



MIDDELPLAAS RETIREMENT VILLAGE

Portion 9 of La Terra de Lucque Erf 1075 and La Terra de Luc Erf
1070, Franschhoek, Western Cape

HERITAGE STATEMENT &
URBAN DESIGN FRAMEWORK
JUNE 2014

[DRAFT 2 FOR REVIEW]

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Urban Concepts Pty Ltd | Reg No 2003/008778/07 | Vat No 438 020 6039
Unit F2, Urban Hub, 40 Dorp Street, Bo-Kaap, Cape Town, 8001
t +27 21 424 0129 | e info@urbanconcepts.biz | w www.urbanconcepts.biz

Author/s and date: Helen May, Marise Potgieter, Gerhard Van der Merwe. June 2014

Cover page: Middelpaas Labourer's Cottage [Urban Concepts]

EXECUTIVE SUMMARY

PURPOSE OF THIS DOCUMENT

This document aims to respond to the requests for “a study detailing the impacts on the built environment”, noted in the ROD (dated 2 Oct 2013) received from Heritage Western Cape. This document, together with the Visual Impact Assessment report will be used to inform the HIA, and will be appended to the HIA.

SITE NAME

Middelplaas Retirement Village (La Terra de Luc Farm)

LOCATION

Portion 9 of La Terra de Lucque Erf 1075 and La Terra de Luc Erf 1070, Franschhoek, Western Cape. The property is located north of the R45 between the Franschhoek historic core (south) and Groendal (north).

LOCALITY PLAN



Figure 1 Locality plan [Google Earth]

DESCRIPTION OF PROPOSED DEVELOPMENT

The site is designated as a Development Area in the Draft Spatial Development Plan for Franschhoek, which makes it a desirable site for development. The development proposal is for a retirement village consisting of 129 units inclusive of freestanding houses and apartments of varied floor sizes, and a clinic and administration building.

The existing historical farm house with attached wine cellar, and labourer’s cottage are to be rehabilitated for adaptive re-use. A small outbuilding associated with the farmhouse also exists. The property will be subdivided into 2 portions; the developable erf and the erf where the current farm owner’s residence (c. 1989) is located. The 2 attached labourer’s cottages (c.1988) will be demolished to make way for new houses.

[NOTE: all unreferenced photographs are by Urban Concepts]

HERITAGE RESOURCES IDENTIFIED

There are 4 types of identified heritage resources:

1. Although the site lies outside of the delineation of the Grade 1 Winelands Cultural Heritage Site, the property is located on the northern edge of the **rural characteristic Franschhoek agricultural landscape**.

The property also sits along the significant historic axis of Dirkie Uys Street (indicated by a red line in image below). Which runs all the way through the town and terminates on the southern edge of town at the Huguenot Memorial Museum.

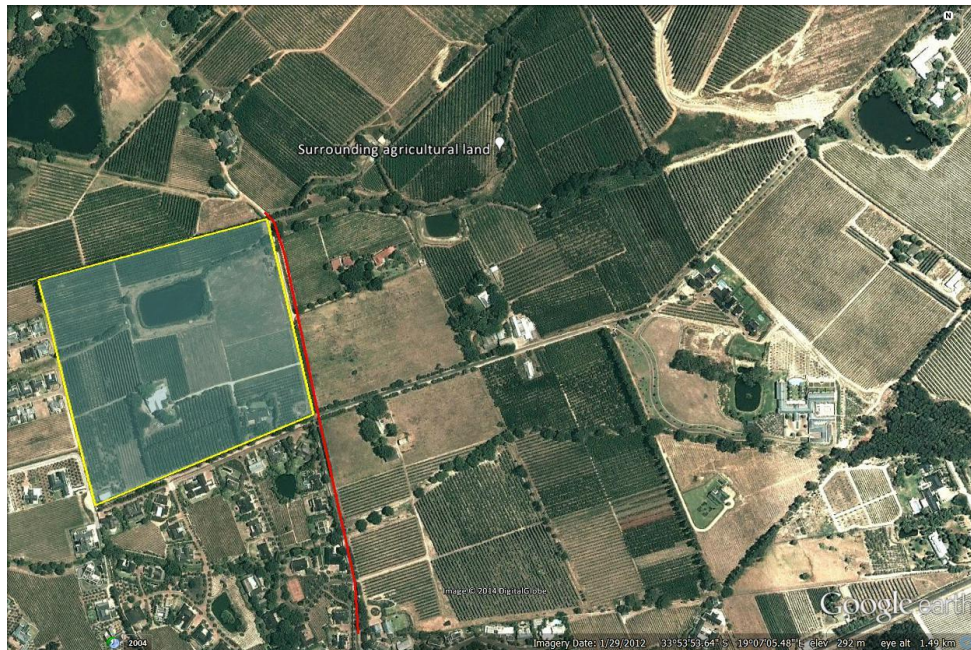


Figure 2 Surrounding rural agricultural landscape [Google Earth]



View of rural agricultural landscape from site, looking North East to the area indicated in figure 2 above

- Existing **historical buildings** are the old farmhouse with attached cellar (c. approx. 1852-1880) and a labourer's cottage (c. unknown). There is also a small outbuilding associated with the homestead and cellar which looks as though it could be older than 60 years, but this has not been confirmed.
- There is a possibility of **archaeological heritage** resources to be found around the farmhouse and labourer's cottage, as well as in an area of erf 1075, just south of the historical farmhouse. A structure is noted in red on the Surveyors General diagram no. 745/1912 (dated 1912).



Figure 3 Location of built heritage resources (historical buildings) on site [Google Earth]



Historical farmhouse – surrounded by planting, it is difficult to adequately photograph (c. 1870-80s)

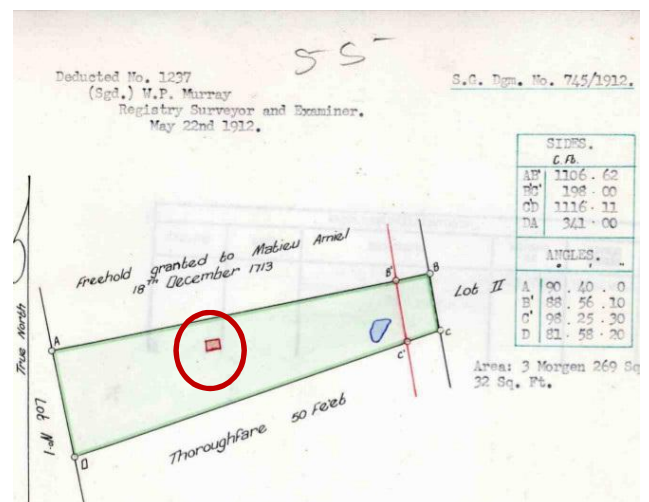


Figure 4 Extract from SG Diagram 745/1912 indicating area of possible archaeological resources [SG Office]



Historical farmhouse south elevation (c. 1870-80s)



Outbuilding associated with the historical farmhouse (c. unknown)



Wine cellar attached to the west end of the farmhouse (north elevation)



West elevation of cellar attached to farmhouse (c. 1870-80s) facing the outbuilding



West elevation of the historical labourer's cottage along Dirkie Uys Street (c. possibly pre-1870-80s)



Labourer's cottage south elevation

4. **Cultural landscape** include the agricultural component of the existing orchards, vineyards, stream (indicated by a blue link in image below) and dam, as well as the much younger trees lines along

the northern and southern boundaries. A significant component of the cultural landscape are the mature trees and orchards which are located in and around the old homestead and wine cellar "werf". There are no traditional "werf" walls, as found on other historical farms.

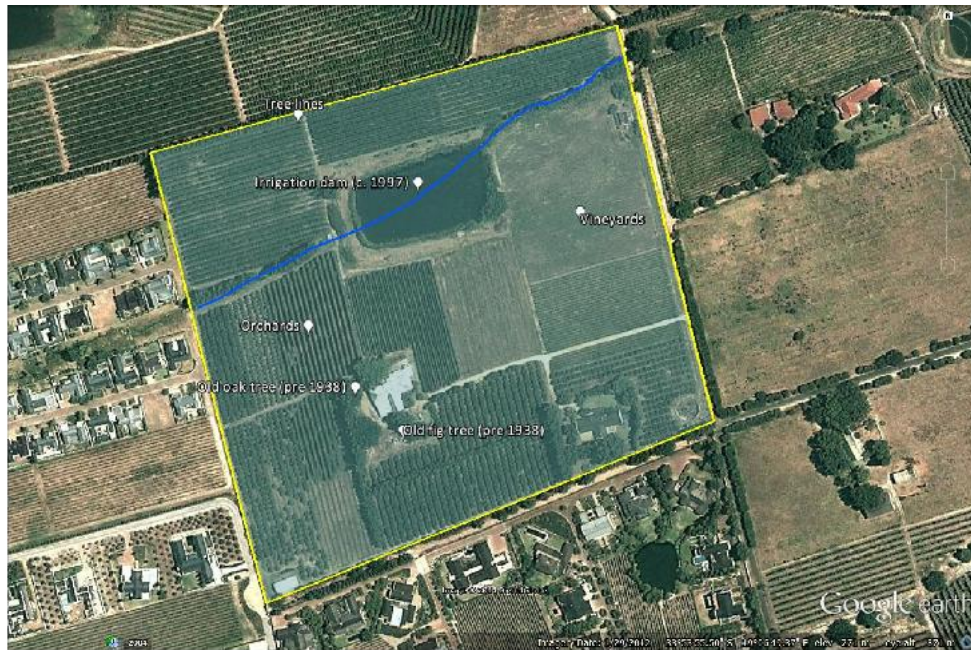


Figure 5 Significant cultural landscape elements [Google Earth]



Old Oak tree in farmhouse yard



Old Fig tree & new row of pine trees in farmhouse "werf"



View from the dam wall looking west over orchards at La Petit Provence. Wind break of Pine trees visible on the north west property boundary (to the right)



View from dam wall looking north east over orchards and east over the dam towards the old Labourer's cottage along the boundary with Dirkie Uys Street



View over uncultivated land of cottage towards the mountains



View from dam wall looking south over orchards towards historical farmhouse and trees



View of cottage with vineyards in the foreground



Willow Tree next to the dam



Orchards and tree lines along the distant south boundary

SECTION 1

INTRODUCTION

1.1 PROJECT OVERVIEW

The current farm owner and La Luc (Pty) Ltd (from hereon forward referred to as the Client) wish to develop the properties of the Farm La Terra De Lucque as a retirement village with a clinic and associated ancillary facilities.

The extent of the entire site is 108,800m² (10,88ha), made up of 2 erven (1075/9 & 1070). The development therefore triggers Section 38(1)(c) & (d), & 38(8). HWC is therefore a commenting body in the Environmental Process.

An EIA Process for the development was initially conducted by Doug Jeffery Environmental Consultants in terms of ECA. This EIA Application was withdrawn in 2005. Sharples Environmental Services cc (SES) were then appointed to resubmit an application in terms of

the National Environmental Management Act (NEMA), 1998, as amended, & the EIA Regulations, 2006, as amended. (refer to the Project Timeline to date in the table below).

La Luc (Pty) Ltd have appointed Urban Concepts in response to the requirement for a VIA (SAHRA 17 Feb 2011) and an HIA that satisfies the requirements of S.38(3) (HWC 20 Nov 2013). Urban Concepts are to conduct the additional research and investigations to meet the requirements of the Heritage Authorities. This report is the result of this work. The intent of this report is to provide the newly appointed independent Heritage Impact Assessor with the relevant heritage, spatial and visual information in order for him to make informed decisions with regards to the Heritage Impact Assessment.

| DATE: | Authority / Application | DETAILS: |
|----------|---|--|
| Oct 2010 | Draft BAR to DEA&DP | |
| Nov 2010 | Phase 1 HIA (NID) submitted to HWC & Phase 1 HIA (NID) submitted to SAHRA | Site lies within proposed Grade 1 Cape Winelands Cultural Landscape area. Consultant was called back to HWC to collect documentation & submit to SAHRA. |
| Feb 2011 | SAHRA | Comment received dated 17 Feb 2011: (Refer to Annexure A.3) <ul style="list-style-type: none"> • <i>Design does not respect urban edge morphology;</i> • <i>Buffer zone should be designed into the equation;</i> • Heritage indicators must act as design informants & guide the design outcomes; and • A Visual Impact Assessment is required |
| Oct 2012 | Final BAR to DEA&DP | |
| Nov 2012 | DEA&DP | Final BAR rejected pending a list of outstanding issues (Refer to Annexure A.3) |
| Mar 2013 | Phase 2 HIA submitted to SAHRA | Presented to BELCom by Ron Martin |
| Jul 2013 | SAHRA | Comment received dated 9 Jul 2013: (Refer to Annexure A.3) <i>It is noted that the property falls outside of the Grade 1 Cape Winelands Cultural Landscape & thus falls outside of the jurisdiction of SAHRA. The applicant is consequently referred to HWC for comment.</i> |
| Oct 2013 | Phase 1 HIA (NID) submitted to HWC | Comment received dated 2 Oct 2013: (Refer to Annexure A.3) <i>An HIA is required consisting of a Visual Impact Assessment, as well as a study detailing the impacts on the built environment.</i> |
| Nov 2013 | Phase 2 HIA submitted to HWC | Comment received dated 20 Nov 2013: (Refer to Annexure A.3) <i>The Committee resolved that the Heritage Impact Assessment does not satisfy S38(3) and does not address the requirements set out by the SAHRA in its response to the NID.</i> |

Figure 6 Project Timeline to date for the previous design proposals

1.2 METHODOLOGY AND KEY OBJECTIVES

The heritage research component included a field survey, scrutiny of previous reports, frameworks and resources from the National Library of SA, as well as input from the existing property owner and the independent Heritage Impact Assessor, Mr Peter Buttgens.

The preparation of an Urban Design component of this report has been informed by the following scope of work :

- An analysis of the evolution of place including property and ownership history, and settlement chronology.
- An analysis of urban design and landscape character qualities including patterns of settlement and built form, visual-spatial qualities, movement patterns, planting patterns and water networks.
- Discussions with the existing property owner and the independent Heritage impact Assessor in terms of its core heritage significance.
- Discussions with HWC around the project today, and the statutory constraints
- An assessment of the heritage significance of the site as whole, as well as individual structures and features (if applicable).
- A brief desktop study of possible archaeological sensitivity of the property (built elements only).
- The identification of constraints and opportunities for new development including the formulation of a combined set of heritage and urban design indicators.

The report is underpinned by the following key objectives:

- Develop an agreed understanding of the heritage significance of the property;
- Provide a set of heritage related design indicators to guide the new development, as well as alterations and additions to the existing old buildings;
- Encourage the appropriate conservation of heritage buildings, the cultural landscape and significant spaces on the site.

1.3 CRITERIA OF ASSESSMENT OF SIGNIFICANCE

With reference to the HWC's Short Guide to Grading, the following criteria was used to assess the heritage significance of the site:

>> Types of significance:

- Historical
- Aesthetic
- Scientific
- Social

>> Degree of significance:

- Rarity
- Representivity

>> Three tier system for grading:

- Grade I = National significance
- Grade II = Provincial significance
- Grade IIIA = Local Significance (maximum protection at local level, any alterations regulated)
- Grade IIIB = Local Significance (less stringent protection than IIIA at local level, internal alterations not regulated)
- Grade IIIC = Local Significance (protected if within declared conservation or heritage areas)

SECTION 2

HERITAGE STATEMENT

2.1 LOCATION

Middelplaas Farm is Portion 9 of La Terra de Lucque Erf 1075 and La Terra de Luc Erf 1070, Franschhoek, Western Cape.

The property is located approximately half way between Franschhoek south (historic core) and Franschhoek north (Groendal), north of the R45 (illustrated as a yellow line in the image below).

The property is surrounded on three sides by existing residential developments. La Petit Provence to the west, Domaine des Anges to the South and La Ferme Chantal to the North-west.



Figure 7 Location [Google Earth]

02 HERITAGE STATEMENT

2.2 PROPERTY DESCRIPTION

| | |
|-----------------|---|
| Extent: | Portion 9 of Farm La Terra de Lucque No. 1075, Paarl – 29,700m ² (2.97ha) Farm La Terra de Luc No. 1070, Paarl – 79,100 m ² (7.91ha) TOTAL: 108,800m ² (10,88ha) |
| Infrastructure: | Old farm house & wine cellar (c. mid to late 1800s) Old out building (c. undetermined) Old labourer’s cottage (c. mid to late 1800s) New farm house (c. 1989) New labourer’s cottages (c. 1987) Irrigation dam (c. 1997) |
| Zoning: | Agriculture Zone 1 (Stellenbosch Municipality: Section 8 Zoning Scheme Regulations) |
| Current uses: | Agriculture |

LEGEND :



- EXISTING URBAN DEVELOPMENT
- DEVELOPMENT AREAS
- AGRICULTURE
- RIVERS
- CONSERVATION AREA
- TRANSITION ZONE
- SPECIAL TRANSITION ZONE
- MUNICIPAL BOUNDARY
- GREEN BELT
- RAILWAY LINE
- PROPOSED THROUGHROADS
- COMMUNITY USE
- DAMS
- EXISTING BUILDINGS
- URBAN DESIGN PRECINCTS
- DEVELOPMENT HORIZON
- COMMERCIAL NODES
- SCHOOL
- CEMETERY
- COMMUNITY NODE (CRECHE, CHURCH, ETC.)
- SPORTSFIELDS

Figure 8 Extract from Franschhoek Integrated Development Plan SDP (Nov 2000) overlaid on Google earth image (site lined in yellow)

2.3 HISTORICAL BACKGROUND

FRANSCHHOEK

The Franschhoek valley was originally named Oliphantshoek. It is said that elephants found its isolation ideal for raising their calves.

In 1692 the first farm in the area was allotted to Heinrich Müller who named it Keerweder. He was a European colonist from Basel. The Huguenots who settled at the Cape from April 1688 onwards were allotted farms on the Cape Town side of the Berg River in Drakenstein. Unsatisfied with the quality of the soil they applied to Governor Simon van der Stel for better farms. He agreed, and on 18 October 1694 the following nine farms were allocated to them in the Oliphantshoek area:

- La Daupiné to Estienne Niel
- Bourgogne to Pierre de Villiers
- La Bri to Jacob de Villiers
- Champagne to Abraham de Villiers
- La Motte (presently Bo La Motte) to Jean Jourdan
- Cabrière to Pierre Jourdan
- La Cotte to Jean Gardiol
- **La Terra de Luc** to Matthieu Amiel
- La Provence to Pierre Joubert

Most of the farms were 60 morgen in extent and were situated along a tributary of the Berg River which became known as the Franschhoek River.

[Malherbe, JE. (1996) *The History of Franschhoek: History Series nr 1*, Huguenot Memorial Museum, Franschhoek]

The town of Franschhoek is one of many towns established in the Western Cape around the middle of the 19th century. It developed on farm land occupied by the early Huguenot settlers. The land was crossed by one of the two main transport routes leading from Cape Town to the interior. A chapel (c. 1832) and Pastorie (c. 1837) pre-date the town.

The first “village” sites were laid out in 1845 on part of the farm La Cotte to the north of the church, between Huguenot (previously Victoria) and Dirkie Uys (previously Plein) Streets. The subdivision responded to the geometry of existing access routes, in particular routes on the alignment of present day Huguenot and Dirkie Uys Streets.

The existing church with its “werf” and graveyard was built shortly thereafter (c.1847), and formed the core of the new town. To the south-east of the church complex was a large “uitspan” area connected to the “Kat se Pad” built in 1819 over the mountains which enclose the valley on this side (the image on the following page indicates “Kat de Pad” with a green line).

A second lot of subdivisions happened in 1860. Some also on “La Cotte” land, and on land forming part of the farm “Cabrière”. These extensions occurred to the north-east and south-west of the first subdivision, above Dirkie Uys Street and below Huguenot Street. Thus by the time of this subdivision, the town was effectively divided into two sections, with the church acting as a knuckle between them. These two sections were separated by the river valley that still exists which runs through the church site.

It therefore seems that most of the early development occurred along three streets, Dirkie Uys, Huguenot and Wilhelmina. That the land to the east and west of these boundaries remained vacant, or was used for agricultural purposes. As noted, it is hard to understand exactly the sequence and form of the development, however two pockets of development still exist in which buildings of the same age are grouped and hereby give some clues.

In 1881 the town became a municipality, and a further extension was approved in 1882 to the north. The uitspan remained intact until 1897, when a substantial portion was sold as municipal erven.

02 HERITAGE STATEMENT

While erf sizes varied somewhat in these different subdivisions, for the first half century of its existence the town expanded in terms of common principles, in that the town was developed as a linear town, a simple grid layout was used to organise the geometry of roads and erven, disrupted only where existing routes overlaid a different pattern, and in that agricultural land was maintained on the western and eastern edges of the town.

The same pattern was adhered to in the next expansion to the town in 1926, but was thereafter departed from in the subdivisions of the 1950's and later, such as the residential subdivisions on the low-lying land to the South of the station, and Extensions 2 and 3. [Todeschini, F; Japha, D; Japha, V; (1989) *Franschhoek: Guidelines for Conservation and Development*, and (1988) *Franschhoek Conservation Study*, prepared for the Franschhoek Trust]

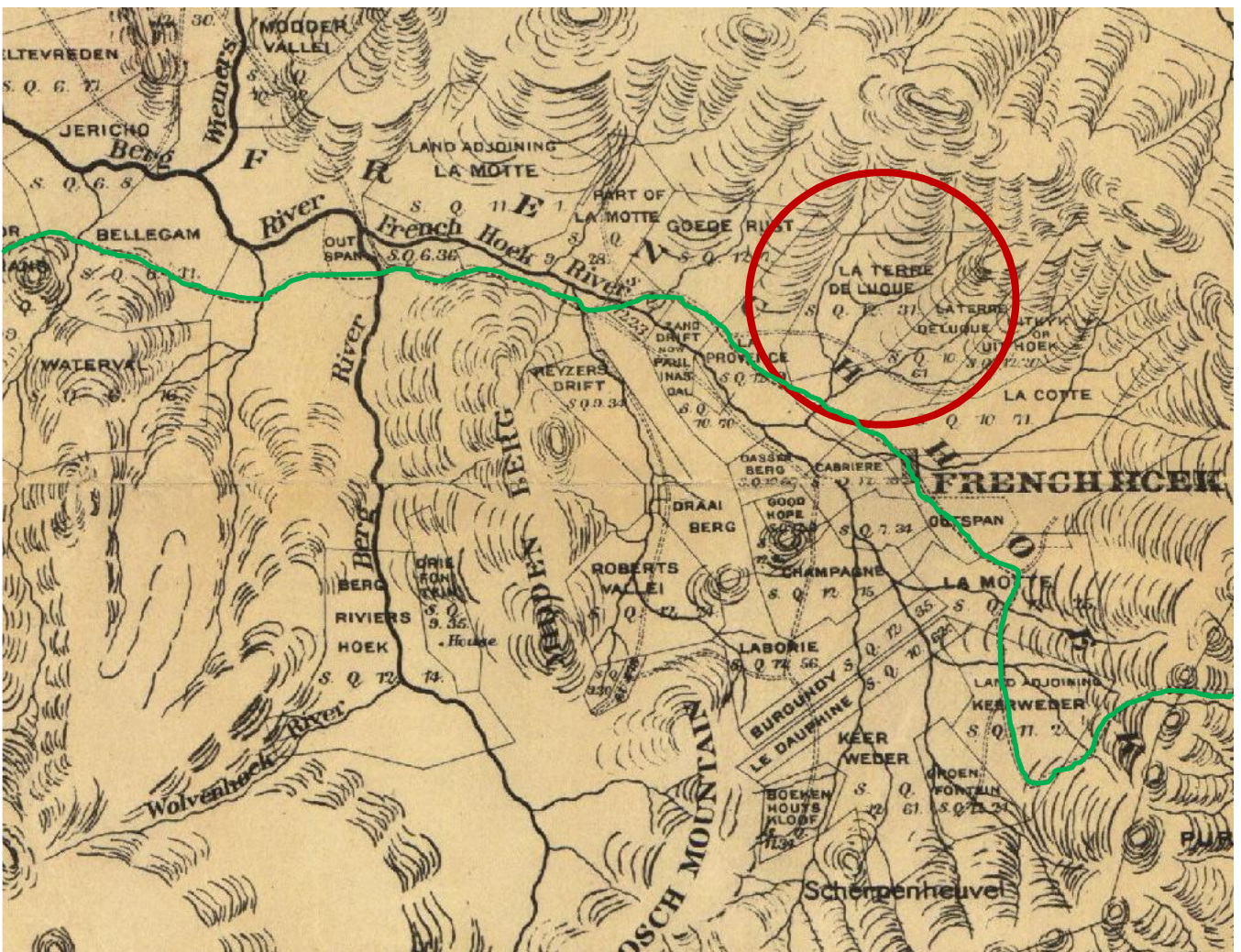


Figure 9 Extract from 01-13_ Cape-Malmesbury_Southern Districts_1880-1900 [Cape Archives]

02 HERITAGE STATEMENT

FARMING IN THE VALLEY

The area in which the early settlers found themselves was quite untouched by human hands. Its early development was relatively slow as all the bush and natural vegetation had to be cleared manually to make way for planting of vineyards and orchards and sowing of grain. All harvesting was also done by hand. Until the beginning of the 19th century mixed farming of stock, grain and vineyards was practiced.

During the 18th and early 19th century practically every farm in Franschhoek with its plentiful water supply had a watermill used for grinding domestic corn.

Most Huguenots were acquainted with viticulture, giving a great advantage to this type of farming. The Cape soon became well-known for its dry as well as sweet wines, brandy, vinegar and raisins. The phylloxera infestation of vineyards occurred in 1886, caused by *Phylloxera vastatrix* which decimated the vines by its parasitic action on the roots. To save themselves from bankruptcy the farmers planted more orchards. Only after resistant rootstock was imported from America, did the wine industry pick up

again. Because of the many vineyards in Franschhoek and the limited outlets, almost every farmer had his own cellar to make wine or distil brandy.

Turkish tobacco seeds were first smuggled into the country in a sock (by Mr Popart, a travelling Greengrocer), and given to Mr Danie Roux of Champagne. He together with Gideon Josua (Jop) Roux planted the seeds in 1905, starting the local tobacco industry which was discontinued in Franschhoek in 1915 when it was found to be more economically viable in the Stellenbosch district.

In the beginning fruit farming was subordinate to wine farming. Fruit travelled by ox-wagon to the Cape market until the rail-link was established between Paarl and Franschhoek in 1904, when transport facilities were greatly improved. Combined with the simultaneous development of export markets it resulted in the further extension of the wine and fruit industry in the valley.

[Malherbe, JE. (1996) *The History of Franschhoek: History Series nr 1*, Huguenot Memorial Museum, Franschhoek]



Figure 10 Illustration of surrounding natural and agricultural systems [Urban Concepts]

02 HERITAGE STATEMENT

LA TERRA DE LUC FARM

As already noted, La Terra da Luc was one of the first eight farms in the Franschhoek Valley (Oliphantshoek) granted to the French Huguenots after their arrival at the Cape in 1688. La Terra de Luc was granted to Matthieu Amiel in 1694. Amiel was from La Luc in Provence. Most of the farms allocated were named after the places or towns in France from where the Huguenots originated.

It appears the farm had been under vines since shortly after its inception during the ownership of Amiel and his subsequent heirs. Wine production was the primary activity on the farm until just before the 1702 when brandy became a significant additional product. By 1825 the two portions of La Terra da Luc had 70 000 vines, producing 18 leaguers of wine (14 on Portion 1 and 4 on Portion 2) and 1½ leaguers of brandy. A leaguer was commonly used as a unit of measurement from 1653, being equal to a nautical water cask or *ligger*, equal to about one ton.

During the 19th century brandy became a more stable product to market as the prices of wine became erratic on the European market, especially considering the

competition with France and Portugal. To counter this, some wine farmers started to apply more hygienic and scientific methods in their wine production in order to increase the level of quality rather than yield, while others just increased their production of brandy. By the mid-1800s, many wine farms in the Franschhoek valley built small distilleries on their farms. The distillery on La Terra da Luc was constructed in 1870. The structure still exists on portion 13 of farm 1070, just south of the R45.

From 1828 the brandy producers did not need a license to market their products, so they found ready consumers and traders in Cape Town, inland villages as well as passing ships. They also sold directly to pubs and restaurants. The Franschhoek producers had easy access to the hinterland through the wagon track from Stellenbosch that continued over the Franschhoek Pass on to the Overberg (indicated in green below). This pass was built for the colonial government by 150 soldiers from the Royal Afrika Corps between 1822 and 1825. The wagon route passed through La Terra da Luc, so the farm benefitted immensely from the increased traffic through the town to the Overberg from 1825 onward.



Figure 11 La Terra de Luque identified in the extract from 01-13_ Cape-Malmesbury_ Southern Districts_1880-1900 [Cape Archives]. Green line indicates the wagon track from Stellenbosch over the Franschhoek pass to the Overberg, and the wagon track to the farms

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It was during the ownership of Hendrik Lodewyk Pepler that the farm achieved its highest yields as a wine and brandy producer. At this time, La Terra da Luc had been subdivided into at least 7 portions, with Pepler owning the largest share. Pepler concentrated on the production of grapes and fruit and by 1874 had subdivided the portion with the distillery thereon (portion 13) and sold it to Pieter Marais who in turn sold it to Daniel Joubert, parfumeur and wine merchant.

Pepler consolidated his share of La Terra da Luc into two distinctive portions, now described as remainder farm 1070, (then known as Middelpaas) and farm 1075. These remained in the Pepler family until 1944.

The study area is a small remaining slice of the original Huguenot farm La Terra da Luc. Being a site that is situated close to the north-western entrance to the town, it was always under pressure as a result of the expansion of the town in this direction, hence large portions of the original farm now forms a huge chunk of north-western Franschhoek.

[Martin, Ron. (2010) *Phase 1 Heritage Impact Assessment: Middelpaas, Portion 9 of Farm La Terra da Luc 1075 and Farm 1070, Franschhoek* for La Luc (Pty) Ltd]



Figure 12 View of east boundary line along Dirkie Uys Street looking north over vineyards and cottage [Martin - Nov 2010]

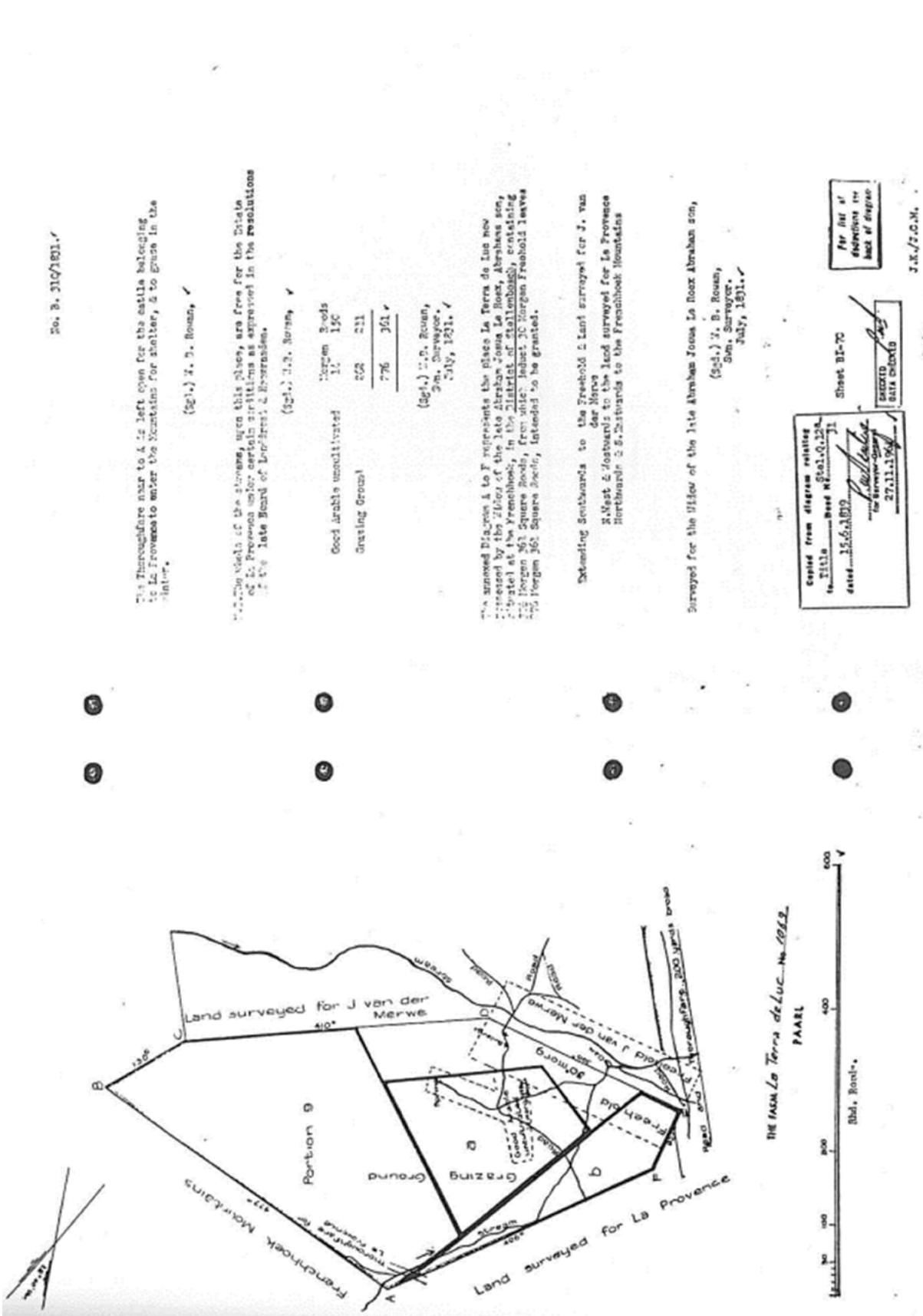


Figure 13 SG Diagram 310/1831 [Extract from Todeschini & Japha 1992]

02 HERITAGE STATEMENT

LA TERRA DE LUC OWNERSHIP

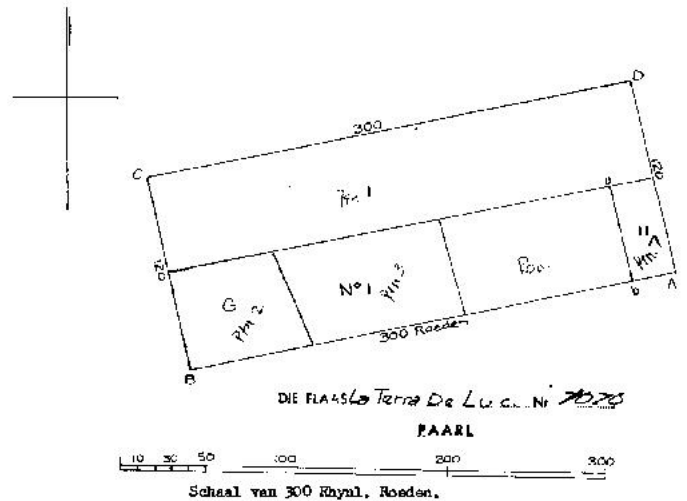
La Terra de Luc was granted to Matthlieu Amiel, from Le Luc in Franc, in 1694. However, the farm was only transferred into his name in 1713. Amiel lost his wife and son soon after arrival at the Cape in 1689. He remarried Jeanne Mille, widow of Andre Roi. Amiel's stepson, Jean Roi, was to inherit La Terra de Luc but died before he could take ownership. His stepson, Pierre le Roux took ownership after 1720.

In 1800 the 60 morgen farm was subdivided into two portions of 30 morgen each. Portion 1 was transferred to Abraham Jozua le Roux and Portion 2 to his brother-in-law, Johannes Petrus van der Merwe. Both portions straddled the wagon track to Stellenbosch over Helshoogte, with tributaries of the Franschhoek River traversing them (refer green line in figure 11). Van der Merwe sold his portion to his younger brother, Willem Andries van der Merwe, in 1838.

In 1859 his widow subdivided Portion 2 into 4 units (refer SG Diagram no. 13/1713) and transferred the smallest portion to her son, Carel Johannes van der Merwe (Portion 7 - 2m34sr) and another portion to her son-in-law, Hendrik Lodewyk Pepler (Portion 3 - 9m394sr). She sold the other two portions to Petrus Johannes Malherbe (Portion ?? - 11m221sr) and Bartholomeus Johannes Siebrits (Portion 2 - 6m539sr). (NOTE: The SG diagram notes make reference to a portion 7, whereas this information only notes 4 subdivisions.)

Even though inheriting only a small portion of his father's farm, Carel Johannes van der Merwe acquired a portion of Portion 1 and increased his property to 18m145sr soon after taking transfer from his father's estate. However, he sold off a portion (7m563sr) to Paul Louis Roentgens in 1863 and another (7m59sr,

No. 13/1713.

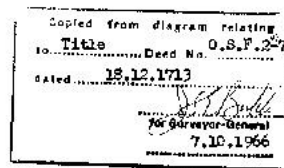


'n Stuk land genaamde Latern de Luc,

Bovenstaande Figuur A.B.C.D.A. inhoudende 60 Morgen voor Matieu Amiel,

door my gemeeten

(Get.) K.J. Slotaboo.



Sht. BI-70
B-100/W53 (east)

For list of subdivisions see back of diagram

G

GR/ML

1070

Figure 15 SG diagram no. 13/1713 illustrating subdivisions of erf 1070 [SG Office]

| Orig. No. | Subdivision | Area. Morg. Sq. Rds. Sq. F. | Deed |
|-----------|------------------|--------------------------------|-------------|
| | Part bond, green | 30 - - | 1823-2-145 |
| | G Ptn. 2 | 6 549 - | 1847-18-133 |
| | No. I Ptn. (3) | 9 435 - | 1852-7-246 |
| | No. II Ptn. (2) | 2 420 - | 1859-17-250 |

Figure 16 Notes of SG diagram no. 13/1713 [SG Office]

| SERVITUDES/LEASEHOLD AREAS | | | | |
|----------------------------|-------------|---|------|-----------|
| SURVEY RECORD | DIAGRAM NO. | DESCRIPTION | DEED | INITIALED |
| ER04/96 | 5378/1986 | The line 9b represents the eastern boundary of a servitude road 6.5m wide | | |

02 HERITAGE STATEMENT

portion 9 of farm 1075, aka **Middelplaas**) in 1875 to his uncle, Hendrik Lodewyk Pepler, who by now owned much of the remainder of La Terra la Luc. Pepler held onto the remaining portions (the subject property) until 1877 before selling it to Izaak Jacobus Coetzer. This portion (rem farm 1070) remained in the Coetzer family until 1919, after which it was sold to F J Raats.

John Christiaan Fraser acquired the property in 1942, and it changed hands four more times over the next three years before Percy Arthur Harold Osborne bought it in 1945. He sold it to Christoffel Johannes Carstens in 1952, then Petrus AH Crous in 1954. The property then came into the hands of Jacoba Martiena Gibbs in 1970.

The other part of the subject property remained largely in the hands of the Peplers. Hendrik Lodewyk passed away in 1887 and his two sons, Pieter Abraham and Daniel Joseph, took ownership in two equal shares. Daniel Joseph sold his portion to his brother in 1895. Pieter Abraham passed away in 1944 and his property was bequeathed to his two daughters, his son-in-law and business partner in four equal shares. They immediately sold the property to Albertus Jacobus Wilhelmus Boonzaaier in October 1944.

The old farmhouse on Farm 1070 dates from approximately the ownership of the Pepler siblings. Probably constructed between 1887 and 1895. The labourer's cottage appears to be the last one of a linear group, probably older than the farmhouse. [Martin, Ron. (2010) *Phase 1 Heritage Impact Assessment: Middelplaas, Portion 9 of Farm La Terra da Luc 1075 and Farm 1070, Franschhoek for La Luc (Pty) Ltd*]

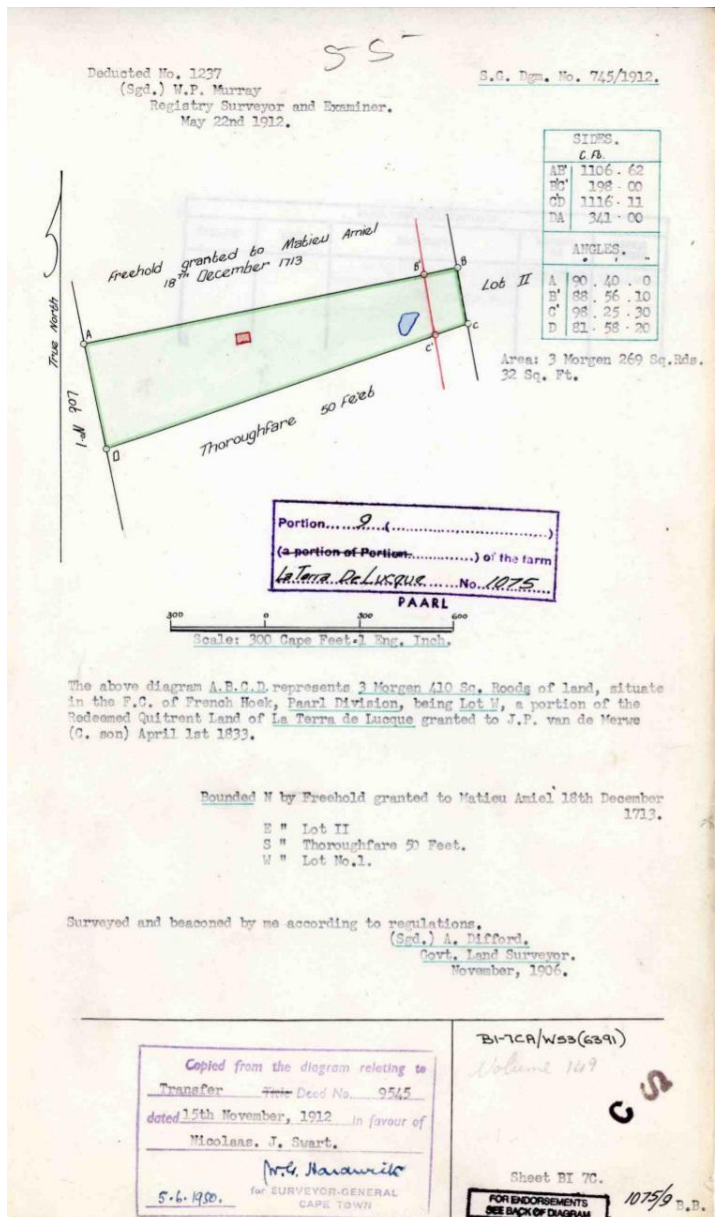


Figure 17 SG diagram no. 745/1912 illustrating erf 1075 [SG Office]

2.4 LEGAL FRAMEWORK

The following legislative and other provisions seek to protect the public interest and define the extent of development allowed in the context of this property. The most important ones in terms of this development appear to be as follows:

- The National Environmental Management Act (NEMA), 1998, as amended, and the EIA Regulations, 2006, as amended;
- The South African National Heritage Resources Act (NHRA) Act 25 of 1999;
- The Western Cape Provincial Land Use Planning Ordinance (WCLPO) No. 15 of 1985, as amended;
- The Western Cape Provincial Spatial Development Framework (WCPSPDF), November 2009;
- The Western Cape Provincial Spatial Development Framework: Rural Land Use Planning and Management Guidelines, May 2009;
- The Stellenbosch Municipality Integrated Development Plan (IDP) November 2005;
- The Franschhoek Urban Edge Zone: Land Use Management Policy, Stellenbosch Municipality (Urban Edge), April 2003;
- Todeschini, F; Japha, D; Japha, V; (1989) *Franschhoek: Guidelines for Conservation and Development*, and (1988) *Franschhoek Conservation Study*, prepared for the Franschhoek Trust

Some relevant information have been identified in specifically the following:

NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA), 1998, AS AMENDED, & THE EIA REGULATIONS, 2006, AS AMENDED

The proposed site is subject to a Basic Environmental Assessment process.

SOUTH AFRICAN NATIONAL HERITAGE RESOURCES ACT (NHRA) ACT 25 OF 1999:

The extent of the entire site is 98 389m², made up of 2 erven. The development therefore triggers Section 38(1)(c) & (d), & 38(8). HWC is therefore a commenting body in the Environmental Process.

WESTERN CAPE PROVINCIAL LAND USE PLANNING ORDINANCE (WCLPO) NO. 15 OF 1985, AS AMENDED

The consolidation and rezoning of the properties under

discussion results in the requirement for a Planning Application to be submitted to the Stellenbosch Municipality.

WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK: RURAL LAND USE PLANNING AND MANAGEMENT GUIDELINES, MAY 2009

Although this Framework focuses on addressing development on rural land outside of the Urban Edge, and the property under discussion is located within the Urban Edge zone of Franschhoek, the authors strongly feel that the development would benefit from applying Isidima's guiding principles for sustainable human development which underpin the Western Cape's rural guidelines. Specifically the following:

Sense of Limits:

- Sustainable use of water and other natural resources

Sense of Place:

- Response to landscape context
- Sensitivity to spiritual qualities of rural areas
- Respect of rural settlement form

Sense of History:

- Valuing cultural diversity and rural community
- Sensitivity to cultural landscapes
- Response to rural settlement patterns and built vernacular

Sense of Nature:

- Maintaining functional eco-system services
- Enhancing biodiversity and the preservation of natural habitats
- Connecting ecological corridors and maintaining ecological buffers to mitigate against the impacts of climate change

FRANSCHHOEK URBAN EDGE ZONE: LAND USE MANAGEMENT POLICY, STELLENBOSCH MUNICIPALITY (URBAN EDGE), APRIL 2003

The main objective of the UEZ Land Use Management Policy is to provide guidelines for land use management within the Franschhoek Urban Edge Zone in order to ensure that:

- Existing agricultural land is preserved and adequately protected from the intrusion of urban related development; and
- The existing rural character of Franschhoek town is enhanced and retained.

TODESCHINI, F; JAPHA, D; JAPHA, V; (1989) *FRANSCHHOEK: GUIDELINES FOR CONSERVATION AND DEVELOPMENT, AND (1988) FRANSCHHOEK CONSERVATION STUDY, PREPARED FOR THE FRANSCHHOEK TRUST*

This study analyses the cultural landscape of the Franschhoek Valley and makes recommendations for a strategy to manage its conservation and, to a much lesser extent, its development. The study pre-dates the promulgation of the NHRA, and therefore aspects of the study are outdated.

The study sets out to identify the features from which the **character** of the valley is derived through a limited scientific assessment of the natural systems, and a qualitative analysis of its visual and aesthetic

characteristics. This is in order to identify those aspects of the valley environment which should be taken as fixed for planning purposes, because their loss would have adverse ecological, economic or visual effects. [pages 1 and 4]

The Character of the Landscape:

This section of the study begins to analyse the main features of the landscape and the common patterns of settlement.

The natural setting is spectacular by any standard. The ring of mountains enclosing the valley, the combination of wilderness, forest and cultivated land, the river valleys with their associated trees, the constantly changing vistas, all these are obvious features which contribute to the environmental quality of the valley. [Page 14]



Figure 18 Typical settlement pattern: Buildings surrounded by groups of trees [Fig 14 pg. 21 Todeschini study 1992]



FIGURE 19:
Cottages Surrounded by Oaks

FRANSCHHOEK VALLEY CONSERVATION STUDY

LANDSCAPE CHARACTER

PAGE 23

Figure 19 Cottages surrounded by Oaks [Fig 15 pg. 22 Todeschini study 1992]

Significant Buildings:

The historical buildings in the valley comprise a range of styles, from so called “Cape Dutch” farm complexes, to the hybrid buildings characteristic of the mid 19th century, to later Victorian and Edwardian buildings. Buildings which are historically significant include a range of types: manor houses with or without their associated outbuildings, isolated cottages or groups of cottages, barns, cellars, and early industrial buildings such as mills.

Although the construction of farm buildings in the valley spans some two centuries, they are remarkably unified: this has less to do with their architecture or layout than with the way that they are situated on the land. The common pattern is that the farmsteads and their outbuildings are places within clumps of trees, usually including oaks, willows and jacarandas. This pattern was established in the early years of colonial settlement. It has obvious climatic advantages, providing both shade and protection from wind. But even as a purely visual feature of the landscape it is exceptionally beautiful and is one of the special features of the Franschhoek Valley.

Many farms have interesting architectural features other than the houses, such as barns, cellars, animal pens, wolwehokke, bells, graveyards, water channels and walls. These were built over years and are an integral part of the cultural landscape of the valley. Franschhoek’s farm

complexes thus contain rich overlays of history, some of it now invisible and more interesting archaeologically than architecturally.

In the 18th and early 19th centuries, housing for slaves was usually provided in buildings forming part of the farm “werf”. In the 19th century an alternative pattern developed; isolated or small groups of cottages were often surrounded by trees in a similar way to the larger houses. These cottages are a vital part of the cultural landscape, providing contrasts of scale with the great manor houses. [pages 29 and 30]

The following categories were used to compile a list of significant buildings:

- Proclaimed monument (NMC pre-NHRA);
- Monument worthy – investigate for proclamation;
- National register status;
- Pre-1915 buildings of historical interest;
- Pre-1940 buildings of historical interest

The significant buildings are listed in the study, and will not be repeated here. Those within close proximity to the site will be noted in section 2.5. It is however worth noting that La Terra De Luc 1, 2, 3, 4, 5 and 6 have all been listed as pre-1915 buildings of architectural interest. [pages 31 & 36]

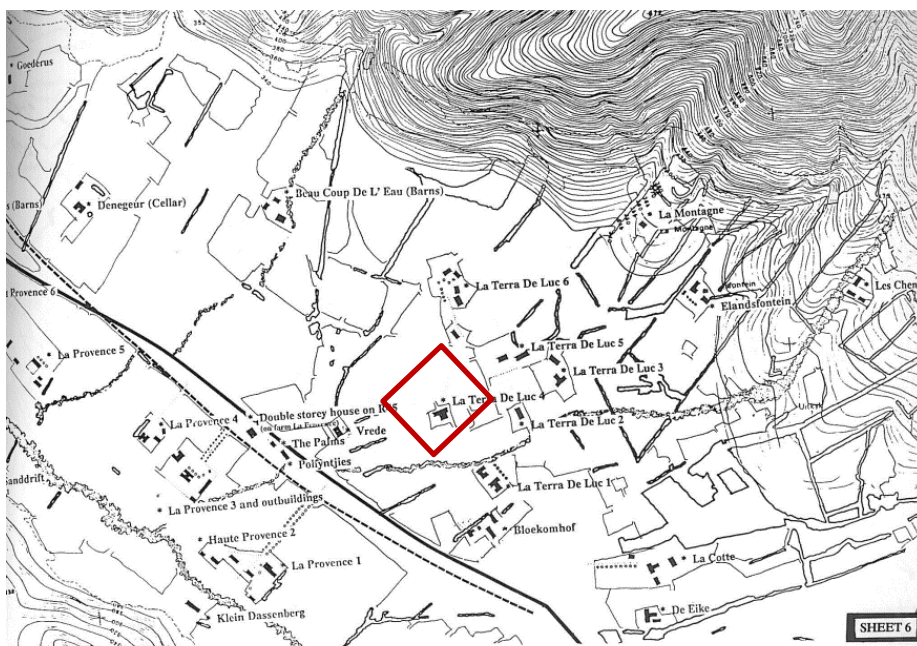


Figure 20 Significant historical buildings of interest: pre-1915 [Map 10: page 36 Todeschini study 1992]

Significant Views:

The valley is a scenic area of great beauty; from almost everywhere along the public movement systems there are good views of the surrounding mountains and forests. However, certain of these views are particularly spectacular. These have been shown on Maps 13 and 14 on pages 41 and 42 of the study.

- Those which contain important historical farms in their settings of agricultural land;
- Those from lookout points, which offer outstanding panoramic prospects over the valley.

In considering the impact of proposed development on the landscape, the preservation of these views is an important consideration.

Views regarded as particularly significant include:

- Those with distinctive foregrounds backed by impressive mountain peaks;

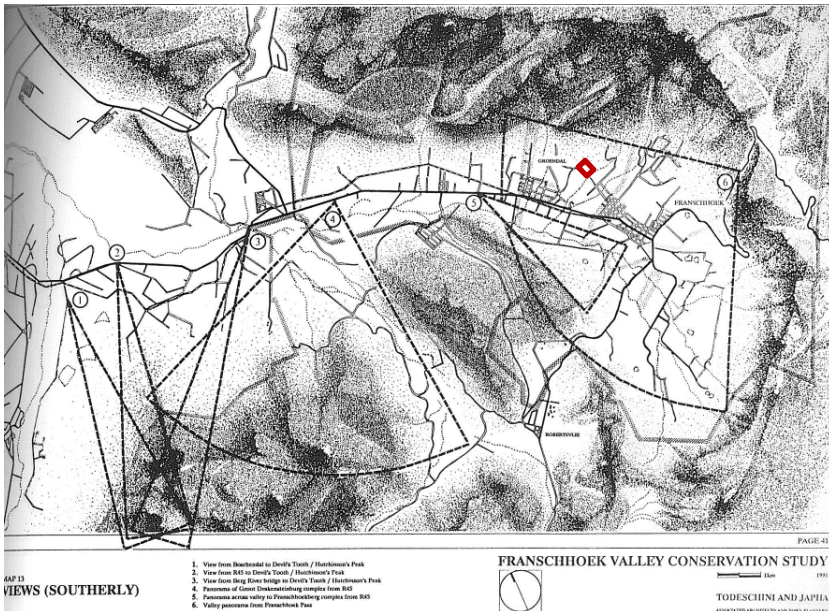


Figure 21 Southerly views [Map 13 page 41 Todeschini study 1992]

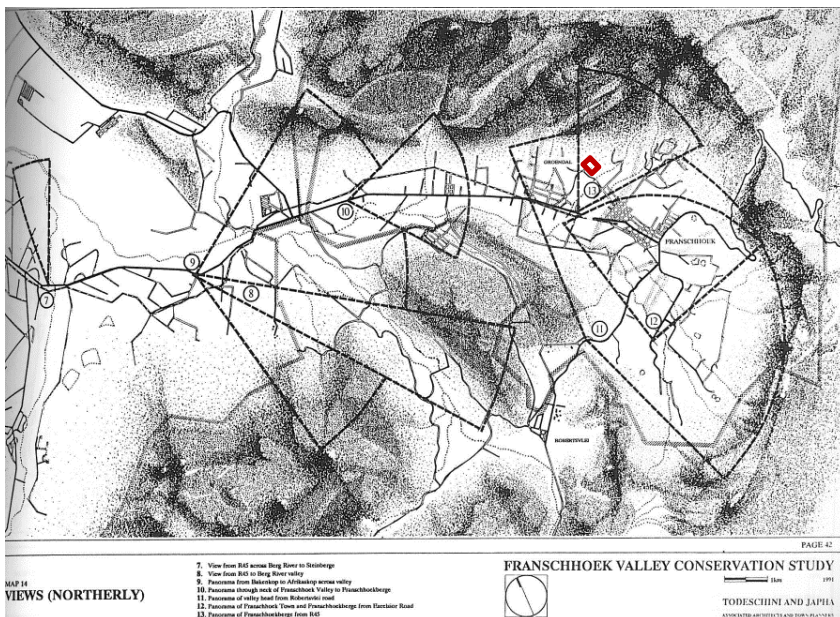


Figure 22 Southerly views [Map 14 page 42 Todeschini study 1992]

Sub-areas with a distinctive character:

Traversing the Franschhoek Valley offers the spectator a range of experiences, because topography and land use combine to create a number of sub-areas with quite different characteristics.

The site is located in sub-area 3, which begins where the valley opens up to view shortly after the Berg River has been crossed. This sub-area topographically is a wide flat valley bottom surrounded by mountains, which opens up to other valleys on either side.

Grapes rather than fruit trees become the predominant crop, and consequently the landscape here becomes very open. Thus virtually every building becomes visible and significant.

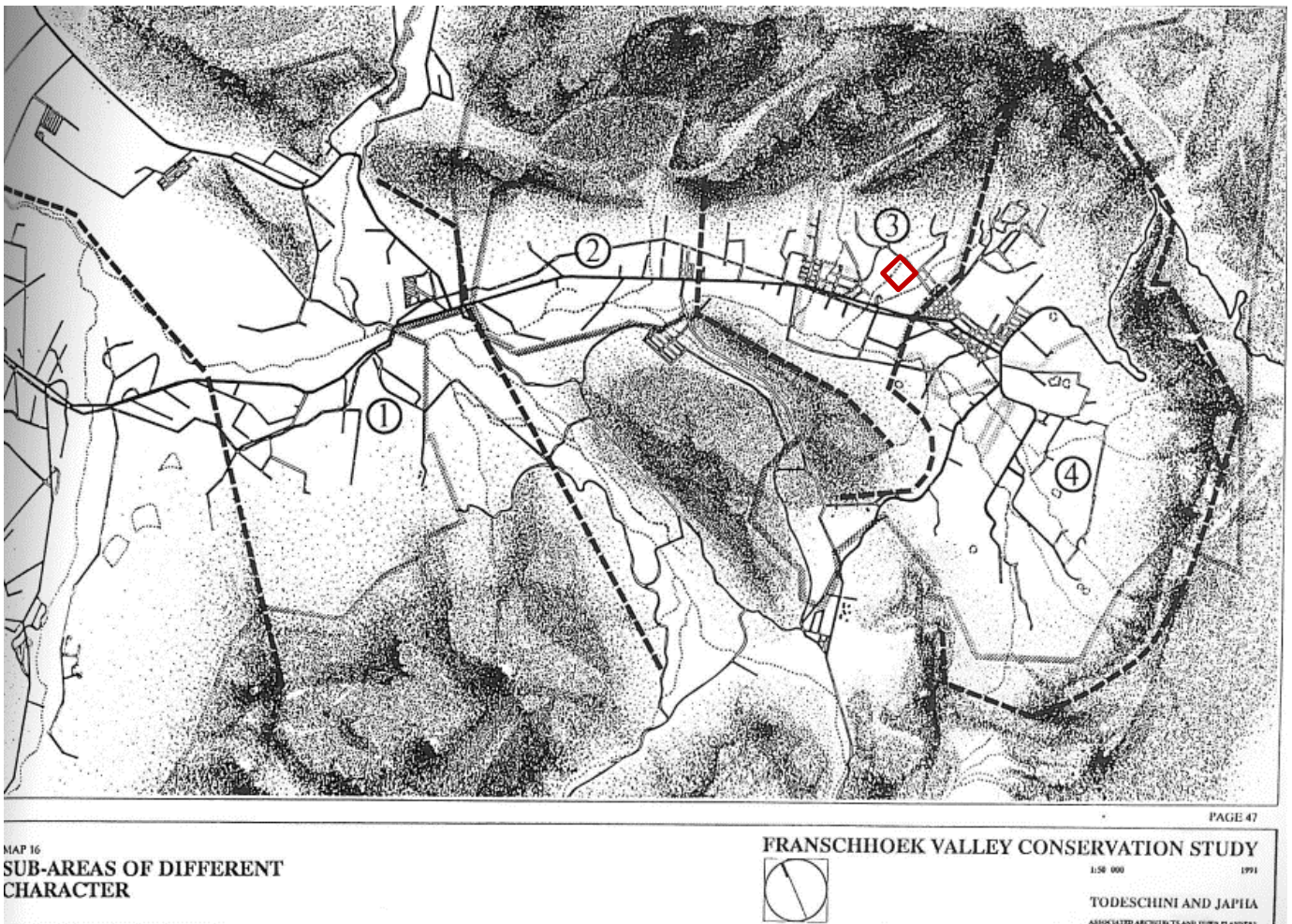


Figure 23 Sub-areas of different character [Map 16 page 47 of Todeschini study 1992]

2.5 IDENTIFIED HERITAGE RESOURCES

INDIVIDUAL BUILDINGS

The homestead with attached cellar, and labourer's cottage are late 18th century buildings. These are both visible in the 1939 aerial photograph, but their forms and features are associated with this era.

There is an additional little outbuilding associated with the historical homestead. The form of this building lends itself to the possibility of being the same if not a little later than the homestead. This building is however located underneath the canopy of an enormous Oak Tree and is therefore hidden from site in the 1939 aerial photograph.

Homestead and Wine cellar

The historical homestead is a T-shaped double pitch building with a corrugated roof, sash windows to the south and east. There are numerous lean-to additions to the north and east with more later wood and steel windows and doors. Internally there are solid folding window shutters to the sash windows, and a variety of old and new doors, and floors and ceilings are terracotta and ceiling board. The house had being divided for dual living

purposes, and as a result it has been extensively altered internally and externally over the years. A variety of additions to the northern façade adversely affect the experience of the old barn and T-shaped building from this side. The main entrance is unusually located to the south with a L-shaped stoep.



Historical farmhouse – main entrance surrounded by planting. It is difficult to adequately photograph (c. 1870-80s)



Figure 24 Aerial image illustrating the location of the historical buildings. Red line indicates Dirkie Uys Street [Google Earth]

02 HERITAGE STATEMENT

The attached wine cellar is located at the west end of the T-shape. It has been converted into a workshop. Remnants of the /original “tanks” are still visible with the stone and cement walls and barbed wire structural support revealed in places. Footprints of removed tanks are still clearly visible in the floor. Arched ventilations openings (although covered) still exist in the walls to the north.

No architectural drawings exist for the homestead. This limits the possibility of fully understanding the building chronology without performing fabric analysis. Since the farm is but a small slice of the original La Terra Da Luc, it may have been a barn/wine cellar, before it also became a house. Which may explain why the cellar is attached to the house. The wall thickness of the leg of the T also alerts to this being a later addition (although not much).



Historical farmhouse (T-leg). The main entrance in the shadows (c. 1870-80s)



Additional entrance to the east elevation. Accretions clearly detract from the T-shaped building.



Further additions to the north elevation



North elevation (cellar to the right)

02 HERITAGE STATEMENT



Cellar north elevation - attached to west end of the farmhouse



Cellar west elevation



Outbuilding associated with the historical farmhouse (c. unknown)



Cellar with enclosed "afdak" addition (c. pre-1938)



Open "afdak" extension of original "afdak" which was enclosed



South elevation of historical farmhouse (T-leg) with the "afdak" attached

02 HERITAGE STATEMENT



Internal ceiling board detail



Internal terracotta floor detail



Internal window shutter and door detail at the extension (leg of T)



External sash window and front door detail to original structure



Internal door and solid window shutter detail of the original structure



Typical internal space with high ceilings

02 HERITAGE STATEMENT



Internal cellar (current workshop). Arched cellar vent opening visible in wall above windows and light



Cellar internal wooden ceiling, beams and metal pillar details



Barbed wire, stone and concrete structural detail of early wine tanks



Moulding detail at top of wine tanks. Walls of some tanks have been demolished completely.



Other tanks have been opened up by demolishing a side wall only



Clay brick and mud cellar walls



Cellar ceiling beam support details

02 HERITAGE STATEMENT

Labourer's Cottage

The cottage is believed to be the last remaining of a row, and possibly predating the Farmhouse [Martin 2010]. The authors have however not found evidence as such.

It was built as a typical two-roomed cottage, with separate entrances off of the north-west facing stoep. A steep corrugated iron double pitched roof allows for a loft space above the original structure. It was later extended by enclosing the old stoep, and building another. A curious observation for a building of this nature, but it seems that the internal hearth was built into the extension of the original building, when the stoep was enclosed. Meaning that no internal hearth existed prior to this. An outhouse is located to the south of the cottage. No significant period features exist.



Historical labourer's cottage with enclosed lean-to stoep addition along Dirkie Uys Street (c. possibly pre-1870-80s)



Historical labourer's cottage west elevation overlooking a field, dam and orchards



Historical labourer's cottage south elevation facing towards the property entrance



Historical labourer's cottage north elevation facing towards the stream and mountains

02 HERITAGE STATEMENT



Historical labourer's cottage east elevation along Dirkie Uys Street



Interior detail of the original pitched roof structure of the labourer's cottage



Interior ceiling detail of the original pitched roof structure of the labourer's cottage



Interior detail of the enclosed stoep addition, with later internal 'hearth' to the right

Surrounding Area

The *Franschhoek Conservation Study (1988)* by Todeschini and Japha identifies Dirkie Uys Street (together with Huguenot and Wilhelmina) as 1 of only 3 street along which the early settlement of Franschhoek developed. [Page 6]

A later (1989) Todeschini & Japha study titled *Franschhoek: Guidelines for Conservation and Development*, identifies various significant buildings in the town. Many of which are situated along Dirkie Uys Street. The nearest is no 49 on the corner of Dirkie Uys and De Villiers Streets, some 480m back down Dirkie Uys Street towards the town's historic core (refer figure 24 Below). This building is referred to as "La Chaumiere" (c.1863) in the Todeschini & Japha Conservation Study of 1988, and was originally a farm building on a portion of "La Cotte".

A little cottage (bottom right) alongside the narrower part of Dirkie Uys has aesthetic historical significance along this prominent street, it is however not earmarked as a "significant building" in the Todeschini & Japha report.

There are numerous other buildings further along Dirkie Uys Street, and rural farmsteads in the north-eastern area. Some of which are significant according to Todeschini & Japha, and illustrated on the following pages.



Figure 25 Historical aerial (c.1942) overlaid on a google earth image illustrating surrounding heritage resources on neighbouring farms and northern Dirkie Uys Street [NGI & Google Earth]

02 HERITAGE STATEMENT

The buildings illustrated below are one of many buildings identified as intrinsically significant by Todeschini & Japha.

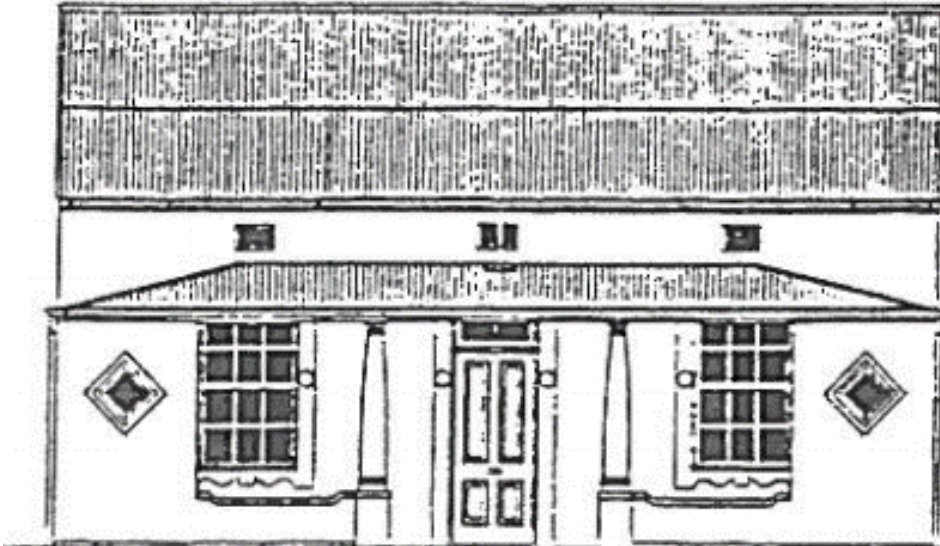
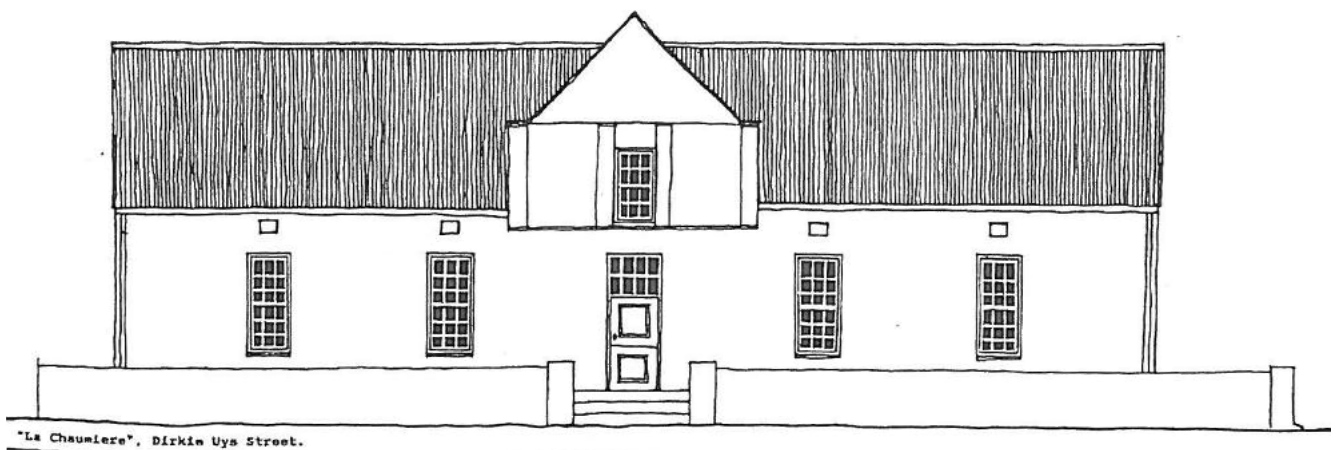


Figure 26 28 Dirkie Uys Street [Todeschini & Japha 1988]



"La Chaumiere", Dirkie Uys Street.

Figure 27 "La Chaumiere" 49 Dirkie Uys Street [Todeschini & Japha 1988]

02 HERITAGE STATEMENT



“La Chaumiere” no 49 Dirkie Uys Street



Historical cottage no 59 Dirkie Uys Street at the narrowest section of the street



Historical farm house at Erf 1078/2 on the right side of the rural area along Dirkie Uys Street [Google Earth]



45 Dirkie Uys Street Erf 66, c.pre-1910, graded 3C, no. 57 on page 58 Todeschinin & Japha 1989 [Google Earth]



41 Dirkie Uys Street Erf 70, c.pre-1910, graded 3C, no. 55 on page 58 Todeschinin & Japha 1989 [Google Earth]



39 Dirkie Uys Street Erf 71, c.1923, graded 3B, no. 53 on page 56 Todeschinin & Japha 1989 [Google Earth]

CULTURAL LANDSCAPE

The natural setting of Franschhoek as a town is spectacular by any standard. The ring of mountains enclosing the valley, the combination of wilderness, forest and cultivated land, the river valleys with their associated trees, the constantly changing vistas, all these are obvious features which contribute to the environmental quality of the valley. [Todeschini & Japha Architects & Planners; (1992) *Conservation Study Franschhoek Valley*, Prepared For the Western Cape Regional Services Council]

Middelplaas is an operational agricultural farm, where numerous orchards and vineyards still exists. There are also wind breaks of significant and insignificant species. The "werf" around the farmhouse has some wonderful mature trees, including an Oak and a species of Fig. An irrigation dam was constructed in 1997 in the path of an old stream which often floods.

The surrounding area to the north-east is mostly undeveloped and cultivated farm land, forming part of the significant rural agricultural landscape which the area is

renowned for. Todeschini & Japha recommend that the agricultural edges of town be regarded as sensitive areas (page 45 of the 1988 study).

Dirkie Uys Street (noted in red below) is considered in some ways to be the most important street in the town (Todeschini & Japha 1988). It contains many of the best preserved buildings. It is abutted by the three church sites. Alongside it is the exquisite graveyard which is an important monument. It is abutted by the "La Cotte" farmland. Along its length can be found architecture representative of all of Franschhoek's history, from the better of the two gabled houses in the town to the many good 19th century and early 20th century buildings. [Todeschini, F; Japha, D; Japha, V; (1989) *Franschhoek: Guidelines for Conservation and Development*, and (1988) *Franschhoek Conservation Study*, prepared for the Franschhoek Trust]

Dirkie Uys Street links north and south running parallel to Huguenot Street for most of the way, and terminates at the Huguenot Memorial.



Figure 28 Aerial image illustrating the location of the cultural landscape elements [Google Earth]

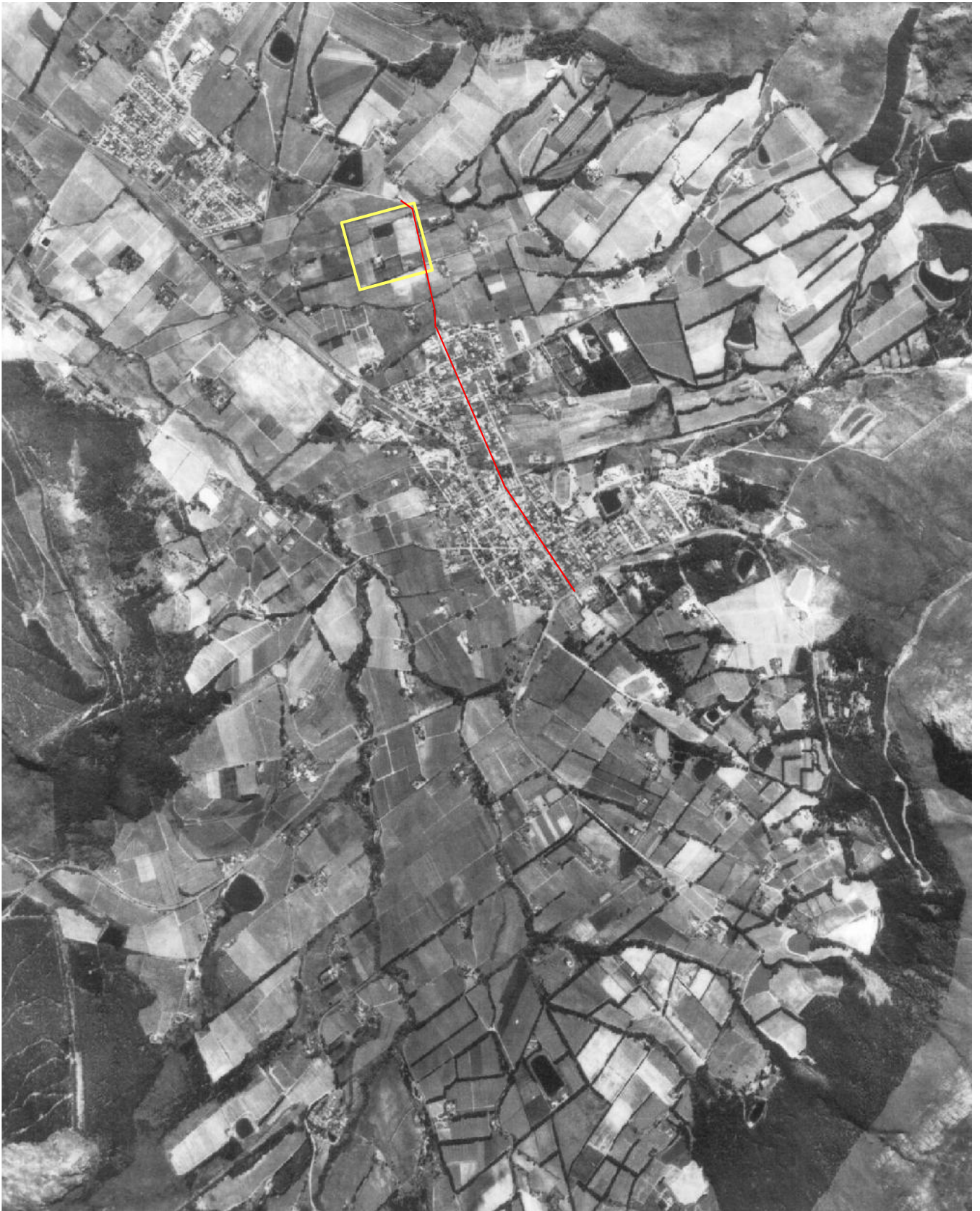


Figure 29 Historical aerial (c.1942) with site and significant axis of Dirkie Uys Street indicated [NGI & Google Earth]

02 HERITAGE STATEMENT



View of Dirkie Uys Street towards the site



View of Dirkie Uys Street alongside Erf 1078/1 & Domaine des Anges



View of the Fig tree in the historical farmhouse "werf"



Irrigation dam on the alignment of a natural stream, surrounded by orchards



Orchards and windbreak to the north of the property



View of the old Oak tree in the historical farmhouse "werf"

2.6 CULTURAL AND HERITAGE SIGNIFICANCE

TYPES OF SIGNIFICANCE

[extract from the Heritage Western Cape: *Short Guide to Grading Version 5 (C13/3/4/1/2/P)*, 2007]

1. Historical Value

- a. It is important to the community. Or pattern of history
 - i. Importance in the evolution of cultural landscapes and settlement patterns.
 - ii. Importance in exhibiting density, richness or diversity or cultural features illustrating the human occupation and evolution of the nation, province, region or locality.
 - iii. Importance for association with events, developments or cultural places that have had a significant role in the human occupation and evolution of the nation, province, region or community.
 - iv. Importance as an example for technical, creative, design or artistic excellence, innovation or achievement in a particular period.
- b. It has strong or special association with the life or work of a person, group or organisation of importance in history
 - i. Importance for close associations with individuals, groups or organisations whose life, works or activities have been significant within the history of the nations, province, region or community.
- c. It has significance relating to the history of slaves
 - i. Importance for a direct link to the history of slavery in South Africa.

2. Aesthetic Value

- a. It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group.
 - i. Importance to a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
 - ii. Importance for its creative, design or artistic excellence, innovation or achievement.

- iii. Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- iv. In the case of a historical precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

3. Scientific Value

- a. It has potential to yield information that will contribute to an understanding of natural or cultural heritage
 - i. Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
 - ii. Importance for information contributing to a wider understanding of the original of the universe or of the development of the earth.
 - iii. Importance for information contributing to a wider understanding of the origin of life; the development of plant or animal species, or the biological or cultural development of hominid or human species.
 - iv. Importance for its potential to yield information contributing to wider understanding of the history of human occupation of the nation, province, regions or locality.
- b. It is importance in demonstrating a high degree of creative or technical achievement at a particular period
 - i. Importance for its technical innovation or achievement.

4. Social Value

- a. It has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
 - i. Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, symbolic, aesthetic or educational associations.
 - ii. Importance in contributing to a community's sense of place.

DEGREES OF SIGNIFICANCE

5. Rarity

- a. It possess uncommon, rare or endangered aspects of natural or cultural heritage
 - i. Importance for rare, endangered or uncommon structures, landscapes or phenomena.
 - ii. Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in, or in danger of being lost from, or of exceptional interest to the nation, province, region or locality.

6. Representativity

- a. It is importance in demonstrating the principle characteristics of a particular class of natural or cultural places or objects
 - i. Importance in demonstrating the principle characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
 - ii. Importance in demonstrating the principle characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, regions or locality.

INDIVIDUAL BUILDINGS

Homestead and Winecellar

The significance of this building is largely contextual in terms of its standing as the homestead, with "werf" of old trees amidst orchards. It would become more aesthetically significant, if all inappropriate accretions are removed to reveal the historical shape and form.

The cellar however has intrinsic qualities with the remnants of the old maturation tanks made of stone, concrete and barbed wire.

>> Types of significance:

- **Historical:** It is an important part of the pattern of history in terms of its location on and association with the original land grants, prior to the development of Franschoek. It plays a part in the evolution of cultural landscape and settlement patterns of the town.
- **Aesthetic:** It is important in exhibiting particular aesthetic characteristics valued by the community in terms of its landmark quality as a late Victorian farmhouse set within a historical farm yard or "werf" amongst mature trees, and the historical achievements of wine production in the valley (cellar with remnants of early maturation tanks).
- Scientific: none
- Social: none

>> Degree of significance:

- **Rarity:** It demonstrates a distinctive way of life in the early farming and wine production industry, when farmers produced wine and brandy in their own cellars for private use or trade prior to the establishment of adequate distribution channels.
- **Representivity:** it demonstrates the principle characteristics of a historical farmhouse and "werf" set along the urban edge of the village.

Proposed grading: 3B

Labourer's Cottage

The cottage is believed to be the last remaining of a row, and possibly predating the Farmhouse [Martin]. The authors have however not found evidence as such.

The significance of this building is largely contextual in terms of its relationship to Dirkie Uys Street, retaining the rural character of the roadside, along with the agricultural lands.

>> Types of significance:

- **Historical:** It together with the farmhouse are an important part of the pattern of history in terms of its location on and association with the original land grants, prior to the development of Franschhoek. It plays a part in the evolution of cultural landscape and settlement patterns of the town.
- **Aesthetic:** It is important in exhibiting particular aesthetic characteristics valued by the community in terms of its landmark quality, being located along the gravel section of Dirkie Uys Street.
- Scientific: none
- Social: none

>> Degree of significance:

- **Rarity:** It demonstrates a distinctive way of life in the early farming community. Especially seeing as though an internal hearth was a common and much needed occurrence for labourer accommodation, however this cottage deems to prove that this was is not so.
- **Representivity:** it demonstrates the principle characteristics of a historical labourer's cottage set in a rural cultural landscape along the urban edge of the village.

Proposed grading: 3C

Surrounding Area

The surrounding area to the north-east is mostly undeveloped and cultivated farm land, forming part of the significant rural agricultural landscape which the area is renowned for. Todeschini & Japha recommend that the agricultural edges of town be regarded as sensitive areas (page 45 of the 1988 study).

Dirkie Uys Street (noted in red below) is considered in some ways to be the most important street in the town (Todeschini & Japha 1988). It contains many of the best preserved buildings. It is abutted by the three church sites. Alongside it is the exquisite graveyard which is an important monument. It is abutted by the "La Cotte" farmland. Along its length can be found architecture representative of all of Franschhoek's history, from the better of the two gabled houses in the town to the many good 19th century and early 20th century buildings. [Todeschini, F; Japha, D; Japha, V; (1989) *Franschhoek: Guidelines for Conservation and Development*, and (1988) *Franschhoek Conservation Study*, prepared for the Franschhoek Trust]

>> Types of significance:

- **Historical:** As a collection of buildings set within a historical cultural landscape, along a significant street, they are an important part of the pattern of history of the evolution of the cultural landscape and settlement patterns of the town.
- **Aesthetic:** Form part of and contribute to the character of the village as a whole, exhibiting particular aesthetic characteristics valued by the community.
- Scientific: none
- Social: none

>> Degree of significance:

- **Rarity:** As a collection of buildings set within a historical cultural landscape, they possess uncommon aspects of cultural heritage and landscapes of winelands towns.
- **Representivity:** it demonstrates the principle characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.

Proposed grading: The Todeschini & Japha Study 1992 grades the buildings within the village as 3(a, b & c). The degree of significance of the farm buildings surrounding Middelpaas is still to be determined.

02 HERITAGE STATEMENT

CULTURAL LANDSCAPE

The natural setting of Franschhoek as a town is spectacular by any standard. The ring of mountains enclosing the valley, the combination of wilderness, forest and cultivated land, the river valleys with their associated trees, the constantly changing vistas, all these are obvious features which contribute to the environmental quality of the valley. Together the natural and man-made features combine to make one of the richest micro-environments in the country. [Todeschini & Japha Architects & Planners; (1992) *Conservation Study Franschhoek Valley*, Prepared For the Western Cape Regional Services Council]

Two main types of farming are practiced in the valley: fruit and grapes. Along with this comes the windbreaks; usually pines but gums are also used in places. Road enclosures are formed by hedges and trees, farms werfs are surrounded by groups of trees, and cottages are surrounded by trees.

The cultural landscape at Middelplaas is indicative of the above. It is an operational agricultural farm, where numerous orchards and vineyards still exists. There are also wind breaks of Pine and Beefwood trees. The "werf" around the farmhouse has some wonderful mature trees, including an Oak and a species of Fig. An irrigation dam was constructed in 1997 in the path of an old stream which often floods.

>> Types of significance:

- **Historical:** It is an important part of the pattern of history in terms of settlement at the Cape.
- **Aesthetic:** It is important in exhibiting particular aesthetic characteristics valued by the community in terms of the rural and agricultural characteristics of the town as a whole.
- Scientific: none
- Social: none

Proposed grading: 3A

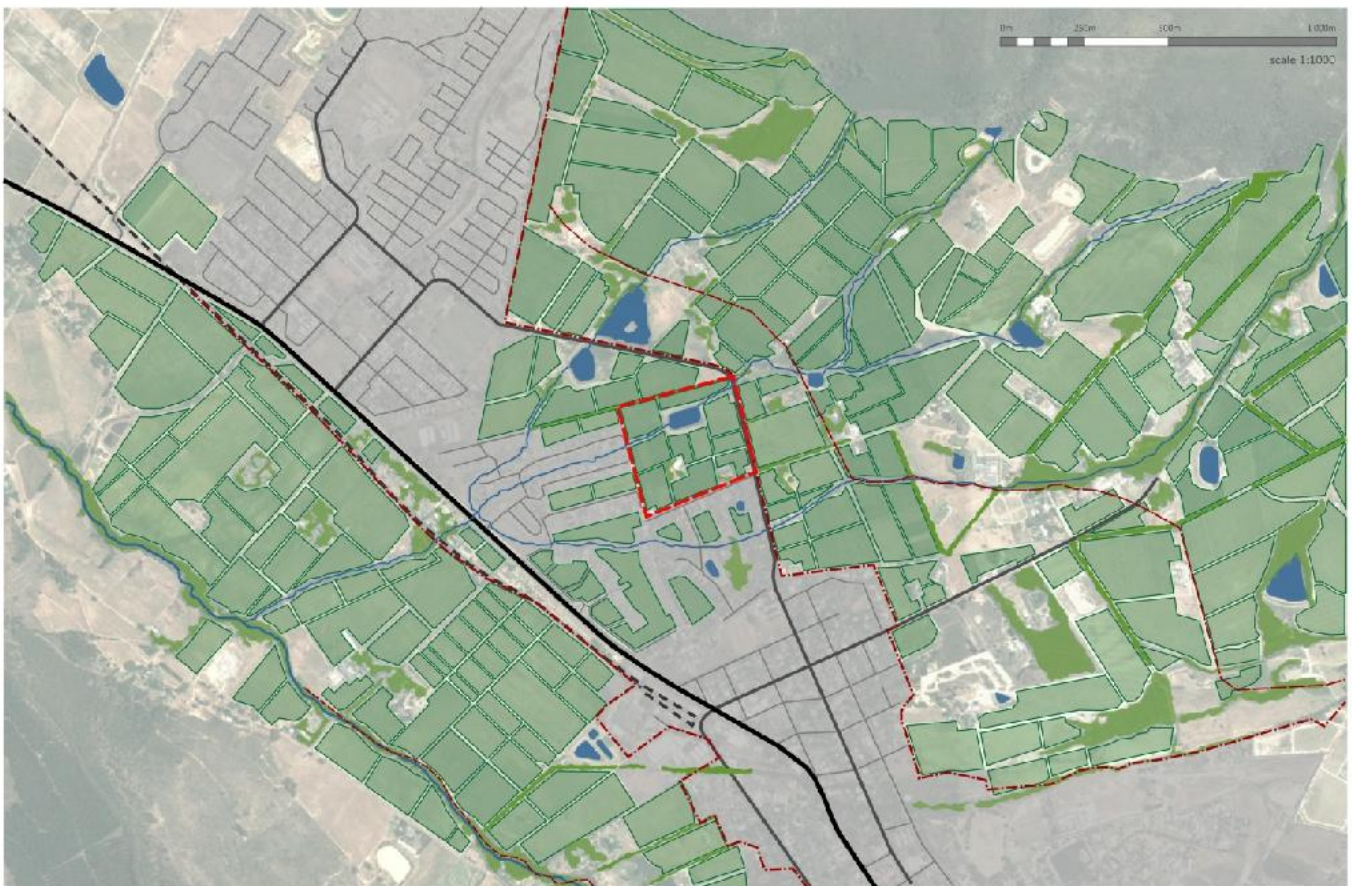


Figure 30 Illustration of surrounding natural and agricultural systems [Urban Concepts]

2.7 ARCHAEOLOGICAL SENSITIVITY

EXISTING FARM "WERF"

The historical "werf" area has high archaeological potential, relating to the development of the "werf". Of particular interest would be evidence of the ways of life of the inhabitants of the "werf", especially since it has not yet been ascertained exactly when the "werf" was first occupied.

The historical "werf" includes the T-shaped dwelling with cellar wing and outbuilding. The seemingly later addition of the 'leg of the T' is included in this, together with the adjacent "afdak" and "afdak" extension.

Similarly, the area of and around the labourer's cottage has high archaeological potential relating to evidence of other structures such as the rest of the row of cottages, as noted by Martin.

SURROUNDING FARM LAND

Of interest is the fact that the Surveyor General diagram (no. 745/1912 - dated 1912) below has a red block which indicates that a building existed on the portion 9 of erf 1075 in 1912. The current historical farmhouse is located on erf 1070, so this does not in any way relate to the existing structures.

It is therefore noted that there is a possibility of finding **archaeological** resources in this area. This is however very much dependent on where exactly this is, and what is currently located there. The immediate vicinity around the existing historical farmhouse is all cultivated agricultural land, which makes the chances of finding undisturbed resources very slim.

Any proposed disturbance of the existing floor surfaces within the historical structures may impact archaeological deposits and would require mitigation. Areas of particular interest would be those portions of the dwelling house which are subsequent additions to the original core as these may contain household midden (rubbish dump) under the floor surfaces. The outbuilding would also be of interest as it may have served as accommodation for slaves or free labour prior to the construction of the labourer's cottages along Dirkie Uys Street.

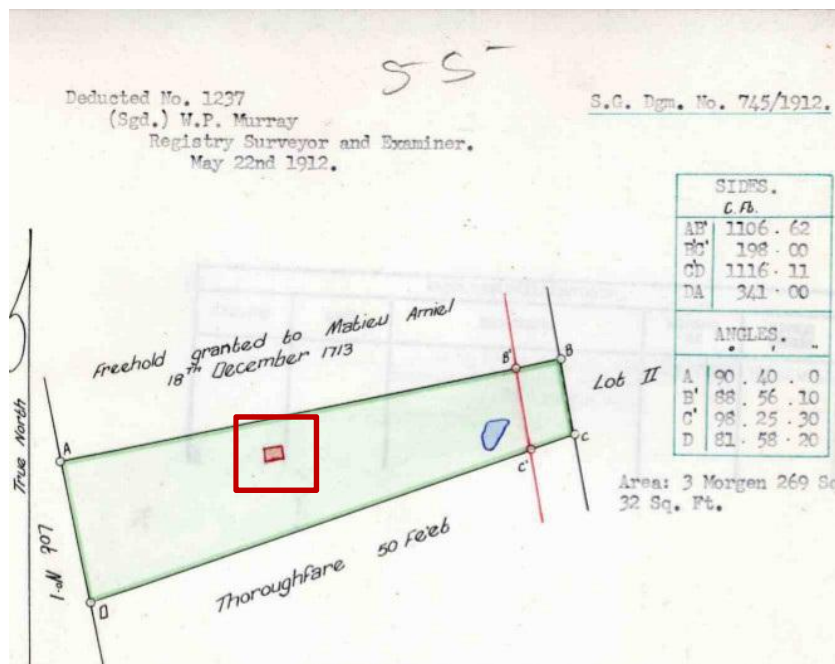


Figure 31 Extract from SG Diagram 745/1912 indicating area of possible archaeological resources [SG Office]

02 HERITAGE STATEMENT

Service trenches through the historical "werf", around the labourer's cottage and the identified area of interest should be monitored by an archaeologist and should any features (e.g. foundations, cobbled surfaces) be uncovered these should be recorded. Similarly, should a household midden be uncovered, it should be recorded and a sample taken of the material.

The cultivated lands outside the historical core and area of interest are less sensitive. Should archaeological features be uncovered during the course of the new development, work in the area should cease, giving the opportunity for the finds to be recorded and sampled.

Proposed internal alterations to the farmhouse and cellar would need to be assessed in order to ensure that minimal damage occurs to original/historic fabric.



Figure 32 Possible archaeological heritage resources as identified from c.1912 Surveyor General diagram [Urban Concepts]

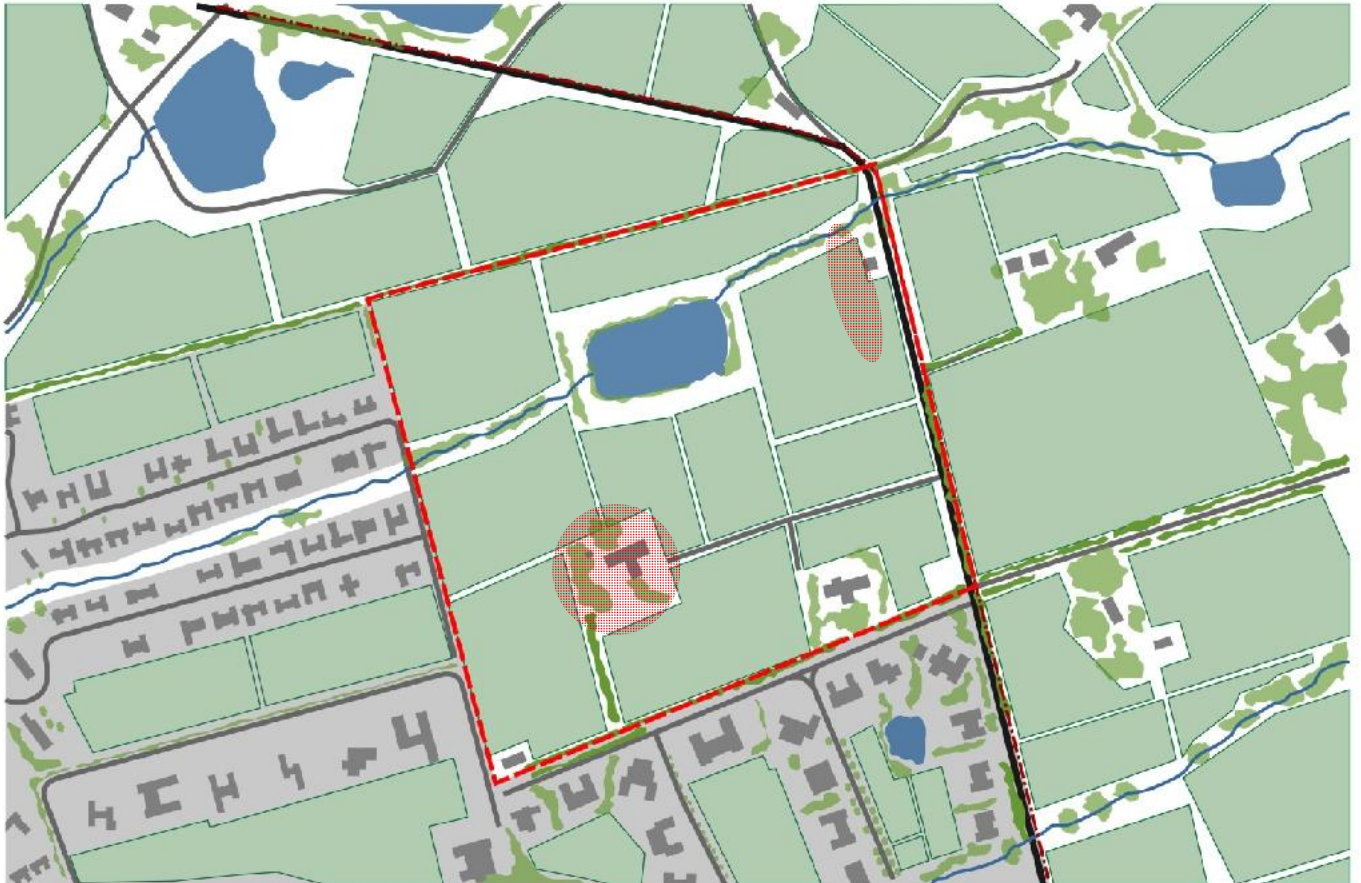


Figure 33 Archaeologically sensitive areas around the historical farm "werf" and the labourer's cottage [Urban Concepts]

SECTION 3

HERITAGE & URBAN DESIGN INDICATORS

03 HERITAGE & URBAN DESIGN INDICATORS

3.1 BACKGROUND TO CONSERVATION

CONSERVATION MANAGEMENT PRINCIPLES

The principles below are derived from the various international charters relating to heritage management and the experience the consultants have gained from a range of similar studies in rural and agricultural contexts. They move from the general to the particular and form the basis for the design guidelines and indicators as set out under sections 3.2 and 3.3.

A Holistic & Integrated Approach

Heritage is regarded as an integral component of economic, environmental and spatial planning. In spatial terms the totality of the site needs to be analysed as part of a larger system. The context of individual heritage resources always needs to be understood. New development should be considered in the context of the long term sustainability of the Estate as a whole.

Historical Layering

There should be respect for all periods of history as opposed to an undue emphasis on one era. The stripping away of subsequent layers can only be condoned when what is removed is clearly of low heritage significance and where removal can contribute to the increased heritage significance of the whole.

Dynamic Nature Of Heritage Significance

The different and frequently conflicting readings of heritage significance need to be acknowledged.

Authenticity And Integrity

The design, use of materials, workmanship and settings of heritage resources need to be respected. Recreation or replication of heritage resources are not regarded as appropriate heritage strategies. Modern insertions or additions should be clearly identified as such without causing visual contrast or dissonance.

Cultural Landscapes

Both the natural and cultural landscapes, and their interactions and transformation over time and the context within which they are embedded need to be carefully understood. They contribute substantially to the “sense of place” of different landscape character zones.

Enabling Development

Development can play a potentially positive role in promoting heritage conservation. The removal of ad hoc interventions and the restoration of critical visual linkages can contribute to the enhancement of the overall significance of the site.

Preservation & Recording Of Archaeological Remains

There is a need to preserve any archaeological deposits *in situ* as a preferred option or to ensure the provision of appropriate excavation and reporting where disturbance is unavoidable and to record what is found.



Figure 34 View of Franschoek Valley from east [Ravenscroft, c.1914, R1393 – Fransen 2006]

03 HERITAGE & URBAN DESIGN INDICATORS

3.2 KEY CONSIDERATIONS

The following points have been identified as key elements to consider when developing a design for this site. These are unpacked further in the Design Indicators listed in Section 3.3.

FRANSCHHOEK & SURROUNDS

1. **Continuity of ecological corridors**, especially riverine corridors
2. **Continuity of agriculture** as well as retention of agricultural patterns
3. **Retention of landscape patterns** of cultivated tree lines and stands
4. **Appropriate transition** between rural and urban, with a graded interface
5. **Integration** of town with historically segregated township through structural continuity
6. **Well-defined, appropriate urban development:** Responsible use of available developable land to ensure reduced pressure on agricultural resource, favouring higher densities where appropriate



Figure 35 Key elements from the Franschhoek Valley and surrounds which relate to the site in terms of cultural landscape and settlement patterns [Urban Concepts]

03 HERITAGE & URBAN DESIGN INDICATORS

SITE

- 1. Conservation of natural environment** (streams and vegetation), including appropriate flood protection and storm water management
- 2. Retention of historical patterns of agriculture and an element of agricultural activities** to celebrate the memory of the valley and the farms agricultural history
- 3. Continuity of agricultural characteristics** of the eastern farm lands across Dirkie Uys Street (Urban Edge) into the site through appropriate boundary treatment
- 4. Retention of significant planted trees and tree lanes** related to the historical buildings, streams and wind breaks
- 5. Retention of landscape “rooms” by replacing wind breaks/tree lanes** with appropriate species where necessary (i.e. overshadowing, invasive alien species, etc)
- 6. Retention and enhancement of water body** as focal point
- 7. Protection of views** across site and to/from surrounds
- 8. Retention, rehabilitation and activation** of historical building elements for appropriate new use
- 9. Respect spaces and trees** around historical building elements.

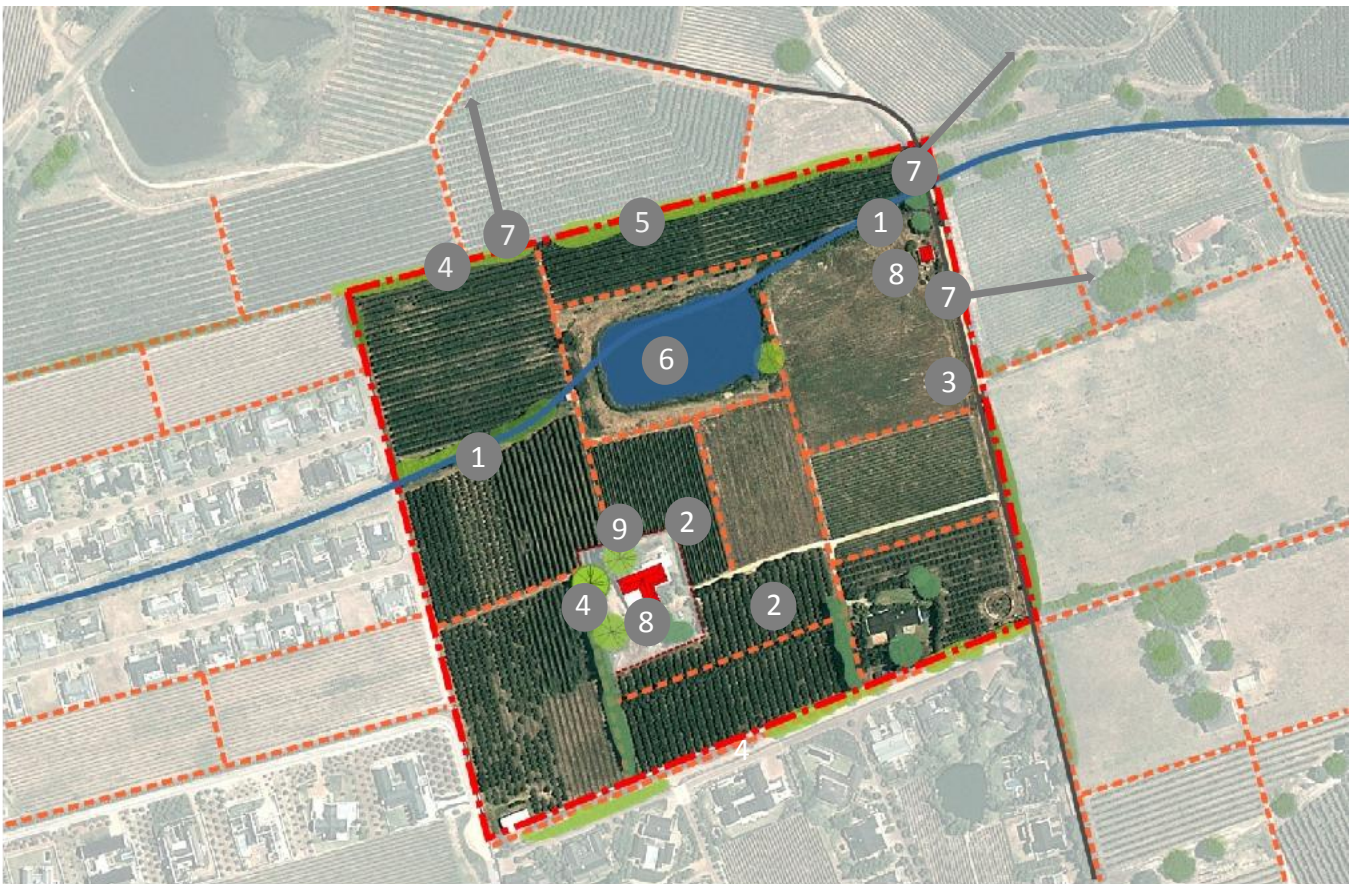


Figure 36 Key elements from the site which are translated into Design Indicators [Urban Concepts]

03 HERITAGE & URBAN DESIGN INDICATORS

3.3 DESIGN INDICATORS

The purpose of the design indicators is to guide the design process, ensuring that the development of the site will define and celebrate the heritage resources as identified in Section 2.

The Heritage Resources include the (A.) Cultural Landscape, the significant historical axis of (B.) Dirkie Uys Street and the (C.) historical buildings on the site.

A. CULTURAL LANDSCAPE

The cultural landscape at Middelploas is indicative of the landscape in the rest of Franschhoek Valley. It is an operational agricultural farm, where numerous orchards and vineyards still exists. There are also wind breaks of Pine and Beefwood trees. The space around the farmhouse has some wonderful mature trees, including an Oak and a species of Fig. An irrigation dam was constructed in 1997 in the path of an old stream which often floods.

INDICATORS: A. CULTURAL LANDSCAPE

| | |
|-----|---|
| A.1 | Retain a “green” link or passage from the surrounding area through the site by retaining an element of agricultural activity as a memory |
| A.2 | Celebrate the pattern of agricultural land use by using the existing alignments of the agriculture as a guideline for the development layout |
| A.3 | Conserve and rehabilitate river system and dam, taking storm water management and flood protection into account, to not negatively affect the natural character and ecology of the site |
| A.4 | Retain significant trees and tree alignments, replace trees associated with the stream |
| A.5 | Where overshadowing occurs by tree lanes, replace with smaller species but retain character of landscape rooms |
| A.6 | Protect / enhance views across the site to the mountains |

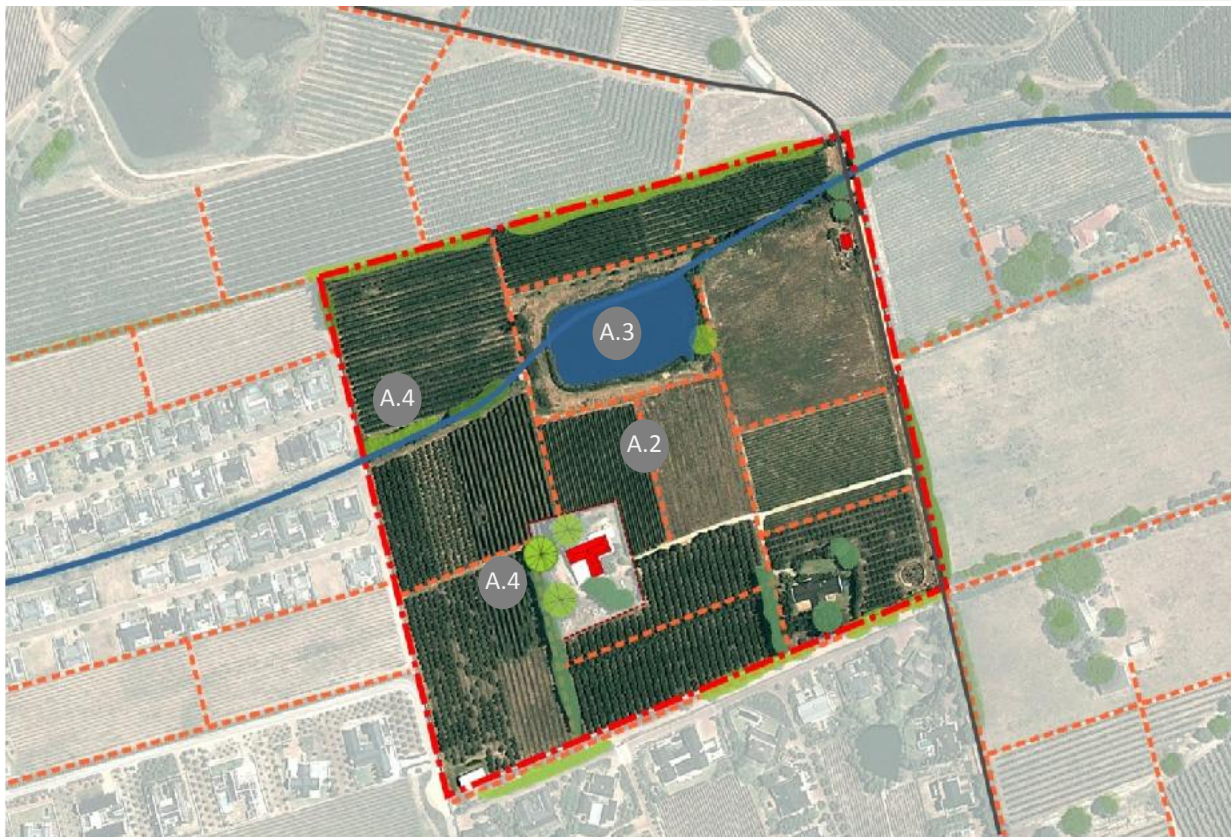


Figure 37 Cultural landscape indicators [Urban Concepts]

03 HERITAGE & URBAN DESIGN INDICATORS

B. SIGNIFICANT AXIS OF DIRKIE UYS STREET

The property also sits along the significant historic axis of Dirkie Uys Street which runs through town, terminating on the southern edge at the Huguenot Memorial Museum.

The urban edge is aligned with this historic axis, therefore the site plays a significant role in defining the transition between urban & rural landscape.

INDICATORS: B. AXIS OF DIRKIE UYS STREET

| | |
|-----|--|
| B.1 | The significance of the Dirkie Uys axis should be celebrated by clearly defining the route with appropriate soft and hard landscaping |
| B.2 | Design the Eastern border / Urban Edge to appropriately interface with the remaining agricultural land to the east by creating a continuity of agriculture |



Figure 38 Winter street scene (c.1920) Dirkie Uys Street [Fransen 2006]



Figure 39 View of east boundary line along Dirkie Uys Street looking north over vineyards and cottage [Martin - Nov 2010]

03 HERITAGE & URBAN DESIGN INDICATORS

C. HISTORICAL BUILDINGS

The following elements are the built heritage resources:

- Old farmhouse with attached cellar (c. approx 1852-1880)
- Labourer's cottage (c. unknown)
- Outbuilding next to cellar (c. unknown)

The old homestead is a T-shaped double pitch building with a corrugated roof. There are numerous lean-to additions to the north and east. The northern façade additions adversely affect the experience of the old barn and T-shaped building from this side. The main entrance is unusually located to the south with a L-shaped stoep.

The cottage was built as a typical two-roomed dwelling with separate entrances off the north-west facing stoep. A steep corrugated iron double pitched roof allows for a loft space above the original structure. It was later extended by enclosing the old stoep, and building another.

There is also a small outbuilding associated with the homestead and cellar which looks as though it could be older than 60 years, but this has not been confirmed.

INDICATORS: C. HISTORICAL BUILDINGS

| | |
|-----|--|
| C.1 | Old homestead and cellar to be retained and rehabilitated for an appropriate new use (residents functions, library, meeting place, social area, etc) |
| C.2 | Labourer's Cottage to be retained and rehabilitated for an appropriate new use |
| C.3 | Labourer's Cottage should maintain a positive interface with the Dirkie Uys axis, and can therefore not be fenced into the development. |
| C.4 | Development around the historical buildings to be designed so as to not compromise the spatial experience and setting |
| C.5 | Visual and physical links to the surroundings to be defined within proposed layout |
| C.6 | The outbuilding can be retained with appropriate use |



Historical farmhouse – main entrance surrounded by planting. It is difficult to adequately photograph (c. 1870-80s)



Historical labourer's cottage west elevation overlooking a field, dam and orchards

SECTION 4

DESIGN PROPOSAL

4.1 URBAN DESIGN PROPOSAL

DESIGN RATIONALE

The most important aspect of the urban design vision for the Middelpaas project is **the definition & preservation of the key heritage resources of the site.**

This has been achieved with the interpretation of the heritage and urban design indicators as stipulated in section 3 of this document.

The design was also informed by the brief from the client - to create a development which offers the elderly a pleasant, safe and aesthetically pleasing environment, whilst being cognizant of developing the urban design parameters within a financially feasible framework.

* It is important to note that even though cues were taken from the previous design proposal (see Annexure A.2), the main structuring elements of the design was based on the heritage and urban design-related principles.

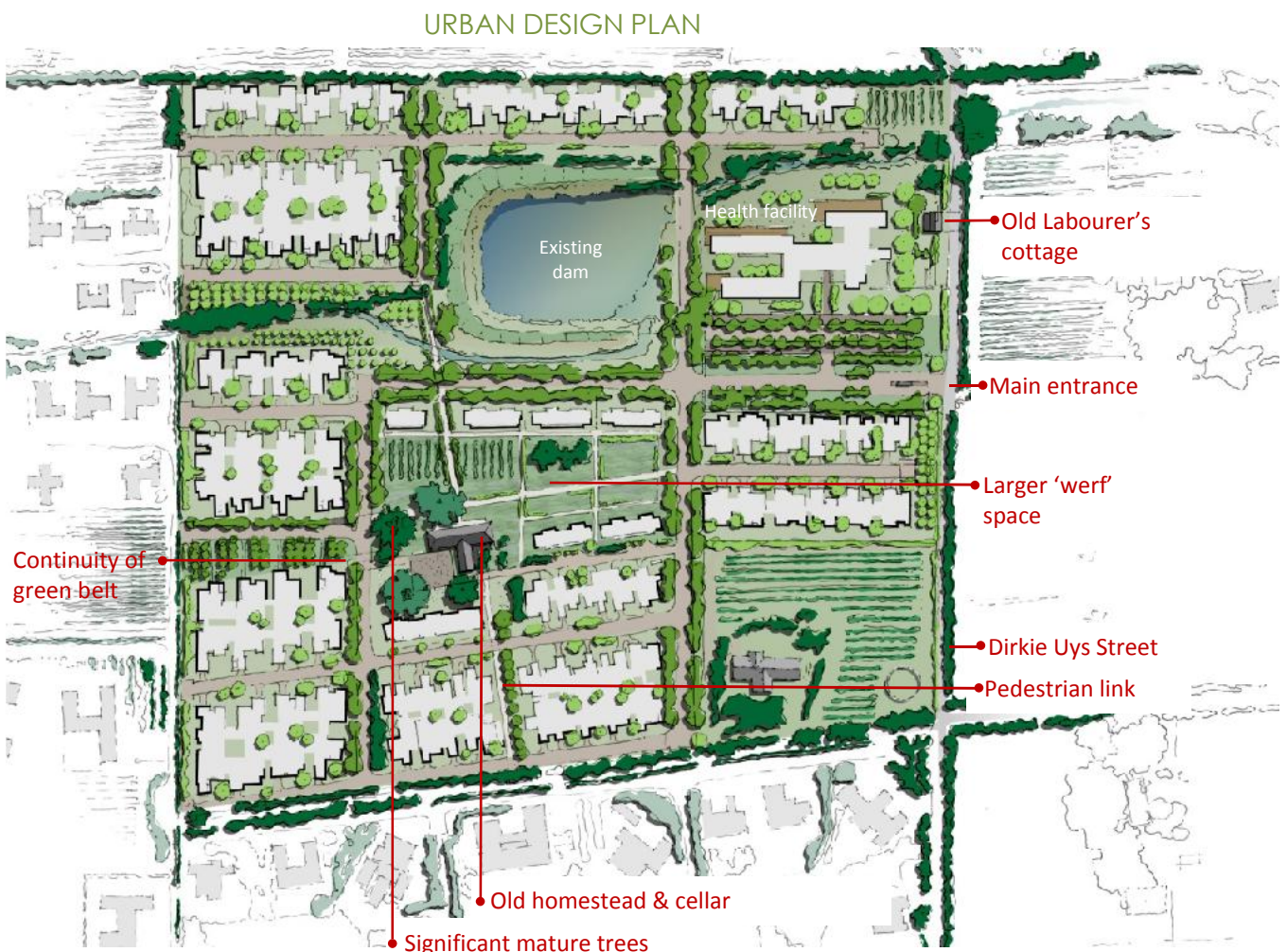


Figure 40 Urban Design plan [Urban Concepts]

4.2 SITE DESCRIPTION & DEVELOPMENT INTENT

The entire site is approximately 11 ha in extent. There are existing windbreaks, orchards, vineyards and a few significant mature trees around the historical homestead. There is also a natural watercourse, on which an irrigation dam was constructed in 1997 which often floods.

EXISTING BUILDINGS ON THE SITE:

The existing buildings on the site are as follows:

- Old Homestead and wine cellar (approximately 350m²);
- The old cottage (78m²);
- The main farmstead (approx. 350m²).
- The farm manager's cottage in the south western corner of the site.

A 1ha area of the property (south eastern corner) containing the main farmstead is to be subdivided and retained by the original owner and farmer. Other than the subdivision, this property does not form part of this development proposal.

PROPOSED NEW ENTRANCE TO SITE:

The new entrance is proposed directly opposite the access to Erven 1078 and 1075/2, and creates a visual axis into site with the dam visible and directly to the north of this axis; and the historical homestead to the south.

DEVELOPMENT INTENT:

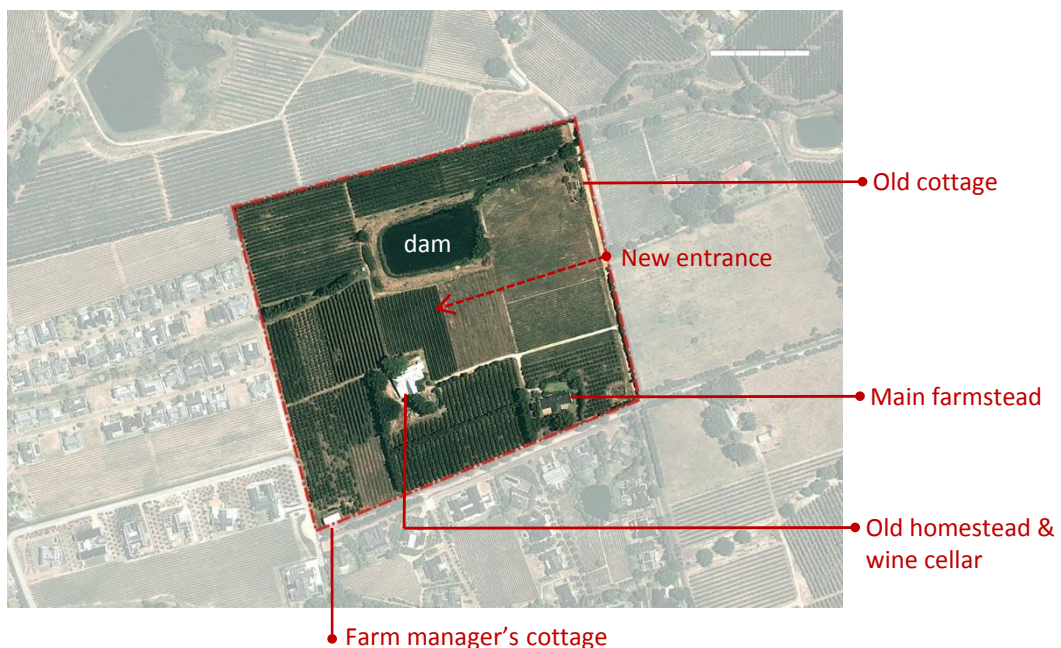
The proposed new development brief is to create a retirement village with approximately 95 single storey homes of approximately 100 to 180sqm; and single storey row houses of approx. 40 - 60 sqm.

The need for a clinic and administration building of approximately 3000sqm has also been identified.

This will include clinic rooms and bedroom apartments

A guard house and refuse facility along Dirkie Uys Street will be required.

The coverage of the site to be approximately 20% of the site . The site is 10.9ha.



4.3 INTERPRETATION OF DESIGN INDICATORS

The interpretation of the design indicators has been illustrated by means of a set of diagrams and three-dimensional images of the urban design proposal:

A. CULTURAL LANDSCAPE

The three dimensional image of the urban design proposal is aimed at explaining the interpretation of the design indicators for the preservation and enhancement of the cultural landscape

| A. CULTURAL LANDSCAPE | | |
|-----------------------|---|--|
| INDICATORS | | RESPONSE |
| A.1 | Retain a “green” link or passage from the surrounding area through the site through retaining an element of agricultural activity as a memory | The design proposal allows for a significant green belt along the river, approximately 40 to 100m in width. |
| A.2 | Celebrate the pattern of agricultural land use by using the existing alignments of the agriculture as a guideline for the development layout | Refer to image below |
| A.3 | Conserve and rehabilitate river system and dam, taking storm water management and flood protection into account, to not negatively affect the natural character and ecology of the site | The green belt allows for a large central open area, accommodating a dam and associated landscaping. |
| A.4 | Retain significant trees and tree alignments, replace trees associated with the stream | Refer to image below |
| A.5 | Where overshadowing occurs by tree lanes, replace with smaller species but retain character of landscape rooms | noted |
| A.6 | Protect / enhance views across the site to the mountains | noted |

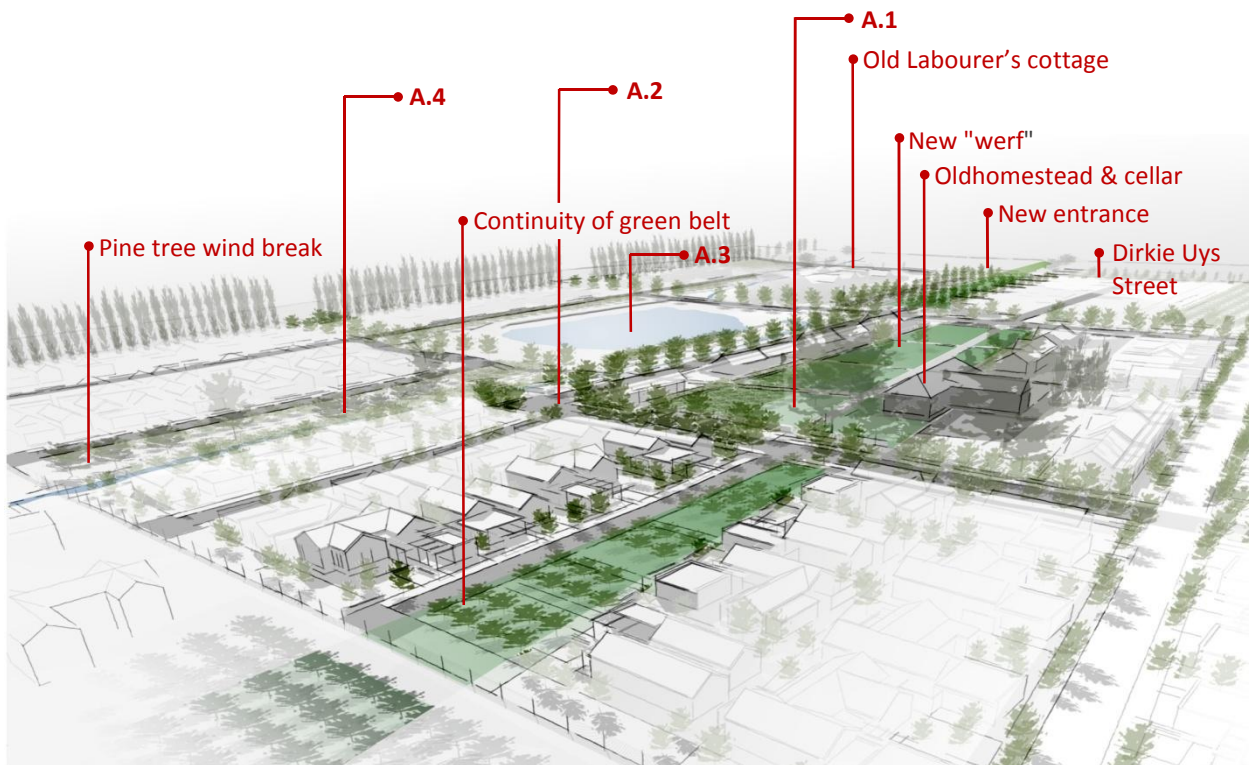


Figure 42 Urban Design response to Cultural Landscape indicators [Urban Concepts]

B. SIGNIFICANT HISTORIC AXIS

| B. AXIS OF DIRKIE UYS STREET | | |
|------------------------------|--|--|
| INDICATORS | | RESPONSE |
| B.1 | The significance of the the Dirkie Uys axis should be celebrated by clearly defining the route with appropriate soft and hard landscaping | It is proposed that portions of the agricultural planting be retained/replanted along with the border of Dirkie Uys Street, at the main homestead. |
| B.2 | Design the Eastern border / Urban Edge to appropriately interface with the remaining agricultural land to the east by creating a continuity of agriculture | This creates a visual and physical continuity of the agricultural activities in parallel to the natural system of the river flowing through the site. |

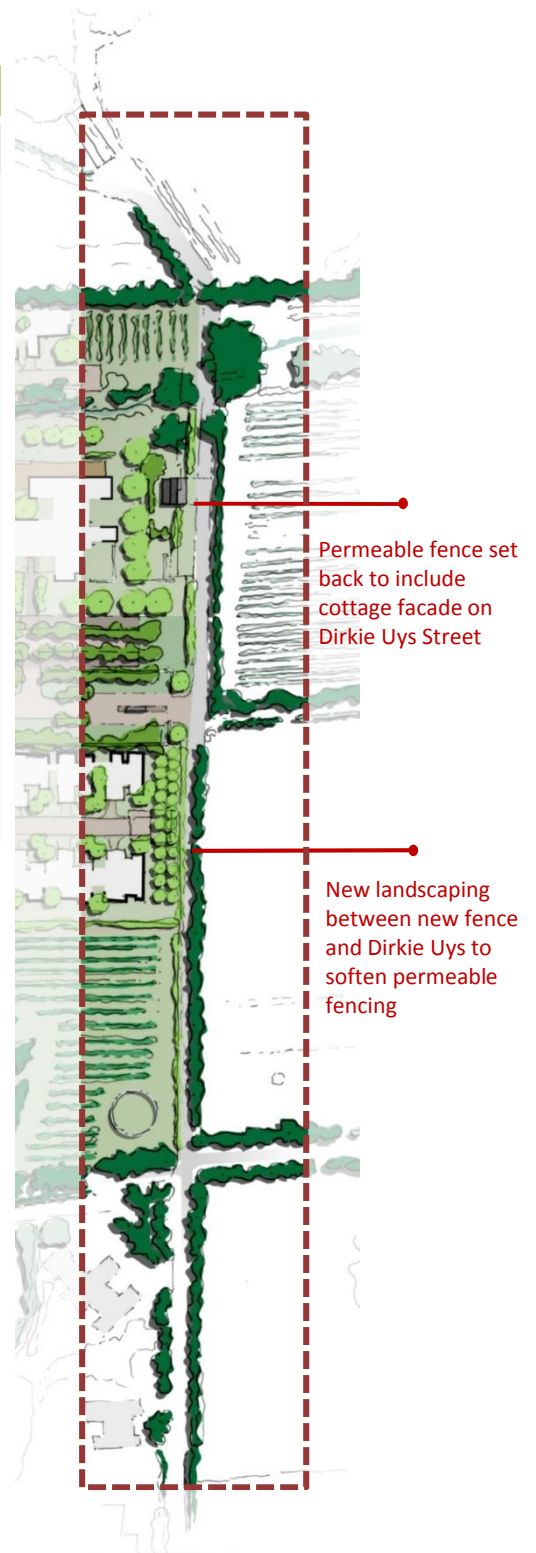


Figure 43 Urban Design response to historic axis indicators [Urban Concepts]

C. HISTORICAL BUILDINGS

| B. AXIS OF DIRKIE UYS STREET | | |
|------------------------------|---|---|
| INDICATORS | | RESPONSE |
| C.1 | Historical homestead and cellar to be retained and rehabilitated for an appropriate new use (residents functions, library, meeting place, social area, etc) | Noted |
| C.2 | Labourer’s Cottage to be retained and rehabilitated for an appropriate new use | Noted |
| C.3 | Labourer’s Cottage should maintain a positive interface with the Dirkie Uys axis, and can therefore not be fenced into the development. | The permeable fence to the development is set back to express the labourer’s cottage as part of the important axis |
| C.4 | Development around the historical buildings to be designed so as to not compromise the spatial experience and setting | A larger “werf” space of approximately 7500 sqm is created to define a space around the old building and trees. |
| C.5 | Visual and physical links to the surroundings to be defined within proposed layout | See image below |
| C.6 | The outbuilding can be retained with appropriate use | Noted |

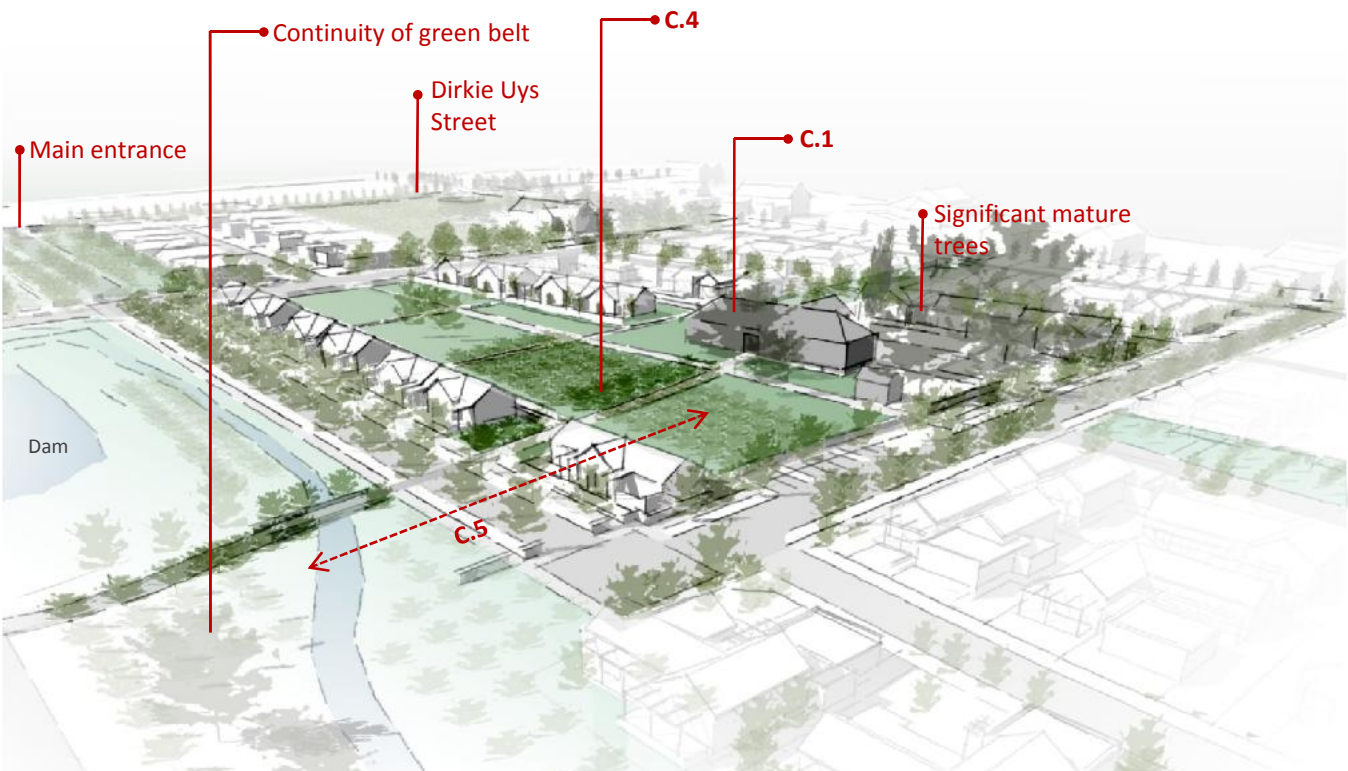


Figure 44 Urban Design response to built environment indicators [Urban Concepts]

4.4 DESIGN PRINCIPLES & GUIDELINES

The aim of the design principles & guidelines noted below, is to ensure that the development responds positively to the spatial system within the site; the guidelines will also form the basis for the further design development (Site development plans & architecture) of the place.

A. PRIORITISE THE MAIN AVENUES AND GREEN AREAS (REFER TO FIGURE 46 BELOW)

Residential units to have a positive interface onto open areas to ensure that these spaces become the backbone to the development, creating a place for social interaction and recreation.

- Double garages to be limited when fronting onto the public green system (a maximum of 60% of the homes in a specific street may have a double garage).
- Homes that front onto main open spaces to have an active edge onto the green space, this means that the living area or a bedroom needs to face onto the green area.



Figure 46 Plan indicating Open space Structure

B. VARIETY AND CHOICE

With this development primarily being a residential development, it is important to create a variety of different residential units. The reason for this is two-fold: To give a variety of options to potential buyers; but most importantly to ensure that the overall impact on the cultural landscape is of a fragmented, well-defined nature. Too much repetition will detract from the visual nature of this unique landscape.

C. DEFINITION OF GREEN SYSTEMS AND SPACES

The public green spaces should be defined by means of "werf" walls, grassed areas and walkways. The buildings that front onto these spaces should not turn its back on it (I.e. not dominated by double garages and inactive rooms)

D. ARCHITECTURAL INTENT

The design principles for the buildings must take cognizance of the built form of the local area (Franschhoek and surrounds), as well as the heritage resources on the site; and the style of the houses should be a contemporary interpretation of the proportions and character of the historical homes within the area. The following section (4.5) is aimed at explaining the architectural vision and underlying principles for this site.

MATERIALS

- All buildings to be plastered and painted.
- Paint colors to be natural tones
- Roofs to be charcoal color

WINDOWS AND DOORS

- All windows and doors to be of a rectangular form
- No cottage pain windows will be permitted
- Window and door frames to be aluminium or timber.



Figure 47 Indicative sectional elevation of new development alongside the new "werf" and homestead [Urban Concepts]

4.5 ARCHITECTURE

A. ARCHITECTURAL VISION

The architectural design should take cognizance of the character of the built form of the local area (Franschhoek and surrounds), as well as the heritage resources on the site. (refer to Section 2: Heritage Statement, pages 30 to 42 of this document). Below an extract of some two of the images indicating the nature and style of the architecture during the late 1800's and early 1900's.

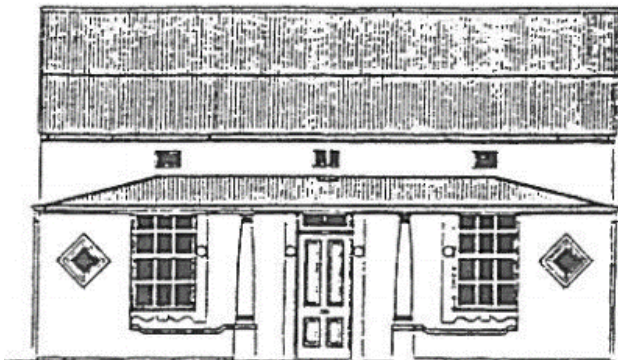


Figure 48 28 Dirkie Uys Street [Todeschini & Japha 1988]



Figure 49 Winter street scene (c.1920) Dirkie Uys Street [Fransen 2006]

B. INTERPRETATION OF DESIGN PRINCIPLES

Some design principles have been derived from historical buildings of the area. Below a few sketches to illustrate the re-interpretation of the old form and style. The differentiation in height of lean-to roof and main roof, as well as proportions of buildings are noted.

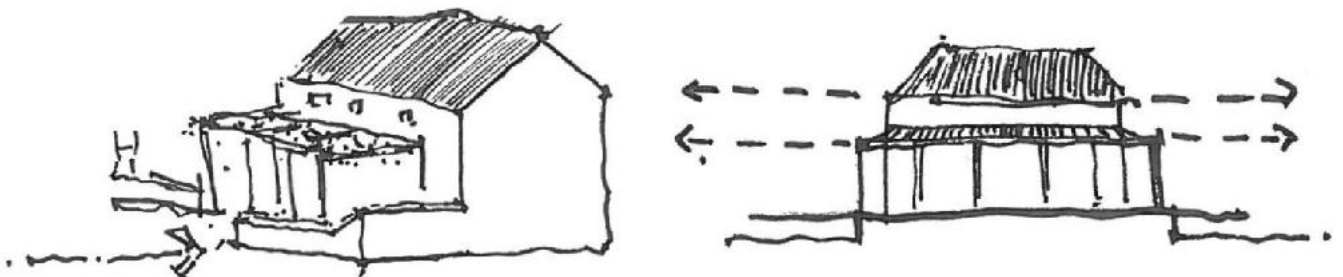


Figure 50 Interpretation of existing architecture in Franschhoek [Urban Concepts]

B. HOUSE TYPES

The conceptual design of a few house types have been included in this document to guide the project architect's design process for the development.

From an urban design perspective it is felt that the nature and scale of this site requires a minimum of six house types. As stated in section 4.5 B, it is important to create a variety of different residential units, as too much repetition will detract from the visual nature of this unique landscape.

Each of the six house types should have sufficient variety in building & roof form, therefore small variations and internal layout changes will not be viewed as a new house type.

Three conceptual house types have been drawn to illustrate the intent of the proposed scale of the buildings, as well as the architectural style as described under the architectural vision

These are named the L-shape house; Small barn house & Courtyard house. Plan and elevational views of these are shown on the following pages.

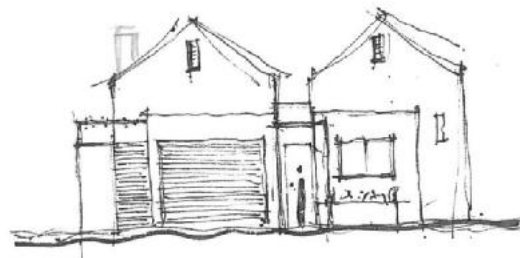
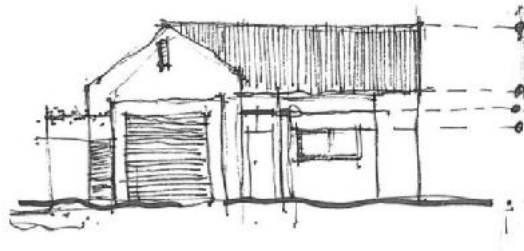
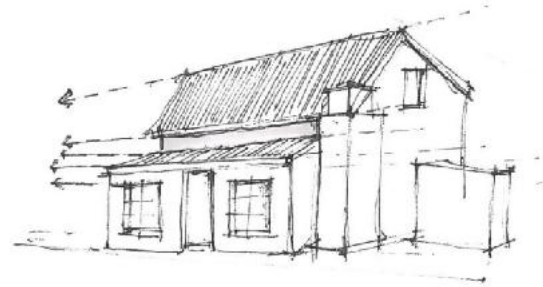


Figure 51 Interpretation of existing architecture in Franschhoek [Urban Concepts]

L-SHAPE HOUSE



TYPICAL SIDE ELEVATION



TYPICAL BACK ELEVATION



TYPICAL PLAN

Figure 52 L-shaped house type [Urban Concepts]

COURTYARD HOUSE



TYPICAL SIDE ELEVATION



TYPICAL BACK ELEVATION



TYPICAL PLAN

Figure 53 Courtyard house type [Urban Concepts]

SMALL BARN HOUSE



TYPICAL SIDE ELEVATION



TYPICAL BACK ELEVATION



TYPICAL PLAN

Figure 54 Small barn house type [Urban Concepts]

C GUIDELINES FOR HEALTH FACILITY

As noted in the section 4.4D Architectural Intent, the design of the buildings must take cognizance of the built form of the local area (Franschhoek and surrounds), and consider a contemporary interpretation of the proportions and character of the historical buildings of the area. Later architecture of the area should also be considered, where appropriate.

A set of design guidelines has been developed to inform the architectural design of the building:

FRAGMENTATION

- The building needs to be fragmented to create a maximum building form width of 10m, and a building length of 25 to 40m.
- Linking elements between building forms to be smaller elements with lower roofs. Max width of 8m.

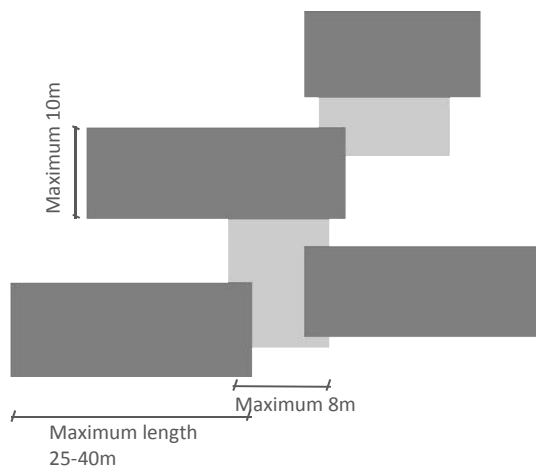


Figure 54 Example of the use of building forms [Urban Concepts]

BUILDING ORIENTATION & INTERFACE

The building to have an active interface with the stream on the Northern side. This would suggest that communal areas be positioned on the ground floor (North side of the building).

- Roofed stoeps or stoeps with pergolas required on the Northern side, and encouraged on the South side of the building forms.
- At least 30 % of the northern side of building forms to have either a lean-to roof or a pergola.
- Lean-to roofs or pergolas encourages within courtyard spaces created by building elements.

LEGIBILITY

The main entrance of the building will be on the South Side. Entrances should be clearly defined by creating a legible pedestrian route, but no significant architectural features to indicate entrances.

HEIGHT

- The building is restricted to a double storey structure to a max height of 8.5m above FFL.
- FFI to be a max of 1.5m above NGL.

ROOFS

- The building forms to be roofed with double pitch roofs (30 or 35 degrees). All building forms to have the same pitch.
- Linking elements to be roofed with flat roofs hidden behind a parapet wall, or a double pitch roof (same pitch as the building forms).
- Lean-to roofs (max pitch 15 degrees) or flat concrete roofs permitted to create walkways

ARCHITECTURE

MATERIALS

- All buildings to be plastered and painted.
- Paint colors to be natural tones
- Roofs to be charcoal color

WINDOWS AND DOORS

- All windows and doors to be of a rectangular form
- No cottage pain windows will be permitted
- Window and door frames to be aluminium or timber.
- No ornate detailing permitted.

SECTION 5

VISUAL IMPACT

5.1 EXECUTIVE SUMMARY

Visual [refer to VIA]

- View from key vantage points e.g. Franschoek Pass
- Views from surrounding historical homesteads
- View / experience from adjacent road – Dirkie Uys
- Views from adjacent properties
- Internal view from historical buildings and "werf"
- Internal views of surrounding landscape – breathing space

SECTION 6

REFERENCES, SOURCES & FIGURES

REFERENCES

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3. Malherbe, JE. (1996) *The History of Franschhoek: History Series nr 1*, Huguenot Memorial Museum, Franschhoek
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5. Todeschini & Japha Architects & Planners; (1992) *Conservation Study Franschhoek Valley*, Prepared For the Western Cape Regional Services Council
6. Todeschini, F; Japha, D; Japha, V; (1989) *Franschhoek: Guidelines for Conservation and Development*, prepared for the Franschhoek Trust
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8. Todeschini, F. (2012) *Aide Memoire for meeting of HWC Committee on Friday 7 December 2012: Proposed guest house: Farm Middagkrans no 1114 Paarl; Division: Franschhoek; General response to Aikman letter dated 5 November*, prepared for the Cape Institute for Architecture

SOURCES

- Department of Rural Development and Land Reform: National Geo-spatial Information
- Heritage Western Cape (HWC)
- Huguenot Memorial Museum
- National Library of South Africa
- Ron Martin Heritage Consultant
- Stellenbosch Municipality
- Surveyor General Cape Town

FIGURES

Figure 1 Locality plan [Google Earth]

Figure 2 Surrounding rural agricultural landscape [Google Earth]

Figure 3 Location of built heritage resources (historical buildings) on site [Google Earth]

Figure 4 Extract from SG Diagram 745/1912 indicating area of possible archaeological resources [SG Office]

Figure 5 Significant cultural landscape elements [Google Earth]

Figure 6 Project Timeline to date for the previous design proposals

Figure 7 Location [Google Earth]

Figure 8 Extract from Franschhoek Integrated Development Plan SDP (Nov 2000) overlaid on Google earth image (site lined in yellow)

Figure 9 Extract from 01-13_ Cape-Malmesbury_Southern Districts_1880-1900 [Cape Archives]

Figure 10 Illustration of surrounding natural and agricultural systems [Urban Concepts]

Figure 11 La Terra de Luque identified in the extract from 01-13_ Cape-Malmesbury_Southern Districts_1880-1900 [Cape Archives] Green line indicates the wagon track from Stellenbosch over the Franschhoek pass to the Overberg, and the wagon track to the farms

Figure 12 View of east boundary line along Dirkie Uys Street looking north over vineyards and cottage [Martin - Nov 2010]

Figure 13 SG Diagram 310/1831 [Extract from Todeschini & Japha 1992]

Figure 14 SG Diagram B.25/1831 [Extract from Todeschini & Japha 1992] – *yellow indicates approximate position of site; green indicates old wagon route to the pass*

Figure 15 SG diagram no. 13/1713 illustrating subdivisions of erf 1070 [SG Office]

Figure 16 Notes of SG diagram no. 13/1713 [SG Office]

Figure 17 SG diagram no. 745/1912 illustrating erf 1075 [SG Office]

Figure 18 Typical settlement pattern: Buildings surrounded by groups of trees [Fig 14 pg. 21 Todeschini study 1992]

Figure 19 Cottages surrounded by Oaks [Fig 15 pg. 22 Todeschini study 1992]

Figure 20 Significant historical buildings of interest: pre-1915 [Map 10: page 36 Todeschini study 1992]

Figure 21 Southerly views [Map 13 page 41 Todeschini study 1992]

Figure 22 Southerly views [Map 14 page 42 Todeschini study 1992]

Figure 23 Sub-areas of different character [Map 16 page 47 of Todeschini study 1992]

Figure 24 Aerial image illustrating the location of the historical buildings. Red line indicates Dirkie Uys Street [Google Earth]

Figure 24 Aerial image illustrating the location of the historical buildings. Red line indicates Dirkie Uys Street [Google Earth]

Figure 25 Historical aerial (c.1942) overlaid on a google earth image illustrating surrounding heritage resources on neighbouring farms and northern Dirkie Uys Street [NGI & Google Earth]

Figure 26 28 Dirkie Uys Street [Todeschini & Japha 1988]

Figure 27 “La Chaumiere” 49 Dirkie Uys Street [Todeschini & Japha 1988]

Figure 28 Aerial image illustrating the location of the cultural landscape elements [Google Earth]

Figure 29 Historical aerial (c.1942) with site and significant axis of Dirkie Uys Street indicated [NGI & Google Earth]

Figure 30 Illustration of surrounding natural and agricultural systems [Urban Concepts]

Figure 31 Extract from SG Diagram 745/1912 indicating area of possible archaeological resources [SG Office]

Figure 32 Possible archaeological heritage resources as identified from c.1912 Surveyor General diagram [Urban Concepts]

Figure 33 Archaeologically sensitive areas around the historical farm “werf” and the labourer’s cottage [Urban Concepts]

Figure 34 View of Franschhoek Valley from east [Ravenscroft, c.1914, R1393 – Fransen 2006]

Figure 35 Key elements from the Franschhoek Valley and surrounds which relate to the site in terms of cultural landscape and settlement patterns [Urban Concepts]

Figure 36 Key elements from the site which are translated into Design Indicators [Urban Concepts]

Figure 37 Cultural landscape indicators [Urban Concepts]

Figure 38 Winter street scene (c.1920) Dirkie Uys Street [Fransen 2006]

Figure 39 View of east boundary line along Dirkie Uys Street looking north over vineyards and cottage [Martin - Nov 2010]

Figure 40 Urban Design plan [Urban Concepts]

Figure 41 Development Intent [Urban Concepts]

Figure 42 Urban Design response to Cultural Landscape indicators [Urban Concepts]

Figure 43 Urban Design response to historic axis indicators [Urban Concepts]

Figure 44 Urban Design response to built environment indicators [Urban Concepts]

Figure 45 Preservation of historical farm “werf” around homestead [Urban Concepts]

Figure 46 Plan indicative Green Zones

Figure 47 Indicative elevation of new development alongside the historical “werf” and homestead [Urban Concepts]

Figure 48 28 Dirkie Uys Street [Todeschini & Japha 1988]

Figure 49 Winter street scene (c.1920) Dirkie Uys Street [Fransen 2006]

Figure 50 Interpretation of existing architecture in Franschhoek [Urban Concepts]

Figure 51 Interpretation of existing architecture in Franschhoek [Urban Concepts]

Figure 52 L-shaped house type [Urban Concepts]

Figure 53 Courtyard house type [Urban Concepts]

Figure 54 Small barn house type [Urban Concepts]

ANNEXURES

ANNEXURE A.1

REVISED DESIGN PROPOSAL

ANNEXURE A.2

PREVIOUS DESIGN PROPOSAL

ANNEXURE A.3

COMMENTS ON PREVIOUS PROPOSAL FROM HERITAGE AND ENVIRONMENTAL AUTHORITIES