



Belangegroep Stellenbosch Interest Group

HM/CB/0815/32

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Dear Ms Winter

Proposed Alterations and Additions to Nieuwendorp Homestead, Boschendal Farm 11/1685, R310, Stellenbosch

As a point of departure it should be noted that the existing house faces east, and not south as indicated in the plans. All elevations are labelled incorrectly in the application document.

The proposed interventions to the main (east) façade are of concern as they will impact on the authenticity and architectural composition of the grade III homestead with its landmark qualities. **The Boschendal Estate Design Guidelines (Founders' Estates)**, that were approved by SAHRA on 4 March 2010 include the following guidelines which are specifically applicable to Nieuwendorp and Goede Hoop:

- 7.2. **A policy of minimal intervention and conservation architecture should be adopted for these farm werfs (Nieuwendorp and Goede Hoop) which respects the authenticity and integrity of the respective werfs. In terms of such a policy it is better to consolidate than to repair, better to repair than to restore, better to restore than to rebuild, better to rebuild than to embellish. Conservation architecture is based on respect for the existing fabric and should involve the least possible physical intervention.**
- 7.3. **Authenticity is a key tenet in the type of conservation architecture which is relevant to the historical farm werfs. Conservation activity should correspond to the available facts and avoid conjecture. It should not distort the evidence provided by the fabric.**
- 7.4. Improvements to and/or Alterations to the historical farm werfs on Founder's Estates No.'s 11 and 17 (i.e. Nieuwendorp and Goede Hoop) should be of a neutral or harmonious nature. They should respect the physical context, historical character, and visual cohesion of the existing architecture and significant spaces, including detailing and finishes.
- 12.3.2. The size of the Developable Area on Founders' Estates No.'s 11 and 17 is restricted to the coverage of the existing building footprint on each of the Founders' Estates, respectively.

Alterations to the main facade of the Herbert Baker Style house do not adhere to the guidelines.

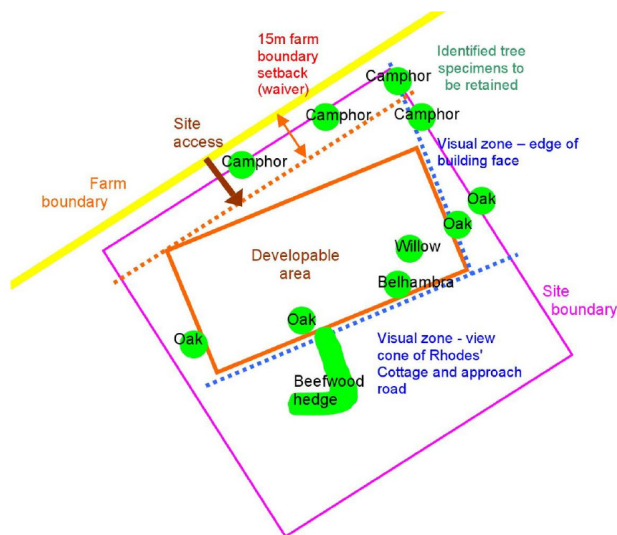
- The asymmetrical position of the existing windows and main entrance door, together with the steps to the stoep, are authentic, and should be retained.
- The existing concrete columns that support the roof of the stoep are authentic and should be retained.

The proposed concrete slab and low walls in front of the house will alter the unassuming approach to the former manager's house. Moreover, the low walls are foreign to a typical Baker design. The addition of the low walls is not supported.

The SIG does not object to the addition of bathroom 3, the construction of a new timber pergola over the patio to the rear of the house where existing walls will be removed, or to the proposed alterations and additions to the modern outbuilding.

The SIG does not object to the proposed interior alterations.

Consideration should be given to moving the pool and deck westward, closer to the pergola covered courtyard where they will not interfere with identified specimen trees which should be retained and where they will be screened by existing trees from the approach road to the south of the house and from the neighbouring Rhodes Cottage.



Copy of the diagram on page 59 of The Boschendal Estate Design Guidelines on which the Developable area and identified specimen trees that should be retained are indicated.

The SIG supports the HIA's recommendations that any trenching or earth moving outside the existing built footprint should be subject to archaeological monitoring and that a landscape plan be submitted for approval. The plan should include the specimen trees which are indicated in the diagram copied above.

No outdoor lighting that will have a negative visual impact on the surrounding landscape and neighbouring properties during night or day should be installed.

Kind regards

Patricia Botha
(Chairperson)