

FUNDRAISING PROSPECTUS – September 2023. Updated August 2024

RESTORATION OF ST THOMAS CHURCH COMPLEX

STANFORD, WESTERN CAPE, SOUTH AFRICA

Save Stanford's Heritage Buildings - *two of our most iconic buildings need urgent help*



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ACRONYMS

SCA	Stanford Conservation Association
SoW	Scope of Works

INTRODUCTION

St Thomas Church and School

Anchoring the entire Stanford Village (proclaimed a Heritage Area in 1996), the St Thomas Church complex, locally known as the "Klipkerk" and "Oulapskool" (Stone Church and School), provides a unique character and sense of place to the Village Green.

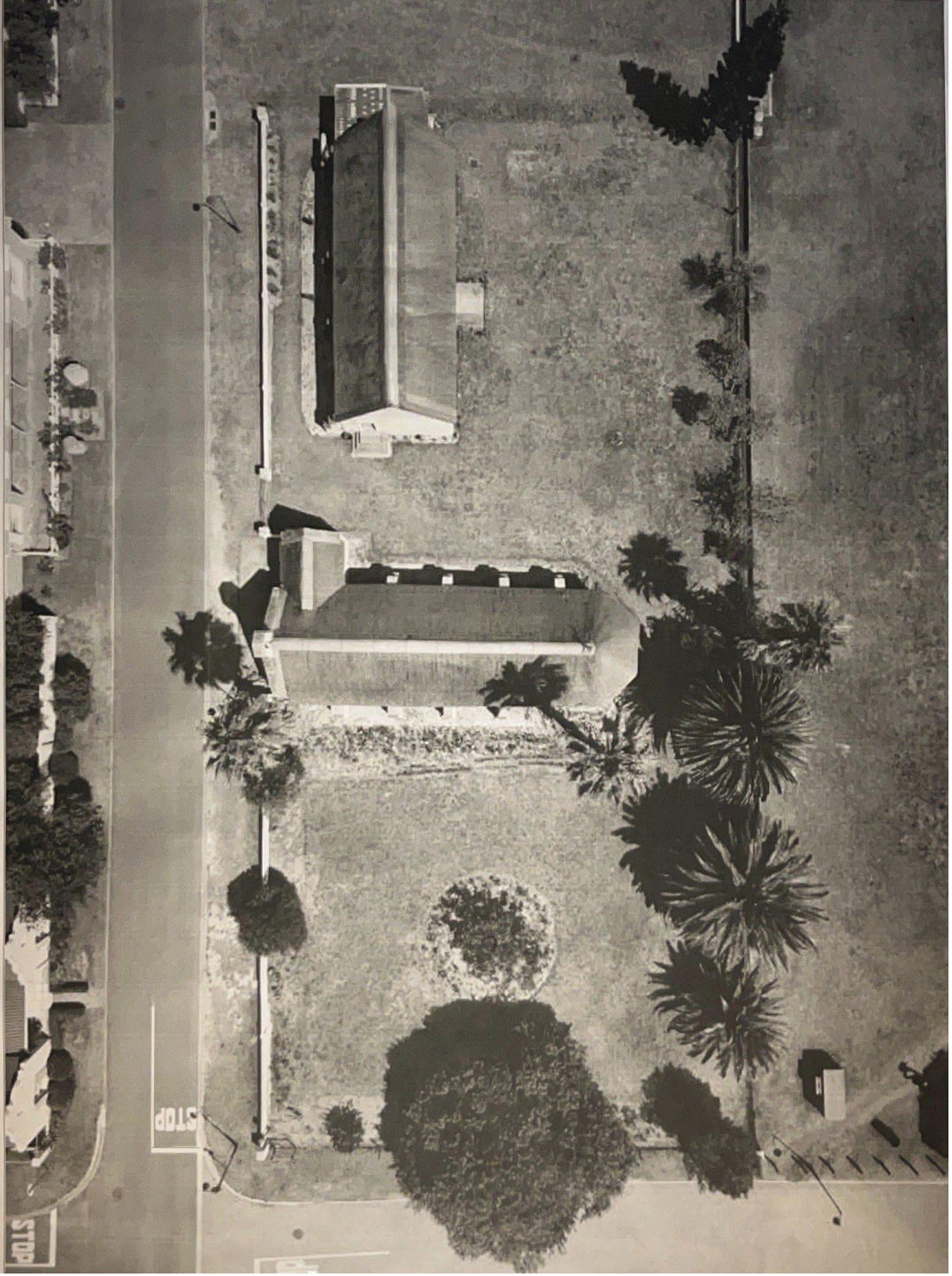
In addition to being a Grade 2 site of provincial heritage significance, the church and school are architectural gems, often the focus of photographs epitomising Stanford. However, its significance extends beyond its aesthetic and architectural values, given that the building carries memories for many of Stanford's residents. Countless weddings, baptisms and funerals have been held over more than a century, as well as regular sermons and celebrations. These buildings have seen continuous use, and still serve as home for an active church congregation.

The effects of time and weather are, however, showing: The thatch needed urgent replacement, some of the stone masonry needs replacing and repointing, the garden is badly neglected and some insensitive additions to the original school building need to be replaced to enhance the site and improve functioning of the facilities. Further additions and changes to the church grounds are also required to accommodate contemporary use while maintaining the beauty of the site.

As part of the broader Village Green Precinct, St Thomas can significantly contribute to the precinct development that anchors Stanford, inclusive of the recent development such as the Market Square and the paving of Long and Short Market Streets. Additionally, this development builds forth on the Stanford Revitalisation Plan approved by the Overstrand Municipality in 2017, which includes various other programmes and projects within Stanford Village, such as the Mill Stream upgrade, the Stanford Heritage Walk and the Wandelpad.



It serves as a subtle reminder that this church resisted the endeavours of the Apartheid government to separate a community along racial grounds and continued to serve as an anchor for the community. This faith-based community continued using the church buildings to build a resilient and proud community within Stanford and inspire others to do the same.







Left – Aerial view of the church grounds
Top – View from Morton Street
Bottom – View from Village Green











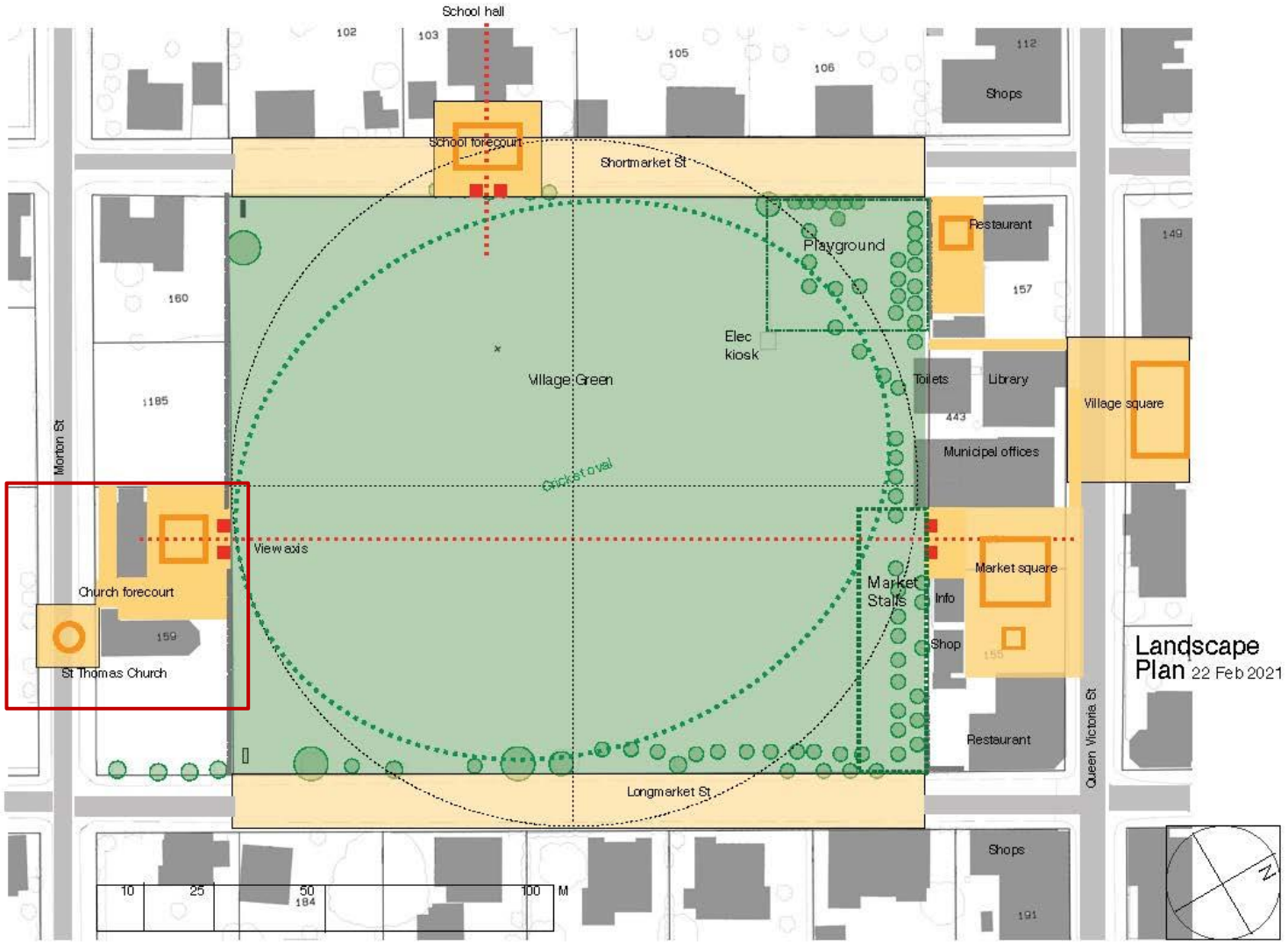
Top left and bottom – Deteriorating walls and roofs
Right – Current toilet facilities

Vision and Masterplan

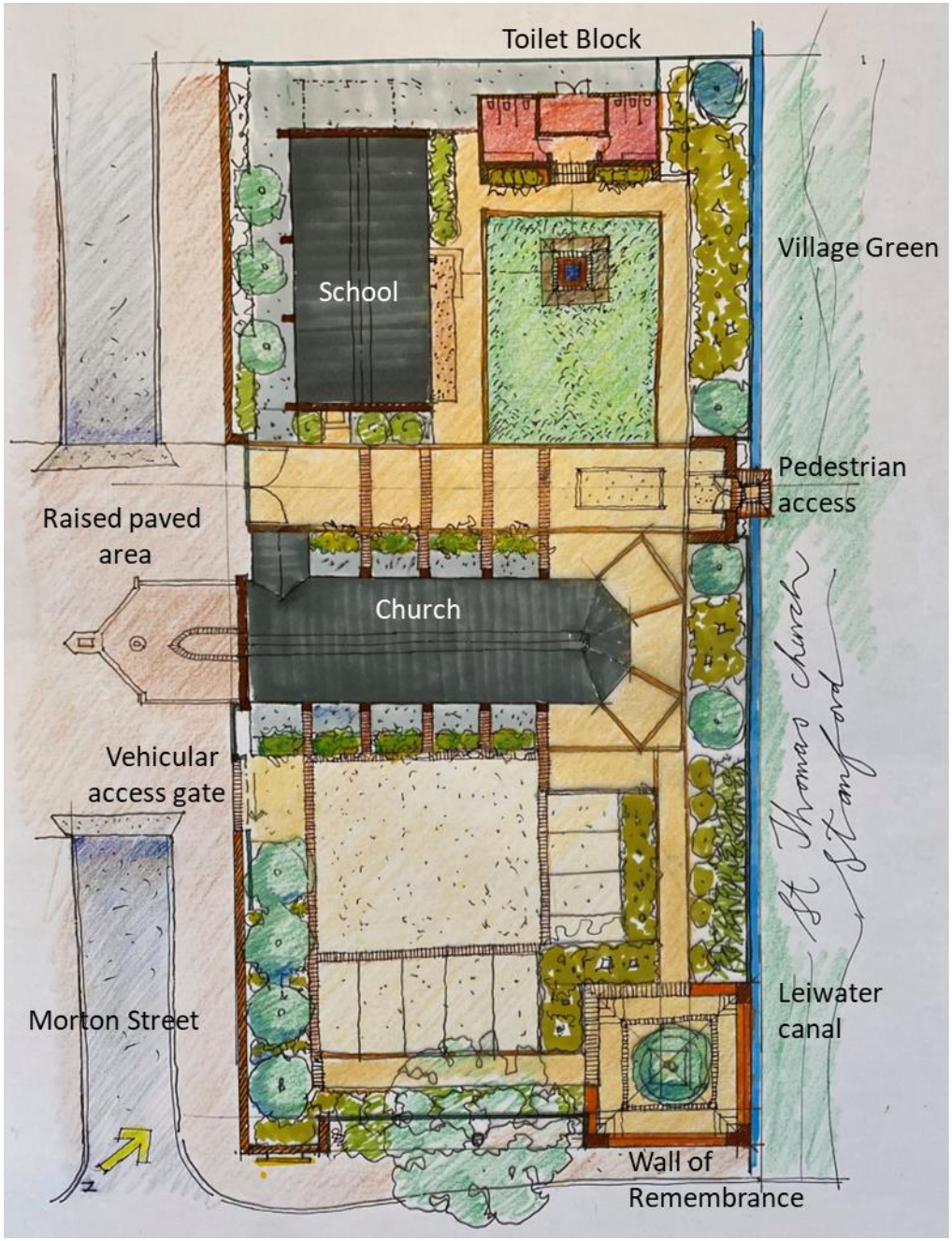
The Stanford Revitalisation Plan focuses on a few precincts, of which the Village Green is one. This links the Market Square, Village Square, Village Green, Okkie Smuts School and St Thomas Church, woven into one entity by Long; Short Market Streets; Morton and Queen Victoria Streets.

Through the restoration and preservation of Stanford's most unique historical landmark, St Thomas Church and School Building, significant impetus into the revival of Stanford is expected. As a landmark within the village, these two buildings anchor the south-western corner of the Village Green with an aesthetic architecture. Upon closer perusal the signs of aging, significant weathering and wear and tear are visible, all of which required urgent attention to ensure that this building remains a landmark and not become a ruin.

The aim is to approach the restoration of the facilities and grounds in a sensitive manner, enabling continued future use and contributing to building further memories for the people of Stanford, guided by the **St Thomas Restoration Masterplan**.



Stanford Revitalisation Plan – location of St Thomas church grounds and Village Green



The Masterplan addresses access to the site focusing on aspects such as arrival and front entrance to the church, including a paved raised table on Morton Street enhancing the front façade depicted in the paving, as well as pedestrian access on both sides of the church off Morton Street. Vehicular access to the church site will be possible on the south-eastern side of the church to an open gravelled area that could accommodate parking, as per municipal specification, as well as an open space for church fairs and functions.

Pedestrian access from the Village Green will be facilitated from the north-eastern side on an axis from the Village square between the Oulapskool and the Church. The site will thus have three gateways, defined by low, capped pillars and decorative wrought iron style gates, leading directly onto hardened laterite pathways.

Broadly, the site will be defined on Morton Street and the corner of Long Market Street by a low white wall, with the boundary on Long Market Street and the Village Green defined by planted beds and a low creeper covered mesh fence.

Secondly, the Masterplan addresses the integrity of the buildings by focusing on the thatch roofs and masonry repairs and the removal of the existing toilet block and improving functionality of the buildings. A new free-standing amenity building or toilet block to the north-western side of the school, will frame the space and entrance to the school. The interior of the school building will be redesigned and refurbished enabling meetings, workshops, and exhibitions.

Finally, the Masterplan addresses the improved functionality of the church grounds and gardens aimed at easier maintenance, reduced impact on the structural integrity of the buildings and stonework, as well as optimising irrigation from the leiwater canal.

A Wall of Remembrance will be erected on the north-eastern corner of the property. This wall will be a single sided wall incorporating space for boxes and plaques with landscaping and seating for visitors.



Owner and Champion

St Thomas (a Chapelry of the Caledon Parish) is owned by the Anglican Diocese of False Bay. As an organisation focusing on conservation within the village, the Stanford Conservation Association (SCA) will oversee the restoration of the buildings and development of ancillary facilities on behalf of the Anglican Church. This enables access to professional inputs and maintaining focus on the restoration process, while the congregation focuses on sustaining their initiatives regarding the church and its members.

The SCA and the Anglican Diocese will sign a Memorandum of Understanding to establish the required legal, administrative, technical, and institutional enabling environment for this undertaking.

The SCA, as a registered Non-Profit Company with Public Benefit Organisation status, has the skills and capacity to assist with this project, and will guide the process to ensure compliance with the norms and standards of heritage conservation within the Western Cape generally, and Stanford specifically. Through its network of members, contacts and funders, the SCA will plan the interventions, actively raise and manage the funds for the various project components, as well as engage contractors and heritage experts, while serving as sponsor or champion and actively maintaining a relationship with the St Thomas Church congregation as beneficiaries.

THEORY OF CHANGE AND SUSTAINABILITY

The 'theory of change' is based on the logic that if the integrity of St Thomas Church complex can be restored and maintained in the long-term, the entire village benefits from an iconic site both aesthetically and socially.

Not only will the St Thomas Church complex contribute to the Village Green Precinct, continuing to serve as an anchor regarding the sense of place within the heart of the village; it will also provide an example of how the resilience of society was able to overcome the challenges of socio-political division over the past century. More than 95% of the congregation belong to the racial groups that were ousted from 'white' areas during Apartheid. Yet the church has remained 'their' church in the centre of a 'white' area, and still stands as a symbol of a community's defiance against political decisions.

The costs to restore and maintain the integrity of the buildings exceeds the capacity of the congregation. Yet through cooperation and collaboration, opportunities exist for the village to collectively undertake this physical project within the social context of the community most affected. Through establishing pride associated with the site, both for the congregation (specifically) and the village (generally) it is believed that the social, cultural and environmental objectives of Stanford can be attained.

Additionally, this project will serve as an example to the broader residents that the SCA has a high regard for Stanford's cultural and architectural heritage, in addition to environmental conservation. This will enable future projects to be designed and built on social trust and sense of community.

The sustainability of the project is premised on the need to address the immediate threats to the structural integrity of the buildings and the aesthetic enhancement of the site, enabling long term solutions to be found regarding regular maintenance of the buildings by both the congregation and the village.



SCOPE OF WORK AND COST ESTIMATES

Order of Work

A detail description of the Scope of Work (SoW) and cost estimates for each of the project components or work packages are provided below noting that the order of works will be the following, based on available funds:

⇒ **Phase 1** [Completed]
- Removal of problem causing trees
- Refurbishing of the roofs (church and school)
- Alterations to the school interior

⇒ **Phase 2 -** Restoration of the stone masonry (church and school)

⇒ **Phase 3 -** New building works including:
- The Wall of Remembrance (a priority for the congregation)
- Amenities building including removal of the current facilities next to the school

⇒ **Phase 4 -** Landscaping works.

Cost Estimate

The overall cost estimate for the St Thomas Restoration Project amounts to about **R2,15 million** of which funds and services in kind have been raised amounting to about R553,200, leaving a **shortfall** of about **R1,597 million**.

Detail Design and Approvals

Cognisant of the heritage status of the buildings and the site, the necessary approvals will be obtained from the relevant authorities, prior to commencement of any the works, including:

⇒ Permissions from Heritage Western Cape in terms of the National Heritage Resources Act, including applications for the removal of trees older than 60 years, a minor works application for the rethatching of the roofs, the restoration of some stonework and the erection of a Wall of Remembrance, and a formal application for the demolition and re-siting of the amenities building and smaller landscaping components

⇒ Building permissions in terms of municipal by-laws for the above.

The estimated cost for professional design and land surveying services and submission of approvals amounts to R52,000 – R29,200 has been committed, leaving a **shortfall** of **R22,800**.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
Detail design and building plans	40,000.00	20,000.00	20,000.00
Land surveyor	8,000.00	8,000.00	-
Heritage approvals	1,200.00	1,200.00	-
Municipal approvals	2,800.00	-	2,800.00
TOTAL	***52,000.00***	***29,200.00***	***22,800.00***

Roofs

Rethatching of both the church (262.8m^2) and school (204.5m^2) roofs was required and has since been completed. The total cost of restoration was **R325,000** of which the full amount has been raised.

The SoW entailed:

- ⇒ Removing the thatch reed from both roofs and hauling it to a designated dumpsite
- ⇒ Rethatching both roofs with specially matured Cape Thatch Reed
  - All stitching to be done with softened galvanised steel wire and hardened galvanised wire as reinforcing
  - Fire retardant blankets to be woven into the thatch that can withstand 700◦C
- ⇒ Casting new cement ridge cappings to supplier's specification.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
School	130,000.00	130,000.00	-
Church	195,000.00	195,000.00	-
TOTAL	***325,000.00***	***325,000.00***	**-**





Masonry

The SoW will entail:

- ⇒ Removing the individual weathered stonework
- ⇒ Selecting appropriate stones to replace weathered stonework and cutting and pointing these
- ⇒ Replacing the prepared stones and blending stonework into wall patina
- ⇒ Stabilising and reattaching the buttresses of the church.

The total estimated cost is **R80,000** and will be executed end 2024.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
School	10,000.00	10,0000.00	-
Church	70,000.00	70,000.00	-
TOTAL	***80,000.00***	***80,000.00***	***-***

Wall of Remembrance

The Wall of Remembrance will be built in a style sensitive to the two existing buildings (incorporating local limestone). Its surroundings will be landscaped, and benches will be provided for loved ones to visit a deceased family member (landscaping and benches are costed under *Gardens and Landscaping*).

The estimated cost of the wall is R100,000 of which the congregation has raised R20,000, leaving a **shortfall** of **R80,000**.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
Wall	100,000	20,000	80,000
TOTAL	**100,000**	**20,000**	**80,000**



Illustration (not actual design) - Lake Toxaway Methodist Church

Oulapskool

The SoW related to the school entails general restoration and repairs to the building (in addition to the roof and stonework) including fitting of a kitchenette, fixing the flooring due to rain damage, repainting, and other minor works including electrical repairs.

Given the expressed need by the Chapelry, the interior of the Oulapskool required redesign and refurbishment to enable the place to serve multiple purposes, including, space for:

- ⇒ Sunday School classes for young children
- ⇒ Workshops and discussions by residents of the village
- ⇒ Meetings, classes, courses etc
- ⇒ Functions after weddings, christenings and funerals held at the church
- ⇒ Exhibition space showcasing the history of Stanford and the church.

The estimated total cost for both exterior and interior works, including a contingency, amounts to R139,000 of which R119,000 has been raised leaving a **shortfall** of **R20,000**.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
Exterior (ramp & rail)	20,000.00	-	20,000.00
Interior	60,000.00	60,000.00	-
Electrical repairs	54,000.00	54,000.00	-
Contingency	5,000.00	5,000.00	-
TOTAL	***139,000.00***	***119,000.00***	***20,000.00***





New toilet block

A new, free-standing amenities building (toilet block) is required, designed, and constructed in a complementary style to that of the church and school hall.

Once this facility is in place, the inappropriate additions (current toilet block) will need to be demolished.

The estimated cost for the construction of the new facilities and removing the existing, is **R570,000** (including a contingency).

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
New toilet block	500,000	-	500,000
Removal of existing facilities	20,000		20,000
Contingency	50,000	-	50,000
TOTAL	**570,000**	**-**	**570,000**

Garden and landscaping

The hard and soft landscaping required for the church grounds includes the following:

- Paving a raised table on Morton Street as well as the sidewalk and entrance in front of the church, like Long and Short Market Streets
- Laying laterite with brick edging and gravel (crusher dust) in the open space to the south-east of the church as well as walkways around the church and school
- Establishing gateways on Morton Street (two) and on the Village Green (one)
- Maintenance of the current walls on Morton Street and replacing fencing on the Village Green
- In the long term, replace the fence on Long Market with a wrought iron fence
- Fitting signage and garden furniture (benches)
- Installing suitable lighting showcasing the buildings and gardens
- Removing inappropriate planting and establishing new beds and greenery
- Installing an irrigation system linked to the village leiwater system.

The total estimated cost for landscaping amounts to about **R900,000**.

DESCRIPTION	**SUBTOTAL**	**COMMITTED**	**SHORTFALL**
Paving	310,000.00	-	310,000.00
Laterite with brick edging	157,500.00	-	157,500.00
Gravel / crusher dust	120,000.00	-	120,000.00
Gates – small (1)	5,000.00	-	5,000.00
Gates – big (2)	20,000.00	-	20,000.00
Boundary wall	30,000.00	-	30,000.00
Boundary fence	32,000.00	-	32,000.00
Signage	10,000.00	-	10,000.00
Lighting	50,000.00	-	50,000.00
Garden furniture	10,000.00	-	10,000.00
Greening / planting	100,000.00	-	100,000.00
General cleaning	5,000.00	4,500.00	500.00
Irrigation	50,000.00	-	50,000.00
TOTAL	***899,500.00***	***4,500.00***	***895,500.00***

EVALUATION AND REPORTING

Project implementation will be evaluated by a dedicated project team from the SCA ensuring that objectives are met optimally and efficiently based on the Masterplan and available funds for defined work packages.

Contractor performance will be determined and assessed in terms of clear specifications in order to comply with heritage approvals, project outputs and outcomes.

Reporting to the Anglican Church will be undertaken in terms of the agreement between the Diocese and the SCA, while any funds raised, and donations received will be reported on according to the requirements of each funder or donor. Given that this is an integrated project covering numerous aspects of restoration and enhancement, a general project update will be prepared and circulated through popular and social media, including the local newsletters and publications within Stanford, as well as, within the broader Overstrand.

SUPPORT

The Anglican Church or the SCA do not have the required funds to undertake the work as contained in this prospectus. Financial support is thus requested for the shortfalls on the work items set out above.

Funds raised for this project as well as the SoW will be administered and managed on behalf of the Church by the SCA.

John Kelley of the SCA can be contacted at (+27)82-380-3830 or chairperson@stanfordconservation.org for further information. Alternatively contact Bea Whittaker (treasurer) at (+27)83-293-5512 or milkwood@maxitec.co.za.

South African-based tax certificates may be provided for donations of more than R10,000.

Contributions can be paid into the following bank account, **referencing your name and St Thomas** (e.g., Kelley_St Thomas). You are however, requested to follow this up with an email to John Kelley of the SCA see above for contact details) stating your interest and support requirements as well as your full contact details for further engagement:

Account Holder: Stanford Conservation
Bank and Branch: Nedbank, Hermanus
Account Type: Current Account
Branch Code: 134512
Account Number: 125 267 3272
Swift : NEDSZAJJ

Or make use of the Snapscan code.

