

DESKTOP STUDY OF EXISTING BUILDINGS

OUDE MOLEN PRECINCT, CAPE TOWN



PREPARED FOR:



PREPARED BY:



08 December 2020

Draft Report - Revision 03

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1 Executive Summary

1.1 Site Name

Erf 26439, Oude Molen Eco-Village, Pinelands, Cape Town, Western Cape.

1.2 Location

The precinct is defined as a large piece of land along Alexandra Road wedged between the Black River and the suburb of Pinelands in the Municipal District of Cape Town. It measures approximately 13 Hectares in area and can be found at the following coordinates: 33°56'20.8"S / 18°29'23.7"E.

1.3 Locality Map

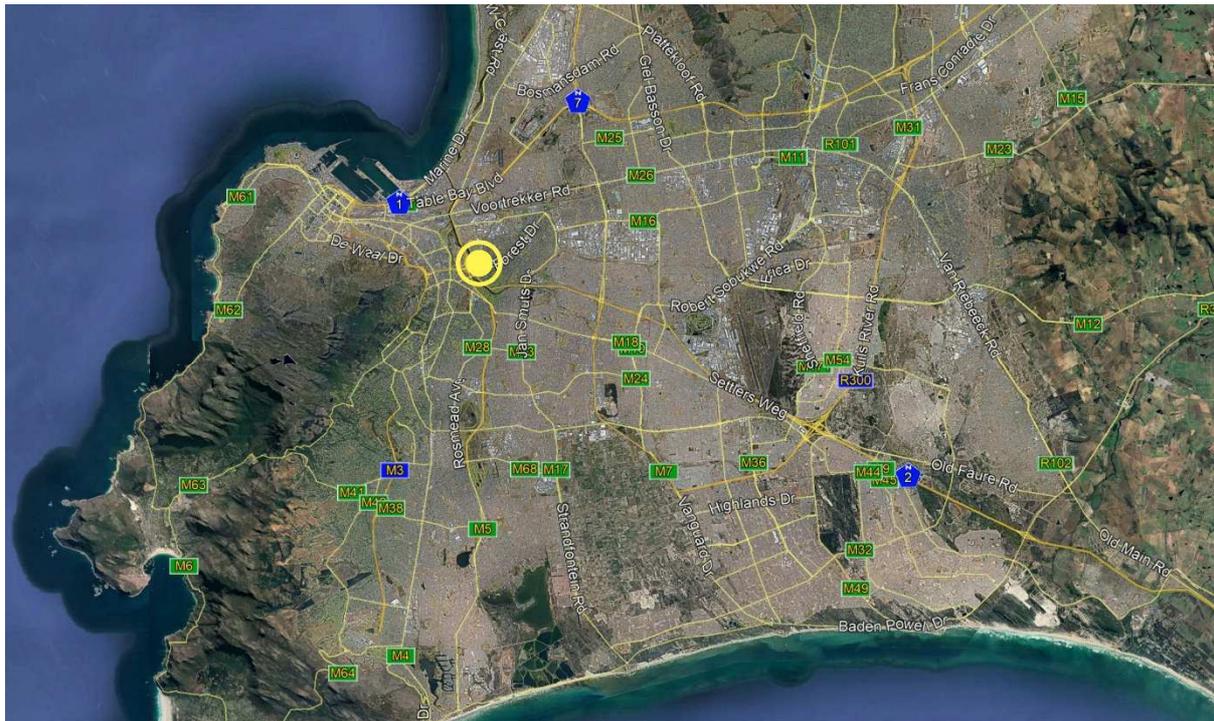


Figure 1: Locality Map - City of Cape Town. (Google Earth, 2020).

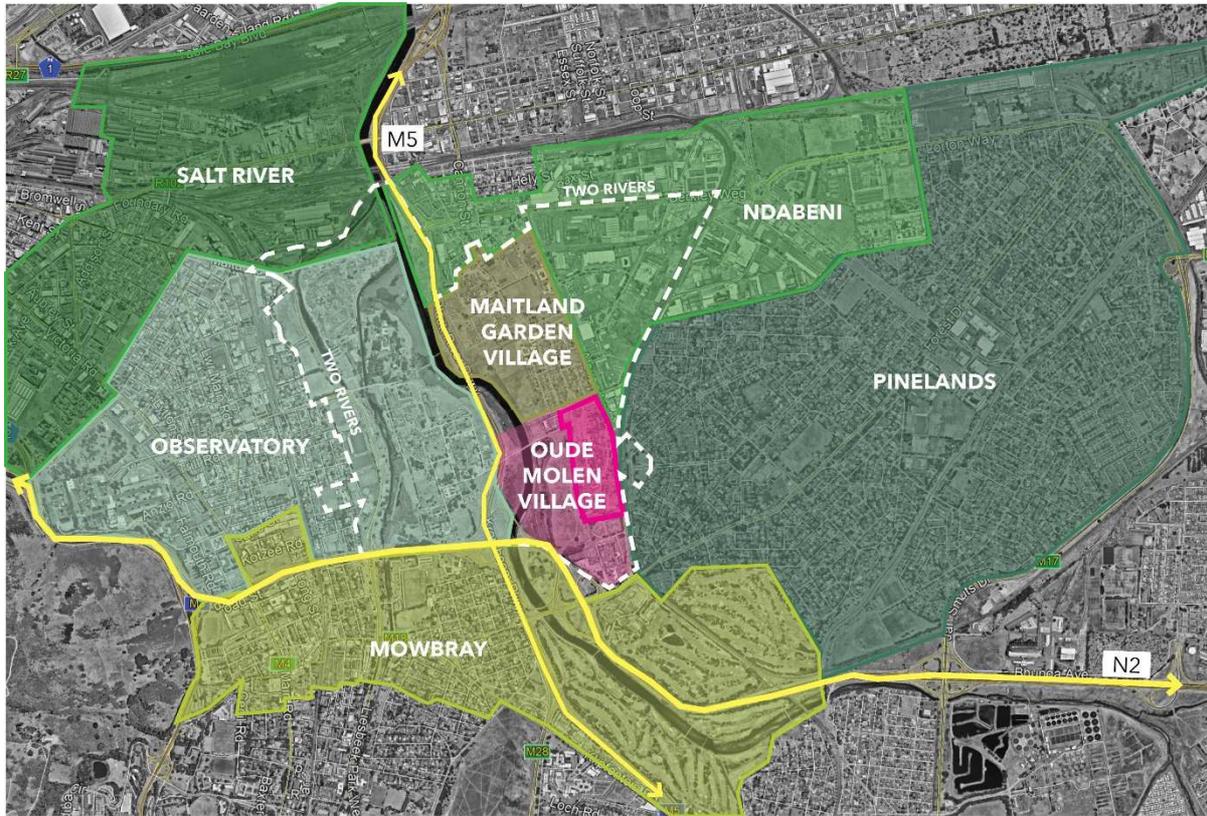


Figure 2: Locality Map. (Google Earth, 2020. Edited by SVA).

1.4 Description of Proposed Action

The purpose of this report is to assess the existing structures on site and provide record of current conditions and any required urgent actions.

1.5 Heritage Resources Identified

The site contains structures older than 60 years and are therefore of potential heritage significance.

The other potential heritage resource is the precinct of Oude-Molen itself. This is expressed through the idea of 'streetscape' and 'Genius Loci' as discussed further in this document.

1.6 Recommendations

Refer to Section 5.

1.7 Author(S) and Date

Tony Danev and Judy Cizek for SVA International

Bridget O'Donoghue for Bridget O'Donoghue Heritage Specialist

December 2020

2 Introduction and Purpose

This report forms part of a desktop assessment survey as well as a heritage assessment report.

These documents in turn will provide a detailed status quo report of the existing site, and will aim to highlight opportunities and constraints for future urban development to the precinct.

The intention of this document is as follows:

- Provide a brief historical background of the site;
- Provide an accurate and detailed report of the condition of existing buildings on site;
- Assess the heritage value of the site and each of the buildings within the Oude Molen Precinct;
- Provide recommendations on the appropriate course of action to be followed with regards to the potential redevelopment of the site.

2.1 Methodology

As part of the compilation of this report, the site and its surroundings were studied, visited, photographed and assessed, which more specifically involved the following:

- A site visit, carried out on 01 and 02 October 2020;
- Desktop research of historical resources;
- Informal discussions with tenants;
- Identification of heritage-related issues and concerns;
- Research of the site background and history using the above-mentioned resources;
- Analysis of development site and its environs;
- Identification of contextual spatial informants;
- Establishing cultural significance, based on criteria set out in NHRA;
- Identification of heritage-related design informants based on the above;

3 Context: A Brief History of the Site

Introduction

The Oude Molen precinct is located on the south eastern section of the Two River Urban Park (TRUP) site is situated within a significant riverine and wetland system. The system is legible despite the fragmented character of the area created by secure precincts including institutions such as the Alexandra Institute and Valkenberg Psychiatric Hospital where access is restricted. The landscape is most characteristic of a riparian landscape where river edges are natural and not canalised. It is a substantially modified landscape¹.

Pre-colonial era

Drawn by the presence of water and grazing, Khoi people lived seasonally in the Table Bay area for thousands of years, arriving in the summer months. It is clear from the historic record and current Koina histories², is that Khoikhoi groups were wealthy in terms of the number of cattle and sheep they owned. They moved widely and followed grazing facilities, living a *transhumance* lifestyle - an adaptive and generally well formulated strategy used by most pastoralist groups in the more arid areas of the world. The marshlands at the confluence of the Liesbeek, Salt and Black Rivers would have been extremely important for Koina herders, especially for those with large herds, when they arrived from the north west on their summer visits and established seasonal camps in the vicinity of the Liesbeek and Black Rivers. In addition to the area providing excellent grazing, the area around the Black River and the Salt River provided a point of access or a gateway to the Cape Peninsula from the north. The area also provided a point of access or a gateway to the Cape Peninsula from the north.

Contact History

Agriculture was practiced along the western edge of the Black and Liesbeek Rivers by free burgers as early as 1657. The farms in the Liesbeek River Valley formed the outer reaches of the Dutch East India Company settlement and were protected by a series of palisades and redoubts. Once these farms had been established, the Khoi were excluded from the Liesbeek River area by a series of forts and palisades erected in the 17th century by the Dutch colonialists. However they briefly retained access to the Black River and the skirmishes which played out around the exclusion from traditional grazing lands included the Black River.

¹ Melanie Atwell and Associates and ARCON Design and Heritage October 2017: Two Rivers Urban Park, Cape Town Supplementary Report

² See Tariq Mellet, P, *Camissa*

Colonial Governments

The Liesbeek River Valley proved useful for the growing of wheat. Prevailing winds encouraged the establishment of a large number of windmills of which two remain, Nieuwe Molen at the Alexandra Institute and the Mostert's Mill at Welgelegen. The Oude Molen wind mill built between 1717 and 1718 was the earliest permanent mill structure built at the Cape. The mill's location on a hill was chosen because it was well positioned to catch the south-east winds which blew across the valley. The site at Oude Molen was used by the Company and was not granted to a private individual until the early 19th century when it was granted to Juriaan de Vries in 1802 with the mill as part of the property. The site in the vicinity of the Black River was granted as a quitrent in 1831 to C Mostert. The existing Homestead buildings is considered to contain the remnants on an 18th century miller's residence with an additional long barn-like structure.

The Colonial Government and the Valkenberg East Psychiatric Hospital

In 1880 the Colonial Government required Oude Molen as a remote area for the incarceration of King Cetshwayo from 1880 - 1882 after his capture at Ulundi. Dumbrell, (1996 In Deacon 2013 in Winter 2014) suggests that the Black River functioned as a sort of racial barrier. Racial barriers and perceptions regarding health management were strongly linked in the colonial administration, i.e. the "sanitation syndrome". The racial barrier was not absolute as white leper cases and female mental patients were also housed in the wards constructed at Oude Molen as it became an extension of Valkenberg West Psychiatric Hospital.

After the Colonial Government acquired the Oude Molen site again in 1912, it was used for military mentally ill patients (1912) and Black mentally ill patients (1913) and known as the Uitvlugt Hostel Building (Deacon 2003 in Winter 2014).

The Oude Molen Psychiatric Hospital was developed between 1917 and 1920. It was built at the same time at Komani in Queenstown Eastern Cape specifically for Black patients, following a wartime commission reshaped the Union Government's policy on mental health. These hospitals were architect designed and purpose built signaling the change in the policy, although they were still racial segregated. The design of Valkenberg East hospital had to maintain the neighbouring Valkenberg West reputation as an ideal psychiatric hospital. During this same period, a psychiatric hospital was constructed in the site's south eastern precinct intended for military and black patients (Deacon 2003 in Winter 2014). The Black and Coloured patients within Valkenberg East were treated worse than the White patients at Valkenberg West with regard to care, diet, treatment and equipment.

By 1940 the hospital was called the Valkenberg Mental Hospital (Coloured Section) and in 1973 renamed Valkenberg - Pinelands side.

Mid 20th century - Present

The hospital was enlarged in the 1950s with two single storey wards, termed the H-shaped wards located in the northern and south eastern site precincts. In 1943 this building was used for white female patients but after 1965 was only used for Black patients. It was still in use in 1970's but thereafter was demolished. In addition to the labour required of the Black and Coloured patients, the Valkenberg East hospital also contained a dairy, pig and vegetable farm which acted as a place of labour and occupational therapy for the patients. By the 1970s the farm was stopped because commercial farms complained about the competition.

By 1965 high fences surrounded each ward's exercise space and the wards for the psychiatric patients were closed. The fences were gradually removed in the 1960s and 1970s and a special maximum security section was established for dangerous and criminal patients in 1976.

The facility became obsolete in early 1990s when Valkenberg West was used for all races. The Oude Molen Eco Village was initiated in 1997 by a small group of proactive social entrepreneurs who, together with the local community representatives and international volunteers, transformed the abandoned and vandalized hospital complex into a micro-enterprise village. The initial micro enterprise village was created with the aim of establishing a dynamic public urban space that facilitates socio- economic and environmental sustainability and encourages a respect and consideration for bottom-up people centered development, the environment, and cultural diversity.

The majority of buildings are currently leased to the Oude Molen Eco Village tenants by the WPG DPW for a variety of businesses and residences within the historic structures. With the vegetable gardens and horse riding school the Oude Molen site retains elements of the former agricultural and pastoral use.

4 Context: A Brief Description of the Site

The site is located along Alexandra Road in the suburb of Pinelands, Cape Town, Western Cape and measures approximately 13 hectares in area.

Currently it is identified as Erf 26439 - Oude Molen Eco-Village, and boasts approximately 30 small businesses in an eclectic mix of light industry, retail and residential.

The site consists of predominantly single and double storey structures built between 1920 and 1970 and is generally of a low-density development pattern.

5 Detailed Description of the Structures on Site

5.1 Block A

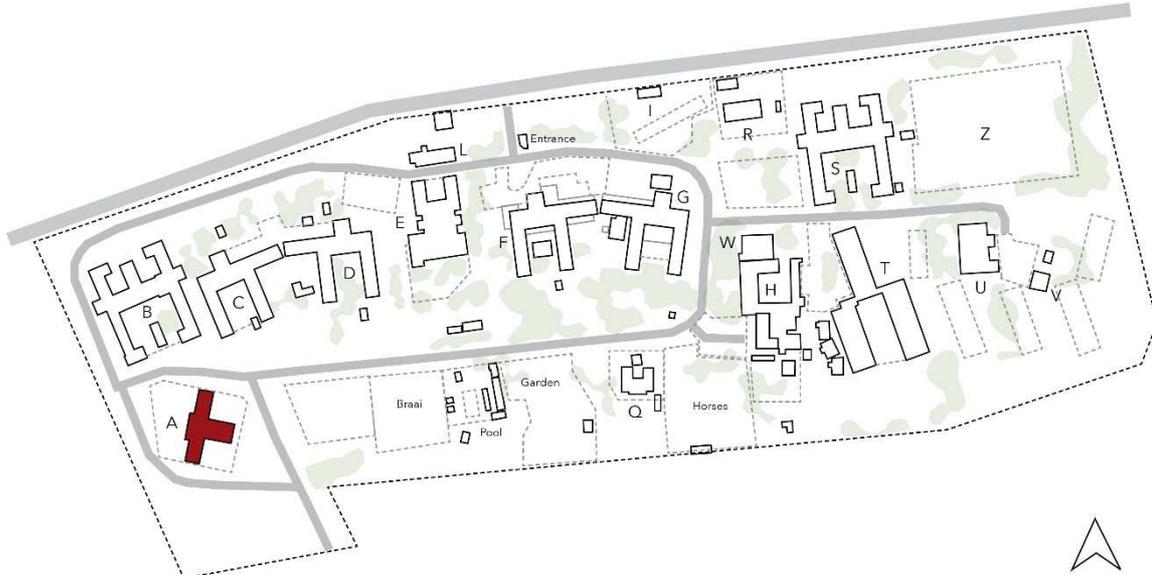


Figure 3: Key Plan - Block A (SVA, 2020).

5.2 Block A - General Description

Block A is a modest single-storey plastered brick structure with a slate roof and steel-frame windows. The structure is somewhat isolated from the rest of the precinct being located on the northern boundary. It was part of the original hospital complex, built in the 1920's and was originally used as the nurse's residence/dormitory.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit A1, 2, 3 & 4
GIS reference	33°56'14.91"S / 18°29'17.21"E
Name of place	Lighthouse Farmlodge
Previous/alternative name/s	n/a
Unit Number	Block A (A1,2,3,4)
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Revivalist	Residential Dwelling
TITLE DEED INFORMATION	
54/77 Backpackers	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain to the south-west	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Nurses Home	Backpackers Lodge
GENERAL CONDITION - EXTERIOR:	
Roofs	Good
Walls	Good
Doors / Windows	Good
General Comments:	
Building is well-maintained overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Interior is mostly original and reasonably well preserved.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single story plastered brick modest structure with slate roof and steel-frame windows. Structure is somewhat isolated from the rest of the precinct being located on the northern boundary.	
GENERAL NOTES:	
Slate roof is a modern addition - original clay tile roof has been replaced at some point.	
RECOMMENDATIONS:	
General maintenance on roofs/gutters.	
The building is well suited for shared accommodation, a school or offices.	



Figure 4: Block A - View of Exterior from Street (SVA, 2020)



Figure 5: Block A - View of Exterior from Street (SVA, 2020)



Figure 6: Block A - View of Exterior (SVA, 2020).



Figure 7: Block A - Main Entrance Door (SVA, 2020).



Figure 8: Block A - Back Garden (SVA, 2020).



Figure 9: Block A - Interior view of Kitchen (SVA, 2020).



Figure 18: Block A - Interior view of Kitchen/Dining Space (SVA, 2020).



Figure 19: Block A - Interior View of Recreational Rooms (SVA, 2020).



Figure 20: Block A - Interior views (SVA, 2020).

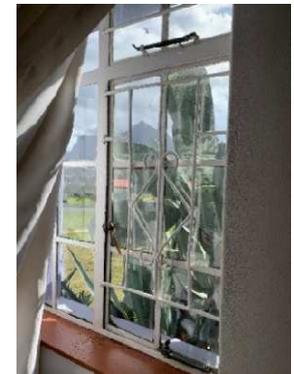


Figure 21: Block A - Interior Details (SVA, 2020).

5.3 Block A - Historical Information

The former Nurses home, is not marked on the 1917 map but on the 1920 map. It was enlarged to become a T shaped footprint by 1930 or 1944. From the 1965 to mid-1970 it was used as a clinic and then reverted to a residence for nurses from mid 1970s until the hospital closed.

5.4 Block A - Summary

The block is in good condition and should be retained. It is well suited for shared accommodation such as a backpackers/guest house, or to house students. It could also be used as office space for businesses or small workshop spaces. It could also possibly be adapted and used by a school as well.

5.5 Block B



Figure 22: Key Plan - Block B (SVA, 2020).

5.5.1 Block B - General Description

Block B was a later addition to the Valkenberg East Hospital complex, built in the 1950's. Building comprises a single storey brick building with a fibre-cement or asbestos roof.

Majority of the structure has burnt down at some point in time and what remains is in poor condition. Most of the building is vacant, but there are a number of families living in the parts that have a roof.

The diagram to the right indicated the occupied areas of the building in grey, and the vacant areas in white.

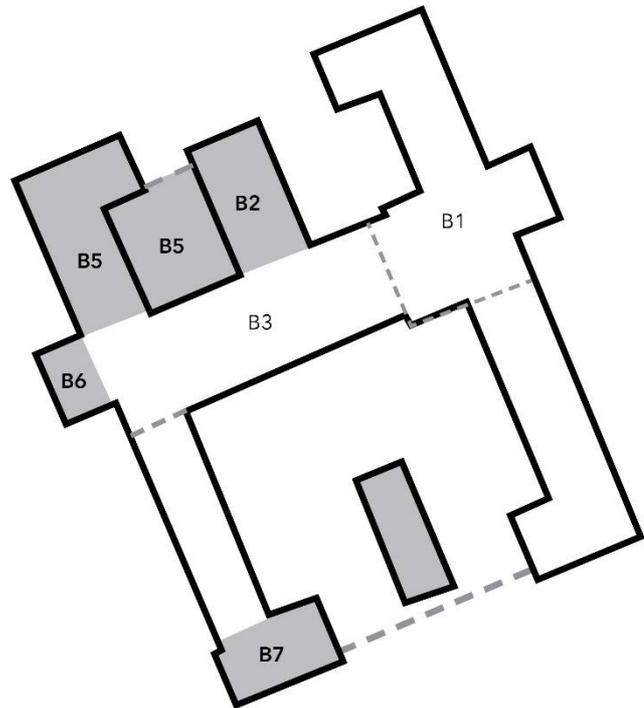


Figure 23: Block B - Plan. (SVA, 2020).

5.5.2 Unit B1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit B1
GIS reference	33°56'14.36"S / 18°29'20.45"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	B1
ARCHITECT	DATE OF COMPLETION
Unknown	1950s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain to the south-west.	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Vacant
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Structure is in a general state of ruin.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Structure is in a general state of ruin.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Building was once a single-storey brick structure.	
GENERAL NOTES:	
Building is generally in a state of ruin.	
RECOMMENDATIONS:	
Roof could contain asbestos - investigation required if alterations are going to take place.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail, etc.	



Figure 24: Block B - Unit B1. Exterior View. (SVA, 2020).



Figure 25: Block B - Unit B1. Exterior View. (SVA, 2020).



Figure 26: Block B - Unit B1. Interior View. (SVA, 2020).



Figure 27: Block B - Unit B1. Windows and Roof. (SVA, 2020).



Figure 28: Block B - Exterior Condition. (SVA, 2020).



Figure 29: Block B - Exterior Condition. (SVA, 2020).

5.5.3 Unit B2

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit B2
GIS reference	33°56'13.63"S / 18°29'20.57"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	B2
ARCHITECT	DATE OF COMPLETION
Unknown	1950s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain to the south-west	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2-storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Vacant
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Structure is in a general state of ruin.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair/Poor
General Comments:	
Structure is in a general state of ruin.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Single story plastered brick modest structure with clay roof and steel-frame windows.	
GENERAL NOTES:	
Building is generally in fair condition overall. Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Roof could contain asbestos - investigation required if alterations are going to take place.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail, etc.	



Figure 30: Block B - Unit B2. Exterior View. (SVA, 2020).



Figure 31: Block B - Unit B2. Exterior View. (SVA, 2020).

5.5.4 Unit B5

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit B5 % B6
GIS reference	33°56'13.12"S / 18°29'20.15"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	B5
ARCHITECT	DATE OF COMPLETION
Unknown	1950s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Existing courtyard space.	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential Dwelling
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair / Poor
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single story plastered brick modest structure with clay roof and steel-frame windows.	
GENERAL NOTES:	
Structure is in fair overall condition with lack of maintenance evident to exterior.	
RECOMMENDATIONS:	
Buildings requires roof and general exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail, etc.	



Figure 32: Block B - Unit B5. Exterior View. (SVA, 2020).



Figure 33: Block B - Unit B5. Exterior View. (SVA, 2020).



Figure 34: Block B - Unit B5. Exterior View. (SVA, 2020).



Figure 35: Block B - Unit B5. Interior Views. (SVA, 2020).

5.5.5 Unit B6

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit B5 % B6
GIS reference	33°56'13.12"S / 18°29'20.15"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	B6
ARCHITECT	DATE OF COMPLETION
Unknown	1950s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward north	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential Dwelling
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair / Poor
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single story plastered brick modest structure with clay roof and steel-frame windows.	
GENERAL NOTES:	
Structure is in fair overall condition with little maintenance evident to exterior. Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Buildings requires roof and general maintenance. Roof could contain asbestos - investigation required if alterations are going to take place.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail, etc.	



Figure 36: Block B - Unit B6. Exterior View. (SVA, 2020).



Figure 37; Block B - Unit B6. Exterior View. (SVA, 2020).

5.5.6 Unit B7

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit B5 % B6
GIS reference	33°56'13.12"S / 18°29'20.15"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	B7
ARCHITECT	DATE OF COMPLETION
Unknown	1950s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain to the south-west	
ENVIRONMENT	
Surrounding buildings are of similar scale apart from the original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential Dwelling
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair / Poor
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single story plastered brick modest structure with clay roof and steel-frame windows.	
GENERAL NOTES:	
Structure is in fair overall condition with little maintenance evident to exterior. Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Urgent Action: Buildings require roof and general maintenance. Roof could contain asbestos - investigation required if alterations are going to take place.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail, etc.	



Figure 38: Block B - Unit B7. Exterior View. (SVA, 2020).



Figure 39: Block B - Unit B7. Exterior View. (SVA, 2020).

5.5.7 Block B - General Views



Figure 40: Block B - General. (SVA, 2020).



Figure 41: Block B - General. (SVA, 2020).



Figure 42: Block B - General. (SVA, 2020).



Figure 43: Block B - General. (SVA, 2020).

5.6 Block B - Historical Information

The H shaped ward, constructed in 1957, is significant in terms of the continued use of the pavilion style model in mental health care but designed as single storey.

The progression in design from the F Wards is the addition of open sided pavilions in the courtyards as a means to provide shade for patients. This represents a progression from the previous model as shade is essential for patients on heavy medication.

As similar, if not identical buildings exist on Valkenberg West, these H shaped wards are not unique to the institution, however they represent a 1950s development layer to the site.

This building was built as a communal ward for Black females but used as a mixed gender ward for chronic cases by 1973. The building consisted of dormitory wards, day rooms, offices and bathrooms.

As this building has been considerably damaged by fire and subsequent alteration and habitation instead restoration, the cultural significance has been reduced.

5.7 Block B - Summary

The block is not in a great condition, but is an important contributor to the urban fabric of the precinct, and should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and possibly small boutique type retail.

5.8 Block C



Figure 44: Key Plan - Block C (SVA, 2020).



Figure 45: Block C - View from the street (SVA, 2020).

5.8.1 Block C - General Description

Block C was one of the original Valkenberg East Psychiatric Hospital wards, built in the 1920's. Buildings is described as a double storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows. The structure is generally in a fair condition, but there are ongoing Sewer drainage issues and roof leaks. Lack of regular maintenance is evident. The interior spaces appear to be fairly well maintained by the tenants.

Block C is one of four F-shaped ward buildings on the site. These original ward blocks are identical in their planning and layout, although their character and use has changed over the years due to variety of tenants.

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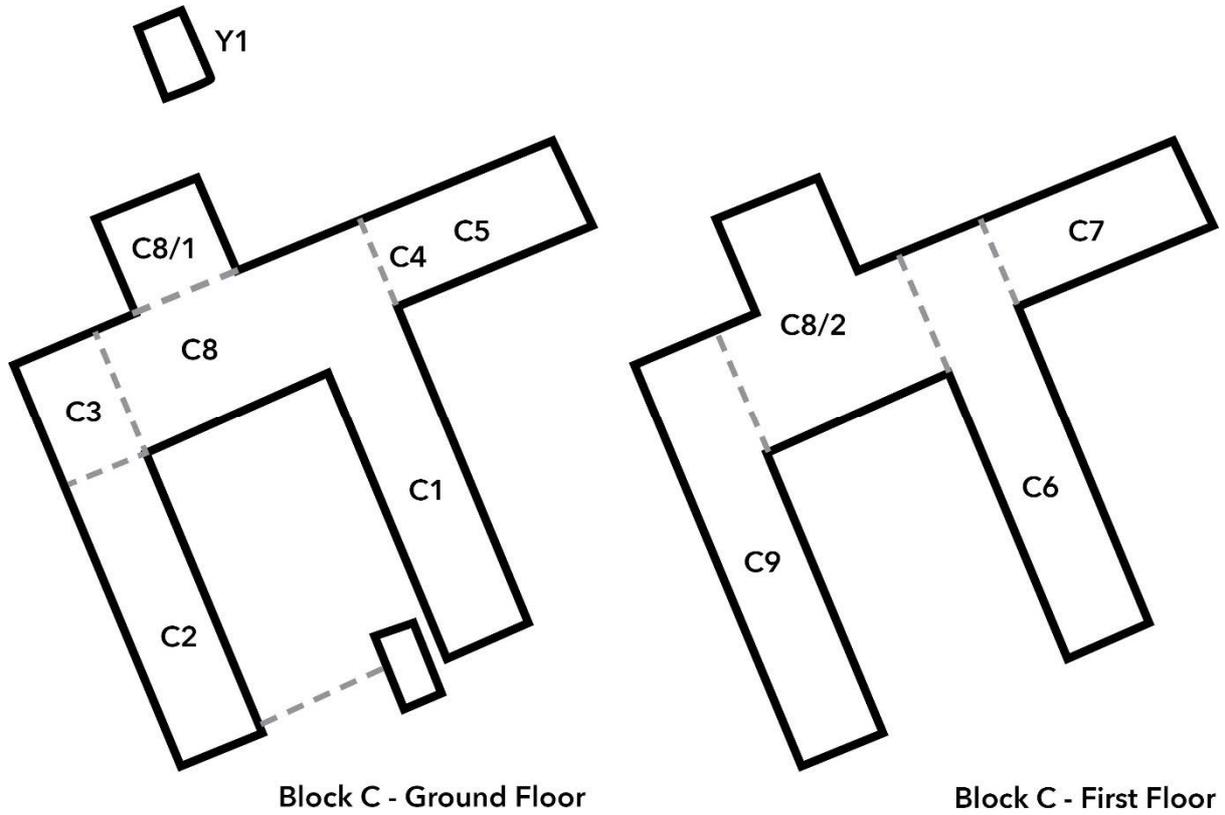


Figure 46: Block C - Ground and First Floor Diagram. (SVA, 2020).

5.8.2 Unit C1 and C8

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - C1 and C8
GIS reference	33°56'15.48"S / 18°29'20.43"E
Name of place	Montessori Preschool (Ground Floor)
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	C1 and C8
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block C of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	School - Educational
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building appears in fair exterior condition while the courtyard has been covered in AstroTurf and fenced off for security reasons.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Interior is generally well maintained and of good integrity.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Facility appears in good condition	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail,	



Figure 47: Block C - Unit C1 & C8. Exterior View. (SVA, 2020).



Figure 48: Block C - Unit C1 & C8. Exterior View. (SVA, 2020).



Figure 49: Block C - Unit C1 & C8. Exterior View. (SVA, 2020).



Figure 50: Block C - Unit C1 & C8. Interior Features. (SVA, 2020).



Figure 52: Block C - Unit C1 & C8. Interior Features. (SVA, 2020).



Figure 53: Block C - Unit C1 & C8. Interior Features. (SVA, 2020).



Figure 54: Block C - Unit C1 & C8. Interior Features. (SVA, 2020).



Figure 55: Block C - Unit C1 & C8. Interior Features. (SVA, 2020).



5.8.3 Unit C6

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - C6
GIS reference	33°56'15.45"S / 18°29'19.46"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	C6
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Decorative Entrance feature columns. Well-developed courtyard gardens albeit with lack of regular maintenance.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Vacant
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Vacant for over 12 months at present. Lack of regular maintenance evident. This space includes a well-preserved example of the original ward layout.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail,	



Figure 56: Block C - Unit C6. Exterior View and Interior Walkway. (SVA, 2020).



Figure 57: Block C - Unit C6. Interior Views (SVA, 2020).



Figure 58: Block C - Unit C6. Interior View (SVA, 2020).



Figure 59: Block C - Unit C6. Interior View (SVA, 2020).



Figure 60: Block C - Unit C6. Interior Views (SVA, 2020).



Figure 61: Block C - Unit C6. Furniture. (SVA, 2020).

5.8.4 Unit C7

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - C7
GIS reference	33°56'16.45"S / 18°29'21.12"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	C7
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Early Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Decorative Entrance feature columns. Well-developed courtyard gardens albeit with lack of regular maintenance.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block C of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential - Shared Living
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Exterior is in poor condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident - structure has deteriorated considerably over the years.	
RECOMMENDATIONS:	
Structural assessment of roof required. General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail,	



Figure 62: Block C - Unit C7. Exterior View of Roof Structure. (SVA, 2020).



Figure 63: Block C- Unit C7. Exterior View of Roof and Windows. (SVA, 2020).



Figure 64: Block C- Unit C7. Exterior and Interior Views. (SVA, 2020).



Figure 65: Block C- Unit C7. Interior Views. (SVA, 2020).

5.8.5 Unit C8/1 and C8/2

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - C8/1 and C8/2
GIS reference	33°56'16.45"S / 18°29'21.12"E
Name of place	The Leap School
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	C8/1 and C8/2
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Early Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Decorative Entrance feature columns. Well-developed courtyard gardens albeit with lack of regular maintenance.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block C of the original Medical Facility	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential - Shared Living
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Exterior is in poor condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident - structure has deteriorated considerably over the years.	
RECOMMENDATIONS:	
Structural assessment of roof required. General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail,	



Figure 66: Block C - Unit C8/1 & C8/2. Exterior View. (SVA, 2020).



Figure 67: Block C - Unit C8/1 & C8/2. Exterior View. (SVA, 2020).

5.8.6 Unit C9

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - C9
GIS reference	33°56'15.45"S / 18°29'19.46"E
Name of place	Residential
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	C9
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Decorative Entrance feature columns. Well-developed courtyard gardens albeit with lack of regular maintenance.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential Dwelling
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
CURRENT USE:	
Current use/s	Residential
GENERAL NOTES:	
Ongoing Sewer drainage issues and roof leaks. Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 68: Block C - Unit C2/C9 - Exterior Views (SVA, 2020).



Figure 69: Block C - Unit C9. Exterior View, residents noted issues with leaking sewage (SVA, 2020).



Figure 70: Block C - Unit C9. Interior View (SVA, 2020).



Figure 71: Block C - Unit C9. Interior View (SVA, 2020).

5.9 Block C - Historical Information

The F-shaped wards, constructed between 1917-1920 are a primary component of the Valkenberg East Psychiatric Hospital that was developed by the Colonial government for people of the Black and Coloured psychiatric patients. This building was one of two buildings designed for female patients. The design was for dormitory ward, day rooms, offices, bathrooms and a few single rooms.

The buildings represent an example of early 20th century asylum design, in particular the adherence to the pavilion institutional form and the principles of symmetry, order, separation of male and female wards, and its location within a parkland setting.

The pavilion model of hospital architecture was based on French design of the 1840s (high ceilings, good ventilation, airy and light spaces for the caring of the sick) and popularized by Florence Nightingale in the Crimean War in the 1850s). This pavilion model is also apparent at Valkenberg West.

The design of the F shaped Wards demonstrates the moral management rather than prison like custody for mental care. The attempt was to create ideal social environments characterized by symmetry, beauty and a quiet pastoral setting. The F wards were architecturally designed and constructed as independent buildings with vegetated courtyards, open verandahs.

The crescent layout of the F Ward buildings contributes to the sense of the grouping and the ability to sit comfortably in the landscape setting.

The architecture of the complex is considered a possible response to placate the former residents of the surrounding suburbs for the White population that had complained about the location of a mental asylum for Black patients in Observatory. The architecture is thus a function of the attitudes of local residents to race and social status.

5.10 Block C - Summary

The block as a whole is in a fair condition, and forms a very important role in the character of the precinct. It should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and small boutique type retail on the ground floor level. The wards in particular provide very pleasant open plan spaces with high ceilings and lots of natural light - these are suited for many different uses due to spatial flexibility.

5.11 Block D

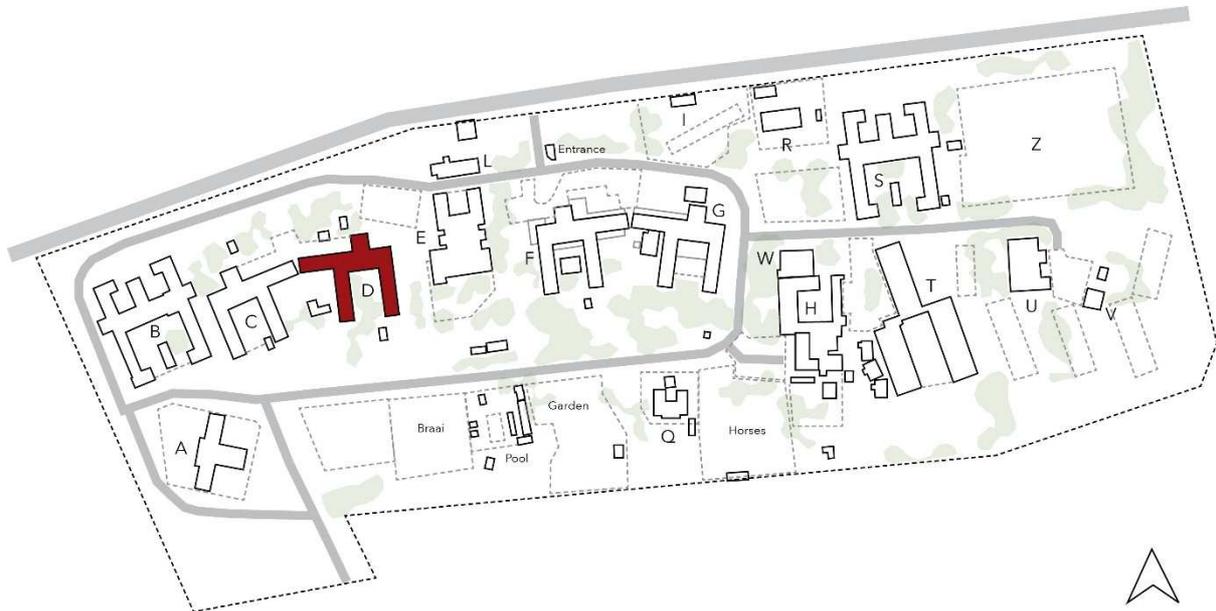


Figure 72: Key Plan - Block D (SVA, 2020).

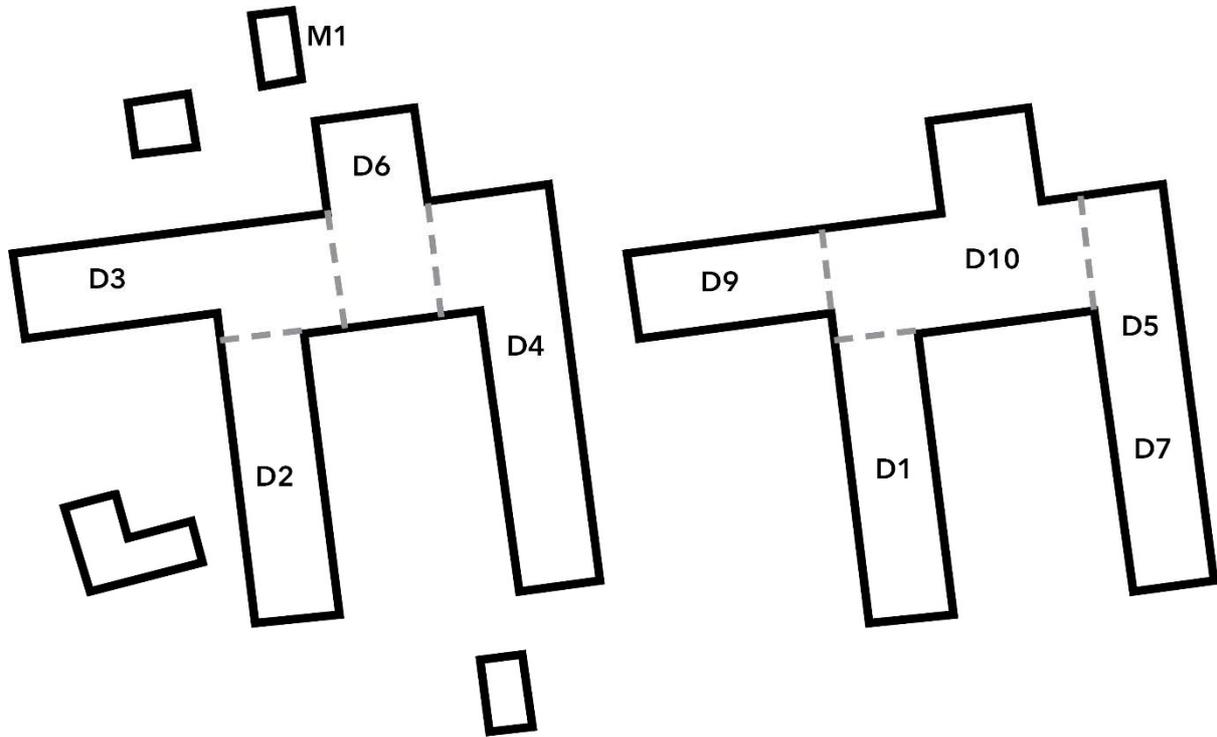


Figure 73: Block D - Exterior View. (SVA, 2020).

5.11.1 Block D - General Description

Block D was one of the original Valkenberg East Psychiatric Hospital wards, built in the 1920's. Building is described as a double-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows. The structure is generally in a fair condition although lack of exterior maintenance is evident. The interior spaces appear to be fairly well maintained by the tenants.

Block D is one of four F-shaped ward buildings on the site. These original ward blocks are identical in their planning and layout, although their character and use has changed over the years due to variety of tenants.



Block D - Ground Floor

Block D - First Floor

5.11.2 Unit D1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D1
GIS reference	33°56'17.32"S / 18°29'20.13"E
Name of place	Belinda Ormond Ceramics (1st Floor)
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block C of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Ceramics Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair/ Poor
Walls	Fair/ Poor
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Possibly the best-preserved original interior of the entire Medical Facility	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with slate tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 74: Block D - Unit D1. Exterior Views. (SVA, 2020).



Figure 76: Block D - Unit D1. Interior Features. (SVA, 2020).



Figure 78: Block D - Unit D1. Interior View. (SVA, 2020).



Figure 79: Block D - Unit D1. Interior Views. (SVA, 2020).



Figure 80: Block D - Unit D1. Interior features. (SVA, 2020).

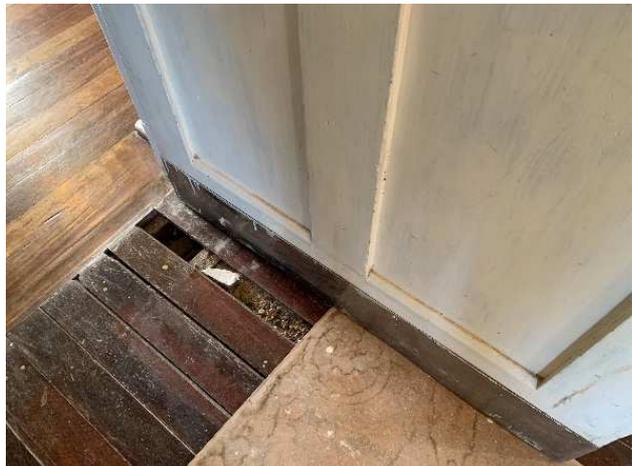


Figure 81: Block D - Unit D1. Interior View. (SVA, 2020).

5.11.3 Unit D2

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D2
GIS reference	33°56'17.29"S / 18°29'20.68"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D2
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of the original Block D ward of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Fashion Studio / Workshop / Residential
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is well maintained overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 82: Block D - Unit D2. Interior View. (SVA, 2020).



Figure 83: Block D - Unit D2. Interior View. (SVA, 2020).



Figure 84: Views of Interior Floor Condition and Painted Windows



Figure 85: Views of Interior Windows

5.11.4 Unit D3

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D3
GIS reference	33°56'17.29"S / 18°29'20.68"E
Name of place	World of Wonder Designs CC
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D3
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of the original Block D ward of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Retail / Workshop
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Building exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	n/a
General Comments:	
Not able to access interior at the time of assessment.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance. Structural assessment required on some of the external bridge links.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 86: Block D - Unit D3. Exterior View (SVA, 2020).



Figure 87: Block D - Unit D3. Exterior View (SVA, 2020).



Figure 88: Block D - Unit D3. Exterior View (SVA, 2020).



Figure 89: Block D - Unit D3. Exterior View (SVA, 2020).

5.11.5 Units D4, 5, 7

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D4 / 5/ 7
GIS reference	33°56'18.12"S / 18°29'20.62"E
Name of place	The Cuckoo's Nest - Laser Cutting & Engraving
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D (4,5,7)
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block D of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Engraving Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair / Poor
Walls	Fair / Poor
Doors / Windows	Fair / Poor
General Comments:	
Building interior is well maintained overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Building interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 90: Block D - Unit D 4, 5, 7. Exterior View. (SVA, 2020).



Figure 91: Block D - Unit D 4, 5, 7. Exterior View. (SVA, 2020).



Figure 92: Block D - Unit D 4, 5, 7. Exterior Views. (SVA, 2020).



Figure 93: Block D - Unit D 4, 5, 7. Interior Views. (SVA, 2020).



Figure 94: Block D - Unit D 4, 5, 7. Interior View. (SVA, 2020).



Figure 95: Block D - Unit D 4, 5, 7. Interior View. (SVA, 2020).



Figure 96: Block D - Unit D 4, 5, 7. Interior View. (SVA, 2020).



Figure 97: Block D - Unit D 4, 5, 7. Interior View. (SVA, 2020).

5.11.6 Unit D6

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D6
GIS reference	33°56'18.12"S / 18°29'20.62"E
Name of place	n/a
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D6
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block D of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Building interior is well maintained overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Building interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 98: Block D - Unit D6. Exterior View. (SVA, 2020).

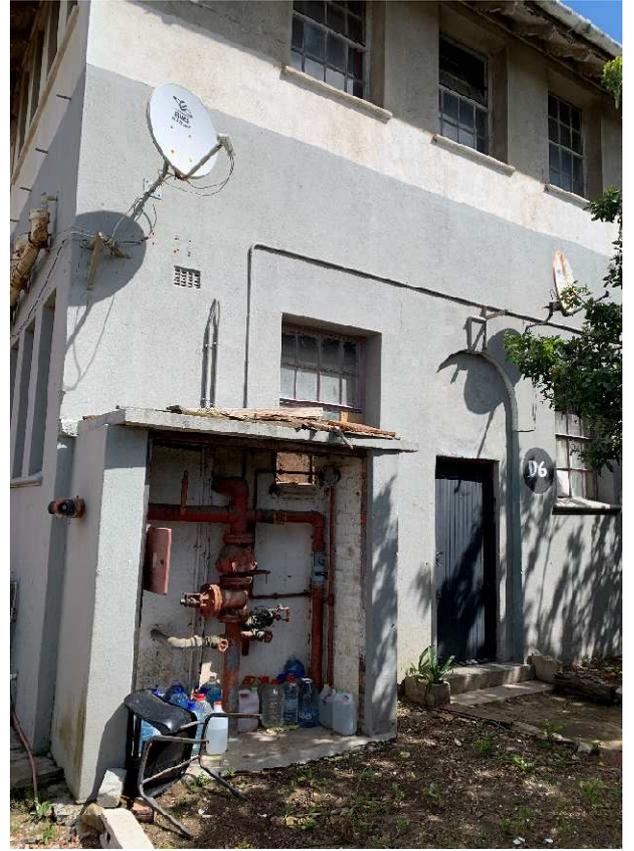


Figure 99: Block D - Unit D6. Exterior View. (SVA, 2020).

5.11.7 Unit D10

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco Village - D10
GIS reference	33°56'17.29"S / 18°29'20.68"E
Name of place	Debbie Roets Photography
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	D10
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of the original Block D ward of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Photography Studio / Residential
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Possibly the best-preserved original interior of the entire Medical Facility	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance. Interior should be preserved as it is mostly original.	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 100: Block D - Unit D10. Interior Views of original Bathroom (SVA, 2020).



Figure 101: Block D - Unit D10. Interior View of original Bathroom (SVA, 2020).



Figure 102: Block D - Unit D10. Interior View (SVA, 2020).



Figure 103: Block D - Unit D10. Interior View (SVA, 2020).



Figure 104: Block D - Unit D10. Interior Views (SVA, 2020).



Figure 105: Block D - Unit D10. Interior View of enclosed Veranda (SVA, 2020).



Figure 106: Block D - Unit D10. Interior View of original ablation facilities, now used as a kitchen. (SVA, 2020).



Figure 107: Block D - Unit D10. Interior View of original ablation facilities, now used as a kitchen. (SVA, 2020).



Figure 108: Block D - Unit D10. Interior Views of windows and fireplace. (SVA, 2020).



Figure 109: Block D - Unit D10. Interior Views of ablutions and retro-fitted fire services. (SVA, 2020).

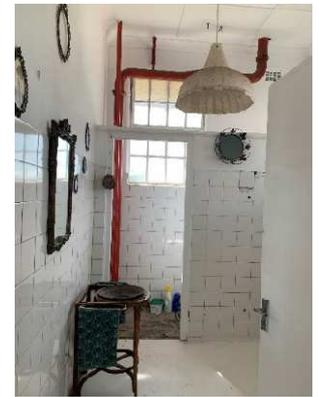
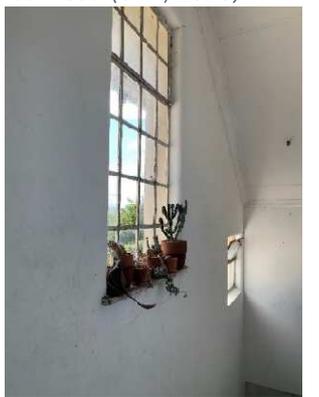


Figure 110: Block D - Unit D10. Interior Views of ablutions (SVA, 2020).



Figure 111: Block D - Unit D10. Interior Views (SVA, 2020).



5.12 Block D - Historical Information

The F-shaped wards, constructed between 1917-1920 are a primary component of the Valkenberg East Psychiatric Hospital that was developed by the Colonial government for people of the Black and Coloured psychiatric patients. This building was one of two buildings designed for female patients. The design was for dormitory ward, day rooms, offices, bathrooms and a few single rooms.

The buildings represent an example of early 20th century asylum design, in particular the adherence to the pavilion institutional form and the principles of symmetry, order, separation of male and female wards, and its location within a parkland setting.

The pavilion model of hospital architecture was based on French design of the 1840s (high ceilings, good ventilation, airy and light spaces for the caring of the sick) and popularized by Florence Nightingale in the Crimean War in the 1850s). This pavilion model is also apparent at Valkenberg West.

The design of the F shaped Wards demonstrates the moral management rather than prison like custody for mental care. The attempt was to create ideal social environments characterized by symmetry, beauty and a quiet pastoral setting. The F wards were architecturally designed and constructed as independent buildings with vegetated courtyards, open verandahs.

The crescent layout of the F Ward buildings contributes to the sense of the grouping and the ability to sit comfortably in the landscape setting.

The architecture of the complex is considered a possible response to placate the former residents of the surrounding suburbs for the White population that had complained about the location of a mental asylum for Black patients in Observatory. The architecture is thus a function of the attitudes of local residents to race and social status.

5.13 Block D - Summary

The block as a whole is in a fair condition, and forms a very important role in the character of the precinct. It should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and small boutique type retail on the ground floor level. The wards in particular provide very pleasant open plan spaces with high ceilings and lots of natural light - these are suited for many different uses due to spatial flexibility.

5.14 Block E

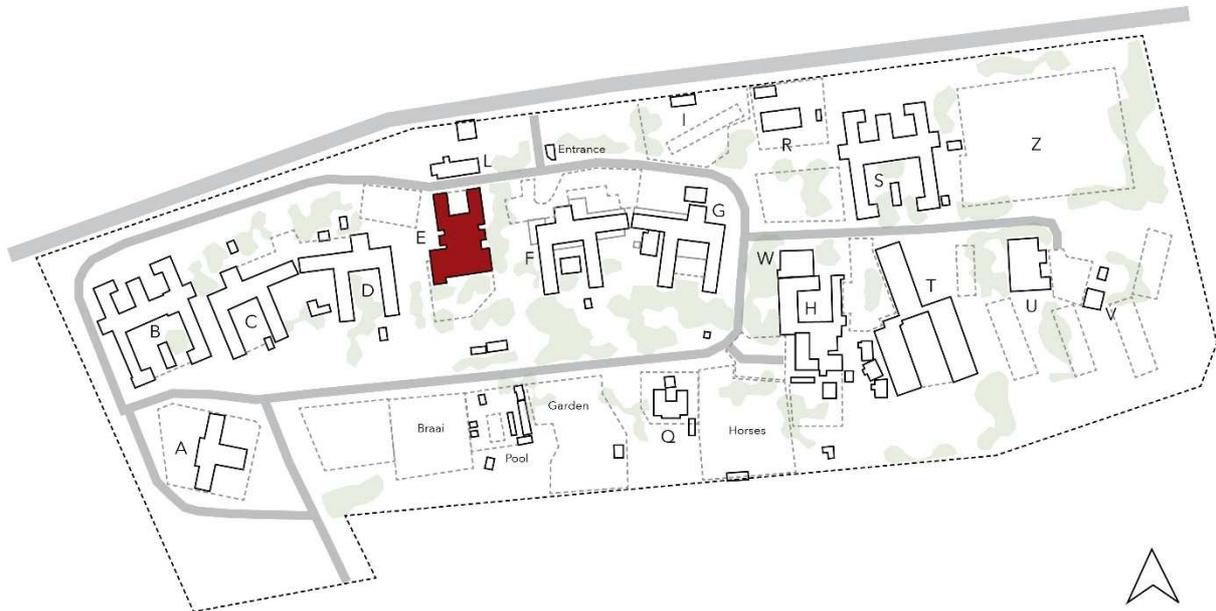


Figure 112: Key Plan - Block E (SVA, 2020).

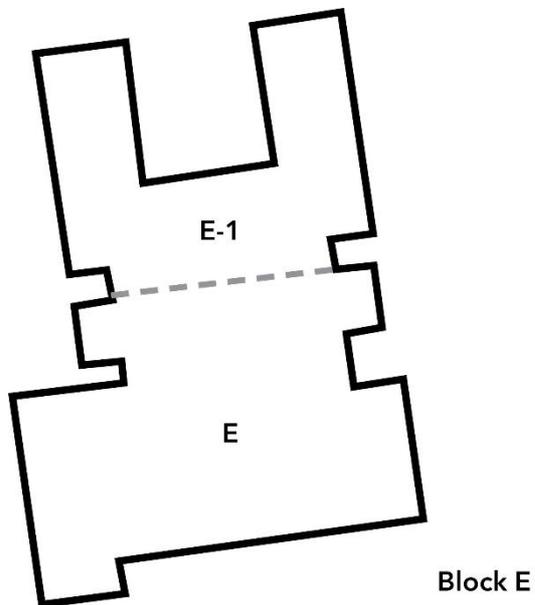


Figure 113. Block E Diagram. (SVA, 2020).

5.14.1 Block E- General Information

Block E was one of the original Valkenberg East Hospital complex buildings, built in the 1920's. It was originally used as a Mess Hall, with supporting admin functions. It is centrally located in the middle of the site, with two F-shaped ward buildings on either side.

The building is described as a decorated single-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows, decorative timber trusses and other ornamented elements.

It is generally in a fair condition, but lack of regular maintenance is evident. The interior spaces tend to be fairly well maintained by the tenants.

5.14.2 Unit E

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit E
GIS reference	33°56'19.53"S / 18°29'21.35"E
Name of place	"Yes We Can" Sport and Jazz Foundation
Previous/alternative name/s	n/a
Unit Number	Block E and adjacent vacant land
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Decorative	Mess Hall
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of larger scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Mess Hall	Multi-purpose Hall
GENERAL CONDITION - EXTERIOR:	
Roofs	Good/ Fair
Walls	Good/ Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Interior if generally well maintained and mostly original	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single Storey structure with high ceilings comprising a large hall and supporting spaces.	
GENERAL NOTES:	
Building is unique within its context and generally well preserved in terms of its original features.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
Unit E is a large hall with supporting spaces. Its use should ideally be maintained as such and used for gatherings and indoor activities.	



Figure 114: Block E. Exterior View (SVA, 2020).



Figure 115: Exterior View of Wall



Figure 116: Block E. Interior Features. (SVA, 2020).



Figure 117: Block E. Interior Features. (SVA, 2020).



Figure 118: Block E. Interior Feature and Exterior View. (SVA, 2020).



Figure 119: Interior Views of Ablutions (added at a later date). (SVA, 2020).



5.14.3 Unit E-1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit E
GIS reference	33°56'19.53"S / 18°29'21.35"E
Name of place	"Lynne Matthysen Catering"
Previous/alternative name/s	n/a
Unit Number	Block E and adjacent vacant land
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Decorative / Late Victorian	Mess Hall
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Entrance forms part of a large service courtyard with no vegetation	
ENVIRONMENT	
Surrounding buildings are of larger scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Dining Hall	Catering Business
GENERAL CONDITION - EXTERIOR:	
Roofs	Good/ Fair
Walls	Good/ Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Interior if generally well maintained and mostly original	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single Storey structure with high ceilings comprising a large hall and supporting spaces.	
GENERAL NOTES:	
Building is unique within its context and generally well preserved in terms of its original features	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
Unit E-1 is a large spacious double volume room with supporting spaces. It is well suited for a large kitchen, workshop space or commercial functions.	



Figure 120: Unit E-1. View from the street. (SVA, 2020).



Figure 121: Unit E-1. Exterior View. (SVA, 2020).



Figure 122: Block E-1. View of Exterior Features. (SVA, 2020).



Figure 123: Unit E-1. View of Ablutions and face brick features. (SVA, 2020).



Figure 124: Unit E-1. Interior View. (SVA, 2020).



Figure 125: Unit E-1. Interior View. (SVA, 2020).

5.15 Block E - Historical Information

The hospital's kitchen constructed between 1917 and 1920 is one of the component buildings of the Valkenberg East Psychiatric Hospital that was developed by the Union Government for people of the Black and Coloured races.

Similar to the design of the F wards, this building represents an example of early 20th pavilion institutional form located within a parkland setting.

The entry for the building is on the eastern façade and is connected to the communal 'Dining Hall'.

The 'Dining Hall' was not used for dining purposes but only for recreational use and possibly religious services.

5.16 Block E - Summary

This building is in generally good condition. It is well suited to be used for gatherings, indoor activities and could be used to host a small market. The supporting spaces could be used on a permanent commercial basis as they currently are, or could be used as service spaces when the main hall space is in use.

5.17 Block F



Figure 126: Key Plan - Block F (SVA, 2020).

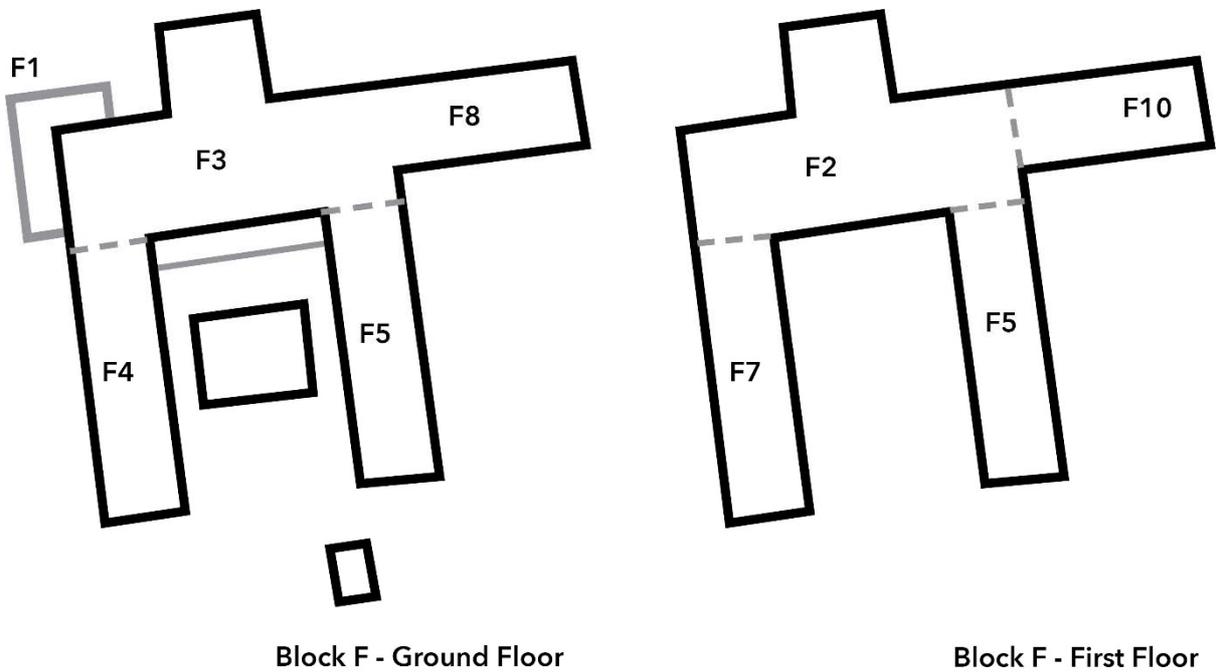


Figure 127: Block F - Diagram. (SVA, 2020).

5.17.1 Block F - General

Block F was one of the original Valkenberg East Hospital complex wards, built in the 1920's. Building is described as a double-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.

The building is generally in a fair condition, but lack of regular maintenance is evident. The interior spaces tend to be fairly well maintained by the tenants.

It is one of four F-shaped ward buildings on the site. These original ward blocks are identical in their planning and layout, although their character and use has changed over the years due to variety of tenants.

5.17.2 Unit F1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit F1
GIS reference	33°56'22.06"S / 18°29'22.12"E
Name of place	Jet Away Café
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	F1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Large parking lot directly in front of café.	
ENVIRONMENT	
Surrounding buildings are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Retail / Café
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is fairly good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
This Café is a later addition and is not part of the original ward building.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 128: Block F - Unit F1. Exterior View, (SVA, 2020).



Figure 129: Block F - Unit F1. Interior View, (SVA, 2020).

5.17.3 Unit F2, F3 and F8

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit F2, F3 & F8
GIS reference	33°56'22.06"S / 18°29'22.12"E
Name of place	Prop-Art
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	F2, F3 & F8
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block F of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Prop Rental Shop
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is fairly good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 131: Block F - Unit F2, 3 & 8. Exterior View. (SVA, 2020).



Figure 133: Block F - Unit F2, 3 & 8. Exterior View. (SVA, 2020).



Figure 134: Block F - Unit F2, 3 & 8. Exterior View. (SVA, 2020).



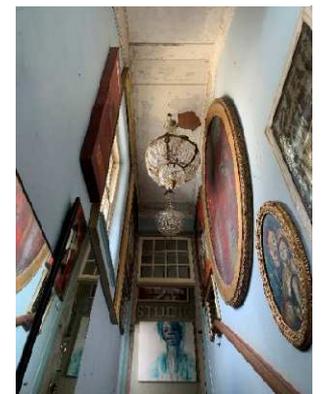
Figure 135: Block F - Unit F2, 3 & 8. Interior View. (SVA, 2020).



Figure 136: Block F - Unit F2, 3 & 8. Interior Features. (SVA, 2020).



Figure 137: Block F - Unit F2, 3 & 8. Interior Features. (SVA, 2020).



5.17.4 Unit F5 (First Floor)

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit F5
GIS reference	33°56'21.37"S / 18°29'21.19"E
Name of place	Robin Trust Training College
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	F5
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block F of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Training Facility
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is fairly good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 138: Block F - Unit F5. Exterior View (SVA, 2020).



Figure 139: Block F - Unit F5. Interior View (SVA, 2020).



Figure 140: Block F - Unit F5. Interior View (SVA, 2020).



Figure 141: Block F - Unit F5. Interior View (SVA, 2020).

5.17.5 Unit F7

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit F7
GIS reference	33°56'21.37"S / 18°29'21.19"E
Name of place	Robin Trust Training College
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	F7
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block F of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Training Facility
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is fairly good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	

The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.



Figure 142: Block F - Unit F7. Exterior View. (SVA, 2020).



Figure 143: Block F - Unit F7. Exterior View. (SVA, 2020).



Figure 146: Block F - Unit F7. Exterior View. (SVA, 2020).



Figure 147: Block F - Unit F7. Interior View. (SVA, 2020).



Figure 148: Block F - Unit F7. Interior Views. (SVA, 2020).



Figure 149: Block F - Unit F7. Interior Views. (SVA, 2020).

5.17.6 Unit F10

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit F10
GIS reference	33°56'21.37"S / 18°29'21.19"E
Name of place	Rock Climbing
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	F10
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height. Part of Block F of the original Medical Facility.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Small Rock Climbing Gym
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Building exterior is in fair condition overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good/ Fair
General Comments:	
Building interior is fairly good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 150: Block F - Unit F10. Exterior View (SVA, 2020).

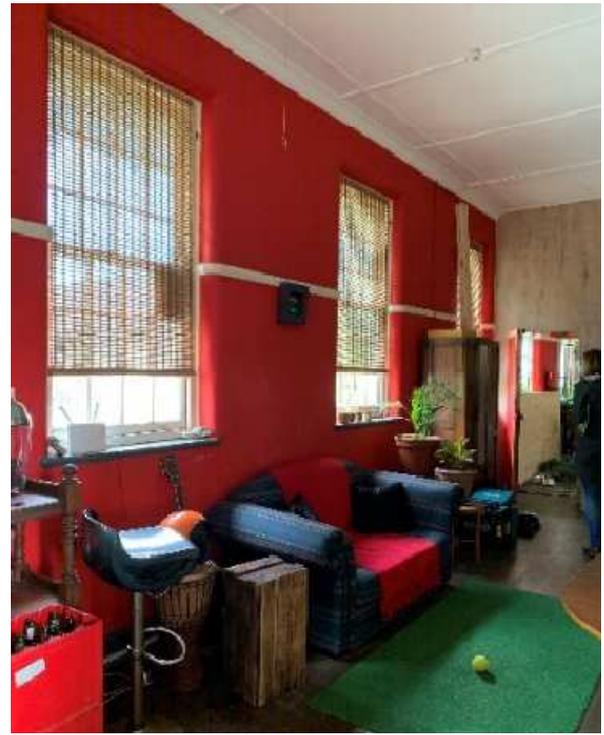


Figure 151: Block F - Unit F10. Interior View (SVA, 2020).



Figure 152: Block F - Unit F10. Interior View (SVA, 2020).



Figure 153: Block F - Unit F10. Exterior View (SVA, 2020).

5.18 Block F - Historical Information

The F-shaped wards, constructed between 1917-1920 are a primary component of the Valkenberg East Psychiatric Hospital that was developed by the Colonial government for people of the Black and Coloured psychiatric patients. This building was one of two buildings designed for male patients. The design was for dormitory ward, day rooms, offices, bathrooms and a few single rooms.

The buildings represent an example of early 20th century asylum design, in particular the adherence to the pavilion institutional form and the principles of symmetry, order, separation of male and female wards, and its location within a parkland setting.

The pavilion model of hospital architecture was based on French design of the 1840s (high ceilings, good ventilation, airy and light spaces for the caring of the sick) and popularized by Florence Nightingale in the Crimean War in the 1850s). This pavilion model is also apparent at Valkenberg West.

The design of the F shaped Wards demonstrates the moral management rather than prison like custody for mental care. The attempt was to create ideal social environments characterized by symmetry, beauty and a quiet pastoral setting. The F wards were architecturally designed and constructed as independent buildings with vegetated courtyards, open verandahs.

The crescent layout of the F Ward buildings contributes to the sense of the grouping and the ability to sit comfortably in the landscape setting.

The architecture of the complex is considered a possible response to placate the former residents of the surrounding suburbs for the White population that had complained about the location of a mental asylum for Black patients in Observatory. The architecture is thus a function of the attitudes of local residents to race and social status.

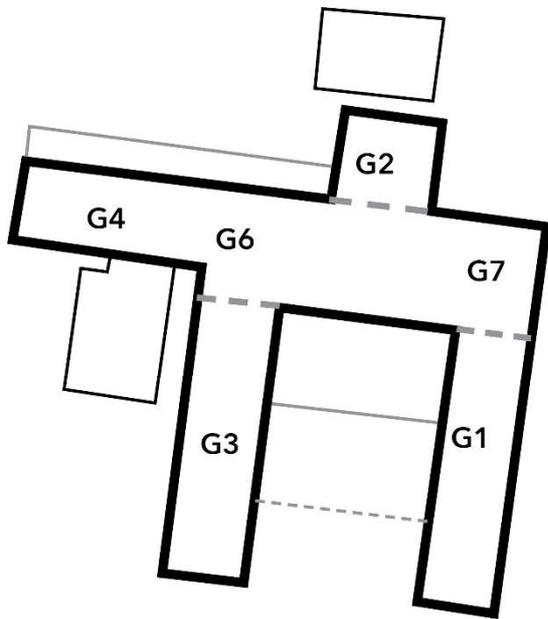
5.19 Block F - Summary

The block as a whole is in a fair condition, and forms a very important role in the character of the precinct. It should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and small boutique type retail on the ground floor level. The wards in particular provide very pleasant open plan spaces with high ceilings and lots of natural light - these are suited for many different uses due to spatial flexibility.

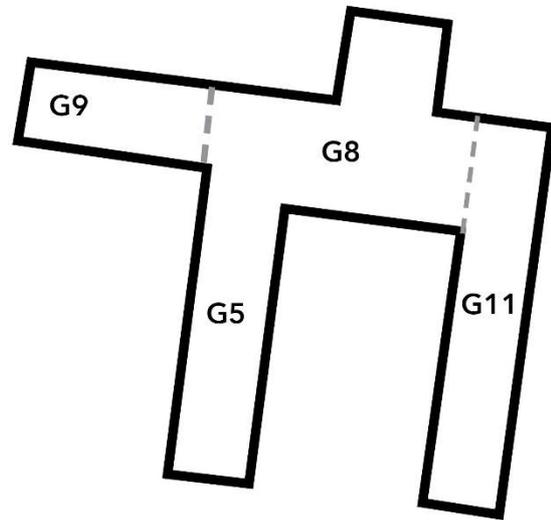
5.20 Block G



Figure 154: Key Plan - Block G (SVA, 2020).



Block G - Ground Floor



Block G - First Floor

5.20.1 Block G - General

Block G was one of the original Valkenberg East Hospital complex wards, built in the 1920's. Building is described as a double storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.

The building is generally in a fair condition, but lack of regular maintenance is evident. The interior spaces tend to be fairly well maintained by the tenants.

It is one of four F-shaped ward buildings on the site. These original ward blocks are identical in their planning and layout, although their character and use has changed over the years due to variety of tenants.

5.20.2 Unit G1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G1
GIS reference	33°56'24.02"S / 18°29'20.61"E
Name of place	The Playshed (Ground Floor)
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Play-Shed for kids
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Interior is in good condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 155: Block G -Unit G1. Exterior View. (SVA, 2020).



Figure 156: Block G - Unit G1. Exterior View. (SVA, 2020).



Figure 157: Block G -Unit G1. Exterior View. (SVA, 2020).



Figure 158: Block G -Unit G1. Entrance door. (SVA, 2020).



Figure 159: Block G - Unit G1. Interior Features. (SVA, 2020).



Figure 160: Block G - Unit G1. Interior View. (SVA, 2020).

5.20.3 Unit G2

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G2
GIS reference	33°56'23.16"S / 18°29'20.73"E
Name of place	Power-Solve
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G2
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Cleaning Chemicals Production & Sales
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Exterior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-stoery plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 161: Block G - Unit G2. Exterior View. (SVA, 2020).



Figure 162: Block G - Unit G2. Exterior View. (SVA, 2020).



Figure 163: Block G - Unit G2. Interior View. (SVA, 2020).



Figure 164: Block G - Unit G2. Interior View. (SVA, 2020).

5.20.4 Unit G3

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G3
GIS reference	33°56'23.16"S / 18°29'20.73"E
Name of place	Chameleon Custom
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G3
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Carpentry Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 165: Block G - Unit G3. Exterior Views. (SVA, 2020).



Figure 166: Block G - Unit G3. Interior Views. (SVA, 2020).



Figure 167: Block G - Unit G3. Interior Views. (SVA, 2020).



Figure 168: Block G - Unit G3. Interior View. (SVA, 2020).

5.20.5 Unit G4/5/6/8//G9

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G4/5/6/8/9
GIS reference	33°56'22.33"S / 18°29'22.14"E
Name of place	Riverlodge Backpackers
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G4/5/6/8//G9 (1 st Floor)
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Backpackers Lodge
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Poor
Doors / Windows	Poor
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
Structural assessment of certain balconies and existing roof elements required. General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 169: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 170: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 171: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 172: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 173: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 174: Block G - River Lodge Backpackers. Interior View. (SVA, 2020).



Figure 175: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 176: Block G - River Lodge Backpackers. Exterior View. (SVA, 2020).



Figure 178: Block G - River Lodge Backpackers. Interior View. (SVA, 2020).



Figure 179: Block G - River Lodge Backpackers. Interior View. (SVA, 2020).

5.20.6 Unit G7

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G7
GIS reference	33°56'24.07"S / 18°29'21.84"E
Name of place	Oude Molen Horse Rides
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G7
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential - Shared Living
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 180: Block G - Unit G7. Exterior View. (SVA, 2020).



Figure 181: Block G - Unit G7. Exterior View. (SVA, 2020).



Figure 182: Block G - Unit G7. Interior View. (SVA, 2020).



Figure 183: Block G - Unit G7. Interior View. (SVA, 2020).

5.20.7 Unit G9

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G9
GIS reference	33°56'24.07"S / 18°29'21.84"E
Name of place	Residential
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G9
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 184: Block G - Unit G9. Exterior Views and Features. (SVA, 2020).



Figure 185: Block G - Unit G9. Interior Views. (SVA, 2020).



Figure 186: Block G - Unit G9. Interior Views. (SVA, 2020).



Figure 187: Block G - Unit G9. Interior Views. (SVA, 2020).

5.20.8 Unit G11

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit G11
GIS reference	33°56'24.07"S / 18°29'21.84"E
Name of place	O' Grace Land NPO
Previous/alternative name/s	Valkenberg East Psychiatric Hospital
Unit Number	G11
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard gardens albeit with lack of regular maintenance. Views toward river on the west.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Residential - Shared Living
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
2-storey plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 188: Block G - Unit G11. Interior Views. (SVA, 2020).



Figure 189: Block G - Unit G11. Interior Views. (SVA, 2020).



Figure 190: Block G - Unit G11. Features. (SVA, 2020).

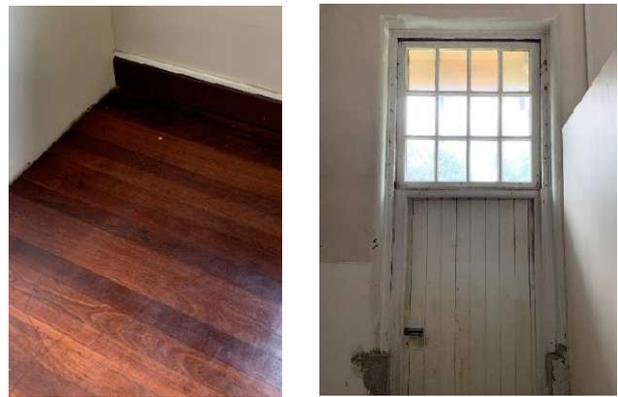


Figure 191: Block G - Unit G11. Interior Views. (SVA, 2020).



Figure 192: Block G - Unit G11. Interior Views. (SVA, 2020).



Figure 193: Block G - Unit G11. Interior Features. (SVA, 2020).

5.21 Block G - Historical Information

The F-shaped wards, constructed between 1917-1920 are a primary component of the Valkenberg East Psychiatric Hospital that was developed by the Colonial government for people of the Black and Coloured psychiatric patients. This building was one of two buildings designed for male patients. The design was for dormitory ward, day rooms, offices, bathrooms and a few single rooms.

The buildings represent an example of early 20th century asylum design, in particular the adherence to the pavilion institutional form and the principles of symmetry, order, separation of male and female wards, and its location within a parkland setting.

The pavilion model of hospital architecture was based on French design of the 1840s (high ceilings, good ventilation, airy and light spaces for the caring of the sick) and popularized by Florence Nightingale in the Crimean War in the 1850s). This pavilion model is also apparent at Valkenberg West.

The design of the F shaped Wards demonstrates the moral management rather than prison like custody for mental care. The attempt was to create ideal social environments characterized by symmetry, beauty and a quiet pastoral setting. The F wards were architecturally designed and constructed as independent buildings with vegetated courtyards, open verandahs.

The crescent layout of the F Ward buildings contributes to the sense of the grouping and the ability to sit comfortably in the landscape setting.

The architecture of the complex is considered a possible response to placate the former residents of the surrounding suburbs for the White population that had complained about the location of a mental asylum for Black patients in Observatory. The architecture is thus a function of the attitudes of local residents to race and social status.

5.22 Block G - Summary

The block as a whole is in a fair condition, and forms a very important role in the character of the precinct. It should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and small boutique type retail on the ground floor level. The wards in particular provide very pleasant open plan spaces with high ceilings and lots of natural light - these are suited for many different uses due to spatial flexibility.

5.23 Block H

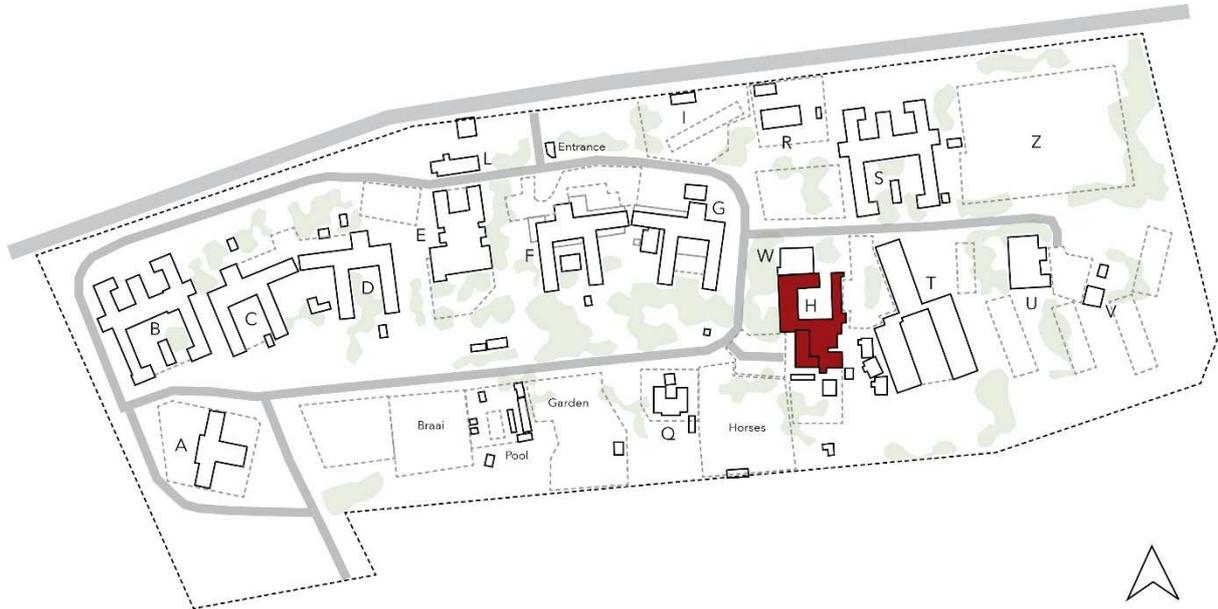


Figure 194: Key Plan - Block H (SVA, 2020).

5.23.1 Block H - General Description

Block H dates back to the early 1700s and forms part of the original Oude Molen Mill development.

The building comprises a double-storey brick structure with timber floors and timber-frame windows.

Despite its heritage and historical significance the structure has suffered partial collapse in recent years due to ongoing lack of maintenance and is in urgent need of repair in order to preserve its integrity.

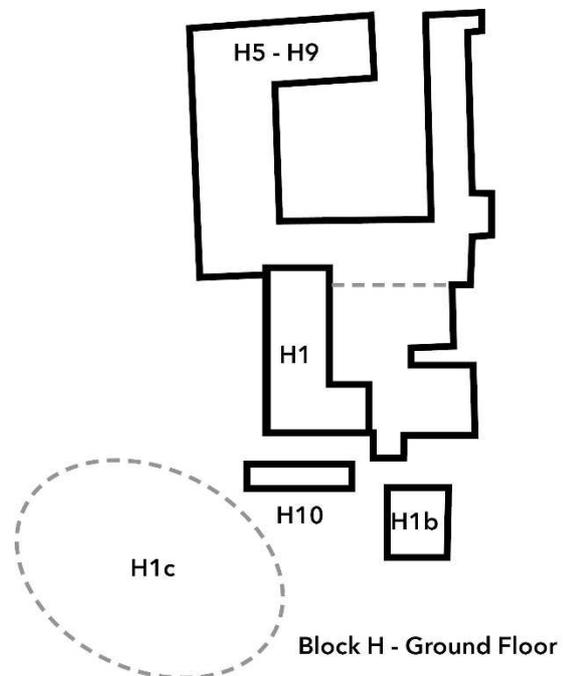


Figure 195: Block H - Diagram. (SVA, 2020).

5.23.2 Unit H1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit H1
GIS reference	33°56'25.53"S / 18°29'19.29"E
Name of place	Old Homestead
Previous/alternative name/s	Oude Molen
Unit Number	H1/C
ARCHITECT	DATE OF COMPLETION
Unknown	1700s
BUILDING STYLE	BUILDING TYPE
Cape Dutch / Colonial	Stables / Residential
TITLE DEED INFORMATION	
n/s	
NOTABLE SITE FEATURES	
Located close to the river edge this was one of the original structures in the precinct, dating back to the early history of Cape Town.	
ENVIRONMENT	
Surrounding buildings are of similar scale - 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Horse Farm / Stables / Residential	Vacant
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Fair/Poor
Doors / Windows	Fair/Poor
General Comments:	
Exterior is in poor condition overall and in a state of collapse.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Exterior is in poor condition overall and in a state of collapse.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
2-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows.	
GENERAL NOTES:	
Structure is of very high heritage and historical significance.	
RECOMMENDATIONS:	
Urgent Action: Structure requires urgent roof repairs as well structural integrity stabilisation of existing walls in order to limit further damage.	
The building is well suited for a museum / tourist visitors centre.	



Figure 196: Block H - Unit H1. Exterior View. (SVA, 2020).



Figure 197: Block H - Unit H1. Exterior View. (SVA, 2020).



Figure 198: Block H - Unit H1. Feature Elements. (SVA, 2020).

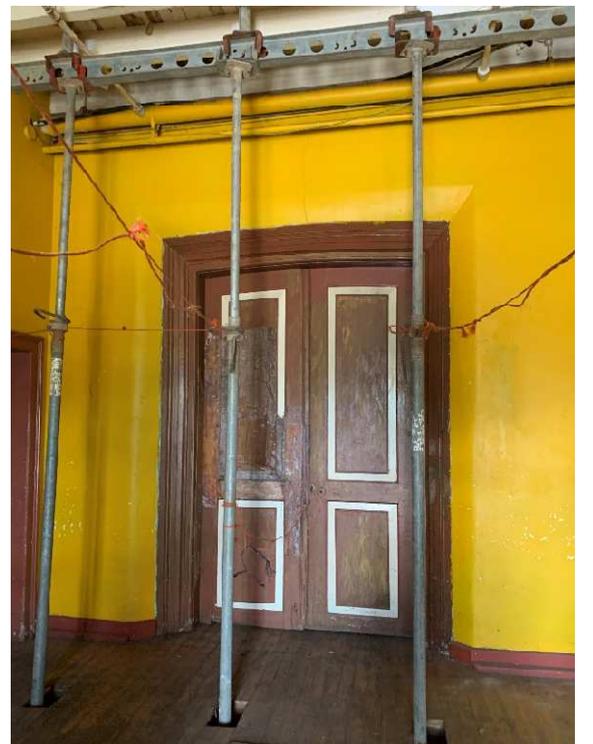


Figure 199: Block H - Unit H1. Feature Elements. (SVA, 2020).



Figure 200: Block H - Unit H1. Interior Condition. (SVA, 2020).



Figure 201: Block H - Unit H1. Interior Condition. (SVA, 2020).



Figure 202: Block H - Unit H1. Interior Condition. (SVA, 2020).

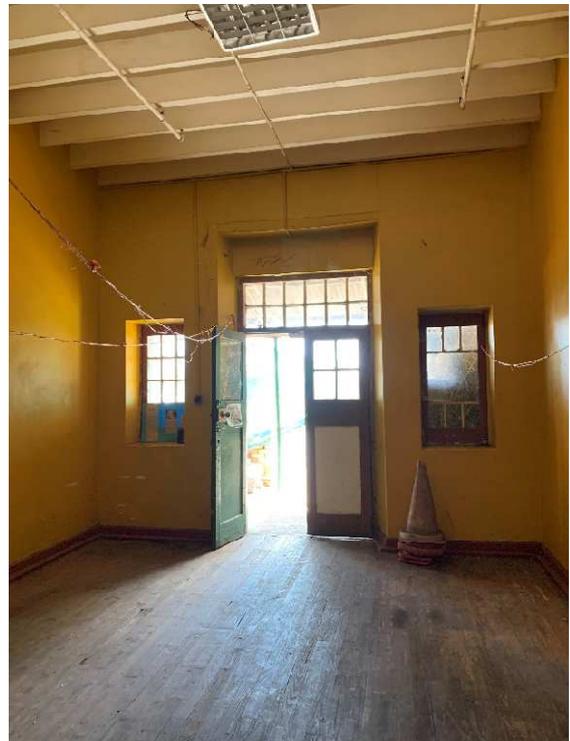


Figure 203: Block H - Unit H1. Interior Condition. (SVA, 2020).

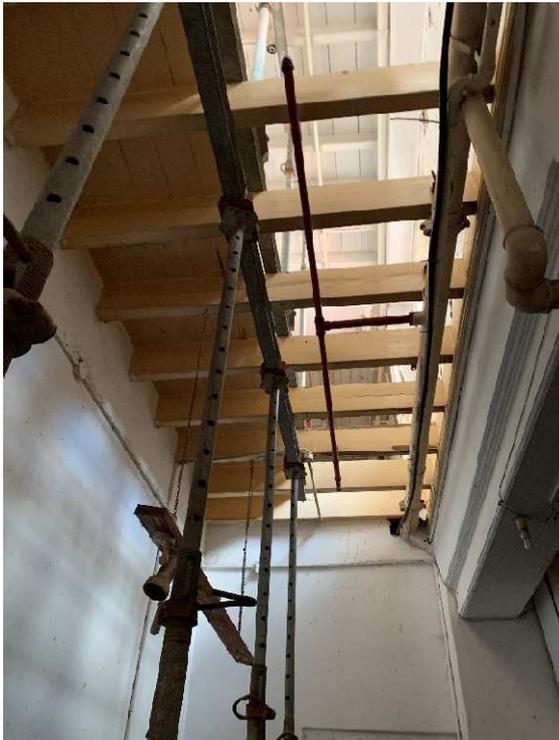


Figure 204: Block H - Unit H1. Interior Condition. (SVA, 2020).



Figure 205: Block H - Unit H1. Feature Elements. (SVA, 2020).



Figure 206: Block H - Unit H1. Old Mill Stone. (SVA, 2020).



Figure 207: Block H - Unit H1. Interior Condition. (SVA, 2020).



Figure 208: Block H - Unit H1. Exterior View. (SVA, 2020).



Figure 209: Block H - Unit H1. Exterior View. (SVA, 2020).

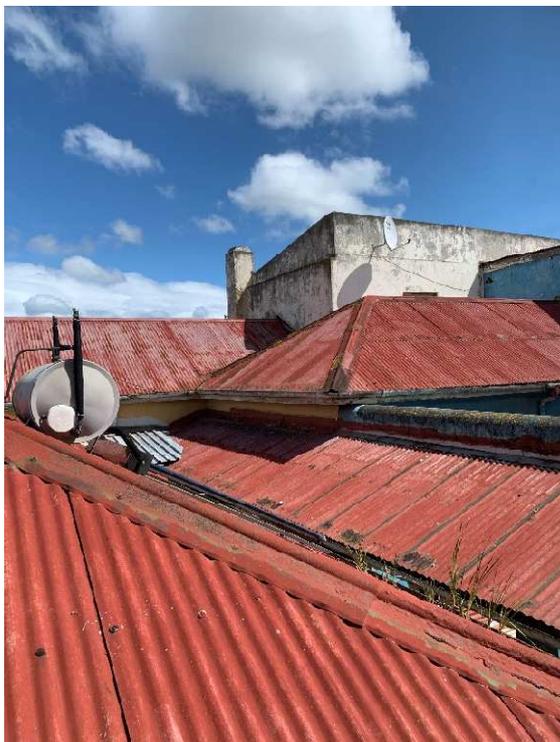


Figure 210: Block H - Unit H1. View of Roof. (SVA, 2020).



Figure 211: Block H - Unit H1. Exterior View. (SVA, 2020).

5.23.3 Unit H5, H6, H7, H8, H9

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit H5 / 6 / 7 / 8 / 9
GIS reference	33°56'25.74"S / 18°29'19.36"E
Name of place	Gaia Waldorf School
Previous/alternative name/s	n/a
Unit Number	H5 / 6 / 7 / 8 / 9
ARCHITECT	DATE OF COMPLETION
Unknown	1930s
BUILDING STYLE	BUILDING TYPE
Utilitarian / Late Cape Dutch	School
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard garden space	
ENVIRONMENT	
Gaia Waldorf Primary School	
PREVIOUS USE	CURRENT USE
n/a	School - Educational
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Double-storey plastered brick structure with metal-sheeted roof and timber-frame windows	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
This building could be used as a coffee shop/small restaurant, education, artist's studios, or boutique retail.	



Figure 212: Block H - Gaia Waldorf School. Exterior View. (SVA, 2020).



Figure 213: Block H - Gaia Waldorf School. Exterior View. (SVA, 2020).2



Figure 214: Block H - Gaia Waldorf School. Exterior View. (SVA, 2020).



Figure 215: Block H - Gaia Waldorf School. Exterior View. (SVA, 2020).



Figure 216: Block H - Gaia Waldorf School. Exterior View. (SVA, 2020).



Figure 217: Block H - Gaia Waldorf School. Interior View. (SVA, 2020).





Figure 218: Block H - Gaia Waldorf School. Interior View. (SVA, 2020).



Figure 219: Block H - Gaia Waldorf School. Interior View. (SVA, 2020).



Figure 220: Block H - Gaia Waldorf School. Interior View. (SVA, 2020).



Figure 221: Block H - Gaia Waldorf School. Interior View. (SVA, 2020).



5.24 Block H - Historical Information

The Homestead is the earliest building of the Oude Molen Precinct and it is the homestead of the farm from which it derives its name. In 1717 the Dutch East Indian Company erected a windmill 'Oude Molen' (constructed of clinker bricks and by mill builders that had been brought out from Holland) for lease by local framers and bakers. 18th century artworks and panoramas of Oude Molen windmill indicate associated buildings standing next to it, considered to be a modest miller's residence. The present Homestead may or may not incorporate this millers' residence but as a major homestead it must date back to the early days of private ownership.

The Homestead is a four bay double storey flat roofed building with a stepped up parapet over the bay core of the 'voorhuis' (front house) and flanking rooms and the 'agterhuis' (rear house). The Homestead consists of a configuration of building elements and rooms. From the entrance of the Georgian north facing façade (c 1870), the interior reads as a conventional 18th century Cape Homestead with a three partite front. Walls are approximately 700mm thick. A rear section of the Homestead, is very altered, with the structures in the courtyard probably dating C 1912 (Fransen 2003). At some point in the mid-20th century, the building's upper floor timber windows were replaced with metal windows at the front and side, though older wooden sashes and casements on either side of the front door survive on the ground floor.

A further investigation of the walls, materials and layout will provide information to this building. It is interesting that the front façade does not face the river as all the other Dutch homesteads within this valley do. It is possible that the homestead once faced the rivers and was re-orientated to face north at some point.

The Homestead is in a critical state of neglect. The majority of the building is vacant as it is too unsafe to occupy, having been unmaintained by the Western Cape Government (WCG) Department of Public Works (DPW) with the collapsed wall and damaged roof structure exposed to the elements since 2017, increasing the chances of total wall and part building collapse. Old yellowwood ceiling beams and some wide doorways survive, but all old joinery has been smothered in layers of paint (D. Hart 1997: 4 in Hislop 2020). The remaining casement windows in the *voorhuis* are in a very bad condition.

The Homestead is of great historical interest as one of the few remaining 18th century homesteads in the Black and Liesbeek river system. Although much modified since constructed it retains its two centuries old imprint as well as significant layering. In addition, it has significant social and associational value to the Zulu King Cetshwayo who was incarcerated in the building from 1880 - 1883. The site and its immediate setting are proposed as a Grade II site (provincial heritage site). This motivation has occurred since 1997 to the then National Monuments Council (national heritage authority replaced by SAHRA in 1999). This declaration is yet to occur by Heritage Western Cape (HWC).

5.25 Block I



Figure 222: Key Plan - Block I (SVA, 2020).

5.25.1 Block I - General Description

Block I is a much later addition to the complex of buildings. It comprises series of prefabricated shed-like structures, similar to the buildings at Block T and Block U. The structure burned down in 2019 and all that remains at present is a concrete base. There is a small café / tuckshop on the site.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit I01/02
GIS reference	33°56'23.70"S / 18°29'24.00"E
Name of place	Eden Resort
Previous/alternative name/s	n/a
Unit Number	I01/I02
ARCHITECT	DATE OF COMPLETION
n/a	n/a
BUILDING STYLE	BUILDING TYPE
n/a	n/a
TITLE DEED INFORMATION	
n/a	
NOTABLE-SITE FEATURES	
Site is vacant	
ENVIRONMENT	
Ruin / Burnt down	
PREVIOUS USE	CURRENT USE
Eden Resort - Waffle Shop	Vacant / Ruin
GENERAL CONDITION - EXTERIOR:	
Roofs	n/a
Walls	n/a
Doors / Windows	n/a
General Comments:	
n/a	
GENERAL CONDITION - INTERIOR:	
Interior	n/a
General Comments:	
n/a	
RETAIN / DEMOLISH STRUCTURE	Demolish
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Structure burned down back in early 2019 and is currently a ruin.	
GENERAL NOTES:	
Site is essentially vacant - offers development potential	
RECOMMENDATIONS:	
This structure has already been demolished as a result of fire damage. The remaining small shed type structures could be demolished and the site used for new development.	



Figure 223: Block I - View of Site. (SVA, 2020).



Figure 224: Block I - View of Site. (SVA, 2020).

5.26 Block I - Historical Information

No historical information available.

5.27 Block I - Summary

This structure has already been demolished as a result of fire damage. The remaining concrete plinth and small shed type structures could be demolished and the site used for a new development.

5.28 Block L



Figure 225: Key Plan - Block L (SVA, 2020).

5.28.1 Block L - General Description

The building, located close to the eastern site boundary along Alexandra Road, contains original boiler equipment dating back to the early site development and is therefore heritage and historically significant.

The structure is in fair condition overall although lack of regular maintenance is evident.

Part of the building is currently being used as security offices.

NAME AND LOCATION:	
Stand number/s	2649
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit L
GIS reference	33°56'19.61"S / 18°29'23.40"E
Name of place	n/a
Previous/alternative name/s	n/a
Unit Number	Block L
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Early Utilitarian	Boiler Room
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Large roof chimney defines a visual reference point and landmark	
ENVIRONMENT	
Single-storey plastered brick structure with clay tile roof and timber frame windows. Building type is unique within its site context.	
PREVIOUS USE	CURRENT USE
Boiler Room	Office
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair/Poor
Doors / Windows	Fair/Poor
General Comments:	
Building appears to be of good structural integrity despite its age	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is predominantly original	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Partly occupied
DESCRIPTION OF PLACE / CONTEXT	
Surrounding buildings are of predominantly larger scale - 2 storeys in height.	
GENERAL NOTES:	
Interior boasts original boiler equipment which appears well preserved overall. Part of the building is currently being used as security offices.	
RECOMMENDATIONS:	
Urgent Action: Building requires urgent maintenance and preservation of original boiler equipment which is of historical and heritage value.	
This small building is well suited for a coffee shop/roastery, artist's studio, or boutique retail.	



Figure 226: Block L - Exterior View. (SVA, 2020).



Figure 227: Block L - Exterior View. (SVA, 2020).



Figure 228: Block L - Exterior View. (SVA, 2020).



Figure 229: Block L - Exterior View. (SVA, 2020).



Figure 230: Block L - Interior View. (SVA, 2020).



Figure 231: Block L - Interior View. (SVA, 2020).

5.29 Block L - Historical Information

The former Boiler room was constructed between 1920 and 1930, with alterations occurring in 1974.

5.30 Block L - Summary

Block L has a pleasant character and is well suited for a small coffee shop or coffee roastery, an artist's studio or some kind of boutique retail.

5.31 Block Q

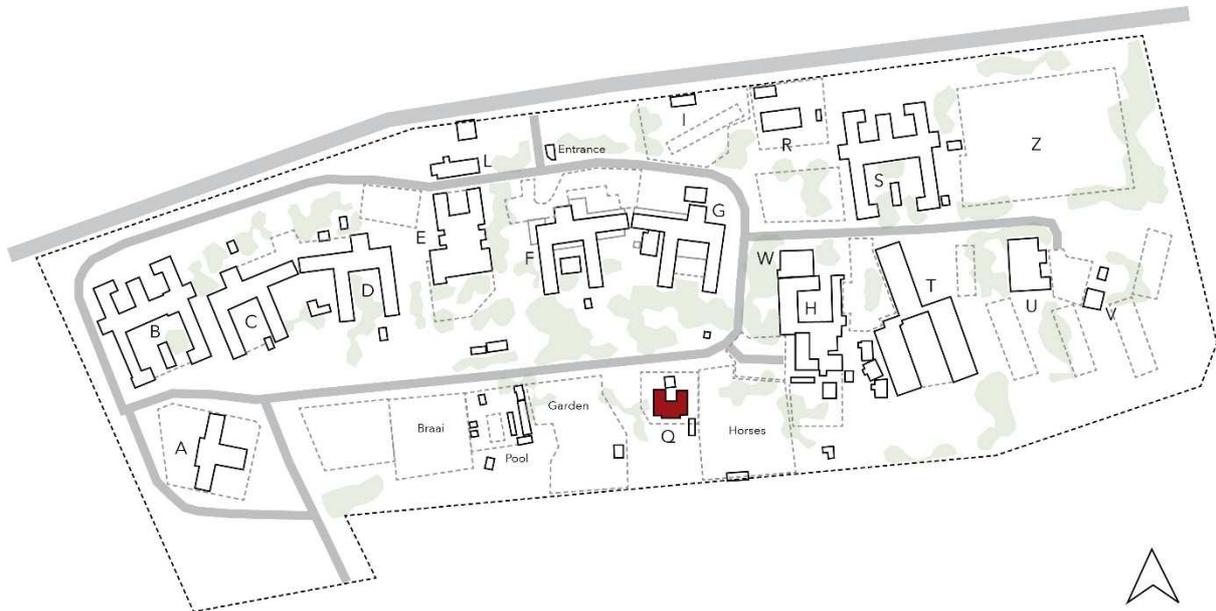


Figure 232: Key Plan - Block Q (SVA, 2020).

5.31.1 Block Q - General Description

The existing building was part of the original hospital development in the 1920's. It is a pleasant building single storey brick and plaster building of revivalist style, and would have been occupied by the chief physician of the hospital. It is located on the southern edge of the site, with a great view towards the Black River and Table Mountain. The house is in fair condition, with a few minor modifications over the years. Notable architectural features include the decorative chimneys and fireplaces.

The building is generally in a fair condition, but lack of regular maintenance is evident. Roof maintenance required in order to avoid further moisture damage to interior. Structural assessment of various cracks recommended.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit Q1
GIS reference	33°56'23.24"S / 18°29'18.12"E
Name of place	Circles and Cycles
Previous/alternative name/s	n/a
Unit Number	Q1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Revivalist / Arts & Crafts	House/ Residential
TITLE DEED INFORMATION	
n/a	
NOTABLE-SITE FEATURES	
Structure is located close to the river edge and offers unique views to the west.	
ENVIRONMENT	
Surrounding buildings are of larger scale - original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Doctors' House	Residential
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Good/ Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair/Poor
General Comments:	
Interior is mostly in original condition although lack of maintenance over the years is evident	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-story plastered brick structure with clay tile roof, wooden floors and timber-frame windows. Structure is unique within its context	
GENERAL NOTES:	
Roof leaks evident around chimneys and large cracks evident on certain walls	
RECOMMENDATIONS:	
Roof maintenance required in order to avoid further moisture damage to interior. Structural assessment of crack required.	
Ideally suited for residential uses, but could also be used as office space.	



Figure 233: Block Q - Exterior View. (SVA, 2020).



Figure 235: Block Q - Exterior View. (SVA, 2020).



Figure 236: Block Q - Exterior View. (SVA, 2020).



Figure 237: Block Q - Exterior View. (SVA, 2020).



Figure 238: Block Q - Interior Features. (SVA, 2020).



Figure 239: Block Q - Interior Features. (SVA, 2020).



Figure 240: Block Q - Interior View. (SVA, 2020).



Figure 241: Block Q - Interior View. (SVA, 2020).

5.32 Historical Information

The single-storey, U shaped detached 'Villa' is designed in a late Arts and Crafts style with the tall chimneys and tiled roof and dates from 1917. The residence faces away from the road and towards the river.

The residence was initially occupied by the Superintendent and then the Medical Officer (1943 map) and thereafter a 'Staff House (1965 - 1970s).

In 1920 there were three of these houses on the river side of the internal roadway (1920 map) but the other two houses had been removed by 1930.

5.33 Block Q - Summary

This building is ideally suited for residential uses, but could also be used as office space for a small business or a small school.

5.34 Block R

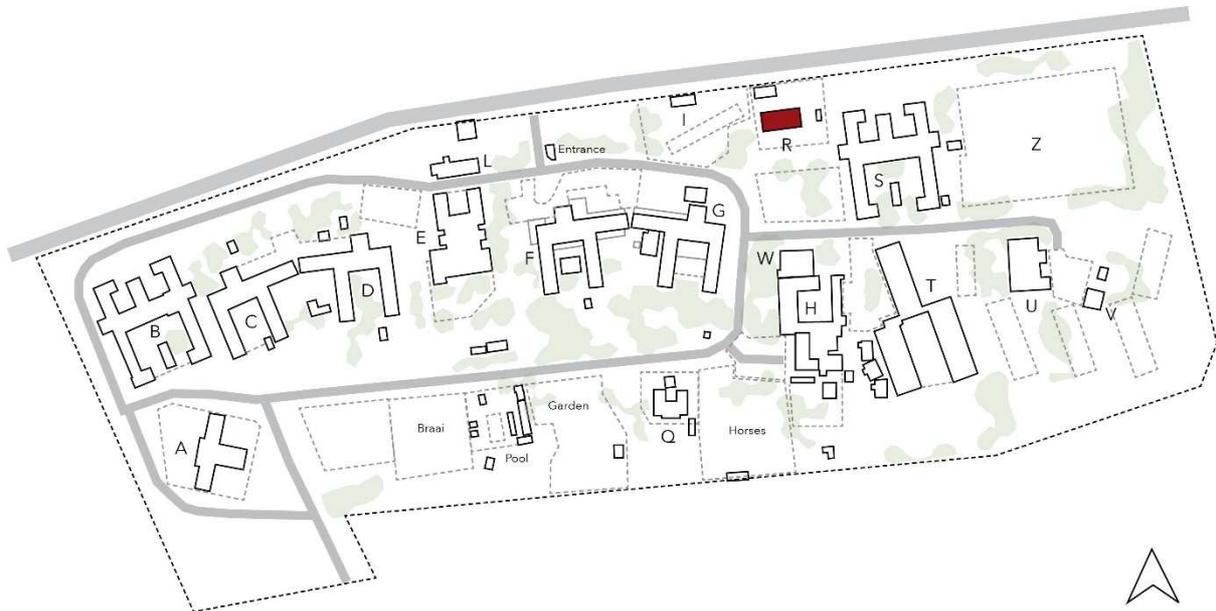


Figure 242: Key Plan - Block R (SVA, 2020).

5.34.1 Block R - General Description

These modest single storey brick semi-detached houses were part of the original hospital development in the 1920's and are located on the northern edge of the site and would have been occupied by management staff. At a later stage, a door was added to connect the houses so that they can function as one building.

The building is currently used by the Robin Trust administration team and is generally in a fair condition, but lack of regular maintenance is evident.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit R
GIS reference	33°56'25.31"S / 18°29'24.28"E
Name of place	Robin Trust
Previous/alternative name/s	n/a
Unit Number	Block R
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Residential
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-established large trees.	
ENVIRONMENT	
Surrounding buildings are of similar scale	
PREVIOUS USE	CURRENT USE
Residential Dwelling	Offices
GENERAL CONDITION - EXTERIOR:	
Roofs	Good
Walls	Good
Doors / Windows	Good
General Comments:	
Exterior appears well maintained overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Interior appears well maintained overall	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey plastered brick structure with clay roof tiles and timber frame windows	
GENERAL NOTES:	
Facility appears well maintained overall.	
RECOMMENDATIONS:	
Urgent Action: General maintenance required	
This building is ideally suited for residential uses or as office space.	



Figure 243: Block R - Exterior View. (SVA, 2020).



Figure 244: Block R - Exterior View. (SVA, 2020).



Figure 245: Block R - Exterior View. (SVA, 2020).



Figure 246: Block R - Exterior View. (SVA, 2020).



Figure 247: Block R - Exterior View. (SVA, 2020).

5.35 Block R - Historical Information

The residence dates from 1917 and was occupied by the Farm Manager (as seen on the 1943 map).

5.36 Block R - Summary

This building is ideally suited for residential uses or as office space.

5.26 Block S

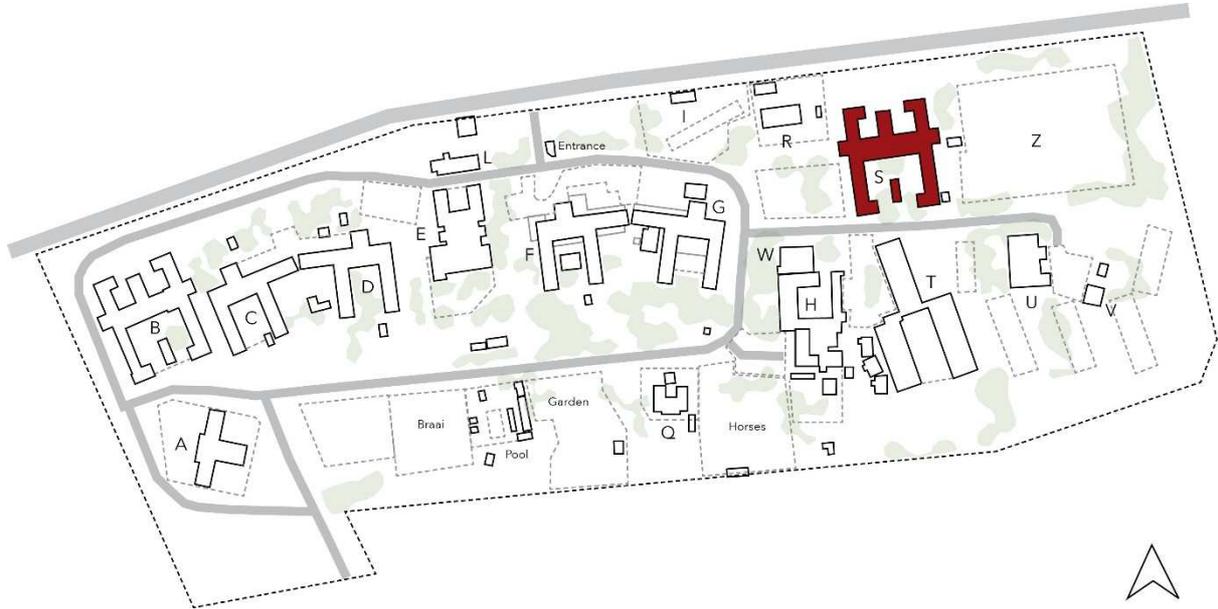


Figure 249: Key Plan - Block S (SVA, 2020).

5.36.1 Block S - General Description

Block S was a later addition to the Valkenberg East Hospital complex, built in the 1950's. Building comprises a single storey brick structure with a fibre-cement or asbestos roof.

The building has a pleasant and well-established courtyard with large trees. The building is in generally fair condition, with lack of regular maintenance evident.

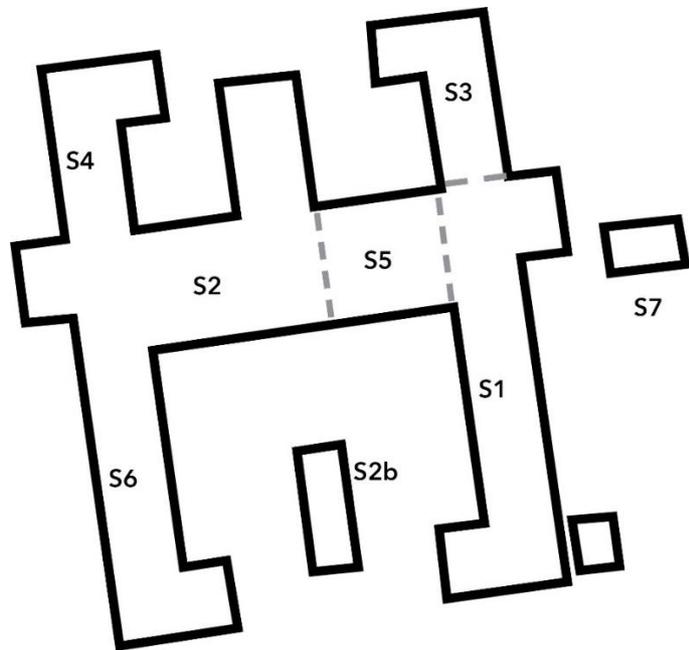


Figure 250: Block S Diagram. (SVA, 2020).

5.36.2 Unit S1

NAME AND LOCATION:	
Stand number/s	
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit S1
GIS reference	33°56'27.11"S / 18°29'23.67"E
Name of place	Andrew Phillips Carpentry
Previous/alternative name/s	n/a
Unit Number	S1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-established large trees.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Workshop Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Poor
General Comments:	
Interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey plastered brick structure with fiber-cement roof and steel frame windows	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Urgent Action: Maintenance required	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 251: Block S - Unit S1. Exterior View. (SVA, 2020).



Figure 252: Block S - Unit S1. Exterior View. (SVA, 2020).



Figure 254: Block S - Unit S1. Interior View. (SVA, 2020).



Figure 255: Block S - Unit S1. Interior View. (SVA, 2020).

5.36.3 Unit S2, S4, S6

NAME AND LOCATION:	
Stand number/s	
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit S2 / S4 / S6
GIS reference	33°56'26.88"S / 18°29'22.83"E
Name of place	Gaia Waldorf Primary School
Previous/alternative name/s	n/a
Unit Number	S2 / S4 / S6
ARCHITECT	DATE OF COMPLETION
Unknown	1920
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-established courtyard garden and large trees.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	School - Educational
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair/Good
General Comments:	
Interior is in fair condition overall	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey plastered brick structure with fiber-cement roof and steel frame windows	
GENERAL NOTES:	
Lack of regular exterior maintenance evident.	
RECOMMENDATIONS:	
Urgent Action: General maintenance required	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 256: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 257: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 258: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 259: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 261: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 262: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 264: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 265: Block S- Gaia Waldorf School. Exterior View (SVA, 2020).



Figure 267: Block S- Gaia Waldorf School. Interior View (SVA, 2020).



Figure 268: Block S- Gaia Waldorf School. Interior View (SVA, 2020).

5.36.4 Unit S3

NAME AND LOCATION:	
Stand number/s	
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit S3
GIS reference	33°56'27.11"S / 18°29'23.67"E
Name of place	Andrew Phillips Carpentry
Previous/alternative name/s	n/a
Unit Number	S3
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-established large trees.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Workshop Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Poor
Walls	Poor
Doors / Windows	Poor
General Comments:	
Exterior is in fair condition overall.	
OCCUPIED / VACANT	
Interior	Poor
General Comments:	
Interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey plastered brick structure with fiber-cement roof and steel frame windows	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Urgent Action: General maintenance required	
The building is well suited for residential uses, schools, offices, workshops/studios, boutique retail.	



Figure 269: Block S - Unit S3. Exterior View (SVA, 2020).



Figure 270: Block S - Unit S3. Exterior View (SVA, 2020).



Figure 271: Block S - Unit S3. Interior View (SVA, 2020).



Figure 272: Block S - Unit S3. Interior View (SVA, 2020).

5.36.5 Unit S5

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit S1
GIS reference	33°56'27.11"S / 18°29'23.67"E
Name of place	Andrew Phillips Carpentry
Previous/alternative name/s	n/a
Unit Number	S1
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Medical Facility Ward
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-established large trees.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
Medical Facility Ward	Workshop Studio
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
OCCUPIED / VACANT	
Interior	Poor
General Comments:	
Interior is in poor condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey plastered brick structure with fiber-cement roof and steel frame windows	
GENERAL NOTES:	
Lack of regular maintenance evident.	
RECOMMENDATIONS:	
Urgent Action: General maintenance required	
The building is well suited for residential uses, schools, offices, workshops/studios, or boutique retail.	



Figure 273: Block S - Unit S5. Exterior View. (SVA, 2020).



Figure 274: Block S - Unit S5. Exterior View. (SVA, 2020).

5.37 Block S - Historical Information

The H shaped ward, constructed in the 1957, is significant in terms of the continued use of the pavilion style model in mental health care but designed as single storey. The building is described as a large wing-type building with its forecourt and open pavilion.

The progression in design from the F Wards is the addition of open sided pavilions in the courtyards as a means to provide shade for patients. This represents a progression from the previous model as shade is essential for patients on heavy medication.

As similar, if not identical buildings exist on Valkenberg West, these H shaped wards are not unique to the institution, however they represent a 1950s development layer to the site. As the other H shaped building has been considerably damaged by fire and subsequent habitation prior to restoration, this building's cultural significance is retained as the example of the H shaped ward.

This building is not symmetrically placed in relation to the older hospital complex.

5.38 Block S - Summary

The block is in a generally fair condition, forming an important contributor to the urban fabric of the precinct, and should therefore be retained. The building is well suited for residential uses, school classrooms, offices, workshops/studios and possibly small boutique type retail.

5.39 Block T

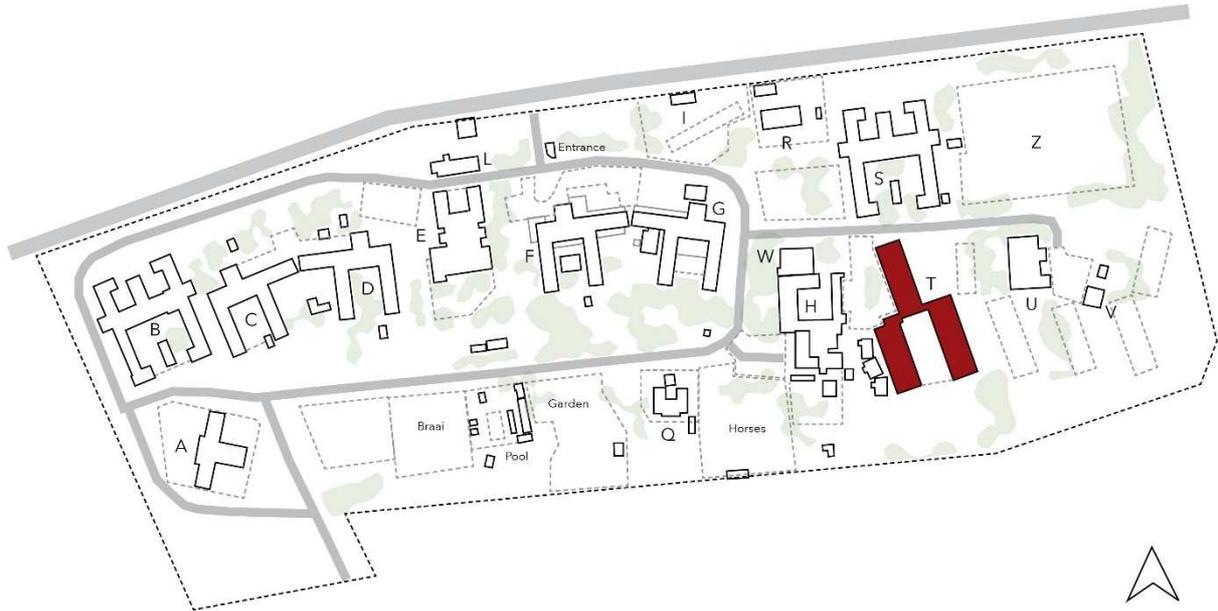


Figure 275: Key Plan - Block T (SVA, 2020).

5.39.1 Block T - General Description

Block T comprises of a cluster of prefabricated single storey shed-like structures built in the 1970's. It is used as a frail care facility for the elderly known as the Robin Trust.

The buildings are in fairly good condition with well maintained garden spaces. The roof could contain asbestos, it is recommended that an investigation is conducted prior to any maintenance work.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit T
GIS reference	33°56'27.65"S / 18°29'19.77"E
Name of place	Robin Trust Frail Care Centre
Previous/alternative name/s	n/a
Unit Number	Block T
ARCHITECT	DATE OF COMPLETION
Unknown	1970s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Frail Care Centre
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed garden courtyard spaces.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
Medical Facility	Frail Care Centre
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair
Walls	Good
Doors / Windows	Good
General Comments:	
Exterior appears well maintained overall	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Facility appears well maintained overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-story pre-fabricated shed structure with fiber-cement sheeted roof, concrete floors and steel-frame windows. Structure is unique within its context	
GENERAL NOTES:	
Appears to be in good condition overall and well maintained	
RECOMMENDATIONS:	
Urgent Action: Roof could contain asbestos - investigation required prior to any maintenance work.	
The building is well suited for residential uses, health care, school/educational or offices.	



Figure 276: Block T - Exterior View. (SVA, 2020).



Figure 277: Block T - Exterior View. (SVA, 2020).



Figure 278: Block T - Exterior View. (SVA, 2020).



Figure 279: Block T - Exterior View. (SVA, 2020).



Figure 280: Block T - Interior View. (SVA, 2020).



Figure 281: Block T - Interior View. (SVA, 2020).

5.40 Block T - Historical Information

The three low scale prefabricated buildings are indicated on the 1917 plan (as part of a group of ten prefabricated buildings), but do not appear on later aerial photographs. It is recorded that these units were once used on Robben Island (Fransen 2014). Research by H. Deacon 2003 in winter 2014 records these buildings earliest construction date as 1970s. These buildings were used as communal wards and constructed due to the shortage of space in the other wards.

5.41 Block T - Summary

The buildings are in a fairly good condition overall. They are well suited for residential uses, health care, school/educational or offices.

5.42 Block U



Figure 282: Key Plan - Block U (SVA, 2020).

5.42.1 Block U - General Description

Block U is a prefabricated single storey shed-like structure built in the 1970's and is in fairly good condition. The roof could contain asbestos, it is recommended that an investigation is conducted prior to any maintenance work.

5.42.2 Unit U1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit U1
GIS reference	33°56'29.63"S / 18°29'20.72"E
Name of place	The OMV Workshop
Previous/alternative name/s	n/a
Unit Number	U1 - LHS
ARCHITECT	DATE OF COMPLETION
Unknown	1970s
BUILDING STYLE	BUILDING TYPE
Industrial - Prefabricated	Warehouse
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
n/a	
ENVIRONMENT	
Surrounding buildings are of similar scale and articulation.	
PREVIOUS USE	CURRENT USE
n/a	Steel Workshop
GENERAL CONDITION - EXTERIOR:	
Roofs	Good
Walls	Good
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-story pre-fabricated shed structure with fiber-cement sheeted roof, concrete floors and steel-frame windows.	
GENERAL NOTES:	
Operating business.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited as a workshop, restaurant or retail space.	



Figure 283: Block U - Unit U1. Exterior View. (SVA, 2020).



Figure 284: Block U - Unit U1. Exterior View. (SVA, 2020).



Figure 285: Block U - Unit U1. Interior View. (SVA, 2020).



Figure 286: Block U - Unit U1. Interior View. (SVA, 2020).

5.42.3 Unit U1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit U1
GIS reference	33°56'29.57"S / 18°29'21.48"E
Name of place	Back Area Gardens Deli
Previous/alternative name/s	n/a
Unit Number	U1 - RHS
ARCHITECT	DATE OF COMPLETION
Unknown	1970s
BUILDING STYLE	BUILDING TYPE
Industrial - Prefabricated	Warehouse
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well-developed courtyard garden	
ENVIRONMENT	
Surrounding buildings are of similar scale and articulation.	
PREVIOUS USE	CURRENT USE
n/a	Deli Shop
GENERAL CONDITION - EXTERIOR:	
Roofs	Good
Walls	Fair
Doors / Windows	Good
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair / Good
General Comments:	
Interior is in fair condition overall	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-story pre-fabricated shed structure with fiber-cement sheeted roof, concrete floors and steel-frame windows.	
GENERAL NOTES:	
Operating business.	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
The building is well suited as a workshop, restaurant or retail space.	



Figure 287: Block U - Unit U1. Exterior View. (SVA, 2020).



Figure 288: Block U - Unit U1. Interior View. (SVA, 2020).

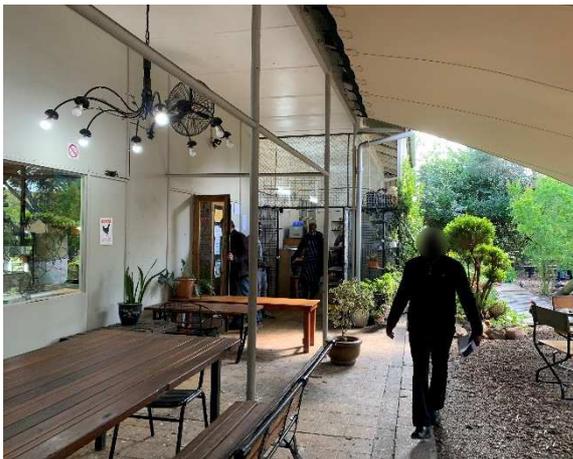


Figure 289: Block U - Unit U1. Interior View. (SVA, 2020).



Figure 290: Block U - Unit U1. Interior View. (SVA, 2020).

5.43 Block U - Historical Information

No historical information available.

5.44 Block U - Summary

The buildings are in a fairly good condition overall. The building is well suited as a workshop, restaurant or small-scale retail space.

5.45 Block V



Figure 291: Key Plan - Block V (SVA, 2020).

5.46 Block V - General Description

Block V refers to a group of concrete slabs that were once the base structure for a number of prefabricated single-storey structures built in the 1970's. These were demolished more than 20 years ago and today have a number of informal structures on the remaining concrete surfaces.

5.46.1 Unit V1

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit V1b / V1e
GIS reference	33°56'31.87"S / 18°29'21.14"E
Name of place	n/a
Previous/alternative name/s	n/a
Unit Number	V1b / V1e
ARCHITECT	DATE OF COMPLETION
Unknown	n/a
BUILDING STYLE	BUILDING TYPE
n/a	Ruin
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well established trees and greenery.	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
n/a	Ruin
GENERAL CONDITION - EXTERIOR:	
Roofs	n/a
Walls	n/a
Doors / Windows	n/a
General Comments:	
n/a	
GENERAL CONDITION - INTERIOR:	
Interior	n/a
General Comments:	
n/a	
RETAIN / DEMOLISH STRUCTURE	Demolish
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Remains of what used to be shed-like structures	
GENERAL NOTES:	
Original structures have been demolished - only original concrete floor slabs remains	
RECOMMENDATIONS:	
General roof and exterior maintenance.	
This structure has already been demolished. The remaining small shed type structures could be demolished and the site used for a new development.	



Figure 292: Unit V1 - Exterior View. (SVA, 2020).



Figure 293: Unit V1 - Exterior View. (SVA, 2020).



Figure 294: Unit V1 - Exterior View. (SVA, 2020).



Figure 295: Unit V1 - Exterior View. (SVA, 2020).

5.46.2 Unit V2

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit V2
GIS reference	33°56'30.85"S / 18°29'20.80"E
Name of place	n/a
Previous/alternative name/s	n/a
Unit Number	V2
ARCHITECT	DATE OF COMPLETION
Unknown	n/a
BUILDING STYLE	BUILDING TYPE
n/a	Ruin
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well established trees and greenery,	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
n/a	Ruin
GENERAL CONDITION - EXTERIOR:	
Roofs	n/a
Walls	n/a
Doors / Windows	n/a
General Comments:	
n/a	
GENERAL CONDITION - INTERIOR:	
Interior	n/a
General Comments:	
n/a	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Remains of what used to be a warehouse	
GENERAL NOTES:	
Original structure has been demolished - only original concrete floor slab remains	
RECOMMENDATIONS:	
The original structure has already been demolished. There is now a small greenhouse on site that is in fair condition.	



Figure 296: Unit V2 - Exterior View. (SVA, 2020).



Figure 297: Unit V2 - Exterior View. (SVA, 2020).

5.46.3 Unit V6

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit V6
GIS reference	33°56'31.56"S / 18°29'19.26"E
Name of place	n/a
Previous/alternative name/s	n/a
Unit Number	V6
ARCHITECT	DATE OF COMPLETION
Unknown	n/a
BUILDING STYLE	BUILDING TYPE
n/a	Ruin
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Well established trees and greenery,	
ENVIRONMENT	
Surrounding buildings are of similar scale.	
PREVIOUS USE	CURRENT USE
n/a	Ruin
GENERAL CONDITION - EXTERIOR:	
Roofs	n/a
Walls	n/a
Doors / Windows	n/a
General Comments:	
n/a	
GENERAL CONDITION - INTERIOR:	
Interior	n/a
General Comments:	
n/a	
RETAIN / DEMOLISH STRUCTURE	Demolish
OCCUPIED / VACANT	Vacant
DESCRIPTION OF PLACE / CONTEXT	
Remains of what used to be a warehouse	
GENERAL NOTES:	
Original structure has been demolished - only original concrete floor slab remains	
RECOMMENDATIONS:	
The original structure has already been demolished. There is now a concrete plinth with informal dwellings on it. This area can be redeveloped.	



Figure 298: Unit V6 - Exterior View. (SVA, 2020).



Figure 299: Unit V6 - Exterior View. (SVA, 2020).

5.47 Block V - Historical Information

No historical information available.

5.48 Block V - Summary

These prefabricated structures have already been demolished at some point in the past. The remaining small shed-type structures could be demolished and the site used for a new development.

5.49 Block W

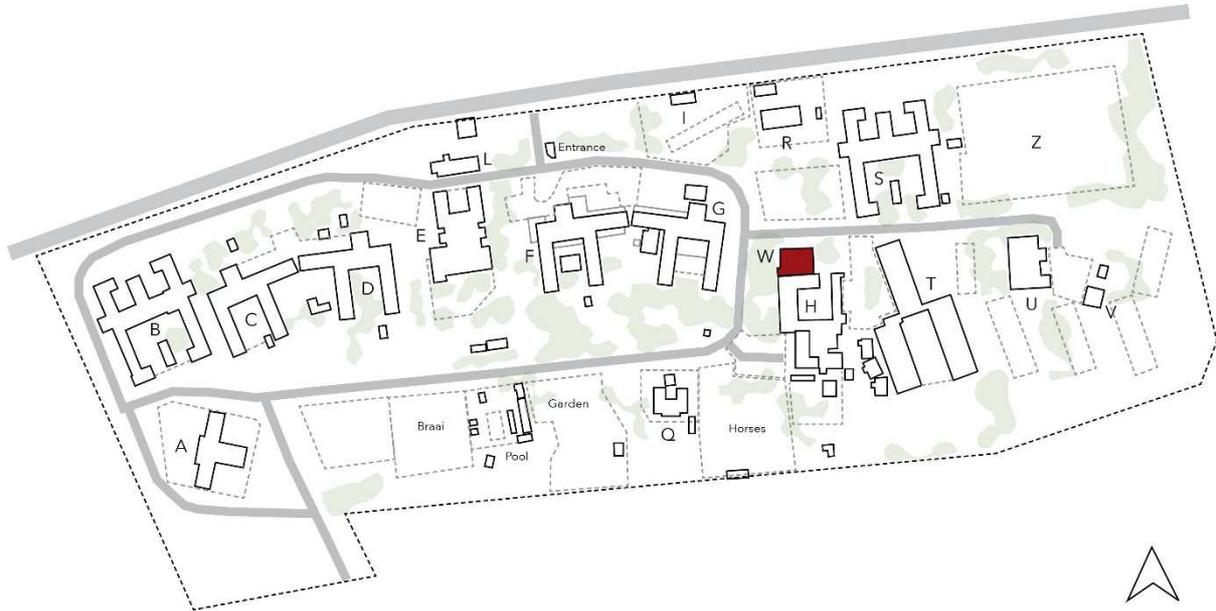


Figure 300: Key Plan - Block W (SVA, 2020).

5.49.1 Block W - General Description

Block W is a single-storey, plastered brick residential dwelling with prominent veranda, metal-sheeted roof and timber-frame windows. The structure is unique within its context and is a well-preserved original example of its time period.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Unit W1
GIS reference	33°56'25.27"S / 18°29'21.09"E
Name of place	n/a
Previous/alternative name/s	n/a
Unit Number	W1
ARCHITECT	DATE OF COMPLETION
Unknown	1930s
BUILDING STYLE	BUILDING TYPE
Late Victorian	Residential
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Large trees in yard	
ENVIRONMENT	
Surrounding buildings are of larger scale - original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Residential Dwelling	Residential Dwelling
GENERAL CONDITION - EXTERIOR:	
Roofs	Good/Fair
Walls	Fair
Doors / Windows	Good/Fair
General Comments:	
Exterior is well maintained overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Interior is mostly original and well preserved	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Single-storey, plastered brick structure with prominent veranda, metal-sheeted roof and timber-frame windows. Structure is unique within its context and a well-preserved original examples of its time period	
GENERAL NOTES:	
Structure is in overall good condition and mostly original	
RECOMMENDATIONS:	
General roof and exterior maintenance	
This building is ideally suited for residential uses, but could also be used as office space.	



Figure 301: Block W - Exterior View. (SVA, 2020).



Figure 302: Block W - Interior View. (SVA, 2020).



Figure 303: Block W - Exterior Views. (SVA, 2020).



Figure 304: Block W - Exterior Views. (SVA, 2020).



Figure 305: Block W - Exterior and Interior View. (SVA, 2020).



Figure 306: Block W - Interior Views. (SVA, 2020).



5.49.2 Block W - Historical Information

Located adjacent to the Homestead extensions the three bay cottage with the front faced verandah is typical design of the late 19th century. It predates the building between the cottage and the Homestead. The front garden forms a vegetated forecourt to the cottage and provides it with a vegetated setting.

5.50 General Spaces

5.50.1 Unit Z04



Figure 307: Key Plan - Z04 Swimming Pool (SVA, 2020).

5.50.2 General Description

These are comprised of various structures scattered throughout the Oude Molen Eco-Village site. Some of these date back to the original hospital complex, and would have formed part of the general services, such as sub-stations. Other areas, such as the swimming pool, were a later addition to the complex.

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Z04
GIS reference	33°56'20.14"S / 18°29'17.83"E
Name of place	Oom Dan se Plaas
Previous/alternative name/s	n/a
Unit Number	Z04
ARCHITECT	DATE OF COMPLETION
Unknown	1980s
BUILDING STYLE	BUILDING TYPE
n/a	Pool
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Views toward river and Table Mountain to the west	
ENVIRONMENT	
Surrounding buildings are of larger scale - original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Swimming Pool and Public Braai Facilities	Swimming Pool and Public Braai Facilities
GENERAL CONDITION - EXTERIOR:	
Roofs	Good
Walls	Fair / Good
Doors / Windows	Good
General Comments:	
Facility is well maintained overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Good
General Comments:	
Facility is well maintained overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	Occupied
DESCRIPTION OF PLACE / CONTEXT	
Swimming Pool complex and public braai facilities	
GENERAL NOTES:	
Facility is well maintained and regularly used by the general public	
RECOMMENDATIONS:	
n/a	
This is a dedicated swimming pool and events facility.	



Figure 308: Swimming Pool. (SVA, 2020).



Figure 309: Swimming Pool. (SVA, 2020).



Figure 310: Swimming Pool. (SVA, 2020).



Figure 311: Swimming Pool. (SVA, 2020).



Figure 312: Swimming Pool. (SVA, 2020).



Figure 313: Swimming Pool. (SVA, 2020).

5.50.3 Block Z04 - Historical Information

The swimming pool was constructed in the 1970s with charity money raised the hospital staff after the government built a swimming pool at Valkenberg West for the White patients and refused to build a pool at Valkenberg East.

5.50.4 Guard House

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Guard House
GIS reference	33°56'19.98"S / 18°29'19.47"E
Name of place	Guard House
Previous/alternative name/s	n/a
Unit Number	n/a
ARCHITECT	DATE OF COMPLETION
Unknown	1920s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Post Boxes / Entrance
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
It is the first building one encounters upon entry to the site.	
ENVIRONMENT	
Surrounding buildings are of larger scale - including original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Post Boxes	Guard House
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair/Poor
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	In Use
DESCRIPTION OF PLACE / CONTEXT	
Single-storey modest plastered brick structure	
GENERAL NOTES:	
Structures are in fair condition overall	
RECOMMENDATIONS:	
General roof and exterior maintenance.	



Figure 314: Guard House - External View. (SVA, 2020).



Figure 315: Guard House - External View. (SVA, 2020).

5.50.5 Substations

NAME AND LOCATION:	
Stand number/s	26439
Township	Pinelands, Cape Town
Street address	Oude Molen Eco-Village - Sub-Stations
GIS reference	33°56'19.98"S / 18°29'19.47"E
Name of place	Sub-Stations - Various
Previous/alternative name/s	n/a
Unit Number	SB
ARCHITECT	DATE OF COMPLETION
Unknown	1920s to 1980s
BUILDING STYLE	BUILDING TYPE
Utilitarian	Sub-station
TITLE DEED INFORMATION	
n/a	
NOTABLE SITE FEATURES	
Substations are located within the large open green area on the west.	
ENVIRONMENT	
Surrounding buildings are of larger scale - including original Hospital Wards which are 2 storeys in height.	
PREVIOUS USE	CURRENT USE
Sub-Stations	Sub-Stations
GENERAL CONDITION - EXTERIOR:	
Roofs	Fair/Poor
Walls	Fair
Doors / Windows	Fair
General Comments:	
Exterior is in fair condition overall.	
GENERAL CONDITION - INTERIOR:	
Interior	Fair
General Comments:	
Interior is in fair condition overall.	
RETAIN / DEMOLISH STRUCTURE	Retain
OCCUPIED / VACANT	In Use
DESCRIPTION OF PLACE / CONTEXT	
Single-storey modest plastered brick structure	
GENERAL NOTES:	
Structures are in fair condition overall	
RECOMMENDATIONS:	
General roof and exterior maintenance	



Figure 316: Substation. (SVA, 2020).



Figure 317: Substation. (SVA, 2020).



Figure 318: Substation. (SVA, 2020).



Figure 319: Substation. (SVA, 2020).

6 Conclusion

The existing structures are generally in fair condition while lack of regular maintenance is evident in most. Tenants, while having taken ownership and attempted some minor interior maintenance, have limited funds and technical expertise. As a result - ongoing roof leaks have in some structures began to cause long term moisture damage.

Some of the existing structure require urgent maintenance and repairs in order to prevent complete collapse and loss of heritage and historical value.

The site is generally well secured with palisade fencing and 24-hour security while green open spaces are fairly well maintained with the exception of certain courtyards which require attention.

6.1 Future Use

As outlined above, the buildings that formed part of the original hospital complex are generally in fair condition and could be refurbished and retained as far as possible. Not only are they still practical for various functions, but they form an integral role in the built character of the precinct as a whole.

There are a number of ways in which these existing buildings can be used in the future, including - residential, health care, education, small-scale retail, creative studios, workshops, offices, etc. The hospital ward buildings in particular offer great potential due to their large open interior spaces with high ceilings, large windows and ample natural light.

Furthermore, there are pockets where new development could potentially occur, specifically to the east of the site where the prefabricated buildings were once constructed. Many of these structure have already been demolished and only concrete plinths remain.

The diagram below offers a summary of the buildings that need to be retained and outlines the areas that could potentially be redeveloped in future. Any new development would need to be sensitive to the exiting fabric of the site, as well as views, vistas, etc that are associated with the heritage value of the site.

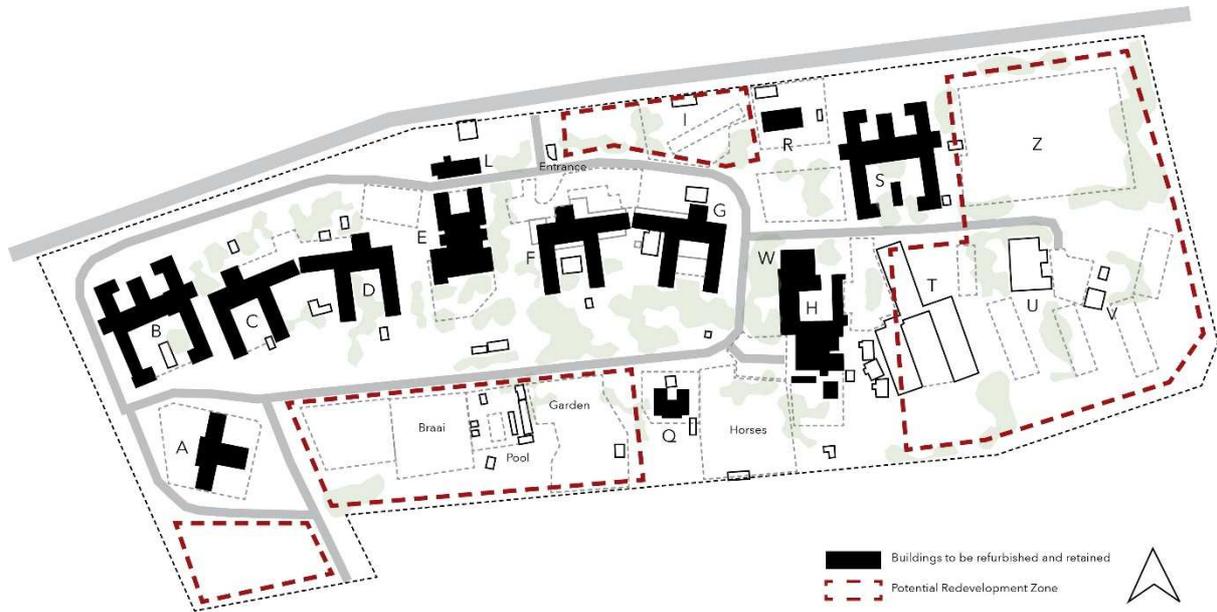


Figure 320: Summary of Future Use. (SVA, 2020).

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