchange.

The consolidation of the mines brought stability and greater permanence to the town. Streets were laid out and corrugated iron houses alongside

brick mansions replaced temporary structures. Churches, societies, a library and schools were established. (Duncan, 2017)

Kimberley has had a profound effect on the history of South Africa. HF Oppenheimer noted that the discovery of diamonds there proved to be the beginning of the shift of South Africa from an agricultural country into an industrial one (Roberts, 1976). These changes can be attributed to the earlier discovery of diamonds in Barkley West, along the Vaal River and finally at Colesberg Kopje in Kimberley. This enabled the necessary money, technology, skills and vision to be available for the later development of the goldfields in the Transvaal.



Figure 5: Historic Map of Kimberley (Olivier 2009: 4)

KIMBERLEY BOYS HIGH SCHOOL

In the 1870s Kimberley was poorly developed with many of the early pioneers not having their families with them. A public meeting was held in 1886 by Canon WT Gaul (Bishop of Matabeleland), to establish a proper high school for boys and girls. A committee was formed in favour of the establishment of a public, non-denominational school and money was raised together with the contribution from the Cape Colonial Government. Headmaster WA Norrie opened the first public school in 9 April 1887 in a warehouse in De Beers Road while the school buildings were being built.

In July 1888 the School moved to new buildings in Lanyon Terrace and Norrie was succeeded by DH Henderson. The Girl's High School moved only in 1915 to their own buildings in Elsmere Road. The School was overshadowed by the Anglo Boer War, and endured the Siege of Kimberley (October 1899 to February 1900). This was later followed World War 1. The school was renamed the Boy's High School in 1900.



Figure 6: The original 1888 Boys High School Buildings (Kimberley Boys High School Archive)



Figure 7: The laying of the foundation stone for the new school building in 1913 (Kimberley Boys High School Archive)

The buildings in which the school has been housed since 1914 was erected on grounds donated by De Beers Consolidated Mines in 1911. The foundation stone of the new school in Memorial Hill was laid by Viscount General, the first Governor General of the Union of South Africa, in 1913. The Reverend William Pescod was responsible for the negotiations with De Beers which “carried the School from the old and crowded buildings and the confined grounds in the middle of the City to the splendid grounds that surround the Siege Memorial”. (Satchel, 100)

William M Timlin designed the school buildings in a Cape Dutch style. His brother, Cliff Timlin, an old boy, continued the work in later years with the addition of the wings and the erection of the Memorial Library in 1957.

During the 1940s and 50s the School buildings and facilities were considerably extended. A woodwork wing was added in 1944. In 1945 a further wing was added and in 1950 a junior section too. The swimming baths were opened in 1953 and a manual training block in 1956.

KHS catered for both senior and junior school pupils until 1970 when the junior section separated.

The buildings were declared a National Monument in February 1990



Figure 10: The main entrance looking towards the hall (Kimberley Boys High School Archive)

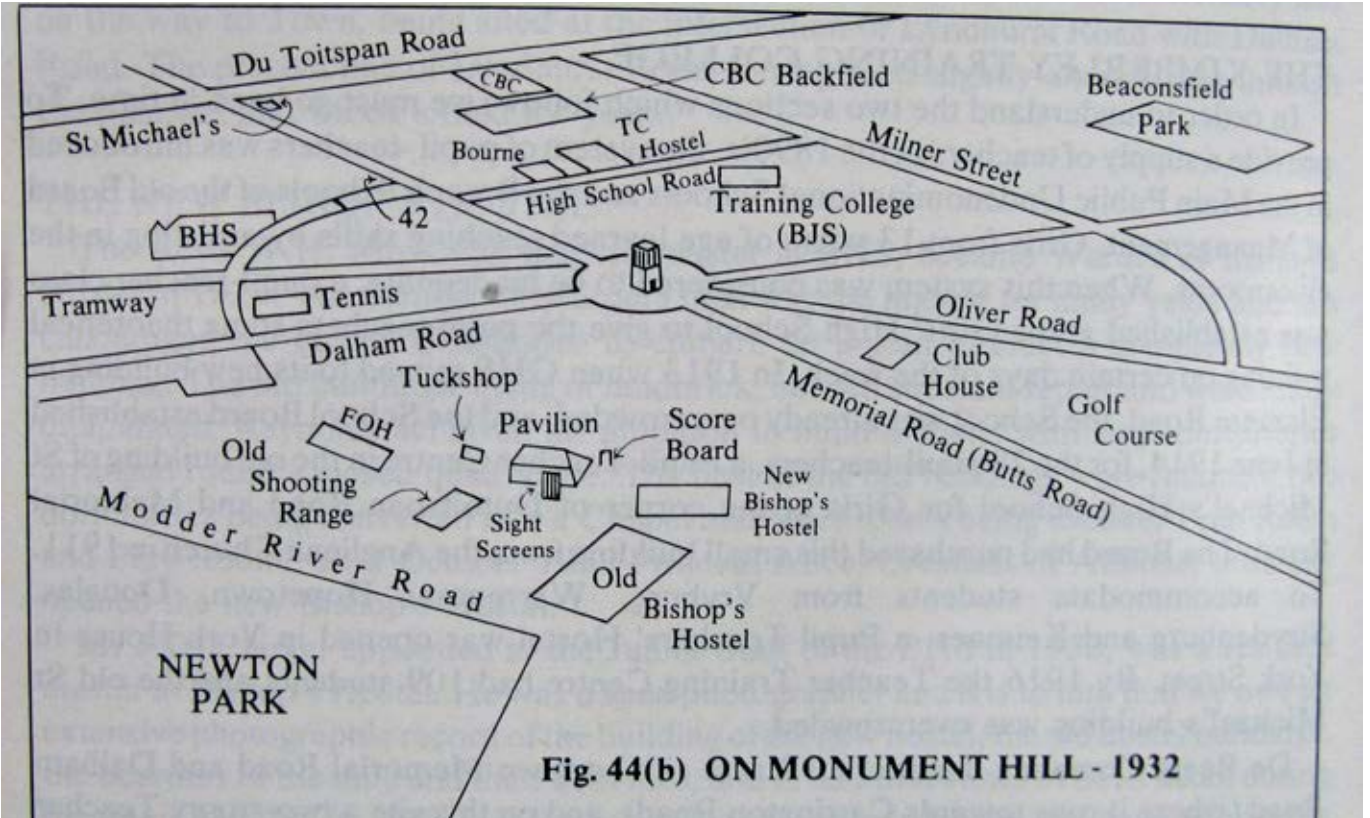


Figures 8 & 9: Early views of the hall and the juniour quad (KBHS School Magazine)





Figures 11 & 12: 1932 aerial view and key plan (Moult 1987)



SURVEY OF BUILDINGS

(Survey of Buildings in Kimberley 1986)

Main Building (1913)

Cape Dutch revival building with 3 wings with tiled saddle roofs. The central double –storey portion has baroque gables and sash windows. The entrance has a projecting arched portico with ionic columns and plaster mouldings with the school crest. It has a facebrick plinth.

Memorial Library (1955)

This single storey Cape Dutch revival building matches the main building with similar gables and a tiled roof.

Swimming Pool Pavilion (1953)

Cape Dutch revival building with a tiled roof and baroque gables. Forms an open u-shape around the pool.

Kimberley Boys High School Hostel (Erf 908)

The hostel buildings are behind the sports fields. The two double storey wings are linked by a single storey house. The first wing was built in the 1920s and the second wing in the 1940s & Erf 907: This is a single storey plastered building with an ornate gable and tiled roof

Kimberley Boys High School Sports Pavilion Erf 899 (1905)

The pavilion faces the Memorial, across the sports field. It has seating across the front and has a central section and two projecting wings. The central section has a decorated gable with a loft. Each wing has a hipped roof with a central covered gable.



Figure 13: Main building and Memorial Library
(Kimberley Boys High School Archive)



Figure 14: Swimming Pool
(Kimberley Boys High School Archive)



Figure 15: School circa 1956
(Kimberley Boys High School Archive)

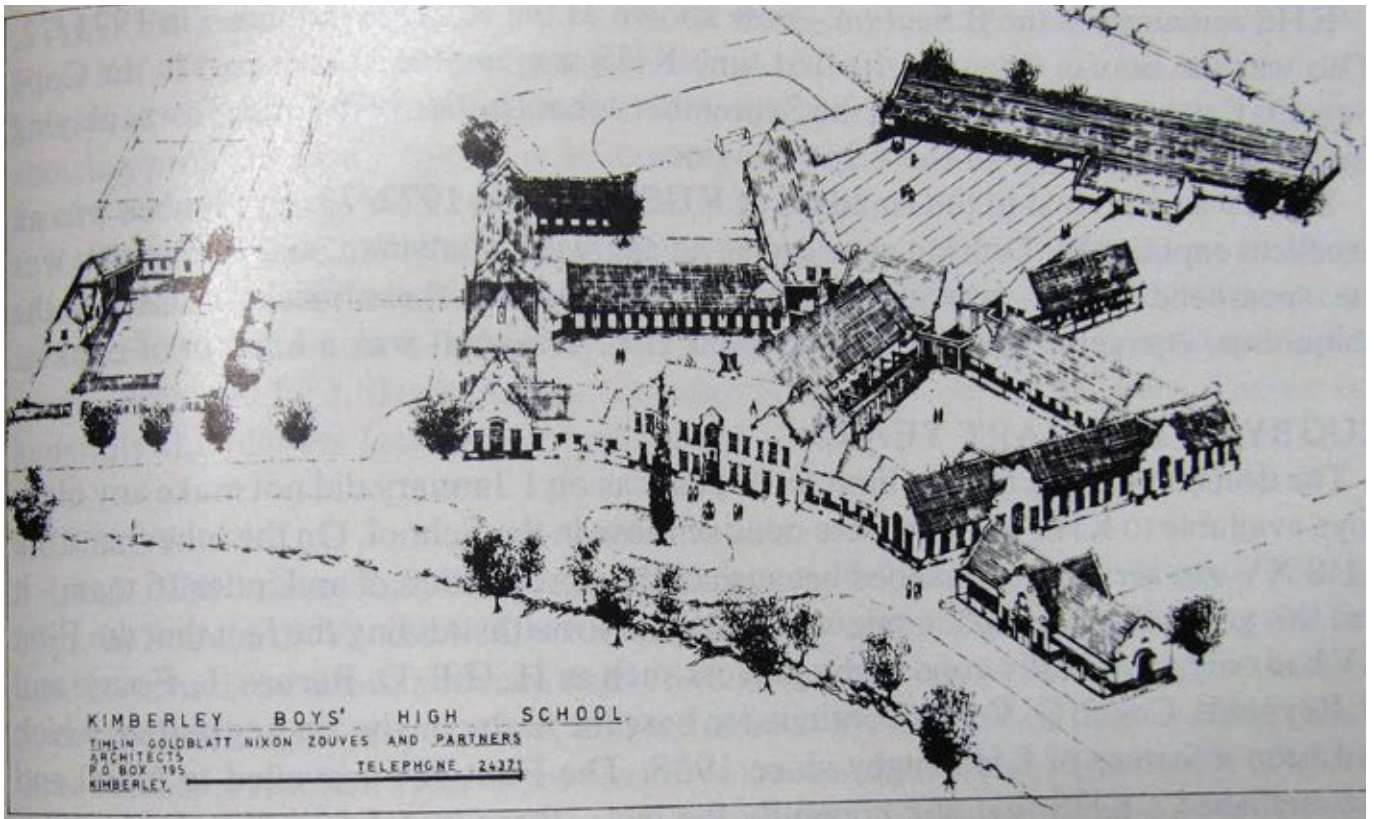


Figure 16: School circa 1956 (Timlin Goldblatt Nixon Zouves and Partners Architects)



Figure 17: Opening of the Centenary Gates, 1987 (Kimberley Boys High School Archive)

ARCHITECTS

DANIEL WESTWOOD GREATBATCH

Greatbatch was born in Dorset, England and moved to South Africa to the Cape Colony with his parents in 1880. He continued his education at St Andrew's College, Grahamstown and was articled to Sydney Stent. Greatbatch accompanied Stent to the Diamond Fields in 1885 and remained with him for four years before working for RS Day.

In 1891 he won the competition for the design of the Kimberley Exhibition Building and remained in Kimberley during the Anglo Boer War and was a member of the town guard during the Siege of Kimberley. In about 1900 he was appointed architect to the De Beer's Company, the Hospital Board and the Kimberley Public School. Greatbatch was elected to the Kimberley Town Council the following year and in 1904 supervised the construction of the Honoured Dead Memorial for Baker and Masey.

Greatbatch had a thriving architectural practice over the next decade and designed offices, hotels and houses for leading residents. His practice slowed down with the onset of World War One and he partnered with William Timlin in 1918.

In 1921 Greatbatch left for England and Timlin continued the practice. Greatbatch was an influential and pioneering architect in Kimberley before the World War and an active citizen of Kimberley. He died in 1925.
(Artefacts)



Figure 18: DW Greatbatch (Artefacts)



Figures 19 & 20: 1987 views of the old senior and junior quads (Kimberley Boys High School Archive)



WILLIAM TIMLIN

Timlin was born in Northumberland, England and studied Art in Newcastle. In 1912, he moved with his parents to Kimberley and was apprenticed to Greatbatch. By 1920 he had entered into a partnership with Greatbatch and continued the practice after Greatbatch left for England in 1921.

Timlin is also well known for his art, drawing and illustration work and besides his architectural work, he also designed the interiors of many theatres throughout the country. Timlin wrote and illustrated books and is particularly well known for his a fantasy book, *The Ship that Sailed to Mars*. He also composed music. He died in Kimberley at the age of 51.
(Artefacts)



Figure 21: Artwork by Timlin
(Kimberley Boys High School Archive)

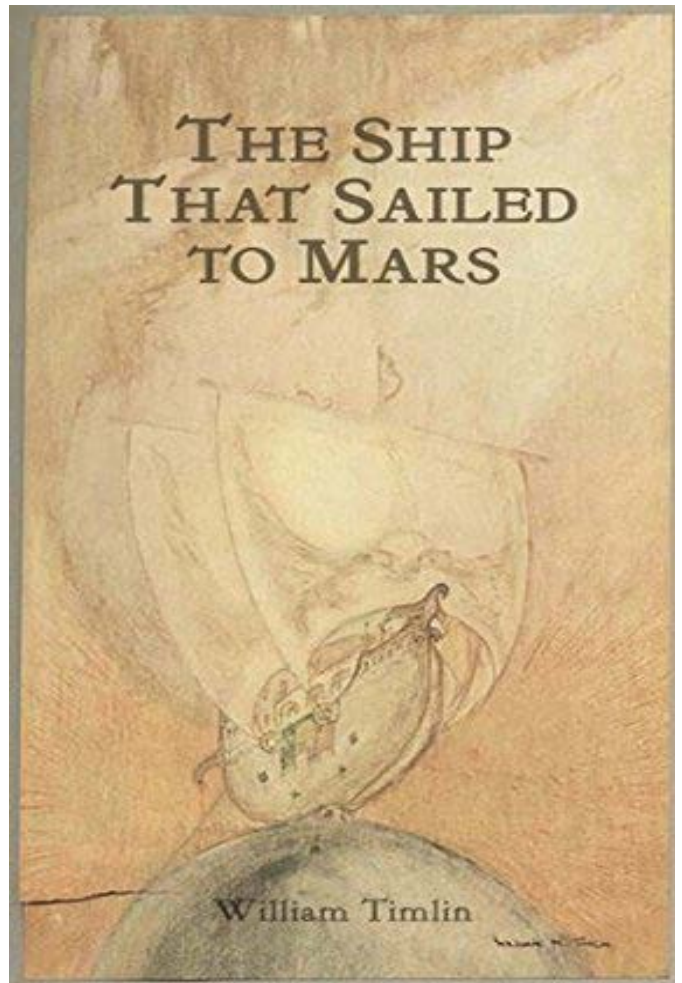


Figure 22: Graphic fantasy novel “*The Ship that Sailed to Mars*” by Timlin
(Kimberley Boys High School Archive)

6 ORIGINAL BUILDING PLANS

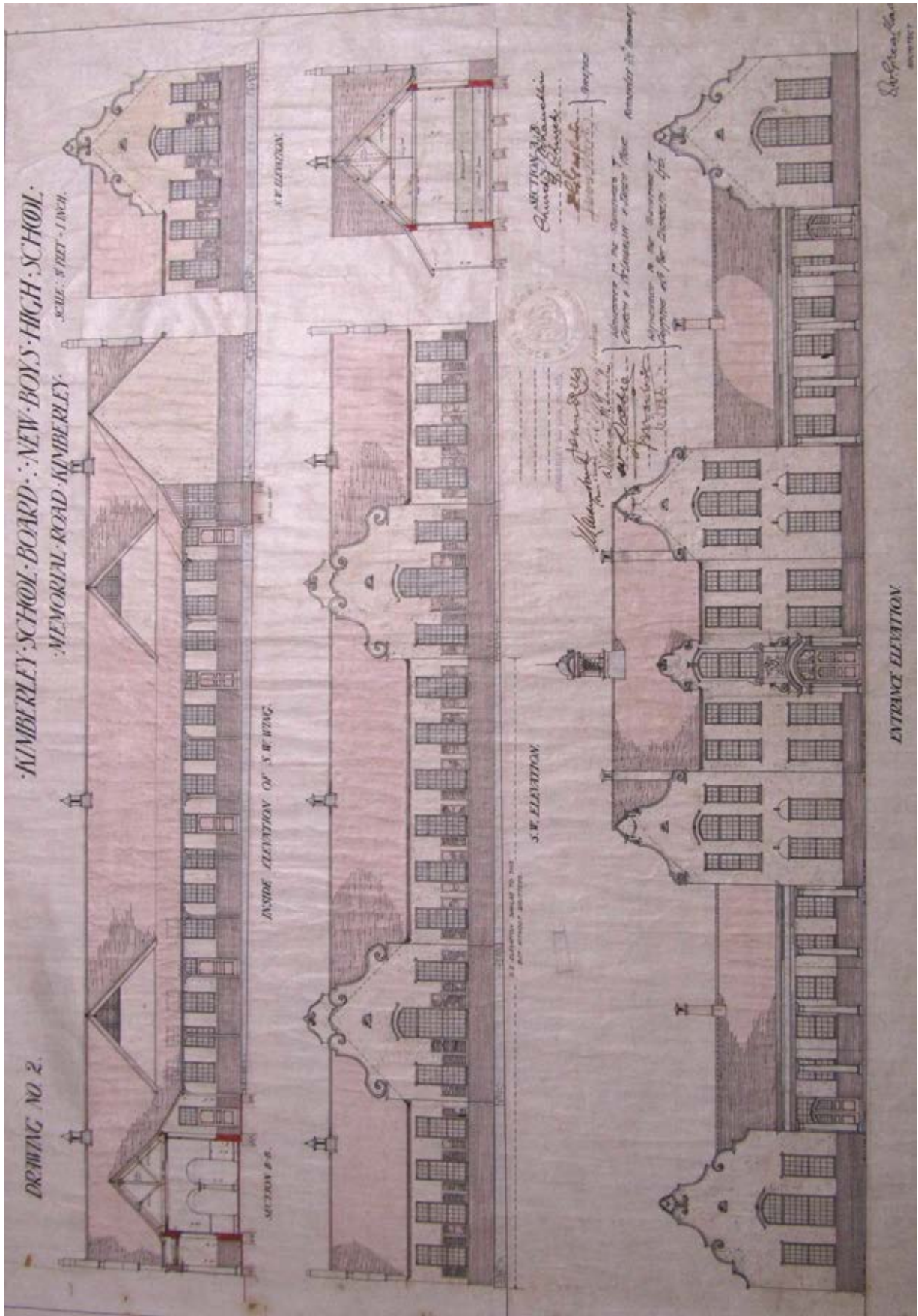


Figure 23: Original elevations of school (William Humhreys Art Gallery)

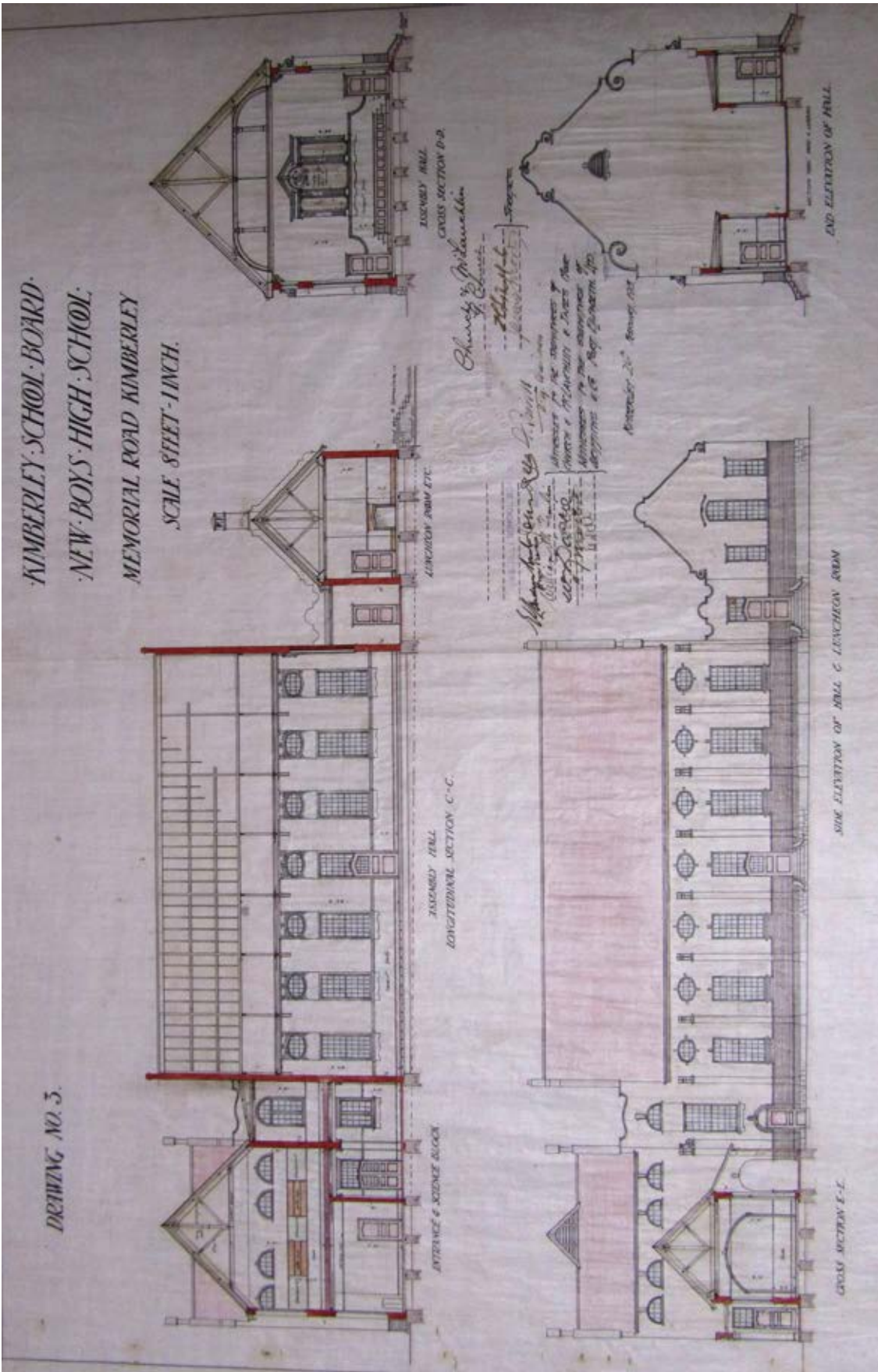


Figure 24: Original sections and elevations of school (William Humhreys Art Gallery)

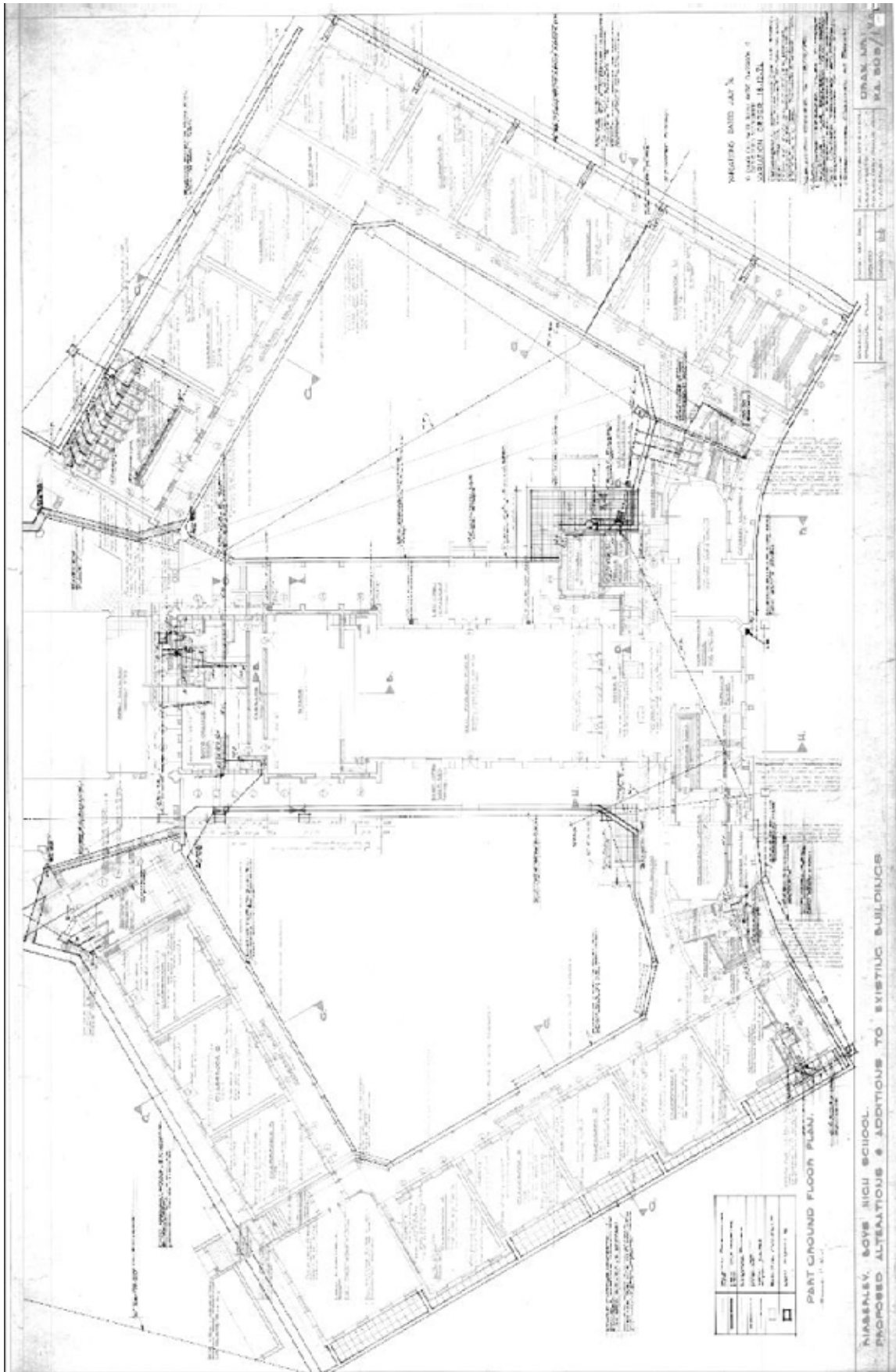


Figure 25: Proposed Alterations and Additions (Timlin Goldblatt Nixon Zouves and Partners Architects)

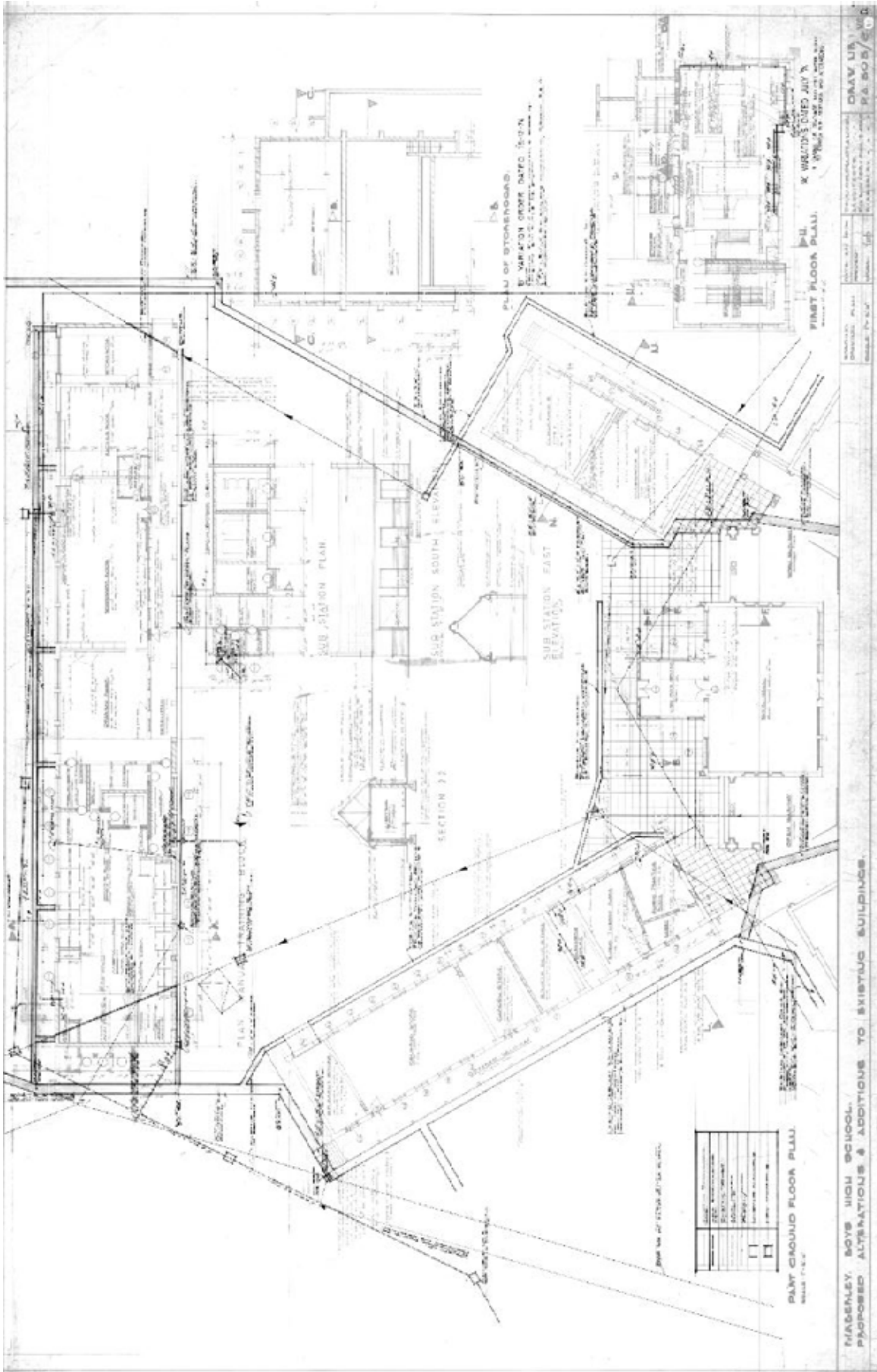


Figure 26: Proposed Alterations and Additions (Timlin Goldblatt Nixon Zouves and Partners Architects)

7 PHOTOGRAPHIC SURVEY



Figure 27: Key of context and school grounds

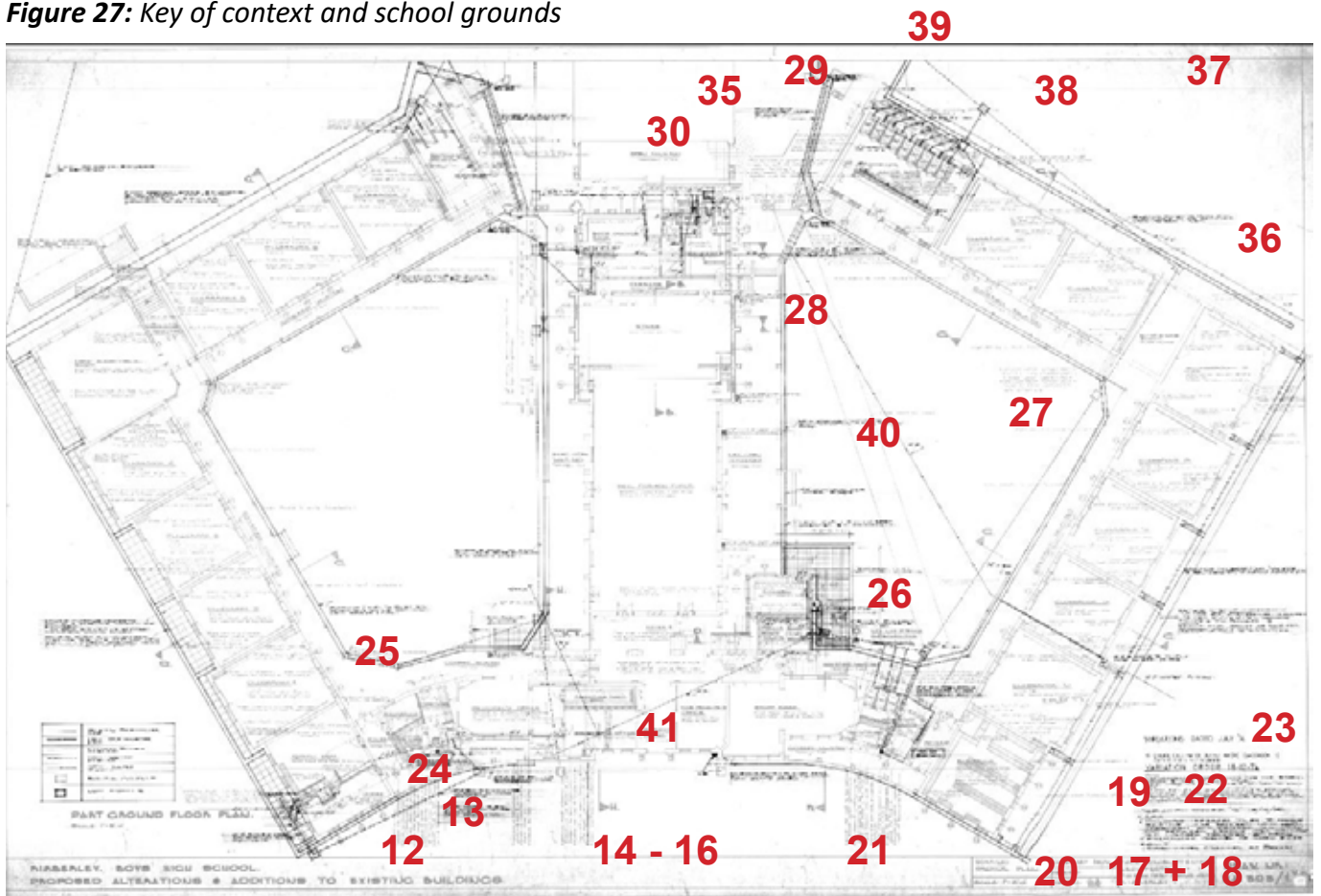


Figure 28 : Key of ground floor plan of school (southern portion)

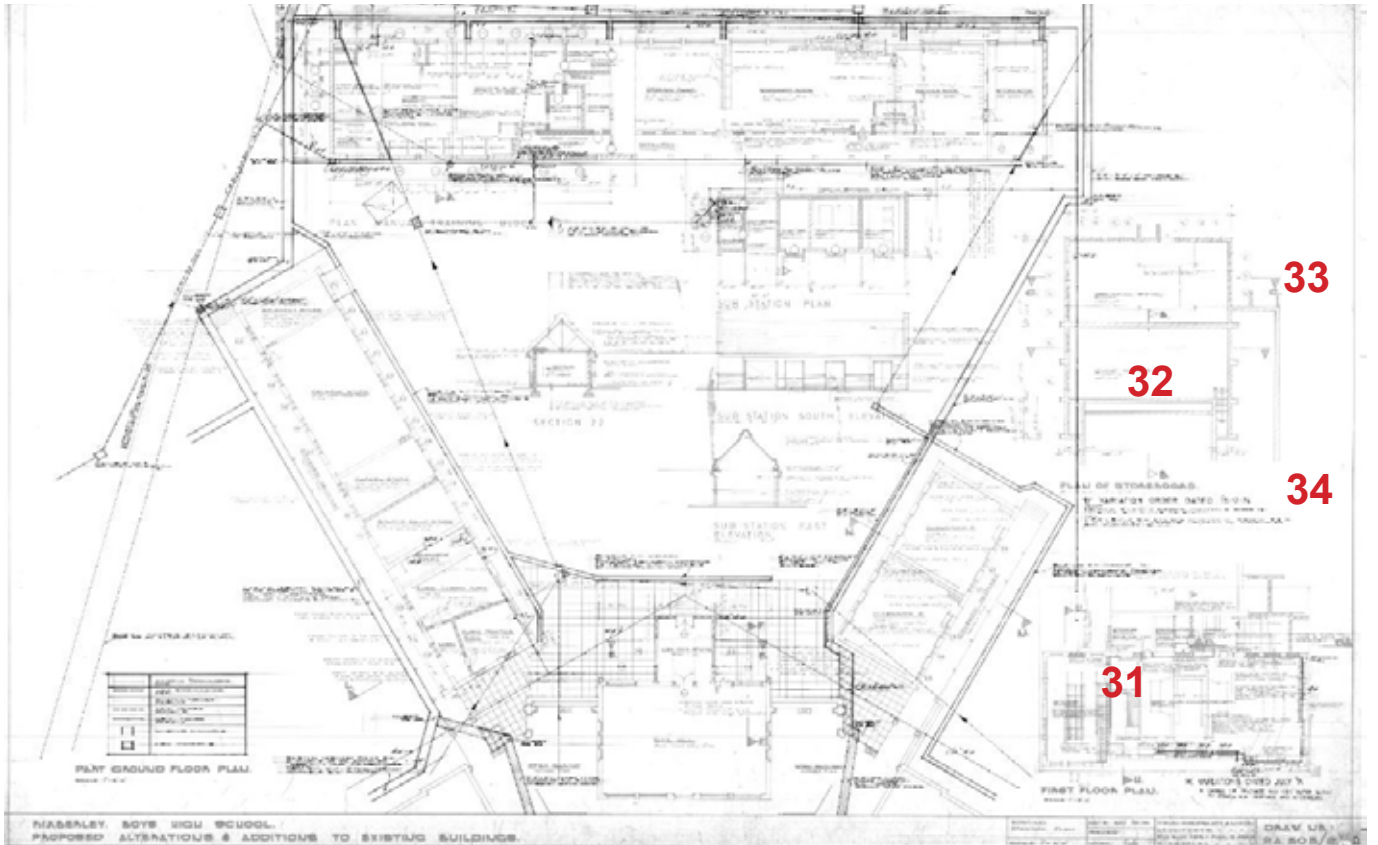


Figure 29: Key of ground floor plan of school (northern portion)

CONTEXT



Figure 30 : View along Memorial Rd



Figure 31: Honoured dead Memorial



Figure 32: *View of school from Memorial Road intersection*



Figure 33 : *Main elevation from Memorial Road intersection*



Figures 34 & 35: View of sports grounds and 1905 sports pavilion



Figures 36 & 37: Hoerskool Diamantveld accross Memorial Road



Figure 38: View of neighbour (formerly KBHS headmasters house)

Figure 39: View of Memorail Road intersection



Figure 40: central portion of main facade



Figure 41: Side door of west wing



Figures 42 - 44: View of front facade



Figure 45: East wing of main school building



Figure 46: Memorial Library



Figure 47: Foundation stone of memorial library



Figure 48: School as viewed from centenary gate



Figures 49 - 51: Gables of the east wing of the main building, entrance and side of memorial library



Figure 52: Colonnade along the main facade



Figure 53: Colonnade along the west quad



Figures 54 & 55: Views of the east (formerly the senior) quad



Figure 56: The former gymnasium

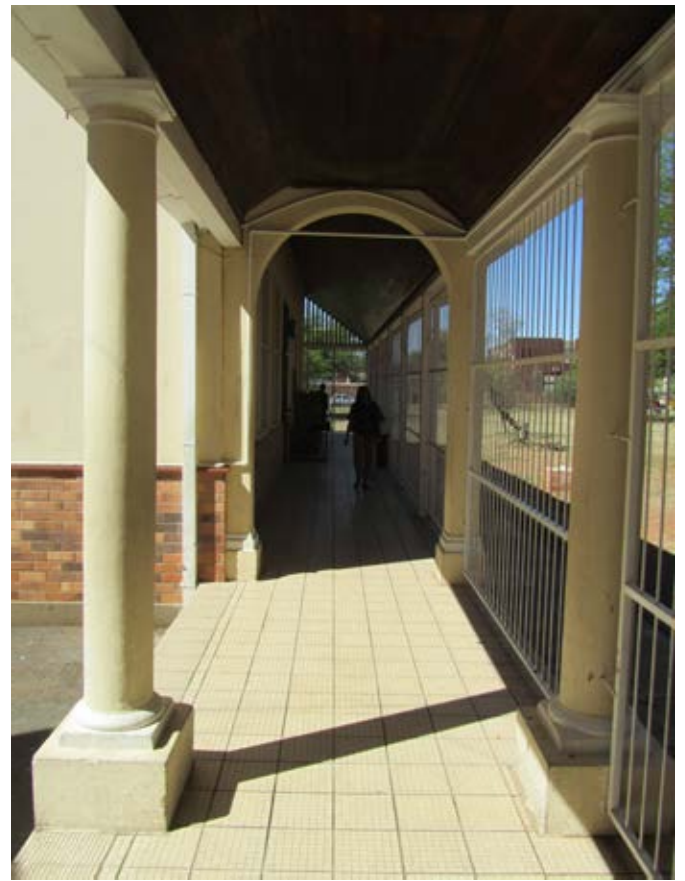


Figure 57: Colonnade to north east classrooms adjacent to where the new additions will be constructed.



Figure 58: Pergola to the east of the school hall.



Figure 59: North east wing adjacent to the area where the new additions will be constructed.



Figure 60: Former workshops



Figure 61: Open area where the new buildings will be constructed



Figure 62: Area where the new buildings will be constructed. Trees will be in the new courtyard area



Figure 63: North east wings



Figures 64 & 65: Buildings immediately to the south of where the new additions will be constructed.



Figures 66 & 67: Buildings immediately to the south and west of where the new additions will be constructed.



Figure 68: School hall as seen from the west (formerly the junior) quad



Figure 69: Lantern on the main roof

8 STATEMENT OF SIGNIFICANCE

The cultural significance of Kimberley Boys High School, using the definition described in the National Heritage Resources Act could be represented as follows:

SIGNIFICANCE	LOW	MEDIUM	HIGH
Aesthetic			X
Architectural			X
Historical			X
Scientific	X		
Social			X
Spiritual	X		
Linguistic	X		
Technological	X		

Social and Historical Significance

- The school has been in continuous operation and occupation of the site and buildings since its opening in 1914.
- The history of the school is closely connected to the history of Kimberley itself with a number of prominent citizens having been educated at and associated with the school.

Aesthetic and Architectural Significance

- The school buildings, particularly the main school buildings, its main façade, courtyards and hall, are of architectural merit and significance. It is a good example of neo-Cape Dutch architecture made popular by the work of Herbert Baker as well as the new Union of South Africa striving for a unique architectural identity.
- The school is a prominent landmark in Kimberley and its relationship with the Honoured Dead Memorial (and the associated axial town planning layout) is of significance.

- The school is a good example of the work of a well-known local architectural practice. Beyond its association with the architectural practice it has strong associations and connections with the architects, DW Greatbach (the principal architect of the practice) and WM Timlin (the project architect who did the drawings of the building as well as a well-known local artist).
- The school buildings, despite having had various layers of alterations and additions and being in need of maintenance in places, are in a fairly good condition with most of the architectural integrity and many architectural features having been retained.

The cultural significance of the school has been formerly recognised through its declaration as a National Monument (now a provincial Heritage Site) in 1990.

9 THE NATURE OF THE WORK TO BE UNDERTAKEN

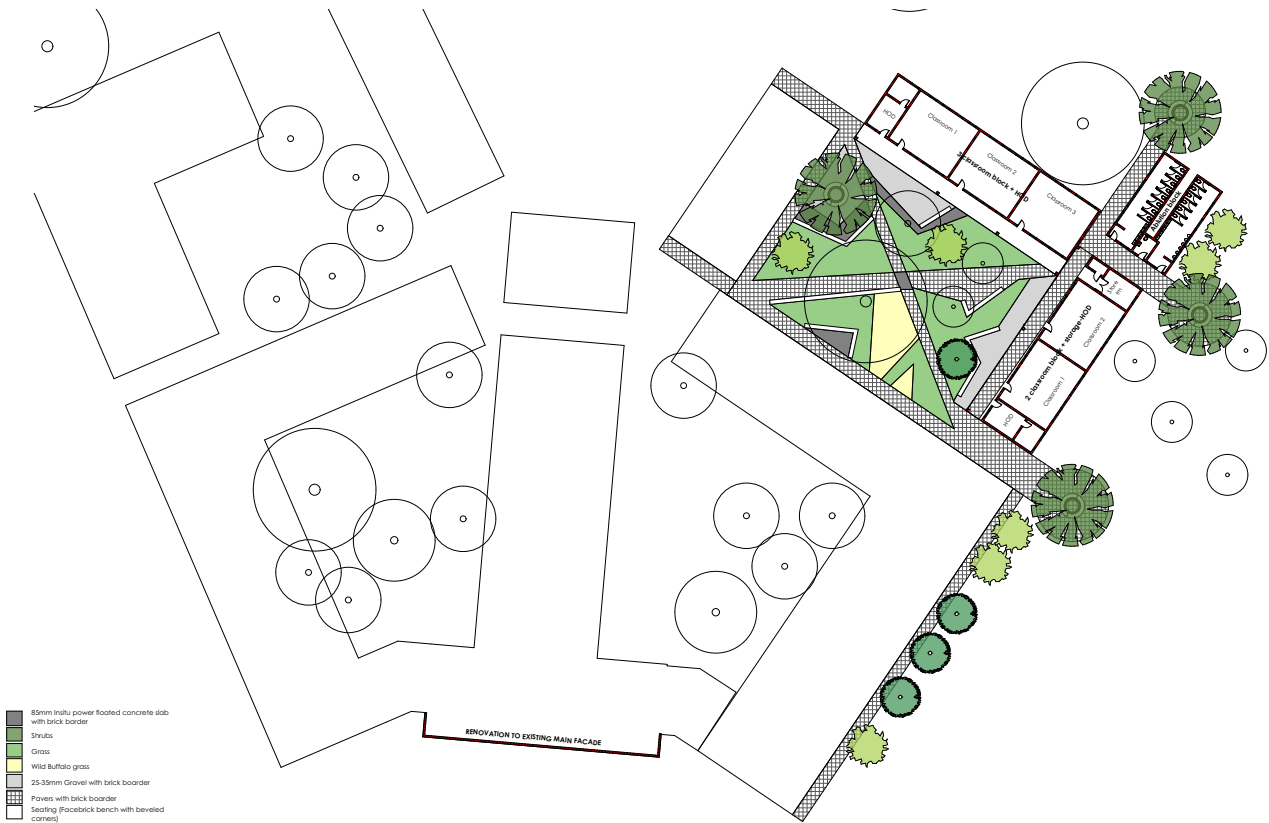


Figure 70: Key of ground floor plan showing proposed new additions

The descriptions below should be read in conjunction with the plans of the proposed work. The proposed work on the school falls under one of two categories:

Restoration of Main Façade:

- The main façade of the existing school will be restored.
- This will entail repainting of the walls, repair and repainting of the timber window frames etc.

Additions:

- A new courtyard surrounded by classrooms will be built to the north east of the existing school buildings.
- The plan form of the new additions will follow that of the original layout and will echo the additions made to the north western portion of the school.
- The buildings will be single storey in height.
- The new buildings architectural language will be a simplified and contemporary version of the language of the existing school buildings with plastered white painted walls and gabled roofs, colonnaded walkways along courtyard and face brick dado.

 **INDEPENDENT**

DFA

MAYAT HART ARCHITECTS
P O BOX 928
SAXONWOLD
2132

711 Public Notices

**HERITAGE
IMPACT
ASSESSMENT
Notice of intent
to undertake
Alterations,
Additions, Repair
and Restoration
Work in terms of
the Regulations
pertaining to
Section 38 of the
National
Heritage
Resources Act,
1999**

The Northern Cape Department of Education intends to undertake alterations, additions, repairs and restoration work to Kimberley Boys' High School located at the corner of Dalham and Memorial roads, (Erf 882) Kimberley. Any interested or affected party who wishes to view the report is invited to contact the Heritage Consultants, Mayat Hart Architects, at info@mayathart.com / 082-376-7884. Comment can be sent through to the consultant via e-mail copying the Provincial Heritage Resources Authority (e-mail ratha.timothy@gmail.com, fax (053)833-1435, address 1 Roper Street, Kimberley, 8301). Closing date for comments 1 July 2018.

We hereby certify that the attached advertisement appeared in the Diamond Fields Advertiser on 01 June 2018

Advertising Manager



Figure 71: Star newspaper classified advert



Figure 72 & 73: Site advertisement notice on Kimberly High school Fields gate





Figure 74 - 76 : Site advertisement notice on Kimberly school gate



11 ASSESSMENT OF IMPACT CONCLUSION

The existing school and school buildings of Kimberley Boys High School are of clear cultural and historical significance. This significance has been recognised through its declaration as a National Monument under the previous Act and its current status as a Provincial Heritage Site. The school however needs to continue to function in order to maintain both its functional and cultural significance. The two categories of proposed work have different potential impacts on the identified cultural and historical significance.

The **repair and restoration work** on the main façade of the school has limited will act as a means of maintaining and protecting the schools cultural and historical significance. The risks involved with this type of work are limited and are largely related to the workmanship, skill and experience of the contractor employed. Our recommendations in terms of mitigation measures to minimise the potential negative impact are as follows:

1. Only contractors with relevant demonstrable skill and experience be employed to undertake the work.
2. Necessary measures be taken to protect all existing finishes and features during construction. This may include covering with soft board or hoarding etc. This is particularly relevant for unfinished and exposed surfaces such as clear sealed timber and face brick.
3. The extents of the proposed restoration should be for the full main façade, not just the double storey central section. They should include the roof, gutters, downpipes, roof top lantern, door and windows.
4. Samples of all methods of repair and restoration should be tested for suitability and approved by the architect prior to full installation.
5. Sealed (not painted) timber should be rubbed down with a fine grit sand paper or steel wool only enough to allow for new sealant. They should not be sanded down to raw timber as this will remove any patina and sense of age.
6. Walls should be painted with a smooth

breathable paint to prevent damp. No textured paint should be used.

The proposed **new addition** has been largely sensitively designed and has taken its architectural language largely from that of the original school. This language has however been simplified and can be seen as a contemporary new layer within the historical context of the school. The layout of the new addition follows the pattern of that of the existing school. Its placement mirrors additions made to the western portion of the school and completed the planned symmetry of the overall layout. In addition to this the scale and massing of the new buildings makes them all but invisible from the main frontage of the school. Our recommendations in terms of mitigation measures to minimise the potential negative impact are as follows:

1. Only contractors with relevant demonstrable skill and experience be employed to undertake the work.
2. All areas of the historic buildings should be clearly demarcated as off limits during construction.
3. No materials, site offices, storage areas or rubble are to be located adjacent or near to the historic buildings.
4. In terms of appearance the new buildings should be painted the same colour as the school. The roof finish should be in the same colour as that of the school. The face brick dado should be in a colour that is similar to that used in the original school buildings.

The proposed work is necessary to both the long term functionality and maintenance of Kimberley Boys High School and therefore its associated historic and cultural significance. This report finds that, with the inclusion of the proposed mitigation measures, the proposed work will not negatively impact on the sites cultural or historic significance. This report therefore recommends the approval of the proposed work with the inclusion of the proposed mitigation measures.

12 REFERENCES

LITERARY RESOURCES

- Artefacts. *Greatbatch, Daniel Westwood*. INTERNET. <http://www.artefacts.co.za/main/Buildings/archframes.php?archid=645&countadd=1>. Cited November 2017.
- Artefacts. *Timlin, William Mitcheson*. INTERNET. <http://www.artefacts.co.za/main/Buildings/archframes.php?archid=1721&countadd=1>. Cited November 2017.
- Duncan & Proust. (2017). *Inside Kimberley*. Africa Press: Cape Town.
- Horner, J. (2004). *Kimberley Drawn in Time*. Kimberley Africana Library: Kimberley.
- Moul, L. (1987). *KH Story – The History of the Kimberley Boys’ High School*. Kimberley Boys’ High School Centenary Committee. Kimberley Africana Library: Kimberley.
- National Monuments Council. (1986). *An Annotated survey of Buildings and Sites of Architectural, Historical and Contextual Importance in Kimberley*.
- Oliver & Duminy. (2009). *A Decade of Memories: Kimberley in the 1960s*.
- Peacock, MA (ed) (1972). *Some Famous Schools in South Africa: Volume One English Medium Boy’s High Schools*. Longman South Africa: Cape Town.
- Roberts, B. (1976). *Kimberley: Turbulent City*. David Philip: Cape Town.

ARCHIVAL RESOURCES

- Kimberley Boys High School Magazine
- Kimberley Boys High School Memorial Library
- William Humphreys Art Gallery
- Kimberley Africana Research Library

13 APPENDIX

APPENDIX A

Drawings of proposed alterations and additions.

APPENDIX B

Letter from the Northern Cape Department of Education