



**THE BOSCHENDAL FOUNDERS' ESTATES  
MASTER REVIEW COMMITTEE**

**Final Comment**

***in re* design proposals for alterations to 'Baker House' on Founders' Estate No. 11**

An online meeting of the Master Review Committee ("MRC") was held on 28 April 2023 via MS Teams to consider the design proposals for Founders' Estate 11 (Nieuwedorp Homestead, Boschendal Farm 11/1685, R310, Stellenbosch) tabled and prepared by Sean Mahoney of StudioMAS.

The members of the MRC present included: William George (Boschendal (Pty) Ltd); Sarah Winter (Specialist); and Nicolas Baumann (Specialist); and Richard Summers (Richard Summers Inc) who chaired the meeting.

Also present was a representative of SAHRA, Palmira De Almeida, the project architect, Sean Mahoney (Studiomas), a member of the DHF, Rolf Annas, as well as Mike Scurr as a co-author of the Heritage Statement accompanying the application.

Apologies received from John Wilson-Harris representing the Cape Institute for Architects (CIfA).

The Stellenbosch Municipality did not respond to the invite to attend the meeting.

**SUBMISSION FOR FOUNDERS' ESTATE 11 (NIEUWEDORP HOMESTEAD)**

The following documents were tabled and considered by the Committee at the MRC meeting in relation to the design proposal:

1. Drawings:

- Unnamed map (drawing no. BKH-M – 001) prepared by Sean Mahoney of StudioMAS dated 16 March 2023;
- Locality and Access map (drawing no. BKH-M – 002) prepared by Sean Mahoney of StudioMAS dated 16 March 2023;
- Proposed Development Plan (drawing no. BKH-M – 003) prepared by Sean Mahoney of StudioMAS dated 16 March 2023;
- Council Drawing - Site Plan (drawing no. BKH-M – 004) prepared by Sean Mahoney of StudioMAS dated 29 March 2023;
- Council Drawing - Floor Plan (drawing no. BKH-M – 100) prepared by Sean Mahoney of StudioMAS dated 29 March 2023;
- Council Drawing – Roof Plan (drawing no. BKH-M – 101) prepared by Sean Mahoney of StudioMAS dated 29 March 2023;
- Council Drawing – Sections (drawing no. BKH-M – 200) prepared by Sean Mahoney of StudioMAS dated 29 March 2023;
- Council Drawing – Sections (drawing no. BKH-M – 201) prepared by Sean Mahoney of StudioMAS dated 29 March 2023; and
- Council Drawing – Elevations (drawing no. BKH-M – 300) prepared by Sean Mahoney of StudioMAS dated 29 March 2023.

2. Boschendal Baker House Image Reference Layout (undated).

3. Heritage Statement prepared by Sarah Winter Heritage Consultant and Rennie Scurr Addendorff dated 20 April 2023.

4. The interim comment from the Cape Institute for Architects (ClfA) submitted to the MRC by email on 26 April 2023.

## **DISCUSSION**

The Committee's discussion regarding the proposal tabled for Founders' Estate No. 11 (Nieuwedorp Homestead) included:

- The design proposal tabled is in conformity with the Founders' Estates Design Guidelines and is endorsed by the Committee, recognising that the Design Guidelines are not specific to the Nieuwedorp Homestead.
- In response to the concern raised by ClfA, it was agreed that to support the recommendation of a reduction of the height of the parapet of the outbuilding (garage) by approx. 300 – 400 mm to mitigate the visual impact on the homestead.
- The removal of the fireplace is not concern as this feature a contemporary feature of no heritage value.
- A concern regarding the gentrification of the front façade raised by ClfA was discussed recognising that a design development process had been done in consultation with the advice the heritage consultants resulting in the preferred option of retaining the two period windows but adjusting their position and to make way for a new central door opening.
- Notwithstanding the request from the DHF representative to be provided with 3D images of the rear interventions including new pergola, it was felt that there was sufficient information provided in the application and accompanying documentation to demonstrate that this intervention would have minimal visual or heritage impact.
- The recommendations recorded in the Heritage Statement are supported, subject to the proposed adjustment to the height of the parapet of the outbuilding to address the concerns raised by ClfA.
- Regarding the landscaping plan to be submitted, it was noted that the treed setting of the homestead and the avenue approach to Baker House is to remain unchanged.
- Any additional landscaping interventions will be addressed in terms of the landscaping plan to be provided to the MRC for endorsement in accordance with the plan submission requirements of the Design Guidelines.
- The MRC's recommendation is that a permit for the proposals be issued by SAHRA in terms of section 27 of the NHRA subject to revisions of the garage structure being resolved and a landscape plan being submitted to the MRC in accordance with the Design Guidelines for further review.

#### **FINAL COMMENT ON THE PROPOSAL**

**The MRC recommends the proposal for approval by SAHRA subject to the following conditions:**



**BOSCHENDAL**

FOUNDED 1685

**THE ESTATE**

- 1. The adjustment to the height of the parapet of the outbuilding by approx. 300 – 400 mm to mitigate the visual impact. The final building plans be submitted to the MRC for sign off by email indicating the adjustment to the height of the parapet of the garage.**
- 2. A landscape plan to be submitted to the MRC for endorsement in accordance with the SAHRA approved overarching Founders Estate Design Guidelines and draft Landscape Guidelines.**
- 3. Any trenching or earth moving works outside the existing footprint of the building must be monitored by a professional archaeologist. The name and qualification of the archaeologist in question should be submitted to SAHRA for approval. A report regarding trenching or earth moving works must be submitted to SAHRA by the archaeologist monitoring the activities.**
- 4. A close out report be submitted to SAHRA by a heritage specialist within 30 days of the completion of the works.**

Chairperson

Richard Summers

5 May 2023