

HEATHER COTTAGE

RUSTENBERG FARM, IDAS VALLEY, STELLENBOSCH
FARM: 1274

HERITAGE STATEMENT

FEBRUARY 2013



PREPARED FOR:

TAMMY & JAMES CAMPBELL

PREPARED BY:

stuart hermansen

p.o. box 805
stellenbosch 7599
50 bosman's crossing
stellenbosch
p (27-21) 883 2506

stuart@hermansen.co.za



ARCHITECTS

HERITAGE STATEMENT: HEATHER COTTAGE, RUSTENBERG FARM, IDAS VALLEY, STELLENBOSCH

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Cover: Heather Cottage, Oct 2013

1. INTRODUCTION

This Heritage Statement and architectural proposal has been prepared by Stuart Hermansen of HB Architects for their client, Elspeth Campbell.

Heather Cottage is a residential cottage situated on a declared National Heritage Site [Ida's Valley Cultural Landscape], and is also generally protected under Sect 34 of the NHRA.

For these reasons it must be submitted to SAHRA for their Permit before the plans for alterations may be submitted to Stellenbosch Municipality,

The primary purpose of this Heritage Statement is to analyze, record and photograph any features that make the house and its immediate environs heritage-worthy, and simultaneously identify the elements and features that detract from it, or have no heritage significance. This analysis then informs the design proposal.

2. DOCUMENT SEARCH & HISTORY

No plans or documents were found at Stellenbosch Municipality.

The Surveyor General diagram shows that the property was first subdivided from the farm Schoongezicht in 1947.

The property was given to the Campbell family who had been living on the farm by the then-owner of Schoongezicht, Tom Barlow.

The cottage was built about the time of the property transfer [pers comm, E Campbell, Jan 20103]

3. ANALYSIS OF SITE AND BUILDINGS

3.1. Location

The site of 1,3224 Ha is located as a subdivision within the historic farm Schoongezicht. It is bounded by Schoongezicht on all sides, and is accessed by the farm road that services Schoongezicht.

3.2. Context

The property is situated in the agricultural context of Rustenberg/Schoongezicht, Ida's Valley, Stellenbosch. The land use around it is still primarily pastures and fields for dairy/beef farming.

3.3. Description

The property itself is densely wooded, and so blends into the rural environment. The suburban nature of the cottage and outbuildings is a little at odds with the historic farm landscape. The improvements consist of a Bakeresque 1940's Arts & Crafts single story, free standing residential building with separate single garage/staff quarters. The house is architecturally modestly decorated internally and externally, and is reminiscent of Pinelands 'Gardens Cities' type residential architecture

The house is largely unaltered, with a 'Witch Room' infill to the cottage , and a lean-to carport has been added to the garage.

3.4. Plan form

The original plan form is a typical 1940's U-plan with two projecting bays to the rear of the house.

The garage is located to the side of the building, and is accessed via an *ad hoc* lean-although roofed connection to the house..

3.5. Roof Configuration

Thatched roof structure with small dormer over front door. Roof form roughly pyramidal with two parallel hipped lower ridges over each projecting bay

3.6. Walls

Exterior: painted textured plastered [originally Luytens style?] on burnt bricks. Interior: smooth painted plaster.

3.7. Floors

Narrow pine strip flooring, tiles to bathrooms and kitchen.

3.8. Doors and windows

Varnished hardwood casement windows with cottage panes. Varnished single panel doors in architrave-framed linings.

3.9. Fireplace

Simple typical 1940's small red facebrick fireplace, unadorned, with timber mantelpiece. Ornate surround added later.

3.10. Other features

Decorative timber beam over front door recess. Detracting carport and other lean-to structures.

3.11. Landscape

The garden has no significant landscape features, apart from mature trees. Boundary enclosure: mix of palisade and wire mesh fencing.

4. ASSESSMENT OF HERITAGE VALUES OF FARM NO 1274, STELLENBOSCH

For method of establishing heritage values, see Annexure A.

Historical pattern	0	Mid-twentieth century subdivision.
Rarity	1	One of few remaining intact 1940's suburban dwellings in Ida's Valley.
Information eg archaeology	0	Site not likely to yield any significant sub-surface material.
Typicality	1	Mediocre example of 1940's 'Arts & Crafts' domestic architecture
Aesthetic eg architectural	1	Original details weak examples consistent with Arts & Crafts design
Technology, creativity	0	Conforms to standard residential construction technology of the 1940's
Spiritual, cultural	0	No affiliation to any recognized spiritual or religious group
Social history	0	No indication of any significant owner or occupant
Slave history	0	N/A

4.1. Grade

The building has insufficient heritage significance to warrant grading.

5. STATEMENT OF SIGNIFICANCE

The house is a very modest example of suburban Arts & Crafts architecture, and while it is discreetly concealed by virtue of the extensive planting around it, it makes little contribution to the rural Ida's Valley Cultural Landscape.

In terms of scale and style, the building is non-invasive, and has no negative impact from a heritage resources perspective.

6. DESIGN PROPOSAL

The design approach is to retain the footprint and roof form of the existing building as far as possible, and develop a modest extension to the side of the dwelling. If costs allow, this extension will be thatched, with the ridge height lower than the main ridge. If costs are too high, then a flat roof behind parapets walls is proposed. The sketch proposals show the thatched roof in dotted outline.

In order to accommodate the spatial requirements of the Campbell family [the property has been left in trust to the two siblings of the current registered owner] a triple garage is proposed in the position of the existing garage, with the attic being used for extended family accommodation. The garage and the main house are proposed to be linked by a new kitchen extension. The ridge height of the proposed garage will be the same height, but not higher than the main roof of the house.

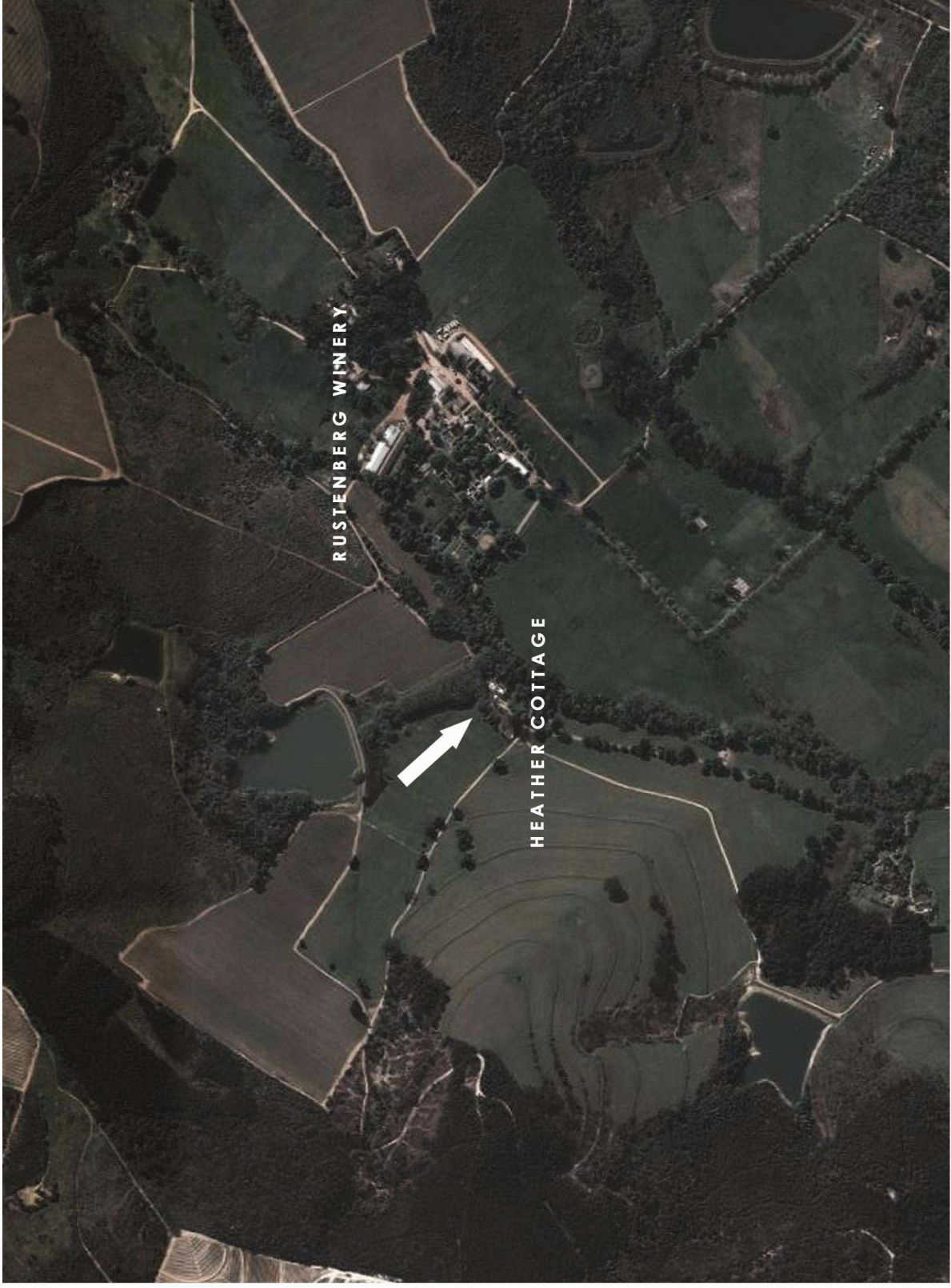
7. CONCLUSION

The design approach respects the original cottage, and makes some modest alterations to suit the lifestyle of the current occupants. The extension, although almost as large in footprint as the original cottage, is restrained in form and detail, and does not overshadow the original cottage.

The proposed complete ensemble is still modest in scale and detail, and has no negative impact on the Ida's Valley Cultural Landscape.

The proposal conforms to current conservation thinking, and it is hoped that the architectural resolution reflects this sufficiently.

CONTEXT



CONTEXT
heather cottage : rustenburg farm : ida's valley : stellenbosch

LOCALITY



LOCALITY
heather cottage : rustenburg farm : ida's valley : stellenbosch

PHOTOGRAPHS



FRONT FACADE



SOUTH-EAST ELEVATION



NORTH CORNER



SOUTH-WEST FAMILY ROOM INFILL

EXTERIOR VIEWS

heather cottage : rustenburg farm : ida's valley : stellenbosch



KITCHEN ENTRANCE



LEAN-TO AND GARAGE



FORECOURT



GARAGE

EXTERIOR VIEWS

heather cottage : rustenburg farm : ida's valley : stellenbosch



FAMILY ROOM



LOUNGE



DINING ROOM



MAIN BEDROOM



BEDROOM



BATHROOM



KITCHEN

INTERIOR VIEWS

heather cottage : rustenburg farm : ida's valley : stellenbosch

SG DIAGRAM

S.G. No. 6529-87
 Approved
 Alan J. van der Merwe
 Surveyor-General
 17/10/16

SIDES Metres	ANGLES OF DIRECTION	Y	CO-ORDINATES System 10, 190	
			X	Z
AB	Constants	A	0,00	+ 3700 000,00
BC	299 33 20	B	+ 10 503,52	+ 52 344,40
CD	223 30 20	C	+ 10 408,09	+ 52 398,52
DE	5 28 00	D	+ 10 372,37	+ 52 360,39
EF	348 53 40	E	+ 10 377,81	+ 52 417,22
FG	96 15 30	F	+ 10 369,04	+ 52 461,90
GA	103 43 40	G	+ 10 459,32	+ 52 452,00
GH	216 01 10	H	+ 10 563,56	+ 52 426,99
GC	103 43 40	I	+ 11 070,48	+ 52 303,15
JC	223 30 20	J	+ 10 386,42	+ 52 375,19
		F	+ 10 459,28	+ 52 452,46
	Simon	A	+ 6 670,03	+ 50 486,32
	Steel 8	A	+ 6 958,78	+ 56 242,25

DESCRIPTION OF BEACONS.

- A B : 25 x 760mm pipes driven down 610mm
- C : Iron standard in concrete block at ground level
- D E : Iron standard projecting 300mm
- F : Hollow concrete pyramid 800mm high
- G H : Iron standard peg in concrete
- I : 50mm iron pipe projecting 300mm
- J : Conical cement beacon.

The figure x A B F y is Freehold Land

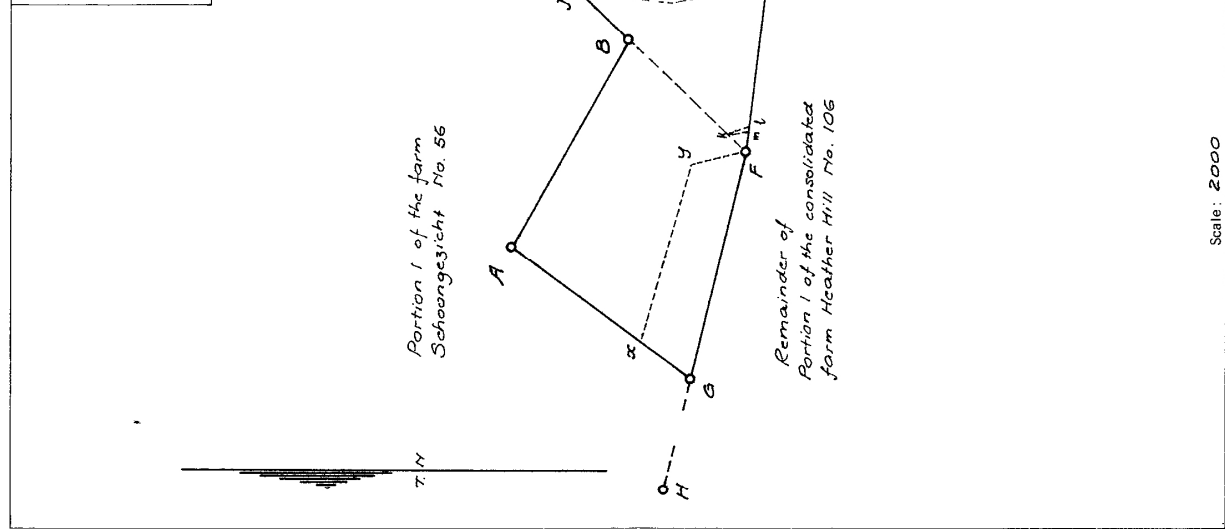
REFERENCES

1. The figures A B F G represents Portion 2 (a portion of Ptn.1) of the farm Schoongezicht No.56
 Vide S.G. No.6444/46 D/T ~~1947-5-237~~ 1947-5-237
2. The figure F C D E represents Portion 3 (a portion of Ptn.1) of the consolidated farm Heather Hill No.106. Vide Dgm.6528/87 D/T 1988- -35137

The figure A B C D E F G represents 1, 3224 hectares of land, being THE FARM No. 1274 and comprises 1. and 2. as shown above of Stellenbosch Administrative District Province of Cape of Good Hope.

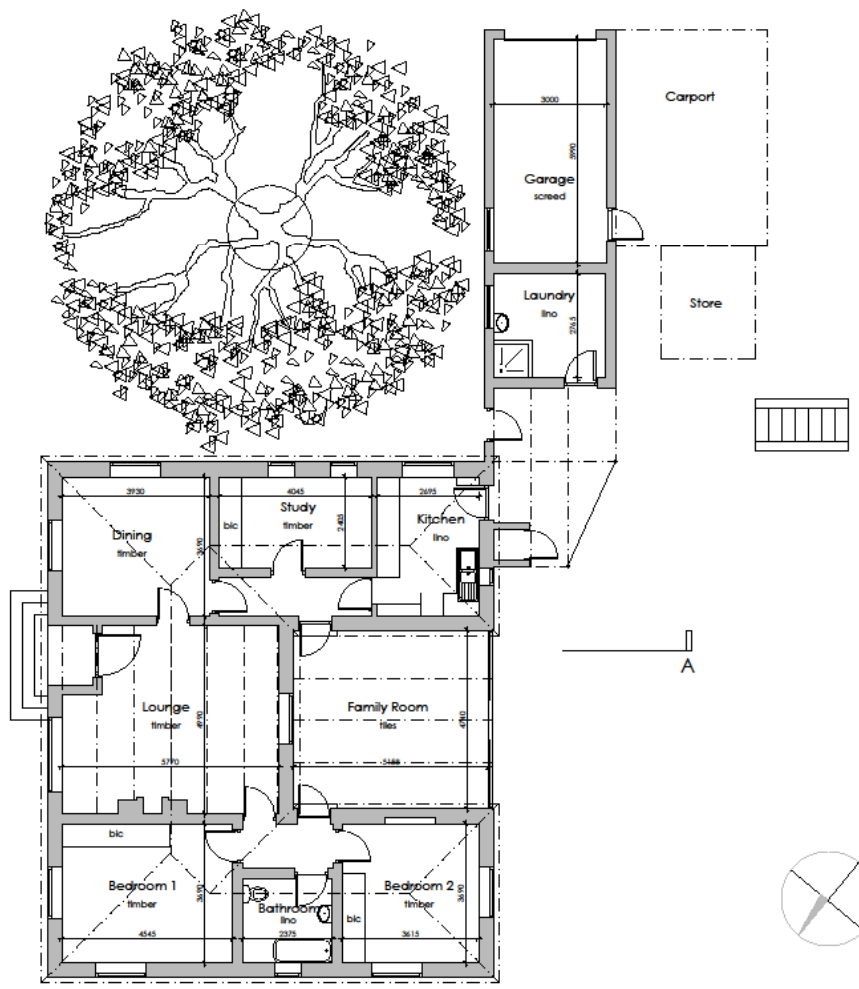
Compiled in September 1987 by me, K. Friedlaender Land Surveyor

This diagram is amended to Cert. of Consol. Title No. T. 35138/1988 dated i.f.o. Registrar of Deeds	The original diagram is as quoted above	File No. Steel. 1274
	amended to	S.R. No. Compiled
	Transfer/Gent	Comp. B452-123 (6932)
	Beacons and boundaries AB + BC acknowledged.	

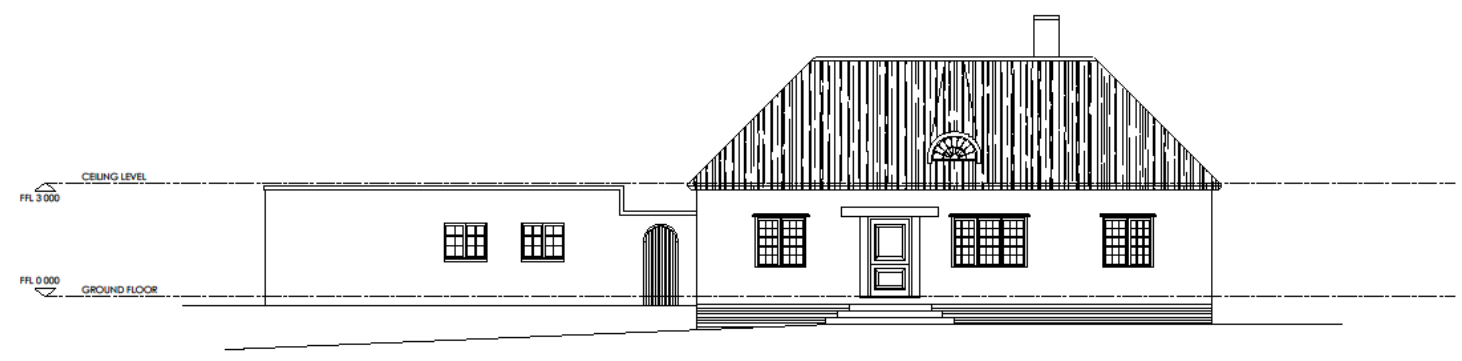


Scale: 2000

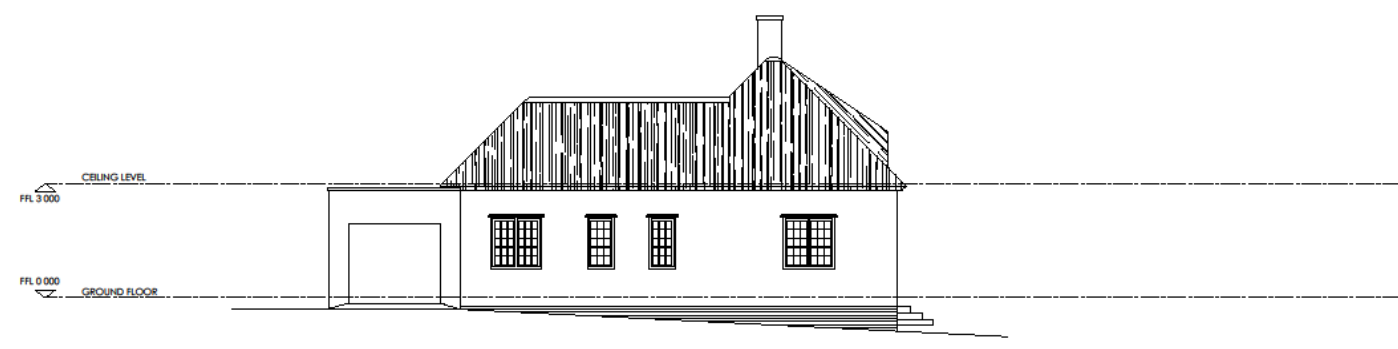
AS-BUILT DRAWINGS



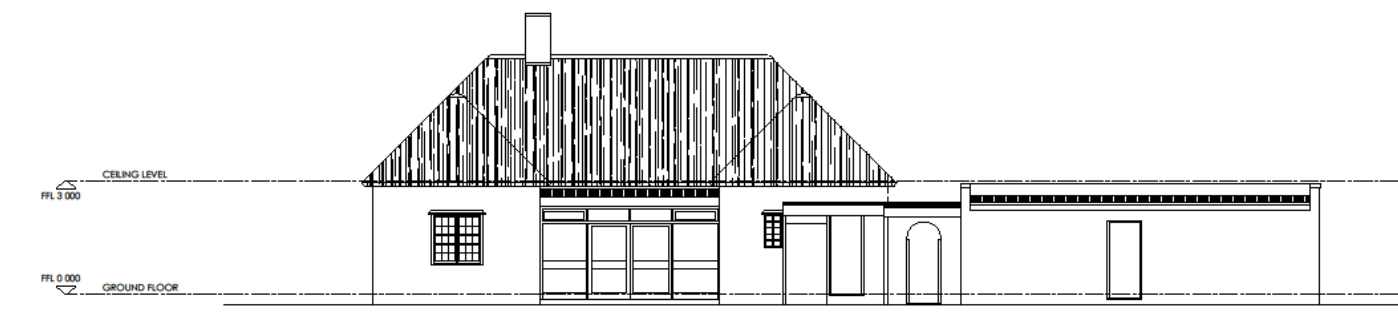
ground floor & siteplan scale 1:100



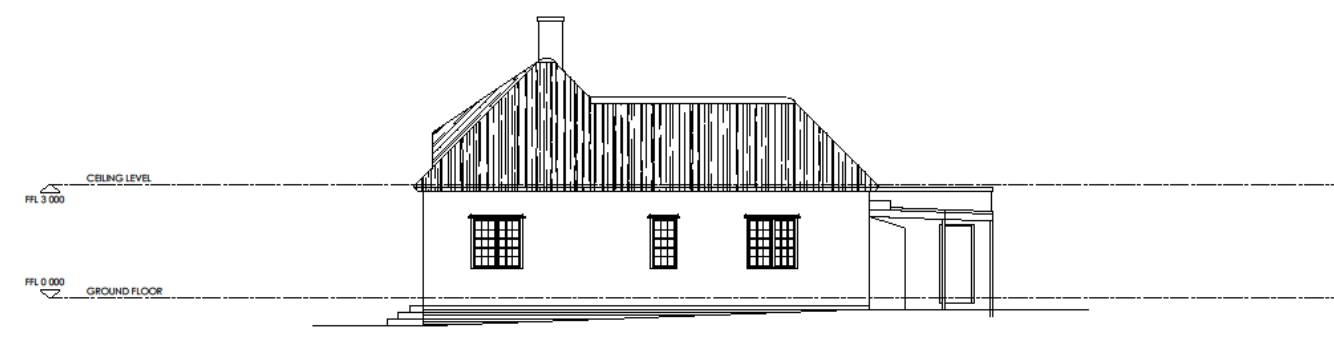
north east elevation scale 1:100



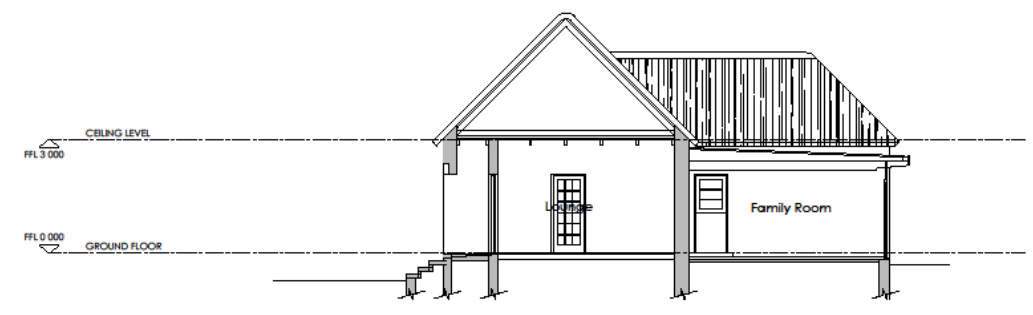
south east elevation scale 1:100



south west elevation scale 1:100

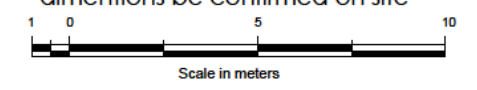


north west elevation scale 1:100



section A - A scale 1:100

Please Note: Although great care was taken when measuring the existing building it is recommended that critical dimensions be confirmed on site



Design Collaboration cc
 Architects, Interior Design
 & Construction Management

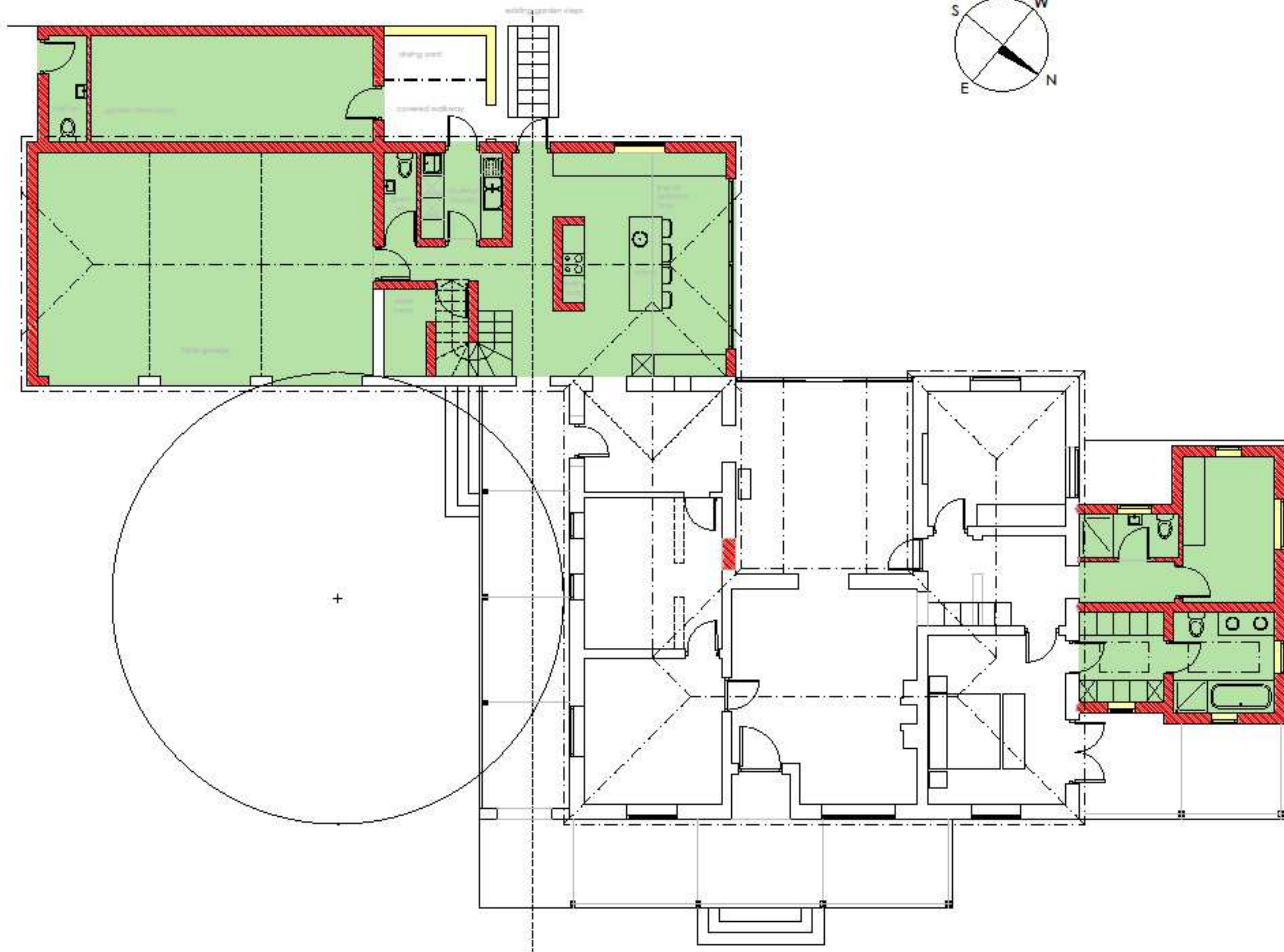
1 Coriston Way Pinelands 7420 Tel: 082 778 6887 e-mail: d.obery@gmail.com

PROJECT TITLE
 As Built Drawings
 Rustenburg Farm
 Heather Cottage
 Stellenbosch

DRAWING TITLE
 Ground Floor & Siteplan
 Section and Elevations

PROJECT NO.	DRAWING NO.	ISSUE NO.
	AB-100-01	
SCALE	DATE	BY
1:100	July 2012	DOMINIC OBERY
		PROS&T Reg. No. 67054 (SACAP)

ARCHITECTURAL PROPOSAL



PROJECT DESCRIPTION:

HEATHER COTTAGE

CLIENT:

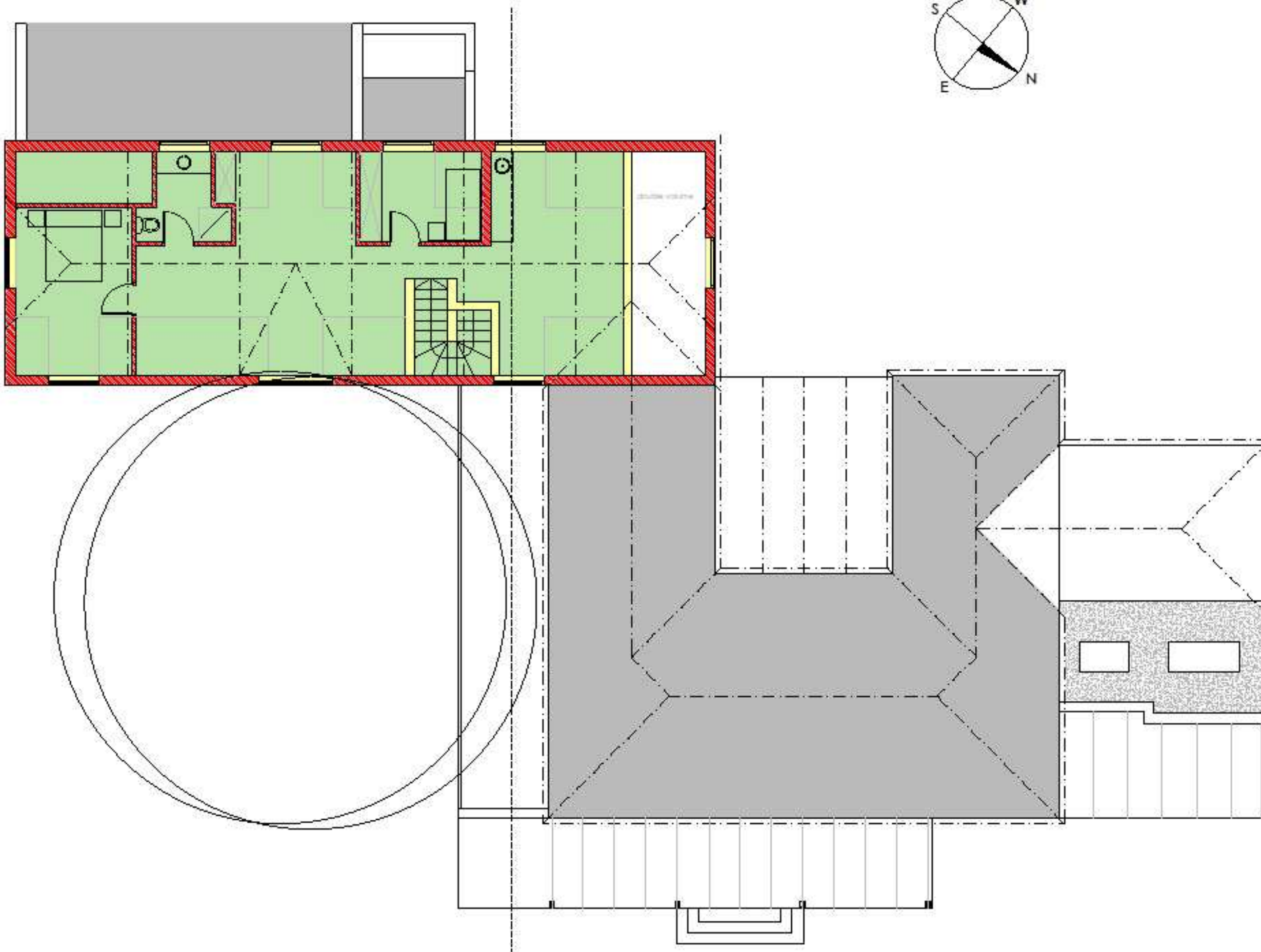
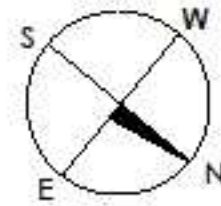
TAMMY & JAMES CAMPBELL

DRAWN:	SCALE:	DATE:
SH	1:100 @ A3	22 01 2013
JOB No:	REV No:	
1210	5	
	DWG No:	
	SK 001	

**PROPOSED ALTERATIONS
 GROUND FLOOR PLAN**



50 Bosmans Crossing
 Distillery Rd
 Stellenbosch
 7600
 +27 (0)21 883 2506
 083 658 2640
 www.hb1.com/za



PROJECT DESCRIPTION:

HEATHER COTTAGE

CLIENT:

TAMMY & JAMES CAMPBELL

DRAWN:	SCALE:	DATE:
SH	1:100 @ A3	22 01 2013
JOB No:	REV No:	
1210	5	
	DWG No:	
	SK 002	

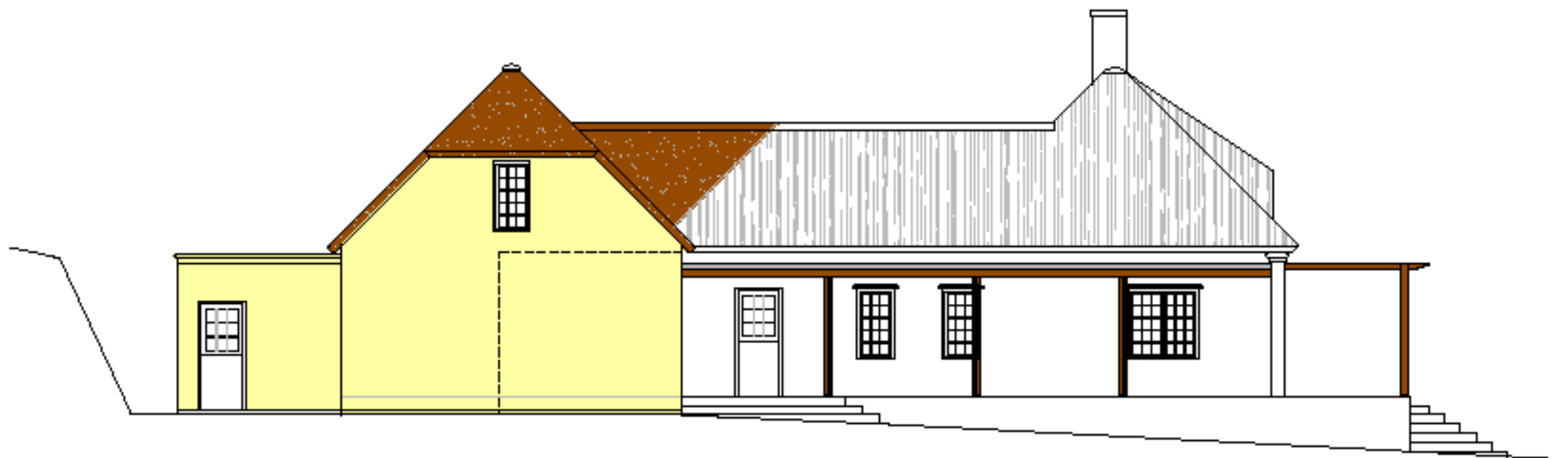
**PROPOSED ALTERATIONS
 ATTIC PLAN**



ARCHITECTS
 50 Bosmans Crossing
 Distillery Rd
 Stellenbosch
 7600
 +27 (0)21 883 2506
 083 658 2640
 www.hb-architects.co.za



HEATHER COTTAGE: NORTH WEST ELEVATION



HEATHER COTTAGE: SOUTH EAST ELEVATION

PROJECT DESCRIPTION:

HEATHER COTTAGE

CLIENT:

TAMMY & JAMES CAMPBELL

DRAWN:	SCALE:	DATE:
SH	1:100 @ A3	22 01 2013
JOB No:	REV No:	
1210	5	
	DWG No:	
	SK 004	

PROPOSED ALTERATIONS
NW & SE ELEVATIONS



ARCHITECTS
50 Bosmans Crossing
Distillery Rd
Stellenbosch
7600
+27 (0)21 883 2506
083 658 2640

Annexure A: Method of establishing heritage values

METHOD OF ASSESSING HERITAGE VALUES

The assessment of heritage values is arranged in the form of a table using the following categories of significance from Section 3(3) of the NHRA.

1. Historical pattern

Importance in the course or pattern of South Africa's history (e.g. associated with important events or developments)

2. Rarity

Possesses uncommon, rare or endangered aspects of SA's natural or cultural heritage

3. Information

Potential to yield information that will contribute to an understanding of SA's natural or cultural heritage (study of the building fabric, archaeology, spatial arrangements and alignments, palaeontology, geology, patterns of flora and fauna, etc, may provide currently hidden information)

4. Typicality

Demonstrates principal characteristics of a particular class of SA's natural or cultural places or objects (eg is a good example of a type of building or place)

5. Aesthetic eg architectural

Exhibits a particular aesthetic characteristics valued by a community or cultural group

6. Technology, creativity

Demonstrates a high degree of creative or technical achievement at a particular period

7. Spiritual, cultural

Has a strong or special social, cultural or spiritual association with a particular community or cultural group

8. Social history.

Strong or special association with life or work of a person, group, organisation of importance in SA's history

9. Slave history

A site of significance relating to the history of slavery in SA

10. Degree of significance in each category is given a numerical value:

5	4	3	2	1	0	-
Outstanding	Very significant	Significant	Some significance	Slight significance	No significance	No information on which to base an assessment

11. Grade

- 1 = Special national significance
- 2 = Regional (provincial) significance
- 3 = Local significance