

# PRESTWICH PRECINCT REVITALISATION ERVEN 738, 734, 564, 202, 566 GREEN POINT.

STAGE 1 HERITAGE ASSESSMENT – THE IDENTIFICATION OF INDICATORS AND CONSTRAINTS

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PREPARED FOR **CITYTHINKSPACE** BY THE ARCHAEOLOGY CONTRACTS OFFICE

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## **Executive summary**

A heritage assessment team has been assembled by the Archaeology Contracts Office of the University of Cape Town to determine heritage constraints and opportunities with respect to erven (738, 734, 564, 202, 566) in Green Point, Cape Town that are owned by the Government of the Western Cape Province. The Department of Public Works and Transport is exploring the possibility of enhancing the economic, social and tourism value of this land. The heritage issues attached to these properties are ancient and complex. All of the land parcels lie on ground that was used for burial from the earliest days of colonial occupation. Three of the four land parcels involved are associated with grade IIIA buildings which are considered highly conservation-worthy.

The results of the study are summarised below:

### **Erf 738 and 734**

Western Cape Provincial Government Pavement Testing Laboratory (Grade IIIA)

- Retain 'U' shaped courtyard building with the existing trees.
- Opportunity exists to alter the building on Prestwich Street to allow for an active edge: possible openings at street level into basement on Prestwich Street, keeping offices and laboratory spaces above.
- Development possibility exists in triangular space along Riebeeck Street. This building should not be too tall and 'overpower' courtyard building and space.
- Opportunity on Buitengracht and Riebeeck Street intersection – Building to be max. 2 storeys, set back to maintain width of Buitengracht. Suggest take line of Firemans Arms. Major informant is the wedge shaped gateway space as the entrance to Somerset Road and Green Point. This edge marks the important change in the city grid and geometry.
- Site was the Dutch Reformed Church burial ground which may not have been fully exhumed. Trial excavations are recommended,

### **Erf 564: Provincial Government Buildings, formerly Old Somerset Hospital Site**

- The building does not provide an active edge to the surrounding streets. Every effort should be made in ensuring that the development will have street level activities on the perimeter, e.g. shops or allied commercial uses with windows. Because of the institutional uses and the important cemetery site, this precinct has little if any street activity. It is important that this opportunity is taken to change the building so that the development can have a positive relationship to the street.
- Site was likely to have formed part of the paupers burial ground and is likely to have been exhumed for existing structures basement work.

### **Erf 202: Prestwich Primary School, formerly Lutheran Cemetery**

- Ensure sufficient space in front of the main façade to keep the integrity of forecourt. Possible opportunity exists for narrow low development on Hospital Street (2 to 3 storeys), though this should be set back from wall and not impact on the trees.
- Limited development is possible at the rear of the school on Prestwich Street. If possible, new development should not touch the school. If the use changes, the outbuildings may be demolished or adapted or altered for some development. This could have a positive effect on the urban quality in the area and around perimeter.
- Retain mature trees.
- Retain existing wall around school (except for Prestwich Street edge).
- Site was the Lutheran cemetery which has been exhumed; however grave structures are likely to exist below surface. Trial excavations are recommended.

### **Erf 566: Salesian Institute**

- Very important to conserve cemetery wall.
- Retain mature trees.
- Possibility may exist for limited small scale development across the parking area for a thin low building which must not compete with the Salesian building (2 or 3 storey max.). Development to be 'broken up' to allow for visual link of the axis that extends from the centre of the building to the shrine in the garden.
- Site was previously part of the oldest colonial cemetery in South Africa, the Military Burial Ground. Human remains and grave structures are likely to exist, trial excavations are recommended.

### **The streets**

- Human remains have been located along the length of Prestwich, Alfred Street and Napier Streets, and in Chiappini Street. Hence the streets lie over unmarked graves of Cape Town's poor. Mechanisms need to be designed to commemorate this, linkages with Prestwich Memorial need to be explored.

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## Declaration

I, Tim Hart, as the appointed independent specialist of the Archaeology Contracts Office hereby declare that I:

- Acted as the independent specialist in this application;
- regard the information contained in this report as to reflect the findings of my work as accurately and objectively as possible;
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed;
- have and will not have any vested interest in the proposed activity proceeding.

TJG Hart.

Tim Hart (for ACO)

## 1. Introduction

This report is the first stage of a Heritage Impact Assessment (HIA) that focuses on an area, which for working purposes, is referred to as the Prestwich Precinct. The Precinct consists of a collection of contiguous erven owned by the Western Cape Provincial Government, Department of Public Works. Prestwich Precinct comprises the Prestwich Primary School (Erf 202), a portion of the Salesian Institute (Erf 566), Erf 564 (Provincial Government Buildings) and the Provincial Pavement Testing Laboratory (Erven 738 and 734). Three Grade IIIA buildings are within the study area, two of which will be directly affected. All aforementioned erven previously formed part of the Somerset Road burial area and represent both official and unofficial burial grounds and cemeteries. The work presented here is a combined effort of the authors which has been co-ordinated through the Archaeology Contracts Office.

The Prestwich Precinct lies within a part of the City that is experiencing a commercial boom. The Provincial Government wishes to maximise the potential of its assets within this area. It has commissioned urban planners (CityThinkSpace) to initiate a regeneration process. The Archaeology Contracts Office (ACO), University of Cape Town, was appointed to assemble a multi-disciplinary team to commence the first stage of the HIA process. This report is a baseline study that aims to assess the broad heritage opportunities and constraints. The testing of proposed designs against heritage constraints will be a second and separate stage of the process.

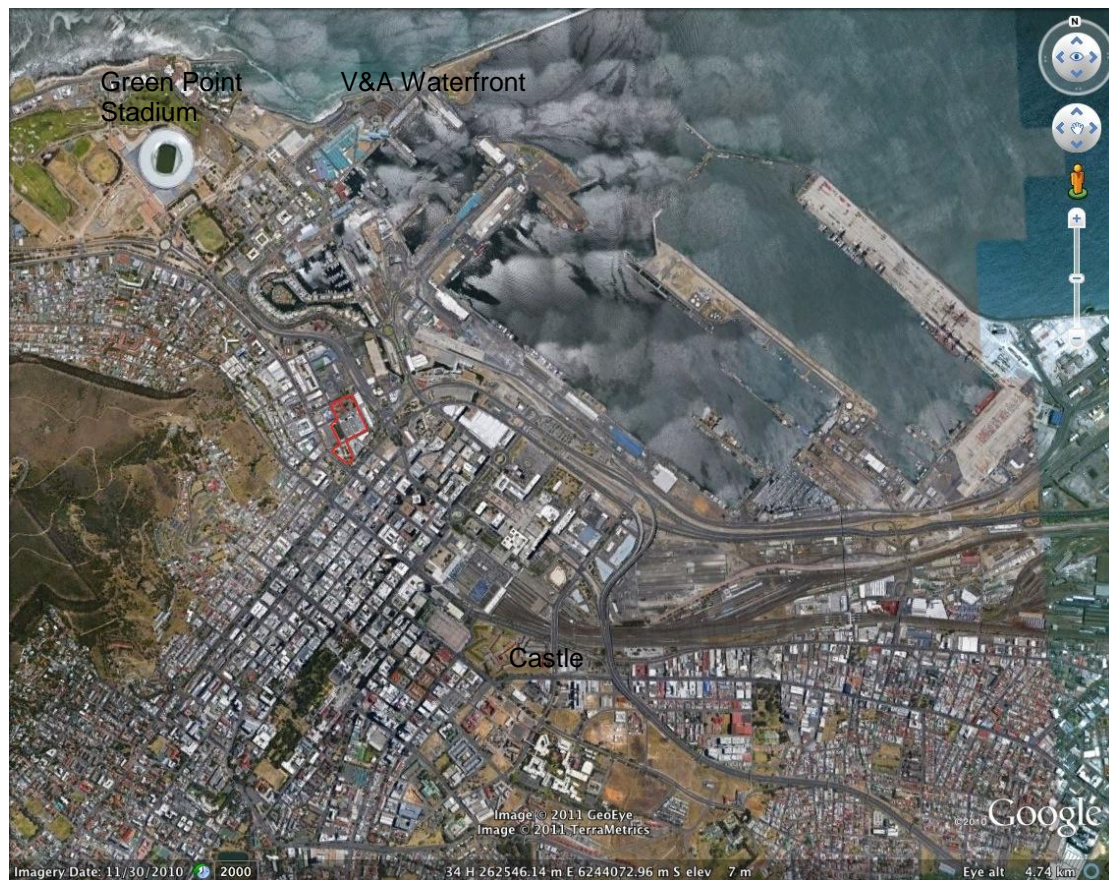


Figure 1. Location map showing the site in relation to the City.

The Somerset Road burial area has been characterised, over the years, by discoveries of human remains during construction work and in almost every service trench. This has given rise to a host of myths and legends and for some people the area is known as “the city of the dead” (Cape Slavery Heritage 2008). Issues around human remains are a critical heritage matter in this part of Cape Town.



In 1994, a portion of an 18th century burial ground was accidentally discovered during the construction phase of the redevelopment of a property in Cobern Street. The exhumation was executed under the National Monuments Act of 1969 and these remains formed the subject of much academic research, including anatomical studies. In 2003, human remains were discovered accidentally in the block adjacent to the Cobern Street property (referred to as Prestwich Place and presently the Rockwell). An emergency exhumation under the National Heritage Resources Act of 1999 (NHRA) was instigated. The NHRA makes provision for public consultation, which sparked a heated public participation and legal battle once it became apparent that some of the people buried there were slaves: men, women and children who were victims of a number of small pox epidemics that plagued the Cape. Paupers and people who died at the Cape who were not employed by the VOC would also have been buried in this unmarked burial ground.

The process and topic provoked worldwide interest and comment. Two books have the excavations at Prestwich Place as a back drop: M. Nicol, *Payback* (Umuzi, Roggebaai, 2008) and B. Rostron, *Black Petals* (Jacana Media, Auckland Park, 2009). A third book, *Gallows Hill* by Margie Orford (Jonathan Ball Publishers, Johannesburg and Cape Town, 2011), is more intimately entwined with the excavations. The conflict generated by the public participation process included varying views on what should happen to the site, whether scientific analysis of the remains should take place and the final resting place of the remains themselves. The National Department of Arts and Culture mediated the process and a fairly uncomfortable common ground was reached. The Prestwich Memorial was completed in 2008. It houses the remains of about 3000 people and a moratorium was placed on all scientific research of the remains. The mausoleum has been consecrated and has become a significant heritage landmark providing the physical anchor for a number of celebrations, amongst which is Emancipation Day.

The nature of the contestation around the unmarked graves of Green Point is succinctly summarised on the Cape Slavery Ancestry Website.

*“One side is vehemently opposed to engaging with human remains and other markers exhumed through archaeological intervention and essentially argue that due respect and sensitivity to memory requires that no disturbance should take place and that nothing should be removed from the site of discovery. This side of the debate would argue for sanctity of place and that such sites should be protected and marked for memory. Archaeological study itself is often singled out as an alien “Western” scientific endeavour which has historically run roughshod over that which is sacred to dispossessed societies. Those who argue from this position also often hold deep spiritual values partially rooted in ancestral traditions but often also with strong values of the Abrahamic faiths (Jewish, Christian and Muslim) overlaid on these. At the core of the concern is a fear that the dignity of our forebears may be impaired.*

*The other side of the debate argues from a strong scientific enquiry point of view, often also with overtones of secular fundamentalism, sceptical of things spiritual or theistic, and unsympathetic to concepts of sacred memory. The argument on this side of the debate is that knowledge of Cape Slave forebears is scarce and therefore anything that may illuminate us more on the lives of slaves and the conditions which they endured is important to scrutinize for clues. Knowledge gives voice in the present to those who have passed on. To this side of the debate, bones are bones en route to being dust, and objects are objects. The added value that these have is that they are vehicles of messages which are vital bits of information for new generations. These pieces of information are parts of a jigsaw that allow slave ancestors to give personal testimony to the knowledge base that gives us a view of the past otherwise lost to the human commonwealth of history” (Cape Slavery Heritage 2008).*

In 1906 legislation was passed by Parliament that allowed for the exhumation of the formal cemeteries which had been in a state of disuse since the 1880s. The process was preceded by a lengthy public consultation process and an official government enquiry (Select Committee 1875, 1904). The Disused Cemeteries Act, Act 28 of 1906, made provision for the reuse of the old cemeteries for public benefit: educational, charitable or public gardens. This act, however, only applied to the official cemeteries.

The Salesian Institute, the Prestwich Primary School (West End Primary School) and Victoria Junction are all fine examples of early 20<sup>th</sup> century Edwardian buildings constructed on erstwhile cemeteries and retaining the cemetery boundary walls. The built environment embodies a sentiment and history that is inextricably linked with burial and respect for the memory of the dead. The permitted land uses are endorsed on the title deeds.

## 1.1. Legal requirements

Without presenting the full National Heritage Resources Act (which is available online from a number of sites) it is necessary to inform the proponent that there are two heritage compliance bodies that will need to be involved with the process.

Human remains are considered a national issue in terms of the National Heritage Resources Act 25 of 1999. Section 36 of the Act and the regulations attached thereto are implemented by the SAHRA burials unit in Pretoria. They are the permitting authority and are responsible for the issuing of exhumation/grave relocation permits.

The built environment and archaeology (not involving human remains) is regulated by Heritage Western Cape. They are the approving body and will issue a record of decision approving or not approving the development application.

The Municipality of Cape Town is in the process of applying for accreditation to act as an agency for Grade III buildings and archaeology within the Cape Town Metropolitan Area. It is possible that in the medium term they may attain approval authority status.

## 2. Historical overview

The Prestwich Precinct is situated in the Old Somerset Road burial area and includes portions of the old Dutch Reformed Church burial grounds (Erven 738 and 734, granted in 1755 and 1802 respectively), the old Scottish Church burial ground (Erf 566, granted 1833), the Lutheran Church burial ground (Erf 202, granted 1833) and the site of the old Somerset Hospital (Erf 564).



Figure 2. Location of Prestwich Precinct. Informal burial grounds (shaded green) have been uncovered

during the course of development and infrastructural upgrades during the past two decades. Prestwich place is wrongly shaded as a formal burial ground.

The area now referred to as the Somerset Road burial area, once formed part the Green Point Common, a flat coastal plain with a number of prominent dunes. The early settlement was framed by Buitengracht and Buitenkant Streets with Green Point (de Waterkant) being a wasteland on the outskirts of town.

The Groote Kerk was constructed at the foot of the Company gardens in 1677. Associated with the church was a burial ground which extended from the Slave Lodge to Longmarket Street (Atwell n.d.). As early as 1710 there is reference in the Council of Policy documents of the *ordinaris soldaaten, matroose en slaaven kerkhof* (Council of Policy Resolutions 1710 C27:116-122). Reference is also made to a *hospitaalskerkhof* (Council of Policy Resolutions 1716 C36:95-117) that presumably was situated close to the hospital, which at the start of the 18th century was situated at the foot of the Company gardens, opposite the Slave Lodge.

The first small pox epidemic hit the Cape in 1713. The death toll was so high that there was a shortage of wood for coffins resulting in the dead being buried without (Laidler and Gelfand 1971:40).

In 1720 a new cemetery was opened outside the boundaries of the settlement near ‘the Lion’s Rump’ and the dunes (Council of Policy Resolutions 1720 C54:107-116). Company servants (sailors and soldiers) were to be buried within the enclosed cemetery, while the slaves were to be buried in the ground surrounding the cemetery (Council of Policy Resolutions 1720 C54:117-121). This burial ground was the so-called military burial ground or *soldaatenkerkhof* referred to in the maps and aquarelles of the mid/late 18th century.

The second half of the 18th century was plagued by the smallpox with epidemics erupting in 1751, 1755 and 1767. All sectors of the population at the Cape were affected. In an attempt to tide the spread of the disease, people living in the surrounding areas were asked to bury their dead on their farms and not to bring them into the town for burial (Laidler and Gelfand 1971:55-57). As a result of the high mortality rates, the Dutch Reformed Church (DRC) consistory was obliged to ask for additional land for burial purposes. The consistory was granted 429 square roods 140 square feet next to the military burial ground in 1755 (Figure 2). It was customary to re-use burial plots in a 15-18 year cycle. Bones collected from old burials would be relocated to charnel houses.

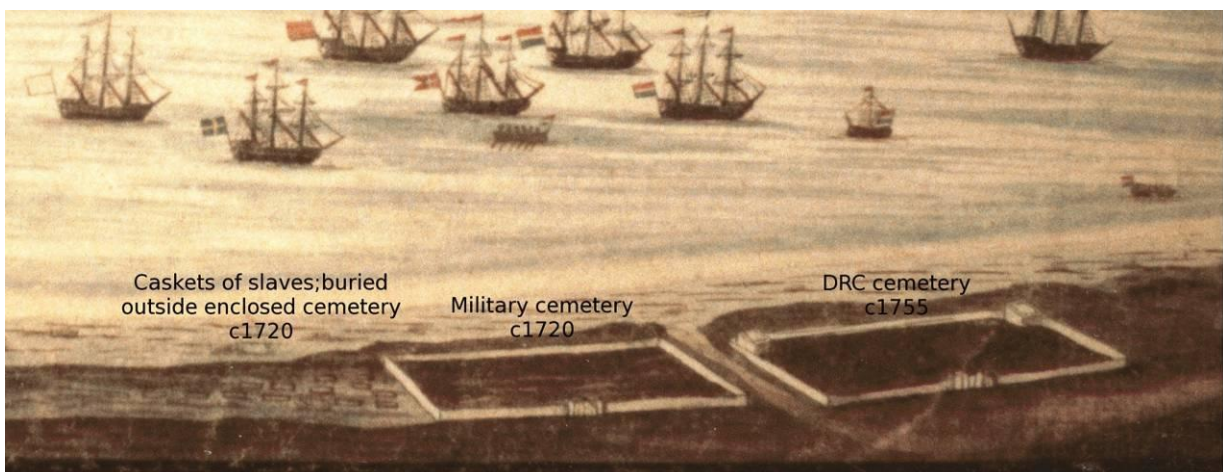


Figure 3. Detail of Schumacher aquarelle of Table Bay c1777 showing the DRC cemetery, the Military/Soldaaten cemetery and the graves of slaves outside the enclosed cemeteries (Comprehensive atlas of the VOC).

The end of the 18th century saw the increased fortification of the Cape, the outbreak of hostilities between France and Britain and the ultimate occupation of the Cape by British forces in 1795. The VOC was on the verge of bankruptcy and the British did not want to risk the Cape falling into the hands of the French: the Cape still being a major stopover point on the trade route to the east.

In 1801 and 1802 the Dutch Reformed Church expanded the burial grounds. Both new portions adjoined the earlier 1755 grant: the cemetery was extended towards the Buitengracht (OCF 5.49 and OCF 5.50). The rate at which the DRC felt the need to expand their burial grounds reflects the high mortality associated with disease, particularly the smallpox epidemics. A similar pressure would most certainly also have been felt in the other populations. A complaint lodged in 1803 that the overflow of bodies from the slave cemetery, near the DRC burial ground, was hampering military drill practice (ACO 2010) creates a macabre image.

The Cape was briefly returned to the Dutch (Batavian period) in 1803, but was retaken by the English in 1806. In 1814 the Cape was ceded to the British. The inclusion of the Cape as a colony of the British Empire resulted in a boom in shipping activity. Large-scale improvements in the harbour started in the 1860s with the construction of a new breakwater. The quarry site for the breakwater was turned into the Alfred Basin. It was during this period that the Chavonnes Battery was demolished. By 1876 it became apparent that the new harbour was not large enough. The Victoria Basin was constructed between 1878 and 1895. Figure 4 shows the extent of the paupers' burial ground in the 1836, at the time that the formal burial grounds were being granted. It is very likely that it would have extended even further by the time the cemeteries were closed in 1886.

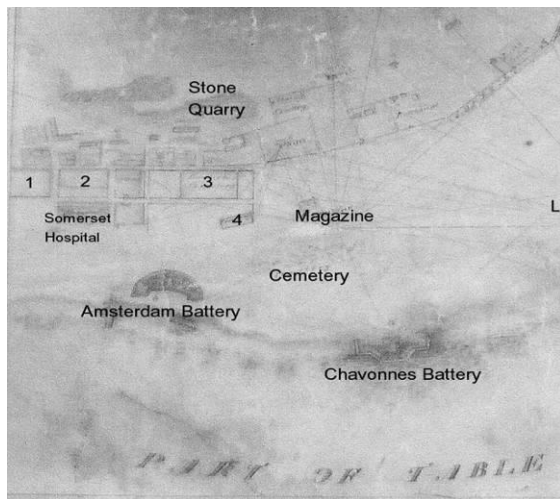
The first official cemetery for slaves, in addition to the DRC burial grounds (including the old Military burial ground), was that of the SA Missionary Society burial ground near the Amsterdam Battery. This cemetery was specifically for Christianised slaves and was associated with the Slave Church in Long Street. The SA Missionary Society burial ground was granted in 1818. In the same year Samuel Bailey applied to the Burgher Senate for permission to build a hospital for the inhabitants of Cape Town (see section below). The Somerset Hospital was not specifically granted a burial ground, but 1/3 of the old Military burial ground was allocated for use by the hospital (Survey diagram 376/1840).

Between 1827 and 1833 burial grounds along Somerset Road were allocated to the Anglican/English Church, St George's Church, the Scottish Church and the Lutheran Church (the block to the west of the Somerset Hospital) (Figure 4). In 1840 burial grounds were allocated to the Roman Catholic Church and the Ebenezer Street Cemetery was allocated to the Rev Vogelzang (for the burial of 'coloured christians' not being members of the other congregations) (Select Committee 1904). The Lutheran Church cemetery was prior to its allocation to the Lutherans also used by the Somerset Hospital for burial purposes.

By the mid-19th century, residential and business interests expanded into the Somerset Road area. In the case of 29 Chiappini Street, the land is described as wasteland (Cliff 2004), but no reference is made to its earlier history as an informal burial ground. The Somerset Road cemeteries were overfull<sup>1</sup> and in such a state that it was feared that the cemeteries posed a health risk. In 1875 a select committee was formed to investigate the state of the cemeteries with the view to their closure and the selection of a new public cemetery (Select Committee 1875). The cemeteries were closed in 1886.

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<sup>1</sup> "When the grave-diggers were set to dig graves they had to disturb the remains of two or three bodies" (Select Committee 1875:5 Interview with Dr Ebdon, Chairman of the Medical Board).



KEY:

- 1: DRC cemetery
- 2: Roman Catholic cemetery (previously the Military burial ground) and a portion allocated to the Somerset Hospital.
- 3: English cemetery
- 4: SA Missionary Society burial ground

Figure 4. Map of the study area c1836 (M1/571) showing the location of the denominational cemeteries, and the batteries. The informal paupers burial area is shown located in the area between the Amsterdam Battery, the Magazine and the Chavonnes Battery (labelled 'Cemetery').

The 1906 Disused Cemeteries Appropriation Act, Act 28 of 1906, allowed disused cemeteries to be re-used. Activities were restricted to the building of churches, schools and charitable institutions or the use of the land for public parks or open spaces. If the land in question was unappropriated after a year of the passing of the Act, the Municipality would take control of the land and it would be converted into a public open space. The Act also required that the human remains, headstones and monuments be relocated to another cemetery at the cost of the Government. Under this Act, the Lutheran, Presbyterian (or Scottish) and Roman Catholic Church cemeteries were disinterred (Clift 2005).

In 1920, Ordinance 23 of 1920 was passed in order to allow the purchase of disused cemeteries which had not been dealt with in terms of the 1906 Disused Cemeteries Appropriation Act, i.e. the DRC, St George's and Ebenezer Street cemeteries.

## 2.1. Somerset Hospital, Somerset Road (Erf 564)

Prior to 1818, there was no civilian hospital at the Cape, the only hospital being the military hospital in Barrack Street. In 1818 Dr Bailey presented a proposal to the Burgher Senate for the erection and management of a civilian hospital<sup>2</sup>. A site was allocated in Green Point, bound by Prestwich, Alfred, Hospital and Chiappini Streets. The hospital was erected at Bailey's own expense: quadrangular, 350 ft square and single storied. It was demolished in 1937 (Laidler and Gelfand 1971:141,142). In 1820, Bailey offered the hospital buildings to the Burgher Senate, the cost of running the institution being too high (Laidler and Gelfand 1971:179).

The hospital was allocated 1/3 of the old military burial ground in which to bury its dead. Prior to the 1830s, the hospital also used the land subsequently granted to the Lutheran Church as a burial ground.

<sup>2</sup> *Cape Town Gazette 1818* "Bailey... intends opening his Hospital and Lunatic Asylum, on the first of August, for the reception of merchant seaman, and the slave population of the Colony..." (Laidler and Gelfand 1971:142).

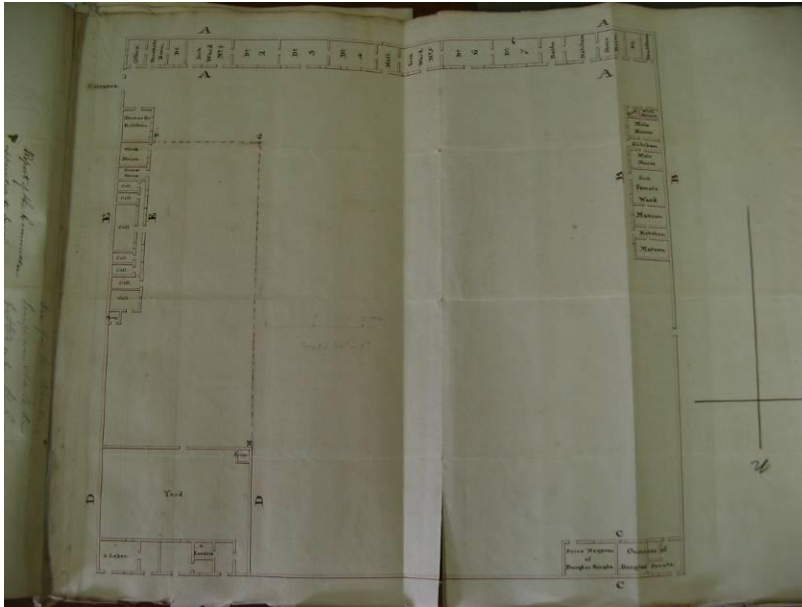


Figure 5. Plan of the Somerset Hospital c1825 (CO 226). The hospital extended over the whole of the allocated block. (National Archives)

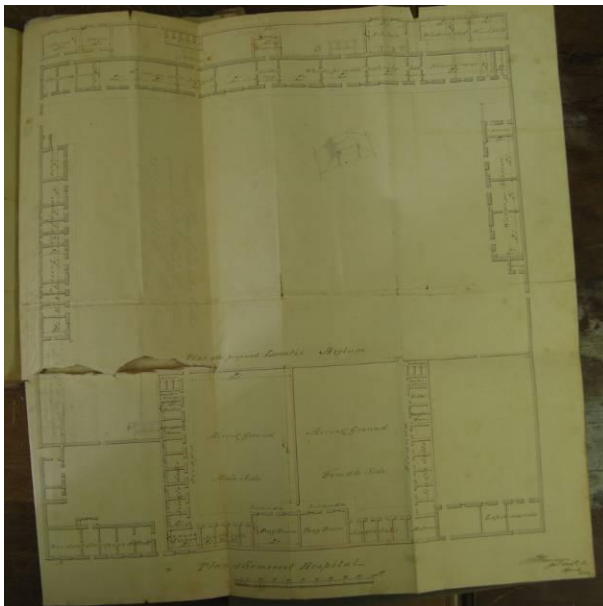


Figure 6. Plan of the Somerset Hospital c1834 (CO 445) showing the expansion of the hospital buildings. (National Archives)

In 1859 the foundations were laid for the new Somerset Hospital near Fort Wynyard.

The old Somerset Hospital remained in use until the 1930s: first as a lunatic asylum and then as the Cape Town infirmary (Deacon 2003). The open plain at the centre of the hospital was added to over time (as seen in Snow's survey of 1860, Thom's survey of 1898 and the 1926 aerial photography below). It is possible that a detailed search of the municipal records and minutes of meetings may shed some light as to whether human remains were uncovered during the construction of these additions.

In 1938, the infirm patients were relocated to the Conradie Home in Pinelands and the old Somerset Hospital was demolished. A proposal that it be reused as a public open space was not approved by the City Council and the site was subdivided and put up for auction. One of the conditions of the sale was that the site was to be used exclusively for commercial and/or industrial activities. Oddly enough, there were no takers, and the site was withdrawn (ACLT 239).

The suggestion that the site be used as public open space, in the light of the Disused Cemetery Act, Act 28 of 1906, suggests that bodies may have been uncovered during the course of the demolition of the hospital. It may also explain why there was no interest in the auction of the site.

The Old Somerset Hospital site is presently occupied by a number of Government institutions. Large sections of the block have been excavated for basement parking. Trenches excavated along Hospital Street for the laying of fibre optic cables for the FIFA World Cup Soccer event in 2010 uncovered human remains (Mutti 2010 pers. comm.), suggesting that any areas undisturbed by building activities i.e. roads, pavements may have intact human remains.



Figure 7. The site of the Old Somerset Hospital c1945 (Courtesy of David Hart, Heritage Resources Management Unit, City of Cape Town.)

## 2.2. Portion of the Salesian Institute (Erf 566)

Erf 566 presently forms part of the Salesian Institute. Adjoining the Salesian Institute is Erf 564, originally the Scottish cemetery, granted in 1833. Survey diagram 376/1840 indicates that the southern portion of the old Military burial ground was allocated to the Somerset Hospital for the burial of its dead. (This section would appear to be the section of the Salesian Institute where the old chapel is located.)

The site has been built up extensively along the Prestwich Street boundary: the stone cemetery boundary wall visible at street level outside is only just visible from the level of the parking area inside. The devotional statue located centrally along the Prestwich Street boundary wall is visible on the 1926 aerial photograph (directly opposite front entrance of Salesians) and the area already appears to have been levelled.

### **2.3. Prestwich Primary School, Prestwich Street (Erf 202)**

The Prestwich Primary School (formerly West End Primary School) is situated on Erf 202, previously the Lutheran Church cemetery. The cemetery was granted to the Lutheran Church in 1833 and prior to that was also used by the Somerset Hospital as a burial ground. The Prestwich Primary School is listed in the City of Cape Town's heritage database as a proposed Grade IIIA building. It was built in 1910, and is described as "an outstanding architectural example of the period (CoCT heritage erven database).

Although the records suggest that the old Lutheran Church cemetery was exhumed prior to the site being re-used, evidence elsewhere (Hart pers. comm.) suggests that these exhumations would have involved the 'recently dead' and the older remains (dating to the previous century and without grave markers) may have remained.

People who attended the school in the 1930s recalled being sent to collect bricks from the old vaults on the school premises and coming across (human) bones (Weeder 2006:87). The site appears to have been filled or levelled and there is a discrepancy between the road level and playground level on the northern/seaward side of the site: stone rubble suggesting the presence of burial vaults under the present ground surface.

### **2.4. Pavement Testing Laboratory (Erven 734 & 738)**

These erven originally formed part of the 1755 and 1802 grant of additional burial ground to the DRC and extended to the Buitengracht (the western boundary of the settlement of Cape Town at the time). At the time of the closing of the Somerset Road cemeteries, the Select Committee (1875) found that the DRC burial grounds were in an appalling state, better only than the White Sands Paupers' burial grounds (Clift 2005).

In 1907 Buitengracht Road was widened. The municipality negotiated with the DRC for a portion of the land required for the road widening. The church agreed, on condition that the municipality recover and rebury any human remains (AG 1440 in Clift 2005). The remainder of the DRC cemeteries were only formally disinterred in 1920 (November 1920-March 1921). The exhumation process was managed by Edward Hutt, the Secretary of the Board of Trustees and Superintendent of the Maitland Road Cemetery. A team from the cemetery staff had the duty of collecting and re-coffining the human remains before transporting them to the Maitland Road cemetery. Convict labour<sup>3</sup> was used to do the trenching<sup>4</sup> and breaking down of vaults. About 893 coffins filled with human remains were reinterred in the DRC allotment at the Maitland Road cemetery and 132 wagon loads of memorial stones were moved (PAS 2/1064: Letter dated 3/4/1922). Reference is made to the sites being levelled and sown with barley.

The Pavement Testing Laboratory was constructed sometime between 1921 and 1926. It is visible on the 1926 aerial photograph. It is located partially on a portion of Erven 734 and 738.

### **2.5. Evolution of the Prestwich Precinct**

Historically, Prestwich Precinct is located on the outskirts of the settlement of Cape Town. In 1720, the area was characterised by a coastal dune cordon and the coastal plain, known as de Waterplaats or Green Point Common. In these dunes were located the burial grounds of the soldiers and sailors in the employ of the VOC as well as the slaves of the settlement (Figure 9).

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<sup>3</sup> Twenty men were provided free of charge by the Prisons' Department (PAS 2/1046).

<sup>4</sup> Trenches were dug to a depth of 8 foot (PAS 2/1046: Letter dated 14/09/1920)



The construction of the Chavonnes Battery in 1715 and the Amsterdam Battery in 1784 added an additional layer to this part of Table Bay: defence. Being on the outskirts of the town, land was described in terms of known landmarks: the Lions Rump, the cemeteries and the batteries (Amsterdam or Chavonnes). During the small pox epidemics, the Chavonnes Battery was also used as a quarantine post for sailors who arrived at the Cape with known small pox cases on board.



Figure 8. Detail of a map of Cape Town c1785 ([www.tanap.net](http://www.tanap.net)) showing the location of the two formal cemeteries on the outskirts of the town. (The city block shaded red is the Lutheran Church block at the corner of Buitengracht and Strand Street). Chavonnes Battery is not shown on the map.

The Somerset hospital (Old Somerset Hospital) lies at the heart of the Prestwich Precinct. It was constructed in 1818. It was located between the burial grounds (DRC and old Military) and the Amsterdam Battery (Figure 10). At the time of the construction of the hospital, the Cape had already experienced at least 3 major small pox epidemics. The practise of burying dead slaves (and people who could not afford to pay the undertaker) outside the formal burial grounds would have further characterised this part of Cape Town. Although unmapped, contemporary artworks (Schumacher, Gordon c1780s) show the graves of the slaves (and paupers) dotted outside the formal burial grounds, along the shoreline of Green Point. 20th and 21st century developments in the area between Somerset Road and the shoreline has shown that this area was literally littered with graves, rather euphemistically referred to as waste ground (owned by the Government) (CO88).

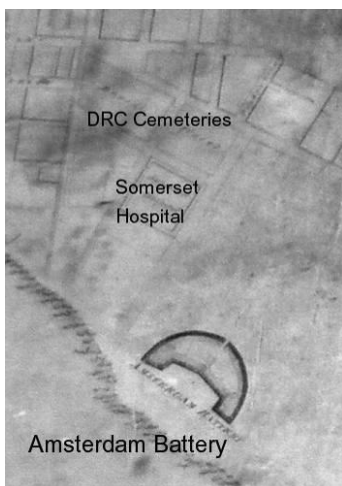


Figure 9. Detail of map of Cape Town c1820 (M5/16) showing the location of the DRC cemeteries in relation to the Somerset Hospital and Amsterdam Battery.

Well into the 19th century, the Prestwich Precinct was located on the outskirts of the settlement. Residential areas expanded beyond the Buitengracht, but confined to the foot of Signal Hill and above Somerset Road. The alienation of some isolated areas within the burial area dates to the early decade of the 19th century (Clift 2004). The street system evolved as a grid around the official cemeteries, but was imposed over the graves of those persons buried outside of the walls of the cemeteries – the ordinary people. They remain buried in Green Point to this day.

The use of the area below Somerset Road as burial ground was formalised between 1827 and 1840, with the allocation of land to the different denominations at the Cape for use as cemeteries. During this period the population of Cape Town increased, many of the working class being settled on the outskirts of the town and near the docks: the Municipality of Cape Town made a decision to subdivide wastelands for sale as building allotments. The oldest 'low cost housing' of the city was located behind the fish market in Green Point (also along the slopes of Signal Hill, off Hilliger and Rose Streets and between Commercial and Barrack Streets) (Clift 2004).

Snow's survey of c1860 (Figure 10) shows the expansion of residential and commercial interests into the area above Somerset Road as well as the areas in between the formal cemeteries. Developments at Cobern Street in 1995 and the Rockwell (Prestwich Place) in 2003 and at 29 Chiappini Street in 2004 clearly showed that the informal burials extended well beyond the formal boundaries of the 18th century cemeteries. The trend of densification continued (Figure 11 and 12).

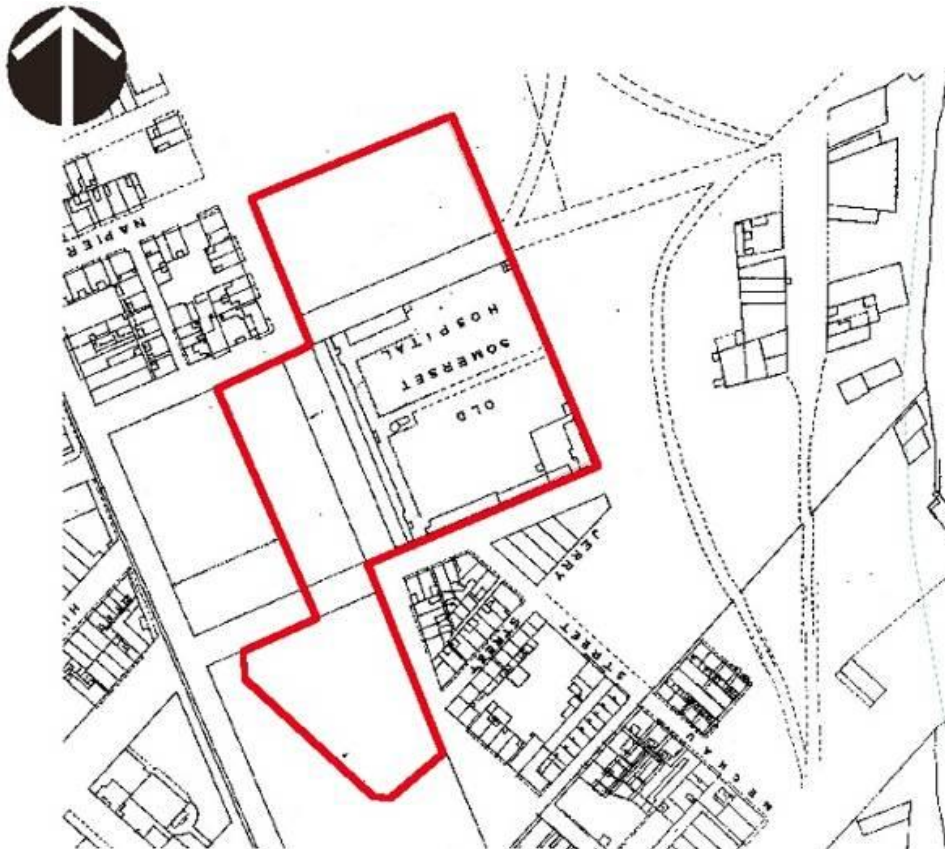


Figure 10. Snow's Survey c1860 showing the location of the Somerset Hospital. The neighbouring cemeteries are not named. The approximate extent of the Prestwich Precinct is outlined in red.

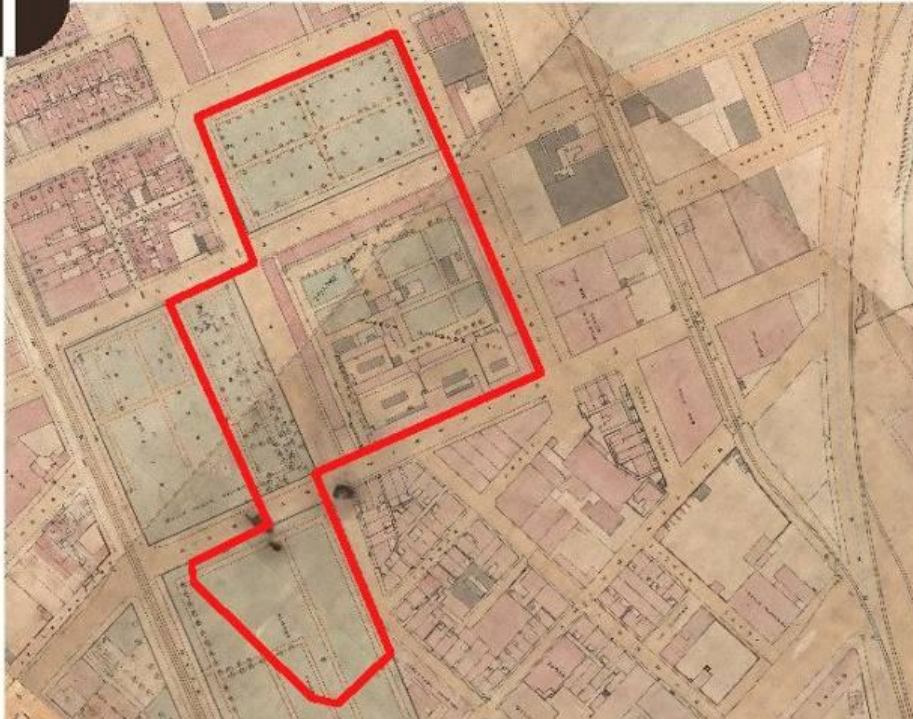


Figure 11. Thom's Survey c1898 showing the Old Somerset Hospital and the surrounding disused cemeteries. The approximate extent of the Prestwich Precinct is outlined in red.



Figure 12. By 1926 the disused cemeteries were appropriated by the Municipality and the land re-used as public open space or for education/institutional purposes.

### **3. The identification of Heritage Resources and Indicators**

#### **3.1 Introduction to heritage principles (from: Andrew Berman, Appendix A)**

Indicators are derived from the heritage significance of the identified heritage resources. They are formulated to protect and enhance the historical and cultural attributes in the area. The locale is examined at the precinct scale and the indicators are 'broad brush' at the level of urban design, addressing planning, landscaping and architectural issues. It is vital to note that any of the suggested development options may be severely or entirely compromised by uncharted burials.

Principles to inform decision making can be grouped under two headings, Heritage Principles and Urban Principles. (See sketch 'Draft Heritage Indicators' Figure 23)

##### Heritage Principles

- Protect and enhance local character
- Protect old fabric
- Reduce possible impact of new development
- Respect historical layering
- Ensure sustainability

Heritage Resources in the area can be summarised as follows:

- Old Churches
- Burial remains
- Street and block layout
- Trees
- Important buildings (Salesian Institute, Prestwich Primary School, Pavement Testing Laboratory)
- Historic walls (Burial Ground Walls, School walls)

##### Urban Principles

For the area and site to be sustainable and to contribute to the viability and positive role within the city, the following urban principles are important.

- Street level activities and pedestrian related street frontages on key pedestrian routes.
- Generous allowance for pedestrian activities; street accommodates pedestrians and vehicles with separation between these achieved with judicious use of planting and screening.
- Provision of pedestrian comfort with shelter and shade provided by trees, canopies and umbrellas, and places to relax and eat outdoors in public.
- Buildings should respond well to context.
- Well-proportioned and human-scale related individual buildings within an overall theme.
- Preservation of traditional street frontages and respect for local architectural traditions.
- Well-defined and uncluttered public spaces incorporating appropriate signage, street furniture, lighting, paving and tree planting.
- Good maintenance of the public realm — no litter, discreet sign posting, no graffiti or broken paving etc.

- Opportunities for the natural surveillance of public places.

### **3.1. Erf 564 (Old Somerset Hospital site)**

#### **3.1.1. Built environment**

##### ***Provincial Government Buildings***

***Built: post 1953***

*City Grade: No grading*

*Architect:*

*Extent:*

*Zoning: General commercial C2*

*Exhumations not conducted in terms of 1906 Disused Cemeteries Act.*

Erf 564 contains 4 blocks of government buildings presently used by the Provincial Government of the Western Cape for housing the Regional Police Headquarters, Medical Stores and Library services. The buildings were all built after 1953, are ungraded and unprotected by heritage legislation.

Given that the buildings on Erf 564 are relatively recent and are ungraded, the buildings themselves cannot be considered heritage indicators and may therefore be demolished or adapted.

#### **3.1.2. Archaeology**

Human remains: The site was used as a place of informal burial for paupers and slaves. A site inspection has revealed that sub-surface disturbance across the erf has been significant. There is a significant parking basement over at least half the site, while the construction of ramps, footings for the building and general lowering of levels below street elevations will have largely destroyed or displaced the human remains that existed here. Furthermore the archaeological traces of the Old Somerset Hospital are unlikely to have survived. The possibility of undisturbed pockets of landscape along with human remains cannot be ruled out; although it seems that the likelihood of such areas surviving is very low.

It is probable that there is still human bone on site, but in the form of un-articulated fragments that have been left behind after being disturbed by the clearing of the old hospital, and later on by the excavation of basement and footings for the set of government buildings. Had this site not been previously disturbed, it has the same potential for contestation as the Rockwell which would mean that no below surface excavations would be permitted. Given the fact that the damage was done years ago, this concern is greatly reduced.

#### **3.1.3. Heritage indicators: Erf 564**

The site itself was the site of the Old Somerset Hospital, which was demolished in 1938. After a number of failed development attempts the site appears to have been left vacant until it was utilised by the provincial government for its current purpose.

The significant aspects of the site's history relate to its use as a hospital for slaves and the underclass, but before that time its use as an informal burial ground is supported by various forms of evidence. Historical accounts of human remains being found on the site when the Old Somerset Hospital was built.

Human remains have been found under the pavements and street surfaces of the adjacent Prestwich Street and under the adjacent Red Brick building during construction.

#### **3.1.4. Recommendations: Erf 564**

Alteration and re-adaptation of existing buildings is acceptable.

Demolition and complete redevelopment is acceptable taking into account existing trends in building styles along Prestwich Street and respect for significant historic buildings in the area

Excavation of underground parking within the existing building footprint is acceptable.

If sub-surface redevelopment or excavation is required for redevelopment, it will be necessary to obtain a precautionary Section 36 excavation permit from SAHRA for the relocation of human remains. If any human remains are found, these must be interred at the Prestwich Memorial built to house human remains found in the Green Point area.

#### ***Urban design summary (Berman, Appendix A)***

The building does not provide an active edge to the surrounding streets. Every effort should be made in ensuring that the development will have street level activities on the perimeter, that is shops or allied commercial uses with windows. Because of the institutional uses and the important cemetery site, this precinct has little if any street activity. It is important that this opportunity is taken to change the building so that the development can have a positive relationship to the street.



**Figure 13. Basement of Provincial Government buildings has penetrated deep enough to destroy/displaced human burials.**



**Figure 14. Basement of Provincial Government buildings adjacent to Alfred Street.**



**Figure 15. Provincial Government Buildings, erf 564, Alfred Street.**

## **3.2. Erf 566 (Portion of the Salesian Institute)**

### **3.2.1. Built environment**

#### ***Salesian Institute***

*Built: after 1720 (adjacent Salesian Institute: 1910, 1935)*

*City Grade: ungraded but aspects are generally protected by NHRA. Salesian Institute main building Grade IIIA.*

*Architect: n/a (adjacent Salesian Institute: FM Glennie)*

*Extent:*

*Zoning: General commercial C2*

*Scottish cemetery exhumed under 1906 legislation.*

Erf 566 currently forms the north eastern portion of the Salesian Institute grounds. The land is nominally rented by the Institute from the Government. Today much of erf 566 is a well-established garden containing a central devotional area with a statue (present in 1926), the Institute's swimming pool (situated at the north east corner). A training facility for brick laying and cement work has been established at the north-west corner. The ground is considered important by the institute as a peaceful green enclave used for both religious and recreational purposes which breaks the view onto the monolithic utilitarian buildings on erf 564. A surprising aspect of the institute grounds is the fact that within the boundary walls it is elevated along the northern edge almost 2000 mm above street level.

Despite its relatively undeveloped appearance, the history of Erf 566 is very complex. Its origins date to 1720 when the Council of Policy of the VOC government at the Cape identified what was a desolate area of dune for a new burial ground for soldiers. It is possible that even before 1720 the land received informal burials. Successive small pox epidemics saw to it that the burial ground was heavily used. The land was demarcated by a stone wall with gates. Together with the adjacent Dutch Reformed Church cemetery built a few years later, the walled burial grounds are visible on almost every panorama and early photograph of the area, hence together they formed a significant landmark. In the early 19th century  $\frac{3}{4}$  of the military burial ground (probably already full) was assigned to re-use by the Catholic Church while erf 566 was subsequently re-assigned for use as the Scottish Cemetery. Indications are that the Somerset Hospital also had rights to use the ground. In 1907 the Roman Catholic cemetery was made available to the Catholic Church for educational and charitable purposes. Construction of the south eastern wing and chapel of the Salesian Institute took place in 1910 while the twin south-western wing was built in 1935. The human remains were exhumed from the site and reburied at Maitland.

### **3.2.2. Archaeology**

Human remains and graves: The military burial ground which exists today in the form of the boundary wall of the Salesian Institute, was the first formal burial ground in Cape Town other than that which was associated with the Groote Kerk. It is clear that Erf 566 was subject to extraordinarily heavy use as a burial ground. The raised soils levels that characterise the site are not a 20th century landscaping event but reflect the enormous quantity of building materials and fill that was brought gradually onto the site to cover over successive layers of burial and burial related construction. Etchings of the site in the mid-late 19th century show that by that time soil levels within the Erf were considerably artificially raised. The implication of this is that as the military burial ground became progressively overfull, soil was imported onto the site to create depth to accommodate additional human remains. Hence Erf 566 was a layered burial ground which contained tens of thousands of human bodies. The implication of this is that there may have been up to 4 m depth of human remains on the site. While the historic records indicate that



the cemetery was exhumed, it is necessary to express cautionary doubt as to whether the early exhumation succeeded in relocating anything more than the top levels of human remains. It is necessary to consider that substantial quantities of human remains still exist on site. Without the benefit of trial excavations to check whether the exhumation process was completed properly, it is necessary to take a conservative stance and assume that development of erf 566 will necessitate a very large exhumation operation that would invoke the full Section 36 process as required by SAHRA. Unfortunately the Prestwich Street Memorial does not have the capacity to store anything more than a few thousand sets of human remains which means that alternative measures for disposing of the remains would need to be identified.

While it is premature to identify the issue of human remains as a fatal flaw, a cautionary warning is issued in that pending the results of trial excavations, the extent of human remains may prove to be a considerable impediment to substantive redevelopment of erf 566. A potential solution to this issue would be to confine development to a relatively lightweight structure that does not require a basement or deep foundations, but is founded on shallow spread footings or concrete rafts.

### **3.2.3. Erf 566 Heritage indicators**

**Built environment:** Within erf 566 there are few structures of heritage consequence, however some of the structures constructed against the north-west boundary may be technically protected pending detailed investigation of fabric. Within the garden area centrally situated is a devotional statue (greater than 60 years of age) which would need to be moved and re-commemorated.

It must also be considered that Erf 556 lies directly in front of the Salesian Institute which is considered to be of exceptional heritage significance (city scheme). An unsympathetic structure will impact the aesthetics of the institute. If development of the site proves feasible, great care would need to be exercised to design a structure that compliments the institute through sympathetic architecture, fields of view and landscaping.

**Boundary wall:** The stone boundary wall along the north-west, north-east and south-eastern perimeter of the erf is of exceptional importance as elements of this wall date from 1720. Although it has been raised in the recent past with recent materials, very early fabric is still evident in places. Evident within the wall are closed off openings, walled up gates and repairs which all add to its rich texture. Immediately below the foundations of the wall are human remains that lie under the pavement of Prestwich Street. Recent trial excavations have shown that some of these pre-date construction of the wall itself. This old cemetery wall is one of the Cape Town's oldest landmarks and in itself is worthy of celebration as a grade 2 heritage site.

**Social significance:** The Salesian Institute building and chapel on the adjoining erf (within the boundary of the cemetery) has a grade IIIA rating indicating that it is of exceptionally high local importance. For the last 100 hundred years the institute has committed itself to providing care to thousands of destitute children, providing them with a nurturing environment and importantly skills. Through its youth projects it provides education and technical skills ranging from computer literacy to woodwork, tiling and building. As a result of its endeavours every year hundreds of young people have entered the job market equipped with life skills and enough knowledge to create a future for themselves (Father Pat pers. comm. and Salesian Institute Youth Projects annual report 2009/2010). The social value of this organisation is exceptional. Erf 566 currently forms part of the institute grounds and has considerable amenity value. It is used for a variety of purposes - sports, ball games, weekend skateboarding, instruction and in a part, parking. Development or loss of this land will impact the institute in terms of

loss of well used and valued space and as a disruption of a land parcel that has shared a common history.

### **3.2.4. Recommendations**

The heritage implication of erf 566 is a somewhat unknown quantity as a physical trial excavation of the site will be required to establish the extent of any un-exhumed human remains. It is feasible to develop the erf as such a development could, along with the re-development of erf 564 create an excellent opportunity to upgrade and vitalise the Prestwich Street precinct. The heritage issues are quite complex and will require very close attention at the design stages as early fabric of the cemetery walls will need to be acknowledged and celebrated, while views to and from the Salesian Institute building could be enhanced. The issue of human burials will need to be grappled with. It will be necessary to establish whether the cemetery has been properly exhumed to an adequate depth as the logistics of exhuming vast amounts of human remains (if necessary) may influence the feasibility or direction of future development.

It will be necessary to conduct trial excavations on erf 566 to establish the extent and quality of previous exhumations.

Proposed designs must acknowledge the fact that an historic cemetery wall encloses erf 566 on three sides which has a common history with the Salesian Institute. Ideally future designs should complement or add value to the aesthetic qualities of the institute and take place with least impact on the historic cemetery wall.

If future studies reveal that good exhumations practices have been followed, a structure with deep foundations or basement could be envisaged. If the exhumation proves to be incomplete, it may be necessary to consider a low bulk design that does not require a basement or deep foundations.

Development of Erf 566 will present a loss of amenity to the Salesian Institute – a swimming pool, garden, trees, recreational and training areas as well as the central devotional statue in the garden.

#### **Urban design summary (Berman, Appendix A)**

1. Very important to conserve cemetery wall.
2. Retain mature trees.
3. Possibility **may** exist for limited small scale development across the parking area for a thin low building which must not compete with the Salesian building (2 or 3 storeys max.). Development to be 'broken up' to allow for visual link of the axis that extends from the centre of the building to the shrine in the garden.



**Figure 16.** The old cemetery wall of the Military/Scottish cemetery is one of the oldest structures in Cape Town. Soil levels within the grounds reach the top of the bluestone wall, hence the cement block height extension.



Figure 17. The garden area (erf 566) along the north-east edge of the Salesian grounds.



Figure 18. A view from the north-eastern corner of erf 566 looking towards Prestwich Street and the adjacent Pavement Testing Laboratory. Ground surface is elevated above street level.

### **3.3. Erf 202 - Prestwich Primary School (West End Primary School)**

#### **3.3.1. Built environment**

##### ***Prestwich Primary School***

*Built: 1910*

*City Grade: IIIA*

*Architect: Forsyth and Parker*

*Extent:*

*Zoning: General commercial C2*

*Lutheran cemetery exhumed under 1906 legislation.*

Prestwich Primary School, consisting of two storeys, corrugated iron roof, red brick and stone, was designed by the firm Parker and Forsyth<sup>5</sup> and has served as a school since its construction in 1910. Parker and Forsyth were responsible for the design of many good quality buildings in the early 20<sup>th</sup> century. Notable in this context are schools – Prestwich Primary School is loosely twinned with the Chapel Street Primary School in District Six. A further notable example is the old Observatory Girls High School which now serves as a local police headquarters. Prestwich Primary School has serviced the City and Green Point community for more than 100 years providing thousands of children (many of them from poor backgrounds) with primary education, a number of who have become notable community leaders and academics in later years. When internal renovations were undertaken in the 1940's the school was referred to as a "coloured school for boys". Changes to the demographics and character of Green Point (apartheid having played a key role), has eroded the community that the school traditionally served with the result that it has become under-utilised.

The Prestwich Primary School is a large Edwardian building which is considered to be one of the finest of its kind in Cape Town. In terms of the municipal grading scheme, it is considered to be a Grade IIIA building of exceptional local significance. The school footprint covers approximately half the erf with the north-eastern remainder serving as the school playground. The rear of the school faces onto Prestwich Street while the front faces a tarmac school yard punctuated by a number of established shady trees.

On the north-western edge of the school yard is a wood and iron shed of low significance but nevertheless likely to be greater than 60 years of age. The school building is in good original condition; however the rear of the structure and yard (which contains a number of ad-hoc structures) is separated from Prestwich Street by a stark brick security wall.

#### **3.3.2. Archaeology**

Prestwich Primary School is situated on the site of the old Lutheran Cemetery which was granted in 1833 as a formal burial ground. Prior to its formalisation as a cemetery the site would have formed part of the informal burial ground. Immediately opposite the school lies Prestwich Place (the Rockwell) where the remains of up to 3000 people were found (1 person per square meter) outside of any known historically demarcated cemetery. Furthermore, human remains have been recently found adjacent to the school under Prestwich Street showing that this pattern was not confined to the Rockwell site.

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<sup>5</sup> The archive of the firm Forsyth and Parker is housed in the Archives and Manuscripts library of UCT.

Minutes of the Cape Town City Council (1909) indicate that in 1909 the contents of 9400 graves were exhumed from the Lutheran Cemetery and re-interred at Maitland Cemetery No 1. The headstones were also to be relocated and re-erected.

The process of layering colonial burial grounds over informal burial grounds along with subsequent exhumations would have been highly destructive for the earlier pauper burials on the same land. It is unclear as to how well the 1909 exhumations were performed or whether there were any burials left behind that were not in marked graves. As per the requirement that the land was to be used for education or religious purposes, the Prestwich Primary School was built in 1910 at the same time as the Salesian Institute.

An important relic of the Lutheran Cemetery is the stone wall which surrounds the property. This is an original feature that dates to the establishment of the cemetery in 1833. The outlines of burial vaults can be seen against the interior of the wall indicating that burials and vaults were crammed into the site to accommodate the 9400 or more graves. The boundary wall is made of mixed materials but dominantly blue shale. The wall around the sides and front is an important heritage indicator which must be conserved. The boundary wall facing Prestwich Street is more recent and not part of the 1833 wall.

### ***3.3.3. Heritage indicators: Erf 202***

Human remains: Prior experience gained from archaeological work on previously exhumed cemeteries in the area has revealed that the quality of the exhumations is variable. In a few instances the burials were thoroughly cleared (SA Missionary Society grounds at The Foundry), however as far as events can be reconstructed the exhumation teams typically opened the burial vaults and removed the human remains, then broke the roofs of the vaults to collapse them. In-tact skeletons have been found on the site of the Victoria Junction Hotel and the St Andrews portion of the Dutch Reformed Church cemetery where bodies were left under structures and paths. Both of these sites were exhumed with convict labour between 1909-1920. It is expected that a similar scenario took place at the Lutheran cemetery. It is anticipated that the majority of human remains have been relocated, however there are likely to be a few that were “missed”. Below the surface of the playground and under the school there is likely to be a jumbled mass of collapsed and partial vaults, the tops of which were levelled off to an even surface to allow building activities. Past pupils at the school recall collecting bricks from old vaults (Weeder 2006) – anecdotal evidence that the remains of the old vaults still exist on the site.

New development on the grounds of the school will impact the remains of buried vaults and burial structures as well as possibly complete or parts of disarticulated human skeletons. Although the remains of the burial vaults are not necessarily of high significance, they are considered to be graves and are therefore protected under section 36 of the National Heritage Resources Act. The legislation does not distinguish between articulated skeletons or individual human bones which means that even though the cemetery has been exhumed, a lengthy permit application process will be required if development of any part of the school grounds is considered as it is probable that there are human remains on site.

The buildings: Given the high heritage significance of the school building, demolition of the structure is out of the question as is any major alteration that will involve substantial alteration of original fabric. It is important that the front facade of the school is not altered; however it may be possible to add to the rear of the structure (Prestwich Street) and create an innovative and contemporary rear portion with an enhanced point of entry onto Prestwich Street. In terms of the interior of the building, restoration and refurbishment is encouraged but not to the extent that the period features of the building (everything

from windows to light fittings) are destroyed or obscured. In terms of identifying new activities that could take place within the building, it is strongly suggested as a rule of thumb that new uses are identified that require least modification of the building as opposed to “forcing” the structure to accommodate a new use that will require changes to fabric.

**Social significance:** Prestwich Primary School has serviced the community for just over 100 years. Within Green Point there are increasingly few reminders of the fact that the area was a mixed community which saw displacements under the apartheid regime, yet the school has endured to the present day. The school is an important historical anchor for communities who have had connections with Green Point. There is a perception that a new age of displacement is taking place – Green Point has become a fashionable and expensive part of the city which has made it inaccessible to previous residents. A change of use of the Prestwich School will bring to the fore the harsh reality of this change and erode an important link for displaced communities. Ideally, to retain the social and historical linkages, Prestwich School should retain its identity as a school/college or place of learning.

**The school grounds and wall:** The wall surrounding the school must be conserved and would need to be retained for main part. The school grounds are important as they provide the necessary space to bring forth the aesthetic significance of the front façade. Building a significant new structure within the front school grounds could provide a means of optimising use of the site, however the danger is that this could overpower the heritage qualities of the school and detract from its significance. The Prestwich Street side is better suited to re-development.

### ***3.3.4. Recommendations: Erf 202 Prestwich Primary School***

Redevelopment opportunities at Prestwich Primary School are limited as the significance of the place is diverse. Not only is the building very important, but its context represents a long trajectory of history and linked events that reflects the dark days of slavery of the 18th century, reforms in burial practise that took place during the British administration of the Cape and finally the dedication of the land for educational purposes. The Prestwich School has served communities from the Bo-kaap, District 1 and also District 6 for more than 100 years, and in the post-apartheid era remains an important landmark for many Capetonians.

Re-use of the building could be considered for an appropriate institutional or commercial endeavour, provided that the envisaged re-use does not require any extensive changes to or within the building other than restoration and refurbishment.

Pending support from Heritage Western Cape, there is an opportunity to extend (without altering original fabric) the rear aspect of the building and to improve the rear south-west boundary at Prestwich Street which forms a somewhat daunting visual boundary between this highly significant street and the school building. The entire precinct would benefit through a well-designed interaction with Prestwich Street.

Development in the front grounds of the building is not supported as this will affect the aesthetic qualities and setting of the school building. Removal of the tarmac, sheds and some light landscaping around significant trees is acceptable.

The boundary wall around the front and sides of the school is the original cemetery wall. This must be conserved. There is opportunity for making changes/improvements to the south-west rear wall which is a more recent addition.

Deep excavation of the school grounds for subterranean parking is discouraged as this will be a very lengthy and costly process requiring a separate public participation process for the removal of human remains. The pace of work will be slow, as such remains will have to be identified and separated from the burial ground fill. This means that an archaeological team would have to be on site, and have control over the pace of work for the duration. If use of the school grounds is to be considered, a precautionary trial excavation programme is recommended so that the quality of previous exhumations can be checked.

Before any development takes place, it will be necessary for a suitably qualified professional with an architectural background to develop a Conservation Plan for the school building that includes an inventory of fixtures and attributes, a condition report and assessment of vulnerability. This plan would need to feed specific opportunities and constraints information into any proposed re-use of the site.

***Urban design summary (Berman, Appendix A)***

1. Ensure sufficient space in front of the main façade to keep the integrity of forecourt. Possible opportunity exists for narrow low development on Hospital Street (2 to 3 storeys), though this should be set back from wall and not impact on the trees.
2. Limited development is possible at the rear of the school on Prestwich Street. If possible new development should not touch the school. If the use changes, the outbuildings may be demolished or adapted or altered for some development. This could have a positive effect on the urban quality in the area and around perimeter.
3. Retain mature trees.
4. Retain existing wall around school (except for Prestwich Street edge).





Figure 19. Prestwich Primary School (front).



Figure 20. The old cemetery wall at Prestwich School. Parts of arched burial vaults have been included in school wall adjacent to erf 564 and Alfred Street.

### **3.4. Erven 738 and 734 (Western Cape Provincial Government Pavement Testing Laboratory)**

#### **3.4.1. Built environment**

##### ***Western Cape Provincial Government Pavement Testing Laboratory***

*Built circa: 1913*

*City Grade: IIIA*

*Architect: Unknown*

*Extent:*

*Zoning: General commercial C2*

*DRC cemetery exhumed under 1906 legislation.*

The building known as the Provincial Government Paving Testing laboratory was apparently built in 1920-23, evidently after a portion of the DRC cemetery was exhumed for this purpose. The initial use of the laboratory remains unknown, however an examination of a 1926 aerial photograph mosaic (Green Point Burial Grounds Project) shows that the laboratory was present in very much the same form as it is today. It has always been a government facility, being transferred to the Union of South Africa in 1921 and passed on to local government in the 1970's. Staff interviewed on site indicated that its use has not changed in the last 30 years. The building is graded IIIA and is indicated in the Cape Town City Council survey as being an outstanding example of its kind. It is a single story elongated "E" shaped structure with a full volume basement. It encloses a well maintained garden – a tranquil enclave in this area of the city. The inner side of the building has a full length veranda with a corrugated iron roof supported on timber beams. This serves as a walkway and access point for the various laboratory rooms. To the west of the main institutional building are a number of lesser structures of a temporary nature and a fair amount of open space to the south. These areas present potential redevelopment opportunities.

#### **3.4.2. Archaeology**

The land parcel once formed part of the old Dutch Reformed Church cemetery. Erven 737 and 738 formed part of the DRC cemetery which was in use from c1755 to c1886. In 1907, Buitengracht Street was widened and a portion of the old DRC cemetery was needed. The DRC agreed on condition that the municipality was responsible for the recovery and re-interment of the remains that were buried in the portion to be expropriated. The remainder of the DRC cemeteries were eventually only exhumed in the 1920s. Work was started in November 1920 and completed in March 1921. The exhumation process was managed by Edward Hutt, the Secretary of the Board of Trustees and Superintendent of the Maitland Road Cemetery. A team from the cemetery staff had the duty of collecting and re-coffining the human remains before transporting them to the Maitland Road Cemetery. Convict labour<sup>6</sup> was used to do the trenching<sup>7</sup> and breaking down of vaults. About 893 coffins filled with human remains were re-interred in the DRC allotment at the Maitland Road Cemetery and 132 wagon loads of memorial stones were moved (PAS 2/1064: Letter dated 3/4/1922). The remains of well-known historical figures such as Andrew Barnard, John Fairbairn, Lady Sale and others were reburied in the Maitland cemetery in what is referred to as the 'Inner Site'. When Buitengracht Street was widened in the 1980s, human bones could be seen extending underneath the road edge and pavement (Alan Morris pers. comm. 2005). It was common for bodies to be buried just outside the boundaries of the official burial grounds, possibly to avoid paying burial fees. As late as 1819, complaints were lodged with the Burgher Senate concerning this practice (Cox 1999). It is possible that the bones observed during the course of the road widening

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<sup>6</sup> Twenty men were provided free of charge by the Prisons' Department (PAS 2/1046).

<sup>7</sup> Trenches were dug to a depth of 8 foot (PAS 2/1046: Letter dated 14/09/1920)

related to this practice and were not exhumed with the formal cemeteries as they fell outside their boundaries.

The only areas which were not exhumed were the sites of the existing buildings on the DRC cemetery (Erf 739) and the Browning Memorial Hall which was situated on the St George's Cemetery. In the case of Erf 739 a space of 10 foot surrounding the church as well as a path leading towards the Somerset Road entrance was left un-exhumed (PAS 2/1064: Letter dated 15/04/1921). As far as can be established from historic photographs, this area was slightly to the east of the erven under assessment. Excavations that were conducted on the public open space (now the site of the Prestwich memorial) showed that the exhumation had been accomplished with reasonable thoroughness. Human skeletons were found under the foundations of the electrical substation indicating that that this facility had already been installed by the 1920's.

Due to the construction of Somerset Road and the widening of Buitengracht Street, original portions of the cemetery wall have only survived in part along Chiappini and Prestwich Streets. The wall has been recently re-plastered so the bluestone detailing has been obscured. According to minutes of the City Council, graves stones were included within the fabric of the wall built along the Somerset and Buitengracht Street edges.

### **3.4.3. Heritage indicators**

**Human remains:** In terms of prior experience working on the southern portion of the old DRC cemetery, the exhumation of the 1920's appears to have been relatively complete, however observations of human bone under what is now Buitengracht Street indicate that caution should be exercised. The exhumations on this site took place as a series of separate events separated by years, so it is possible that some burials may have been missed. The south and western parts of the site where development opportunities exist have a very disturbed appearance indicating that exhumations have been completed. Like the Military burial ground (Salesian Institute) a considerable amount of fill appears to have accumulated behind the walls of the cemetery indicating the large amounts of burials had been interred along with building materials for vaults and graves. Given the well documented history of exhumation on the site and the fact that parts of the DRC cemetery have already been tested, the human remains are not considered to be an overly onerous impediment although some exhumations may be required.

**Built environment:** The main institutional building of the laboratory is considered to be of high architectural value which means it is unlikely that its demolition will be allowed. Redevelopment of this building will require the identification of suitable uses (it is ideally suited to light commercial activity ranging from offices to restaurants and specialist shops). The building is very well cared for but it would need light adaptation to accommodate new activities. Major alteration or changes to this structure are not encouraged.

The opens space to the south and the lesser buildings to the west of the laboratory present potentially developable land with opportunities to open up onto Riebeeck Street, Somerset Road as well as Buitengracht Street. A sympathetic and compatible interface with the laboratory building will be needed. Careful design of the Somerset Road interface could enhance the linkage between the Prestwich Memorial and Truth coffee shop (which houses human remains from the Prestwich Street area) and generally act as revitalising gateway into the Prestwich Precinct.

**Cemetery walls:** The Chiappini and Prestwich Street walls of the property are potentially original cemetery walls and should be conserved for the main part. Those facing Buitengracht and Somerset

Raod are probably technically protected (being greater than 60 years of age) but are of lesser importance and do not warrant conservation unless headstones have been worked into the fabric. Plaster removal will allow assessment of the relative age of the walls.

Social significance: The laboratory and surrounds was not a facility which has been in the forefront of any social action therefore it is not as prominent as the Prestwich School or Salesian Institute. Its social significance is medium.

#### **3.4.4. Recommendations**

Indications are that parts of the site have been exhumed, however it is recommended that before development commences a Section 36 permit is obtained from SAHRA to exhume human remains. Trial excavations prior to development are not necessary, but advisable as this may save time in the long run. If any bulk excavation is envisaged an archaeological team will need to be on site.

The laboratory building may not be demolished but it may be put to alternative uses that do not involve large scale changes to the structure.

A permit should be obtained for the demolition of the temporary recent structures on the western side of the property. This area as well as the open ground to the south presents a development opportunity which in heritage terms could compliment the laboratory buildings and provide a point to interface with the Buitengracht – Somerset Road – Prestwich Memorial area.

The original cemetery walls (Chiappini Street) should be conserved for the main part, however it may be necessary to create openings in these to allow the area to function depending on alternative uses. Alterations will require approval from the heritage authority.

#### **3.4.5 Urban design summary (Berman, Appendix A)**

- Retain 'U' shaped courtyard building with the existing trees.
- Opportunity exists to alter the building on Prestwich Street to allow for an active edge: possible openings at street level into basement on Prestwich Street, keeping offices and laboratory spaces above.
- Development possibility exists in triangular space along Riebeeck Street. This building should not be too tall and 'overpower' courtyard building and space.
- Opportunity on Buitengracht and Riebeeck Street intersection – Building to be max. 2 storeys, set back to maintain width of Buitengracht. Suggest take line of Firemans Arms. Major informant is the wedge shaped gateway space as the entrance to Somerset Road and Green Point. This edge marks the important change in the city grid and geometry.



Figure 21. The somewhat sober street sides of the testing laboratory hides a well-cared for early 20th century building and charming interior yard.



Figure 22. Another view of the pavement testing laboratory.

#### **4. Off-site heritage indicators, linkages and opportunities**

The 4 land portions under consideration share to various degrees a common heritage. Firstly they were all parts of the early Cape burial grounds, secondly once the 1906 Disused Cemetery's Act was passed, three of the land portions that made up the formal cemeteries were put to charitable or educational use and developed accordingly. The built environment associated with them remains completely intact and contains some of the city's finest early 20<sup>th</sup> century buildings. The sequence of layering from cemeteries

to educational institutions remains intact. The exception is erf 564 which took on a different trajectory; it was a paupers burial ground which in 1816 was developed as the Old Somerset Hospital so it never fell within the ambit of the 1906 legislation. Human remains on site were likely discarded with the excavated fill when the Provincial Government Buildings were erected.

The streets share this heritage. They, together with the old cemetery walls are the common denominator in the present time that links the landscape of burial of the early days of the city. Less than a meter under the tarmac and pavements of Prestwich, Alfred, Chiappini, Napier, Riebeeck and Buitengracht streets lay the remains of hundreds of workers, soldiers, sailors, slaves and children. Their presence is unknown to the public and un-acknowledged at the site of their burial. Their presence has been informally known of for decades, but it is only within the last 15 years that they have been documented. The Prestwich Memorial, which has become a very important place-maker in recent years, celebrates this heritage of Cape Town's forgotten underclass. Although it too is located on a disused cemetery, Riebeeck Street has separated the Prestwich Memorial from the bulk of the area of burial area which includes the Prestwich Precinct. The streets and the pavements are the potential mechanism through which the heritage of this area can be acknowledged. At present there is no device within the burial area that celebrates this common past. It is important that along with the revitalisation of the precinct planning devices are developed which allows this history to be "read". There are many ways that this can be achieved – special street surfaces and pavement treatments, explanatory story boards or even planting of trees (according to historic photographs cypress trees grew in all the Green Point cemeteries). The blue stone walls around the formal cemeteries were all white-washed – perhaps this could also be re-introduced as a device which demarcates a common theme. Although it would be difficult to physically connect the Prestwich Memorial with the Prestwich Precinct, additional signage at the Memorial site could be considered. The interaction of any proposed development with the street and its neighbours should be considered a critical heritage indicator (and opportunity).

Despite the problems associated with tree planting and the issue of burials, a landscape architect should be commissioned in conjunction with a conservation architect to prepare a tree planting plan. This could 'knit together' the existing tree pattern, and strengthen the character of the area, in contrast to the harder, more urban quality of the inner city across Buitengracht Street.

The existing set of buildings on erf 564 may be described as being somewhat utilitarian, contrasting to the Edwardian styles of the Prestwich Primary School and the Salesian Institute. Despite the fact that the buildings are ungraded, it is important to take cognisance of the fact that the block enjoys the presence of grade IIIA conservation-worthy buildings on three sides which means that it can play a key role in improving the streetscape and "binding" the entire precinct into a heritage area of great interest and relevance to people who have deep roots in Cape Town.

While it is not the purpose of this study to prescribe what should happen to the ungraded buildings on the erf, it is important to note that within view of erf 564 are three grade IIIA buildings. What happens in the future on erf 564 will affect the aesthetics of these buildings and the urban context in which they are situated. The fact that erf 564 does not lie within a conservation area gives the owner an opportunity to develop, however the positive aesthetic and commercial knock-on effects in terms of adding value by recognising the history and architectural trends of the area should not be underestimated.

Redevelopment of the Prestwich Precinct presents a potential opportunity to upgrade existing or build new buildings that are in keeping or better at empathy with the trends that characterise Prestwich Street. Other recent developments on Prestwich Street have taken cues from historic buildings such as the I&J warehouse, the Victoria Junction telephone exchange (now Victoria Junction Hotel and apartments) and

Prestwich School to create homogeneity in the streetscape. At present the WCPG buildings form a solid obstruction to views from the Salesian Institute. There is a potential central axis over the Salesian grounds that could acknowledge the centrally placed statue (place of worship) with the yard entrance of the institute.

The Prestwich Group (loosely based at the District Six Museum) has had a long involvement with the unmarked burials of Green Point. They have accumulated a great deal of local knowledge with respect to District 1 and must be consulted/involved in the development of proposals for any form of commemoration or memorialisation.

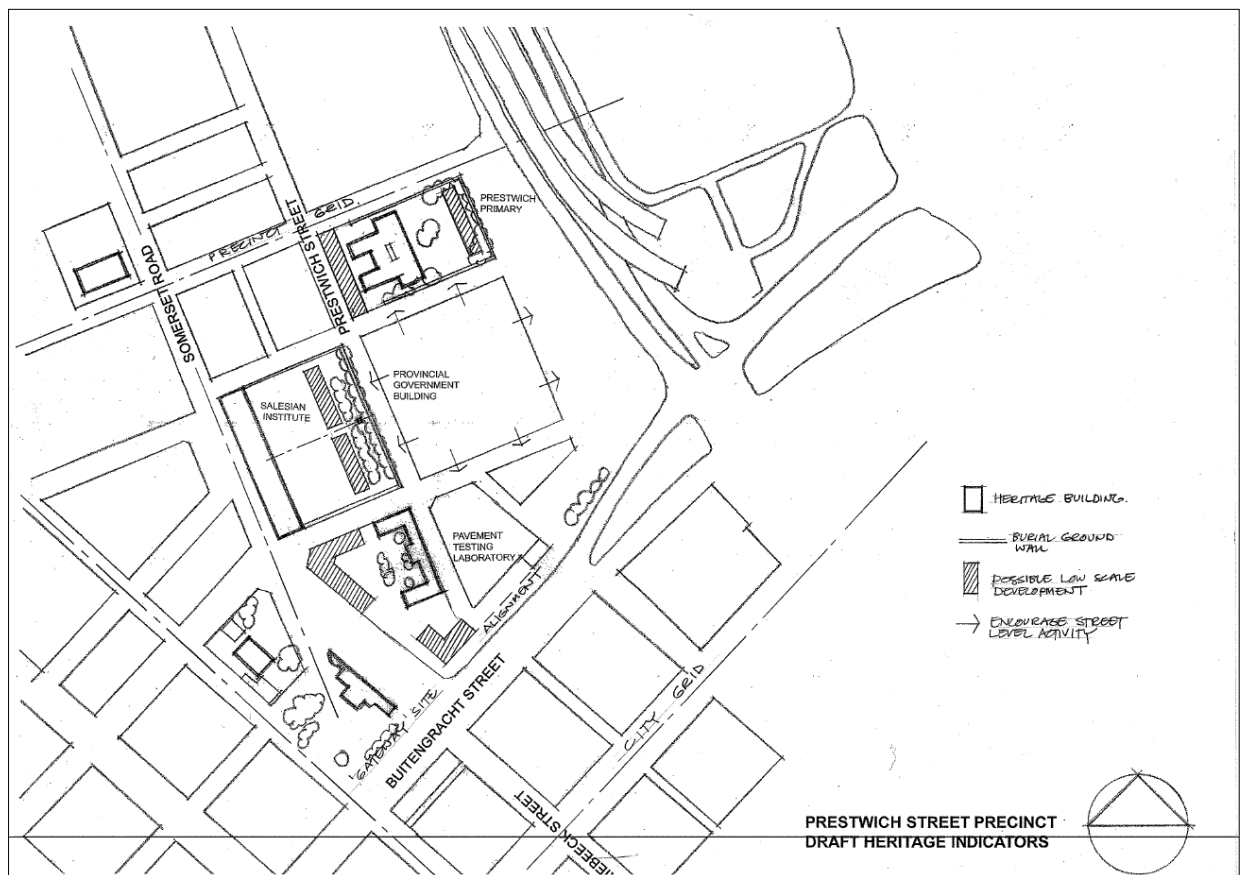


Figure 23. Draft sketch of Prestwich Street heritage indicators and opportunities (Andrew Burman 2011).

## 5. Conclusion

The Prestwich Precinct is an area with a very important multi-layered heritage which is in-tact. While this heritage does impose some quite severe limitations on development activities, for good heritage reasons it is important that re-vitalising takes place. Compared with the areas on and south of Somerset Road which have become vibrant and enriched in recent years, Prestwich Street and environs is rather less celebrated. In terms of heritage, the proposed redevelopment will serve as an opportunity to refurbish/restore two significant buildings, enhance the surrounds of the Salesian Institute and most importantly (hopefully) provide a street treatment within the precinct that will acknowledge the common history of the area. Although this report has highlighted the physical constraints imposed by the heritage indicators of the area, ultimately it is the heritage of the precinct that will impart a unique richness and form a core component of the revitalisation.

It is recommended that this study proceeds on to the second stage of the HIA. In this study we have taken the opportunity to identify the heritage constraint and find areas of opportunity. It is a course sieve that has prepared the groundwork for tighter and more specific studies which will test the impacts of draft conceptual designs against the known heritage of the area during the second stage of the HIA. While archaeological input will be required throughout the full heritage impact assessment process into the design and construction phases, it is recommended that a built environment expert should now drive the assessment process to a final record of decision.



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## APPENDICES

### Appendix A: Report on the Prestwich Precinct by Andrew Berman

#### PRESTWICH PLACE HIA: PHASE 1: HERITAGE INDICATORS

Heritage and Design Indicators

November 2011

This is based on information from the document, Prestwich Precinct Revitalisation, Stage 1, Heritage Assessment, Clift, Schietecatte, Snelling, Hart, and site visits.

Indicators are derived from the heritage significance of the identified heritage resources. They are formulated to protect and enhance the historical and cultural attributes in the area. The locale is examined at the precinct scale and the indicators are 'broad brush' at the level of urban design, addressing planning, landscaping and architectural issues. It is vital to note that any of the suggested development options may be severely or entirely compromised by uncharted burials.

Principles to inform decision making can be grouped under two headings, Heritage Principles and Urban Principles. (See attached sketch 'Draft Heritage Indicators')

#### Heritage Principles

- Protect and enhance local character
- Protect old fabric
- Reduce possible impact of new development
- Respect historical layering
- Ensure sustainability

Heritage Resources in the area can be summarised as follows:

Old Churches

Burial remains

Street and block layout

Trees

Important buildings (Salesian Institute, Prestwich Primary School, Pavement Testing Laboratory)

Historic walls (Burial Ground Walls, School walls)

#### Urban Principles

For the area and site to be sustainable and to contribute to the viability and positive role within the city, the following urban principles are important.

- Street level activities and pedestrian related street frontages on key pedestrian routes.
- Generous allowance for pedestrian activities; street accommodates pedestrians and vehicles with separation between these achieved with judicious use of planting and screening.
- Provision of pedestrian comfort with shelter and shade provided by trees, canopies and umbrellas, and places to relax and eat outdoors in public.
- Buildings should respond well to context.
- Well proportioned and human-scale related individual buildings within an overall theme.
- Preservation of traditional street frontages and respect for local architectural traditions.
- Well-defined and uncluttered public spaces incorporating appropriate signage, street furniture, lighting, paving and tree planting.
- Good maintenance of the public realm—no litter, discreet sign posting, no graffiti or broken paving etc.
- Opportunities for the natural surveillance of public places.

#### Erf 738 and 734 Western Cape Provincial Government Pavement Testing Laboratory.

- Retain 'U' shaped courtyard building with the existing trees.
- Opportunity exists to alter the building on Prestwich Street to allow for an active edge: Possible openings at street level into basement on Prestwich Street, keeping offices and laboratory spaces above.
- Development possibility exists in triangular space along Riebeeck Street. This building should not be too tall and 'overpower' courtyard building and space.
- Opportunity on Buitengracht and Riebeeck Street intersection – Building to be max 2 storey, set back to maintain width of Buitengracht. Suggest take line of Firemans Arms. Major informant is the wedge shaped gateway space as the entrance to Somerset Road and Green Point. This edge marks the important change in the city grid and geometry.

#### Erf 564 (Old Somerset Hospital Site) Provincial Government Buildings

- The building does not provide an active edge to the surrounding streets. Every effort should be made in ensuring that the development will have street level activities on the perimeter, that is shops or allied commercial uses with windows. Because of the institutional uses and the important cemetery site, this precinct has little if any street activity. It is important that this opportunity is taken to change the building so that the development can have a positive relationship to the street.

#### Erf 202 Prestwich Primary formerly Lutheran Cemetery

- Ensure sufficient space in front of the main façade to keep the integrity of forecourt. Possible opportunity exists for narrow low development on Hospital Street, (2 to 3 storeys) though this should be set back from wall and not impact on the trees.
- Limited development is possible at the rear of the school on Prestwich Street. If possible new development should not touch the school. If the use changes, the outbuildings may be demolished or adapted or altered for some development. This could have a positive effect on the urban quality in the area and around perimeter.
- Retain mature trees.
- Retain existing wall around school. (except for Prestwich street edge).

#### Erf 566 Salesian Institute

It is assumed that there are no title deed or other legal impediments restricting development. This site requires further investigation, possibly a visual impact study.

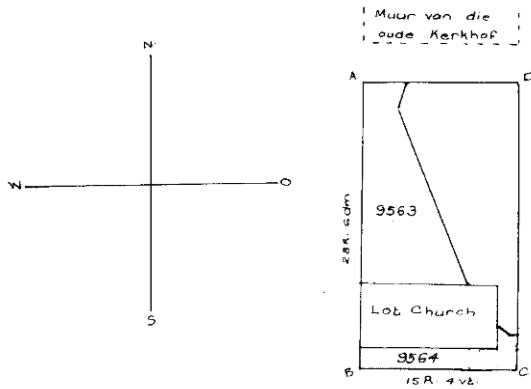
- Very important to conserve cemetery wall.
- Retain mature trees.
- Possibility may exist for limited small scale development across the parking area for a thin low building which must not compete with the Salesian building (2 or 3 storey max). Development to be 'broken up' to allow for visual link of the axis that extends from the centre of the building to the shrine in the garden.

#### Landscape Architect

Despite the problems associated with tree planting and the issue of burials, a landscape architect should be commissioned in conjunction with a conservation architect to prepare a tree planting plan. This could 'knit together' the existing tree pattern, and strengthen the character of the area, in contrast to the harder, more urban quality of the inner city across Buitengracht Street.

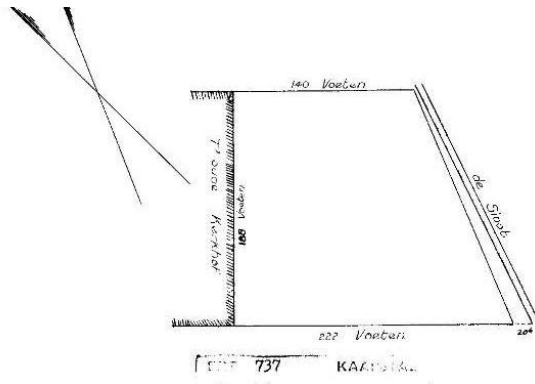
## Appendix B: Grants and sub-division overview

Erf 738 – formerly piece of land (Survey diagram 17/1755). “Muur van de oude Kerkhof” refers to the wall surrounding the old Military burial ground.



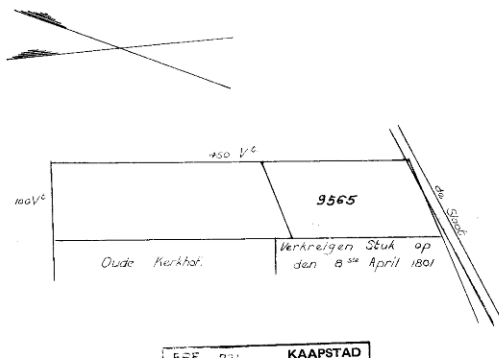
Erf No	SG Diagram	Deed	Date	Extent	From	To
738	17/1755	OCF 3(72)	2/07/1755	429 SR 140 SF	Grant	Church Council of DRC
738		7006 (para 2)	26/07/1921	429 SR 140 SF	Consistory of the DRC	Government of the Union of SA
739	B767/1927	Crown Grant 2 (40)	11/04/1928	85 SR 96 SF	Grant	Church Council of the DRC
9564		2128 (para 2)	7/07/1975	468 m2	Grant	Municipality of Cape Town
9563		2128 (para 3)	7/07/1975	1912 m2	Grant	Municipality of Cape Town
Rem 738				2535 m2		

Erf 737 – Formerly piece of ground – granted to the DRC, adjoining 1755 grant and extending to the Buitengracht.



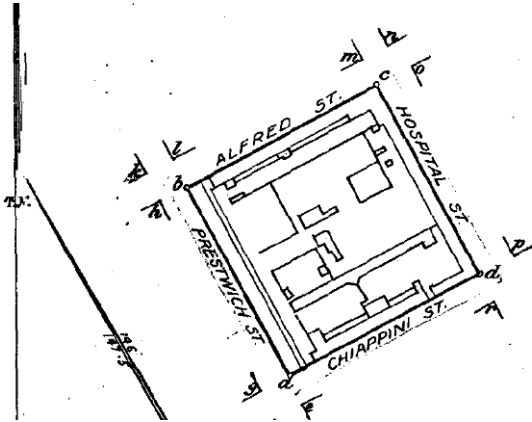
Erf No	SG Diagram	Deed	Date	Extent	From	To
737	50/1801	OCF 5 (49)	8/04/1801	236 SR 44 SF	Grant	Church Council of the DRC
737		7006 (para 2)	26/07/1921	236 SR 44 SF	Consistory of the DRC	Government of the Union of SA
737		2128	2/02/1975	3373m2	Grant	Municipality of Cape Town

Erf 734 – Formerly piece of ground adjoining the DRC burial ground on the seaward side and extending towards the Buitengracht.



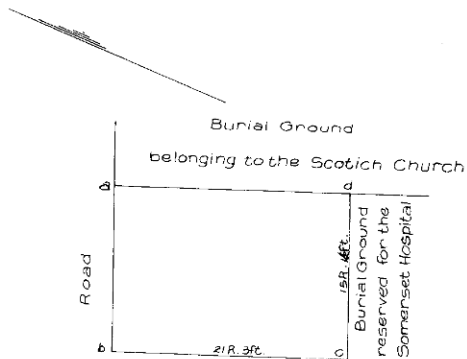
Erf No	SG Diagram	Deed	Date	Extent	From	To
734	80/1802	OCF 5 (58)	8/04/1802	236 SR 44 SF	Grant	Church Council of the DRC
734		7006 (para 3)	26/07/1921	236 SR 44 SF	Consistory of the DRC	Government of the Union of SA
9565		2128	2/02/1975		Grant	Municipality of Cape Town

Erf 564 – piece of land situate between the cemeteries and Amsterdam Battery. The lot was resurveyed in 1929 (Survey diagram B927/1929), showing the extent of the development of the Old Somerset Hospital.



Erf No	SG Diagram	Deed	Date	Extent	From	To
564	96/1817 B972/1929	59	23/01/1818	1M 167 SR 96 SF	Grant	Samuel Bailey
564		185 (107)	23/03/1821	1M 167 SR 96 SF	Samuel Bailey	Burgher Senate

Erf 565 – formerly  $\frac{3}{4}$  of the Old Military Burial Ground. Granted to the Roman Catholic Church and adjoining the portion allocated to the Somerset Hospital.



Erf No	SG Diagram	Deed	Date	Extent	From	To
565	376/1840 462/1839 456/1839	CF 6.33	1/06/1840	321 SR 3 SF	Grant	Patrick Raymond Griffith (RC)

Erf 566 – formerly the Scottish Cemetery (Wrong diagram scanned)

Erf No	SG Diagram	Deed	Date	Extent	From	To
566	208/1909	CF27.9	17/04/1909	253 SR 78 SF	Grant	Mayor of Cape Town
4770		4770	21/06/1923	253 SR 78 SF	CCT	Union of SA

Erf 202 – (Wrong diagram scanned) – formerly the Lutheran Church burial ground

Erf No	SG Diagram	Deed	Date	Extent	From	To
202	209/1909	CF 27.8	17/04/1909	462 SR 66 SF	Grant	Mayoral Committee CT
202		309	20/01/1910	462 SR 66 SF	CCT	Trustees of the School Board Cape
202		17177	1/08/1967	462 SR 66 SF		Republic of SA



## Appendix C: Chronology of events

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
17th century		Flat coastal plain with some prominent dunes situated along the southwestern edge of the Table Bay. Reference by early travellers to a 'Hottentot' village on the outskirts of Cape Town (Hart 2002).	De Waterplaats (Green Point Common) used by the VOC to graze their cattle.	1995 excavations at Cobern Street uncovered four individuals buried in traditional Khoekhoe style with broken pot and grindstone. Burials dated to c1000BP (Morris 2011).
		Early mortality at the Cape was high. Early Company hospitals were located in the fort and later the Castle before being moved away from the shore, closer to the Company gardens and the Slave lodge in 1693 – 1699. The hospital extended from the top of Adderley Street to Longmarket Street (Laidler and Gelfand 1971)	Hospital treated sick sailors off the ships and Company servants (and slaves). Most deaths related to nutritional deficiencies.	
		Church (Groote Kerk) and cemetery situated on the seaward side of the Company Gardens was constructed c1677. Prior to this the dead were buried within the old Fort on the Parade (TANAP C 12:17-22, 34-28).		No survey diagram has been found for the cemetery associated with the Groote Kerk. It is described as extending from the Slave lodge to Longmarket Street (Attwell n.d.). The church grounds measured 1 morgen and included the church site (which was officially granted only in 1840 and measured less than half of the original church grounds).
18th century	Cemeteries within the core of Cape Town	1710: Reference to Company servants who have come to die in the (Company) hospital being buried in the 'ordinaris soldaaten, matroose en slaven kerkhof' (TANAP C 27:116-122). Laidler and Gelfand (1971:63) locate the burial place "in the dunes outside the town".  The first small pox epidemic struck the Cape in 1713. The death toll was so high there was not enough wood for coffins, and the dead were buried without (Laidler and Gelfand 1971:40).	Burial ground at the time was still open (read unenclosed) but that it would be enclosed by a wall to prevent animals digging up the corpses (TANAP C 27, pp.116-122).	Not specifically referring to Green Point. Also in reference to a hospitaalskerkhof, which at this time would have been situated opposite the present Slave lodge below the Company Gardens (TANAP C 36:95-117).
	Removal of Soldaaten	1720: Matroosenkerkhof to be raised and levelled	Implication that graves	The undertaker to be present when

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
	and Slaven burial ground to the foot of Lionshead/Signal Hill	and a new location be found away from the Cape houses, near the Lions Rump and the dunes (TANAP C 54:107-116)  Location for the common graveyard situated close to the macassar graves near the dunes, measuring 495 square roods (12 bodies per 1 square rood) (TANAP C 54:117-121)	in the past were not dug deep enough and poorly administrated.  Theft of wood from coffins common (TANAP C 54:117-121).	grave shafts are dug to ensure that they are deep enough and are filled in again. No graves are to be reopened without prior notice (TANAP C 54:107-116)  Burial ground to be used for Company servants (soldiers and sailors) and the ground around it to be used for burying slaves (TANAP C 54:117-121).
		1715: Construction of Chavonnes Battery with associated gallows.	Military burial ground already started in 1721, then the matroosenkerkhof in the centre of town was full.	
		By 1740 a number of burial grounds were situated "on the west side facing the bay and near the big battery" (Mentzel in Finnegan 2006): "another cemetery ... near this cemetery are also found the vaults for the graves of the Chinese ...In the same locality is situated a burial ground for slaves as well as the wheel and the gibbet".	Graveyards indicated (i) Burgher/Civil cemetery and the (ii) Soldaaten/Military cemetery. Around the cemetery the slaves and the serfs could be buried (Comprehensive Atlas of the VOC 2010)	1742 - drawing, J.W. Heydt, shows only 1 official grave yard outside town (Worden <i>et al.</i> 1998: 80)  Mid-18th century plans and panoramas, e.g. Schumacher c1777 and Gordon 1790, show the walled cemeteries representing the DRC cemetery c1755, the old military cemetery and the informal, unwalled slave cemetery to the west of the old military cemetery (Finnegan 2006)
	Small pox epidemics	In addition to smaller outbreaks, the Cape was plagued by at least 3 smallpox epidemics: 1751, 1755 and 1767. Casualties were massive, especially amongst the Khoekhoe, but settlers and slaves were equally badly affected. People living in the countryside were instructed to bury their dead on their farms to avoid spreading the disease (Malan 2004; Laidler and Gelfand 1971:55-57).	Corpses were to be placed within coffins in the clothes they died in and buried within 48 hours. Slaves were to be buried within 24 hours (Laidler and Gelfand 1971:57,	"When existing burial grounds filled up, it was necessary to open new ones near the sea... Corpses had been buried above corpses not yet decomposed, reducing the possible depth of burial and causing a terrible stench" (Laidler and Gelfand 1971:57, TANAP C. 133:283-349)

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
			TANAP C. 133:242-271, C. 145:86-203).	
	DRC cemetery granted	1755 on the request of the local church, based on the large numbers of deaths related to the (small pox) disease, a burial plot was granted to them, next to the soldaaten burial ground. Measuring 429 square rods 140 square feet. It is to serve as a general graveyard (TANAP C 133: 242-271).	Less than 1 month later, the burial ground in town was so full it was not possible to bury a corpse without disturbing another (TANAP C 133:283-349).	Erf 738, OCF 3.77 1755  The Consistory charged 50 Cape gulden for a burial plot in the churchyard; the amount was double for a foreigner or one who had died on board-ship. There was another cemetery for those who could not or would not pay this fee. Formerly this cemetery was situated between the castle and town, towards the mountain side, but, with the expansion of the town, another cemetery was formed on the west side facing the Bay and near to the big battery. Near this cemetery are also found the vaults for the graves of the Chinese who had been banished to the Cape. In the same locality is situated a burial-ground for slaves, as well as the wheel and the gibbet, usual placed of execution.” (Mentzel 1785, Part 3 chapter V, p. 128).
		Existence of informal/unmarked burial grounds situated between Somerset Road and the shoreline.	Established practise of burying the dead outside the walls of the official burial grounds.	Snuff box with the initials and date 'MHK 1764', uncovered during the course of the Cobern Street excavations (Malan 2004).
	DRC Cemetery	Reference to 'outer graveyard': Construction of 10 rental burial ?vaults constructed in brick and covered with stone, burial price f25. Additional graves made available for purchase at a cost of f75 (to be bricked up at own expense and each grave to measure 8x5x5 ft). In addition, two	Custom (DRC) to reuse burial plots on a 15-18 year cycle. Bones from old graves would be stored in the charnel house (Clift 2005).	

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
		charnel houses were to be constructed in each corner of the burial ground (TANAP C 142: 396-407). Burial fee for an adult slave in 1793 was 8 schillings and 4 schillings for a child slave (TANAP C 220:354-395).		
	Fortification of Table Bay	1770: Heeren Hendricks Kinderen, reconstructed as the Amsterdam Battery in 1784.		
		1772 foundation laid for the new hospital situated near the Castle, which also served as a de facto barracks when accommodation was short. C1795 it was used exclusively as a barracks and the military hospital moved to Woodstock (close to the beach) (Laidler and Gelfand 197:84).		
Early 19th century		DRC burial ground enlarged through two grants in 1801 and 1802 respectively. Both portions of land adjacent to the 1755 burial ground.		Erf 737, OCF 5.49 1801 Erf 734, OCF 5.50 1802
		1803 Complaint from that the overflow of bodies from the burial ground of the "javaanen en slaaven" near the regular cemetery is hampering military drills (Cox 1999:74 IN ACO 2010).		
		1813 – Start of the subdivision of properties on the outskirts of the town, along the foot of Signal Hill, near the official burial grounds (Clift 2004).	No mention made on title deeds of land being used previously for burial purposes. There is the possibility that it had already passed out of living memory, i.e. dating to the mid-18th century small pox epidemics.	
	First civilian hospital	In 1817 Dr Samuel Bailey proposed to the Burgher Senate to erect and manage a hospital (including a lunatic asylum) for merchant seamen and the slave population at the Cape (Laidler and Gelfand	Civilians prior to this date were treated from home (Laidler and Gelfand 1971:46).	The erf immediately to the north of the hospital (Erf 566) was used to bury those who died at the hospital. ¼ of the old Military burial ground

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
		1971:141).  Site was allocated at Green Point, bounded by Prestwich, Alfred, Hospital and Chiappini Streets. It was in very close proximity to the harbour and the existing burial grounds.		was allocated to the Somerset Hospital, ¾ allocated to the Roman Catholic Church for use as burial ground in 1840 (Report of the Select Committee 1904:19; unreferenced letter c1853 ACO 2010).
		Burial ground for slaves (SA Missionary Society) established in 1818, situated near the Amsterdam Battery.		
		June 1819 Notice appears in the Government Gazette forbidding the burial of bodies outside cemetery walls. Area between Chavonnes Battery and the Mouille Point designated for 'slaves and those (other than Moslems)...not of Christian persuasion'. Location of this cemetery apparently on the site of the Portswood Road prison (Breakwater?) (Malan 2004).		
		The Somerset Hospital was sold to the Burgher Senate c1822. Bailey then opened a Merchant Seaman's Hospital in Dixon Street, very close to the Somerset Hospital (Laidler and Gelfand 1971:180).		
		1827 the Burgher Senate was dissolved. It is unclear who took over the administration of the Somerset Hospital. In 1840 the administration was taken over by the City Municipal Board.	Somerset Hospital catered to the needs of (1) Sick paupers (2) Slaves (3) Free inhabitants and (4) British/Foreign seamen who were sent to the hospital from ships docked in the harbour (CO 226).	CO 226 (13) 24/02/1825 Inspection of the Somerset Hospital, which appeared to have been in a less than satisfactory state under the administration of the Burgher Senate. List of duties of hospital staff included.
	Religious diversification under British rule	1827-1840 different denominations were allocated land along Somerset Road to be used for burial purposes.		1827: Anglican Church 1832: St George's Church 1833: Scottish Church 1833: Lutheran Church 1840: Roman Catholic Church

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
				1840: Ebenezer Street cemetery
		Ebenezer Street cemetery previously used to bury paupers from the Somerset Hospital as well as convicts (CCP 1/2/2/1/22 A2). In 1838/1840 when the burial ground was granted to the Rev Vogelgezang, it was for 'coloured christians' who did not belong to the 'other congregations (Select Committee 1904:19).	When the Ebenezer Street cemetery was closed in 1886, it was not full. It was enclosed with a wall and the (recently) dead were removed to Maitland (Select Committee 1904).	
Second half of 19th century 1851 – 1900	Expansion of the city	By the mid-19th century, the city had spread beyond its original boundaries (Buitengracht and Buitenkant Streets) and residential and business interests start expanding into the Green Point area.		
		By 1851 the 'old' Somerset Hospital – one side occupied by the hospital, another side received paupers, possibly the Prestwich side formed the lunatic asylum, and the seaward side, which originally were the medical officers' quarters, were used for storage and as wards for the lepers (Laidler and Gelfand 1971:353).	The hospital site was surrounded by shallow graveyards.	
		1858 Small pox epidemic		
		1859 The foundations laid for the Somerset Hospital at Green Point, situated between Chavonnes Battery and the Whale House. It was designed to house 100 patients and was completed in 1862.	Old Somerset Hospital remained in use until the 1930s: then operating as the Cape Town Infirmary (Deacon 2003).	
	Construction of Alfred and Victoria Basin	1862: Decommissioning of many of the fortifications around Table Bay.		
		1873: Reference to the White Sands paupers burial ground situated to the back of the Somerset Hospital "open common in which anybody or anything is buried, without right, privilege or inspection" (Select Committee 1875).	White Sands burial ground covers approx 6.75 acres. Bounded on the one side by the Dock Wall. It is "a little over 1/8th of a mile	Patients of the Somerset Hospital (probably New) buried at the Ebenezer Street cemetery prior to 1886 when the cemeteries were closed (Select Committee 1875:28).

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
			from the New Somerset Hospital (Select Committee 1875:26).	
		1878 Sailors drowned in the Great Storm (July 1878) taken to the Old Somerset Hospital and buried (Cape Argus 23/07/1878 in Clift 2004b), presumably in the section of land reserved for the OSH adjoining the Roman Catholic and Scottish cemeteries ("at the back of the hospital" if one assumes the front faces the shore/harbour).		Survey Diagram 376/1840
		1881 The Cape Town City Council sold land to the Table Bay Harbour Board which had previously been used as a Paupers Burial Ground.	Condition of the sale that the TBHB exhume and rebury the remains at their own expense 'on the seaward site of Gallows Hill' (Clift 2004b).	Notice in the Mercantile Advertiser reads: 'The Town Council of Cape Town intending to sell to the Table Bay Harbour Commission the Town land between the Gallow's Hill and the dock lands ... hereby give notice that from and after this date all Burials there of Human Remains are strictly prohibited'. Signed JA Roos (Secr CTCC on 1 July 1881) (In Clift 2004b).
		1886 Somerset Road cemeteries were closed by an Act of Parliament and a new public cemetery opened in Maitland.	Cemetery Riots.	
	Expansion of the Table Bay harbour	1880 – 1901 Native labour brought in from the Transkei to work on the harbour construction. Were housed in barracks on the docks. Compound consisted of 36 wood and iron bungalows and housed 1500 labourers (Baumann 1991).	Compound facilities included a hospital. Men who died at the compound were buried in Maitland Cemetery (CO 7632 1126).	
		1890 The Table Bay Harbour Board commenced with the expansion of the harbour and the appropriation of land along the southern edge of the bay. The TBHB advertised for the relatives of those buried in the White Sands burial ground to remove the bodies.	Tradition of informal removal of bodies and remains associated with the Green Point burial grounds by official/municipal authorities.	A trench filled with bones and bone fragments were excavated by the ACO in 2003. Based on the dimensions of the trench, it is likely that the bones are the remains of the paupers who were removed from this

Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
				section of the White Sands burial ground during the course of the harbour expansion.
First half 20th century		1902 Description by Jane Waterston of the old Somerset Hospital "bounded on one side by a disused neglected cemetery and on the others by dirty narrow streets" (Malan 2004).		
1900 – end of WWII		1906 An Act of Parliament made provision for the appropriation of land previously used for burial purposes.	Between 1907-1909 the Lutheran, Scottish, and Roman Catholic cemeteries had been disinterred (Clift 2005).	Act 28 of 1906 stated that disused cemeteries (along Somerset Road) were to be reused for the erection of religious, charitable or educational institutions or used as public gardens or open spaces.
		1910 All hospitals under provincial administration.		
		1920s Exhumation of the DRC cemeteries at Somerset Road. 893 coffins filled with human remains reburied at Maitland cemetery and 132 wagon loads of memorial stones were relocated (PAS 2/1064).	Trenches were dug to a depth of 8ft. Areas left unexhumed: Browning Memorial Hall, Erf 739 area 10ft wide around the church and the road leading towards the Somerset Road entrance (Clift 2005).	
WWII		1930s Children at Prestwich Street Primary recall digging out bricks from old vaults, returning bones back to the graves (Weeder 2006:87)		
		1938 The old Somerset Hospital was demolished. It was decided to put the site up for auction. One of the conditions was that the site be used for commercial or industrial use. To try and get a better price, the lot was divided into 8 portions. There were no takers.		ACLT 239 (15003).
Apartheid Era		Redevelopment of e.g. Erf 741 Green Point and Cobern Street would have had to encounter human remains.	No records have yet been found in which these discoveries have been reported.	Construction trenches bisecting fully articulated skeletons indicate that the bodies at the time that the trenches were dug were in-tact.



Period	Role/Theme/ Characteristics	Associations/ People/Events Activities/Elements/Buildings	Nature of significance	Material evidence Physical/Documentary
			Newspapers still need to be investigated.	
Post-Apartheid	'Rediscovery' of the Green Point informal burial grounds.		Association with informal burial grounds with slaves and paupers of Cape Town.	<p>1994: Cobern Street (18th century), 121 individuals represented of which 65 were intact burials.</p> <p>1996: Victoria Junction (19th century), disarticulated bones.</p> <p>2000: V&amp;A Marina, 19th century Paupers burial ground, White Sands.</p> <p>2003: V&amp;A BP site, 40m<sup>3</sup> bone fragments and human remains associated with the exhumation of White Sands and reburial by the Table Bay harbour developments during the late 19th century.</p> <p>2003: Prestwich Place, 18th century, 2500-3000 individuals; about 1500 intact burials.</p> <p>2004: 29 Chiappini Street, 8 - 12 individuals; 1 intact burial.</p>

Appendix D: Chronological image archive

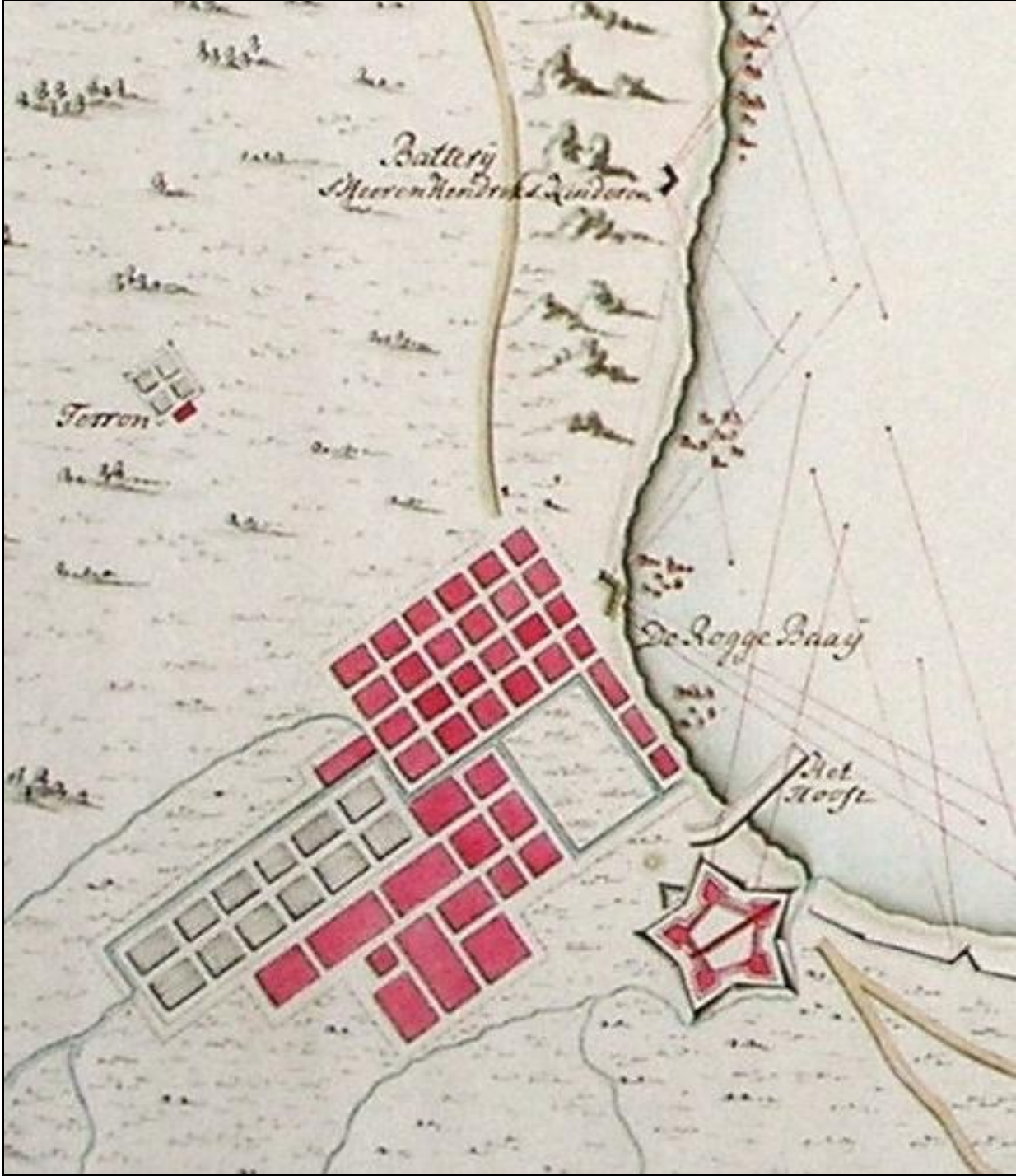


Figure 1. 1760 Detail of Wentzel map (Nationaal Archief 4.Vel 836).



Figure 2. 1762 - Johannes Rach – Detail of panorama from Table Bay (Atlas van Stolk, Rotterdam).

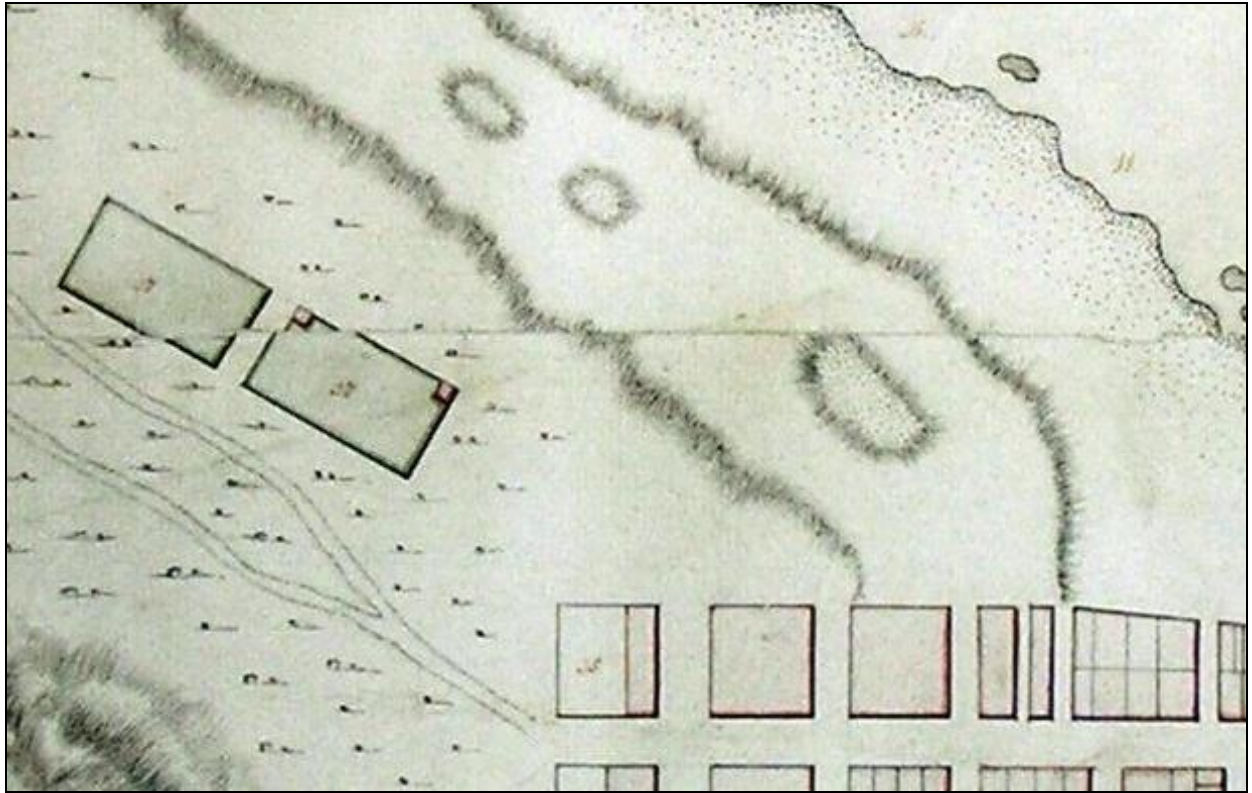


Figure 3. 1767 – Detail of *Plan en Caart van het Fort en Vlek an Cabo de Goede Hoop so als het in het jaar 1707 gefortificeert en betimmert geweest* (Algemeen Archief VEL 838).

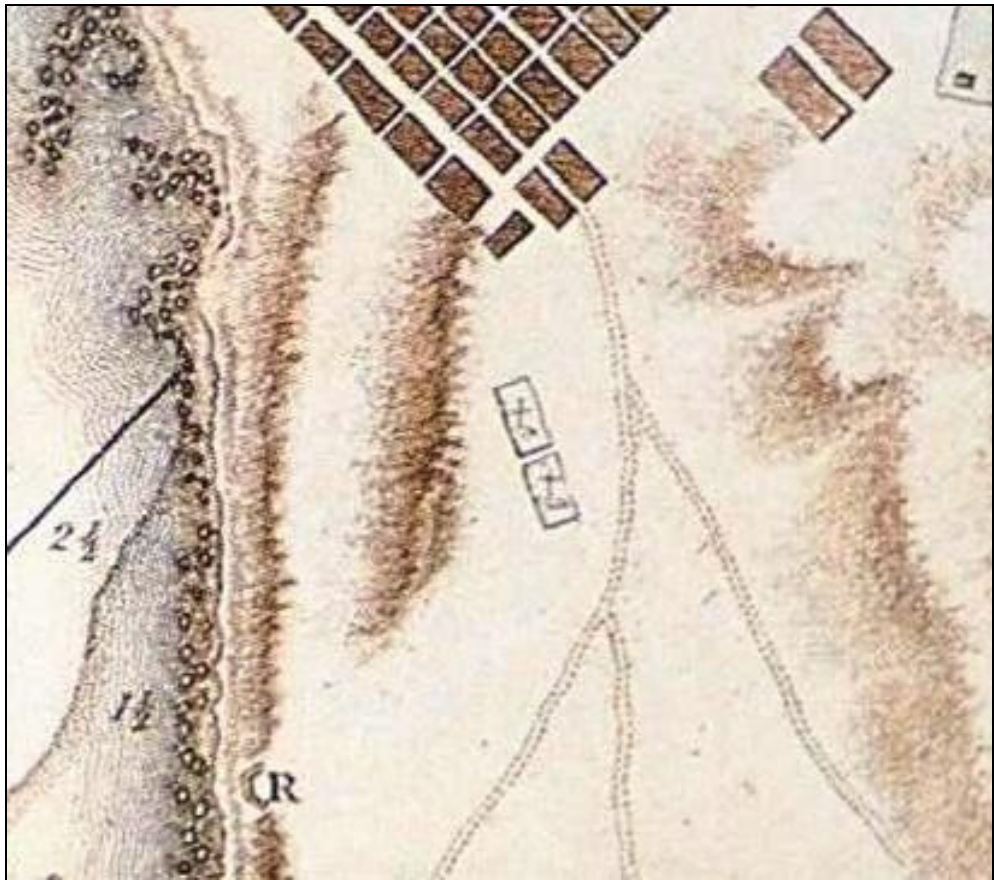


Figure 4. 1770 – Detail of Boursset engraving (N. Vergunst, 2000, *Hoerikwaggo: images of Table Mountain, Cape Town*, p46).



Figure 5. 1776 – Detail of Schumacher panorama (CA M165 - Hallema, A. 1951. *The Cape in 1776-1777: Aquarelles by Johannes Schumacher from the Swellengrebel collection at Breda. The Hague: A.A.M. Stols.*).

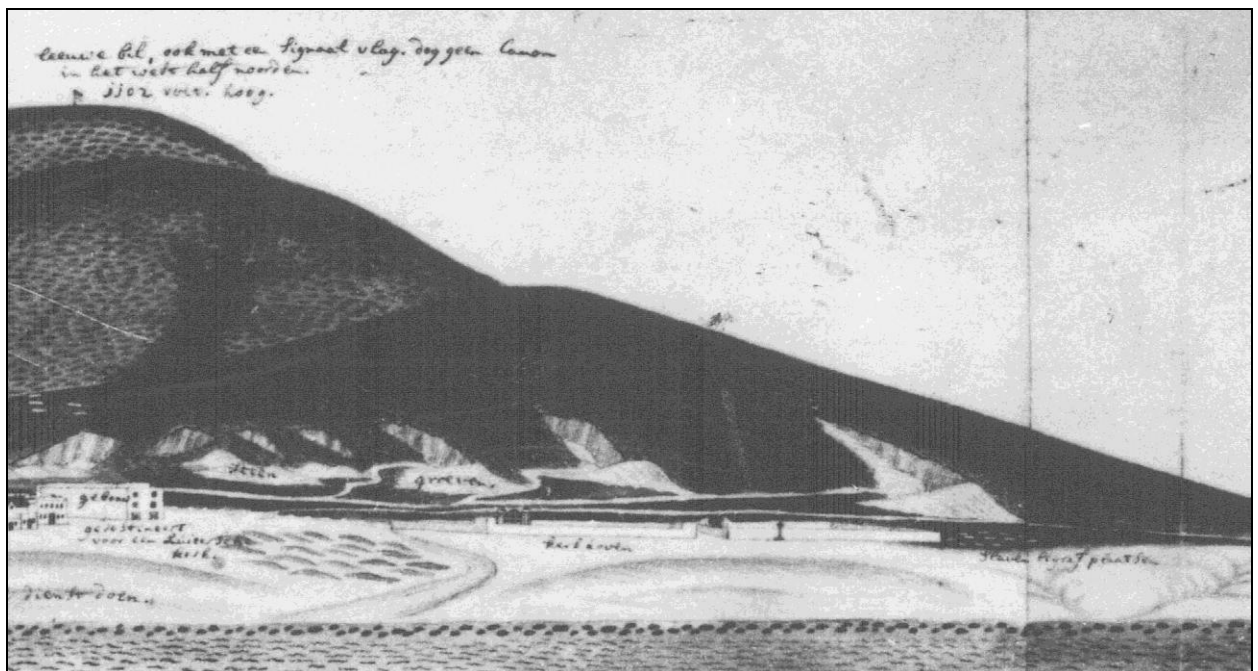


Figure 6. 1778 – Detail of the Gordon panorama (Algemeen Rijksarchief Topo 15-120).



Figure 7. 1785 – Detail of map on fortifications (NA 4.JSF 59b – B. Brommer, 1992, Historische plattegronden van Nederlandse steden, Leiden).

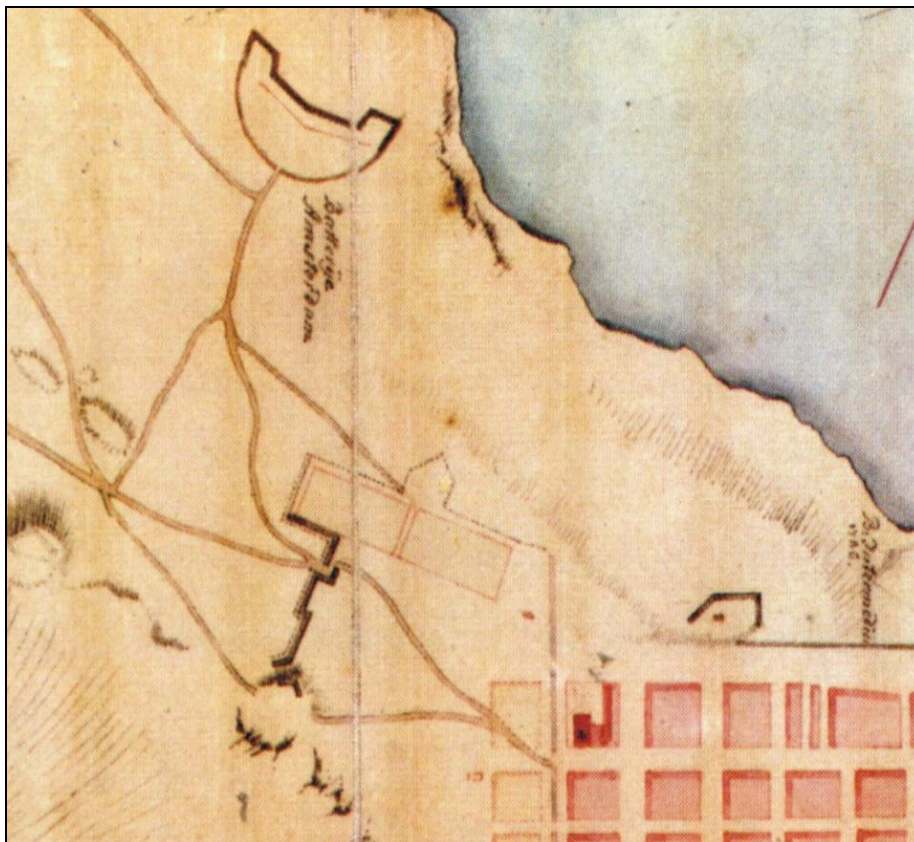


Figure 8. 1786 – Detail of map (vd Graaf, Thibault & Barbier, Cape Archives M1-339).

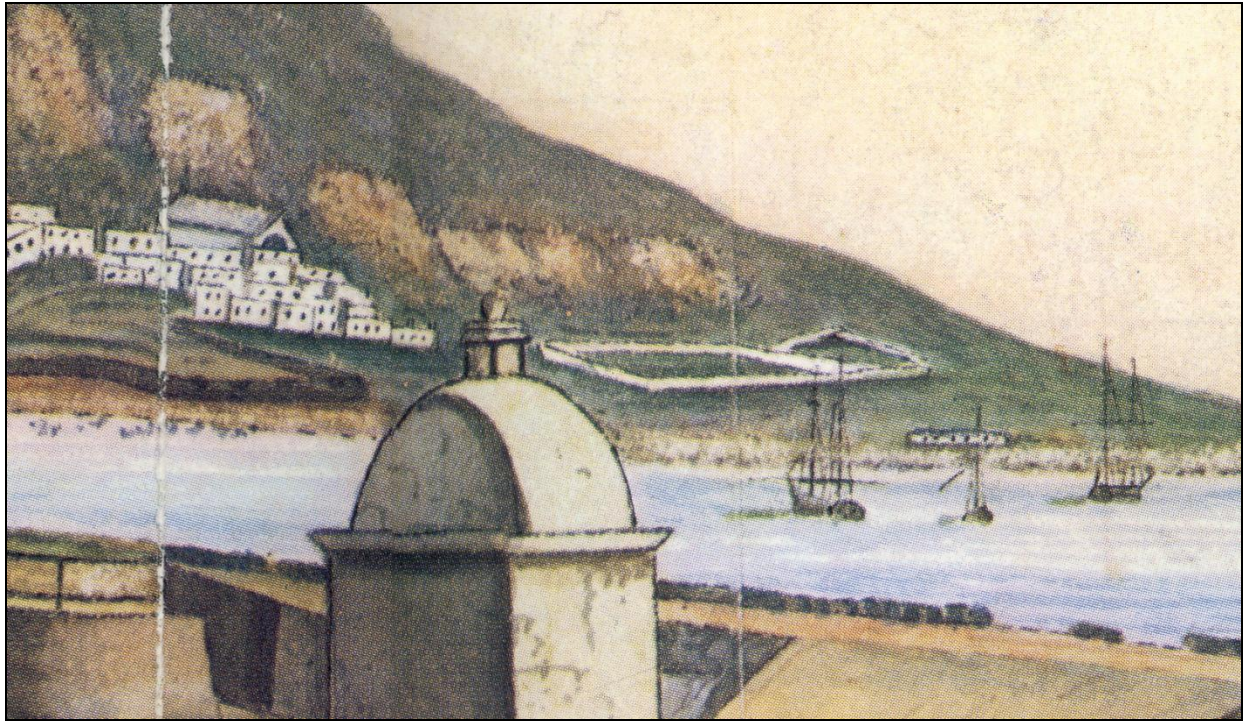


Figure 9. 1814 – Detail of Ewart panorama from the Castle of Good Hope (James Ewart, Journal covering his stay at the Cape of Good Hope, 1811 – 1814 (Cape Town: C. Struik, Pty Ltd, 1970).



Figure 9. no date - Green Point cemeteries. Note how the walls raise from mountain to sea-side, the level inside the cemeteries seems to be evened. (scanned from a book, title and author unknown).

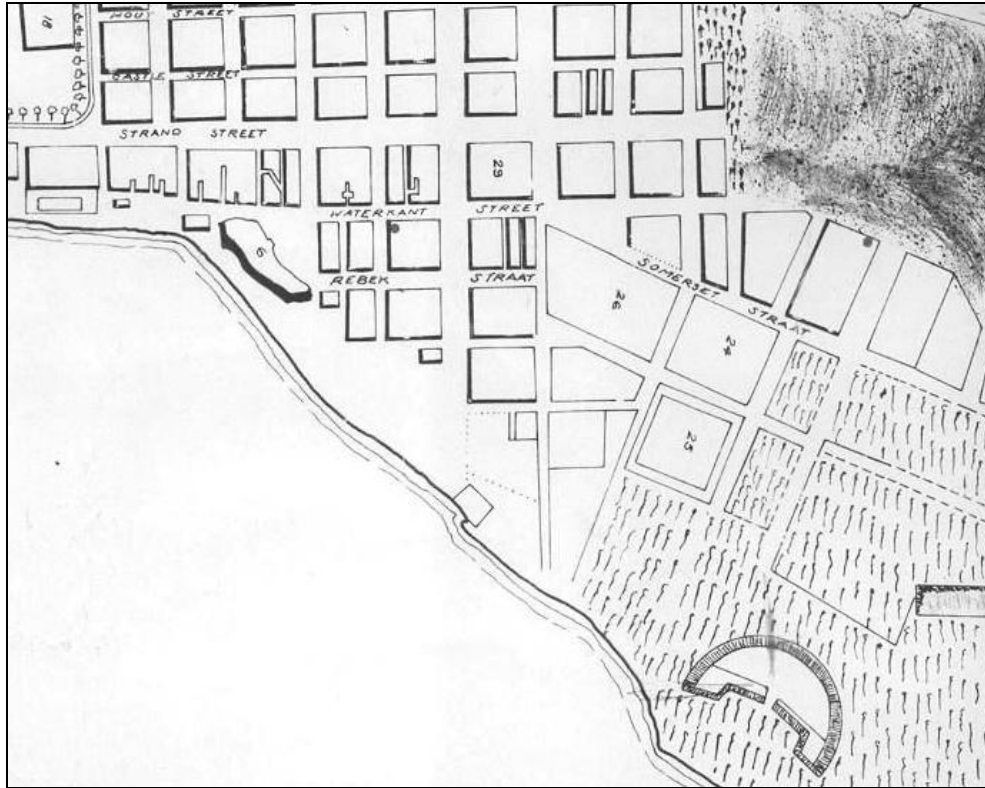


Figure 10. 1818 – Detail of Elemans map (Tracing: original in Cape Archives).

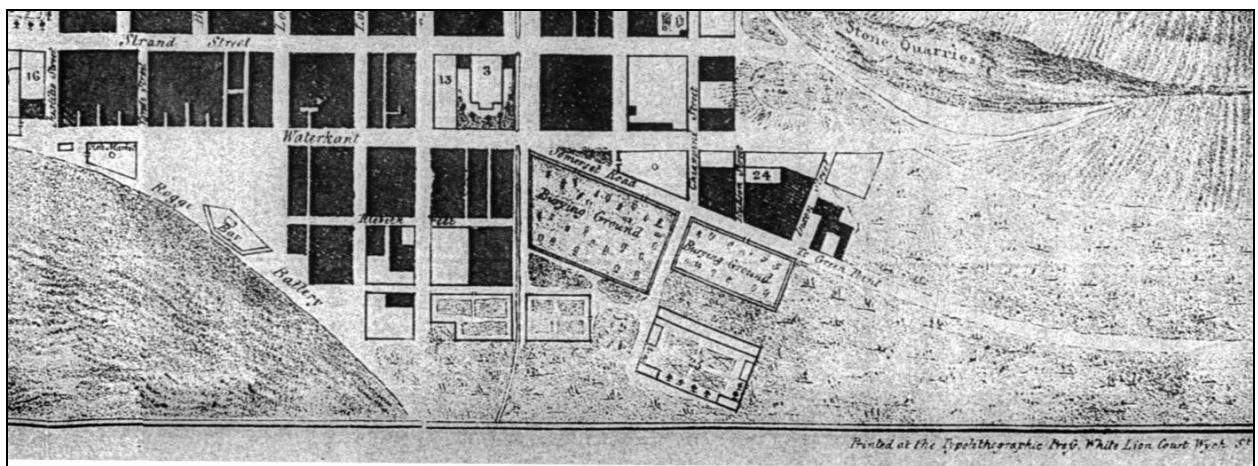


Figure 11. 1827 Detail of Thompson map: note that the Old Somerset Hospital precinct is indicated but not the Scottish Burial ground between it and the Military/Catholic graveyard. Also the other graveyards down Somerset Road are not indicated.



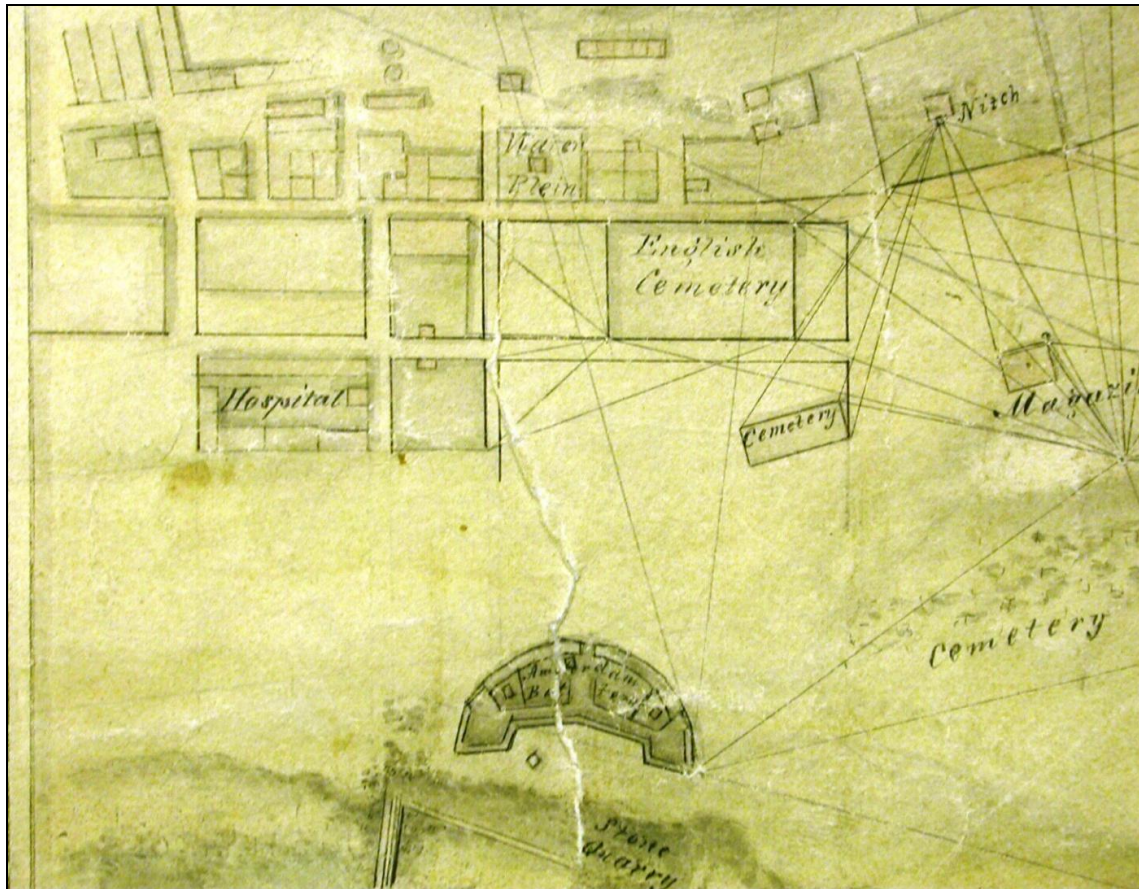


Figure 12. 1836 – Detail of CJ Gray survey (Cape Archives M1-571).

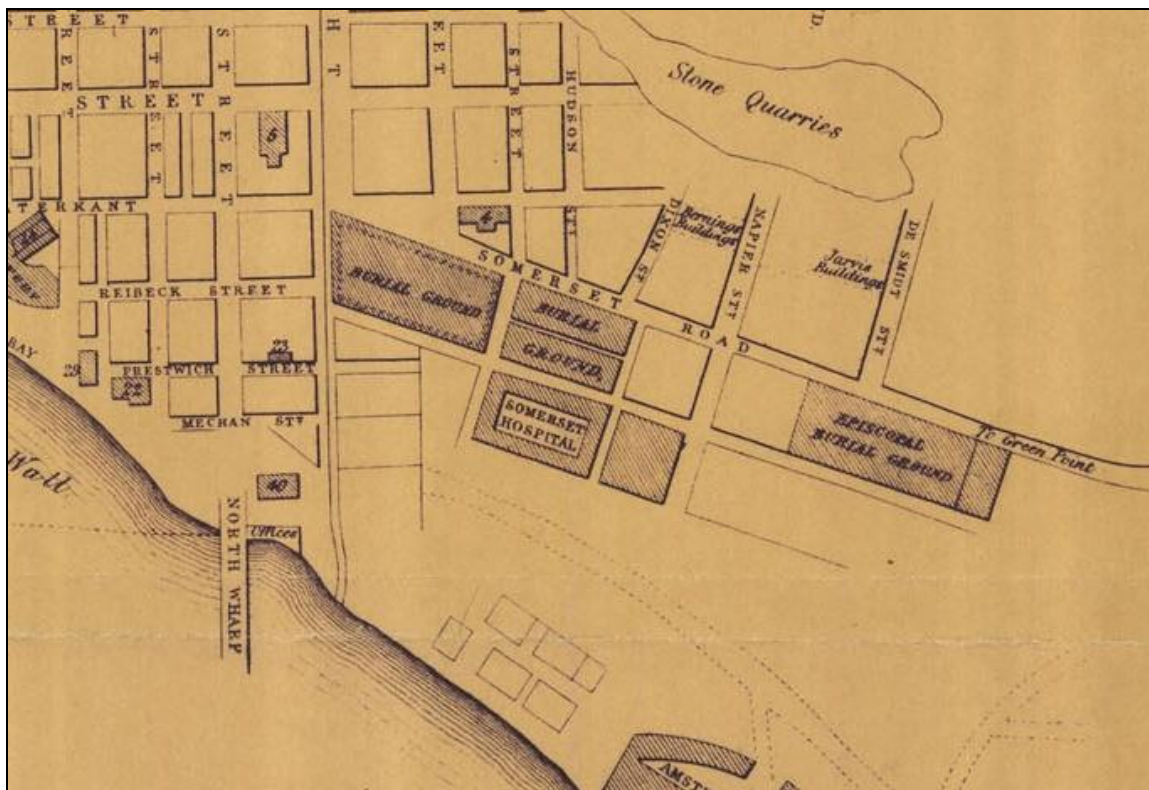


Figure 14. 1854 – Detail of map Plan of Cape Town, Cape of Good Hope (UCT Archaeology Department map collection).

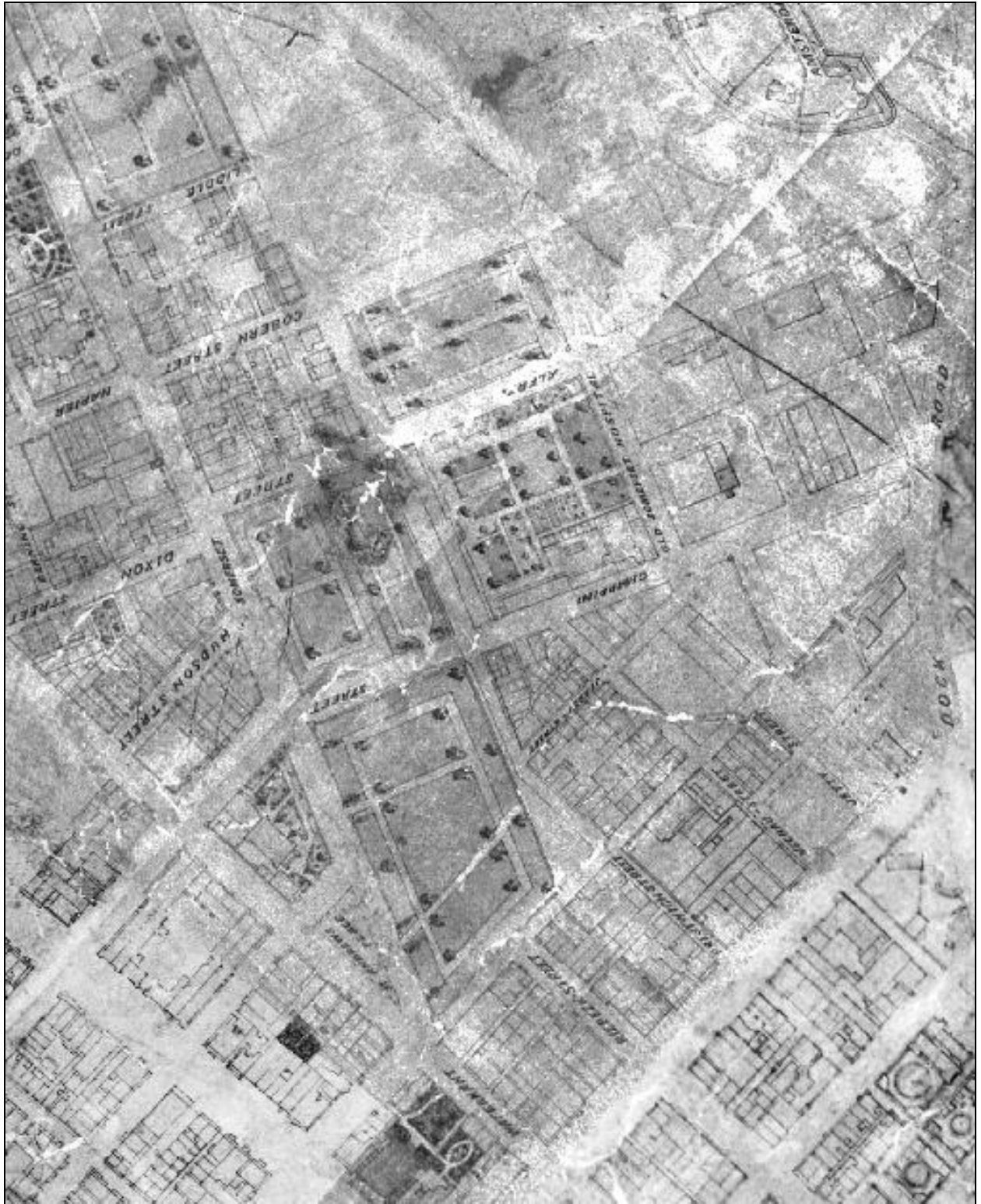


Figure 13. 1860 – Detail of the Wilson map (UCT Archaeology Department map collection).



Figure 14. 1862 – Detail of Snow survey (UCT Archaeology Department map collection).



Figure 15. 1875 – View from Signal Hill towards Amsterdam Battery. Visible are the Lutheran cemetery, Catholic and Scottish cemeteries and the old Somerset Hospital. (provenance unknown).

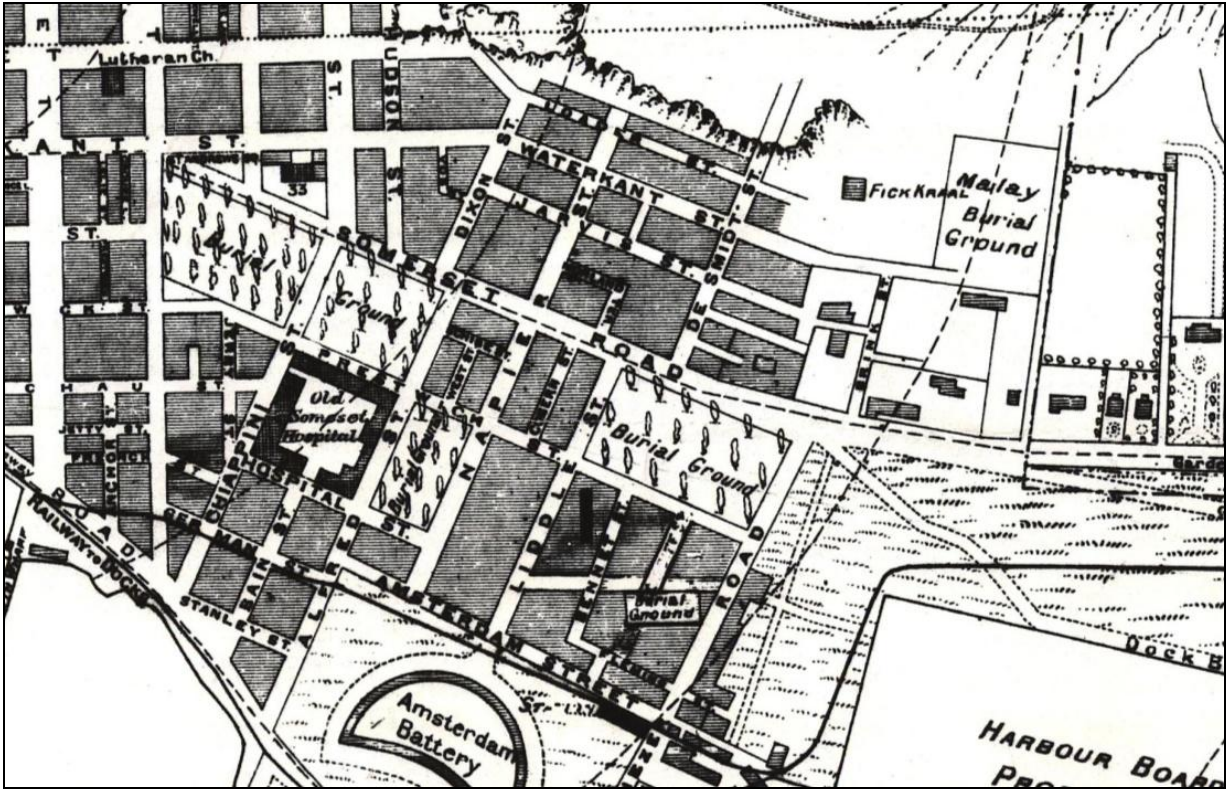


Figure 16. 1884 – detail of map of Cape Town (UCT Archaeology Department map collection).



Figure 19. c 1891 – detail of Map of Cape Town (UCT Archaeology Department map collection).



Figure 17. no date – View of Green Point burial area: visible are the Lutheran cemetery (full of trees), Scottish and Catholic cemeteries and DRC cemetery. Note that the Scottish cemetery contains more trees than the Catholic cemetery and does not seem to be completely rectangular in shape. Headstones are visible in the Catholic and DRC cemeteries (provenance unknown).



Figure 18. no date - Somerset Road - The white-washed cemetery walls along Somerset Road (The National Archives of South Africa Collection - Weeder, 2006, p.18.)



Figure 19. no date - Detail of picture with section of the DRC cemetery on the left edge. (Tana Baru in foreground). The cemetery is not cleared yet (provenance unknown).

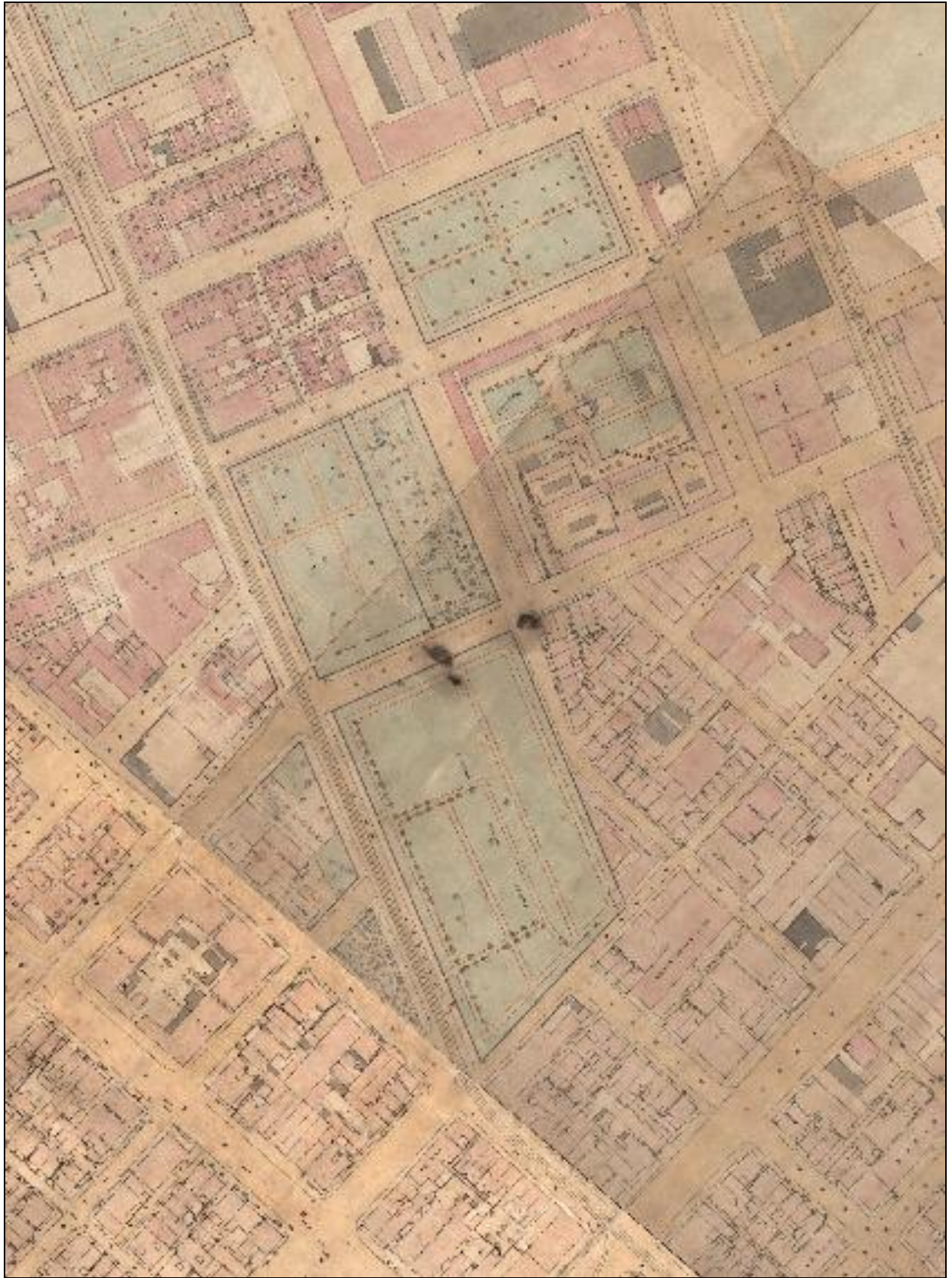


Figure 20. 1900 – Detail of Thom map (City of Cape Town map collection).

<p>Buitengracht Street, widening of.</p>	<p>On the 13th June, 1907, you directed that the Dutch Reformed Church Authorities should be approached with a view to the acquisition if possible of the necessary ground to enable Euitengracht Street to be widened at the lower end to forty feet. As the result of the negotiations which were undertaken, the Works and Depôt Committee were in a position to report at your meeting held on the 22nd August that the Dutch Reformed Church Consistory were prepared to accede to the proposal of the Council, provided the Council undertake the</p>
	<p>expense of removing to some other suitable burial ground all remains, headstones, memorial stones, etc., from that portion of the old Cemetery which would require to be expropriated for the purpose of widening the street, and would further erect an iron railing of the same height as the present wall of the Cemetery along the new frontage to Buitengracht Street. It was understood that the cost of erecting a suitable wall and railing as required by the Dutch Reformed Church Consistory would amount to the sum of £350, and you were pleased to approve of the Committee's recommendation that the offer be accepted, and that the Engineer be authorised to proceed with the widening of Buitengracht Street so soon as possession could be taken of the land.</p>

Figure 21. 1908 – Minutes of Council of City of Cape Town, 1908, p 31-32. (City of Cape Town Heritage Resources Management Unit).

<p>Utilisation of disused cemeteries by patients of Old Somerset Hospital.</p>	<p>At your Meeting on the 11th June, 1908, the Finance and City Lands Committee reported that His Worship the Mayor had submitted to the Committee a communication which he had received from the Under Colonial Secretary, dated 18th May 1908, stating that the Disused Cemeteries Act of 1906 provided that those of the Burial Grounds dealt with by it which remained unappropriated by the lawful grantees should be transferred to the Municipality of Capetown "for the establishment of open spaces or gardens to be preserved and maintained for the benefit and enjoyment of the Public"; that there were two sites which fell within the above category as unappropriated land under the Act, viz.: the Presbyterian Burial Ground adjoining Prestwich Street, and the Lutheran Burial Ground adjoining Alfred Street; that both these sites were in immediate proximity to the Old Somerset Hospital, to which, in its present position, there was probably no more unfortunate drawback than want of exercise ground for the patients. The Under Colonial Secretary stated that a suggestion had been made to the Colonial Secretary that possibly the Council would be willing to forego its claim to these sites temporarily, <i>i.e.</i>, until the financial conditions permitted of the Alexandra Hospital at Montagu Bridge being proceeded with, and to acquiesce in the Government occupying them in the meantime for the benefit of the inmates of the Hospital to whom the privilege of getting outside the walls of the building and having plots of ground they might cultivate, etc., would be an inestimable boon.</p> <p>The Committee stated that they saw no objection to the proposal and recommended that the Government be permitted to utilise the ground accordingly during the pleasure of the Council, it being of course understood that the rights of the Council in the ground as provided by the Disused Cemeteries Appropriation Act of 1906 will be in no way prejudiced or abrogated thereby.</p> <p>You were pleased to adopt the report of the Committee, subject to the proviso that no buildings be permitted to be erected on the ground referred to.</p>
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Figure 22. 1908 – Minutes of Council of City of Cape Town, 1908, p 50. (City of Cape Town Heritage Resources Management Unit).



**OLD CEMETERIES—REMOVAL OF REMAINS.**

During the year the whole of the remains of persons interred in the Scotch and Lutheran Cemeteries in Somerset Road have been exhumed and conveyed to the Maitland Cemeteries. In the Scotch Cemetery the work was commenced on December 17th, and it was completed on February 27th. The remains from 3,650 interments were removed and re-interred in Maitland No. 1 Cemetery. In the Lutheran Cemetery the work proceeded during March, April, May, and June, and the contents of about 9,400 graves were removed: these were re-interred in Maitland No. 1 Cemetery. The headstones, where such existed, were removed to Maitland to be re-erected.

For the purpose of record it may also be stated that during November and December, 1907, there were removed from the Dutch Reformed Cemetery in Somerset Road the contents of 505 graves, and these were re-interred in Maitland No. 1 Cemetery.

The object in the latter case was the widening of Buitengracht Street, and all the headstones from the disturbed graves were built into the boundary wall which was erected by the Council in connection with the improvement. Relief work was employed in connection with the foregoing improvement.

Figure 23. 1909 - Minutes of Council of City of Cape Town, 1909, Appendix2, p 50. (City of Cape Town Heritage Resources Management Unit).

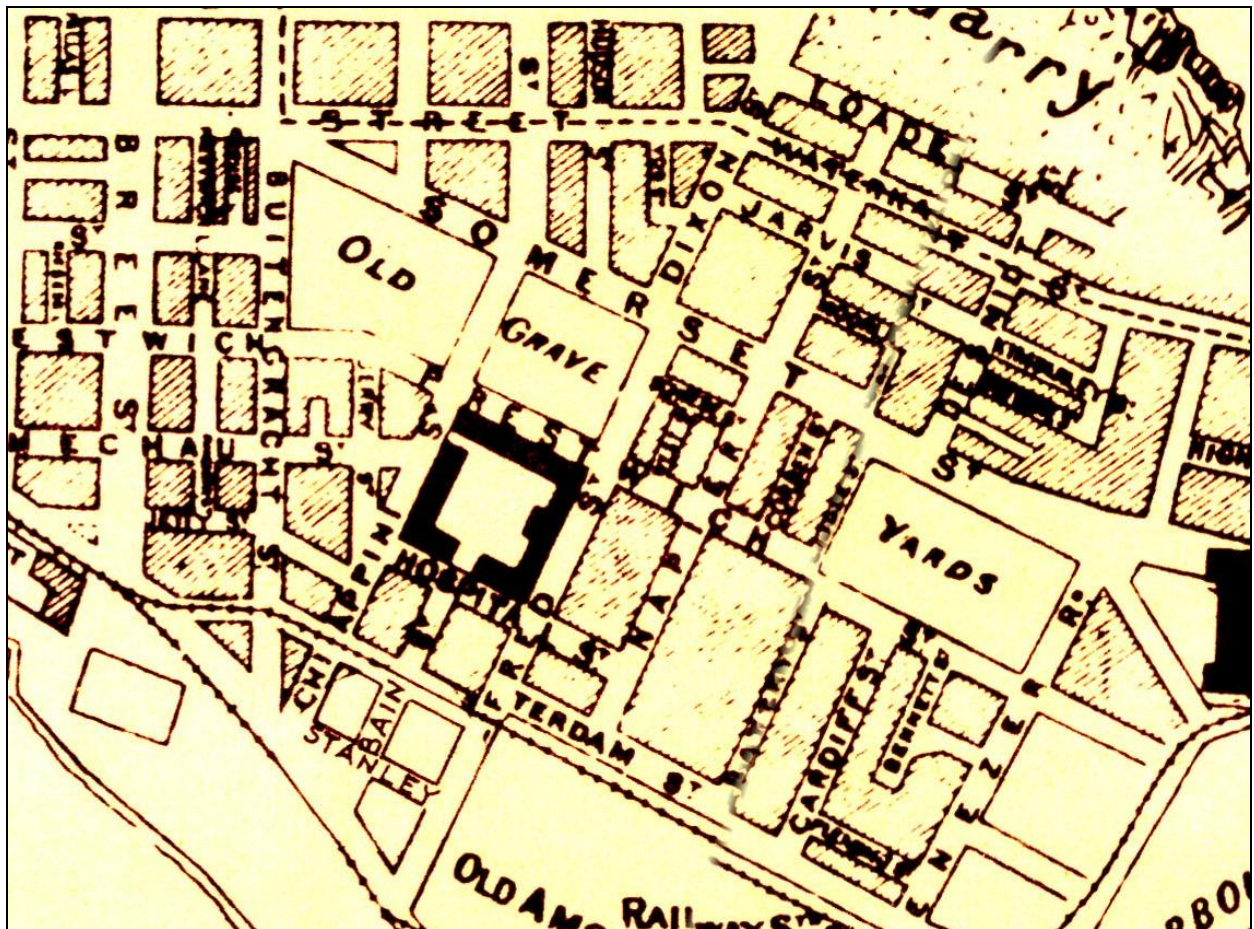


Figure 24. 1910 – Detail of Map of Cape Town with Green & Sea Point (UCT Archaeology Department map collection).



Figure 25. 1910 Overview of the disused cemeteries in Green Point (the DRC cemetery is only partially shown) (Cape Archives M4/10).



Figure 29. Architect's drawing of Salesian Institute (Art Harris, Plan 2145 of 1910, Architects McGillvray and Grant).



Figure 26. 1910 or later - Picture of Salesian Institute and disused DRC cemetery (a chapel is now present) (provenance unknown).



Figure 27. Picture of the Salesian Institute, Old Somerset Hospital and part of the Pavement Testing Lab. (provenance unknown).



Figure 28. 1934 – Old Somerset Hospital (SAL, Cape Times - Worden *et al.* 1998, p 122).



Figure 29. no date – picture of patients in the grounds of the Old Somerset Hospital (UCT Macmillan, AG9603).

Sources:

Algemeen Rijksarchief:Topo 15-120.

Nationaal archief: VEL 838, VEL 836.

Art Harris Plan 2145 (1910).

Cape Archives: M4/10; M1/571; M1/339.

City of Cape Town Heritage Resources Management Unit.

City of Cape Town Map Collection.

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