

**Re – inspection and review of the farmstead situated on  
Portion 1 of the farm Bellevue 15321, Pietermaritzburg**



*Fig: Showing site from north (Author 2010)*



**archaic consulting**

architecture: research: conservation: anthropology: impacts consulting

debbie whelan  
po box 21834  
mayors walk  
3208

tel: 033 3442522  
fax: 033 3443122  
cell: 083236 0410  
email: debbie@archaic.co.za

# Re – inspection and review of the farmstead situated on Portion 1 of the farm Bellevue 15321, Pietermaritzburg

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## 1. Introduction and methodology:

This is a short statement of a review of the heritage resources at Portion 1 of the farm Bellevue 15321, Pietermaritzburg given that the original report was produced in 2011 and as part of a report prepared by Gavin Anderson of Umlando entitled *Heritage Survey For The Proposed Hillcove Housing Development, Pietermaritzburg*.

The site was revisited and the *status quo* inspected. The buildings considered of importance in the 2011 report were focused on as a decision had largely been reached regarding the heritage status of the younger buildings on site. The buildings directly affected by the 60 year clause in the KwaZulu-Natal Provincial Heritage Act No 4 of 2008 and enumerated in the 2011 report were identified as the old shale barns and associated silos, the old brick barn and the main house.

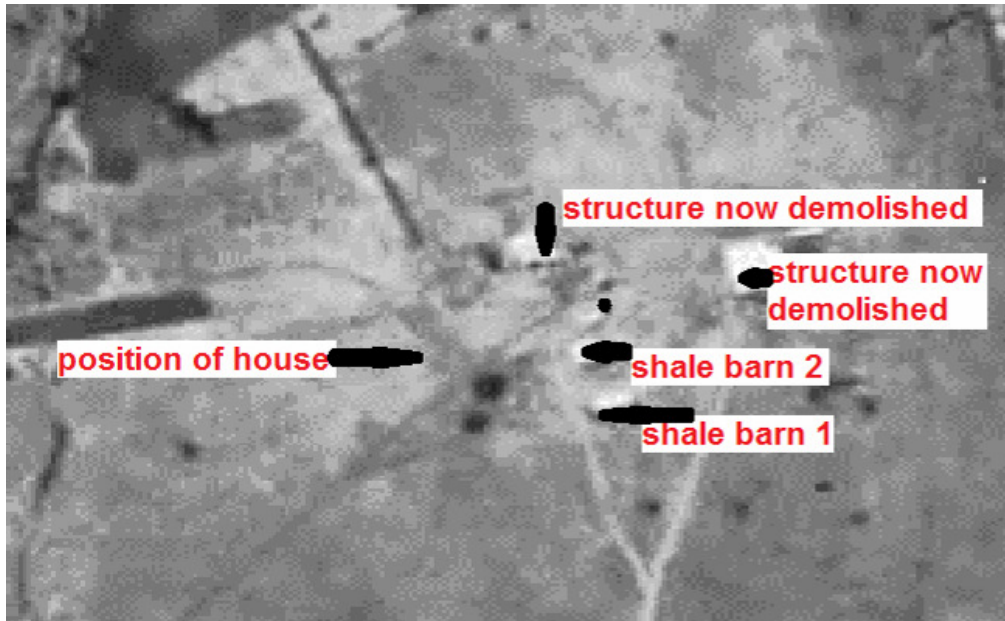
## 2. Evaluation of structures

The following diagram is taken from the 2011 report.



**Fig 1: Site layout showing buildings of concern**

Fig 1 above shows the site layout and the structures of concern. It is related to Fig 2 below, in that the latter is the aerial photograph from 1937 showing the farmstead as it stood then.



**Fig 2: 1937 aerial photograph showing the barns and two demolished structures**

**3. Old shale barns 1 and 2 and the associated silos**



**Figs 3 and 4: The covered space between shale barns and Barn no 1 with a silo behind**

The *Statement of Significance* as per the 2011 report, and which still stands, for the barns and silos reads thus:

| <b>Barns / silos</b> | <b>Local</b>   | <b>regional</b> | <b>national</b> | <b>international</b> |
|----------------------|----------------|-----------------|-----------------|----------------------|
| Architectural        | low            | low             | low             | low                  |
| Historical           | medium         | low             | low             | low                  |
| technical            | low            | low             | low             | low                  |
| scientific           | low            | low             | low             | low                  |
| social               | High- landmark | low             | low             | low                  |

#### 4. Old brick barn / labour quarters

This structure is of painted brickwork in English bond under a corrugated sheeting roof. It is suspected that it dates to pre-1950. It forms part of a group together with the shale barns. It has certainly been extended to the north-west since its original construction.

Given the state of the brickwork in 2011 and its condition now, it is evident that a serious effort has to be made by the landowner in order to address the damp.



***Figs 5 and 6: Showing the old brick barn: the portion towards the trees is in English bond suggesting that this portion was pre- or immediately post- World War II.***



***Fig 7: Showing degraded brickwork on southern side of labour quarters***

| <b>Brick barn</b> | <b>Local</b>    | <b>regional</b> | <b>national</b> | <b>international</b> |
|-------------------|-----------------|-----------------|-----------------|----------------------|
| Architectural     | Part of a group | low             | low             | low                  |
| Historical        | medium          | low             | low             | low                  |
| technical         | low             | low             | low             | low                  |
| scientific        | low             | low             | low             | low                  |
| social            | High- landmark  | low             | low             | low                  |

***RECOMMENDATIONS: Given the age and scale of the shale barns it is recommended that these structures, together with the silos be reused in the new development. Since the brick barn is likely of an age, and part of an architectural grouping, its contribution to the topophilia of the site indicates that it too, should be retained and reused.***

**5. The main house and ancillary outbuildings in its proximity**



**Figs 8 and 9: The main house at Bellevue from the north-east and from the north-west**

The *Statement of Significance* in the 2011 report stands as thus:

| Main house    | Local | regional | national | international |
|---------------|-------|----------|----------|---------------|
| Architectural | low   | low      | low      | low           |
| Historical    | low   | low      | low      | low           |
| technical     | low   | low      | low      | low           |
| scientific    | low   | low      | low      | low           |
| social        | low   | low      | low      | low           |

**RECOMMENDATIONS:** *Given the dislocation from the farmstead, the lack of association with buildings of landmark, and its minimal architectural, social or historical merit, it is suggested that the demolition of this building and its ancillary structures could be considered an option.*

**6. Other notes**



*There is a pile of substantial timber beams suspected to originate from the farmstead lying next to the barns. It is recommended that these be donated to the Amafa Materials Bank for reuse in historic structures in need.*

**7. Conclusion**

**RECOMMENDATIONS – TWO SHALE BARNs, ONE BRICK STRUCTURE / LABOUR QUARTERS, TWO CONCRETE SILOS**

*Given the age and scale of the shale barns it is recommended that these structures, together with the silos be reused in the new development. Since the brick structure is likely of an age, and part of an architectural grouping, its contribution to the topophilia of the site indicates that it too, should be retained and reused.*

**RECOMMENDATIONS – HOUSE AND ANCILLARY STRUCTURES IN ITS PROXIMITY TO THE NORTH WEST OF THE ENTRANCE DRIVEWAY:**

*Given the dislocation from the farmstead, the lack of association with buildings of landmark, and its minimal architectural, social or historical merit, it is suggested that the demolition of this building and its ancillary structures could be considered an option.*