



RULES & GUIDELINES FOR THE GALESHEWE GREATER NO 2 HERITAGE AREA

The spirit of this Heritage Area is to encourage repairs to and restoration of existing structures and new construction that is respectful of original buildings and the spirit of one of South Africa's oldest townships. In the regard the following should be applied when considering proposals for construction and repair in the area.

1. These rules apply to all construction within the demarcated Heritage Area, whether concerning repairs or restoration of existing buildings, demolition and replacement of existing building or additions and alterations to existing buildings or new construction.
2. Ngwao Boshwa Kapa Bokoni is able to provide expert advice on construction of any nature in sensitive areas and it is advisable to seek such advice as early as possible in the process of planning any new construction or changes within the demarcated Heritage Area.

NEW CONSTRUCTION:

3. The reference for the style, shape and materials to be used in new construction should be older buildings in the area around the place on which new construction is to take place. In this regard:
 - a. The shape and positioning of the building should echo those of other older buildings particularly its roofline, positioning of buildings on the property and the form that is visible from the street, ie: if most older buildings in the vicinity have a gable-end roofline, new construction should follow suit.
 - b. Materials from which new buildings are constructed should be the same in colour and texture as those used on older building in the vicinity, ie: if older buildings in the vicinity where originally unpainted facebrick of a certain colour, new building should be of similar colour and also of facebrick.
 - c. Roofs should be of metal with the same profile as traditional corrugated-iron.
 - d. The streetscape of the block on which the building is set should be retained and wherever possible enhanced. ie: setback from the street and sides of a property should respect those of the original layout of the area in which construction is taking place and, where they are common, a verandah of similar proportions to those of older buildings in the area should be included in designs, etc.

- e. Whilst respecting the historical nature of the area in which they are located, new construction should not be historicist in approach, ie: whilst in following the basic rules set out above and in so doing respecting the original character of the neighbourhood, it must be clear that a new building is of the 21st and not the late 19th or early 20th century.

ALTERATIONS AND ADDITIONS:

- 4. Similarly to the above, alterations and additions should look to the materials of the building to which they are being made for reference. Care should be taken to respect the following:
 - a. The appearance of the building, particularly what is visible from the street, should not be fundamentally changed.
 - b. Materials should echo those of the existing building.
 - c. Wherever possible an attempt should be made to enhance the appearance of the building in terms returning it to its original appearance.
 - d. The technological aspects of work with historical building materials, as set out in section 5. below should be respected.
 - e. Rooflines should not be fundamentally changed and the streetscape of the area should as far as is possible be retained.

RESTORATION – TECHNICAL WORK ON OLDER BUILDINGS:

- 5. Kimberley has a proud tradition of construction that has stood the test of time. 19th and early 20th Century construction is very different from that of the present and use of modern building materials in conjunction with those of the past is often not advisable and can damage an existing building leading to additional and often highly expensive repairs at some time in the future. In this regard it is important to note the following:
 - a. Expert advice is readily available in Kimberley either from Ngwao Boshwa Kapa Bokoni or through reference by them. It need not necessarily add to costs and even where it might in the short-term will often save cost of repair and redoing work in the future.
 - b. Modern building techniques are not necessarily better than those of the past. There are a variety of reasons why building techniques have changed and it is not necessarily for reasons of technological improvement. The older buildings of the

Galeshewe have stood for 100 years or more and if they are in good condition should last as long again.

- c. The materials and techniques used in Galeshewe No 2 are the traditional techniques used in other suburbs of the city (eg: Belgravia and Beaconsfield) and the well maintained historical buildings of Galeshewe will last as long as those of the rest of the city.
- d. Most of the materials used in original construction or modern equivalents are readily available at similar cost to modern materials.
- e. The belief that a building built from softer materials to those used in new construction and/or without cement are inferior, more difficult to maintain and less likely to survive in the long-term is not the reality. Such buildings are often better suited to the geological and other circumstances that exist in Galeshewe in particular.
- f. The greatest destroyer of buildings is water. Steps need to be taken to properly drain rain water and avoid damp. The most logical solution is not always the best and painting or paltering over old building materials often causes more damage in the long-term than are resolved. Once again expert advice is readily available.

APPEARANCE / AESTHETICS:

- 6. Wherever possible original details should be retained, repaired and/or replaced. Where they are missing and not known advice should be sought on appropriate replacement.
 - a. Care should be taken not to add decorations to buildings that whilst of the period in which they were built were not used in the area or which come from another period and do not fit with the original spirit of the place, eg: awnings and plastic Victorian imitations of 19th Century cast-iron.
 - b. External colours of houses should attempt to blend in rather than stand out. Advice can be given on what colours were common in past. eg: facebrick should not be painted, woodwork should be kept painted and roofs should not be painted blue.

COMPLIANCE:

- 7. Heritage areas are established under the terms of the National heritage Resources Act and by co-operation between the Provincial Heritage Resources Authority, Ngwao Boshwa Kapa Bokoni, and the Municipality. The intention is to maintain the character of important historical areas of the city in order to show the past, stimulate

tourism and/or to maintain a quality of environment that cannot be recreated in modern suburbs. In this regard:

- a. Those wishing to embark on any form of construction, whether new, a repair or alteration, restoration demolition must apply for a permit from Ngwao Boshwa Kapa Bokoni and thereafter have their plans passed by the Municipality.
- b. Both authorities understand that it is not possible to retain the precise use, or exact appearance and nature of buildings and neighbourhoods as they existed in the past and hence try as far as possible to take a practical approach to conservation, understanding that it is in the interests of conservation of heritage that buildings and neighbourhoods retain their relevance to owners and residents. The purpose of these rules is to govern change and intervention allowing for the needs of modern living whilst at the same time retaining the spirit of the past.
- c. Permit applications forms and advice on their completion are readily available from Ngwao Boshwa Kapa Bokoni. The Permit Committee meets at least once a month and dates of meetings can be obtained from staff.