

ARCHITECTURAL
DEVELOPMENT
IN LESOTHO

by

Peter Hancock

THESIS

for the degree of

Master of Architecture

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ARCHITECTURAL DEVELOPMENT IN LESOTHO

DEDICATION

This work is humbly dedicated

TO THE PEOPLE OF THE KINGDOM OF LESOTHO

because

ARCHITECTURE IS ABOUT PEOPLE¹

and, ideally, is

OF THE PEOPLE

BY THE PEOPLE

FOR THE PEOPLE²

KHOTSO! PULA! NALA!³

1. The late Professor L.W. Thornton-White, FRIBA.
2. U.S. President Abraham Lincoln (19 November, 1863).
3. Peace! Rain! Plenty! (Sesotho); motto of the Basotho nation.

ARCHITECTURAL DEVELOPMENT IN LESOTHO

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Maseru, Lesotho, July 9, 1977

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0.0.0 INTRODUCTION TO ARCHITECTURAL DEVELOPMENT

0.1.0 Outline of Thesis

0.1.1 Choice of subject

Having been actively engaged professionally in architectural development in Lesotho since 1961, the author has had an excellent, and extended, opportunity to participate in, and to observe, the causes and effects of this development. This involvement has made the writer keenly aware of the interaction between the traditional, rural-based agrarian society and culture found in Lesotho and trends in architectural development.

0.1.2 Methodology

In order to arrive at a position where an assessment of the various factors influencing this interaction could be made and to evaluate, objectively, the evolution of appropriateness, or inappropriateness, in the architectural development of Lesotho, this thesis includes extensive background material, detailed definitions and a sample survey of architectural development in village and town. The buildings are described according to type and a fairly representative cross-section of Lesotho buildings of all periods is included.

0.1.3 Method of evaluation

In assessing whether or not architectural development in Lesotho has been appropriate, many factors have had to be taken into consideration. Whether, for example, the Government, architects, LNDC,¹ engineers or whoever was or were responsible made a conscious effort to identify with the country, its people, traditions, landscape and visual qualities. Especially the quality of the light, with its extraordinary blueness, which metamorphoses any colours, at certain times of the day, in an iridescent and mysterious manner, producing effects of great depth and distance.

0.1.4 Physical factors

As a preliminary to the study of architectural development in Lesotho, it is also necessary to examine physical factors, such as the relief, demography, climate and the existing architectural character of the country.

1. Lesotho National Development Corporation

0.1.5 Non-physical factors

Principal among the circumstantial factors affecting architectural development in Lesotho is the matter of land tenure. This has had, and continues to have, a profound effect on development, and is dealt with in detail (Section 1.4.0).

Other non-physical factors are the psychology of the people and their attitude to development. This is important and, it must be said, there is a certain ambivalence in the Basotho attitude to development. On the one hand they want to develop and on the other hand they do not wish to surrender any more of their land, or sovereignty, to foreigners than is consonant with sound architectural development.

0.1.6 Political factors

Patronage is a dominant factor in architectural development, as in any other sphere. As elsewhere, the government tends to be the main patron of development, together with international agencies, such as the United Nations Development Programme (UNDP), World Bank and other international agencies and governments. Architectural development is therefore very much within the political sphere, in terms of priorities, goals and planning objectives.

0.1.7 Environmental factors

These are similar to the physical factors mentioned elsewhere, but considered in their totality. Thus, architectural development in Lesotho is considered, inter alia, in its impact on the environment and, in particular, as to its appropriateness, or inappropriateness to the Lesotho environment.

0.1.8 Survey of architectural development

This is classified into constructional, village, official, domestic, ecclesiastical, educational and cultural, hospital, commercial, industrial, recent architectural development, tourism, memorials and the architectural development of bridges.

0.1.9 Evolution of an appropriate architectural style in Lesotho

This forms the penultimate part of the dissertation and covers the change from the 'Basotho vernacular' style, through the various architectural developments, to the identification of appropriateness in architectural development in Lesotho, past and present.

0.1.10 Conclusions on architectural development in Lesotho

This is concerned with an evaluation as to the degree of 'ethnicity' in the architectural development in Lesotho, and an endeavour to isolate significant attempts and achievements, whether conscious or planned, or unconscious and fortuitous, of appropriate architectural development in construction and design; detail and execution; together with tone, colour and texture; form and function.

0.2.0 SCOPE OF THESIS

The thesis presentation consists, essentially, in a sample survey, in which the interaction of an indigenous African culture with a more technological, alien culture from Europe, America and other parts of Africa, especially South Africa, produces a new architecture. The process of development is the result both of a grafting on, of assimilation and of an incipient conflict. It is in the mutual interaction of ideas and people in the Lesotho matrix that the new architectural synthesis develops.

0.2.1 Scope of survey

The survey is in no sense exhaustive, yet it covers the ground between traditional Basotho building and the newest and most significant modern structures, especially in the field of tourism, as this is considered an important part of Lesotho's development programme. For this reason, a major project like the Lesotho Hilton is described in considerable detail, as is appropriate to such a project, the largest ever undertaken in Lesotho.

0.2.2 The rôle of international agencies

The increasingly important rôle of the international agencies is also mentioned, as they are currently engaged in major agricultural and other projects, most of which have some architectural content.

Three projects currently in hand by agencies like the UNDP, are the Leribe Project, sponsored by the United Nations' Food and Agricultural Organization (FAO); the Thaba-Bosiu Project and the Senqu Project.

0.2.3 Other development agencies

Other significant contributors to architectural development in Lesotho are the Overseas Development Administration of the United Kingdom (ODA) and the European Economic Community (EEC), as well as the Swedish, Canadian and Danish International Development Agencies (SIDA, CIDA and DANIDA, respectively).

0.2.4 Local development agencies

Apart from the Lesotho Government, the principal local agencies are the Lesotho National Development Corporation (LNDC) and the Lesotho Bank - National Development Bank (LNDB). Reference is made to some of their contributions to architectural development.

0.2.5 Economic factors

Reference is also made to the economic effects of the land tenure system and the manner in which this affects economic development in Lesotho and, therefore, architectural development.

0.2.6 Social factors

The traditional rural pattern of Basotho society is an important factor in architectural development. There is an ever-increasing drift to the towns, as elsewhere. The present population of Maseru, the capital, is 30 000 approximately, but will double within the foreseeable future (say by 2000 AD).

0.2.7 African architecture

An attempt is also made to identify and relate Lesotho's architectural development to the broader aspects of architectural development in Africa from antiquity, in particular, to Egypt and Great Zimbabwe.

0.2.8 Architecture

A thorough philological and technical treatment of 'architectural', 'architecture' and 'development' is undertaken, as this is an essential prerequisite to a dissertation on the topic of 'architectural development'.

0.2.9 Drawings

Where relevant, fully detailed architectural drawings, perspectives and watercolours are included to amplify and illustrate the text. In most cases, these are the actual working drawings from which the buildings were built, and help to provide a sense of technical actuality.

0.2.10 Photographs

From the wealth of material available, only selected photographs have been used. In many cases, the smaller photographs are of great architectural significance and were taken by the author. Other photographs are by well-known people, familiar with all pictorial and photogenic aspects of Lesotho.

0.2.11 Maps

Maps have been included to illustrate points, such as population densities and surface relief.

0.2.12 Demography

This section is very important, and deals with the migrations of people to what is now Lesotho, and contains valuable research material on the southward movement of the stone-building peoples to Lesotho.

0.2.13 Rôles in architectural development

The rôles of the various ministries, official bodies, professional firms and the consultants' association, LAESA,^a are outlined, leading to the conclusions which chrystalize the situation regarding Lesotho's architectural heritage.

^aa. Lesotho Architects', Engineers', and Surveyors' Association (founded in 1975).

0.3.0 OBJECT OF THESIS

Political independence came to Lesotho on October 4, 1966. 1977, eleven years later, seems an appropriate time to answer the age old question 'Quo vadis?'¹ in the architectural sphere.

0.3.1 It is therefore the object of this thesis to draw together the various threads of architectural development in Lesotho, and to evaluate their appropriateness, or inappropriateness, to the people and country of Lesotho.

1. Where are you going?

0.4.0 Definition of Architectural Development

0.4.1 Architectural development

What is 'architectural development'? The Shorter Oxford English Dictionary¹ defines 'architectural' as 'of, relating to, or according to, architecture'. What, then, is 'ARCHITECTURE'? This is a wide question and opens the floodgates of the mind to all manner of interpretations. Again, the Shorter Oxford Dictionary helps with its definition of 'architecture'.

0.4.2 Architecture

'ARCHITECTURE'² is defined as:-

'the art or science of constructing edifices for human use, specialized as Civil, Ecclesiastical, Naval and Military'. This is a very helpful, lucid and simple definition and is amplified by the following quotations:-

2. 'Architecture, as distinguished from mere building, is the decoration of construction'. G. SCOTT.³
3. 'The ruins of their architecture are the schools of modern builders'. JOHNSON.⁴

1. WILLIAM LITTLE, H.W. FOWLER, J. COULSON revised and edited by C.T. ONIONS:
The Shorter Oxford English Dictionary on Historical Principles: Third Edition Revised with Addenda. First published 1933. Oxford at the Clarendon Press; 1968, p.94.
2. Ibidem.
3. Ibid.
4. Ibid.

4. 'Many other architectures besides Gothic'. RUSKIN⁵

These quotations are characteristically Victorian in their notions of what 'architecture' is. They may contain some small measure of truth, but fall far short of the totality of architectural reality.

0.4.3 Architectonic

It is in the definition of the word 'ARCHITECTONIC' that the Shorter Oxford English Dictionary perhaps comes closest to a true definition of the meaning of the word 'architectural'.⁶

The word is defined in the metaphysical sense as 'Pertaining to the systematization of knowledge' and, in the architectural sense, as 'of or pertaining to architecture.' Quotations include 'serviceable for construction' 1608; 'constructive' 1595 and 'Directive, controlling' (so in Greek) 1678.

0.4.4 Systematization

Would it not be logical and appropriate, therefore, to define 'architectural' in an analogous manner to the metaphysical sense of 'architectonic' as: 'pertaining to the systematization of architecture' (i.e. the art or science of constructing edifices for human use)?

5. Ibid.

6. Ibid.

0.4.5 Formal definition of architecture

Robert Lutyens has a more universal definition. In his book⁷ about his father, the late Sir Edwin Lutyens (1869-1944), he writes:

Architecture is essentially a formal art. Its medium is an aggregate of materials capable of sustaining stress and tension, and suitable for spatial enclosure. It is, therefore, largely concerned with cubic volumes, which are subject, in the first place, to natural geometric laws. The precise disposal of these volumes, their final form is conventional, although less so than the musical forms of rigid orthodoxy. What, however, is apparent in the architecture of all periods, including the most recent, is that intelligent composition depends upon an understanding of these natural laws. And, in the end, it will be found that such understanding embraces the wider comprehension of humanism.

0.4.6 Knowledge and invention - problem: raison d'être of architecture

Lutyens then adds, significantly:

There is no need to labour this. But authentic mastery in architecture must consist of these factors: knowledge and invention. And by 'invention' I mean the use of knowledge in the solution of problems. Because, inversely, the problem, whatever its origin, is the raison d'être of architectural invention

7. LUTYENS, ROBERT: Sir Edwin Lutyens, An Appreciation in Perspective, Country Life 1942.

0.4.7 Vitruvius's definition

Robert Lutyens continues by quoting the great Roman architect Vitruvius:

Vitruvius knew something about this. In the second chapter of his first book he wrote:

'Architecture consists of Order, which in the Greek is called taxis, and of Arrangement, which the Greeks name diathesis, and of Proportion and Symmetry and Decor and Distribution, which in Greek is called oeconomia.

Order is the balanced adjustment of the details of the work separately, and, as to the whole, the arrangement of the proportion with a view to a symmetrical result. This is made up of Dimension, which in Greek is called posotes. Now, Dimension is the taking of modules from the parts of the works; and the suitable effect of the whole work arising from the several sub-divisions of the parts.'

Vitruvius's last sentence has a refreshingly contemporary note, as we are all familiar with modules,⁸ forming the unitary basis of design.

8. Although here Vitruvius is referring to 'module' in the technical sense of the system of 'modules' and 'parts' relating to classical architectural proportion of 1 module equals half the lower diameter (i.e. the radius) of a column divided into 30 'parts'.

0.4.8 'Firmness, commoditie and delight'

Architecture, in the contemporary sense, again has a broader, more flexible, less formal connotation, and it is not easy to find a universally applicable definition and, inevitably, one falls back on the SOED⁹ definition of 'architecture' as:

The art or science of constructing edifices for human use¹⁰

The last three words provide a meaningful clue, but the definition could be extended to include 'for human pleasure' as, for example, with the 'follies' of the 18th and 19th centuries, whose sole function was to provide romantic or visual satisfaction, on country estates.

0.4.9 Perhaps Sir Roger Wotton's 17th century definition of architecture as 'firmness, commoditie (sic) and delight' is the most crisp and succinct.

0.4.10 However, in the context of this thesis, architecture per se is inseparable from architectural development and development towards an appropriate architecture in Lesotho.

9. Shorter Oxford English Dictionary
10. Ibidem.

0.4.11 Development

What, then, is 'development'? Again, the SOED provides a convenient definition:¹¹

DEVELOPMENT:

1. A gradual unfolding; a fuller working out of the details of anything. Also quasi concretely, that in which this is realized.
2. The growth of what is in the germ; the condition of that which is developed;
EVOLUTION:1844.
3. Growth from within : 1836.
4. A developed or well-grown condition : 1851.
5. The developed result or product : 1845.

0.4.12 Meanings of development

The variety of meanings given are a valuable aid to the 'unfolding' of a theme or trend and the significance of development as a continuing process leading to a 'developed result', as in the development or evolution of an appropriate architecture for Lesotho.

The dictionary then gives meanings of development in the following technical senses:

1. Geometry: The unbending of any curved surface into a plane, or of a non plane curve into a plane curve 1800.
2. Mathematics: The process of expanding any expression into another of equivalent value or meaning; the expanded form itself 1816.

11. SOED p.495

3. Photography: The process of developing a photograph 1845.
4. Music: The unfolding of the capacities of a musical phrase or subject by modifications of melody, harmony, etc...

0.4.13 Examples of development

In all four examples, whether in geometry, mathematics, photography or music, the key words are 'unbending', 'process' and 'unfolding', leading to a new situation.

0.4.14 Processes of development

All four processes are closely analogous to various aspects of development in the architectural sense. Thus, it may be said that architectural development involves

1. Producing a network, linear or other layout (i.e. in the plan).
2. Expressing the problem in accurately quantified terms (i.e. analysis).
3. Visualizing the completed result (synthesis and perspective).
4. A balanced and harmonious realization of planning needs (i.e. fulfilment).

0.4.15 Appropriateness of development

To all of which it must be added that the architectural development must be appropriate to its environmental setting, to the people, to the climate and the multitudinous factors which add up to the physical totality in which it is located.

0.4.16 Man is the measure

Clearly the significant phrase in the SOED's definition of 'architecture' is 'for human use'.¹² This is implicitly a humanistic view of architecture and, in this view, man is the measure of architecture.

0.4.17 Creator, man and architecture

The mediaeval view of architecture was more universal, in that they conceived of creation and a creator. Man was the creature of the Creator and architecture, in turn, was his creation. Thus, the idea of God as the Great Architect of the Universe came into being.¹³

John Harvey¹⁴ touches on this, when he states that mediaeval architects were:

regarded as practising a liberal art rather than a base skill. High status was also implied by the mediaeval iconography of God the Father as Creator, designing the Universe with a pair of compasses: the concept of 'the Great Architect of the Universe' goes far back beyond the modern expression of the idea.

Thus, in the middle ages, architecture had more in common with the ancient Egyptian view, in which architecture was regarded as a sacred art, whose arcane mysteries of geometry and measure were reserved to the hieratic priesthood.

12. SOED; p.94 (author's italics).

13. Not in the sense of modern speculative masonry.

14. JOHN HARVEY: The Master Builders; p.48. T & H, 1971.

0.4.18 African architecture

Finally, any account of architectural development in Lesotho must take into consideration the fact that it is African architectural development. That is, in Africa, for Africans, by Africans. That is not to take a xenophobic, chauvinistic view of architecture in Lesotho, but to put it into its appropriate African social, economic, political, religious and cultural context.

Basil Davidson¹⁵ has a key to this when he writes:

A new kind of African anthology becomes necessary. Given the obscurity and difficulty and newness of the subject, what we need now, evidently, are guides to the whole of African history, or to large periods of it, not only in narrative form but also in relation to the pre-European and European records. We need the kind of anthology which will reflect the deeper truths of African life, its long passage and unfolding through the years, its valid part in the still wider story of human development throughout the world, its distinctiveness from the rest of history as well as its interdependence with the rest of history : an anthology, moreover, which will also shadow forth the limits of prejudice and knowledge within which the old writers wrote.

15. BASIL DAVIDSON: The African Past, p.5
Longmans, Green & Co. Ltd., 48 Grosvenor Street,
London, W.1 1964. (Author's italics).

0.4.19 The Pyramids

The earliest African architecture, that of Egypt, began about 3000 B.C. and produced that basic architectural form, compounded of half a diamond or, alternatively, two tetrahedrons joined together in the vertical plane, the pyramid.

Seton Lloyd writes:¹⁶

The character of Egyptian architecture was directly and profoundly influenced by geological and climatic conditions in the Nile valley. The sense of confinement between parallel barriers of desert, flattened earth and canopy of sky, gave to the world of the Ancient Egyptian a sort of rectilinear stability, which must have seemed as permanent and inevitable as the unchanging climate and unpredictable rhythm of the Nile flood. It is no great feat of imagination to see this reflected in the prismatic forms and spatial arrangements of his buildings, or producing a formative impulse in the design of tomb chambers, which were of special significance owing to his preoccupation with personal survival.

16. SETON LLOYD: World Architecture: an Illustrated History; second impression (revised) 1966, p.27. Paul Hamlyn, House, Russell Street, London, W.C.2. (Author's italics).

In an analogous manner in Lesotho, it is no great feat of imagination to see the influence of Basotho apparel, especially the conical Basotho hat, as an architectural symbol and the influence of the mountains and landscape in architectural development.

0.4.20 Great Zimbabwe

The significance of Zimbabwe, in southern African architectural development lies, among other things, in its fusion of traditional African modes of building and motifs in stone. Also in the fact that Zimbabwe was built in the first third of the second millenium of the Christian era. Thus, historically, it provided a link in time and space between the architecture of Ancient Egypt and the architectural development of Lesotho.

0.4.21 Comparison of Ancient Egyptian, Zimbabwean and Lesotho architectural development

In table 1, there are interesting threads connecting the architecture of Ancient Egypt, Great Zimbabwe and Lesotho. This is particularly evident in the similarities in architectural character, such as battered wall planes, architectural forms and the influence of geology and climate on architectural development. In all three cases, the environmental quality of the architecture and its appropriateness to Africa (to the river flood plain of Egypt, the savannah of Matabeleland and the mountains of Lesotho respectively).

0.4.22 African Architecture and Architectural Development in Lesotho

Table 1

ANALYSIS OF AFRICAN ARCHITECTURE	ARCHITECTURAL CHARACTER		
	Ancient Egypt	Great Zimbabwe	Lesotho
Society	Monarchical Hieratic (Priestly) Aristocratic Peasant	Monarchical (?) Hieratic (?) Industrial Hunting (?) Peasant	Monarchical Hierarchical (Chiefs) Peasant
Typical Structures	Pyramid Temple Complex	Hilltop Citadel (Acropolis) Temple Complex	Hilltop Citadel (Thaba Bosiu) Ntlo (house), Village
Materials	Stone (ashlar)	Stone (coursed rubble)	Stone/Thatch (coursed and random rubble)
Plans	Rectilinear	Curvilinear	Curvilinear Rectilinear
Elevations	Battered Planes (Entrance pylons) Incised decoration	Battered Wall Planes (generally) Decoration in relief	Incised decoration
Roofs	Pyramidal, Flat (solid masonry)	Conical (corbelled in conical tower)	Conical (Round Plan) Pyramidal (Square Plan)
Architectural Character	Enclosing Prismatic Angular Cubist Columnar	Enclosing Conical Flowing Astylar (no columns) Maze	Enclosing (lelapa) Prismatic Conical Rustic Clustered

1.0.0 BACKGROUND TO ARCHITECTURAL DEVELOPMENT

1.1.0 Historical Factors

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1.0.0 BACKGROUND TO ARCHITECTURAL DEVELOPMENT

1.1.0 Historical Factors

1.1.1 The San

The earliest dwellers in Lesotho were the San¹ hunters, whose origins, customs and construction, are to a large extent conjectural. The San were probably the first builders in Lesotho.

As David Ambrose writes:²

The origins of the San hunters (called Boesmans or Bushmen by the white settlers and the Baroa by the Basotho) and their relationship to Lesotho's earlier inhabitants are still matters of conjecture. The San certainly inhabited the same rock-shelters, but those who lived on the open plains occupied small shelters made from branches and grass mats.

So it was that Lesotho's architectural development began: simple, nomadic people, living by hunting, building simple structures and taking shelter under the overhanging sandstone cliffs, which form caves in many places in Lesotho. These were the first builders.

1. Commemorated in the name 'Sani' Pass on the eastern escarpment.
2. DAVID AMBROSE: The Guide to Lesotho, p.69. Winchester Press, Johannesburg, Maseru.

Ambrose continues:³

Their way of life as skilful hunters and ingenious food-gatherers continued for many hundreds, and perhaps thousands, of years. In the rock-shelters of Lesotho the San have also left abundant evidence of their remarkable skill as painters.

1.1.2 The Basotho

About two hundred years ago, the San were joined by new people. From the east came the Nguni and from the north and west, the Sotho-speaking people.

In the Africa Year Book⁴ the event is described as follows:

The First Bantu were Nguni (Zulu-speaking) groups who crossed the Drakensberg in the eighteenth century and settled along the banks of the Caledon River. Later, they were joined by the Sotho-speaking groups. They all lived in peace, disturbed only by intermittent cattle raids, until the emergence, early in the nineteenth century, of the Zulu warrior Chaka (Shaka). Many of the groups fled over the Drakensberg pursued by Chaka's regiments. Eventually,

3. Ibidem

4. Ralph Uwechwe, Editor in Chief:

Africa Year Book and Who's Who 1977, p.516

Published by Africa Journal Limited, Kirkman House,
54A Tottenham Court Road, London, W1P 0BT, England.

a young chief, Moshoeshoe (Moshesh), born about 1790, gathered the remnants of the communities about him and took refuge at Thaba Bosiu, an impregnable, flat-topped hill near Maseru. From there he was able, by a judicious mixture of firmness and diplomacy, to avert further Zulu and Matabele attacks. By 1831, he had become the acknowledged Chief of the local Basotho clans and had gained the allegiance of other ethnic groups.

1.1.3 The Boers

Not long afterwards, in 1834, the Great Trek took place and Moshoeshoe's leadership was seriously threatened, as the emigrants moved into his territory, west of the Caledon River.

The Africa Year Book⁵ continues:

Within a few years, an even greater threat to Moshoeshoe's people arose in the form of the emigrant Boers of the Great Trek of 1834. The Voortrekkers, seeking home and grazing for their herds, encroached on the level lands around the Caledon River, where the Basotho were already established. From then on, until his death in 1870, Moshoeshoe was engaged in a struggle involving both border warfare and negotiations to preserve the territorial integrity and independence of the Basotho homeland.

5. Ibid.

1.1.4 The British

From 1848-54, the area to the west of Lesotho, between the Vaal and Orange rivers, had been annexed by Great Britain and was designated the Orange River Sovereignty. This ended with the British withdrawal in 1854 and the establishment of the Orange Free State republic. This led to a significant increase in border conflict between the Boers and the Basotho.

Moshoeshoe had tried to obtain British protection in 1842, in 1843 and again in 1861. In 1865, the British declared that Lesotho was British territory. Finally, on March 12, 1868, by proclamation, Lesotho became British territory. The present boundaries of Lesotho were established by the Convention of Aliwal North on February 12, 1869.

As David Ambrose writes:⁶

The boundaries of Lesotho were laid down in their present form. These excluded the rich wheatlands west of the Mohokare (Caledon). In the next few years the new Free State towns of Ladybrand, Ficksburg and Wepener were founded on land formerly part of Moshoeshoe's kingdom. From this "conquered territory" many refugees poured into Lesotho and land had to be found for them.

6. The Guide to Lesotho, p.79.

1.1.5 Cape Rule⁷ (1869-1884)

This was at first a prosperous period, following the British annexation, during which substantial architectural development took place. Administrative centres were established and the principal "camps", or nuclei of subsequent towns, established at Maseru, Leribe, Mafeteng, Mohale's Hoek, Quthing and Butha Buthe.

David Ambrose alludes to the architectural changes taking place at this time:⁸

In Lesotho itself the stone rondavel with its neat thatched conical roof on a cylindrical base had already largely replaced the mohlongoa-fat̄se with its low entrance and domed construction based on framework of bent saplings. The wealthier Basotho were able to build rectangular stone houses from dressed sandstone blocks.

Reference is also made⁹ to other significant architectural developments:

French Protestant Missions were widespread, possessing more than 80 schools by 1880, while smaller rival missions had been founded by the Roman Catholics in 1862, and by the Anglicans in 1876.

7. For a detailed study, see J.M. Mohapeloa: Government by Proxy.

8. Op. cit. p.79.

9. Ibid.

1.1.6 The Gun War (1880-81)

As a result of the 'Peace Preservation Act' of the Cape Parliament, the Basotho were required to surrender their arms. They went into rebellion and Government buildings at Advance Post, Mohale's Hoek and Quthing were destroyed, during the war in which the Cape Government's forces tried unsuccessfully to disarm the Basotho.

Shortly before this period, in 1879, Major Bell's tower, Leribe, was built as a fortified stone structure with a thatched roof, loopholed wall, raised several steps above ground level and was in use during the Gun War.

1.1.7 Direct Rule

British rule from Whitehall was resumed in 1884, the Resident Commissioners being Sir Marshall Clarke (1884-94) and Sir Godfrey Lagden (1894-1902). The Paramount Chiefs of the Basotho at this time were Letsie (1870-91) and Lerotholi, his son, (1891-1905), with whom the British ruled in parallel.

1.1.8 Constitutional Development

In 1903, the National Council was established, consisting of 100 members, with the British Resident Commissioner as President. There were 99 Basotho members, 5 of whom were nominated by the President and 94 by the Paramount Chief.

In 1960, the Basutoland National Council was established, half of its members being elected by universal franchise. In 1965, the pre-Independence Constitution came into effect and, on October 4, 1966, Basutoland became the independent Kingdom of Lesotho.

1.2.0 PHYSICAL FACTORS

1.2.1 Geography

1.2.2 Area

Lesotho is a small African enclave, totally surrounded by the Republic of South Africa, and has an area of approximately 30 300 square kilometres.

1.2.3 Boundaries

The country is bordered on the west by the Caledon River;¹ on the east by the Drakensberg Range; on the south west by the Tele River; by the Transkei in the south west and the Orange Free State on the west and north.

1.2.4 Elevation

The elevation of the land is nowhere less than 1 500 metres and rises sharply from the western lowlands, to the mountains, covering 80 per cent of the land surface of the country. The mountain ranges are aligned approximately north and south and rise to an elevation of nearly 3 500 metres.²

1. 'Mohokare' in Sesotho.

2. Thabana Ntleyana, the highest mountain in southern Africa is 3 482 metres above sea level and is located on the eastern escarpment (the Drakensberg).

1.2.5 Rivers

Lesotho lies on the continental divide and is the source of some of southern Africa's major rivers, including the Orange (Senqu), the Wilge, which feeds the Vaal and the Caledon (Mohokare), which is a tributary of the Orange.

Other rivers in Lesotho are the Makhalleng and Little Caledon, or Phutiatsana, all flowing approximately north and south.

1.2.6 Arable Land

The distribution of arable land is closely related to the river pattern and includes about 80 per cent of the western lowlands. Due to over-population, and the limited amount of agricultural land available, land is farmed even at high elevations.

Cultivation of mountain slopes leads to soil erosion and destruction of the aquifers, or water-bearing material.

In the Second Five Year Plan,³ it states :-

Of Lesotho's 30 350 km², only 3 640 km²
or less than one third hectare per capita
is arable on present practice.

Thus, only 11.99 per cent of the total land area is cultivated.

3. Kingdom of Lesotho Second Five Year Development Plan, Volume One 1975/76 - 1979/80. Central Planning and Development Office, Maseru, Chapter 8; Art. 8.2.

1.2.7 Population

Lesotho's population of about one and a quarter million, is 95% rural, with the 5% minority dwelling in towns.

The Five Year Plan states⁴:-

The 1966 Census enumerated 852 361 persons living in Lesotho, the de facto population, and another 117 273 temporarily absent. The de jure, or total population was 969 634.

Non Africans constituted only a fraction of one per cent of the total. A rural survey in 1967/68 suggested a birth rate of 36.7 per thousand and a crude death rate of 14.5, giving an annual growth rate of 2.2 per cent per annum. Based on this growth rate, the 1975 de jure population is estimated at 1 180 000. With some 140 000 or more temporarily outside of Lesotho, the de facto population is around one million.

1.2.8 Rural and Urban Population

The Plan continues⁵ with some significant data on population in town and country, confirming the overwhelming preponderance of population in the rural areas, although there is a current drift to the towns, especially Maseru, with its greater development and employment opportunities.

1.6 The agricultural census of 1970 indicated that ninety-five per cent of the population live in the rural areas. A survey of the six major towns in 1971/72 counted 35 224 persons, or less than four per cent of the population. Comparison with the 1966

4. Op. cit. Chapter 1; Art. 1.5.

5. Ibid.

Census showed that only two towns, Maseru and Teyateyaneng, increased their population between 1966 and 1972. The population of Maseru, the capital city and largest town, is at present estimated at 30 000.

1.7 Population density varies considerably from the lowlands which are densely populated to the underpopulated high mountains. The pressure on arable land is understandably very heavy and so intense that in 1970 some fourteen per cent of the rural households did not have farmland to cultivate.

1.2.9 Location of Towns

Ekistically, Lesotho has a line of towns (Butha Buthe, Leribe, Teyateyaneng, Maseru, Morija, Mafeteng, Mohale's Hoek and Quthing) on the western border, along the Caledon Valley and isolated towns at Qacha's Nek on the south-eastern border and at Mokhotlong near the eastern escarpment of the Drakensberg. Roma (38 km from Maseru), founded as a Catholic Mission centre in 1862, with the National University of Lesotho (1976) and Mazenod (16 km from Maseru) lie due east on the road to the mountainous hinterland to the east.

1.2.10 Location of Villages

Basotho people invariably live in villages, forming a distinct social organization, with chief and headman exercising traditional authority.

Villages are located all over the western lowlands, especially densely in the north-east and thinning out in the foothills of the western escarpment.

Settlement patterns closely follow the distribution of arable land and rivers, yet the distribution of villages as seen from the air, shows villages and huts located in very inaccessible places, high up in the mountains, where dwellings are found as high as 2 500 metres above sea level.

1.2.2 Climate and Vegetation

Climatic conditions in Lesotho range from hot, wet summers to very cold, dry winters. In the higher mountainous areas, ice is found on southern slopes during winter and there is a sharp drop in temperature, in the shade.

In Africa Year Book and Who's Who, 1977¹, Lesotho's climate and vegetation are described as follows:

1.2.3 Rainfall varies considerably in amount and seasonal periodicity. Most areas of Lesotho have more than 635 millimetres (25 inches) average annual rainfall, the highest totals occurring in the highlands and the lowest in the western lowlands and the Orange River Valley. There is a marked summer maximum, with 75 per cent of the total annual rainfall from October to April. Rainfall is generally conventional and associated with thunderstorms. Showers tend to be of short duration and heavy. Hail falls often and snow may fall in considerable amounts at any time of the year in the mountains, while the lowlands occasionally have snow in winter.

Mean annual temperature ranges from an average of about seven degrees centigrade (45 degrees fahrenheit) for June and July to about 21 degrees centigrade (70 degrees fahrenheit) for January in the lowlands; it is estimated that in the highest part of the plateau the range of temperature is from about 12 to 15.5 degrees centigrade, 10 to 60 degrees fahrenheit.

1. Op. cit.

1.2.4 Climatically, Lesotho is a land of extremes, with high temperatures and high humidity in the lowlands in summer (November - February) and low temperatures and very low humidity in the lowlands and highlands in winter.

1.2.5 Ice is common in all areas, with frost and freezing conditions everywhere from April to September.

David Ambrose writes² that Lesotho enjoys a temperate climate with well-marked seasons. He goes on to say:

85% of the annual rainfall occurs in the seven months from October to April. Mean annual rainfall amounts to between 700mm to 800mm in most parts of the lowlands, with higher rainfall figures recorded for most mountain areas. However, in the extensive Senqu Valley in the east of Lesotho, mountain ranges interrupt the passage of rainclouds on both east and west, and the mean rainfall is considerably less than in the lowlands. The driest weather station in the country is Mashai in the Senqu Valley with a mean annual rainfall of 480mm, while the wettest is Oxbow in the northern Maloti with a mean annual rainfall of 1420mm.

1.2.6 Thus, the topography has a significant effect on rainfall, made more significant by the fact that the Senqu Valley is one of the more densely populated areas, apart from the western lowlands.

2. Op. cit. p.25.

1.2.7 The writer continues:³

In the winter months, from May to September, precipitation is rare, but when it occurs it takes the form of snow in the Maloti, and sometimes also in the lowlands.

Sleet sometimes falls in the lowlands, but soon melts.

Ambrose adds:⁴

Sunny winter days are warm, but nights are cold, with air frost being experienced for up to 80 days per year in the lowlands and for most of the year in the Maloti.

1.2.8 Maseru has a monthly mean temperature of 24°C in January and 8°C in June and July.

Temperature drops by one degree centigrade for every additional 125 metres above sea level and at Letseng-la-Terae (over 3 000m above sea level), the highest inhabited place in Lesotho, the mean temperature is below 0°C during June and July.

3. Ibidem.

4. Op. Cit. p.27

1.2.9 The prevailing wind, bringing rain, is from the north, and the cold wind is from the south, originating in the antarctic regions. The dry, desiccating western wind of summer afternoons blows overland from the torrid regions of the Kalahari desert, to the west. Dust storms are associated with the west wind and this often ends with a violent thunderstorm, bringing rain and relief to man and land alike.

However, the sudden spate of rain accelerates soil erosion and often causes flooded river beds.

1.2.10 The architectural implications of climatic conditions in Lesotho are as follows :

- (i) good insulation is essential in summer and winter;
- (ii) a northerly orientation is desirable to obtain the maximum sunshine in winter;
- (iii) solar protection is desirable on westerly elevations, and on northerly elevations in summer;
- (iv) openings should face north and should be reduced on the south;
- (v) windbreaks, such as walls, fences, hedges, trees and screens are advisable on the south;
- (vi) roof insulation⁶ is essential;
- (vii) Siting: Villages are often sited on the lee sides of mountains or hills, to shelter from the cold south wind.

6.. This is provided by the traditional thatched roof.

1.2.11 Vegetation

Lesotho is part of the high southern African plateau and the characteristic landscape in the western lowlands is savannah.¹ The mountainous highlands are grass-covered, except for the highest mountains, above the 2 700 metre level, approximately.

1.2.12 The grass grows to considerable height in the lowlands, especially the red grass² and this can be 1 500mm high. In the mountains, the grass cover has been destroyed in many places, due to erosion, caused by overgrazing and uprooting by domestic animals.³

Herbs and wild flowers are found in all areas, especially beside streams, pools and waterfalls.

Trees grow well in Lesotho and species of oak, cypress, cedar, eucalyptus, poplar, willows and other trees are found in many places.

1. 'A treeless plain' from the Spanish 'zavana'.
Shorter Oxford English Dictionary, p.1794.
2. Themeda triandra.
3. Especially by sheep and goats.

1.2.13 David Ambrose writes:⁴

Lesotho is predominantly a grassland, but has never been completely without trees. In the remote valleys indigenous trees such as the Cape Willow (Salix Capensis) and the wild olive (Olea Africana) can still be found, but introduced species such as the weeping willow (Salix Babylonica) and the white poplar (Populus Alba) are now the commoner trees. The poplar spreads rapidly by means of suckers and grows in quite dry and exposed positions. It is now of considerable economic importance to villagers, providing wood for sledges and roof timbers, as well as serving a useful purpose by checking erosion in dongas.

Thus, the poplar is of considerable architectural value in those areas where sawn timber is unavailable, or the people are too poor to buy sawn timber.

4..Op. cit.

1.3.0 Social Factors

1.3.1 Anthropology

The origins of the Basotho can be traced by means of the language, Sesotho, which spread southwards from the Limpopo. Today, there is a large group of Sotho-speaking people in the northern Transvaal, the remainder having moved southwards into what is now Lesotho and their language is southern Sotho.

1.3.2 Origin of 'Sotho'

The name 'Sotho' is thought to derive from an Nguni (Zulu) joke about the apparel of the Ba-Sotho (i.e. 'Sotho-people').

1.3.3 Transmission of language and building skills

The migration southwards of the Sotho-speaking people is interesting, as it is likely that skills in building in stone may have been transmitted in the same way as language.

1.3.4 The Sotho

Monica Wilson writes :-¹

The Sotho people are demarcated by language.... but the Chief Moshweshwe, who founded Lesotho a century ago was of the same stock and spoke the same language as the Tswana and Pedi, differing only in dialect. Traditionally the Sotho were distinguished by dress. Very early tales make reference to the skins which they wore and which distinguished them from Nguni men, and the name Sotho itself is thought by some to be derived from an Nguni jest about their clothing.

1. MONICA WILSON: The Oxford History of South Africa, at the Clarendon Press, Oxford: 1973, p.131.

1.3.5 Migration

The southerly migration of the Sotho from the Limpopo (Crocodile) river may explain why the crocodile (or Kuenta) is the emblem of the Lesotho royal house and nation. This is of considerable anthropological interest in establishing where the Sotho came from.

1.3.6 Southern migration

Reference is also made to the migration by Monica Wilson :-²

A hundred and fifty years ago they were concentrated between the Limpopo and Orange rivers,³ north and west of the Drakensberg, with some across the upper reaches of the Limpopo...other groups spilled south and eastward over the Drakensberg into what is now Natal and the Transkei.⁴

The southerly migration of the Sotho was related to the distribution of the tsetse fly and the incidence of rinderpest, the deadly cattle disease. The route south is also suggested by Monica Wilson :-⁵

Traditions point to the well-watered and well-wooded Magaliesberg, named after the Kwena founding ancestor Mogale, and to the watershed between the Limpopo, the Molapo, and the Harts as the area of earliest Sotho occupation and the centre of dispersion.

The continuation of the southerly migration was traced further :-⁶

2. Ibidem.

3. What is now the Transvaal.

4. Author's italics.

5. Ibid.

6. Ibid.

A flat-topped hill, Ntsuanatsatsi, between the modern Frankfort and Vrede in the Orange Free State was occupied by settlers from Magaliesberg,⁷ and it is the hill of origin to the ruling lineage of Lesotho.

1.3.7 Stone building

The intriguing question is whether there was a tradition, or a knowledge of building in stone among the Sotho.

If there was, then evidence would exist, and Monica Wilson makes reference to this very point :-⁸

A further source of evidence is to be found in the remains of stone buildings⁹ which are widely distributed over the areas the Sotho occupy. These include large settlements with stone hut foundations, byres and enclosing walls, and small, scattered, corbelled, stone huts. There is lively debate whether all of these were, or were not, built by the ancestors of the modern Sotho. Mason, the leading Iron-age archaeologist of the Transvaal, is convinced that they were. P-L. Brentz, who had made a number of ethnographic studies, is insistant that they were not, though his own evidence confounds him.

The evidence adduced in favour of the building skills of the Sotho-speaking people is strong and it may reasonably be accepted that the Sotho carried their building skills into Lesotho with them when the nation was founded early in the 19th century. Also, with regard to the buildings

7. 'Magaliesberg' is a corruption of the Sesotho 'Mogale' or 'Mohale', commemorated in the name 'Mohale's Hoek' in Lesotho.

8. Ibid.

9. Author's italics.

erected on Thaba Bosiu, the fact that white men were involved does not diminish the inherited native skills of the Basotho in carrying out this work there, as elsewhere.

1.3.20 Demography

1.3.21 Population

Statistically, the distribution of population in Lesotho is distorted by the fact that at any given time, a significant percentage of the adult male population is absent. As it is stated in the Second Five Year Development Plan :-¹

The de jure population of Lesotho is approximately 1,800,000. Of these about 664,000 are within the ages of 15 and 64. Thus there is a sizable reservoir of human resources which could be mobilized for the development of the country.

1.3.22 Migratory labour

In regard to the non-resident Basotho working population, the Development Plan continues :-²

migration continues; estimates of Lesotho-born persons working in the Republic range from 140,000 upwards. Many of these are resident, legally or illegally, in the Republic.

The report goes on to state that estimates of the non-resident population are as high as 220 000.

1.3.23 Employment

Data regarding employment is difficult to obtain, but the estimates of employment for the period 1966-1980 are as follows :-

1. Op. cit. p.42
2. Ibid.

1.3.24 Estimated de jure active labour force by age group and sex 1966-1980³

	(thousands)			
	1966	1970	1975	1980
Males 15-24	52.6	63.4	74.8	86.4
Males 25-64	162.2	185.3	207.5	233.6
Males 15-64	214.8	248.7	282.3	320.0
Females 15-24	47.5	53.3	62.7	72.2
Females 25-64	164.1	176.8	193.2	208.7
Females 15-64	211.6	230.1	255.9	280.9
Both Sexes				
15-64	426.4	478.8	538.2	600.9

The Development Plan anticipates that employment will increase at 2.2% annually, rising to 600 000 by 1980 as indicated in the above table

1.3.25 Employment objectives

It is the intention of the Government to create 60 000 new jobs in the period 1966-1980, including 4 000 for female workers.

The principal objectives of the Plan⁴ are to

- (i) expand production in agriculture
- (ii) promote rapid growth of manufacturing industry
- (iii) expand the employment provided by the building construction industry and civil works, to tie up with the infrastructural needs of the extra jobs created
- (iv) rapid expansion of tourism and mining industries

- (v) maximum expansion of labour intensive works programme
- (vi) increasing employment in the private sector, primarily with a view to increasing remuneration in the traditional sphere.

It is clear that building construction is high on the official list of priorities in regard to employment and, ipso facto, this will stimulate architectural development. This objective is spelled out in detail in para 5.12 of the Plan :-⁵

A doubling of the volume of building, construction and civil engineering activities in the private sector is planned over the next five years. The expansion of this sector is crucial not merely in terms of creating a large number of job opportunities but in creating means to develop and utilize a wide range of skills. A total of 2,500 additional jobs are expected in this sector.

1.3.26 Employment in the construction industry

This objective of the Development Plan is, in fact, taking place and the rapid expansion of the construction industry from modest beginnings has provided employment for perhaps five hundred people, although it has a long way to go to attain the goal of 2 500 new jobs. However, with large new projects, such as the airport and hospital in view, the total number of persons employed in the construction industry is bound to escalate.

1.3.27 Distribution of population

In Lesotho, the major populated areas comprise the western lowlands, with the area of greatest population density (more than 80 persons per square kilometre) being located in the north-west around Butha Buthe.

A density of 20-40 persons per square kilometre obtains in the western lowlands generally and up the lower reaches of the Senqu (Orange) valley in the Quthing district in the south-west.

1.3.30 Sociology1.3.31 Basotho society

The origin and development of Basotho society, law and customs began when Moshoeshoe I forged a nation out of the disparate remnants of tribes forced into the mountain fortress, to escape from the depredations of the Zulus, under their fearsome leader, Chaka, in the early nineteenth century.

Basil Davidson mentioned Casalis's description of Moshoeshoe I and the state of Basotho society in 1833. Quoting Casalis, he writes :-¹

We found that it was not without reason that the King of the Basuto was known as the chief of the mountain. His main town was and still is placed on the plateau of Thaba Bosiu, a pentagon-shaped hill which is perfectly fortified by nature. In miniature form the tribe presented the aspect of our own country (France) in feudal times. In principle the supremacy of the house of Monahing was recognized, Moshesh being one of its representatives; but each chief tried to as much independence as possible. There were quarrels at one time or another between the various communities, but generally little blood was spilt, and the whole affair usually came down to the raiding of a few herds.

Thus, the earliest form of Basotho society in the 19th century reminded the French missionary, Casalis, of mediaeval French society. However, the strongly independent

1. BASIL DAVIDSON: The African Past; p.284. Longmans, Green & Co. Ltd. 48 Grosvenor Street, London, W.1. 1964.

character of the individual Basotho chiefs, such as Masupha² and Moorosi³ was indicative of the nature of Basotho society at that time.

1.3.32 Basotho law and custom

Political development during the colonial period, from 1884, paid increasing attention to Basotho law and custom. The traditional importance of Basotho law and customs and the power of the chiefs to interpret the law and customs was also recognized. Reference is made to this in the Africa Year Book⁴ :-

The chiefs were granted wide powers of civil and criminal jurisdiction in all cases concerning their own people only. They were empowered to administer Basotho customary law. The chiefs' powers in relation to the allocation of community land, of which they had previously been deprived, was restored.

1.3.33 The National Council

Nearly twenty years later, in 1903, the National Council was established; the first step on the long road to self-government and complete political independence. is also referred to:-⁵

The consequent strengthening of the position and authority of the Paramount Chief was accompanied by the establishment of a National Council. For many years, Resident Commissioners had made a

2. Lesotho: Notes and Records: presidential address by J.M. Mohapelo: The Essential Masupha.
3. Moorosi was killed in November 1879 on Mt. Moorosi, 40 km east of Quthing, in the Senqu valley, after a six month's siege by the Cape Mounted Rifles.
4. Op. cit. p.516
5. Ibidem.

practice of consulting a community meeting (pitso) before deciding important questions, and national pitsos had been held from time to time. The first regular National Council was held in 1903. It adopted a code of rules based on the customary law of the Basotho, dealing with the status and authority of chiefs, the allocation of land for cultivation and the rights to free trial before punishment. The code, which came to be known as the Laws of Lerotholi (the reigning Paramount Chief), became part of the basic laws of the country. It received statutory recognition seven years later in a proclamation providing for a council to discuss the domestic affairs of Basutoland and to express its opinions on any draft laws laid before it by its president, the Resident Commissioner. The Council consisted of the president, the Paramount Chief as chief councillor, and 99 Basotho members, 94 being nominated by the Paramount Chief and five by the President.

The importance of consultation can be clearly seen in the evolution of Basotho society.

1.3.34 The Pitso

The idea of the 'Pitso', or gathering, to debate the business of the nation in public, goes right back to Moshoeshoe I, to whom any Mosotho was free to speak directly. It could be said that the pitso was an early form of consensus and direct representation, as opposed to the indirect representation of an elected legislature, or parliament.

This feature of Basotho society is strongly ingrained in the national character and the Basotho, as a nation, are invariably good debaters, with an enviable grasp of the niceties and courtesies of public debate. Also, at the committee level, there is a wealth of national experience in discussing and deciding questions as a group.

This is very important in architectural development as most major building projects are controlled by committees⁶ of one kind or another.

1.3.35 Direct representation

The evolution to a fully democratic legislature took place in 1965, when the first general election on universal adult suffrage took place, resulting in a victory for the Basutoland National Party⁷ (BNP). The other parties⁸ formed the official opposition.

The 1970 Coup

The second general election took place in January, 1970 and led directly to the coup, in which the governing party, having lost the election, simply stayed in office.⁹ This led to serious disturbances, loss of life and a curfew from 6.0 pm to 6.0 am.

However, it is not the purpose of this essay to survey the rights and wrongs of the coup, but to assess its impact on Basotho society in general and architectural development in particular.

6. The Palace steering committee; the Lesotho Hilton Committee.
7. Although Chief Leabua Jonathan was not elected and Chief Maseribane became the first Prime Minister of Lesotho.
8. Basutoland Congress Party (BCP) and Marema-Tlou Freedom Party (MFP).
9. Backed up by the para-military Police Mobile Unit, led by Fred Roach, a white expatriate.

1.3.36 The coup and development

Development needs money and the Lesotho Government needed money for development and for its own survival. Aid was cut off for a time, but a commercial bank¹⁰ carried the Government financially during this period and, once the de facto Government was recognized by the major powers, such as the United States and United Kingdom, development continued.

Ironically, not only did development not stop after the coup, it actually accelerated in the architectural sphere and a number of projects were planned and constructed, including a number of banks¹¹ which were built by the bank which had backed the Government financially during the coup.

1.3.37 Restoration of parliament

In 1975, parliamentary government was restored and the Council of Ministers, which had ruled by proclamation, reverted to a Cabinet.

The past seven years have been a time of consolidation and stability, during which significant development has taken place, effective opposition to the Government been nullified or exiled and Lesotho has made substantial architectural progress.

10. The Standard Bank Limited.

11. Standard Banks: Leribe and Mohale's Hoek.

1.3.38 Urban social situation

Basotho society at the present time reflects similar trends to those observed universally elsewhere. There is a marked drift to the towns and especially to Maseru, where the crowded sidewalks and busy streets are thronged with pedestrians, buses and shiny new motor vehicles, often of expensive imported manufacture, indicating a new level of prosperity and relative affluence for a growing body of civil servants, politicians, professional people and businessmen.

The poor remain poor and, relatively, become poorer but many new employment opportunities have been created.

1.3.39 Rural social situation

In the countryside, Basotho society has changed little, as agriculture has been the 'cinderella' of development since independence. But this situation is being remedied and the current emphasis on rural development has its architectural parallel in the appearance in country districts of new steel structures, such as grain stores, workshops, repair shops and housing for experts, technical personnel and equipment. The Thaba Bosiu project, for example, injected R9 500 000 into the rural economy and the sociological effects of aid on this scale are significant.

1.3.40 Social situation and architectural development

Continuing settled social and political conditions lead to improved economic performance, the creation of capital and development.

Also the habit of thrift and the Basotho are very keen on savings accounts, is all grist to the mill of development. Finally, growing numbers of relatively higher income-earners look for good savings outlets and the Lesotho Building Finance Corporation (LBFC) will probably attract substantial support in view of the greater interest which will be paid. This may be as high as 8 per cent on savings accounts and is likely to be tax free.

1.3.41 Social and infrastructural

To sum up the situation, the seven post-coup years have been a useful 'breather' for some of the heat to be taken out of the internal political debate and interest focussed on external issues.

In this climate and the growing interest of external aid agencies, all anxious to join the queue of donors, to give substantial amounts, Basotho social institutions are growing and education, in particular, has always been high on the list of priorities.

A growing awareness of the need for development and the gap to be closed, suggests a rapid growth of

population and, due to the rapid expansion (2.2% per annum), a severe strain on existing infrastructural facilities in all areas is anticipated. In the circumstances, architectural development is likely to grow significantly to close the social infrastructural development gap.

1.3.42 Psychology

1.3.43 Character of Moshoeshoe I

The character of the Basotho is revealed at its best in the founder of the nation, Moshoeshoe I, known affectionately as 'Moshesh'.

Casalis describes him as follows :-

Moshesh has a pleasant and intelligent appearance. His bearing is noble and assured. One can see in his face the habit of thought and command, but this does not prevent him from having a smile of great goodwill.¹

1.3.44 Missionary influence

The presence of missionaries and particularly French, or French-speaking missionaries, had a profound and subtle impact on the Basotho mentality. In the first place, it was another opportunity for the Basotho to become acquainted with alien modes of thought, especially the Christian ethical and moral standards preached by the intrepid and sympathetic missionaries, who soon learned Sesotho. They not only learned to communicate with the Basotho in their own language, they also wrote down the language and developed a Sesotho orthography, only recently superseded.

1. EDOUARD CASALIS: Les Bassoutos; (Paris 1859), translated by B. Davidson.

The view taken by Moshoeshoe's neighbours in the Orange River Sovereignty² (1848-54) is recorded by Wm. W. Collins:-³

A power in himself, who by his great force of character, natural ability...owing to great tact and innate administrative genius (he) obtained unbounded influence over his followers. His mountain fortress "Thaba Bosigo"⁴ was well chosen, and became a formidable - some thought impregnable - stronghold.

This confirms the missionaries' assessment of the Basotho chief's qualities.

Of the genuineness of Moshoeshoe's later Christian persuasion by the Protestant missionaries there can be little doubt, as he had arranged to be baptized on March 13, 1870, but died two days before, on March 11, 1870.

Collins provides a fitting epitaph:-⁵

Moshesh died at the age of 77 years, he had created the Basotho nation, and was adored by his people, who both loved and feared him.

2. Later the Orange Free State republic (1854-1902).
3. Wm. W. COLLINS: Free Statia: Reminiscences of a lifetime in the Orange Free State; p.33. C. Struik, Cape Town 1965.
4. Properly: Thaba Bosiu.
5. Op. Cit. p.35.

1.3.48 Moshoeshoe I's influence on architectural development

A critical assessment of the character of Moshoeshoe, including his basic stability, in spending the last 44 years of his life on his mountain fortress, is strongly indicative of his appreciation of the arts of peace, as opposed to the sterility of war.

In his own words:-

Peace is like the rain which makes the grass grow, while war is like the wind which dries it up.⁶

Moshoeshoe's willing acceptance of the missionaries and their rôle as teachers of his people paved the way for educational institutions and the buildings which would be needed for this purpose.

His personal interest in construction is clearly indicated by the care with which he selected his site at Thaba Bosiu, and the importation of skilled masons to help build his own house. Also, the location of the village near the pass Khubelu shows a clear grasp of strategic factors and the importance of good orientation, access to water and other environmental factors.

6. Free Statia: Op. Cit. p.34.

1.4.0 Development Factors

1.4.1 Land tenure

The system of land tenure in Lesotho has a direct bearing on development in general and architectural development in particular.

The system is based on the principle that all land is owned by the King 'in trust for the nation'. In practice, the allocation of sites for building, for business or residential purposes, is controlled by the local chief, or headman. The actual administration of land is carried out by the Government.

The recent Administration of Land Act (1975) tightens up the administration, surveying and planning of land in urban areas; but outside urban areas¹ the system of land allocation is more haphazard.

The relevance of land tenure to development is due to the absence of 'freehold'² land, with ownership in perpetuity, and the lack of mortgages,³ due to the lack of security of title.

1.4.2 Land registration and development

Registration of land, pursuant to the 1967 Registration of Lands Act, does not give an 'absolute' title, as in para 1.4.1 above, and only 2 sites, one 'residential' and one 'business', can be allocated to an alien.⁴

1. Formerly called 'camps'.
2. 'Freehold' in the UK sense.
3. Apart from those to be granted by the Lesotho Building Finance Corporation (LBFC), established in 1976.
4. Person who is not a Lesotho citizen.

Land cannot be bought or sold. The inevitable consequence of the land tenure situation is that land for building is very scarce in urban areas. It also has the effect that very little land in Lesotho has been alienated.⁵

Thus, to sum up the situation, due to the lack of capital for building, there is virtually no speculative building of any kind, and building development is almost exclusively under Government patronage, or in partnership, or association with the Government.

The above situation is, of course, very much in keeping with African socialism, where the government sector is dominant and all land belongs to the nation.

1.4.3 Obstacle to development

The combined effect of the lack of building societies and the lack of freehold, or leasehold tenure, has been to seriously inhibit development in Lesotho.

1.4.4 Capital for development

In order to fund development, capital in some form is essential and has been provided in the following ways :-

(a) Government

As in most other countries, Government has provided the major portion of development capital (R16 500 000 in 1975-76).⁶

5. Unlike Swaziland, where half the land is in foreign (i.e. White) ownership.
6. Whitaker's Almanack, London, 1976 Edition, p.751 .

(b) The Lesotho Building Finance Corporation with a capital of R500 000 for mortgages.

(c) Private capital

In relation to the per capita income, this has been necessarily limited.

1.4.5 Banks

Although commercial banks' activities operate under stringent government controls,⁷ internal and external, their financial activities provide short-term capital for development. The amount of capital provided for development is not known, as this comes in the category of 'advances' and therefore forms part of the banks' normal financial activities.

The financial implications of the banks' involvement in development are significant. In 1977, the Lesotho Government made arrangements to borrow R1 000 000 each from Barclays Bank and the Standard Bank for capital works on the Lesotho Hilton project.

Private individuals and companies have also made use of the banks' facilities for development.

7. Exchange Control Act and registration with the Registrar of Financial Institutions.

1.4.6 National Development Bank

The Lesotho Bank - National Development Bank, has been directly involved in financing development projects since its establishment in 1973. Since the projects the bank is concerned with are government or quasi-government, the question of land as security for loans does not normally arise. The Lesotho Bank has invested about R5 000 000 in development projects, calculated to yield 12% per annum.

1.4.7 Land tenure and loan capital

There is no doubt that the present land tenure system has had a major rôle as a disincentive for development in the non-government sphere. This is because loans from commercial banks, for private development, can only be granted on the basis of a 'deed of hypothecation', in which the borrower pledges the property (i.e. the building, not the land per se) as security for a short-term loan at overdraft rates (currently about 13% per annum).

1.4.8 Financial implications

As the banks are unable to invest their resources in development projects, this results in an excess of liquidity, resulting in potential development capital being invested in the Republic of South Africa, at lucrative rates. Thus, funds which

could be used for capital development are used externally, as there are very few suitable, or equally profitable and attractive enterprises within Lesotho.

The situation is described by Basil C. Muzorewa:⁸

When the ratio of local assets to deposits is 0,2 this means that excess cash reserves of 0,6 of total deposits (after allowing for 0,2 cash reserves to meet day to day withdrawals) is employed outside the country. The actual ratio for Lesotho is shown in Table 1 for the period March, 1967 to December, 1971:

TABLE 1
Commercial Banks' Ratios of Advances and Deposits

Balance as at	
March 1967	0,13
March 1968	0,15
March 1969	0,18
December 1969	0,21
December 1970	0,26
December 1971	0,37

Source: Bureau of Statistics
Officials, Maseru

8. BASIL C. MUZOREWA: LESOTHO Notes and Records, Vol. 10 (1973-74) Banking for Development of Under-Development: The case for Lesotho. Article. p.17.

Muzorewa continues:⁹

The table clearly shows that these credit institutions are mobilizing much more funds than they are employing within the economy. The reasons for this behaviour are well known. The lack of investment opportunities acceptable to the banks is one reason. The rate of return on similar assets is higher and safer elsewhere than in Lesotho. These funds require types of security for loans which the majority of the Basotho cannot produce. The ideal form of security for loans required by commercial banks is title to immovable property such as land and buildings thereon,¹⁰ yet land is not owned individually in Lesotho. Discounting bills of exchange, life assurance policies, shares, stoporders over the proceeds of sale of products and acts of suretyship are other types of security which most farmers in the country cannot provide, but are demanded by the banks. The lack of banking legislation, requiring these banks¹¹ to maintain equality between local assets and liabilities also encourages the export of capital funds.

9. Ibid.

10. Author's italics.

11. Standard and Barclays International.

1.4.9 Political

It is evident from the resistance to real change vis-a-vis land tenure, that this is basically a political issue. The political and economic factors have to be evaluated to obtain an objective view.

The present land tenure system, in which all land is held in trust for the nation by the King,¹² has resulted in very little land being alienated by Whites and Asians (perhaps 10% in urban areas).

1.4.10 Historical

This was probably a direct result of Lesotho being administered as a kind of 'National Park for the Basotho' from 1868-1966. That is, the policy was conservation rather than development.

1.4.11 Economic

The economic consequences of the land tenure system are incalculable and fall into the following categories:

- (a) agricultural division of land into sub-economic units, of ever-increasing diminution, leading to overgrazing, serious soil erosion and sub-economic production units.

12. Moshoeshoe II (b. 1938).

(b) architectural development has been seriously impeded due to the lack of security necessary to raise loans and mortgages for development and construction;

(c) psychological: the connection between the lack of development and the lack of capital is not readily appreciated by many Basotho and the 'development syndrome' necessary to provide the driving-force for a change in the land tenure system is largely absent.

1.4.12 Government and land tenure

The official view of the Lesotho Government is reflected in the Second Five Year Development Plan¹³ 1975/76-1979/80, which states in article 1.11:

The land tenure system in Lesotho has often been attacked as unsuitable for economic development. It has also prevented the development of a landlord class and the ownership of large tracts of land by expatriates (i.e. Whites)¹⁴ as is the case in some other African countries.¹⁵

The comparison with Swaziland, for example, is indicative of the strongly nationalistic standpoint of the Government in particular and the Basotho in general.

13. Kingdom of Lesotho Second Five Year Development Plan, Vol. 1, 1975/76-1979/80; p.3. Central Planning and Development Office.
14. Author's insertion in parenthesis.
15. Swaziland.

The Plan continues in article 1.12:¹⁶

The underlying concept of the land tenure system is that land is a national and social asset to be utilized for the benefit of the people. The King holds the land in trust for the nation. Although nominally he controls the distribution of land, he has delegated this authority to chiefs and their subordinates, who distribute rights to use the land to the people. Although land-use rights are less than full ownership or freehold, a piece of land can be retained by one family for generations, and rights are not normally transferred during a landholder's lifetime as long as the land is cultivated. Anyone who thinks himself wrongfully dispossessed can have recourse to the courts.

1.4.13 That is the theory. What of the practice? Clearly there is little likelihood of change, when the Government is so committed to the present policy. The effects on development are also likely to remain for the foreseeable future. That is, the positive side of non-alienation of the land and the negative effect of being an impediment to unfettered development is unchanged.

Two important statutes have come into effect recently.

1.4.14 The first is the Administration of Lands Act, 1975.

By this act, administered under a Commissioner of Lands,¹⁷ administration of the allocation of land is brought under

16. Ibid.

17. A UNDP appointment, currently held by an Australian national.

direct central government control. The Commissioner, an official of the Ministry of the Interior, is also responsible for town and country planning (i.e. physical planning).

The administration of the Lands Act also includes surveying, which has been considerably tightened up.

1.4.15 Lesotho Building Finance Corporation

A very recent development (1977), is the creation of the Lesotho Building Finance Corporation (LBFC), which is about to commence the financing of mortgages, with a starting capital of R500 000. This is a modest beginning, but it remains to be seen on what basis mortgages will be granted and how many mortgagees will benefit.

1.5.0 Political Factors

1.5.1 Political objectives in development

The political background to architectural development in Lesotho is closely linked to the political objectives of the Government. High on the list of priorities is to make Lesotho economically, as well as politically, independent of South Africa. This is likely to prove difficult, as Lesotho is dependent in many ways on the Republic.

1.5.2 Politico-economic inter-dependence

Sharing a common currency is an obvious example and this suggests that Lesotho is unable or reluctant to provide her own currency, lacking the backing of gold, or some other internationally recognized base, or backing for her currency.

1.5.3 UN Security Council

The recent report¹ on Lesotho by the United Nations Committee, charged with the task of identifying areas and ways and means by which to make Lesotho independent of the Republic, has been unanimously approved by the UN Security Council.

1.5.4 Planned communications independence

Communications is one of the principal areas in which development is planned, to improve internal communications and obviate the necessity of travelling

1. UNITED NATIONS SECURITY COUNCIL: Report of the Mission to Lesotho; New York: March 1977. Ref. S/12315.

through the Republic, especially to Qacha's Nek, in the south-east, and to bypass telephone and telex links with the Republic.

1.5.5 Lesotho vis-a-vis the Transkei

The recent tension between Lesotho and the Republic, over the Transkeian border situation, was one of the principal reasons for the growing emphasis on improving communications internally, to obviate the necessity of Lesotho citizens transiting the Transkei while journeying from one part of Lesotho to another, as Lesotho does not recognize the Transkei as an independent state.

1.5.6 Specialized medical care in S. Africa

A further political factor is the need for Basotho to cross into the Republic for specialized medical attention at Pelonomi Hospital in Bloemfontein, and even in Durban at the King Edward VIII Hospital.

1.5.7 Political development priorities

The practical consequence of all this, has been for the Lesotho Government to embark on a significant road and hospital building programme. New hospitals are planned in Maseru and Qacha's Nek. The former will be a large national referral hospital with about 750 beds, and the latter a regional hospital for the

south-eastern area, both with high political and planning priorities.

1.5.8 The 1970 coup in Lesotho

During the seven years since the 1970 coup, security has also been high on the priorities list of the Government and significant additions have been made to buildings connected with security.

At the Prime Minister's residence in Maseru, for example, a special security building was recently built and significant additions to the Police Training School have also been made.

1.5.9 Political priority of prestige projects

Lastly, in keeping with Lesotho's status as a fully-fledged and internationally recognized independent state, prestige projects, such as the National University, new Airport, Lesotho Hilton and new Royal Palace, have been planned and built, are under construction or about to be implemented.

1.5.10 African-financed project

As a further indication of the Government's determination to be economically independent, and in keeping with Botswana and Swaziland, Lesotho is planning its own brewery. This project will be carried out in association with East African Breweries

of Kenya and will also be planned and financed by Kenya, a fellow African country.

1.5.11 International affiliation and aid

The international political affiliations of Lesotho have given an increasingly international look to newer projects and provided a wide base for international financial assistance. At Thaba Tseka, about 160 km east of Maseru, a whole new town has been planned and is already under construction, financed by international aid.

1.5.12 Political factors as a factor in architectural development

Whether the increasingly international character of development projects results in appropriate architectural development is questionable. There is certainly a growing awareness of the need for appropriateness in the direction of aid. The change to a new emphasis on agricultural and rural aid is very significant at the level of policy, but sometimes in conflict with the Government's political need to impress the people with prestige projects.

At the architectural level, the results environmentally are not always appropriate, although the Government is obviously anxious to achieve success in its architectural development. This is particularly evident in some of the recent internationally-financed low-cost housing which is, of necessity, a matter of top political priority.

1.6.0 Administrative factors

1.6.1 The administration

The relationship between the government administration and the architectural development of the country is intimate and is closely connected with patronage. Since the establishment of formal administration in the nineteenth century (after 1868 and especially after 1884)¹ the administration has played an increasingly important part in architectural development.

1.6.2 Rôle of government departments

In theory government departments and ministries are supposed to approach the Ministry of Works to obtain professional services in connection with building works. The Ministry of Works in this way provides an 'in-house' professional service to the client ministries. This practice has not always been followed.

1.6.3 Client ministries

The rôles of the various government departments, in relation to building projects, vary considerably. The major divisions of the government concerned with building are Finance, Education, Agriculture and the Interior, as well as a number of quasi-government organizations.²

1. The dates of the British annexation and assumption of direct rule respectively.
2. LNDC, BEDCO, etc.

1.6.4 Ministry of Works

In practice, the Ministry of Works has a limited capacity in regard to architectural work, although the architectural branch has expanded significantly during the past five years (1972-77). The Permanent Secretary for Works is responsible for the general administration of the ministry and seeing that the government is provided with the buildings, roads, equipment and services infrastructure³ necessary for the life of the government and the community as a whole.

1.6.5 Appointment of consultants

Independent consultants, sometimes of international repute, are appointed by the Permanent Secretary for Works, on the advice of the Controller of Works⁴ and the Chief Architect, or his deputy.

This method of appointment has not always been implemented and, from time to time, government ministries and departments have made their own direct appointments of consultants.⁵

1.6.6 Authority to appoint consultants

In terms of Financial Regulation 2112(2) of 1976, only the Ministry of Works is free to appoint consultants and is also responsible for approving payment of their fees.

3. These used to include electricity, but this has now been taken over by the Lesotho Electricity Corporation (LEC).
4. Corresponding to 'Chief Engineer'.
5. e.g. Lesotho Hilton, Liquor Commission buildings and the Lesotho Teaching Hospital, where the Ministry of Finance appointed the consultants in 1974 and 1976 respectively.

There is a lot to be said for the regulation, as it ensures that those appointed for technical work are recommended and appointed by other technical people. This is standard government practice in many places, especially in southern Africa.

1.6.7 Patronage

The key question of patronage is vital in the matter of getting to know consultants and their work and appointing them. The volume of government building work at this stage is perhaps R5 000 000 per annum and is governed by the funds available and the limitations of the building industry in Lesotho.

1.6.8 Appointment of consultants in recent major architectural works in Lesotho (by Ministries) (1974-77)

Project	Approx. Value (building works)	Consultant	Appointed by:-
	R		
1. Hilton	7 000 000	Architects ⁶	Finance
2. Stadium	5 000 000	Engineers ⁷	Interior
3. Palace	2 250 000	Architects ⁸	Works
4. National Teachers Training College (NTTC)	2 000 000	Architects ⁹	Education
5. Liquor Commission	700 000	Architect ¹⁰	Finance
6. Government Flats	450 000	Architect ¹¹	Finance
7. High Court	300 000	Architect ¹²	Works
8. National Library	160 000	Architect ¹³	Works

6. Warner Burns Toan Lunde/Peter Hancock.
 8. Stanbridge, Househam & McPherson.
 10 - 13. Peter Hancock, O.B.E.

7. Brian Colquhoun Hugh O'Donnell & Partners (BCHOD P).
 9. Building Design Group

1.6.9 Ministry of the Interior (Department of Lands and Surveys)

The rôle of the Department of Lands and Surveys has increased significantly since the Registration of Lands Act came into force. This department is also concerned with providing up to date and accurate surveys of sites.

1.6.10 Town planning

A further important rôle of the department of Lands and Surveys is town-planning. This is in its infancy and what little town-planning does take place, is solely concerned with the laying-out of sites for development on an ad hoc basis.

1.6.11 Master plan

An overall zoning plan for Maseru was produced by the Ministry of the Interior in 1974, but appears to have fallen into desuetude.

1.6.12 Ministry of Finance

The rôle of the Ministry of Finance is of considerable importance in architectural development for the following reasons :-

- (i) The Minister of Finance is the Deputy Prime Minister, leader of the National (governing) Party and Minister of Development Planning.
- (ii) The Ministry controls finance for development as well as finance generally.
- (iii) The Ministry is also responsible for administration of the budget, having a direct bearing on architectural development in Lesotho.



THE GREAT ARCHITECT OF THE UNIVERSE

From a thirteenth century French Bible



THE LAND

View of Oxbow in north-western Lesotho.
The 'oxbow' bend in the Malibamatso River
can be seen to the right of the Land-Rover.

Site of a major hydro-electric scheme
first proposed by Ninham Shand, Consulting
Engineers, in 1950.



MOSHOESHOE I (1787 - 1870)

Founder of the Basotho Nation.

The Bakuena, or Crocodile People, moved south from the Limpopo (Crocodile) river valley over a long period. The crocodile (kuena) is still the emblem of the Lesotho Royal House and of the Basotho Nation.



MOSHOESHOE I (1787-1870), founder of the Basotho nation. The cultural dichotomy evident in a society where there has been a merging cultures is epitomized in this picture of Moshoeshoe. The incongruity of a nineteenth century African chief in Victorian cape, top hat and double-breasted coat has an architectural parallel. The contrast between Moshoeshoe in traditional tribal warrior's apparel and European dress highlights the appropriateness, or inappropriateness, of a literal transplantation of European-based architectural values in an emerging African society.



BASOTHO : country people.

The traditional picture of the Mosotho in his conical hat, blanket and village hut, engaged in the rural pursuits of herding, ploughing, planting and reaping, is rapidly changing and will change even more rapidly under the influence of external aid on a growing scale and major development programmes, designed to boost Lesotho's economy. Concomitant to the loss of traditional rural skills in agriculture and handicrafts, there is a continuing loss in traditional architectural values. The village pattern is fast being replaced by the urban pattern of congestion, crowded housing conditions and a serious strain on limited social infrastructures. This is undesirable in many ways, yet is characteristic of developing (and many advanced) countries today.

2.0.0 CONSTRUCTIONAL ARCHITECTURAL DEVELOPMENT

2.1.0 Materials of Construction

Traditionally, the principal building materials in Lesotho have been stone and thatch and, even at the present time, these materials are still in almost universal use for domestic buildings, except in urban areas.

2.1.1 Stone

The stone found in Lesotho may be classified as

(i) Sedimentary

This includes most sandstones, which vary from coarse and granular, as in the Maseru district, to finely-grained and hard, as in the Quthing district.

(ii) Igneous

Igneous rocks include dolerite and basalt, found in all mountainous areas, which includes 90% of the surface area of the country.

The distribution of building stone is indicated on the attached map, showing sandstone, basalt and hard sandstone.

2.1.2 Building stones

Not all stones are equally suitable for construction and the sandstones are particularly suitable, owing to the ease with which they can be worked. They are, however, prone

to severe weathering in exposed locations and are apt to be porous and to split, due to the action of frost and ice.

The basalts and dolerites are extremely hard and difficult to work, resulting in polygonal masonry, difficult to joint, the interstices being filled with small fragments.

Other sandstones suitable for building include Quthing stone, which has a variety of uses and is hard, finely-grained, but can be worked to a high degree of detail, as at Leloaleng.

2.1.3 Brick

The earliest brick buildings in Lesotho appear to have been constructed by French missionaries, from about 1834, and were usually plastered.

Brick has been fairly widely used historically, but today is well established as a sound substitute for stone.

2.1.4 Types of brick

Bricks locally made are improving in quality and, in some cases, compare favourably with the imported variety. This improvement has been significant in recent years (since 1972) and can be attributed to the rôle of UN experts brought in for this purpose.

Bricks currently in use include:-

- (i) local stocks, reasonably hard and fairly durable, but of limited load-bearing capacity. Their use as facings is also limited.

- (ii) Imported stocks: Typically, Corobrik¹ 'seconds' are used for masonry walling, below floor level, due to their high-bearing capacity and reasonable cost. Their appearance is very red and they tend to be inappropriate in terms of tone, colour and texture, unless colour-washed, or rendered.
- (iii) Facing bricks: These are in two categories:-
- (a) Local facebricks: These have been produced under UNDP² auspices and are available in limited quantities in a variety of tones, colours and textures, size 230 x 115 x 75 mm.
- There was a problem, initially, with discolouration and efflorescence, due to the precipitation of chemical salts, now resolved.
- (b) Imported facing bricks: These are imported by rail from Bloemfontein³ and are obtainable in a variety of tones, colours and textures, as shown in the four samples illustrated.

2.1.5 Concrete blocks

Within the past decade (1967-77), concrete blocks have been used increasingly in Lesotho, both for load-bearing masonry and as panel infill in reinforced concrete framed structures.

1. Trade name of Coronation Bricks Free State (Pty) Ltd., Bloemfontein.
2. United Nations Development Programme.
3. 140 km.

2.1.6 Types of blocks

- (i) Locally produced concrete blocks, sometimes having a reticulated pattern on the faces, are of little structural value and can be used only on single storey structures.
- (ii) Load-bearing blocks: These are manufactured under controlled conditions and, in the case of the Lesotho Hilton, load-bearing blocks are in use for the five-storey guest wings, which have a crushing strength of 1360 kn (2.2 kg/per mm^2).

2.2.0 Organization and Methods of Construction

Generally, in Lesotho, building is undertaken by any Mosotho who wishes to build himself a home. Until recently, there was not an organized construction industry and most local building contractors were not equipped to deal with the larger, multi-storey project.

2.2.1 Basotho contractors

The typical Mosotho building contractor is, perhaps, a graduate of the Lerotholi Technical Institute (LTI) in Maseru, which teaches building trades, including carpentry, joinery and, originally, stonemasonry. His labour force consists of the same trades and he may be a former carpenter, or bricklayer. The proprietor of the firm is usually a more affluent type of Mosotho,¹ successful in some other type of business.

2.2.2 Expatriate contractors

The typical expatriate contractor is usually a one or two-man business, the proprietor often being Portuguese. Like the Basotho contractor, he has probably received little training in management and will seldom take on a contract which requires a high degree of organization and method and, if he does so, his lack of organization and method can quickly become apparent.

1. E.g. E. Ngoko, Manonyane Construction, Proprietor of the Lakeside Hotel.

2.2.3 International contractors

The largest contracts invariably attract contractors of international² calibre, where organization, equipment, manpower and expertise are significant.

2.2.4 Construction methods

Until about 1961, virtually all buildings in Lesotho were constructed in load-bearing masonry. In 1961, one of the first significant reinforced concrete framed structures was constructed at St. Monica's High School (RCM),³ Leribe.⁴

A number of other framed structures in reinforced concrete were also built.⁵

At present, reinforced concrete construction is virtually standard on projects other than domestic dwellings.

2.2.5 Pre-cast concrete

This is in its infancy in Lesotho, but some successful pre-cast work has been carried out on the Royal Banqueting Hall.⁶

2. E.g. Benco International (Pty) Ltd., the Lesotho Hilton contractors; registered in Lesotho; Chiasso, Switzerland, and in Chicago, Ill. U.S.A., as Benco Engineering Corporation.
3. Roman Catholic Mission.
4. 90 km north of Maseru.
5. E.g. Bonhomme House, Maseru (1962); Leloaleng Technical Institute, Quthing (1963); Ministry of Foreign Affairs (1963); Ministry of Education (1965); Ministry of Finance (1965); Prime Minister's Residence (1966); Oxbow House, Maseru (1969); Devcourt Flats, Maseru (1972); Lesotho Hilton, Maseru (1976-77); Liquor Commission, Maseru (1976-77).
6. Built originally in 1966 by the Ministry of Works; remodelled for the Tenth Independence Anniversary Celebrations in 1976.

2.2.6 Structural steel

This has been used on a variety of projects and seems to be increasing in popularity, due to the ease of prefabrication and erection. It is being used in a number of school projects and even in public buildings, such as the Lesotho National Museum, which is steel-framed.

2.2.7 Prefabricated construction

A number of buildings, mostly houses, have been built using prefabricated methods, including the following:-

<u>Project</u>	<u>Contractor</u>
1. <u>LEC Residence</u> , Maseru <u>Dare Residence</u> , Kolonyama	TIMBRIK (Natal) (Masonite on timber framing).
2. <u>Arrival Centre</u> , Maseru	Ditto
3. <u>FAO Houses</u> , Maseru	NATIONAL & OVERSEAS (IBR on steel framing).

In the inflationary economic conditions generally, and in spite of the deflationary situation in the building industry, prefabricated building methods in Lesotho are likely to become more generally accepted and used more frequently.

2.3.0 Details of Construction

Due to the limited technical resources of the construction industry, and the general absence of sophisticated design and designers, constructional details have generally not been very complex; simplicity being the keynote to design and construction.

2.3.1 Architectural details

In the treatment of windows, doors, gables and other architectural elements, a tradition of high quality was established by the early Lesotho builders, chiefly missionaries, and their building auxiliaries. The Brothers used by the RC missions, and the PEMS builders, such as Gosselin, the expatriate builders and masons, brought out by the government, also carried out excellent work.

At Leloaleng, there are fine stone details to window reveals, walls and stairs, built during the 1880's.

2.3.2 Constructional details

In homogeneous materials, such as stone, construction per se tends to be traditional and evolves with time, resulting in few radical changes. The treatment of gables, for example, changes only with the manner in which the copings and other details are handled.

With changing methods of construction and the use of more sophisticated materials, constructional details have become more complex, with increasing scope for innovation, which is what architectural development is about :
developing solutions to planning and constructional problems.

2.3.3 Comparative details

It is useful to compare the stone details of the earlier Leloaleng buildings with those of a later era, when the methods of construction had changed to reinforced concrete and illustrations of this process are attached.

2.3.4 Constructional innovations

Due to the fact that Lesotho is somewhat remote and that new ideas take time to arrive and take root, newer constructional methods invariably lag behind other places in the developed world.

It is always a temptation to say 'It's only Lesotho' and not to attempt a new idea in construction. In the writer's view, it is essential to innovate, to experiment and to pioneer, in precisely the same way as one would anywhere else.

Examples of constructional innovation are the space frame at National Motors⁷ and the 1 250 M² waffle RC slab at the Lesotho Liquor Commission.

7. J.C. Laederach, architect.

2.3.5 Construction equipment

One useful index in the progress in architectural development has been the increasing number of cranes of various type seen in Lesotho in recent years and in the increasing boom spans.

<u>Year</u>	<u>Contract</u>	<u>Type of Crane</u>	<u>Boom</u>
1976	Holiday Inn	Tower	20 metres
1972	Devcourt	ditto	ditto
1976	Hotel Victoria	ditto	24 metres
1976	Liquor Commission	Mobile tower (on rails)	15 metres
1976	Lesotho Hilton	ditto	40 metres

At one stage there were 4 cranes in Maseru simultaneously, on the Hotel Victoria, Liquor Commission, Telephone Exchange and Lesotho Hilton, in 1976.

2.4.0 Economics of Construction

During the past decade (1966-76), there has been a significant escalation in construction costs, now levelling off.

2.4.1 Unit costs

Calculated on a superficial basis, construction costs can be tabulated as follows:-

<u>Year</u>	<u>Type of Structure</u>	<u>Unit Cost</u> R/M ²
1966	Domestic buildings	100
1976	ditto	160
<hr/>		
1966	Public buildings, + banks	150
1976	ditto	200
<hr/>		

+ The Lesotho Hilton, with an area of 16 000 M² is costing approximately R307/M², based on the original contract.

2.4.2 Escalation

At current rates, escalation is running at ± 1% per month, but has been as high as 1.5% per month in 1976.

2.5.0 Future Trends in Construction

Due to the changes in the allocation of resources for development construction, the increasingly international character of aid and the considerable increase in the scale of construction, more international bidding can be predicted. This applies to consultants and to contractors; the former to design the project and the latter to construct it.

2.5.1 Scale of projects

Consideration of several significant projects, under construction and currently under review by the Lesotho Government, indicates the enormous increase in the scale of architectural development construction:

		<u>R</u>
1962	Leloaleng Technical Institute	50 000
1963-64	Pius XII College House	110 000
1963	Queen Elizabeth II Hospital, Polyclinic Sisters' Home	250 000
1976	Liquor Commission ⁸	374 000
1976	Royal Palace	1 500 000
1975	Lesotho Hilton (foundation works)	219 000
1976	Lesotho Hilton ⁹ (Main works)	5 707 000

8. & 9. Under construction.

2.5.2 Projects under review

These include the following:-

	<u>R</u>
(i) <u>New Maseru International Airport</u> (bids currently under review from consultants)	15 000 000
(ii) <u>Lesotho Teaching Hospital</u> (preliminary design stage carried out by international consultants)	20 000 000
(iii) <u>Lesotho Brewery</u> (preliminary design studies and feasibility study carried out by consultants, in association with East African Breweries Ltd.)	8 000 000

Thus, the total value of major projects, currently under review, is R43 000 000 (\$49 450 000 US).



MODEL : author's photo.

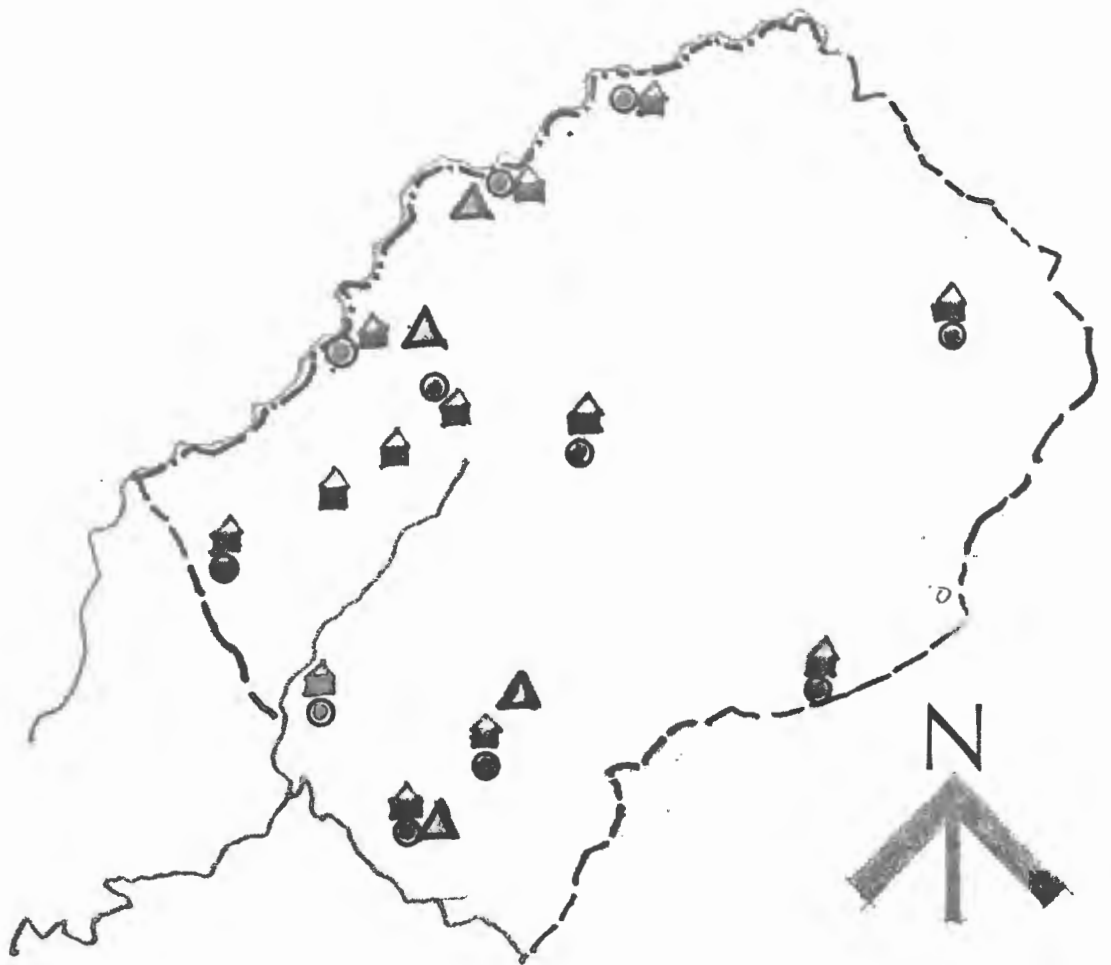
STRUCTURE AND FORM :

The relationship between a simple rustic framed structure, typical of the traditional wattle and daub type hut, in use from time immemorial, and the Basotho hat type roof is clearly evident in the photograph above.

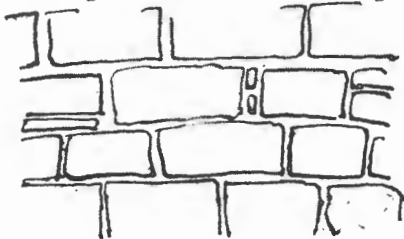
In the lower photograph, an analogous relationship is evident between the solid masonry wall and conical Basotho hat form of the roof. In this case, the wall surface is decorated with the traditional 'litema' wall decoration.



MODEL : author's photo

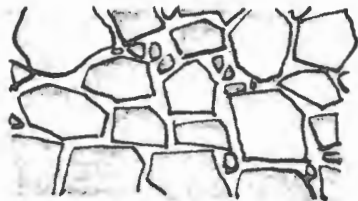


LESOTHO : showing approximate distribution of stone built villages. Lowlands shown in yellow. Mud walled villages shown with green triangles.



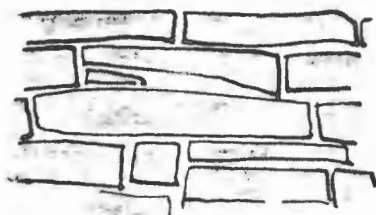
SANDSTONE :

Typical roughly rectangular sandstone block walling, found in many lowland areas. The stone is soft, weathers poorly in exposed conditions.



BASALT :

Very hard, black, igneous type stone. Hard to work and is used in irregular, uncoursed, polygonal shapes as shown. Found in mountain areas, at altitudes over 2 000 metres.



HARD SANDSTONE :

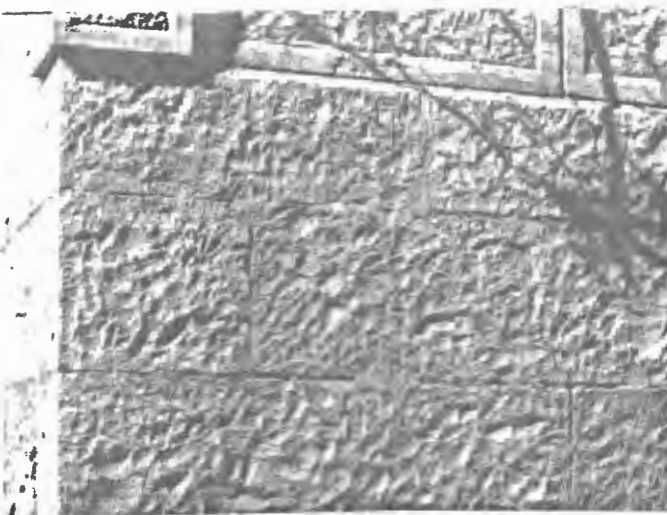
Found in lowland areas such as Quthing, near surface and can be used without dressing, as stone is naturally almost square on plan, section and elevation.



SNECKED RUBBLE (Quthing stone)
 The naturally square condition of the stone enables it to be used with virtually no dressing, saving time and expense. The stones are laid approximately on bed, levelled and pointed. The variety of tones, colours and textures is extremely pleasing, but supplies of the material are limited and it is not likely to be in general use, except near Quthing in the southern part of Lesotho.



DRESSED STONE : (sandstone).
 The stone has been dressed on all exposed faces and appears to have been adzed, producing a roughly tooled surface, but the rectangular configuration of the individual stones makes construction much simpler and quicker. Certain stones, such as stair treads and quoins, are worked to a high degree of finish and accuracy : especially the stair treads, which feature finely worked tooled curved surfaces.



ASHLAR (RUSTICATED) sandstone.
 The highly worked angles, cut to a combed surface, with slightly rustic faces are of a very high standard for Lesotho and the treatment of quoins is noteworthy, with small projections and returns, all worked to considerable accuracy. The joints are close and regular and the overall effect is excellent, in terms of stability, tone, colour and texture. The plinth stones are not as finely detailed as those above the plinth.

MASONRY DETAILS : Leloaleng .



STONE HUTS : Maseru district

The contrast in the methods of construction and materials is seen in the two dwellings illustrated. The ruined hut above, with its random rubble walling, very roughly coursed and crudely built is typical of many Basotho huts in Lesotho.

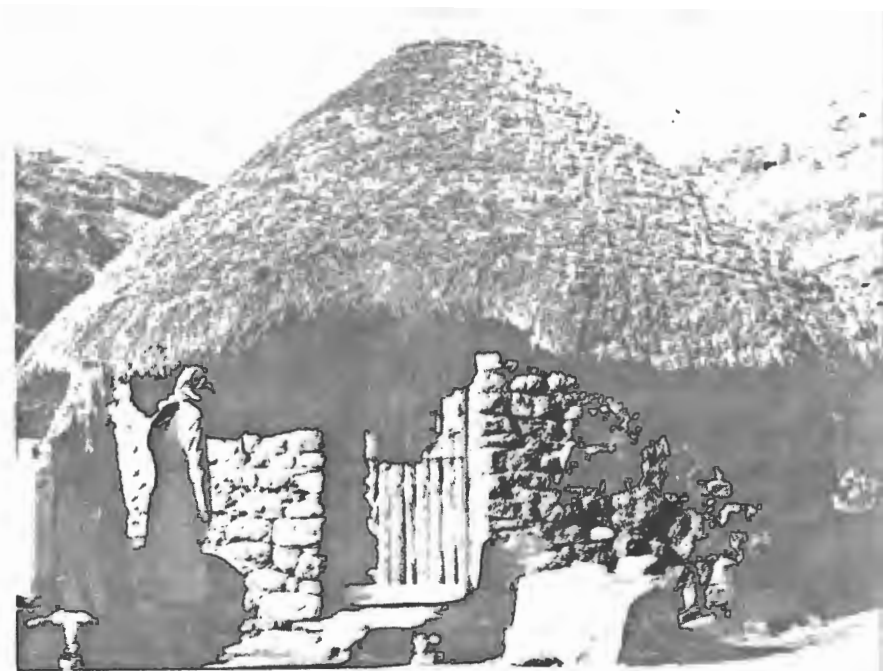
The lower hut demonstrates the greater ease of construction, employing regularly cut stones, but in aesthetic terms, the result is less informal and much more durable. The cost of the cut stones may indicate a superior economic status, but the result is an exceptionally neat, if somewhat monumental structure.

The roof structure is clearly unsound and collapse of the ridge can be seen.





Mountain Pony Inn, Mountain Road (65 km)



Mountain Pony Inn (rondavel)

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STONE AND THATCH :

The architectural appropriateness of stone and thatch, as natural materials, consists in their appropriateness to the landscape and value as insulators. Moreover, the local mountain stone is basalt, or dolerite and, as an igneous rock is extremely durable.

In mountainous districts, such as that illustrated, there is a long period of intense cold and snow and ice in midwinter, making good insulation essential. The thickness of the thatch is approximately 200 mm, but it can be as thick as 400 mm, as in the right hand picture of a building at Molimo-Nthuse Hotel, 57.5 km from Maseru.





MATERIALS : School, Mafeteng district.

The use of stone, brick, plaster and litema decoration in this building in a variety of ways produces a pleasing effect of tone, colour and texture. The west wall (above, right), has random rubble sandstone, while the plinth to the east wall has regular stone blocks, coursed at 300 mm per course.



TONE, COLOUR, TEXTURE :

The combination of tones, colours and textures, including the faded roof paint is altogether harmonious and quintessentially Lesotho architecture.



BRICK : Morija church (PEMS)

The role of the French missionary builders in the development of brick construction was significant and their work incorporates semicircular brick arches, dutch gables, brick copings, pilasters, and moulded bricks.

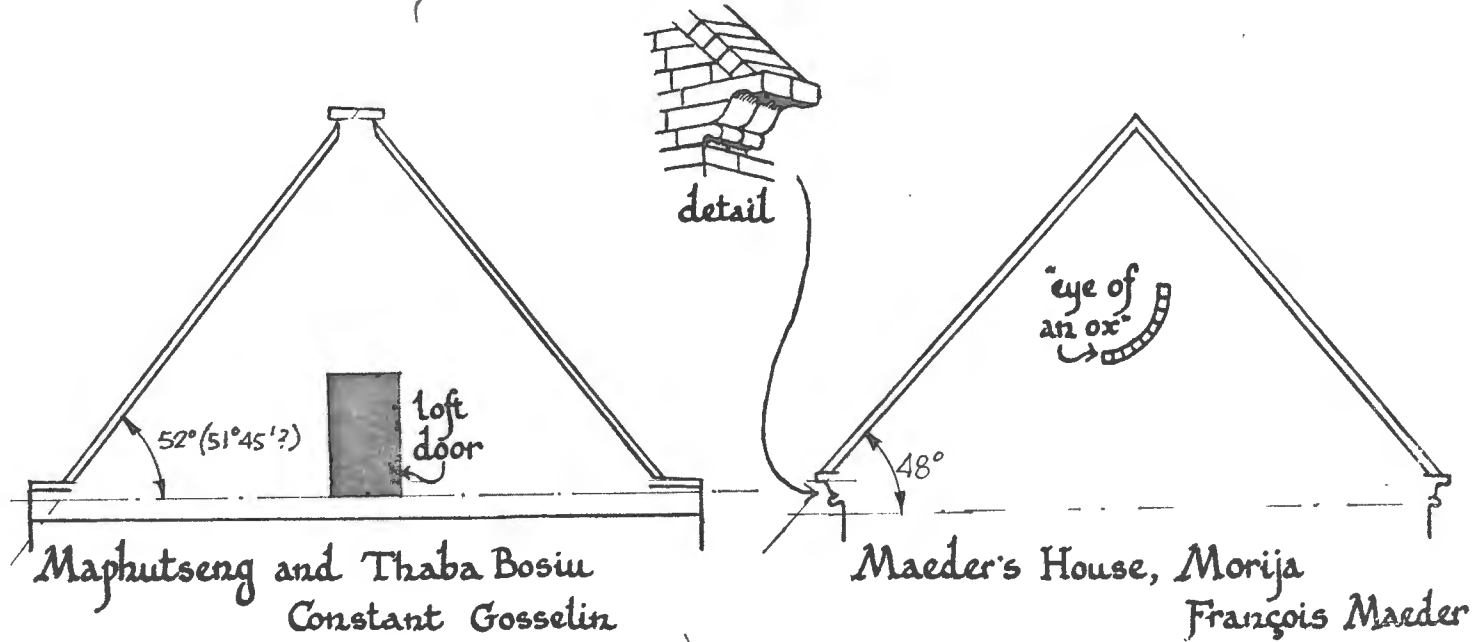
The Morija church has diaper patterned brickwork and shows a high level of craftsmanship and careful setting-out and construction. The gothic pinnacles on the church tower are redolent of European tradition, as is the octagonal spire. The apparently incongruous juxtaposition of a gothic(k) tower on a classical pediment on pilasters was not unknown in Europe or America and, for that reason, the design of the Morija church is not without precedent.

House, Maphutseng.

The house at Maphutseng, built by Constant Gosselin, although built in brick, is partially plastered. This may be an indication that the brick was porous, or needed extra protection. The tonal quality of the masonry of the house, like the church, is well-suited to the Lesotho landscape and blends in well with the traditional mud and ochre colours of Basotho buildings.

The use of rainwater heads and gutters was probably an innovation later widely emulated and the use of brick as the main material of construction was probably also widely imitated.





CONSTRUCTION :

Detailed differences between the two gables built by the early PEMS missionary builders include differences in pitch (52° and 48°); the use of moulded bricks and the incorporation of the loft door. The treatment of the angles of the gables also differs : Gosselin's being clearly articulated by the flat apex feature and flat eaves line detail.

Gosselin's gable angle is approximately 52° , which is very close to the angle produced by the ratio $1 : \sqrt{2}$ rectangle, whose diagonal is $51^{\circ} 73'$. This is so close that it may reasonably be assumed that this was intended, even although the builder was not conscious of the mathematical significance of the ratio and resultant angle.

The subtle differences between the two gables may well derive from the French and German cultural backgrounds of the two builders. The detail of Maeder's (right hand) gable suggests a familiarity with a tradition of brick building, as in northern Germany; while Gosselin's gable resembles the traditional Cape Dutch gable found in South Africa.

JAMES WALTON : Historic Buildings of Basutoland. Op. cit. (elevations).



François Maeder (1811-1888)



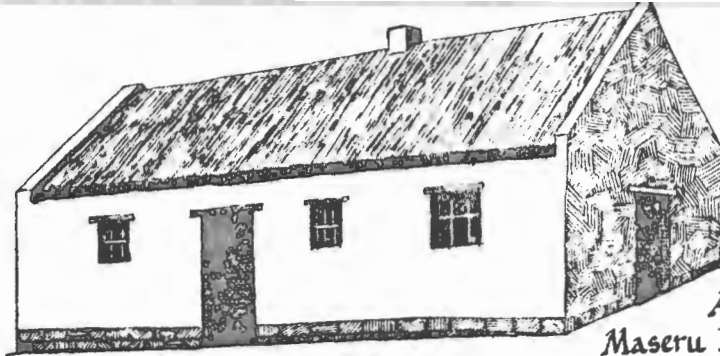
Constant Gosselin (1800-1872)



MAJOR BELL'S TOWER, Leribe (Hlotse) (1879)

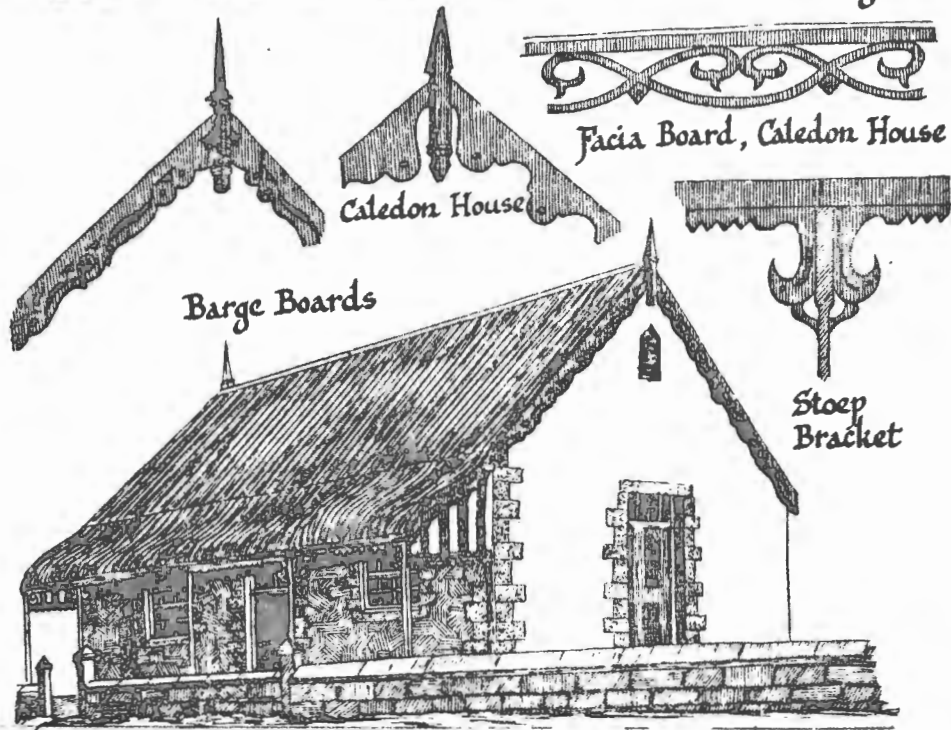
A fort built in 1879 before the Gun War. Very interesting blending of African and European motifs. The thatched roof, ragstone masonry and battered walls are purely African, but the loophole, raised floor is European.

The buttress was built in 1963.



Sidwell's House

A Typical Maseru Dwelling, 1880



Facia Board, Caledon House

Caledon House

Barge Boards

Stoep Bracket

BARGEBOARDS: 19th century

Old Standard Bank Building, Maseru

This building is characteristic, in its architectural details, of the early colonial period (1868-1966). The fretted bargeboards on the gables are identical to those at Leloaleng (cf. p.113), together with the timber pinnacles at the apexes of the gables.

This building was demolished in 1975 and is being replaced by a three-storey RC framed structure.



GABLE DETAILS : Leloaleng.

Type 1 (top)

The construction of the brick gable is completed by the elaborately fretted bargeboard. The building was the original British residency at Leloaleng, before the move to Quthing, c. 1884 and this probably explains the High Victorian character of the details : ideas imported from England. The stone quoins are made to occupy two courses of brickwork, which is laid in alternate courses of headers and stretchers. There is a stone lintel over the lower window and a triangular arch over the attic window.

The timber pinnacles are characteristic of the period and help to stabilize, visually and structurally, the somewhat unstable filigree bargeboard.



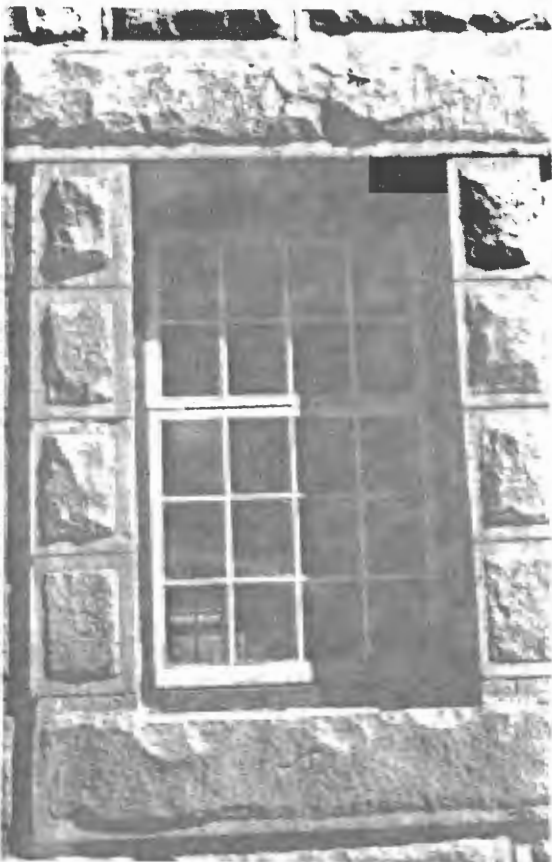
Type 2 (bottom)

The stone gable on the house at Leloaleng suggests French influence, vis-a-vis the English influence evident in type 1 above. The construction substantial has points of correspondence with example 1. These are the pinnacles, or terminal features, reproduced in stone and the attic window.

The roof pitch of type 1 appears to be steeper, although this may be the result of perspective.

The stone coping slabs to the gable are splayed, or chamfered, and have a projection of about 50 mm, sufficient to produce a pronounced shadow line.

The suggestion of a pediment over the attic window indicates a possible classic precedent. This could be the typical 17th century French farmhouse .



Type 2

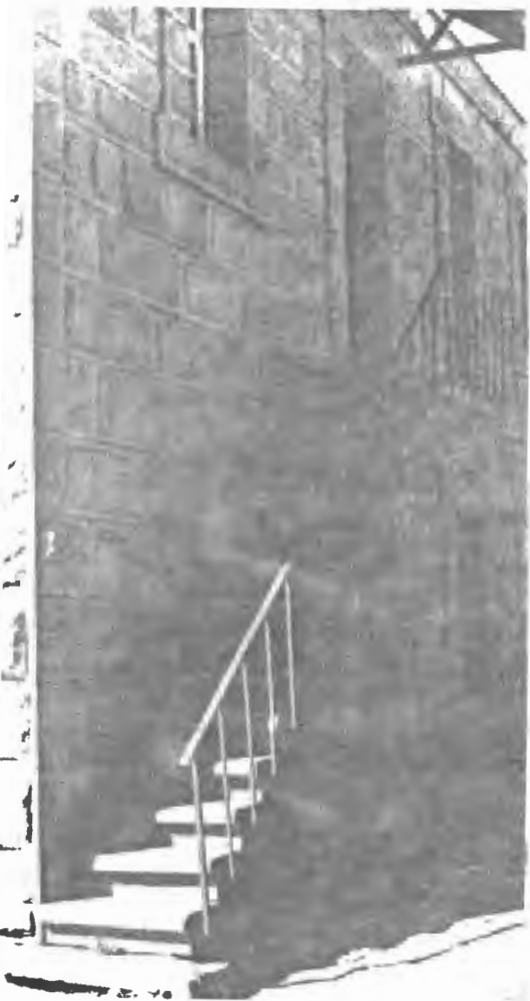
Type 1 (left)

Type 3 (right)

LELOALENG : Fenestration of original buildings.(late 19th cent.)

A comparison of the traditional type windows (1) and (3) above, shows a marked difference in the quality of the stone detailing to the window-heads, jambs and cills. In type 1, the stone is coarse and crudely cut into blocks, but the angles are squared and dressed. In type 3, the head, jambs and cill are dressed with considerable skill and the effect is completed by the curvilinear carving in the spandrel over the window. In example (1), the mason's mark can be seen, inverted, cut into the stone lintel.

All three examples are timber windows, with differing proportions. Types 1 and 2 are four panes wide by five panes high ; while type 3 is six panes high by four panes wide. The proportion of the panes in all three types appears to be approximately $1 : \sqrt{2}$; standard in many small pane windows.



STAIRCASES : Leloaleng

There are three distinct types of external stone staircases at Leloaleng : the cantilevered type (left), the simply supported rectangular type (above) and the simply supported cut stone tread type (right). In two examples there are iron railings, in one, wood.

The variety of stone staircases at Leloaleng, including the staircase at the rear of the house, providing access to the living level, above the basement, is rare in Lesotho. This suggests that the French builders of the Leloaleng structures were experienced and confident in carrying out relatively sophisticated architectural work, in stone, at a time when Lesotho had only just had a formal, western colonial-type administration established. It is therefore clear that the missionary builders, in a relatively remote outpost (or camp), were technically ahead of the government. Moreover, the missionary builders of the PEMS (Church of Lesotho), were communicating their skills successfully to Basotho artisans.



MAFETENG : flour mill .

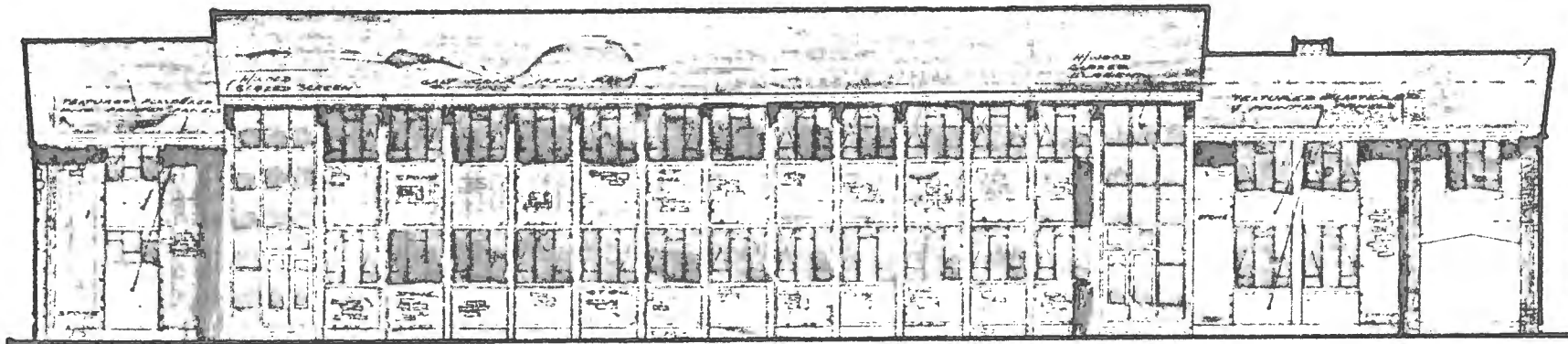
STONE CONSTRUCTION:

The use of stone, in large blocks, produces a monumental effect, which is not inappropriate in large structures, such as the industrial building shown above. In smaller buildings and at the domestic scale, the use of large stone blocks tends to be totally inappropriate, unless there is a definite intention to create an effect of massiveness, of immobility and durability.

The use of large stone blocks, of cathedral-like scale, may be appropriate in a church, but the same criteria will apply and the result of too massive a scale in a diminutive building will have a detrimental effect. Fortunately, this tendency to use standardized stone blocks, approximately 300 x 300 mm in cross-section, is dying out, except with the Catholic missions, which still cling to this outmoded method, which is not suited to the smaller scale of modern buildings, with their intricate plans and increasing detail.

UNITED CHURCH. Maseru.





NO ENTRANCE DOOR HERE
IN BLOCK B

NO ENTRANCE DOOR HERE
IN BLOCK B

FRONT ELEVATION

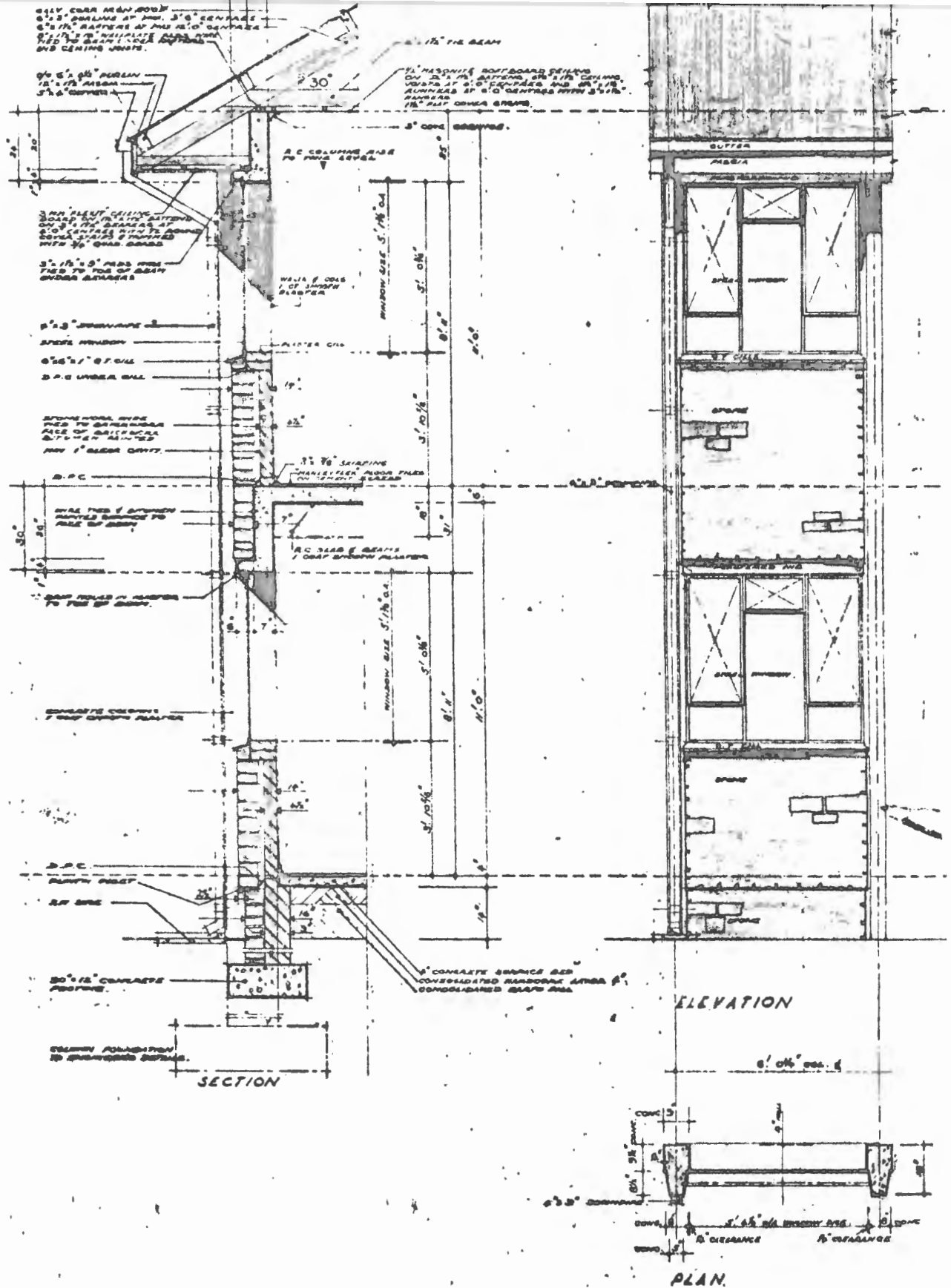


FIRST FLOOR PLAN



Bay detail :
showing steel windows
and Quithing stone panels.

LELOALENG : fenestration. Dormitory block (one of two, 1962-63). Demonstrating a complete break with the stone construction of the early 20th century and late 19th century buildings at Leloaleng, the new dormitories and workshops incorporate the now conventional reinforced concrete frame and panel infill walling, stone faced. This was a complete innovation in an educational building in Lesotho at the time, the only other similar example being at St Monica's, Leribe, where an RC framed structure has stone panel infill between columns.



LELOALENG :dormitory constructional details.

The method of construction used in the newer buildings at Leloaleng (dormitories and workshops),is a closely framed reinforced concrete structure. This produces a harmonious balance elevationally between horizontals and verticals, but has the distinct disadvantage of not using the material to its maximum structural advantage, resulting in a loss of economy.Also, such constructional methods may not always be appropriate for 2 storeys.



FRAMED STRUCTURES :

Two early framed structures in Maseru, were the office buildings Motikoe House above (1969) and Bonhomme House (1962), below.

The two structures adopt a similar elevational treatment, with coloured plaster infill panels, which look reasonably successful. In each case there is a clear expression of the structure and the emphasis on the vertical components of the columns produces an effect of height.

Use of reinforced concrete was not in general practice in 1962 and the two examples are therefore early attempts in Lesotho in the modern manner.

The validity of the argument that the structure should be expressed has recently been challenged, with the view that structure is not the main determinant of architectural form. In the circumstances of Lesotho, this argument would be largely inapplicable, as economy is the decisive factor in most cases in determining architectural form and structure.





STONE FACINGS : the Palace .

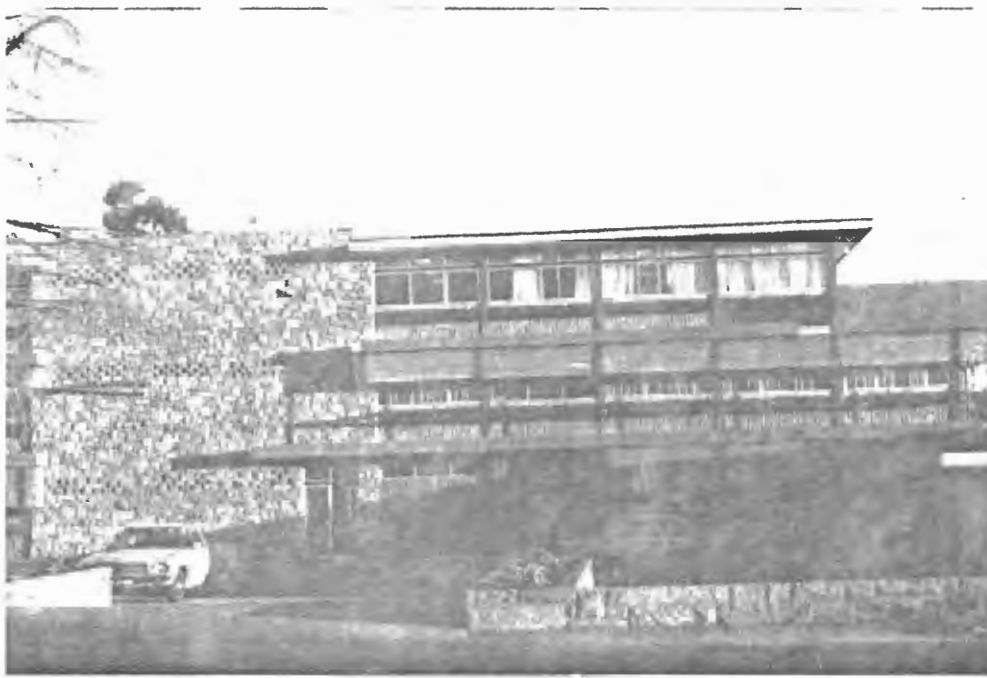
The combination of materials on the elevations of the palace comprises, principally, sandstone plinth, travertine facing slabs to balconies and mosaic facings between the windows. This association of facing materials produces a rather 'hard', crisp look, perhaps appropriate to a building of this kind, angular in its design and of great political and architectural significance.

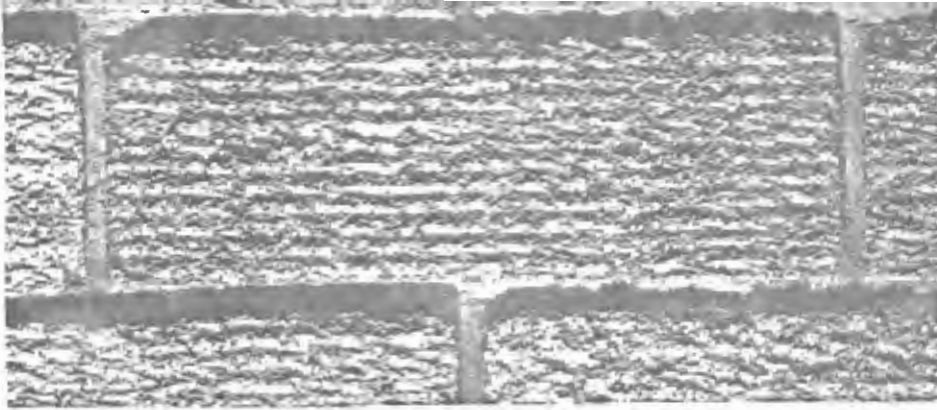
Whether or not it is appropriate to import Italian marble for a major building, in a country whose chief asset is stone, is another question.

The Lesotho Bank building, about half of which is faced in local sandstone, has recently been faced in gunmetal coloured precast concrete sandblasted panels, which look almost totally inappropriate, in terms of colour, tone and texture.

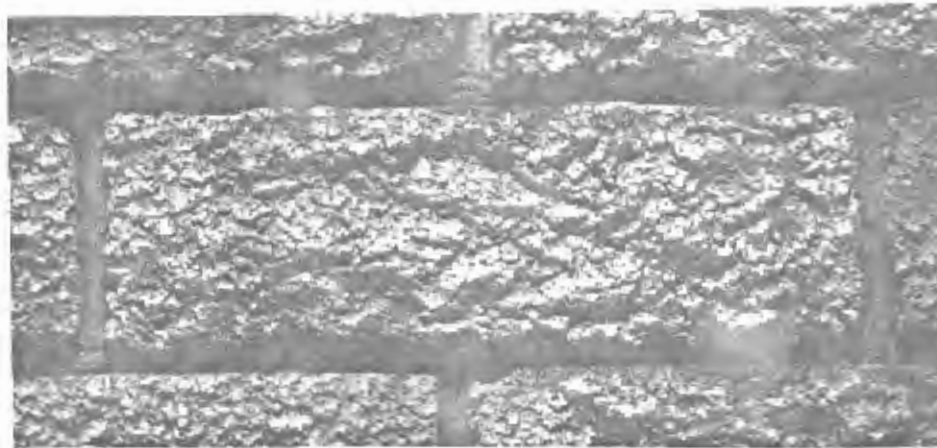
Other materials which help to create an effect of variegated hues, are blue-black vitreous tiles, set vertically. The effect of the sun screening is successful on the north side and creates interesting shade and shadows.

Lesotho Bank : north elevation.

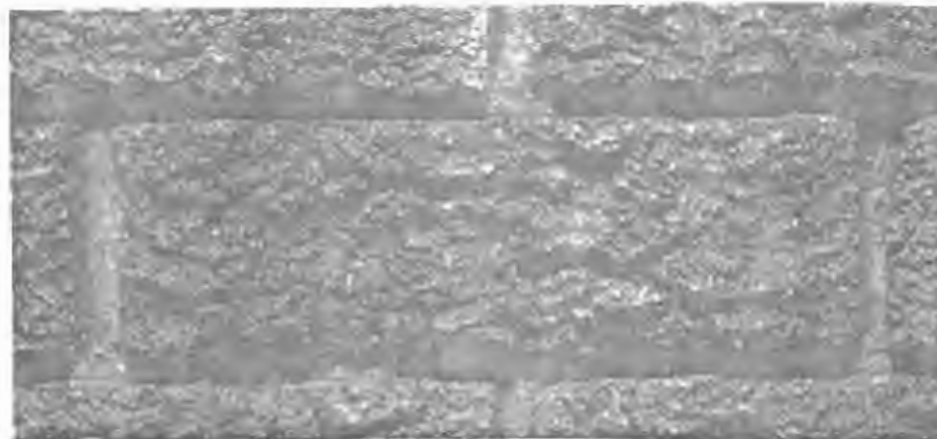




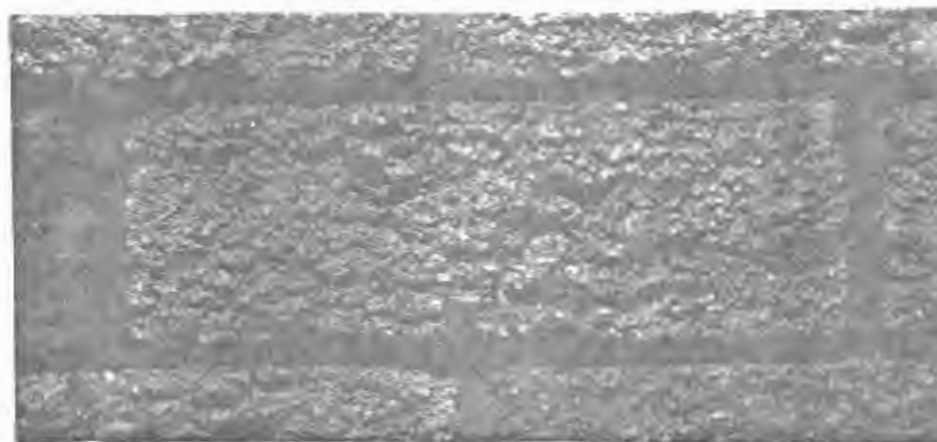
(1)
BRONZE RUSTIC
(Corobrik)



(2)
ROSE BRONZE LEAF RUSTIC
(Corobrik)



(3)
MULTI TAN LEAF RUSTIC
(Corobrik)



(4)
FOREST BLEND LEAF RUSTIC
(Corobrik)

FACING BRICKS (imported)

The variety of tone, colours and textures, pleasing in themselves, are very difficult to match to the local sandstone in TCT values. Sample No. (1) is closest in colour to local sandstone and is appropriate; of samples (2), (3) and (4), No. (3) is the most environmentally suitable.

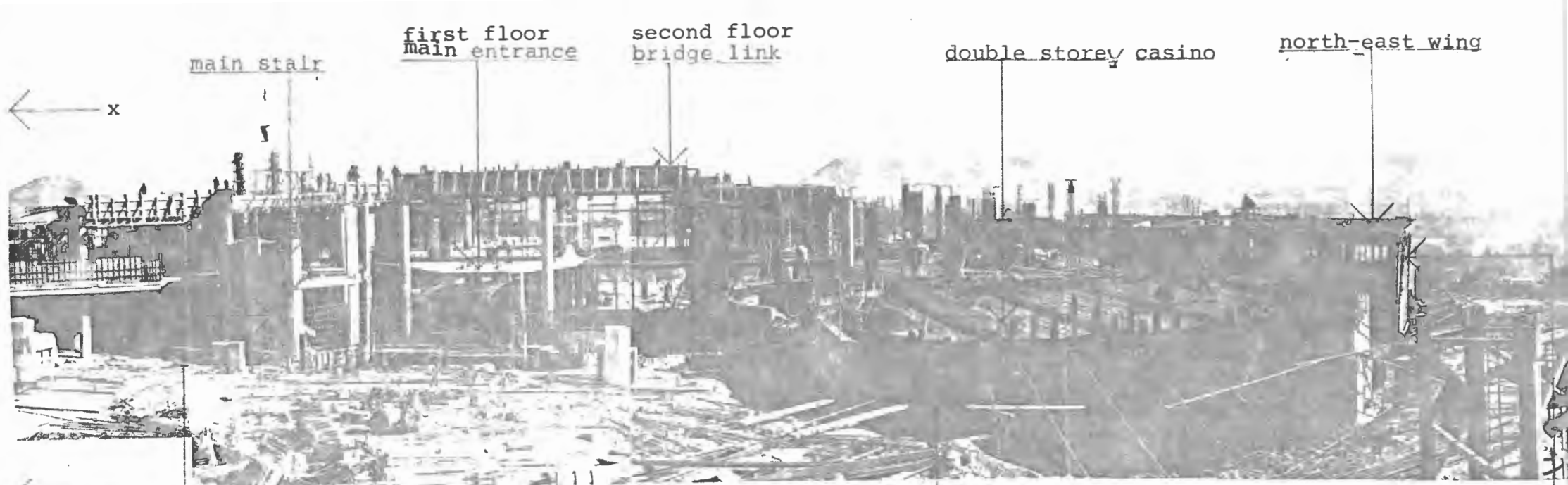


EXCAVATION (below), Lesotho Hilton and FORMWORK & PROPPING (above), Liquor Commission, Maseru

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Excavations for the service level at the Lesotho Hilton represent the largest excavation made for a building in Lesotho, involving the removal of 12 000 M³ of material, including 7 000 M³ of rock. The depth of the excavation is 5-6 metres. The formwork and scaffolding for the Lesotho Liquor Commission represents a considerable challenge to the contractor and involved the erection of over 1 250 M² of 'waffle' slab formwork, plus 750 M² of conventional RC slab, plus all the RC beams and 45° raking coping slabs, often at considerable heights. (Benco International, GKN Mills





concrete block infill

concrete retaining wall
(for stone facing)

load-bearing
concrete block
walls (200 mm

LESOTHO HILTON HOTEL: under construction from S.E. south-east wing in 200 mm load-bearing block under construction (below).

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The hybrid construction of the Lesotho Hilton, partly in reinforced concrete and partly in solid load-bearing concrete block masonry is open to question, especially in a structure of such length. Fortunately, the V-shaped configuration of the plan may mitigate the possible consequences of significant lateral movement due to expansion and contraction.

Whilst it is obviously appropriate to encase the entire construction in 125 mm of sandstone facing, this has resulted in problems arising

x

3.0.0 VILLAGE ARCHITECTURAL DEVELOPMENT

3.1.0 Evolution of villages

For reasons of defence and security, many Basotho villages are located on, or near flat-topped hills; or in the lee of mountains for shelter from the cold south wind.

3.1.1 Aspect and prospect

Also, on account of the severe cold encountered in winter and the need to obtain maximum hours of sunshine, villages tend to have a northerly aspect. In order to obtain the maximum distant view for security the villages tend to be located near the lip of the tableland, ledge or plateau.

3.1.2 Archetypal village

The principal root of development of a village, universally, arises from the establishment and growth of a distinct community, with its own laws, customs, agriculture and system of security.

3.1.3 Butha-Buthe

In the early nineteenth century, when the Basotho nation was founded, the situation outlined obtained first at Butha-Buthe, in the north-west of Lesotho, where Moshoeshoe had his village on Butha-Buthe mountain.

The situation is described by Leonard Thompson:-¹

Botha Bothe mountain is a typical mesa-sandstone hill about 300 feet high. The summit - an area of about two square miles - contains some good pasture-land and a strong perennial spring. It is a formidable natural fortress, but there are several relatively easily negotiable passes through the cliff face and on the southern side there is a narrow neck joining the mountain to the main Maloti range.

Before seeking refuge on Butha Buthe mountain, Moshoeshoe had been under severe attack by the Batlokoa and the need for defence was paramount.

3.1.4 Moshoeshoe's cave

The writer then describes Moshoeshoe's first home on Butha Buthe mountain:-

At first Moshoeshoe occupied a vast cave, just below the summit on the southern side. Later he built his village on top of the mountain. His councillors opposed these decisions, for previously only the despised San hunters had lived in caves and on mountain tops.²

It may be assumed that the southerly location of the cave, formed by an overhanging sandstone cliff, was fortuitous and, even before aspect, shelter is the first necessity. A large cave would have been needed in view of Moshoeshoe's multitudinous followers.

1. LEONARD THOMPSON: Survival in Two Worlds: Moshoeshoe of Lesotho 1786-1870, p.40. Oxford University Press, Ely House, London, W.1. 1975. Paperback ISBN 0 19 822703 7.
2. Op. Cit. p.41

3.1.5 Moshoeshoe's village

Leonard Thompson writes:-³

Mokhachane, (Moshoeshoe's father)⁴ who was in his sixties, was content to take second place to his energetic senior son, who had the imagination to discern the defensive potential of the mountain and had been the first to occupy it.⁵ Moshoeshoe built his own village on the northern side, just above the most accessible pass, and brothers, Makhabane and Posholi, and his half-brother, Mohale, defended the other passes. They improved the natural defenses of the mountain by building stone walls across the passes and the lingaka⁶ doctored the fortress with protective medicines.



3. Ibidem.

4. Author's parentheses.

5. Author's italics. 6. Doctors (plural) sing: ngaka.

3.2.0 Siting of Villages

3.2.1 Siting of Moshoeshoe's new village at Thaba Bosiu

After a short time at Butha-Buthe Moshoeshoe decided to move about 130 kilometres southwards and established his new settlement at the hill he called Thaba Bosiu.⁷

Thompson goes on to describe the mountain:-⁸

Thaba Bosiu is a mesa⁹ in the valley of the Little Caledon River,¹⁰ about fifteen miles east of its junction with the Caledon.

Unlike Bothe-Bothe (sic) it is completely detached from all the neighbouring hills.

It rises about 350 feet from the surrounding valley. The belt of cliffs that encircles the summit is between twenty and forty feet high, and all of the six fissures that pierce it are steep and narrow. The summit has an area of rather less than two square miles and includes some good pasture and several perennial springs. Thaba Bosiu is a stronger natural fortress than Botha-Bothe.

The environmental wisdom of Moshoeshoe's choice of a site for defence and survival; well-watered and with adequate grazing on the plateau was proved in later defence, and in that 2 000 people could live there over an extended period.

7. 'Mountain by Night', i.e. it was alleged to grow larger at night, to frighten enemies.
8. Op. cit. p.43.
9. Spanish: high table land (Lat. mensa).
10. Phutiatsana.

3.2.2 Site plan of Thaba Bosiu

The plan of Thaba Bosiu by James Walton¹¹ reproduced in Leonard Thompson's book¹² and in R.C. Germond's book¹³ differ in detail. The version reproduced by Thompson is obviously edited and, possibly, completely redrawn. Germond's version, probably the original, unaltered, also shows the plan labelled 'house B', together with an elevation of 'Moshesh's house', built in 1839 (A on plan) (after Newell and Martel).

3.2.3 Villages on Thaba Bosiu

The location of Moshoeshoe's village was at the northern end of the plateau, close to Khubelu, or Rafutho pass. The approaches were fortified with stone walls and the combination of the natural rocky defile, steep cliff and man-made defences, withstood severe attacks by marauding tribes and the boers.

11. JAMES WALTON: Villages of the Paramount Chief of Basutoland: II Thaba Bosiu, the Mountain Fortress of Chief Moshoeshoe, Lesotho 2 (1960), p.17.

12. Op.cit. p.48.

13. R.C. GERMOND: Chronicles of Basutoland. Morija Sesuto Book Depot, Morija, Lesotho 1967; p.261.

The top of the mountain was occupied by a series of villages, specified by Thompson:-¹⁴

Moshoeshoe's village was within a quarter of a mile of the easiest access to the top of the mountain - the Khubelu or Rafutho pass - as well as the Ramaseli pass....Mokhachane, the chief's father....built his village in the south-west corner of the summit (Mokhachane's pass). Other villages were under Posholi (the chief's brother), Makara (his early Fokeng adherent), Ratsoane (a Koena of the Molibeli lineage), Khoabane (the Koena of Marabeng), and Ratseala (of Nguni origin). Through all these villages, except perhaps that of Makara, were on top of the mountain. During the day there was much activity in the valley below, where women cultivated fields and herdboys pastured the livestock.

3.4.0 Character of Villages

3.4.1 Moshoeshoe's village on Thaba Bosiu

A detailed description of Thaba Bosiu is given by Thompson:-¹⁵

Thaba Bosiu was the capital and citadel of his (Moshoeshoe's)¹⁶ chiefdom. Smith reckoned that 2,000 people lived on and around the mountain in 1834. On the summit there were several dispersed clusters of huts and cattle kraals and two major villages - those of Moshoeshoe and his father Mokhachane. Moshoeshoe's village was by far the largest concentration of people in the chiefdom. According to Casalis:

The town of Moshesh...consisted of a mass of low huts, around which people circulated by narrow lanes, encumbered with children and dogs. In the middle of the village was a vast space, where cattle were penned during the night. It was divided into enclosures, whose stone walls, perfectly circular, showed a certain talent in construction.¹⁷ Contiguous to this was the court devoted to business and to public harangues.

15. Op.cit. p.60.

16. Author's parentheses.

17. It was significant that the French missionary made special note of the quality of stone construction, for he must have seen splendid stone buildings in his own country.

3.4.2 Village data

The elevation of Moshoeshoe's village was between 5 850 feet and 5 870 feet (1 783 and 1 789 metres), or about 20 metres lower than the summit, at the southern end of the site.

Moshoeshoe's village measured about 200 metres long by 100 metres deep, the long axis being from east to west. The village faces north and is ideal for winter orientation, to obtain maximum sunshine.

3.4.3 Character of Mokhachane's village

This was located at the south-west corner of the plateau and measured only about 50 metres across, but it was the second most important settlement on the mountain, as became the dignity of the father of the founder of the nation.

The position was spectacular, astride a narrow spur, close to the precipices commanding one of the only six approaches¹⁸ to the summit. the Mokhachane pass.

3.4.4 None's village

The smallest village shown on the map is None's village, at the south-east corner of the plateau, located right on the edge of the precipices, commanding the Raeve pass.

18. The passes in clockwise order are: Khubelu (or Rafutho), Ramaseli, Maebeng, Raebe, Mokhachane, Makara.

3.4.5 Moshoeshoe's house 'A'

Moshoeshoe's house ('A') and house 'B' are both rectangular, suggesting European influence and the house has a projecting central portion to the facade. It is symmetrical and has a hipped roof, in thatch, with a chimney at either end of the ridge.

The house was sited on the western edge of the village, which was about 200 metres across, from west to east. The house was also located about the same distance from the spring, which lay 200 metres south, on the west side of the southerly path to Mokhachane's village, which was about 950 metres away.

3.4.6 Moshoeshoe's house 'B'

This two-roomed dwelling, shown on plan as 38 feet by 16 feet (11 582 x 4 876 MM), with a plinth area of 56.48 square metres is about 4.5 times the area of the average round Basotho house.¹⁹

Also, having two rooms, one of which was obviously a bedroom, Moshoeshoe was able to have privacy in his personal life.

The windows were tiny and ventilation must have been a problem, especially with the numbers of people who would have been inside the house and milling around outside.

19. 12.56 sq. metres.

3.4.7 Walled defences

A significant feature of Thaba Bosiu was its system of walled defences, in stone, located at the north-west corner of the plateau, protecting the Khubelu pass approach. There was also a system of stone defence walls, at the south-east corner of the hill, overlooking the Raebe pass, located on a 300-metre spur of the mountain.

3.4.8 Architectural significance of defenceworks

The architectural significance of the outworks is best likened to those of a mediaeval fortress, in which the attackers have to run the gauntlet to approach the citadel, while the defenders are well-protected and out of sight. The guarded approaches at the northern and southern extremities of the mountain are complementary to the topography of the hill and capitalize on its natural defensive features.

3.5.0 Conclusions

3.5.1 Architectural influence of Thaba Bosiu

The settlement founded by Moshoeshoe I at Thaba Bosiu was the prototype of many Basotho villages, influencing all those who saw it and may well have started a Basotho tradition of siting villages on eminences, facing north, near to a spring.

3.5.2 The Lesotho Acropolis

The idea of a Basotho 'acropolis' is appropriate as a refuge and as a city on a hill, but this analogy has only limited validity, but is found elsewhere in southern Africa.¹⁸

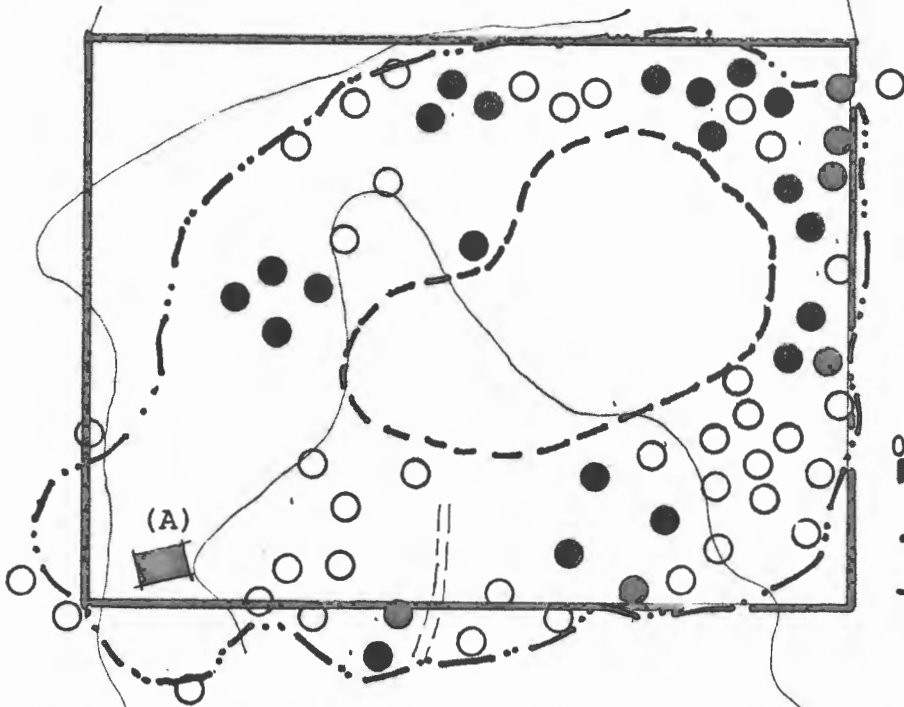
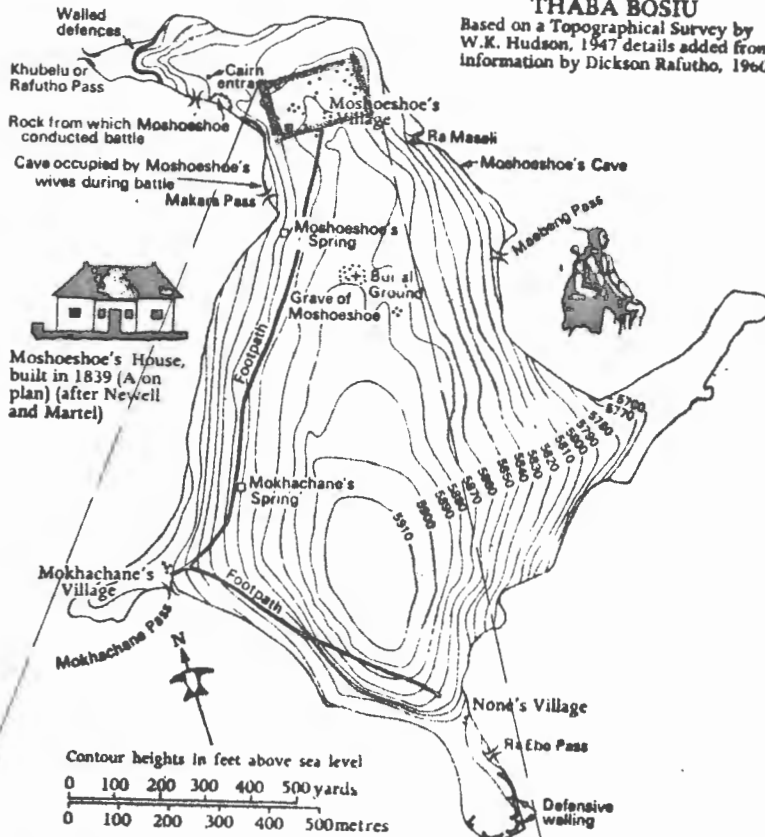
The architectural quality of Moshoeshoe's settlement, with its splendid mountain vistas to the east, of the Maloti mountains, its secure approaches and easily defensible terrain has a timeless quality that is wholly appropriate to the Lesotho ethos, even though now, the mountain is a national shrine and Moshoeshoe's necropolis.¹⁹

The villages have gone and only the ruins of Moshoeshoe's own village remain.

18. e.g. Great Zimbabwe.

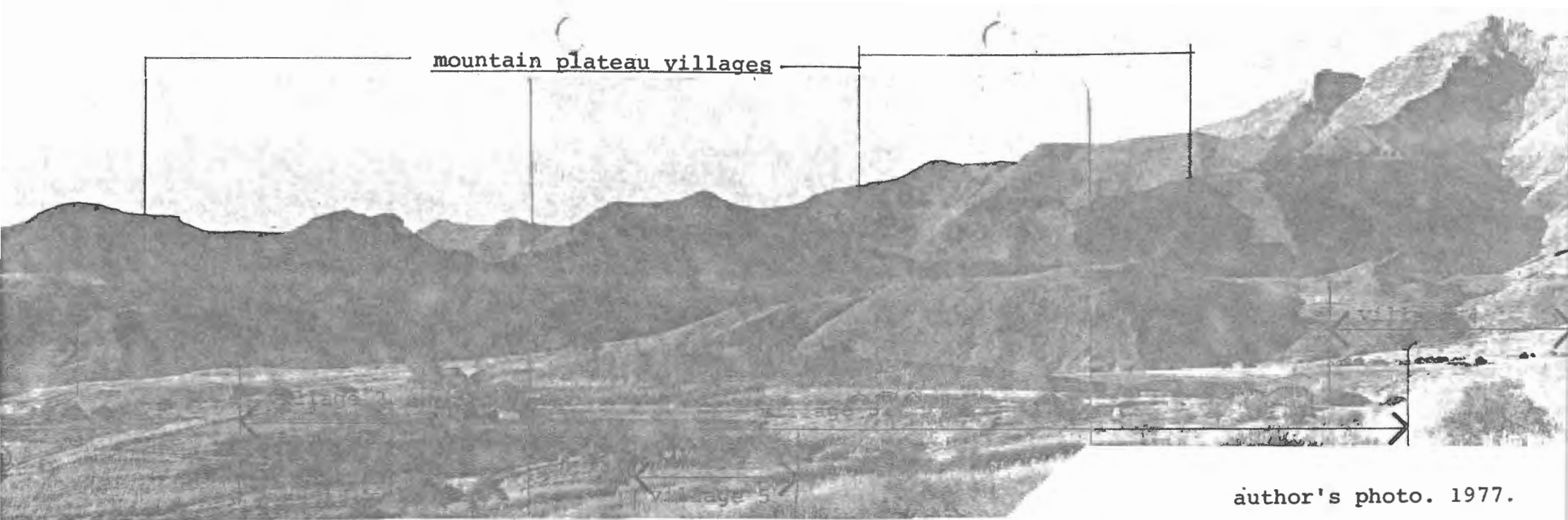
19. Moshoeshoe's grave lies about 350 metres south of his village, which is now in ruins. The plateau is now uninhabited.

Plan of THABA BOSIU
 Based on a Topographical Survey by W.K. Hudson, 1947 details added from information by Dickson Rafutho, 1960



- houses (ntlos)
- conjectural
- 00 1 : 2 000 100M
- pitso space
- - - - village limits

THABA BOSIU : detail plan of village. Moshoeshoe's house (A).



author's photo. 1977.

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3.2.0 SITING OF VILLAGES

Rural village, located on slightly rising ground, almost totally merged into the landscape. The village is overpowered in scale by the mass of the mountains, rising to the pyramidal peak, Machache (2 865 metres).

Tone, colour, texture (TCT)

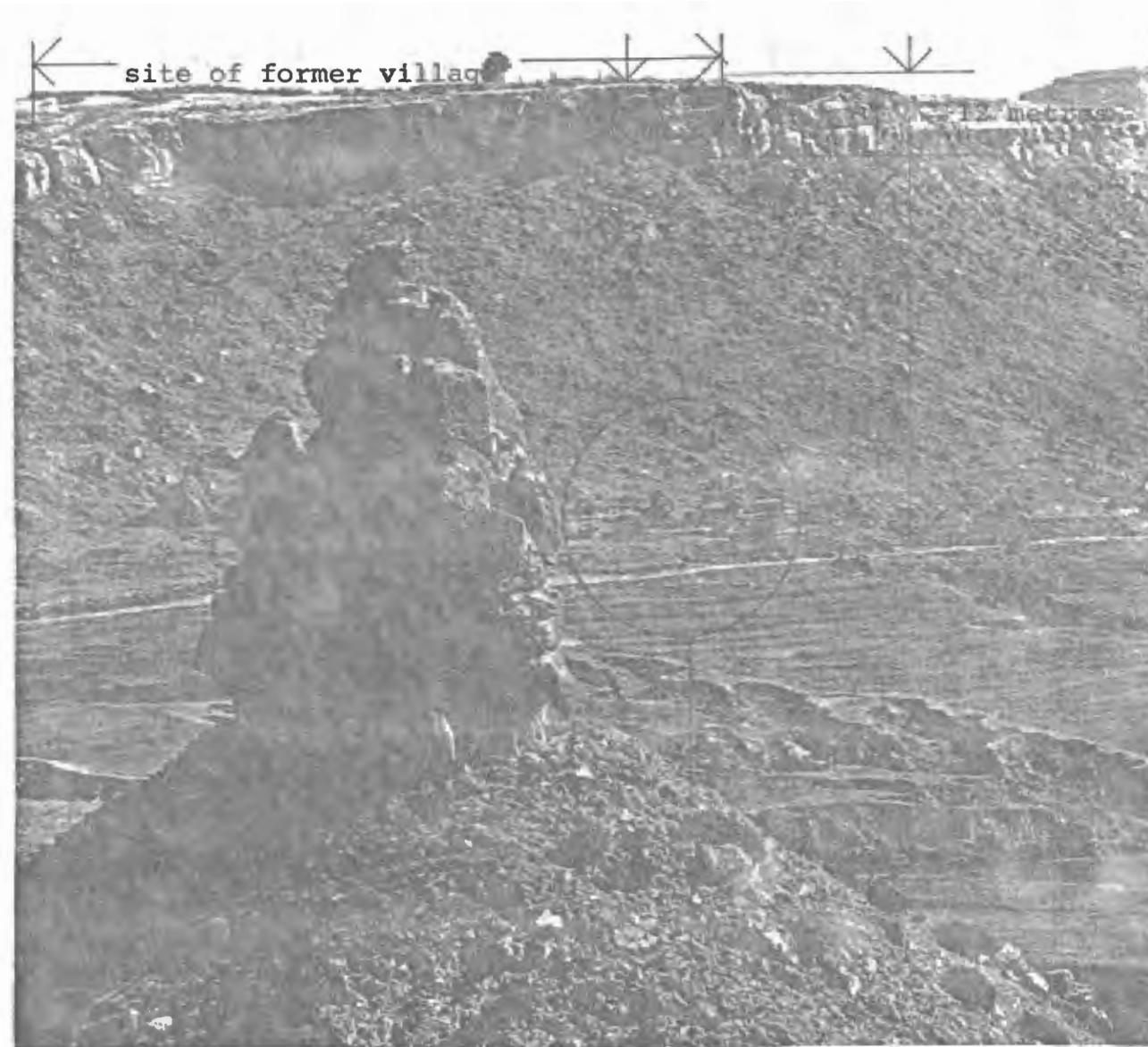
The earthen colours of the mud plaster door trim (architrave), stone, umber and sienna of the thatched roofs are in total environmental harmony with nature and the colours of the landscape.

Appropriateness :

The village illustrated lies at the foot of Bushman's Pass, about 50 km from Maseru, eastwards and is well sited with a northerly aspect and prospect, yet sheltered from the cold southerly wind from the Antarctic and the interior.

Population :

The close spacing of the villages is indicative of high population densities in the foothills of the Maloti mountains of Lesotho, and heavy pressure on limited land resources.



Thaba Bosiu, with Qiloane in foreground.
 Photograph by Dirk Schwager : LESOTHO;



BASOTHO VILLAGES :

The full environmental appropriateness and architectural character of the Basotho village are evident in these colour photographs, as is the subtle change in character, due to the change to rectangular planform, as seen above. The tradition is to use curved walls, but rectangular walls are sometimes used, as in Moshoeshoe's house at Thaba Bosiu.



BASOTHO VILLAGES : The villages on the right are located at Mount Moorosi, about 220 km south of Maseru and are occupied by Thembu people, closely akin in customs, dress and language to the Transkeians across the south-eastern border. The buildings are totally appropriate to the landscape visually and in terms of tone, colour and texture (TCT).

4.0.0 URBAN ARCHITECTURAL DEVELOPMENT

4.1.0 Evolution

The origin of the capital of Lesotho goes back to the latter part of the nineteenth century, when an administrative centre was set up, following the establishment of British suzerainty in 1868. The origins are described by James Walton:-¹

- 4.1.1 Maseru, the capital of Basutoland, originated as a result of a decision by the Colonial Office on the 9th July, 1868, to place Basutoland directly under the authority of the High Commissioner for South Africa. Sir Walter Currie, the first High Commissioner's Agent, established his "camp" at Mokema and when he was replaced later in the same year by Commandant James Henry Bowker, the latter also had his headquarters at the same place. On March 11th, 1869, as a result of a request by Chief Moshoeshe, Bowker moved his "camp" to Maseru, the "Place of the Red Sandstone", and established his headquarters on the prominent kopje where the Officers' Mess now stands.²

The same writer prepared a plan of early Maseru, based on a plan by E.E. Pritchard of the Public Works Department of the Cape of Good Hope, showing the town in 1880.

1. James Walton, B.Sc., former Director of Education in Lesotho and writer on Africana in general and Lesotho in particular.
2. "Lesotho", Basutoland Notes and Records, Number 4, 1963-64; Journal of the Lesotho Scientific Association, p.7.

4.1.2 Pattern of settlements

The pattern of urban settlement in Lesotho is in an arc along the western border with the Republic of South Africa, following the line of the Caledon (Mohokare) River valley. There are isolated settlements in the south-east at Qacha's Nek and in the eastern mountain area, at Mokhotlong.

4.1.3 Distribution

Towns in Lesotho are spaced on average, about 50 km apart and are the administrative centres for the nine districts.³

4.1.4 Urban origin

The origin of the urban centres in Lesotho arose in the late nineteenth century, from the establishment of administrative centres, each of which had an administrator, court and police station. The administrative centres developed into urban centres and the peripheral areas rapidly attracted a growing population, leading to haphazard, unplanned development in the form of a large village, with fairly close densities.

3. Maseru, Mafeteng, Mohale's Hoek, Quthing, Teyateyaneng, Leribe, Butha-Buthe, Mokhotlong and Qacha's Nek. A tenth district has been formed at Thaba Tseka and the district centre is under construction.

4.2.0 Urban structure

A systematic analysis of the structure of the urban centres in Lesotho demonstrates the essentially linear structure of the towns in each case.

4.2.1 Central areas

In each urban centre, a standard rectangle, size 750 x 500 metres, has been used to demarcate the principal administrative and business zone of the town. In all cases, except Maseru, this standard area appears to encompass the following functions:-

1. District Administrator's offices
2. Police Station
3. Government Revenue office
4. Post Office
5. Hotel
6. Mission (usually just outside the zone)
7. Market

4.2.2 Irregular structure

Towns such as Butha-Buthe, Mafeteng and Mohale's Hoek vary from the typical linear structure found in Maseru, the capital, and Leribe (Hlotse). The urban structure being derived from the structure of the meeting place of routes.

4.2.3 Maseru

The structure of Maseru has developed from the original linear street pattern, deriving from Kingsway.¹ The street pattern is irregular, but in Maseru West, an attempt was made to provide a formal layout, based on U.K. practice, following the 1947 Town and Country Planning Act, in the U.K. The influence of planning on architectural development has been significant and, in partially planned areas, such as Maseru West, the buildings are heterogeneous and have little cohesion, due to the variety of materials and designs, often in conflict; so that at the present time significant areas of Maseru West have a rather rundown character, with farm animals in gardens and a general air of neglect.

4.2.4 Maseru salient

Maseru is located on a loop of the Caledon River, forming a salient into the Orange Free State, measuring approximately 5 km from east to west and 5 km from north to south. Kingsway, the main thoroughfare, runs from east to west and terminates at the border bridge, which replaced the drift in 1906.

4.2.5 Topography

Located at the highest point of the salient, at approximately 1 535 metres above mean sea level, is the Prime Minister's house, next to the cemetery.

1. The name commemorates the visit of George VI, in 1947.

4.3.0 Urban character

The architectural character of Maseru, as the capital of Lesotho, is mainly created by the widespread use of stone in public and other buildings, in a variety of modes.

The most commonly used type of stonework is in the 12" x 12" (300 x 300 mm) configuration.

Buildings generally are low and few exceed three storeys, except the Hotel Victoria.

4.3.1 Changing character

The urban architectural character is changing, due to the differing materials and the increasing scale of development.

4.3.2 Tendency to higher rise development

There is a definite trend towards higher buildings, caused in Maseru, as elsewhere, by the shortage of land for buildings, especially in the central business areas (CBD).

4.3.3 Historic buildings

Concomitant with the trend to higher rise structures, is the loss of an increasing number of stone structures, deriving from the colonial period (1868-1966). This is regrettable, as many of these buildings, whilst of no great architectural merit, helped to produce the essential character of the town.

4.3.4 Conservation

The importance of conservation is realized by the Lesotho Government, which has a special Protection and Preservation Commission for this purpose.

In one instance, in order to preserve an existing stone building on Kingsway, the new National Library is wrapped around the existing stone structure, integrating the new and the old. The existing domestic building will be used as offices in the new project.

4.4.0 Urban Expansion

It has been clear since Independence, in 1966, that Maseru had far outgrown its boundaries and unplanned, unrestricted sprawl ensued. This situation is likely to be ameliorated when the urban boundaries are extended, which is currently under review by the government.

4.4.1 Peri-urban villages

The villages surrounding Maseru, such as Lithabaneng, Thamae's and Sebaboleng, are rapidly merging with the old town and, together with Moshoeshoe II township and Sea Point, the township near the airport (known euphemistically as 'the village'), there are definite indications of the change from town to city scale.

4.4.2 Consequences of expansion

The infrastructural consequences of the expansion indicated in para 4.4.2, in regard to drainage, water supplies and refuse disposal will require a considerable expansion of the district administration, which is still largely as it was before 1966, and the establishment of a Town Council.

4.5.0 Urban Planning and Future Development

The expansion outlined also requires the preparation of a master plan, with the political means to enforce its provisions.

4.5.1 Master plan

Preparation of a master plan is something beyond the normal scope of the government's planners. Such a plan should be prepared by independent consultants, fully briefed by the government and, even if funds are not presently available, the plan should be initiated.

4.5.2 Scope of master plan

The master plan envisaged should aim initially for the year 2000 AD, but the parameters and data should be related to the year 2050 AD.

4.5.3 Objects of the master plan

The master plan should encompass both long and short term objectives, yet should form a complete entity at every stage.

4.5.4 Requirements for the master plan

The master plan must cover all aspects of development, including:-

- (i) Structural plan
- (ii) Central area development in detail
- (iii) Commercial and industrial development plan
- (iv) Conservation areas
- (v) Services (drainage, water, electricity, and refuse disposal).

4.5.5 Conclusion

The time is ripe for a thorough study to be made, professionally, of the current urban situation of Maseru, in regard to the proposed master plan and

- (i) Aims, objectives (including political factors)
- (ii) Planning priorities
- (iii) Economic and financial parameters
- (iv) Integration of a multi-disciplinary team
- (v) Appointment of consultants of international repute, probably sponsored by UNDP, or similar organizations.
- (vi) Special reference should be made to the local historical, planning, architectural, engineering and related aspects, in view of the unique stone architectural heritage of Lesotho.

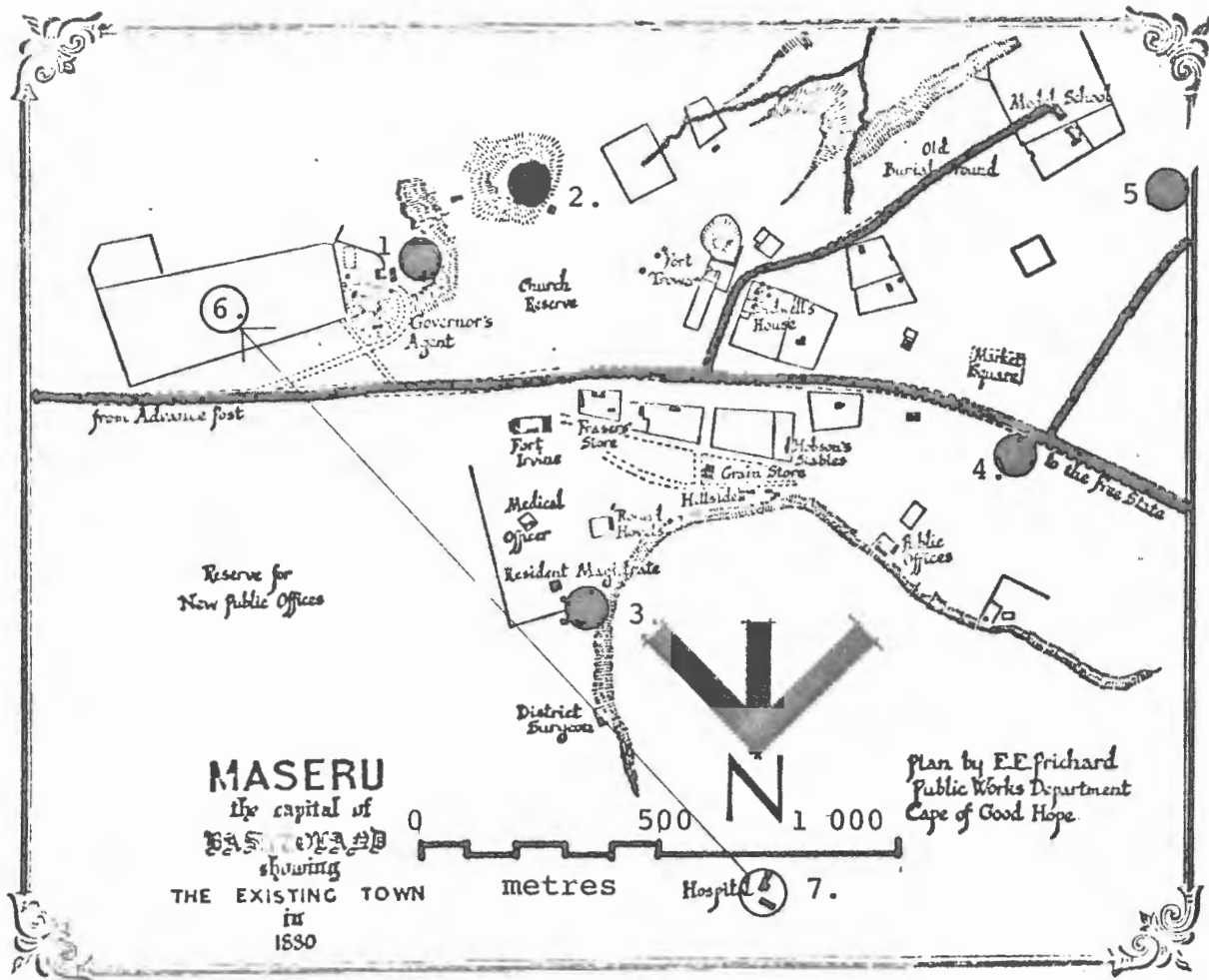


LESOTHO : pattern of urban settlements

The pattern of urban settlements in Lesotho forms a crescent on the western boundary with the Republic of South Africa, with isolated settlements in the eastern massif, at Mokhotlong and, in the south-east, at Qacha's Nek. The urban settlements are therefore principally in the lowlands, within the vertical zone of plus or minus 1 600 metres above mean sea level.

For reasons of history, communications and ecology, the settlement pattern closely corresponds to the river system and the location of arable land. There is also a close relationship between population distribution and urban settlement, as may be seen by comparing the demographic map with the map above.

Each urban settlement is at the centre of the communications infrastructure and has a centripetal pull on trade, development and population. As in other parts of the world, developed and developing, the magnetic effect of the capital is predominant and leads to a disproportionate concentration of capital, resources, development aid and construction, coupled with a burgeoning population growth.



4.2.0 URBAN STRUCTURE :

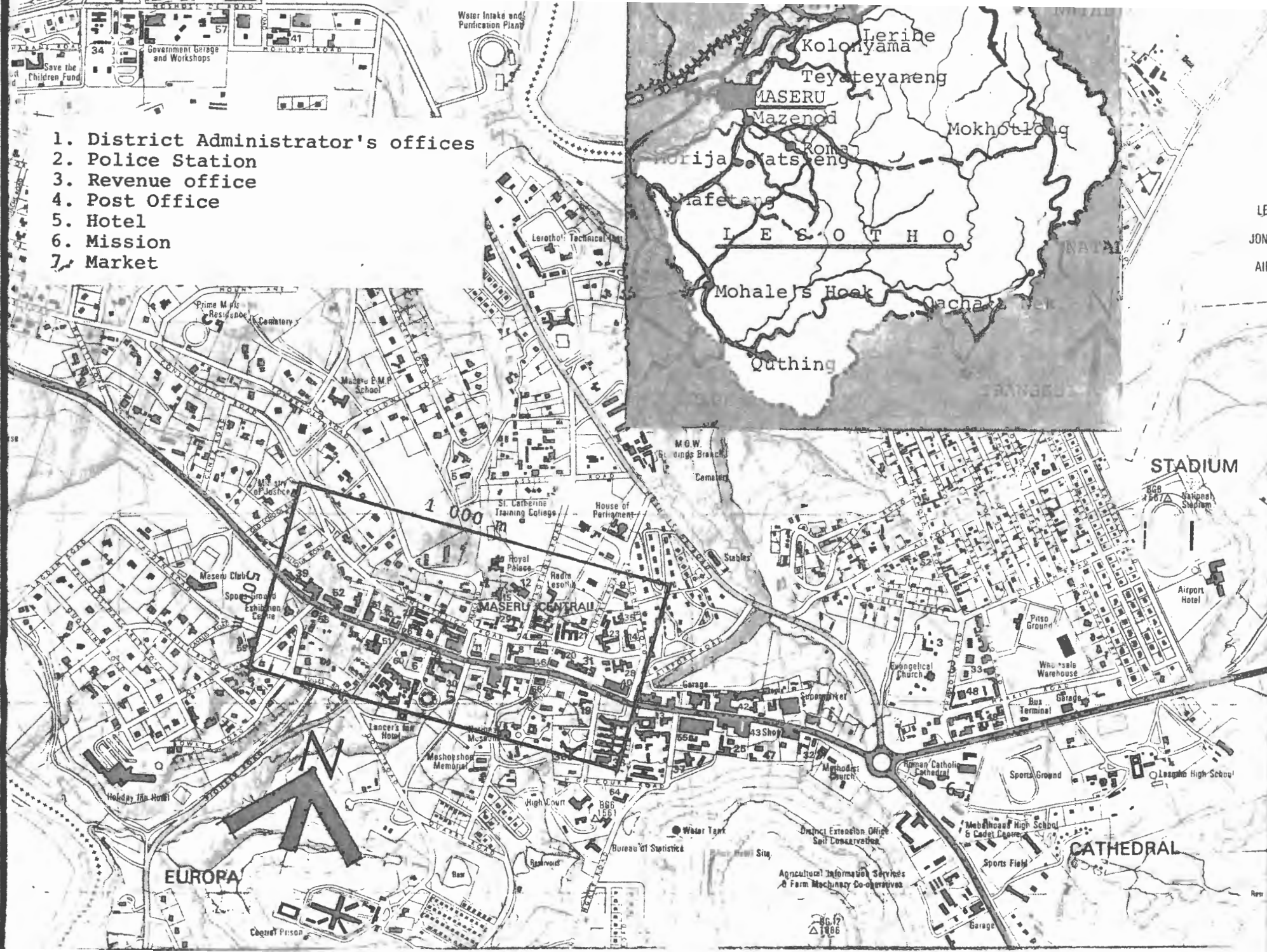
The early 1880 plan of the Lesotho capital clearly shows the origin of the linear structure. Maseru came into being owing to its proximity to the drift through the Caledon River, replaced by a bridge in 1905.

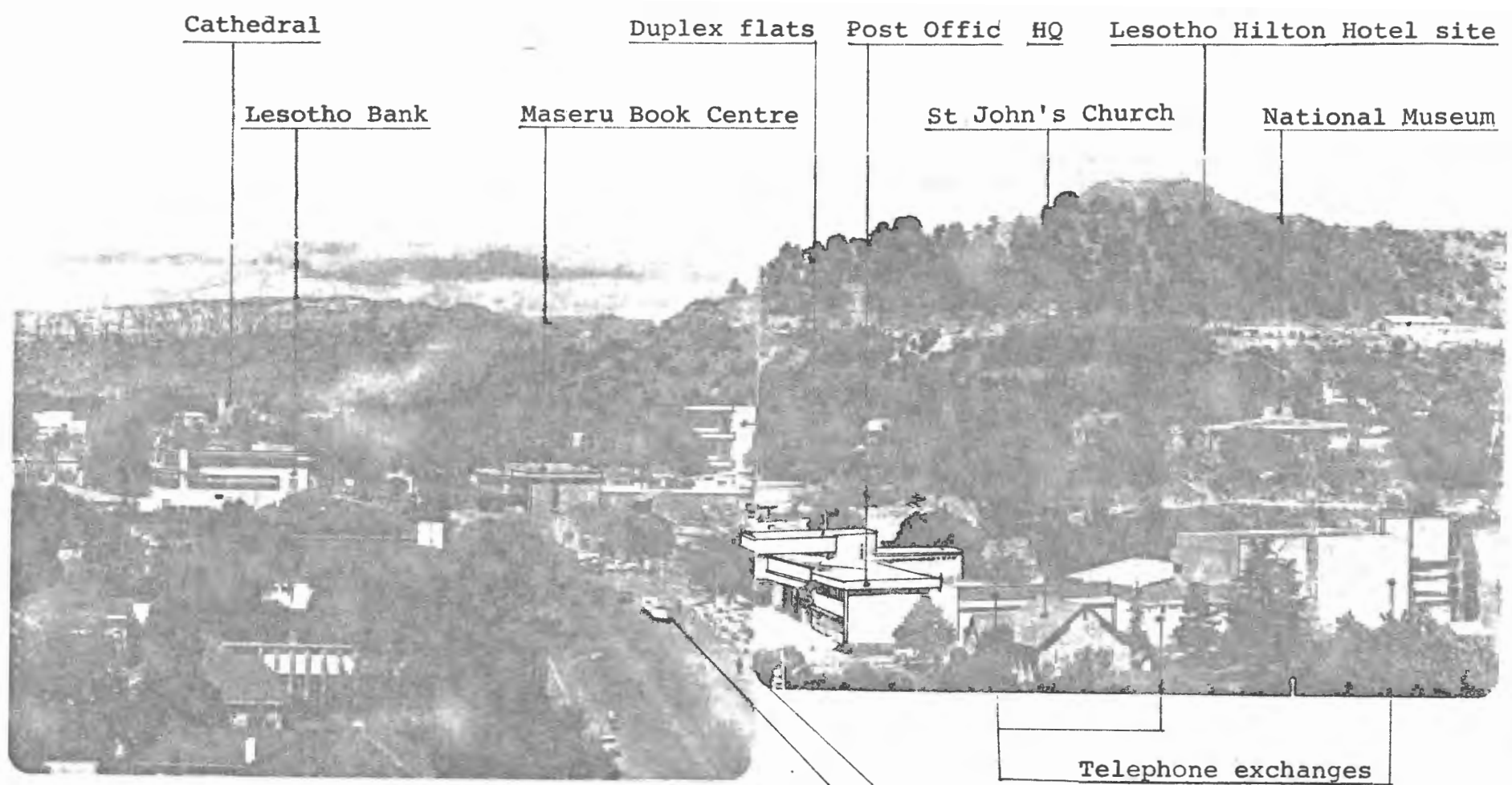
The original administrative centre was occupied by the Governor's Agent (1) now the museum site. The adjacent hillock (2) is the Moshoeshoe I Memorial. (3) marks the site of the new royal palace (formerly the British residency site) now the royal guest lodge. (4) the Hotel Victoria and (5) the Holiday Inn. (6) Hospital site, (7) Original hospital site.

Kingsway, the main east-west thoroughfare, is shown in red and the conjectural positions of modern roads shown in yellow. (The scale is approximate and is not shown on the original)

1. District Administrator's offices
2. Police Station
3. Revenue office
4. Post Office
5. Hotel
6. Mission
7. Market

500
1000
152
1500 M
MASERU

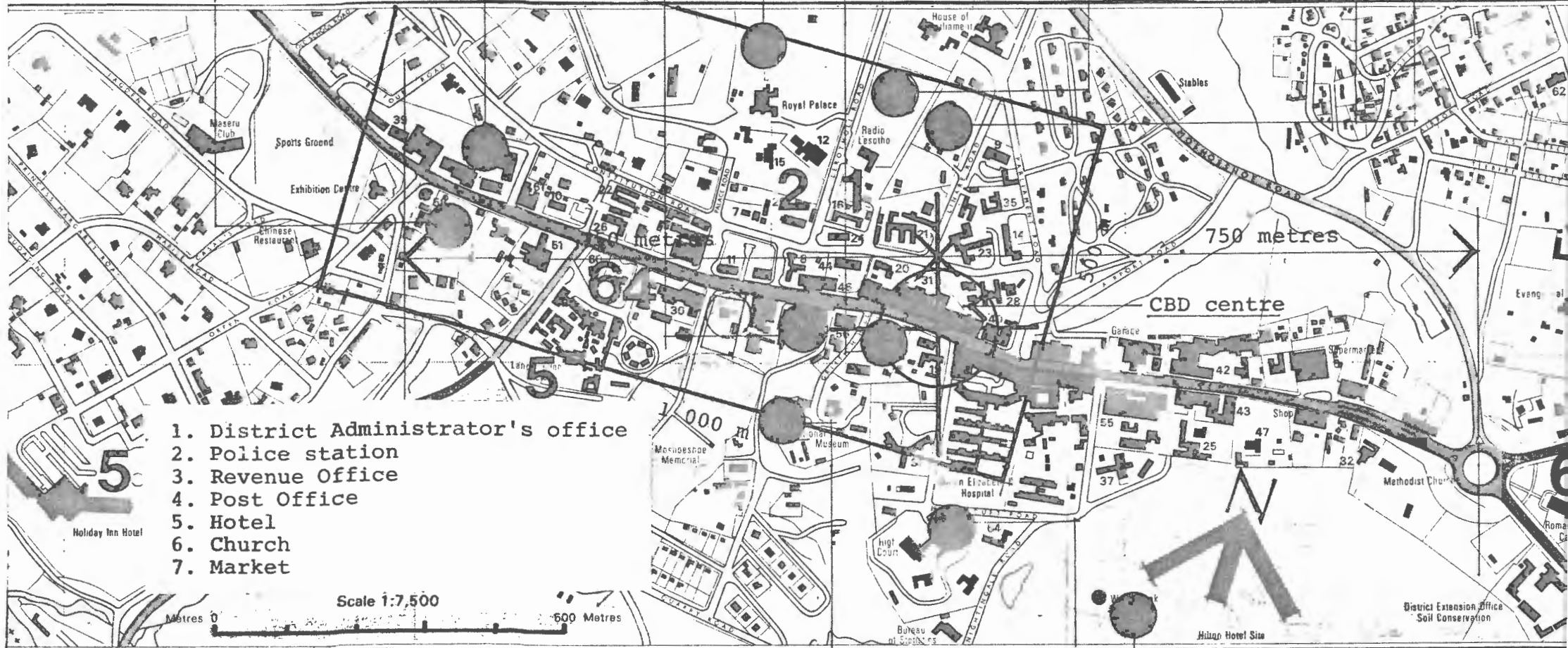




MASERU : Kingsway looking eastwards towards the Berea Plateau on the left, with the Lesotho Hilton site overlooking the town on the right.

The basically rural character of the town is indicated by the considerable amount of open space and trees. The general character is also determined by the use of the local sandstone ; but this is being replaced in newer buildings by less appropriate materials such as brick, precast concrete slabs, with sandblasted exposed aggregates, as on the Lesotho Bank and Victoria Hotel.

Rectangular silhouettes of the Lesotho Bank, Book Centre, duplex flats & Post Office HQ with strongly horizontal elevational treatments achieve unconscious stylistic harmony, in spite of differences in materials (precast concrete facings, stone, plaster & facebrick).



1. District Administrator's office
2. Police station
3. Revenue Office
4. Post Office
5. Hotel
6. Church
7. Market

Scale 1:7,500

Metres 0

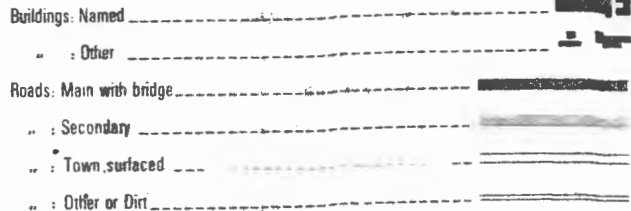
500 Metres

National Museum

High Court Ext.

Lesotho Hilton Hotel

National Hospital site

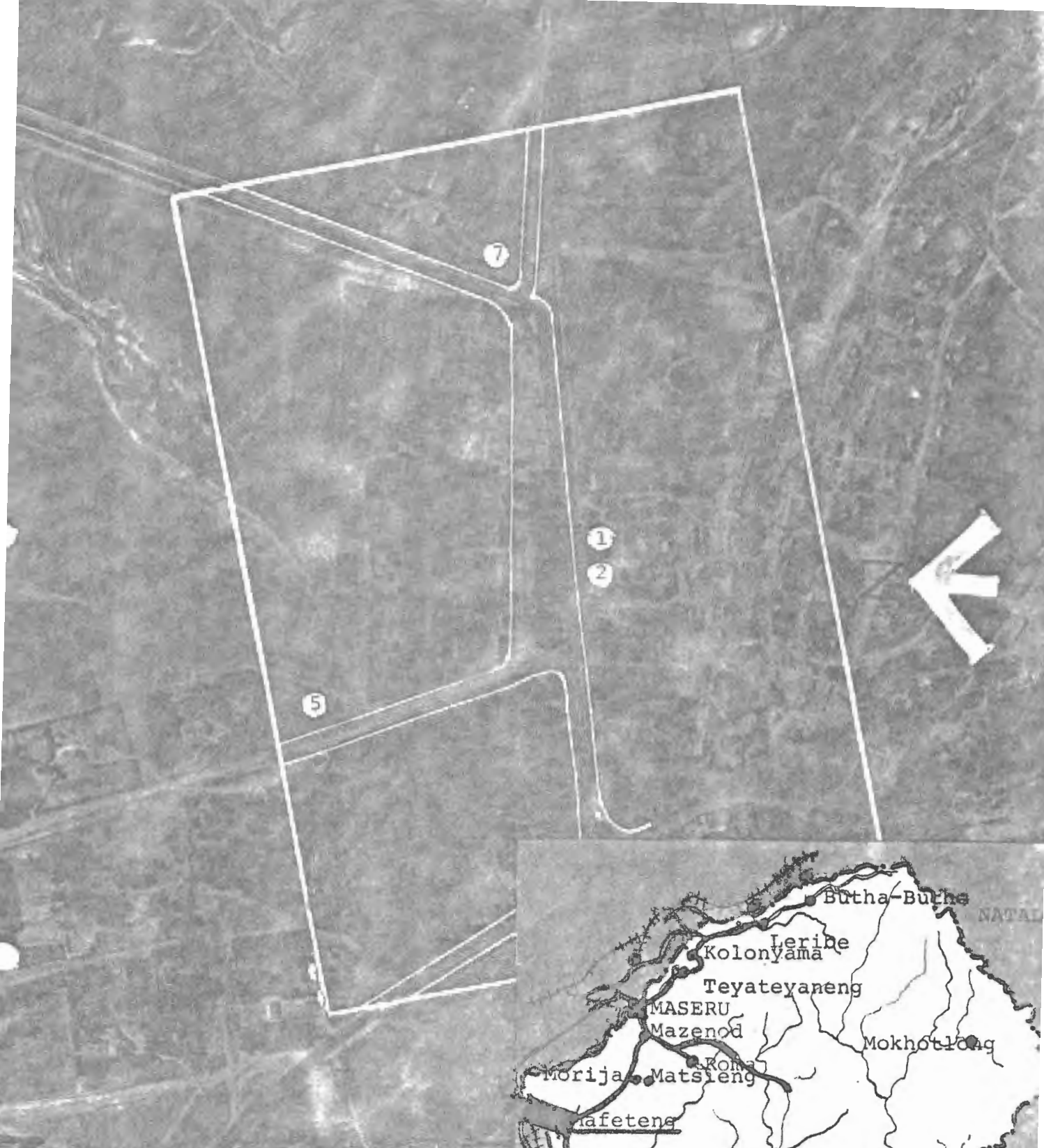


CENTRAL AREA DEVELOPMENT :

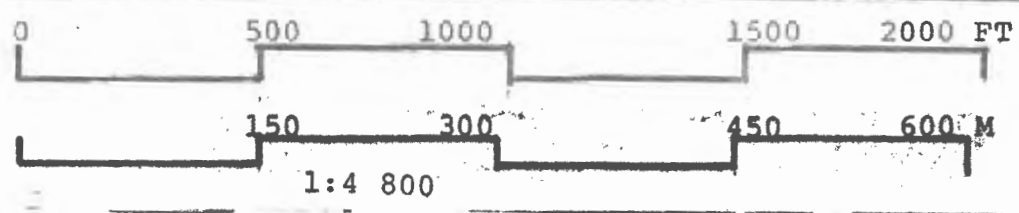
The somewhat haphazard manner in which new construction has been strung out along Kingsway has resulted in lengthy sections of the road becoming 'dead' commercially, as key sites are occupied by administrative or government premises.

new buildings (1975-77) dead space

MASERU

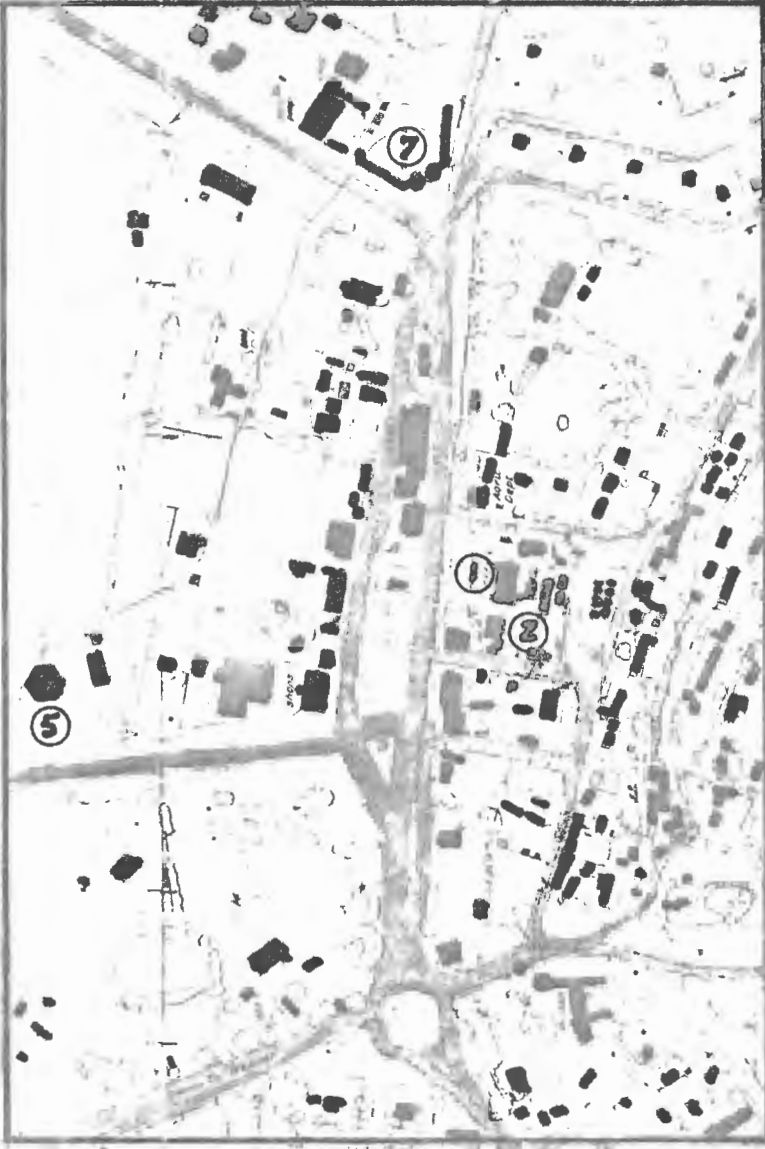


1. District Administrator's offices
2. Police Station
3. Revenue Office
4. Post Office
5. Hotel
6. Church
7. Market



MAFETENG

RU :
m.



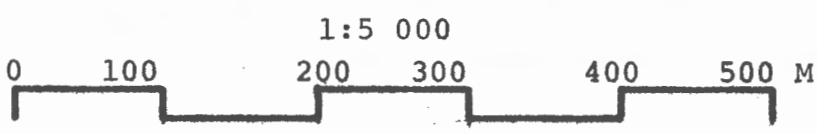
Wepener, OFS
South Africa.

500m

Mohale's
Hoek : 52km



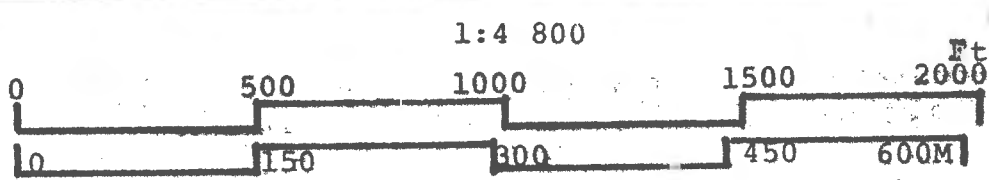
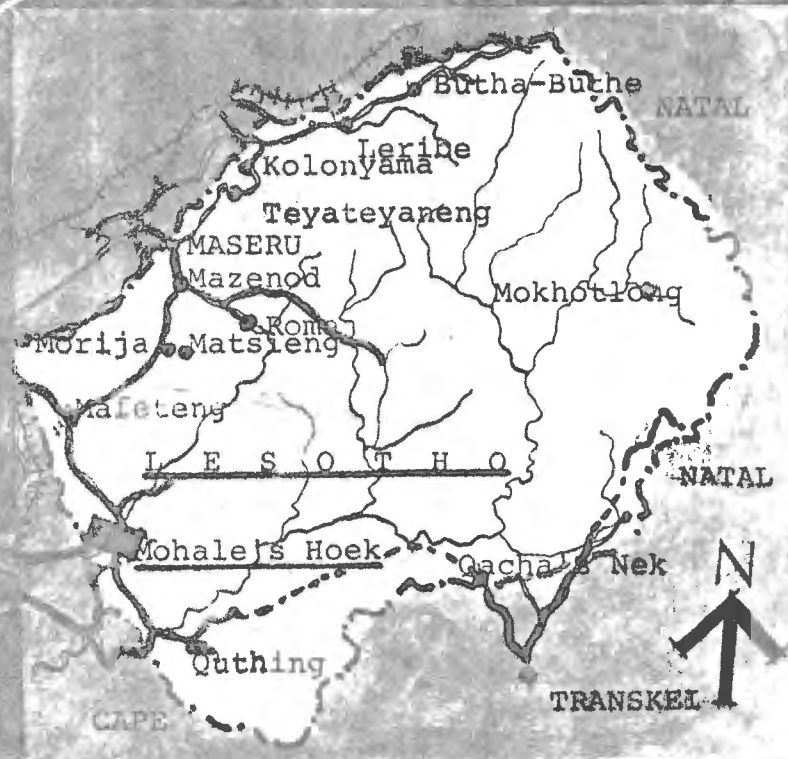
1. District Administrator's offices
2. Police Station
3. Revenue Office
4. Post Office
5. Hotel
6. Church
7. Market



MAFETENG



- 1. District Administrator's offices
- 2. Police Station
- 3. Revenue Office
- 4. Post Office
- 5. Hotel
- 6. Church
- 7. Market
- 8. Bank



MOHALE'S HOEK

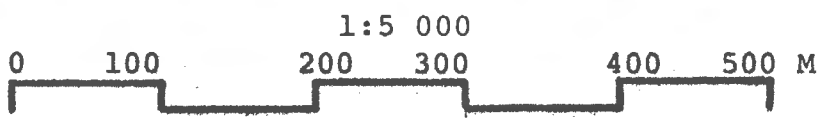
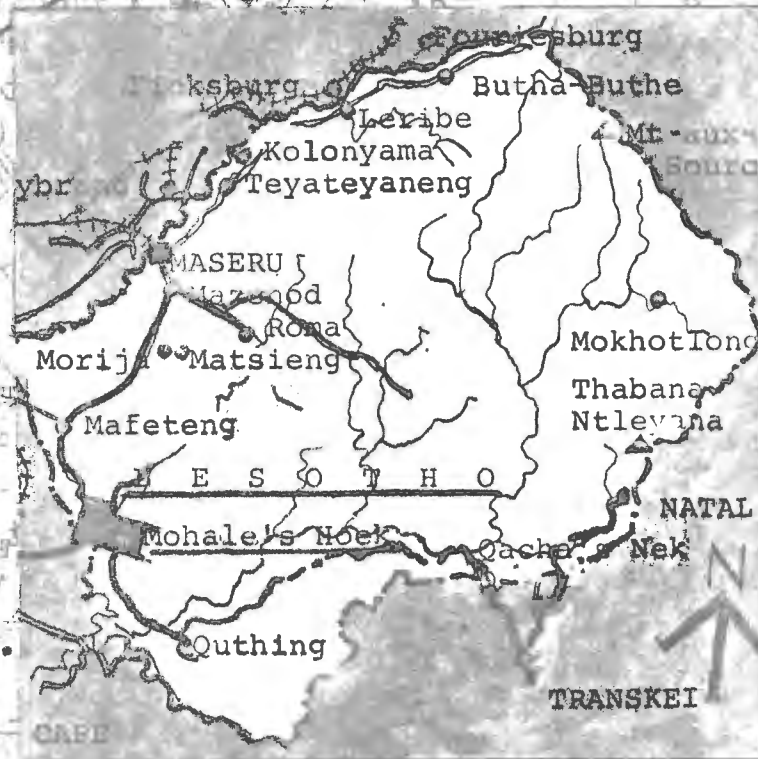
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1. District Administrator's offices
2. Police Station
3. Revenue Office
4. Post Office
5. Hotel
6. Church
7. Market

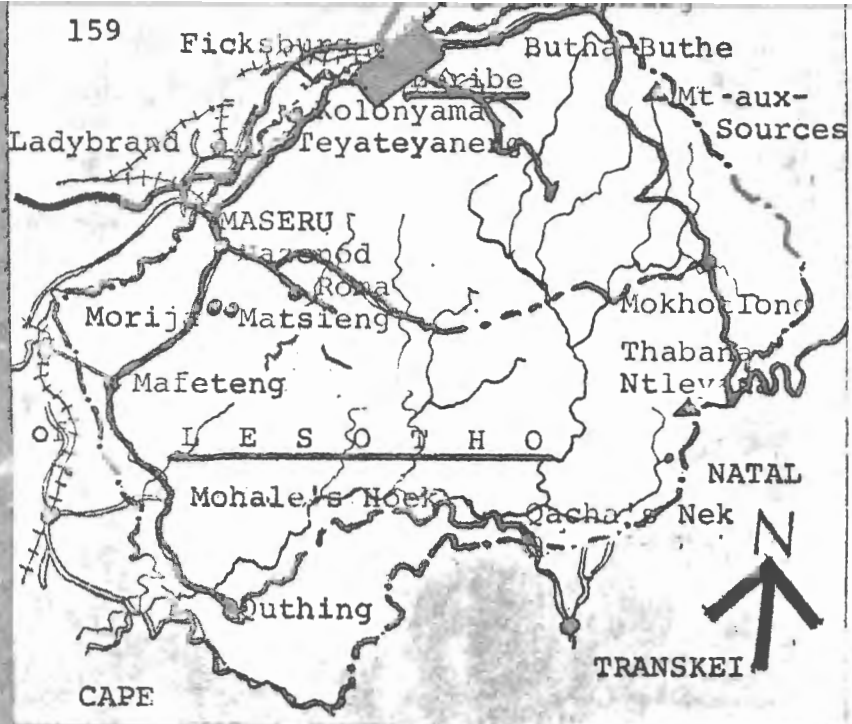
↖ Maseru:
128 km

↘ Outhing:
60 km

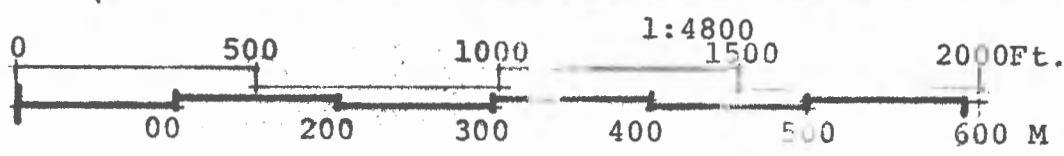
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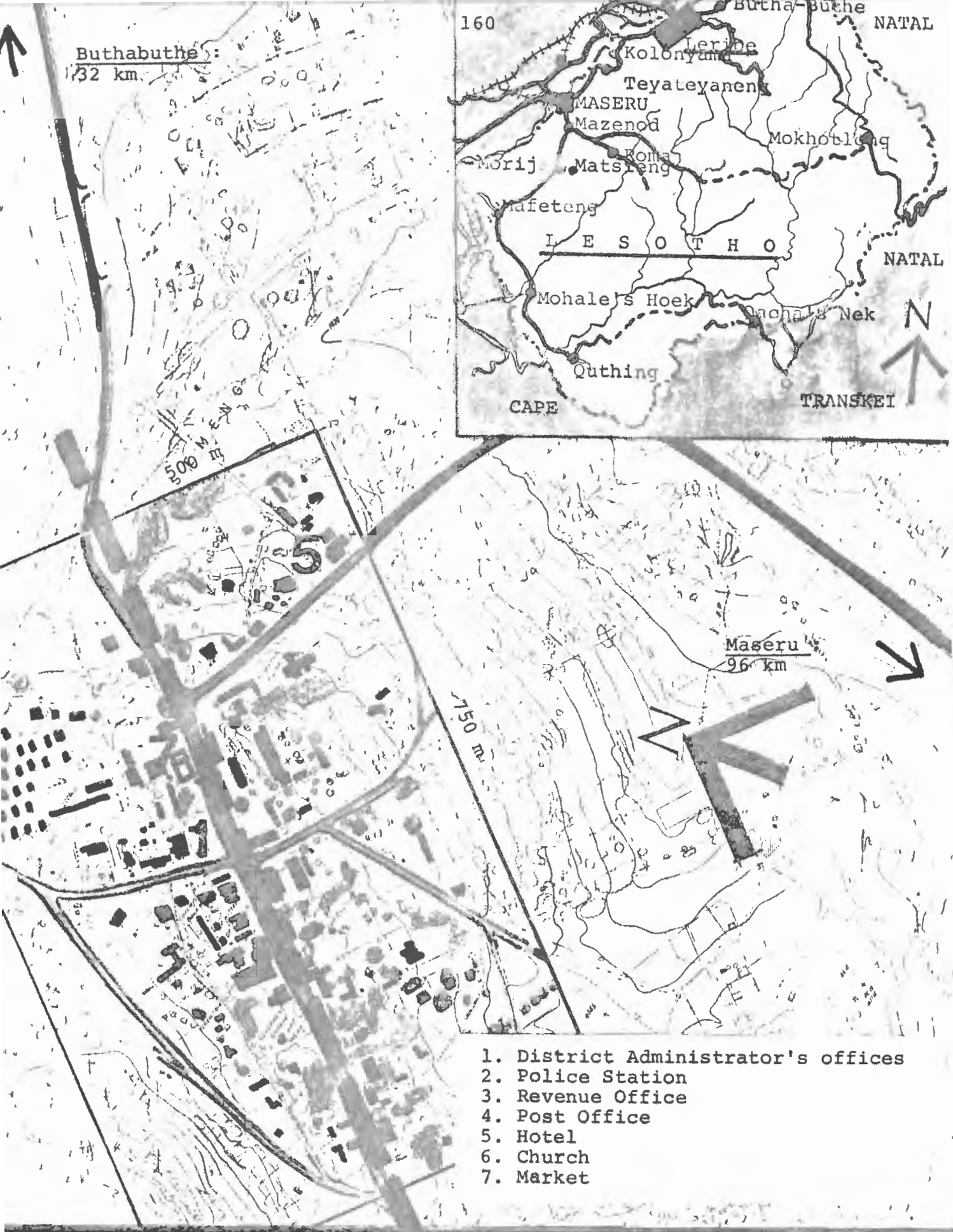
MOHALE'S HOEK



- 1. District Administrator's offices
- 2. Police Station
- 3. Revenue Office
- 4. Post Office
- 5. Hotel
- 6. Church
- 7. Market



LERIBE



Buthabuthe :
32 km

160

NATAL

Leribe

Teyateyaneng

MASERU

Mazenod

Mokhotlong

Morij

Matsieng

Mafeteng

LESOTHO

NATAL

Mohale's Hoek

Machel's Nek

N

Quthing

CAPE

TRANSKEI

500 M

Maseru
96 km

750 M

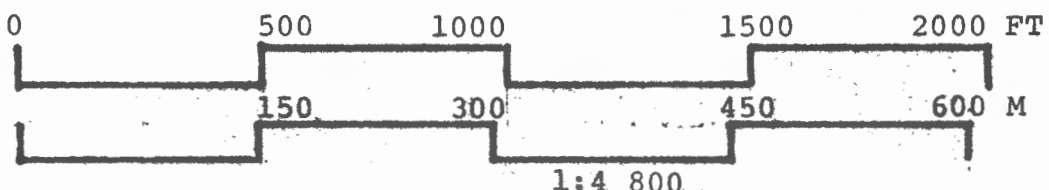
1. District Administrator's offices
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3. Revenue Office
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5. Hotel
6. Church
7. Market

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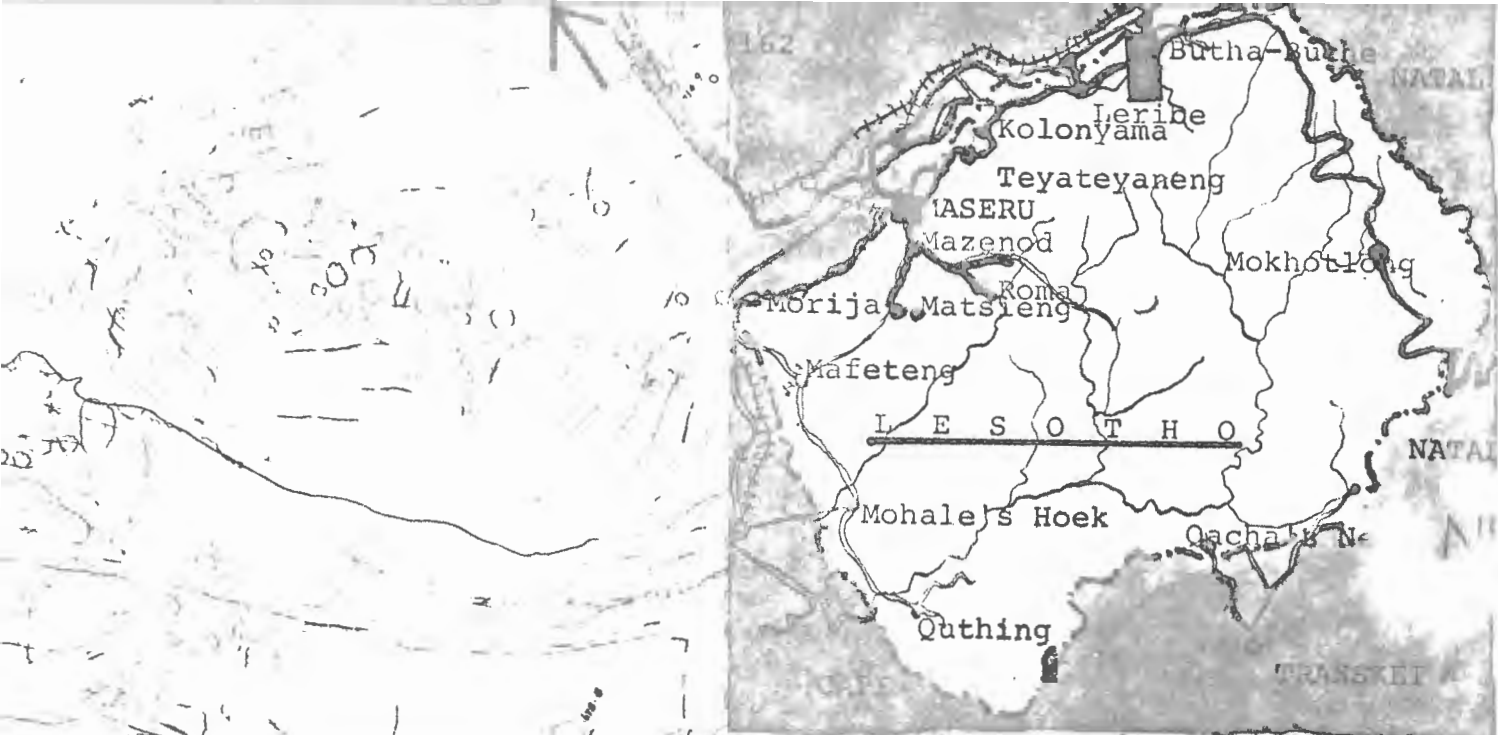
LERIBE



1. District Administrator's offices
2. Police Station
3. Revenue Office
4. Post Office
5. Hotel
6. Church
7. Market

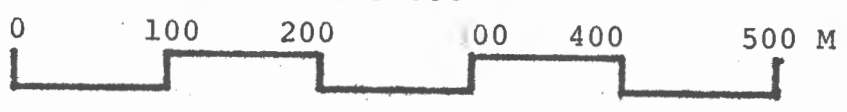


**BUTHA-
BUTHE**



- 1. District Administrator's offices
- 2. Police Station
- 3. Revenue Office
- 4. Post Office
- 5. Hotel
- 6. Church
- 7. Market

1:5 000



BUTHA-BUTHE

5.0.0 OFFICIAL ARCHITECTURAL DEVELOPMENT5.1.0 Evolution of official buildings

The original government offices in Maseru were those now occupied by the District Administrative Secretary and formerly occupied by the District Commissioner. In the last decade of the nineteenth century, these buildings were the chief government offices, occupied by the Resident Commissioner, as Walton writes:-¹

The Government Offices, about which Colonel Griffith complained so bitterly in 1878, were apparently replaced by new buildings some time before 1880 for on the Plan of that year "Public Offices" are shewn to the north of "Hillside" (Fig. 2). The Public Offices, now used as the offices of the District Commissioner, were built by Edwin Taylor in 1890-91 for the sum of £470. They consisted of the present central block, comprising one room 15 ft. by 18 ft., one 15 ft. by 15 ft., one 15 ft. by 12 ft., and four rooms 15 ft. by 10 ft. The two wings were added later. This building was the headquarters of the Resident Commissioner, the District Commissioner occupying a two-roomed building of unburnt bricks which still stands behind the Legal Secretary's offices. The site for the old District Commissioner's office was originally occupied by a grain store belonging to Richard Trower, from whom it passed to Baker, Baker and Company. The store figures prominently in the foreground of Armstrong's photographs of Maseru in 1880.

1. JAMES WALTON: Lesotho Notes and Records Number 4; 1963-64, p.19, Maseru. Published by the Basutoland Scientific Association.

5.1.1 Early development plan

James Walton indicates that as early as 1880, there were ideas for the future development of Maseru and, with these ideas in mind, a plan of the town was drawn. He writes:-²

We have a very complete picture of Maseru as it was in 1880 for in that year a survey was made by Mr. E.E. Pritchard of the Cape Public Works Department and a detailed plan was produced, showing all the existing buildings and giving a layout for future development. (Fig. 2).

It is interesting to note, ninety-six years later, how many of the features of this avant-garde development plan have been carried out. The Governor's Agent's site subsequently developed into the Officers' Mess.³

5.1.2 Government Secretary's offices

The church reserve on the plan is occupied by St. John's Anglican church and Fort Trower has developed into the Lancer's Inn. With regard to the latter, we read that Fort Trower was in a poor state of repair and had been put to use by the Government. When Sir Godfrey Lagden arrived in 1844, Fort Trower became the residence of the Government Secretary.

2. Op.cit. p.15.

3. Now the site of the Lesotho National Museum.

Walton writes:-⁴

In November, 1892, H.S. Sloley, then acting Government Secretary, wrote to George Hobson "with reference to the premises known as Fort Trower, rented by the Basutoland Government for the use of the Government Secretary. I beg to draw your attention to the condition of the buildings and to point out that it appears probable that there will shortly be a period of non-occupancy, during which necessary repairs might be made... In the main building, the thatched roof leaks considerably in the drawing room, nurseries, study and bathroom. Large cracks have during the time I have been in the house (since April) made their appearance in the wall of the drawing room and other smaller rooms."

Sloley⁵ was unaware that cracking is endemic in Lesotho, owing to the high coefficient of linear expansion of the clay. Only by building on rock could this problem be avoided. The thatched roof was eventually replaced with corrugated iron.

5.1.3 The Gun War

In 1880, the Gun War broke out, in which the Cape Government, as administering authority, tried to disarm the Basotho, without success. The conflagration created a need for defensive structures and temporarily halted development of government buildings.

4. Ibidem.

5. Later Sir Herbert Sloley.

5.1.4 Responsible Government

By 1965, after the first elections on the basis of universal suffrage, an elected Government with a Prime Minister and Cabinet, was formed, with demands for architectural development.

5.1.5 Organizational development

The former administrative departments of the government then became the Ministries of the Interior, Finance, Education, Health, Agriculture and other lesser Departments of State, each with its own growing architectural needs.

5.1.6 The National Assembly

In regard to countries like Lesotho, which have recently emerged from foreign tutelage or control, the Legislature's buildings will naturally tend to reflect the political organization, outlook and system of the time when they were built. The situation may have changed significantly in the meantime, and neither the system nor the buildings may be relevant.

The National Assembly in Maseru is octagonal in plan and was considerably extended in 1958 to coincide with constitutional development taking place at that time.

5.1.7 Early Government buildings

During the period of colonial rule, the business of government could be carried out with limited personnel with wide responsibilities and modest accommodation. This was particularly so, since the official policy of government was conservation of the status quo, and indirect rule politically.

5.1.8 The Secretariat

During this period, the principal government building was the Secretariat, until recently the Prime Minister's office (1966-1975). Prior to this, the Secretariat had accommodated all the major decision-making officers of government, including the Resident Commissioner, or Governor; the Government Secretary or head of the Administration, and other senior administrators. Government business was necessarily conducted on a personal basis, in which communication was simply a matter of seeing the man in the next office. This is reflected in the plan, which is simple and linear, with important offices of the government opening from a continuous verandah on either side.

The Secretariat, with its Dutch gables, was built in 1911, in the heyday of Edwardian Imperialism.

Walton writes:-⁶

The present Secretariat block was not built until 1912,⁷ when the Resident Commissioner's previous offices were occupied by the District Commissioner. Although this building, with its pseudo-Dutch gables, can lay little claim to architectural beauty, the ornamental railing, which were (sic) erected around the grounds in 1913, are particularly good examples of their craft.

5.1.9 Government offices at Independence

Thus, at the time of Independence in 1966, the principal government office was already nearly sixty years old, and correspondingly out of date. The centrifugal process of proliferation of government departments and personnel had already 'exiled' some key people and departments elsewhere. The old Secretariat was no longer adequate, and would become even less adequate as time passed, culminating in the transposition of the Prime Minister's department to an adjacent building, formerly the King's office.

6. Op.cit.

7. Actually finished in 1911, as per the stone in the central north gable.

5.2.0 Planning of Government Buildings

5.2.1 Existing Government buildings

The present buildings occupied by the Lesotho Government are largely a legacy of the former period of colonial rule and, necessarily, are more suited to the former pattern of paternalistic government.

5.2.2 Planning standards

The majority of the older buildings occupied by the Government are substantial stone-built structures, sometimes having finely detailed masonry. In style, space and convenience, they reflect the simplicity of a more spacious and less sophisticated period. Comfort, standards and services are limited, and the installation of modern communications equipment and services has caused many problems. Maintenance is also a constant drain on limited resources, and if maintenance is not carried out regularly, decay inevitably sets in.

5.2.3 Fenestration

Windows are generally sliding sash, tall rectangular, counter-weighted, with large panes, good for ventilation, poor for security and noise transmission.

5.2.4 Heating and ventilation

Heating in the older buildings is still largely dependent on open coal fires, paraffin heaters and electric radiators. Few government offices have night storage heaters, taking advantage of off-peak electricity rates. In addition,

an enormous problem of very heavily polluted sulphurous air from open fires hangs like a yellow pall over the central government area of Maseru every winter morning. This is a serious hazard to health and efficiency, as well as being unsightly.

5.2.5 Communications equipment

Since the Government is concerned primarily with the formation of policy, its execution and implementation, communication is a vital part of its administrative machinery. In the electronic age this means miniaturization, transistors and coherent systems. This can only be achieved by means of buildings planned around systems and personnel methods, rather than systems adapted to buildings not designed for them. Power skirtings, integral telephone layouts with provision for multiple expansion are essential.

5.2.6 Air-conditioning

Air-conditioning is lacking in most government offices, chiefly due to the lack of funds and to a lack of awareness of the advantages accruing from its use. In short, air-conditioning is a luxury in Lesotho government offices.

5.3.0 Construction of Government Offices

5.3.1 Materials

Stone had the advantage of requiring little maintenance, and imparted a dignity and character to the buildings due to its durable nature, pleasing tone, colour and texture. Owing to the changed conditions economically and the increasing scarcity of good masons, once readily available, stone-built buildings are now an exception. During the past twenty years, increasing use has been made of bricks, and now of concrete blocks rendered with 'Tyrolean' or stucco, or plaster painted with PVA paint. The latter rapidly deteriorates and soon requires re-painting.

5.3.2 New materials

Within the past few years, aluminium has been gradually replacing steel for windows and timber, originally used in sliding sashes, has almost disappeared.

5.3.3 Construction

Construction methods have also changed, and load-bearing stone structures have been supplanted by some modest reinforced concrete framed structures.¹⁷ More recently, at least one structure¹⁸ is built almost entirely from reinforced concrete, with an attempt at off-shutter concrete finishes.

17. e.g. Ministry of Foreign Affairs.

18. Revenue Office, 1973, Ministry of Works.

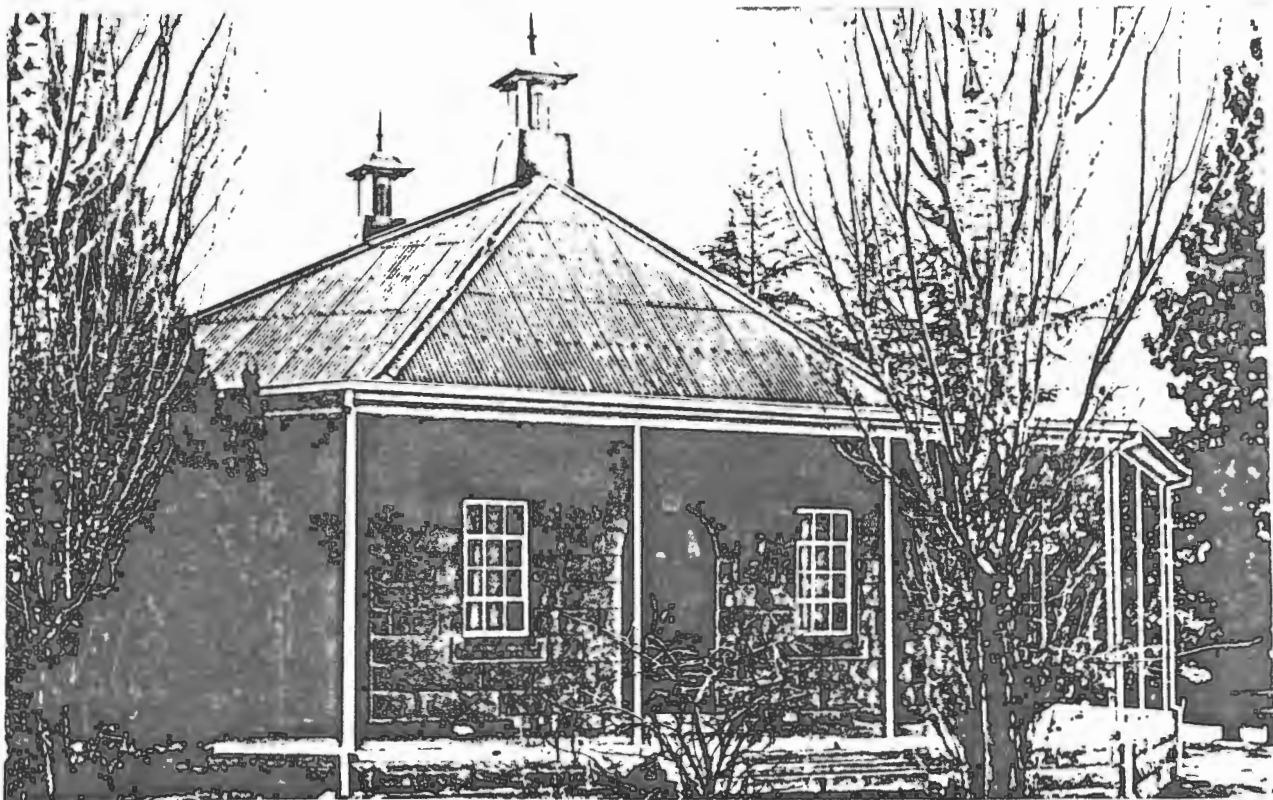
5.3.4 Number of storeys

In general, few government offices exceed two storeys, most being single-storey structures expanded on an ad hoc basis as and when necessary.

The Ministry of Works is the only three-storey building of any significance, apart from the Lesotho Bank,¹⁹ and the new Finance building, constructed in load-bearing brick.

5.3.5 Roofs

Roofs have been almost exclusively corrugated iron until quite recently, but flat concrete slabs are increasingly in evidence, as at the Ministry of Works headquarters, the Post Office headquarters and the Lesotho Bank.



NATIONAL ASSEMBLY (1906)

Octagonal debating chamber and legislature. Early attempt at 'ethnicity' to achieve an appropriate architectural development.

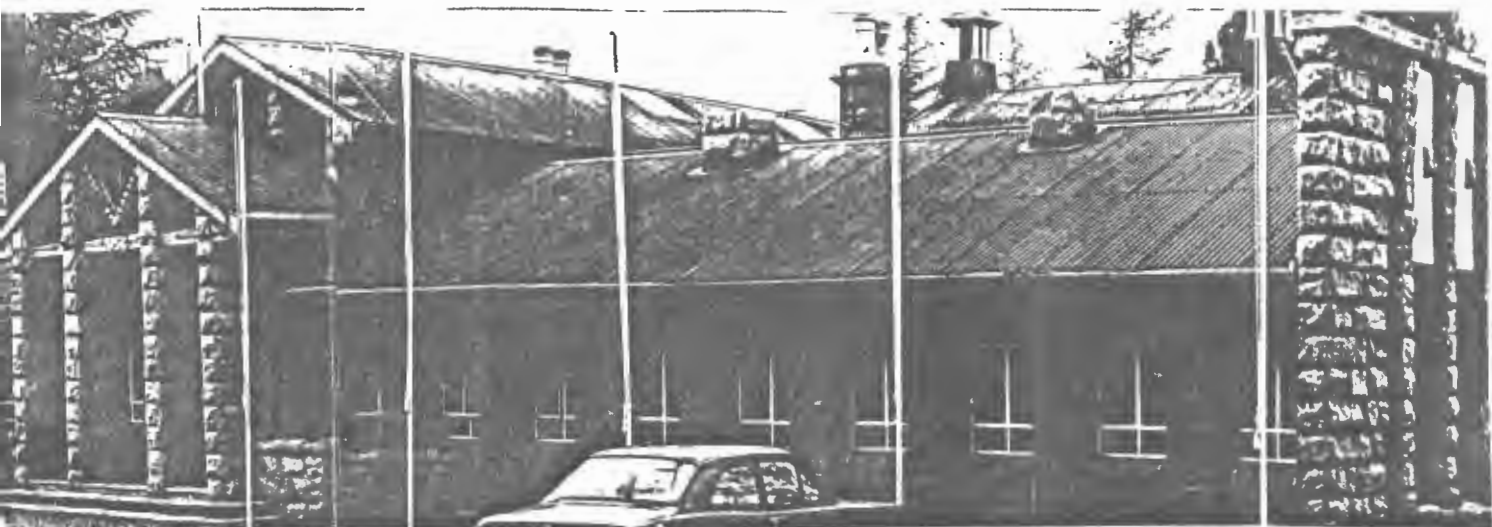
19. Lesotho Bank - National Development Bank - (Development House). The Government Planning Office is on the top floor.

5.4.0 Architectural Character

5.4.1 Imagery

Socially and politically, the physical structures of government have a powerful imagery.¹⁹ In short, there is a symbolic factor to be considered. The Legislature²⁰ is the representation of the people, in a physical as well as in an electoral sense. A nation identifies with its council chamber and the Legislature tends to become an architectural symbol of the nation.

The architectural appropriateness of the Legislature to its function, to the country and to the people, is essential.



NATIONAL ASSEMBLY

Ceremonial entrance, with administrative offices in foreground and legislative chamber at rear (right). Ponderous stone structure (1959) attempting cohesion with earlier debating chamber (1906).

19. The Gothic architectural splendour of the Palace of Westminster; the 18th century grandeur of Washington and Paris; the forbidding might and mystery of the Kremlin, with the exotic onion-shaped domes, e.g. Archangel Cathedral within the Kremlin, of Red Square, i.e. St. Basil's Cathedral, and embattled walls, are strongly evocative of a nation's identity and history.
20. The present National Assembly is cosy and small-scale, and was originally built for the National Council (1903), which was not an elected body. The election of the Basutoland National Council in 1960 created an immediate need for expansion.

5.5.0 Planning and Development

5.5.1 New government buildings

Extensions to the Post Office Headquarters and Telephone Exchange are being carried out. Other projects include the redevelopment of the Lerotholi Technical Institute into the Lerotholi Polytechnic; construction of a new broadcasting and television complex and the design and construction of a new Basotho National Party (the ruling party forming the Government) Headquarters.

5.5.2 Public buildings (1966-77)

Since Independence in 1966, a number of public buildings have been planned, including the Lesotho National Museum, the Lesotho National Development Bank, Post Office extensions and the Lesotho National Library. Extensions to the High Court are under construction.

5.5.3 Future development

The Government is undertaking a gradual expansion of its existing accommodation, with buildings such as the new Ministry of Finance, near the National Assembly. This project has the virtue of being a complete entity and avoided the ad hoc development of the past, best seen in the group of existing buildings comprising the Treasury and Ministry of Finance.

5.5.4 New capital

There have been suggestions that a new capital should be located outside the present administrative centre. This would have some advantages:-

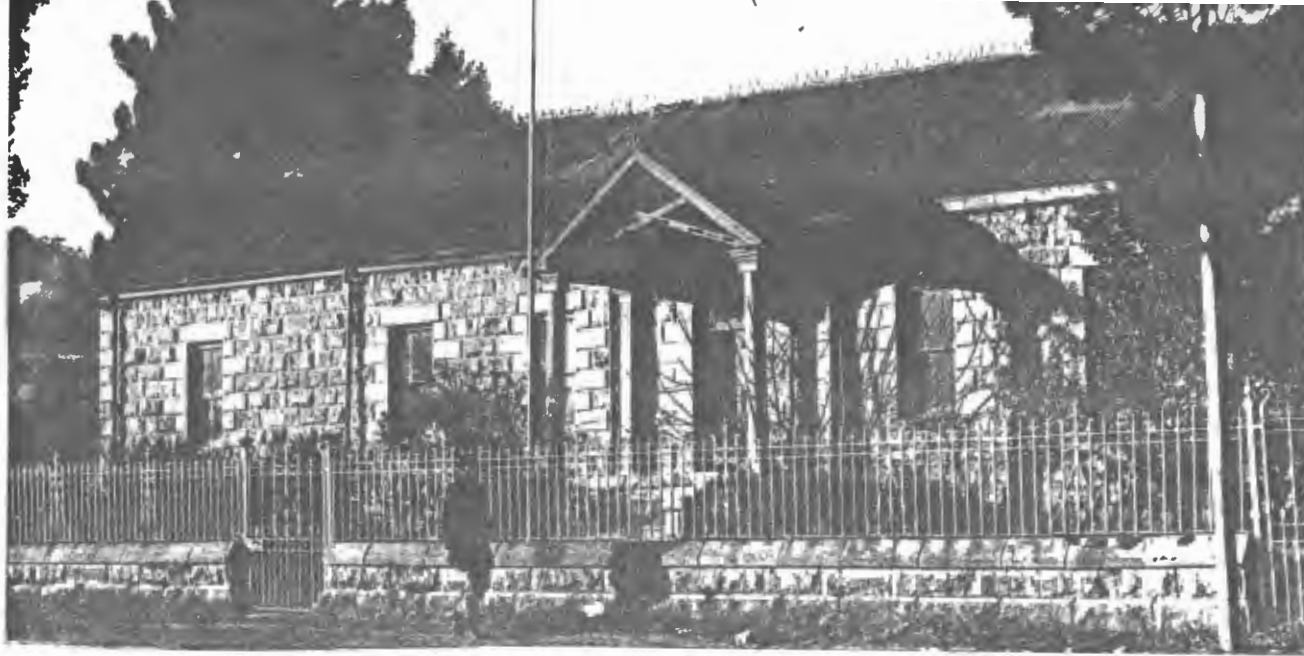
- (i) Buildings could be planned for present needs
- (ii) An overall master-plan could be prepared
- (iii) This would be more appropriate to an Independent African State than the hotch-potch legacy of colonial-style buildings at present constituting the administrative centre
- (iv) Possible sites are:-
 - (a) The plateau above the Lesotho Hilton site
 - (b) The race course
 - (c) The golf course
 - (d) A site between Maseru and Masianokeng (8 km)

Disadvantages are:-

- (i) High capital cost and no financial return
- (ii) Administrative dislocation
- (iii) Lack of continuity with the present administrative infrastructure

5.5.5 Proposed new National Assembly

It has also been suggested that the new National Assembly could be located on one of the hills overlooking Maseru. Such a new Legislature could be fully equipped to meet present-day political, administrative and executive needs, as well as being an architectural symbol of the Basotho nation.



Information Dept., Maseru.

The former District Commissioner's office, Maseru (now the District Administrator's office), is one of the earliest Government buildings in Lesotho, built in the 1880's. With its long verandah and rambling plan, it epitomizes colonial rule, carried out by white expatriate civil servants.

The building on the left, currently occupied by the Department of Information is an exceptional example of colonial architecture, with its finely cut quoins, entrance portal and half-round arch, cast iron ridge cresting and iron railings, this is a unique piece of Victoriana in Lesotho.

(The cast iron ridging was recently removed for redecorating and was not replaced).

District Administrator's offices, Maseru.



OFFICIAL ARCHITECTURAL DEVELOPMENT :

District Administrative Secretary's offices, Mafeteng : (left)
formerly the District Commissioner's office. Late 19th cent.

Prime Minister's office and Cabinet Office : (below), formerly
the Resident Commissioner's office and Secretariat, Maseru+

Built in the year of the Delhi Durbar, 1911, the former Secretariat was built at the apogee of the era of British imperialism. The use of Cape Dutch gables is also significant, as the Union of South Africa had been created the year before, in 1910 and the British High Commissioner to the Union (now Republic) of South Africa was also accredited to the former High Commission Territories (Botswana, Lesotho and Swaziland : formerly Bechuanaland Protectorate, Basutoland and Swaziland).

The use of formal architectural motifs on the offices at Mafeteng, which are thirty years older than the Prime Minister's offices, such as Palladian arches and rusticated masonry, with battlements, Tuscan colonnaded verandah and miniature grandiose steps, are an architectural legacy of direct rule (from 1884).



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OFFICIAL ARCHITECTURAL DEVELOPMENT

The Lesotho High Court (left, top left), built in 1957 and the Ministry of Works (above), built seventeen years later, indicate a complete contrast in architectural character. The change in materials, from stone to brick and reinforced concrete is symptomatic of changes in architectural thought and practice, before and after Independence, in 1966. In particular, the sharply rectilinear elevational treatment of the the Ministry of Works, is in marked contrast to the arched ceremonial entrance in stone of 1957, twenty years ago.

6.0.0 DOMESTIC ARCHITECTURAL DEVELOPMENT

6.1.0 Evolution of domestic buildings

Traditionally, the Basotho house consisted of a single, round-roomed dwelling, with a thatched roof, single door and usually, two small square windows. This resulted in the characteristic "face" type of elevation, with the door resembling a "nose" and the two windows flanking the door being the "eyes". This imagery is familiar to every child and is the archetypal symbol for a house.

6.1.1 Imagery

The simple image of a house, or ideograph, is almost universal in its meaning and reflects a simplistic architectural concept. That is to say, a house is a triangular roof, three openings and a wall. All these shapes are the simplest imaginable. A triangle, a cylinder, two squares (the windows) and a rectangle (the door).

6.1.2 Status

The importation of alien architectural ideas meant that new concepts of form and function were imported and the former ultra-simple domestic dwelling developed into a newer and necessarily more complex structure. Symbolically also, the idea of the house as a status-symbol was developing. It would become, as elsewhere, the symbol of success and of achieving a higher living standard, commensurate with that of many others.

6.1.3 Missionary houses

As it was the early nineteenth century, Christian missionaries who were responsible for importing such innovations as monogamy, christianity, a written language and orthography, it is not surprising that they also built houses to newer standards of space and comfort.

Many of the early missionaries, Catholic and Protestant, were of French cultural background, and one would expect to find French or French-Canadian influence in their work and this is exactly the case.

6.1.4 French-Canadian influence

At Roma, where the Catholic mission was established in 1862, there is a group of buildings strongly evocative of New France.¹ The buildings, domestic in character, have a clear lineage from Gallic precedents, with steep roofs, generous courtyards between buildings and numerous chimneys. The detailed architectural character is also clearly of French-Canadian origin, with sliding sash windows and a generally attenuated, rather vertical mode of elevational treatment. This arises naturally from the type of windows used, but is also the result of a tenuous link with the "chateau-style",² stripped of everything but the barest essentials.

1. Canada.

2. The Chateau-Frontenac, Montreal, represents the apogee, even the apotheosis of the French-Canadian derivative of the original sixteenth century French chateau style.

6.1.5 French influence

At Morija, the situation is more modest, the domestic buildings reflecting the humbler, and formerly repressed, Huguenot ancestry of the PEMS³ buildings. Architecturally, the result is a group of buildings which recreate a small village or hamlet, grouped around the church, with its filigree cast-ironwork cresting on the ridge.

6.1.6 Thatched roofs

At Morija, many domestic buildings are, or were, thatched, creating an effect of unpretentiousness, which is in marked contrast to the more architecturally pretentious Catholic domestic buildings at Roma.

3. Paris Evangelical Missionary Society, now the Church of Lesotho.

6.1.7 Maphutseng (Bethesda) mission house

The house built by Constant Gosselin at Maphutseng (Bethesda) was still intact twenty years ago, when described by James Walton:-⁴

One mission house built by Gosselin which still remains unaltered is that at Bethesda, Maphutseng, erected in 1843 (Plate 1). This has stone walls and brick gables and the gable treatment, derived from France,⁵ is identical with that of the original Thaba Bosiu house. A small doorway in the gable affords access to the loft above the ceiling which was covered with flat stone slabs to prevent the fire from spreading to the rooms below should the thatch catch alight. In plan the Bethesda house is of the T-type, having a projecting kitchen at the back and the living rooms and bedrooms at the front.

The above account confirms the French influence mentioned in para 6.1.4. The precautions to prevent the spread of fire appear unusual.

4. JAMES WALTON: Historic Buildings of Lesotho. Presidential address to the Lesotho Scientific Association, 1957. Reprinted 1972.
5. Ibid.

6.1.8 Gosselin's house

The earliest European-style houses in Lesotho were built for the PEMS missionaries by Constant Gosselin. One of his earliest structures is described by James Walton:-⁶

Gosselin commenced to erect a more permanent dwelling. This was a building, 60 feet by 16 feet, consisting of five rooms, with a kitchen behind, and the first stone was laid on the 28th January 1834. The house was destroyed by the Boers when they attacked Morija on the 28th April 1858.

Subsequently Casalis, the French missionary, moved to Thaba Bosiu and built a house described as:-⁷

...a long plain, brick building, of five rooms, affording a moderate share of accommodation, but not at all more than was needful for health or comfort.

6. Ibidem.

7. Ibid.

6.1.9 German influence

At Morija,⁶ another early mission house was built by Francois Maeder, who was born at Domburg, in Saxony, in 1811. He entered the PEMS mission service in 1837 and Walton⁷ describes his house as follows:-

His long, low, thatched brick house is externally much the same as when it was built and is notable for its moulded brick kneelers and for the rather odd craftsman's mark in the gable which is referred to by the builder as "the eye of an ox" and consists of a quarter circle of bricks.

6.1.10 Cave house, Masitise

One of the earliest and most interesting houses in Lesotho is the Cave house at Masitise.⁸

6. Sesotho form of the Hebrew 'Moriah'. 7. Ibid.

8. 180 km south of Maseru.

6.1.11 Traders' houses

From the time that traders were established in Lesotho, they built stores and houses; many of the latter being substantial stone-built dwellings much superior to the dwellings of the Basotho with whom they traded. The result was that the better-off Basotho built houses in emulation of the traders, from whom they probably learnt such alien modes of building as the use of right-angles.³

6.1.12 Traders' houses are found scattered over most of Lesotho, where there are settlements, but particularly in the west, along the valley of the Caledon⁴ and in the lowlands.

6.1.13 It is clear that until the early part of the twentieth century, Lesotho was quite prosperous, this prosperity deriving from the wheat trade, of which Lesotho had a surplus for export to South Africa.⁵ The traders, acting as wholesalers for the Basotho, would inevitably have made a substantial profit and this enabled the proprietors to invest in substantial, comfortable buildings. This was also necessary, in order to attract expatriates to manage the trading stations, many of which were isolated and inaccessible.

3. This may be seen at Thaba-Bosiu, where surviving buildings from Moshoeshoe's village have rectangular plans.

4. Mohokare.

5. Refer to "Chronicles" by S. Germond.

- 6.1.14 The typical trader's house consisted of a three-bedroomed stone dwelling, with a corrugated iron roof, high ceilings, separate dining and living-room, spacious kitchen and a garden of about an acre (0.40 hectares). There was usually at least one fireplace and a tall stone chimney.
- 6.1.15 The property would usually be enclosed by a cypress hedge for privacy. There would also be a paddock for ponies, useful for transport to inaccessible locations, and a barn or store. A windpump with a cistern would usually complete the ensemble.
- 6.1.16 In many respects, the typical trader's residence closely resembled those of the expatriate government officials, except that the furnishings were more spartan.

6.2.0 The Residency

After the unrest of the Gun War, direct rule from Whitehall was established and, in the more settled conditions which then obtained, development was possible. The new phase of architectural activity was initiated with the arrival of the new Resident Commissioner, Lieut. Col. Marshall James Clarke. James Walton continues:¹³

6.2.1 On the 18th March, 1884, Basutoland was formally taken over by the Imperial authorities and the day previous Lieut. Col. Marshall James Clarke arrived in Maseru as the first Resident Commissioner.

6.2.2 He took up residence at the old "camp" established by Bowker but shortly afterwards he transferred to the house of the Resident Magistrate which has been the Residency ever since. The house which was to become the "British Residency in Basutoland" consisted of a living room and two bedrooms with a kitchen and small pantry and larder (Fig. 1). The walls were of ant-heap and the living room and bedrooms had calico ceilings, which were general at that time. In 1886 tenders were called for to considerably extend the building and this was done by Messrs Cooper Brothers of Ladybrand during the following year. The extensions included a new dining room and drawing room, two additional bedrooms, a bathroom and dressing room, and an office and library.

.13. Ibid.

6.2.3 The old Residency¹⁴ is located in the centre of Maseru, with fine views to the north and east. The building has been enlarged several times, as the attached plans indicate.

6.2.4 The house is built in local sandstone, much of it cut and finely dressed. In the course of half a century the Residency quadrupled in area and reached its final form ready for the visit of the Prince of Wales¹⁵ in 1925. The gardens are rather formal, terraced, with stone flagging, pergolas and a sundial, to which reference is made by James Walton,¹⁶ in describing the further development of the Residency:

6.2.5 Seven years later further additions were made by Stefano Massa, who had then adopted the name of Stephano Moss. These were largely designed to provide a symmetrical front by building a room, now used as a study, at the south end, to balance the room built by the Cooper Brothers at the opposite end. A new kitchen was added in its present position and the entire south-west gable wall was brought forward a distance of four feet (Fig. 1).

6.2.6 The Residency survived in its modified form, apart from very minor alterations, until 1918 when, as the outcome of requests by the Resident Commissioner, Mr. R.T. Coryndon,

14. The Palace (since 1966).

15. The late Duke of Windsor (1894-1972).

16. Op. cit. pp.12-13.

further improvements were made, resulting in the structure as it stands today. The architects responsible for the new additions were Herbert Baker and Fleming, but as Sir Herbert Baker was in Delhi at the time, the work was actually carried out by his partner. Permission to make the alterations at a cost of £4,000 was given in December, 1961, and plans for a very pleasing building were drawn up. Unfortunately, when the work was submitted to tender it was impossible to find a contractor willing to undertake the proposed alterations at the stipulated figure and during the following twelve months prolonged negotiations ensued in an effort to cut down the extensions in keeping with the money available. Eventually the finalized plan provided mainly for the building of the guest wing and a corresponding wing for the Resident Commissioner, the provision of an entrance hall with a porch, and the laying-out of the delightful gardens and fore-court.

6.2.7 Even with these modifications to the original plan many last-minute reductions of a minor nature had to be made; reductions nevertheless which considerably detracted from the beauty of the building. The architect designed the fireplaces in the drawing room and dining room with overmantels but Coryndon would have none of this. In a letter to Fleming he wrote, "I don't like overmantels except in bedrooms and I suggest that they be removed in the hall, drawing room and dining room and replaced by plaster mouldings. I suggest a niche in the dining room for a figure of a native and one

in the drawing room for a figure of a Bushman, for which I will send sketches." In accordance with these suggestions Fleming drew up designs for drawing room and dining room fireplaces to include mouldings, niches with figures and paintings above, which would have added considerably to the beauty of the two rooms. After much trouble the niches were cast and placed in position and the drawing room fireplace was completed according to Fleming's design. Owing to the lack of funds, however, the figures and paintings were never provided and the dining room fireplace was left without moulding and with only an empty niche. The same stringency resulted in the omission of the Royal coat of arms from the top of the porch entrance and the erection of the sundial was postponed until 1931.

6.2.8 The architectural character of the Residency is very reminiscent of some of Baker's earlier works¹⁷ in the Transvaal, at the time of the South African War (1899-1902). This was due to the high plinth, symmetrical east elevation and small-scale, domestic character of the elevations, together with the cottagy windows. The corrugated iron roof, however, detracted from the house's dignity as the home of the official representative of the Crown and chief administrative officer of the Basutoland Government.

17. cf. the Thatched House, Riviera, Johannesburg, Doreen E. Greig, Herbert Baker in South Africa. Purnell & Sons (SA) (Pty) Ltd., Keerom Street, Cape Town, 1970.

6.3.0 Prime Minister's Residence, Maseru

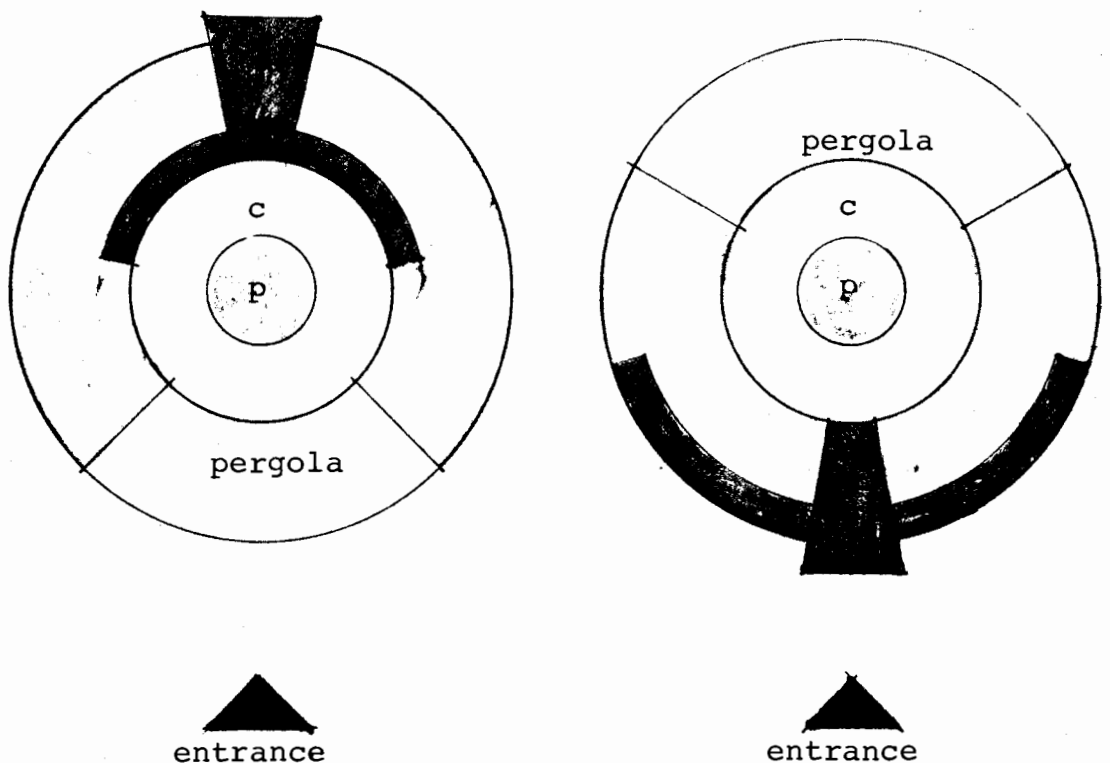
The architectural commission for the design of the new residence for the Prime Minister of Lesotho was made at the latter end of 1965 and the building passed through several metamorphoses in its design. The final result, which is in many ways original, is singularly apposite to the requirements of the head of government for one of Africa's newly independent states and is also appropriate to a country with a unique landscape, people and architectural character. During the ten years since the building was erected, it has proved an unqualified success. It is in the blending of western formalism and African concepts and traditions, such as the traditional "lelapa", or courtyard, that has resulted in the felicitous blending of indigenous and alien ideas into a harmonious architectural unity. In short, a synthesis of traditional Basotho forms and western intellectualism has produced a building at once domestic and African in its aspirations and political symbolism.

6.3.1 A decade ago, at the time of its design and construction, the Prime Minister's residence ('Ntlo-ea-Tona-Kholo') had, perforce, to symbolize the aspirations of independence ('Boipusong') and yet fit within the space requirements and budget. The latter was very modest and it was only by

omitting a major item of equipment that the budget figure was met.

- 6.3.2 The initial idea for the Prime Minister's residence came from a thumbnail sketch, in which the central, generating concept was a horseshoe, an archetypal symbol of Lesotho. This form was not adopted on an a priori basis, but was the inevitable result of the requirements of the plan and the function of the building, in which security and social convenience were of primary importance.
- 6.3.3 Security was one of the principal determinants of the plan and this resulted in the plan being turned "inside-out", as it were, as a result of a security check on the layout by a security expert from the British Embassy in Pretoria.
- 6.3.4 The original plan envisaged a horseshoe configuration, with the open side of the horseshoe, the entrance side, facing south. In this manner, the open courtyard formed by the horseshoe became a forecourt to the building. It also meant that circulation-space was on the inner circumference of the horseshoe, saving considerable space and reducing circulation-distances.
- 6.3.5 It was pointed out to the Prime Minister and the architect by the UK security expert that this was undesirable from a security angle; a more secure

arrangement being created if the passage (circulation-space) were on the outer circumference¹ of the horseshoe. This resulted in a substantial increase in the circulation-space and meant that the whole design, by that time at working drawing stage, had to be completely inverted and replanned.



KEY : a.- entrance hall & staircase. b - passage.
c - courtyard. p - goldfish pool and fountain.

Prime Minister's Residence, Maseru

Original plan (left); as built (right).

1. This is the usual arrangement in public buildings of this type, where the rooms facing the approach are invariably not occupied by the VIPs living or working in the building, e.g. The White House, Washington, D.C.; 10 Downing Street, London.

- 6.3.6 Although superficially the house appears to be circular, it is actually polygonal, simplifying the construction and eliminating the need for costly and tedious circular and curved work. All walls are straight and the building is therefore faceted.
- 6.3.7 The construction of the house is based on a simple reinforced concrete frame and in situ slab, with masonry panels and snecked rubble stone facings. Windows are protected from the sun by traditional louvred timber shutters, in natural kiaat.
- 6.3.8 The front entrance door is panelled with hand-carved Basotho hats and, notwithstanding its prolonged exposure to the sun and rain, is still in good condition.
- 6.3.9 The main external feature of the house is the courtyard, with its circular mosaic-lined fishpond and fountain. The courtyard is paved with rustic, texture hand-laid bricks, arranged in concentric circles.



BASOTHO HOUSE ('ntlo')

Thick thatch and low walls, providing excellent insulation in summer and winter. Pergola provides shade in summer.

Low profile and beehive form wholly appropriate environmentally.

The characteristic 'mohlongoa-fatse', or hooded thatched entrance, is found on many Basotho houses and resembles the traditional English 'eyebrow' dormer window.



BASOTHO HUTS : Mt Moorosi

Type 1 : (top) .

Southern type with primitive masonry. Stonework coursed, but without strict reference to the horizontal plane. Primitive thatching, shallow roof pitch and type of 'mohlongoa-fatse'.

Type 2 : (centre) .

Roughly-squared random rubble walling, small square window with ochre earth dye-tinted surround. Entrance door similar.

Type 3 (bottom)

Substantial Basotho house, with cut stone laid in regular courses and the interstices between stones filled with stone chips and fragments.

Regional variation :

Absence of litema-type wall decoration and general use of stone, random, or cut, produces environmental unity and distinctive local character.

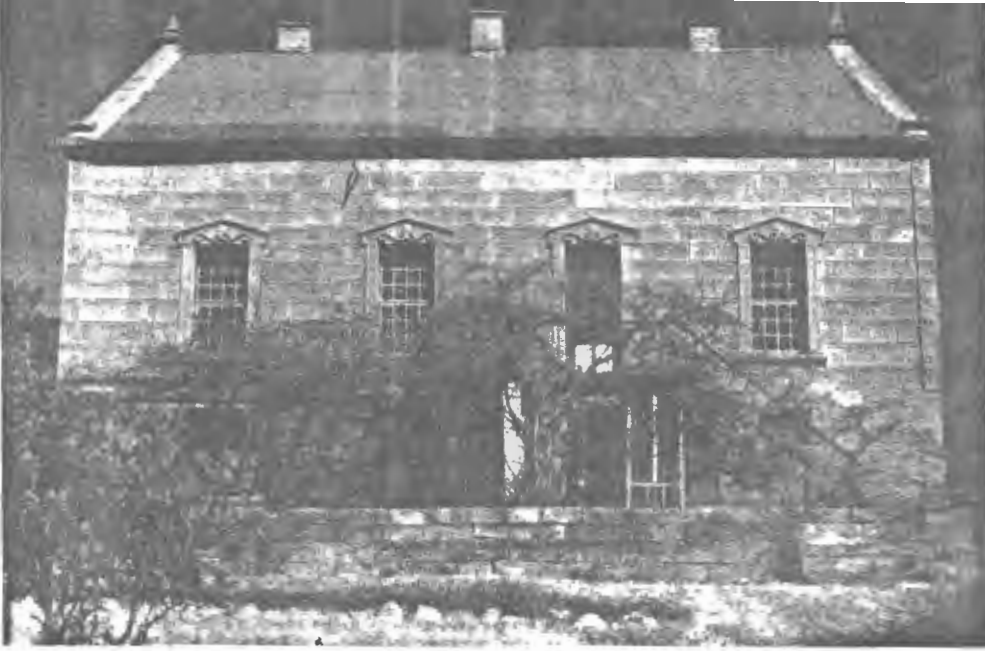




MISSIONARY'S CAVE HOUSE, Masitise (1862)

This curious brick structure was built by the Rev. Ellenberger in 1862 and is constructed under an overhanging sandstone cliff. The dwelling comprised a kitchen, pantry, living-room and bedroom.

Complete unity of man-made and natural architecture. Wholly appropriate.



LELOALENG : Principal's house, north elevation . Late 19th century.

The French influence referred to in para.6.1.5 is clearly evident in the stately effect of the tall sash windows, elegant proportions and finely detailed masonry. The effect is accentuated by the lofty stone gables and finials : the architectural effect being marred only by the use of corrugated iron roofing.

Aesthetically, the elevational treatment has a good balance between horizontal and vertical components, although the overall effect is one of height and dignity. Due to the fairly steeply sloping site, the house has a basement, accessible only on the north side, under the external stone staircase.

LELOALENG : principal's house. west elevation.

Although superficially similar to a Cape Dutch farmhouse of the 18th century, the stone walls and fenestration are clearly of European origin, in the geographical sense.

The stone coping to the gable, ashlar details of the lightly rusticated masonry are also of French origin, producing a fine effect of boldness, stability and durability.

Whether the house is appropriate to Lesotho or not is debatable, but the tone, colour and texture of the stone; the siting and orientation indicate a sense of fitness for purpose and, necessarily, an appropriateness to the environment that is exceptional in Lesotho.



Devcourt Flats (far
right)

Link Houses, Maseru
right.

Professor's house, NUL
(below)



DOMESTIC ARCHITECTURAL DEVELOPMENT :

Professor's House, NUL (1964); Link Houses, Maseru (1969); Flats (1972).

Single detached house :The professors' houses at NUL were the result of a limited architectural competition and this was the winning design. The house has four bedrooms, two bathrooms and is therefore much above the norm for domestic accommodation. The architectural character is determined by the use of stone and gables, echoed in the angled ceiling internally.

Multiple dwellings : The obvious economy to be obtained by the linking of housing units is not new, but the link houses in Maseru, with their concrete block construction and slate roofs were an innovation at the time. Architectural character is produced by the staggered, sawtooth plan and gabled roofs.

Three-storey flats :The construction of the flats, Devcourt, shown above was carried out for the Lesotho National Development Corporation (LNDC), and has proved very successful in alleviating the chronic housing shortage in Maseru. Construction is in reinforced concrete, with facebrick infill. Due to the sharply rising site, there is a problem with the proximity of houses on the north (opposite) side overlooking the flats.





Plaster

Broseley tiles

Stone

Plaster Stone

Steel windows

Brick

MATERIALS :

British Council Representative's Residence, 1964 (above)

Lesotho Bank House, Maseru, 1973 (below).

A critical comparison of the two houses shown in the photographs indicates the influence of materials on design and construction, as well as the changing style in the course of a single decade. The residence for the British Council (a cultural organization, whose main function is teaching English and promoting British culture abroad) attempts to translate the English architectural idiom into Lesotho terms, as is appropriate to the British Council. The steeply pitched roof, with its bonnet hips, tall stone chimney and bay window is appropriate to the site as well as to its purpose and occupants. The building is planned around a central patio, with a pergola, providing privacy and coolness. The Lesotho Bank house is one of a group financed by the Bank, the national development bank, and is constructed in materials which need little maintenance and is architecturally the first group of domestic buildings to employ canalit, creating an interesting and novel silhouette in Lesotho.

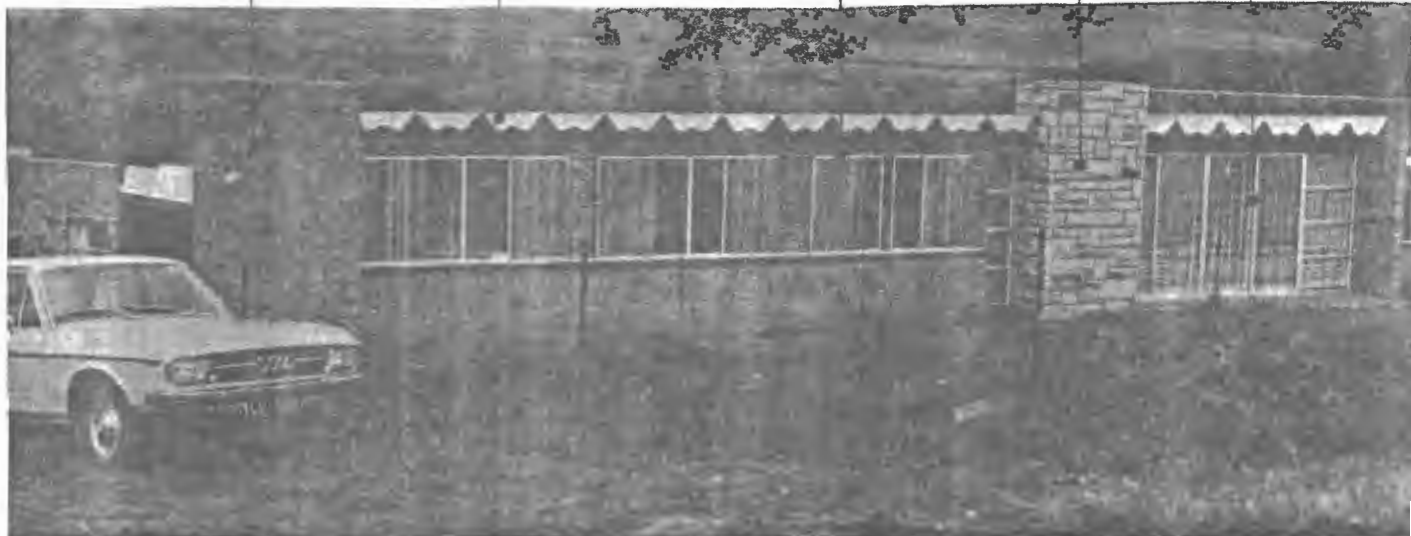
Brick

Canalit

Aluminium windows

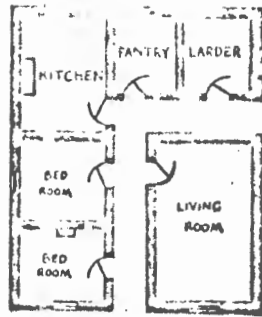
Stone

Aluminium

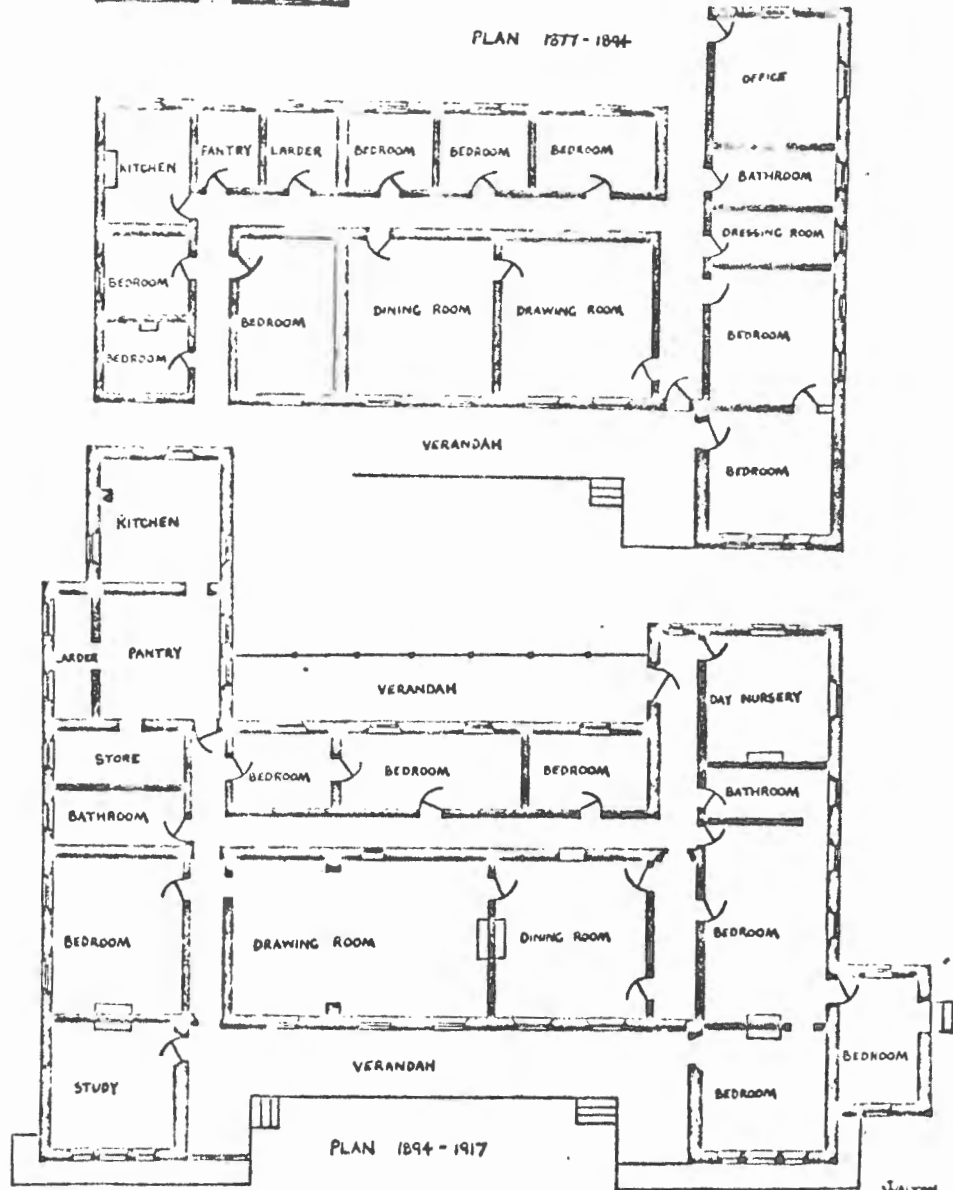


THE RESIDENCY - MASERU

0 10 20 30 40 50 TO FEET

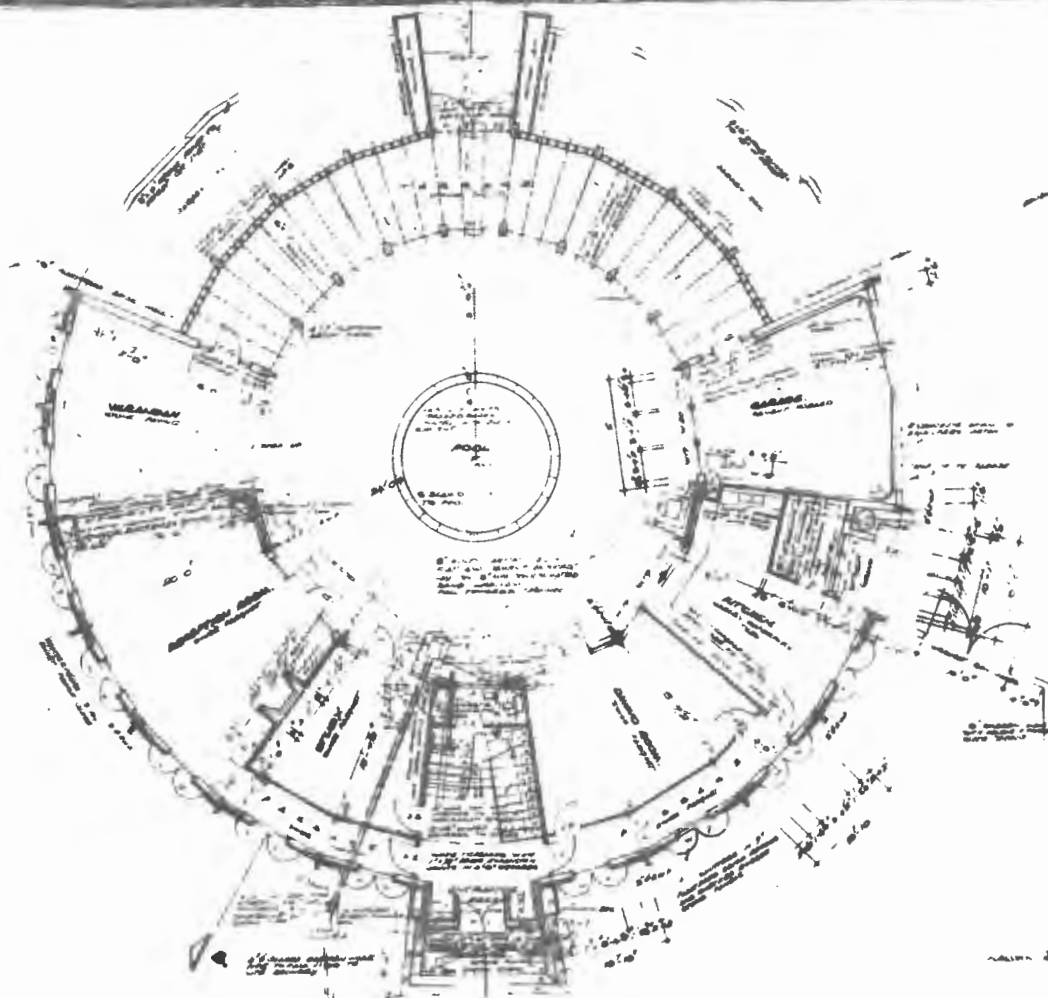


PLAN
BEFORE 1877



WALTON
M.S.B.

Fig. 1.—PLANS OF THE RESIDENCY, Maseru, shewing its development from 1877—1917.



PRIME MINISTER'S RESIDENCE :Maseru (1966).

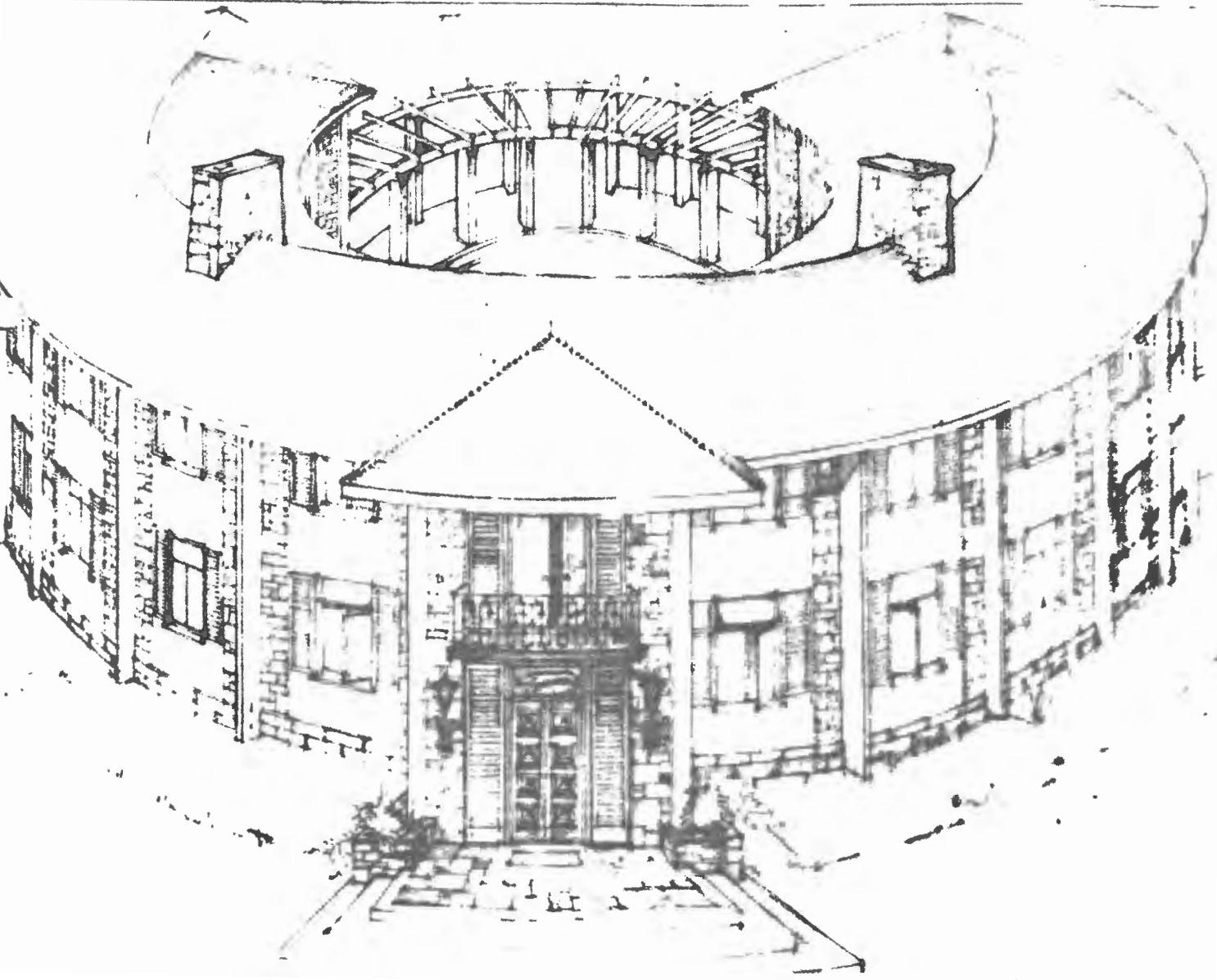
The aerial photograph of the Prime Minister's site carries the circular theme of the horseshoe plan into the grounds, to the entrance gates on the right. The thatched buildings and pool are later additions and the low pitched roof in the left background is a reservoir. The two flat roofs have now been roofed over to form private sitting rooms for the Prime Minister and his family and enjoy magnificent prospects northwards up the Mohokare (Caledon) river.



SYMMETRY : Vice-Chancellor's Lodge, NUL, Roma (above) 1964.
 Prime Minister's Residence, Maseru (below) 1966

The architectural character of the two official residences illustrated is formal, symmetrical and appropriate to the important posts held by their occupants, whose work involves a lot of entertaining and receiving domestic and foreign dignitaries.

Structure : Reinforced concrete frame with stone infill panels.



7.0.0 LESOTHO CHURCHES

Missions were established in Lesotho in the nineteenth century, chiefly by the Paris Evangelical Missionary Society (PEMS), now called the Church of Lesotho¹ and the Roman Catholic Church. The PEMS and Catholic missionaries were both French-speaking and established their mission centres at Morija² and Roma³ respectively.

7.0.1 Anglican⁴ missionaries arrived as a result of the proclamation of British rule in Basutoland in 1868. As this rule was administered from Maseru, the capital, the church's administration followed suit.

1. Kereke-ea-Lesotho (Sesotho).
2. A small village, about 45 km from Maseru (south).
3. University centre and Catholic mission, in the Roma Valley, approximately 35 km from Maseru (east)
4. Derived from 'Ecclesia Anglicana', i.e. Church of England.

7.1.0 THE MISSIONARIES

The advent of Christian missionaries in Lesotho, as elsewhere, was significant in that they were a vehicle for bringing in new ideas of many kinds. These included architectural ideas, for it was not long before they started building churches, the first being at Morija.

7.1.1 As Peter Sanders¹ writes:

The missionaries not only wanted the Sotho to become Christians, they also wanted them to live like Europeans. In their own words, they wanted them 'to become civilized'. They established schools where they taught reading and writing and, among other things, they encouraged the Sotho to wear European clothes, and to build houses in European style.

7.1.2 At first their religious teaching was almost ignored. They had to work through an interpreter, who was so careless that he often did more harm than good; and they had to spend so much of their time building houses and churches.

7.1.3 Soon, however, they could speak Sesotho themselves and their first buildings were ready. Then there was a great change, and more and more people came to hear them.

1. Peter Sanders: MOSHOESHOE OF LESOTHO:
African historical biographies;
Heinemann Educational Books Ltd.,
48 Charles Street, London, W1X 8AH:
1971, p.23.

In 1839, the first convert was baptized at Thaba Bosiu and, after this, the mission went from strength to strength. By 1848, there were 128 full church members at Thaba Bosiu and 251 at Morija. Many of these were members of Moshweshwe's family or his advisers. Moreover, new missionaries were arriving and were setting up new stations in other parts of the country - Rolland at Beersheba in 1835; Daumas at Mekwatleng in 1838; Schrumpf at Bethesda and Maitin at Berea in 1843; Keck at Cana in 1846; and Cochet at Hebron in 1847. By 1848, the total number of church members in Moshweshwe's country was over 1 000, and more were attending the services each Sunday.

7.2.0 Lesotho Missions

In 1833, the French missionaries, Arbousset and Casalis, set off to establish their first mission, accompanied by Moshesh (Moshoeshoe). Peter Becker² describes it as follows:

7.2.1 Casalis called a halt. The missionaries, he cried, had no need to travel farther, for surely this was the most beautiful spot in Moshesh's (sic) domain. Here they would settle and toil and, if necessary, die in the cause of Christianity. This place would be called Morija, the Lord provides.

7.2.2 Becker goes on to describe how the missionaries set about building their first home in Lesotho:

'It was to be nothing more than a cabin', wrote Casalis in his diary. Built mainly of staves and lathes cut in the surrounding woods, it was 'a little larger than the huts of the natives, and in a few days it was completed'. The missionaries made beds of 'reeds placed upon four props driven into the ground....and an old table and some trunks completed the furniture'.

7.2.3 Thus was the first missionary endeavour in the constructional field. It was a modest, even primitive beginning; but it would lead to considerable achievements later on.

2. Peter Becker: HILL OF DESTINY:
Panther Books Ltd., London, W1R 4BP.
First published in Gt. Britain by
Longmans Group Ltd., 1969, pp.114-115.

7.3.0 The first buildings

The earliest churches were mud buildings, with thatched roofs, but these were replaced in time by solid stone-built edifices, more in keeping with the character and dignity of Christian teaching.

7.3.1 The evangelical, popular nature of protestant worship, with its emphasis on scripture and hymn-singing, required a central space with the pulpit in a prominent position. The Lord's table was of less importance and therefore there was little or no sanctuary space. This was the priesthood of all believers, with little real distinction between minister and people.

7.3.2 The sacramental, sacerdotal character of Catholic belief and workship demanded a well-defined sanctuary space, with altar and steps. The pulpit was less significant, being subordinate to the Eucharist or Mass. Thus, the nave⁵ and chancel⁶ mediaeval plan was used, with an adjacent sacristy,⁷ or vesting-chamber.

5. From the Latin 'navem', i.e. body of the church.

6. From the Latin 'cancelli', or screen, i.e. the formerly screened-off eastern wing of a church, used by the clergy, e.g. Gk. Orthodox 'Iconostasis'.

7. Room for vestments, sacred vessels, etc. in a church.

7.3.3 Liturgically, the Anglican church derived its forms and practice from the Latin (Catholic) church and used the typical nave, or choir. However, the importance of the choir in leading the congregation and deriving from collegiate precedent, the Anglican sanctuary incorporated the choir stalls.

7.4.0 The missions

As the missionaries spread out over the country, they established a series of churches, hospitals and schools.

7.4.1 Other missions were established by various denominations, including the Seventh Day Adventists at Mapoteng; the Apostolic Faith Mission in Maseru; the Methodist Church of Lesotho and the American Methodist Episcopalian Church (now called the African Methodist Episcopalian Church - AME).

7.4.2 The Catholics established a series of convents, to provide teachers and nurses; seminaries⁸ to train priests for the ministry and hospitals to care for the sick. Finally, printing presses were set up to produce the books to cater for the spiritual and educational needs of the clergy and laity.

7.4.3 The Anglicans established a hospital in the mountains at Mantsonyane, St. James's hospital; and high schools at Mohale's Hoek, St. Stephen's; and a priory of the Society of the Sacred Mission⁹ and high school at St. Agnes, Teyateyaneng. Churches were also established at Leribe, Maseru (including a pro-cathedral), Mohale's Hoek and Quthing. There were, of course, many others.

8. Priests' colleges.

9. Mother house at Kelham, Notts., England.

7.5.0 Types of buildings

The first and principal building to be constructed was, of course, the church. From modest beginnings, with mud and thatch, this grew in time to be of cathedral scale, as at Maseru, where there are two cathedrals.

- 7.6.0 The Catholic Cathedral was built soon after World War Two and is dedicated to Our Lady of Victories,¹¹ of characteristically French origin. The building commemorates the Basotho contribution made to the Allied war effort in the 1939-45 conflict. The building was designed by the Belgian, Payens, who also subsequently designed the Catholic cathedral in Bloemfontein, South Africa.
- 7.6.1 The building is constructed in Maseru sandstone and has some curious features. These include a plaster keystone in what are obviously reinforced concrete arches in the nave arcades and strange flying buttresses, like half-Dutch gables, propped at the centre on a stub stone pier, a choir gallery at the west end of the church and a sanctuary with an apse. The ceiling of the sanctuary is covered with acoustic tiles, laid like feathers, to produce a strange effect. There are large pendant electric lanterns, with pointed-arched Gothic motified openings.
- 7.6.2 The sanctuary was remodelled in 1968, in keeping with the revisions in the liturgy resulting from the Second Vatican Council.¹² The altar was

11. Notre Dame des Victoires.

12. 1962-65.

moved westwards, being replaced at the east end of the sanctuary by the bishop's throne. A large granite crucifix had previously been erected against the east wall, with an alabaster figure of the dead Christ. The tabernacle¹³ was re-erected on the south side of the sanctuary and a small ambo placed opposite for reading the lessons and for preaching.

7.6.3 The north and south transepts have alabaster statues, devoid of colour, on side altars. The statues are, respectively, of the Sacred Heart and, opposite, the Blessed Virgin Mary.

7.6.4 The plan of the cathedral is cruciform, the high altar being located near the crossing, in conformity with traditional practice. The elevations have gabled ends and include several attractive stone details, such as the tympanums¹⁴ above the sacristy door and above the aisle windows.

7.6.5 The floor of the church is in a diagonal chequer-board tile but, unfortunately, the scale is too small for the cathedral and thus the effect of the diapering is lost to a large extent.

13. Receptacle for the Eucharistic Species, or Sacred Host.

14. Spandrel above doors and windows.

7.6.6 Architectural character

The cathedral occupies a prominent place in Maseru, at the intersection of the three most important routes in the country, providing a visual focal point at the east end of Kingsway. The interior is rather cold and devoid of colour, which would otherwise enliven the rather tedious monochromatic effect.

Architecturally, the building has a character appropriate to Lesotho, but inappropriate in some of the architectural details,^a which appear confused. The interior details, such as wrought ironwork, are skilfully done, involving representations of the Biblical 'hart',^b in the communion rail and in the details of font and the altar.

The cathedral was dedicated in 1954 and raised to archiepiscopal status in 1962.

a. E.g. the 'flying' buttresses that do not 'fly', but are propped halfway.

b. Mentioned in Psalm 42.

7.7.0 The Anglican Cathedral of St. James is situated on a quiet, isolated site and was designed originally in 1904 by Sir Herbert Baker.¹⁵ The building has an apse¹⁶ at the eastern end and used to have a delightful bell-turret at the western end. The latter disintegrated when the cathedral was completed more than seventy years later and was replaced by a freestanding, well-designed bellcote in local stone, which is functional and appropriate. There was also a western porch which was removed in the remodelling and completion carried out under the direction of Bishop John Maund.¹⁷

7.7.1 As completed, the cathedral, formerly the pro-cathedral, is a Latin cross¹⁸ with the altar at the crossing. Thus, the former sanctuary and apse are now superfluous. Also, during the construction of the crossing, additional support had to be provided for the roof over the crossing, which appeared to be rather unstable.

15. Sir Herbert Baker, RA, FRIBA, (1862-1946), architect of the Union Buildings, Pretoria; cathedrals in Cape Town, Johannesburg, Pretoria (St. Albans), and Salisbury, Rhodesia (St. Mary and All Saints), inter alia, all Anglican. Also Bank of England extensions.

16. Semicircular east end.

17. Retired 1976.

18. With long upright.

7.7.2 St. James cathedral has a steeply-pitched asbestos-slatted¹⁹ roof and round arches, in keeping with Baker's idiomatic and personal style. The extension and remodelling has somewhat altered the original character of the cathedral, in scale scarcely more than a small parish church, but has created an architectural setting for current Anglican worship. In practice, the church works well and, at a recent event,²⁰ provided a suitable stage for the Anglican liturgy, but was very crowded, chiefly due to the narrowness of the nave.

7.7.3 The cathedral is small in scale, blending well with the environment on its prominent site.

19. Formerly corrugated iron.

20. Enthronement of Bishop Tutu, August 1, 1976.

7.8.0 St. John's Church (Anglican)

Writing of the Anglican parish church of St. John, Maseru, James Walton records²¹ as follows :

- 7.8.1 In any town or village the church is usually one of the most historic buildings but the present St. John's Church is a relatively new structure built in 1911-12.
- 7.8.2 In 1890, however, funds were raised to erect a church of burnt brick, consisting of a church, 27 feet by 17 feet 6 inches, and a chancel, 7 feet 6 inches by 12 feet, separated by a chancel arch having a span of 12 feet. The mason's work was executed by Richard Cole and the carpentry by Stephanus Massa at a total cost of £355. This church stood in the same grounds as the parsonage, which was built nine years later, and the foundations can still be traced. The railings around the parsonage grounds are those which surrounded the original church and the bell is the same which called Maseru residents to worship 67 years ago. It still hangs in the original wooden bell tower.²²

21. LESOTHO: Basutoland Notes and Records, Volume 4, 1963-64: Journal of the Lesotho Scientific Association, p.21.

22. Now replaced by stone.

7.8.3 This little building, also reputedly by Baker, is situated on Kingsway, Maseru's main thoroughfare. In plan, St. John's closely resembles an English twelfth or early thirteenth century village church. It has similar lancet, Gothic windows and a scholarly detailed Gothic stone entrance gate. This is an architectural gem in Lesotho, apart from the corrugated iron roof.

7.8.4 There is a minute pipe organ at the west end and a tiny sanctuary at the east end, with a chancel arch separating the choir, or sanctuary, from the nave. There is also a small bell tower, or bell-mounting, just outside the west door.

7.9.0 Pius XII College House (The Catholic Centre)

Secularization of the former Pius XII College meant that the Catholic patronage was now reduced to a presence on the University Council and staff, with all the buildings having been handed over to the new university.

7.9.1 The principals¹ of the Oblate fathers at Roma commissioned private architects² to design their new building.

7.9.2 The building comprises several distinct entities and is designed so that it can function independently for each section. The sections in question are the church, or house of the Oblate fathers; the library and the Catholic Centre, designed as an ecumenical chapel and common room for the students.

7.9.3 The Chapel

The chapel derives its form from the Catholic belief that there are seven sacraments.³ The chapel is, in fact, eight-sided; the eighth side being the side with the altar and sacristies. Originally it was intended to place the altar in the centre, but the owners preferred a lateral position and this was adopted in the final plan.

1. Rev. Fr. A.W. Hall, OMI, Ph.D., STL, and Rev. Fr. Banin, OMI.
2. Bergamasco, Duncan, Hancock & James (Peter Hancock partner in charge).
3. Baptism, the Eucharist (or Mass), Penance (Confession), Holy Orders, Matrimony, Confirmation and Extreme Unction (for the sick and dying).

7.9.4 Structure

Construction of the chapel is in reinforced concrete portal frames, at a steep angle, terminating in an elegant octagonal lantern, also in reinforced concrete. The roof consists of eight reinforced concrete hyperbolic paraboloidal gables. The hypa form derives from the architect's wish to depress the ridge lines of the gables and, therefore, the apexes of the gables. The flat surfaces between the portal ribs are constructed in timber, with IBR sheeting, which also covers the RC hypa slabs.

7.9.5 Roofing

It was the original intention to clad the roof with copper, but this was unacceptably expensive and the idea was abandoned.

7.9.6 The Copper Cross

The chapel is surmounted by a 4-metre high copper cross, restrained by eight steel cables, insulated from the steel cables in order to prevent electrolytic action between the copper and steel. It had been intended to raise the cross by means of a helicopter, as at Coventry Cathedral,⁴ but this was done manually eventually.

4. Coventry Cathedral (1951-58), England. Designed by Sir Basil Spence, RA, replacing the original 15th century Gothic edifice of St. Michael, the tower and external walls of which are still extant.

7.9.7 Fenestration

The windows contain representations of the seven sacraments, in a style reminiscent of the Netherlands artist, Mondrian. The fourteen triangular spandrels, between the main sacramental scenes in the windows, are occupied by depictions of the fourteen stations of the cross.⁵ The windows were designed by one of the Oblate fathers⁶ and executed by a Johannesburg firm.⁷

7.9.8 Sanctuary

The altar is freestanding and is in reinforced concrete. It is plain, simple and effective. In advance of its time, the communion rail was omitted.

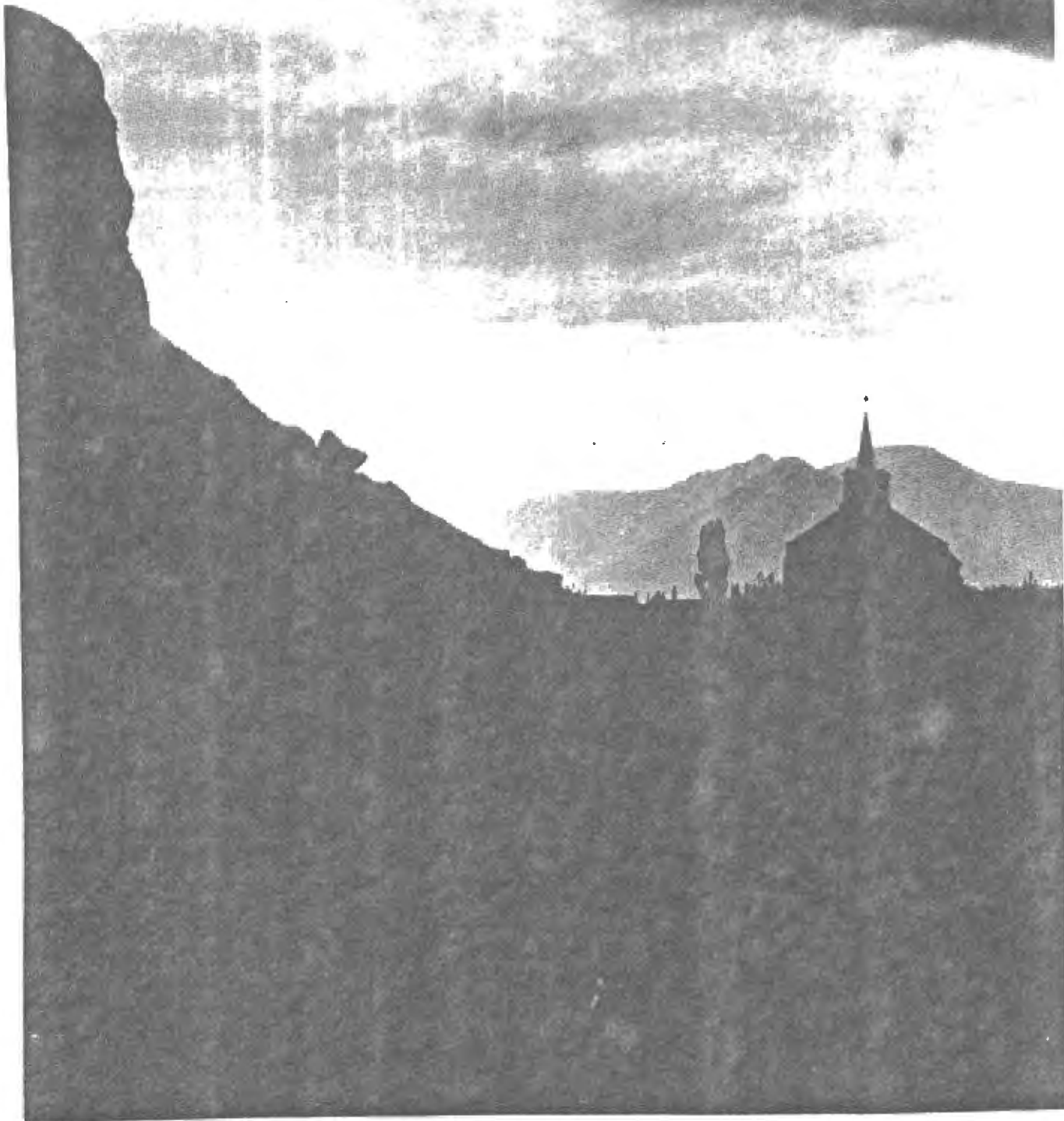
7.9.9 Statuary

The chapel contains a fine wooden statue of the Madonna.

7.9.10 Architectural character

Visually, the chapel is located on the main axis of the original university buildings and provides the focal point for the campus. With its stone infill panels and strongly expressed reinforced concrete frame, the design has tension and looks both striking and, in its way, original. It is not, as has often been said, based on the design for the Metropolitan Cathedral, Liverpool⁸ but, if anything, owes its inspiration to the architect's thesis design for the competition⁹ for the same project.

5. Plus 14 wall-stations. 6. Fr. E. Ruch, OMI. 7. Glassparents (Pty) Ltd.
8. Sir Frederick Gibberd, RA, Architect.
9. Liverpool Metropolitan Cathedral Competition, 1960.



ST. MICHAEL'S CHURCH, near Roma

Manmade architecture dwarfed by the natural architecture of the cliffs. A typical mission church, beautifully sited.

Appropriateness

The pleasing silhouette of the little stone church, is appropriate and creates a sense of scale to the rocky eminence on the left.

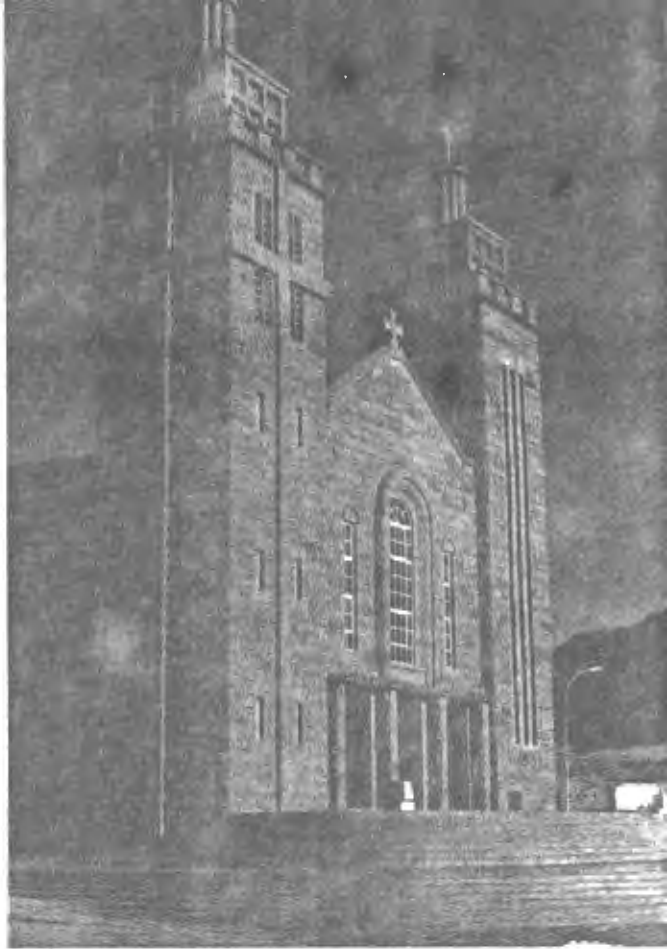
CATHEDRAL OF OUR LADY OF VICTORIES,

(R.C.), Maseru. West elevation.

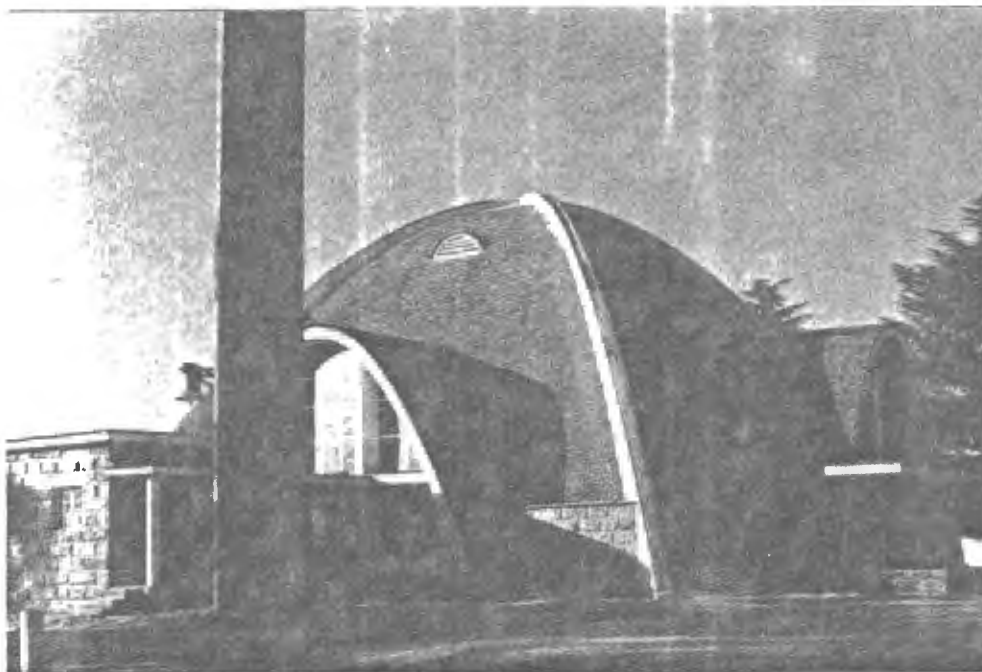
There is a confusion of architectural ideas in this building, designed by Payens of Bloemfontein. This is due to the use of flying buttresses which do not 'fly', or bridge the intervening space between nave and aisle, resisting the lateral thrust of the vaulted roof. (The roof is trussed and has no lateral thrust).

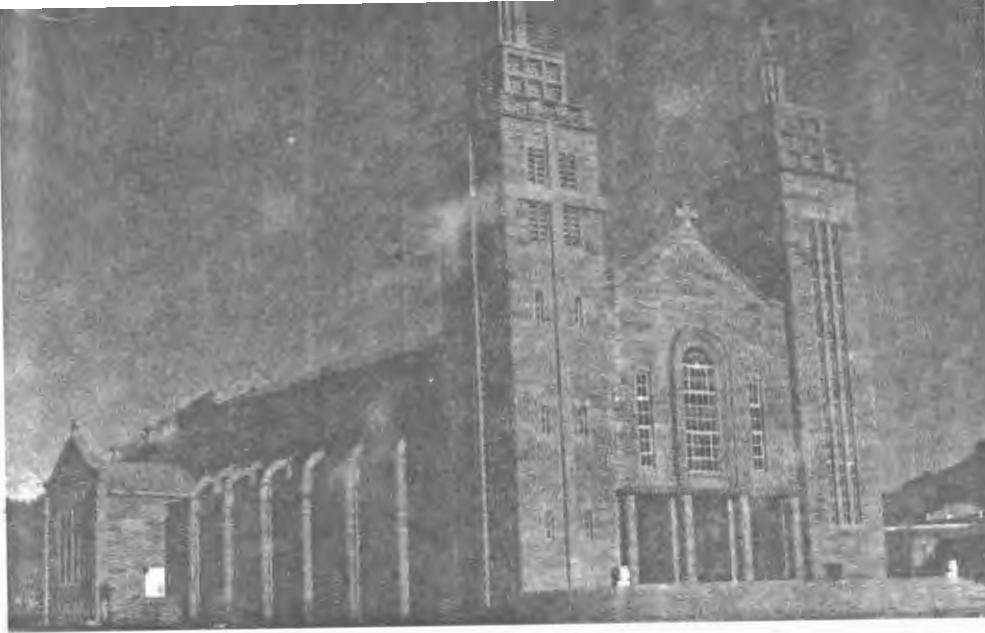
The twin western towers, dissimilar like those at Chartres, are not of equal merit : the left (north) tower being better designed, due to the three-dimensional manner in which the cross in relief is carried around all four faces of the tower.

Examples of confused architectural ideas are the admixture of flat arches, round arches, projecting slabs, industrial windows (centre west window) and the incongruous terminal features of the towers.

CHURCH OF LESOTHO (formerly the PEMS), Maseru. South-east angle.

In sharp contrast to the Catholic cathedral (above) is the Church of Lesotho, located only 300 metres away. The church consists of two intersecting diagonal parabolic steel arches, which make a brave attempt to be radical in architectural design, perhaps in keeping with the more radical evangelical nature of protestant worship, as opposed to the more conservative nature of the Catholic liturgy. The freestanding campanile vertically complements the curved forms of the church roof.





STONE :Cathedral of our Lady of Victories, Maseru.1953.

The manner in which Catholic missionaries in Lesotho constructed churches closely parallels the buildings executed for secular purposes, chiefly in the use of what has been called 'blockhouse' stone. Clearly, the intention was 'to build forever', as is appropriate to the church, which claims to be the authentic church of Christ.

In the context of Lesotho, this has led to a situation where little critical thought was given to the design of churches and, insofar as the fabric of the church is a witness to its message, this did not always produce the best result in terms of appropriateness architecturally.

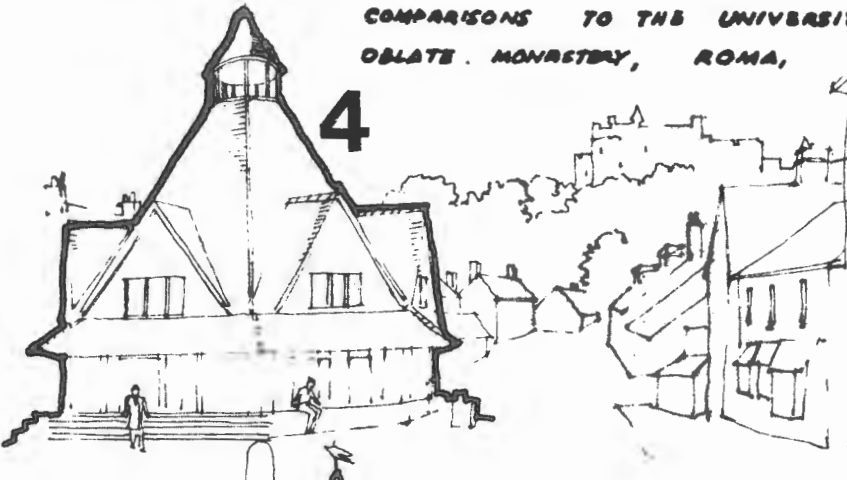
The Catholic community centre, illustrated below, is in the same category and the interior space is not particularly appropriate even for weekly film shows. The ratio of length to width, which is about two to one, produces a tunnel effect and does not help with acoustics. On the other hand, the display of the chi-rho cypher on the west end of the building is very appropriate to a church hall.



OCTAGONS, LANTERNS & GABLES :

COMPARISONS TO THE UNIVERSITY CHAPEL AT THE
OBLATE MONASTERY, ROMA, BASUTOLAND, AFRICA.

THE ORIGINAL LANTERN,
ELY CATHEDRAL, ENGLAND.
REPLACES TRUSS WHICH FELL DOWN
IN 1822 A.D.
COPY OF ARCHITECTURAL
DRAWING BY THE ARCHITECT.

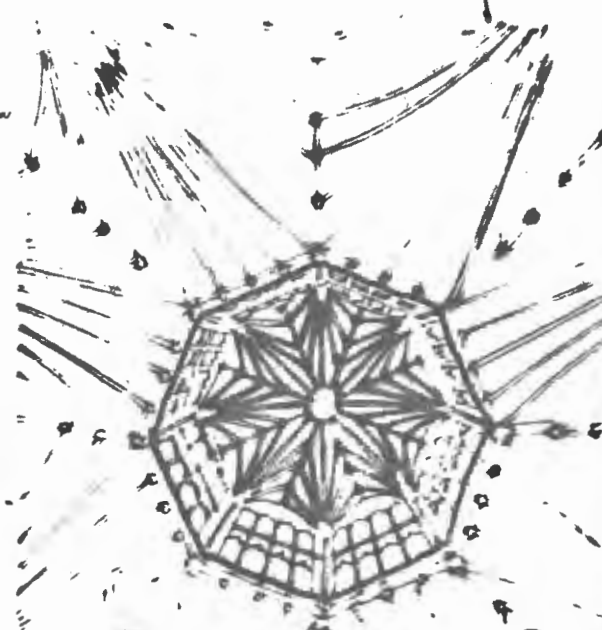


OTHER EXAMPLES OF OCTAGONS:

1. BURGOS CATHEDRAL, SPAIN.
2. FLORENCE IN ITALY BY A BRUNELLESCHI DOM.
3. ST. PAULS LONDON BUILT BY SIR CHRISTOPHER WREN.
4. CROFTON CHURCH GATEWAY, OXFORD, ENGLAND.
5. MILAN CATHEDRAL.

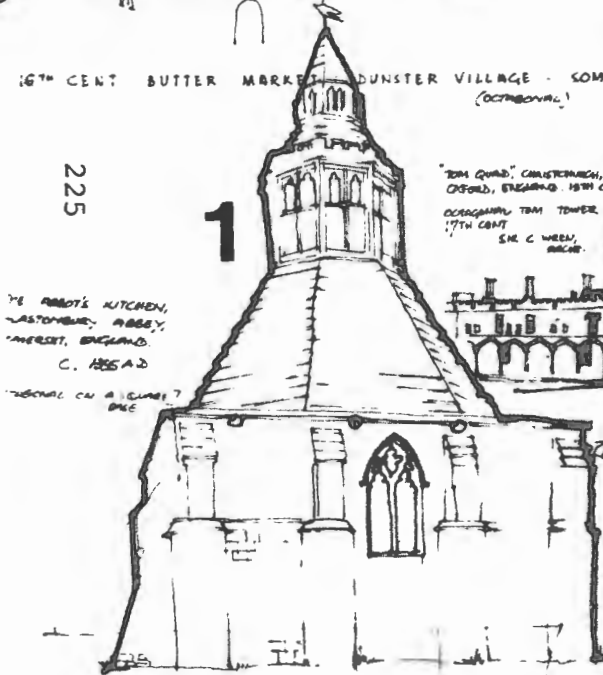


SHAKESPEARE FESTIVAL THEATRE
STRATFORD ONTARIO, CANADA : 1957
(MULTIPLE GABLES OF "ROUND EARS"
WITH R.C. PEAKS)



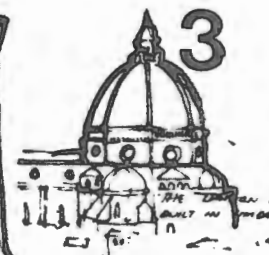
16TH CENT BUTTER MARKET DUNSTER VILLAGE - SOMERSET - ENGLAND
(OCTAGONAL)

225



THE ABBOT'S KITCHEN,
GLASTONBURY ABBEY,
SOMERSET, ENGLAND.
C. 1355 A.D.
ORIGINAL ON A SQUARE
PLAN

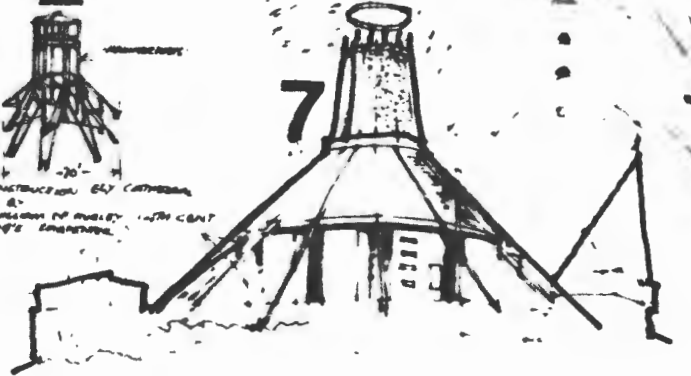
"TOM TOWER", CHRISTCHURCH,
OXFORD, ENGLAND. 15TH C.
OCTAGONAL TOWER
17TH CENT.
SIR C. WREN, ARCHT.



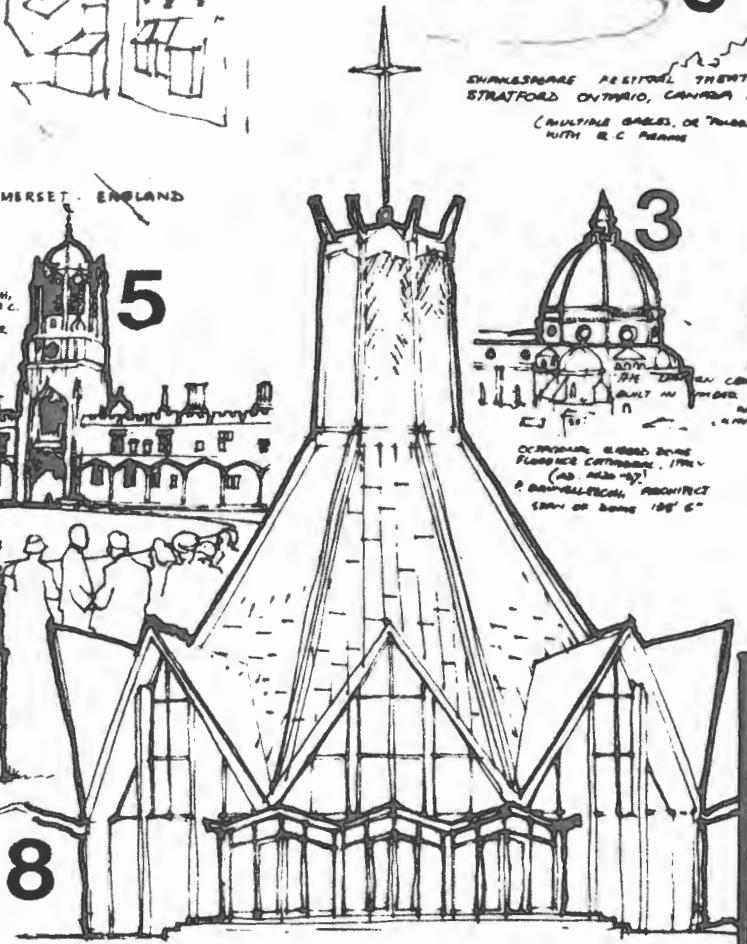
OCTAGONAL DOME OF THE
FLORENCE CATHEDRAL 1494
(AS BUILT 1497)
A BRUNELLESCHI ARCHITECT
SPAN OF DOME 108' 6"



THE ORIGINAL CONSTRUCTION OF CATHEDRAL
BUILT IN 1100 A.D.
REPLACED BY WREN IN 17TH CENT
WREN'S RECONSTRUCTION



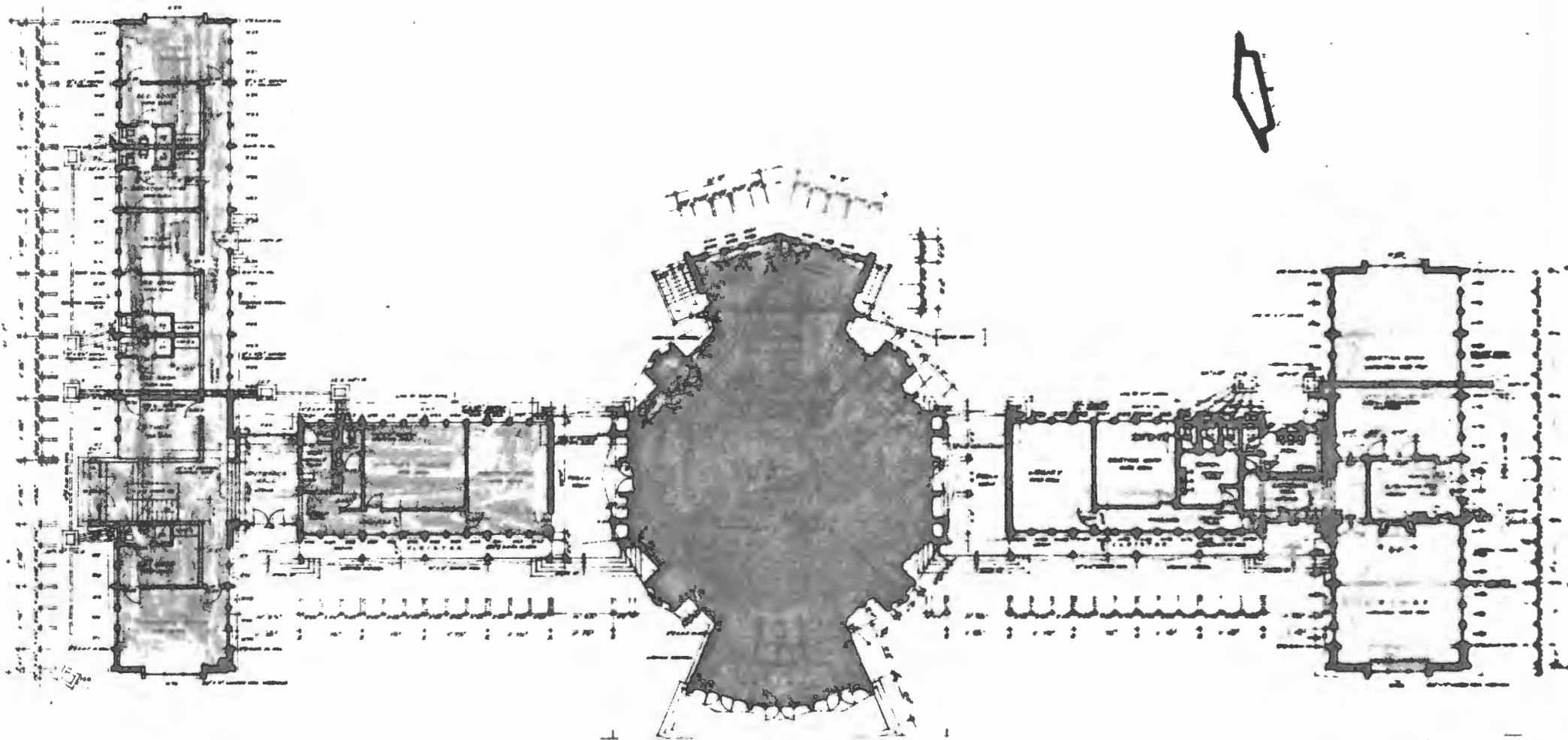
LIVERPOOL CATHEDRAL. 1960 CONSTRUCTION WITH THE DESIGN
OF ARCHT. DR. GORDON



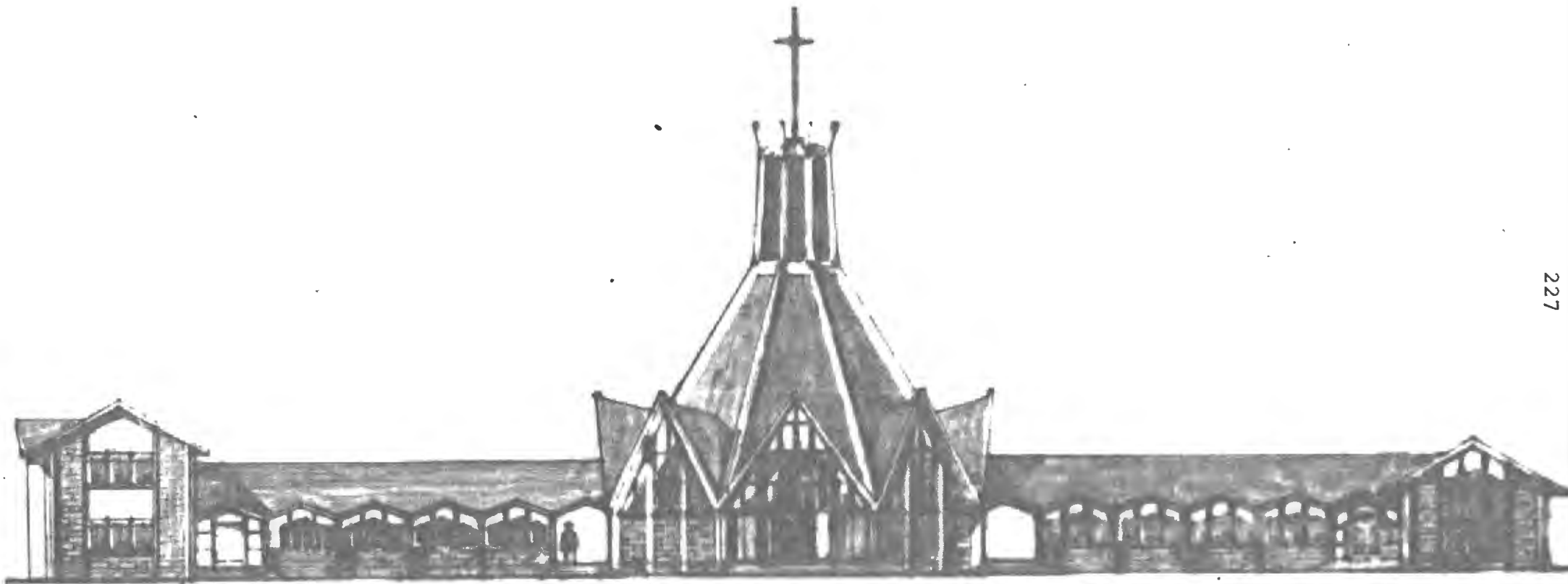
OBLATE MONASTERY, ROMA, ARCHITECTED BY GIOVANNI BRUNO
1958-1966

EXAMPLES OF OCTAGONS, LANTERNS & GABLES

1. Abbot's kitchen, Glastonbury. 14th cent.
2. Lantern, Ely cathedral, England. 14th c.
3. Octagonal dome, Duomo, Firenze. 15th c.
4. Butter market, Dunster, England. 16th c.
5. Tom Tower, Oxford, by Sir C. Wren. 17th c.
6. Theatre, Stratford, Ont., Canada. 1957.
7. Metropolitan Cathedral, Liverpool. (1960)
8. Pius XII College House chapel, NUL. 1966.

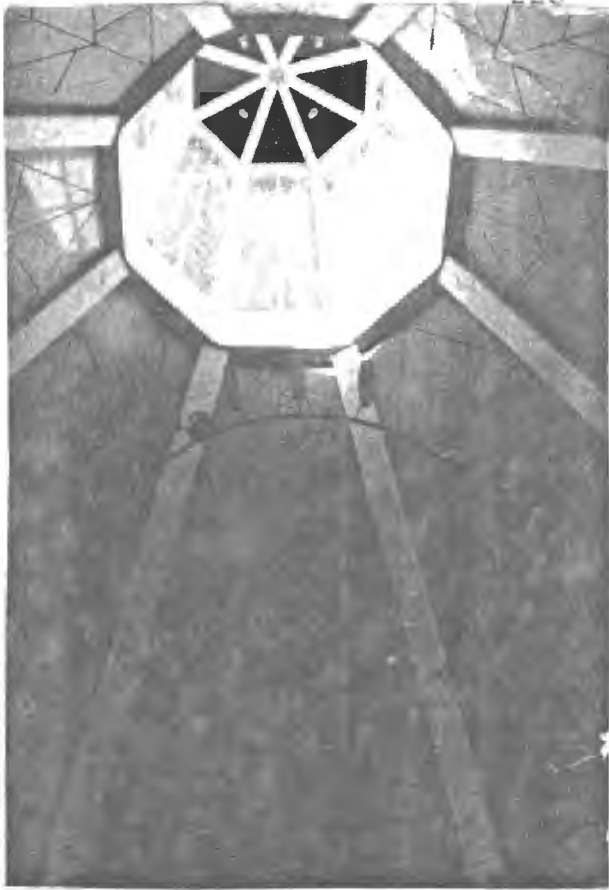


PIUS XII COLLEGE HOUSE AND CHAPEL : (1964-66), National University of Lesotho, Roma.
Ground floor plan. The complex is planned in three sections ; with the Oblate Fathers' monastery on the left (east), the chapel in the centre and the Catholic centre, for ecumenical and other church gatherings on the right (west).The west wing also accommodates the students' centre.The octagonal reinforced concrete framed chapel was originally planned to have a central altar, but this was abandoned in favour of a lateral position, as this simplified the seating arrangements and provided more sanctuary space around the altar.



WEST ELEVATION

PIUS XII COLLEGE HOUSE AND CHAPEL : (1964-66), National University of Lesotho, Roma
West elevation : The octagonal plan form of the chapel is the determinant of the angular, faceted character of the chapel, together with the hyperbolic-paraboloidal folded slabs, between the portal frames. The angular elevational treatment, with its suggestion of tension, between the horizontal pull of the earth and gravity, and the vertical tension suggestive of spiritual withdrawal from the world is wholly appropriate to the function and character of the design. The use of stone panel infilling retains the local lesotho tone, colour and texture (TCT) value. (Peter Hancock, architect).



STRUCTURE :

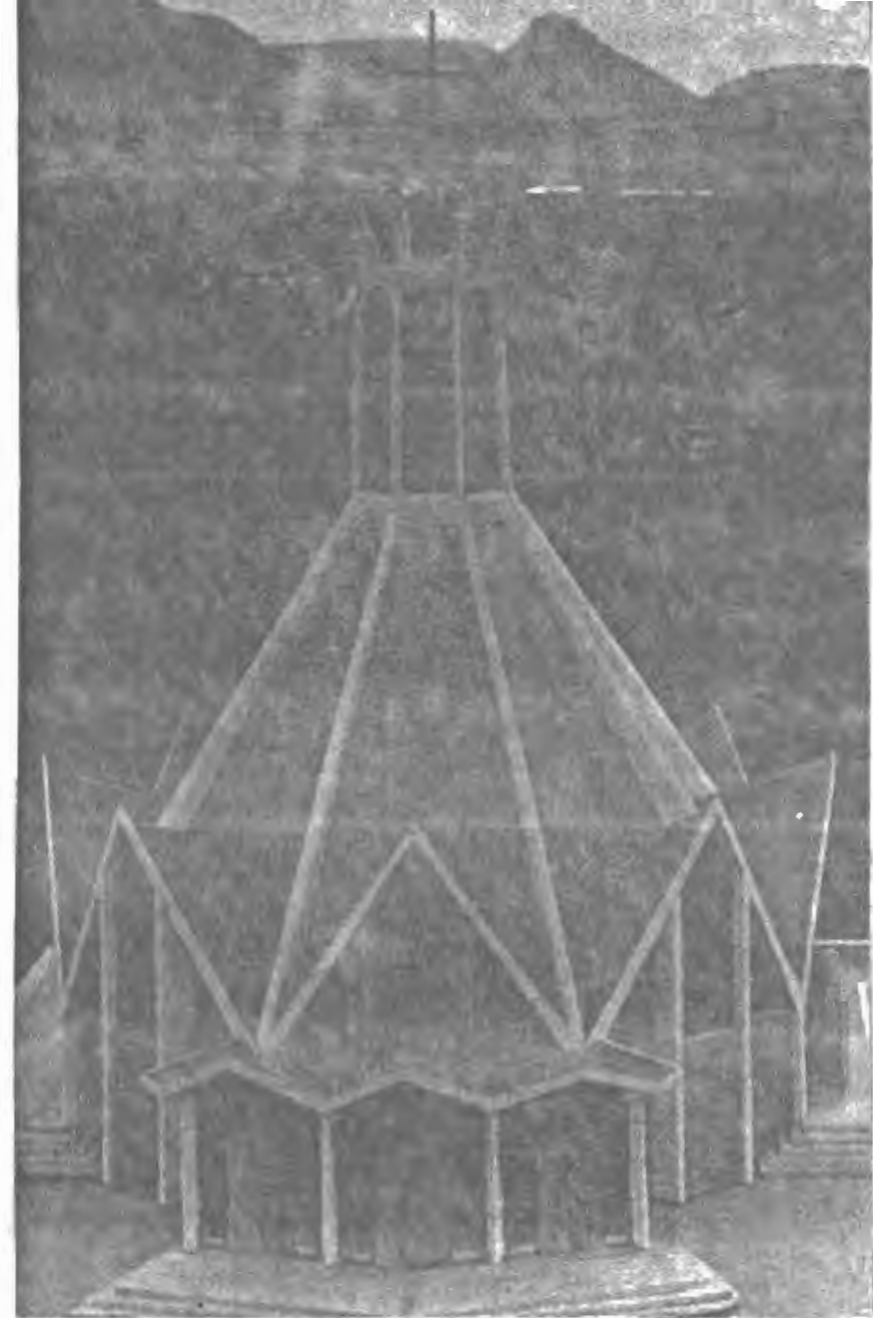
The portal frame, reinforced concrete construction is vividly expressed in the interior of the Roma chapel, at Pius XII College House. In the lower picture, the hyperbolic paraboloidal folded reinforced concrete slabs may be seen between the columns. The Y-shaped intersection between the portal frames and the hyperbolic paraboloids is reminiscent of the springing of gothic vaulting.

The structural system is closed by the ring beam, located at the base of the lantern. Lateral thrusts from the portal frames are taken, at the base, by the tie-beams under the floor. The circular light fitting is supported by piano wires.



FORM :Chapel, NUL, Roma.

Angular, triangulated forms focus on the cantilevered altar slab. This primal symbol of the Trinity is entirely appropriate in a Christian church.



ECCLESIASTICAL ARCHITECTURAL DEVELOPMENT :

The 1 : 48 architectural model of the Pius XII College House chapel (left), compared to the actual building (above), indicates the environmental quality of the design. The form of the conical hill in the background, reminiscent of a Basotho hat, called Likhotsi (danger), is the archetypal Lesotho image. The whole complex of church, monastery, library, Catholic centre and cloistered links is strongly evocative of the ecclesiastical character of a church. Also, the use of local sandstone

8.0.0 EDUCATIONAL AND CULTURAL ARCHITECTURAL DEVELOPMENT

8.1.0 Evolution

The development of educational buildings in Lesotho arose from the government subsidising missionary schools. Originally, all schools were founded by the mission churches¹ in Lesotho.

8.1.1 Expansion

Due to the rapid growth of converts and, more significantly, the general rate of population increase, the original buildings soon became inadequate.

8.1.2 Technical education

With the growth of population and the need for technical skills, essential in the modern educational system, technical institutes were founded at Leloaleng in the 1880's and at the Lerotholi Technical Institute in 1906.

8.2.0 Leloaleng Technical Institute

The buildings of this institute had a far-reaching effect on architectural development in Lesotho, as the masons had been trained by the PEMS builders, who were very capable and expert builders in stone. The actual buildings at Leloaleng are of a high standard of construction and, in spite of the remoteness of the site (about 185 km south of Maseru), the trades school (or technical institute) was built early in the educational development of the country.

1. PEMS: Paris Evangelical Missionary Society (Church of Lesotho) from 1834; RCC: Roman Catholic Church from 1862; ECC: English (Anglican) Church.

8.2.1 Lerotholi Technical Institute

Founded about twenty years after Leloaleng, in 1906, the LTI in Maseru was established to cater for the capital's growing needs in the construction trades and related technical skills, including the training of motor mechanics. Actual skills taught at the LTI included plastering, brick-laying and, initially, stonemasonry.

8.3.0 NATIONAL UNIVERSITY OF LESOTHO (NUL)

The National University of Lesotho began in 1945, when the Catholic hierarchy of southern Africa founded the former Pius XII College at Roma, in Lesotho. In the post-war euphoria of the later nineteen forties, it was realized that there was a real need for higher education among the Catholics of the former High Commission Territories,¹ most of whom, of course, were black.

8.3.1 A few years prior to independence, the Basutoland Government decided to expand the College at Roma into a university. This movement took place in 1963, when the Catholic bishops of Lesotho realized that the College was no longer a viable proposition for the church with its limited resources.

8.3.2 As a result of an agreement negotiated between the Pius XII College and the governments of Basutoland, Bechuanaland and Swaziland, a new body, established by Royal Charter, came into being. This was the University of Basutoland, Bechuanaland and Swaziland.

1. Basutoland, Bechuanaland and Swaziland (now Lesotho, Botswana and Swaziland: Kingdom, Republic and Kingdom respectively). The term 'High Commission Territories' was derived from the British High Commissioner for South Africa, under whose authority the three countries were administered since 1910, when the Union of South Africa was created.

In return, the Roman Catholic Church was given an indemnity of R300 000 in cash and two permanent professorships on the university staff, as well as permanent representation on the University Council.

8.4.0 Pius XII College House (The Catholic Centre)

One practical consequence of the new arrangement was that there was an immediate need for additional buildings. In particular, the former proprietors of the Pius XII College needed a new abode. The new building for the OMI's² was known as Pius XII College House. Further expansion involved the construction of new staff housing for the professorial staff, greatly expanded as a result of the new organization, to accommodate a significant increase in the numbers of students.

2. Oblates of Mary Immaculate, founded by Blessed Eugene de Mazenod.

8.5.0 Lesotho National Museum

Planning the Lesotho National Museum developed from the independence gift to Lesotho of R10 000 by the directors of Barclays Bank International, matched by an equal gift of R10 000 by the Standard Bank Limited, both London-based. Further contributions from the Chairman's Fund of the Anglo-American Corporation and De Beers Consolidated Mines provided the means of carrying out phase two of the project. The funding was significant in that no capital contribution of any kind came from the Government and stage three, provision of the equipment and showcases, is to be financed by UNESCO.¹

8.5.1 The first phase of the project envisaged the provision of a central exhibition hall, subsequently known as the Moshoeshoe Memorial Hall; an office for the curator and a storeroom. It was later decided to construct a steel frame for the whole building and to complete the non-structural masonry walls as phase two. Phase three would consist of the finishing and equipment.

8.5.2 As planned, the building consists of a central hexagonal hall, surrounded by six galleries on each of the facets. The central hall has a raised central roof space, with a pit, to accommodate dinosaur remains, such as whole skeletons.

1. United Nations Educational Scientific and Cultural Organization, Paris.

- 8.5.3 The site for the museum is a rocky eminence in the centre of Maseru, overlooking the Moshoeshoe Park and the promontory on which stands the fine statue of Moshoeshoe I, founder of the Basotho nation. The siting on top of an eminence overlooking the conquered territory to the west, in the Orange Free State, is particularly appropriate to a structure which is symbolic of Basotho aspirations and traditions. This is particularly true of the custom of siting villages, settlements and dwellings in strategically secure positions, on commanding heights.
- 8.5.4 It is planned, eventually, to link the museum to the Moshoeshoe Statue site by means of a path or bridge.
- 8.5.5 The walls are constructed of brick, plastered and painted in traditional Basotho earthen-coloured paint. This blends in well with the landscape and is evocative of Basotho tradition.
- 8.5.6 A considerable amount of work remains to be done on the museum, but only stage three remains to be completed.

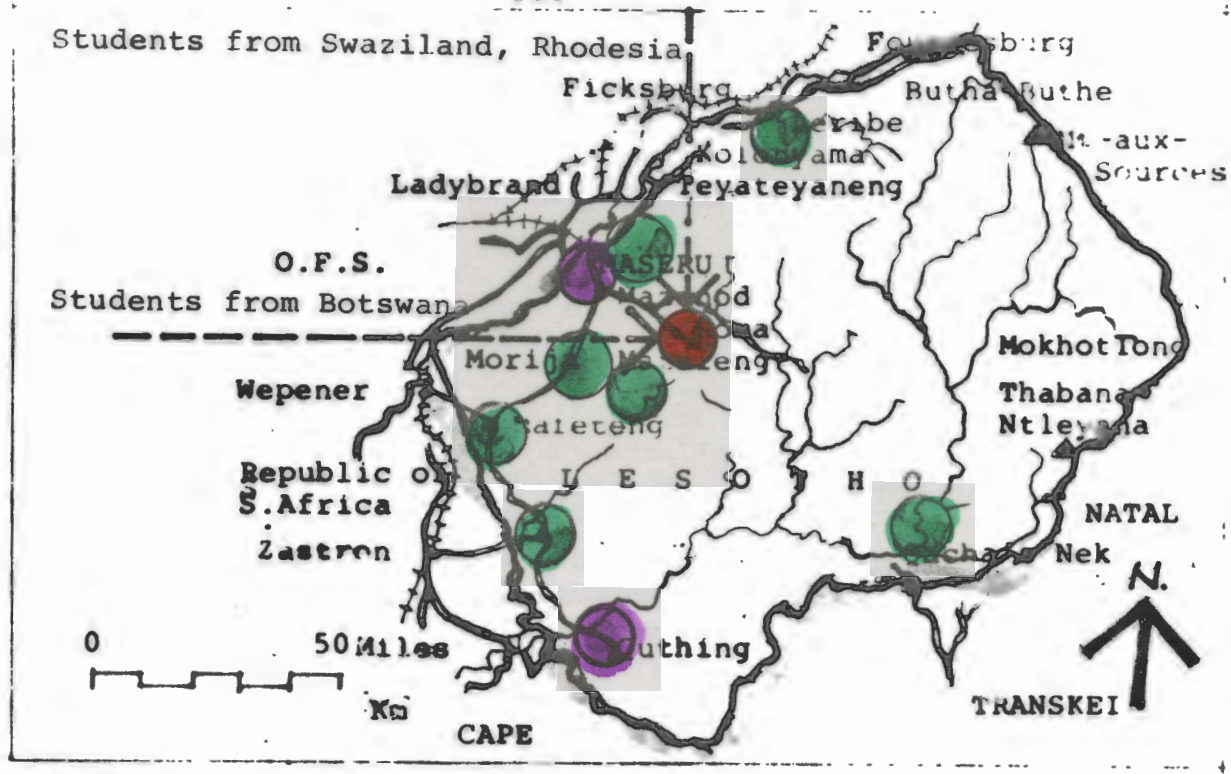
8.6.0 Lesotho National Library




As a result of a gift of R150 000 from the British Government, by way of the British Council, together with R30 000 from the Lesotho Government, a national library for Lesotho is planned.

- 8.6.1 An initial attempt by the Government to design the project was not successful, due to the conflicting ideas and personalities involved. Also the problem of the site was not resolved until several months after the project had been mooted.
- 8.6.2 A consultant architect was commissioned to redesign the whole project and a design satisfactory to all parties was produced.
- 8.6.3 The site finally adopted for the project is located at the highest point of Kingsway, Maseru, adjacent to the Standard Bank, opposite the Prime Minister's offices. Standing on the same site is a stone residence, of 300 square metres in area, formerly occupied by the manager of the Standard Bank Limited.
- 8.6.4 The initial proposal by the consultant was to demolish the existing building and replace it with a simple space-frame structure, supported on four reinforced concrete columns. This scheme was then presented, together with three other alternatives, incorporating

the existing structure.

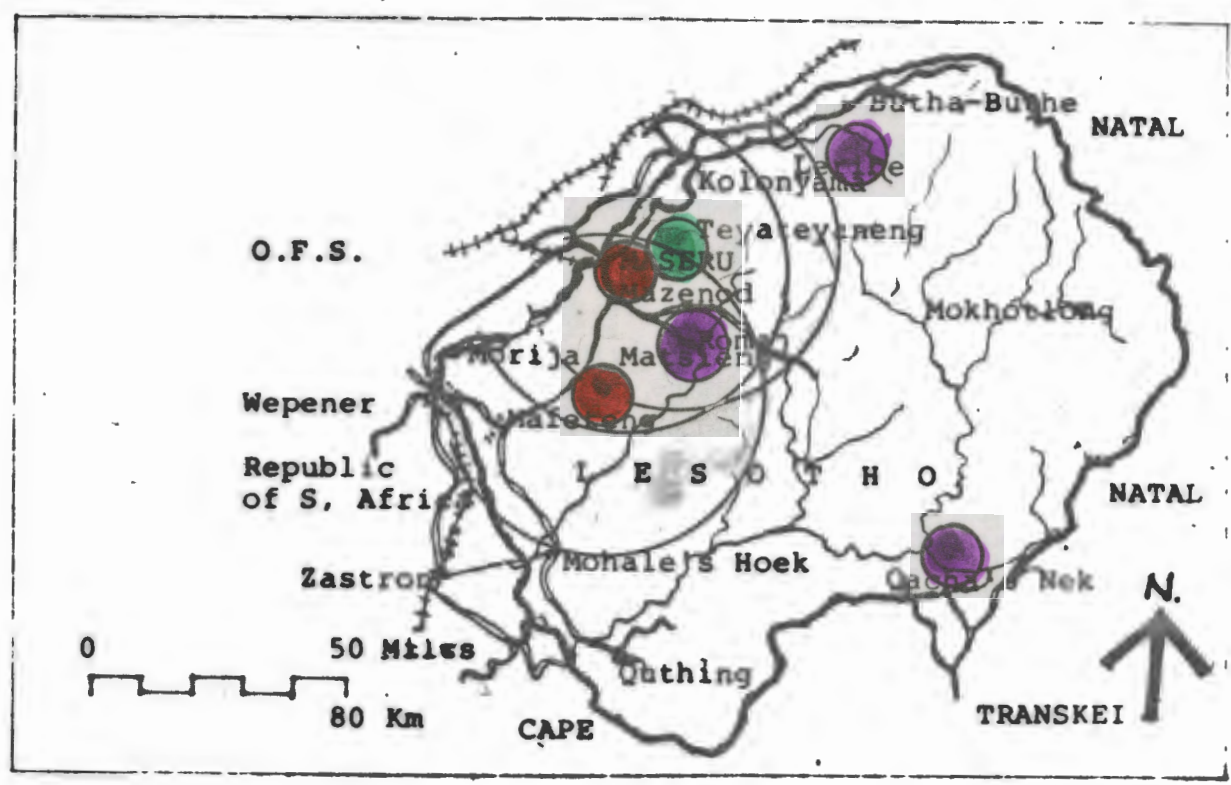
- 8.6.5 The existing dwelling-house on the site is a substantial stone structure, built in the centre of the site. Replacement of the house was found to be uneconomic, in view of the limited funds available for the project, and it was decided on both economic and conservation grounds to retain the structure and to incorporate it into the new building.
- 8.6.6 The plan finally adopted is "wrap-around" configuration, with the new building on three sides of the existing structure, subtly linked by means of an internal courtyard, created by removing the roof from the existing verandah. This will produce interesting internal perspectives and a harmonious blend of traditional stone construction and more contemporary design, using a space-frame beam type roof structure, with precast concrete wall panels.
- 8.6.7 Bookcases are of the island type and, for security reasons, the windows are high level.



- 
National University of Lesotho
- 
Technical Institutes (Polytechnics)
- 
High Schools

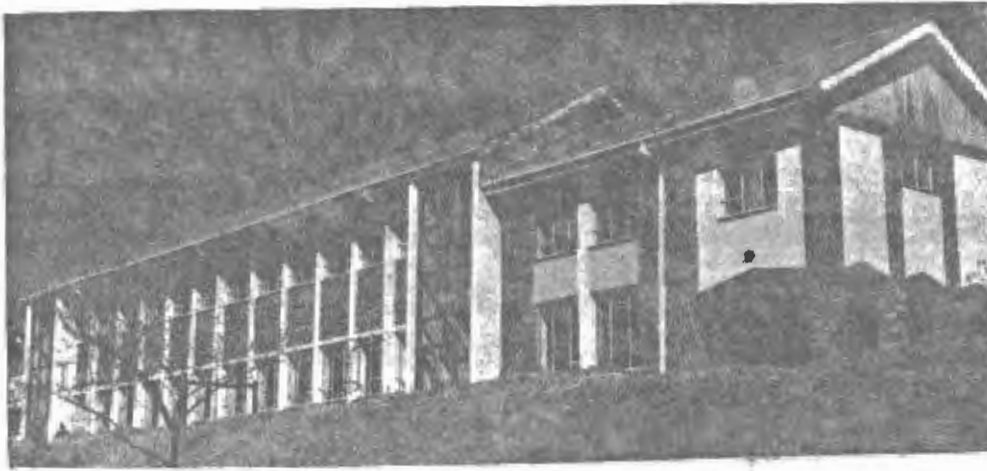
EDUCATIONAL INSTITUTIONS (Principal)

education



- 
Catholic
- 
Church of Lesotho (PEMS)
- 
Anglican

MISSION EDUCATIONAL ESTABLISHMENTS, indicating educational secretariats and relative spheres of influence.



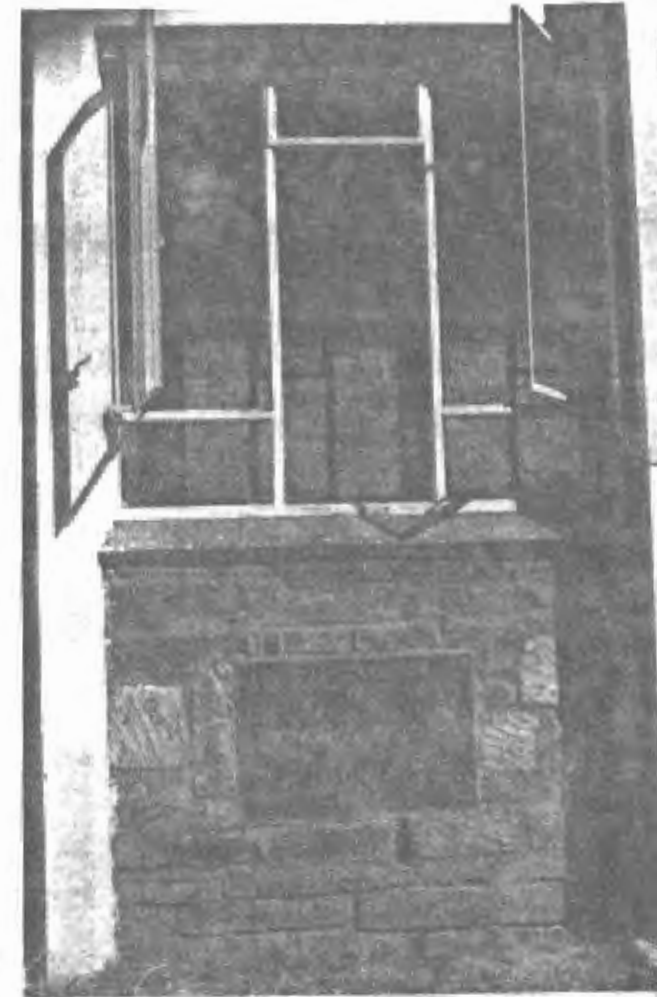
LELOALENG TECHNICAL INSTITUTE : dormitory block (1963)

Extensions, alterations and additions to Leloaleng¹ originally established in the late 19th century (circa 1884), involved the addition of two double storey dormitory blocks, to accommodate 48 students in each building, with a housemaster's flat. Leather workshops were also added.

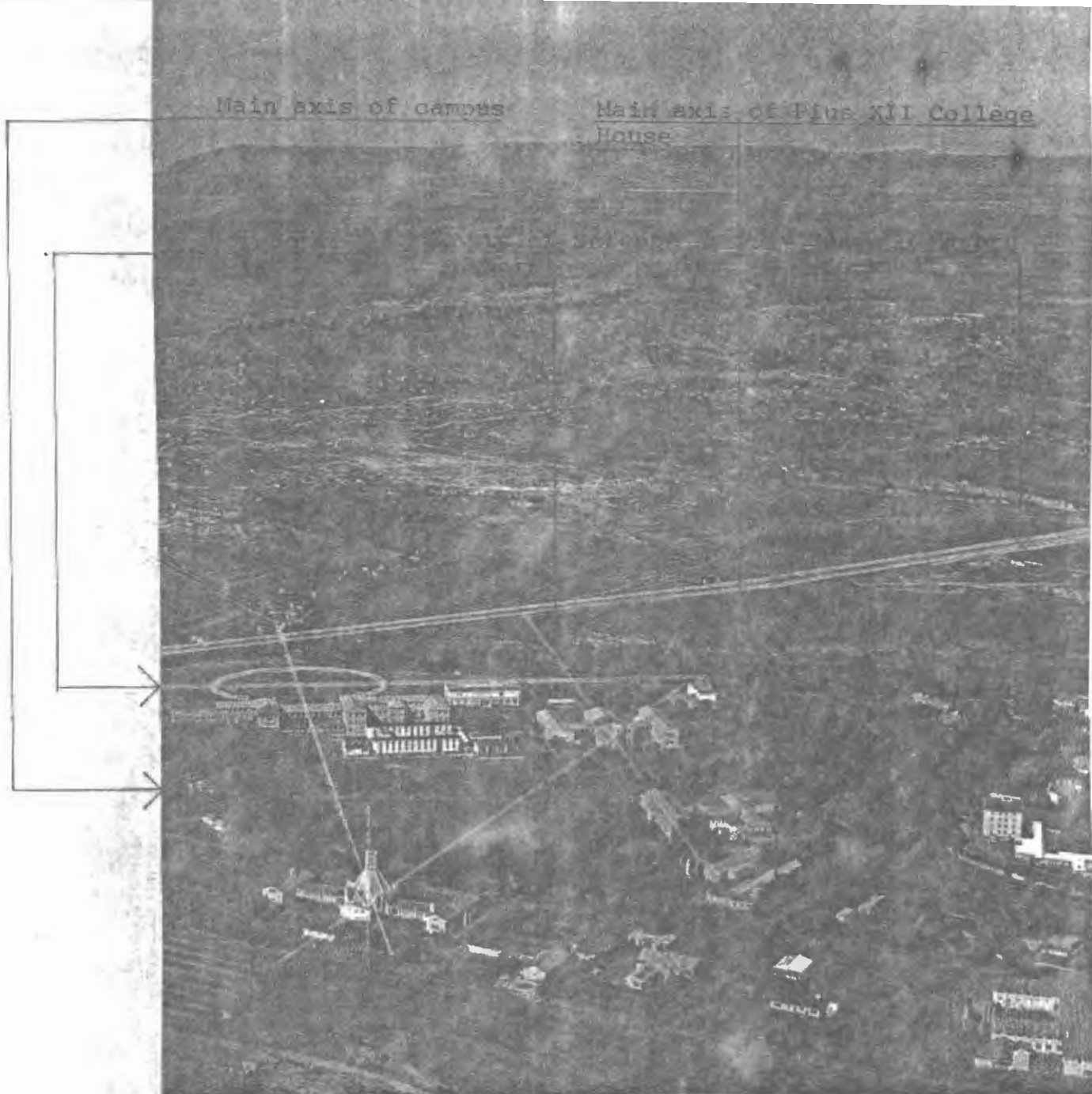
The architectural design of the additions is in sharp contrast to the original stone buildings, but there is a definite affinity between the old and the new, produced by the use of Quthing stone, similar in tone, colour and texture to the original stone buildings.

The new buildings are sited well away from the original PEMS stone structures and the new buildings are therefore complementary and appropriate to the environmental situation. This is also consistent with the change from a load-bearing type of construction, to a framed type of construction, with stone panel infill.

.1.Place of the mill (sesotho)



Leloaleng : fenestration
Use of standard steel windows, dimensionally adjusted, with RC columns and stone panels results in pleasing TCT values. The foundation stone in polished black granite is appropriate visi-a-vis the white columns.

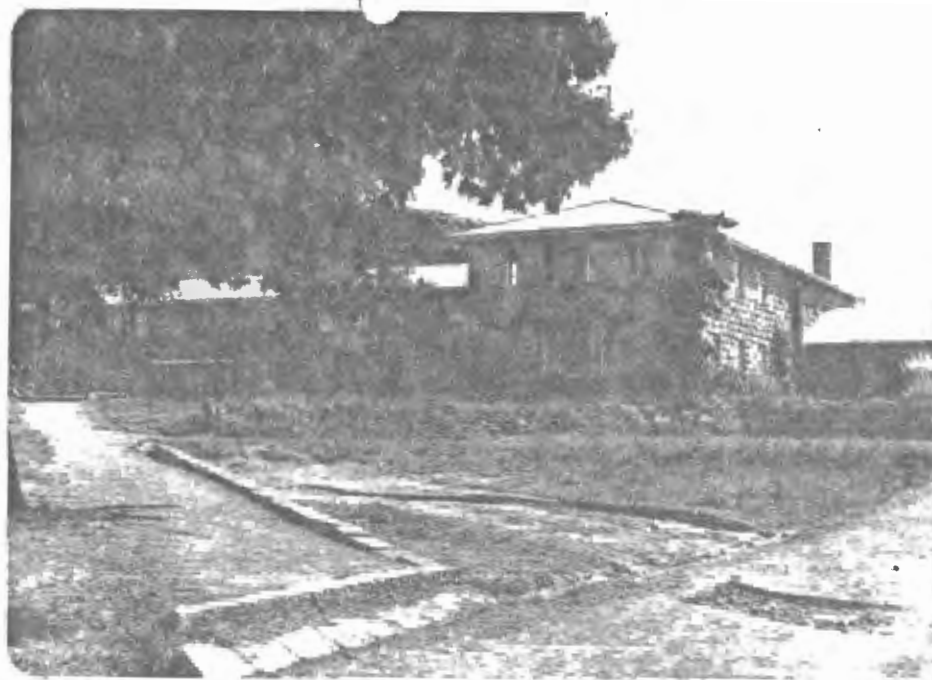


NATIONAL UNIVERSITY OF LESOTHO, Roma

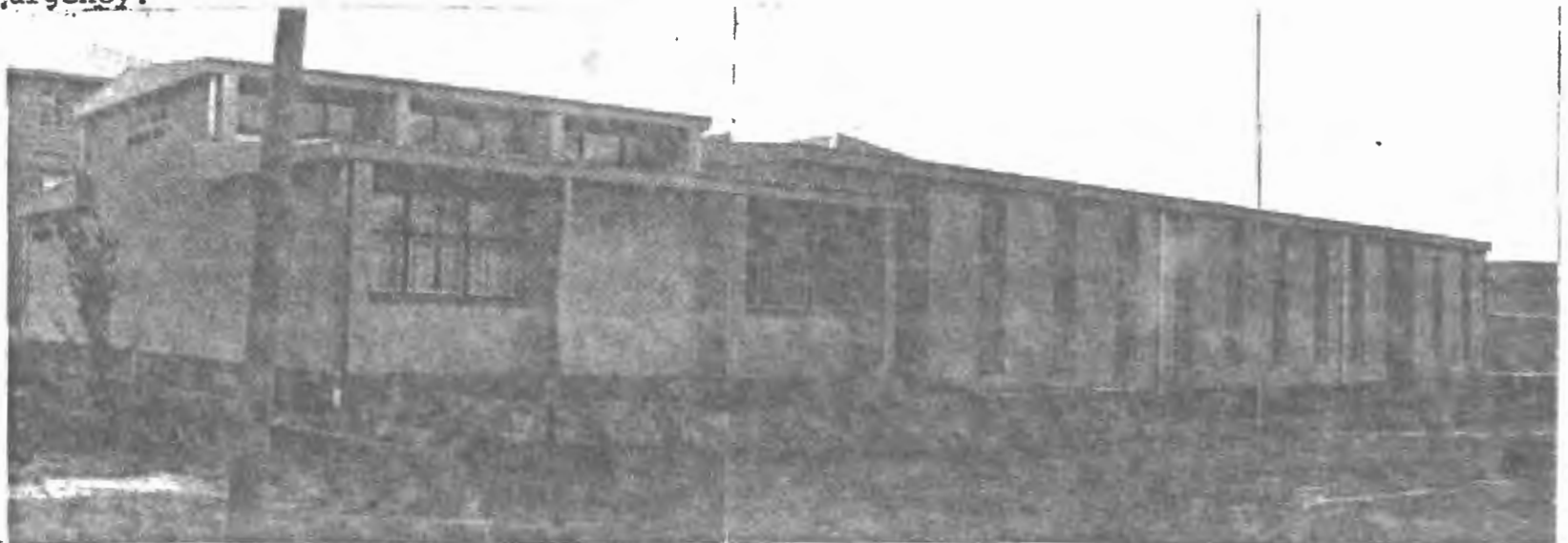
The original stone administration building can be seen in the left middle distance; Pius XII College house and the Catholic Centre in the left foreground, and one of the early residences in the right foreground.

A group of buildings of varying degrees of appropriateness to Lesotho. The original stone buildings by John Cobb (d.1965), constructed in 'blockhouse' stone (residence (1), administration(2), library(3) and science laboratories (4) have a sense of unity.

Planning. The location of the new (1966) buildings of Pius XII College house on the main axis of the campus results in the chapel lantern closing the vista as seen through the main entrance doors of the administration building.



NATIONAL UNIVERSITY : Roma. (formerly, the University of Botswana, Lesotho & Swaziland).
The contrast in style between the new buildings of Oppenheimer Hall (above, right and below) and the original buildings of Pius XII College (above), provides an interesting architectural commentary on the visual consequences of a change from ecclesiastical to secular management. The original College, founded in 1945, was clearly built to ' last forever'; the present university is built to provide for present needs, with a sense of urgency.



PLANFORM : the hexagon.

Lesotho National Museum, Maseru.

The plan of the museum is like a snow or ice crystal, with the radiating structural links being the diagonal walls.

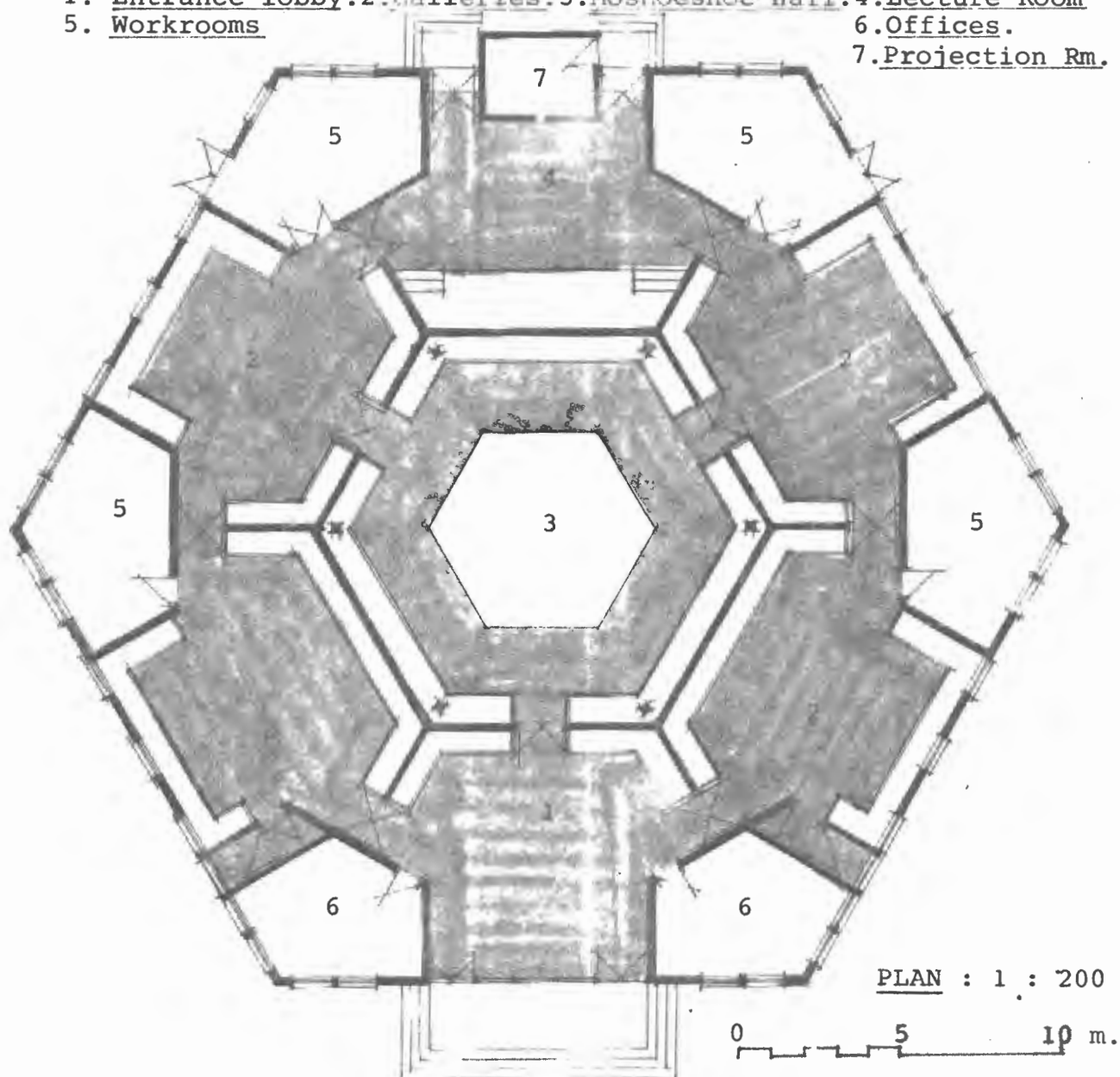
Circulation :

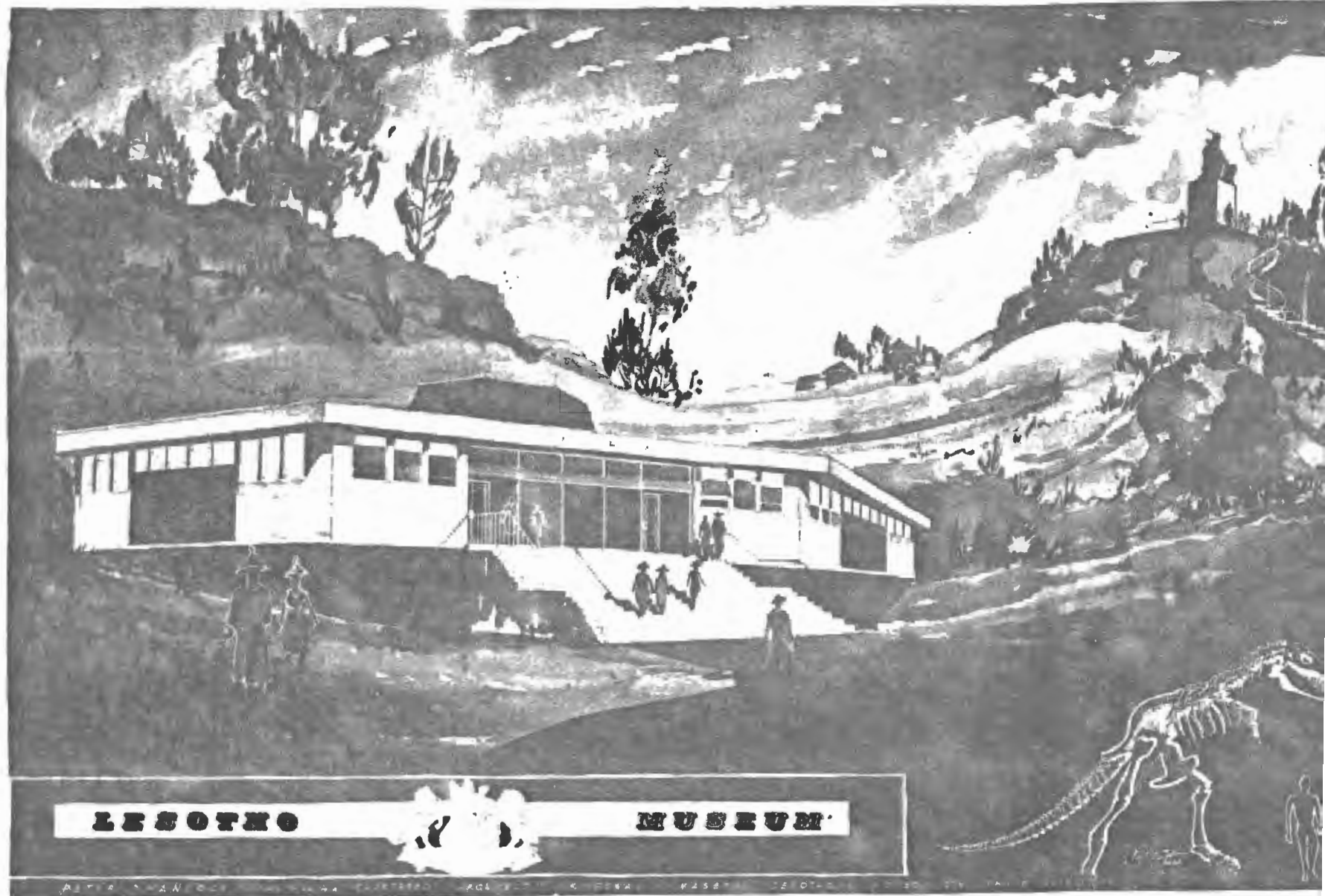
The circulation is in the form of a circuit, about the central Moshoeshoe Memorial Hall, which forms the central space, with a depression in the floor slab (750 mm deep), and the increased height over the same area. The circulation enables a free flow, essential in a public building of this kind and allows the spectator to examine the exhibits in the recesses, with the showcases (not yet installed), without having the nuisance of being disturbed by the passer-by, en route to another gallery.

Structure :

The steel frame is exposed only in the central hall, where the steel columns are freestanding.

1. Entrance lobby. 2. Galleries. 3. Moshoeshoe Hall. 4. Lecture Room.
5. Workrooms. 6. Offices. 7. Projection Rm.





LESOTHO NATIONAL MUSEUM (1973-75) : Perspective from west

The building has been made appropriate to Lesotho and Basotho tradition, by elevating it to the top of the eminence on the left (see photograph of museum as built).

9.0.0 HOSPITAL ARCHITECTURAL DEVELOPMENT

There are both Government and Mission hospitals in Lesotho, as follows :

9.0.1 <u>Hospital</u>	<u>No. of Beds</u>	<u>Type</u>	<u>Place</u>
Queen Elizabeth II	350 (232)	Govt.	Maseru
St. Joseph's	180	Mission	Roma
Scott	71	Mission	Moriya
Maluti	123	Mission	Mapoteng
St. James's	31	Mission	Mantsonyane

The total number of hospital beds in Lesotho in 1966 was 941 for Government hospitals, and 636 for Mission hospitals. The total of 1 597 beds corresponded to a total population of 859 000 persons. This is a ratio of one hospital bed per 537.88 persons.

There are only four general hospitals, and an analysis of the patient intake at the Queen Elizabeth hospital in Maseru and Maluti hospital at Mapoteng is as follows :

9.1.0 Queen Elizabeth II Hospital

Medical	53 beds	1 374 admissions	19 345 patient days
Surgical	103 beds	1 175 do	37 595 do
Gynaecology	25 beds	717 do	9 125 do
Obstetrics	34 beds	1 424 do	12 410 do
Paediatrics	59 beds	1 329 do	21 535 do
Tuberculosis	32 beds	170 do	11 680 do
Isolation	49 beds	47 do	1 641 do
Private	10 beds	80 do	3 650 do
	<u>365</u>	<u>6 316</u>	<u>116 981</u>

- 9.1.1 The corresponding figures for Maluti Hospital are 123 beds, 2 812 admissions and 43 000 patient days.
- 9.1.2 The population increased from 859 000 in 1966 to 1 164 000 in 1976. That is a net increase of 305 000, or 35.5% in ten years. Thus, if there were 1 597 beds in 1966, there should be at least 2 155 beds in 1976, just to maintain the same ratio.
- 9.1.3 The original Maseru Hospital is a double-storey structure, hidden behind the Polyclinic on Kingsway. It is a stone structure and is quite an elegant, spacious building, in keeping with the Edwardian era in which it was built. Walton makes reference¹ to the building as follows:-
- 9.1.4 The first real hospital accommodation was not provided, however, until 1904 when Maseru Hospital with 30 beds was erected. The dispensary was built in 1907 and in 1910 the hospital was enlarged to accommodate 46 beds.
- 9.1.5 The next major expansion took place nearly half a century later, when the present Queen Elizabeth II Hospital was built in 1956-57.
- 9.1.6 The Queen Elizabeth Hospital is now twenty years old and accommodates twice the number of patients (700) for which it was planned (350), many of whom sleep on the floor. A major expansion is urgently required.

1. Op.cit. pp.19-20.

9.2.0 St. Joseph's Hospital, Roma (35 km from Maseru)

This is a Catholic mission hospital, the original stone building being replaced by a new brick structure in 1962-63. The plan of the newer building closely resembles the plan of the Queen Elizabeth II Hospital in Maseru, with a central corridor spine and ward blocks leading from the corridor at right angles.

As originally designed, the number of beds was approximately 160, including maternity, TB and a well equipped operating theatre.

9.3.0 Maluti Hospital, Mapoteng

This is a mission hospital run by the Seventh Day Adventist Church, specializing in ophthalmology and has about 150 beds. The buildings are grouped loosely around the central surgical and administration block.

9.4.0 Lesotho Teaching Hospital

Planning has commenced on the first stage of the new national referral and teaching hospital, on a site about 2 km from the centre of Maseru. The site is north-facing and will allow ample room for expansion.

The planning is based on the idea of a central surgical facility, with nursing facilities in separate pavilions, linked to the major medical facility.



Ministry of Medical Health store

Nurses' Residence (1964)

Old Maseru Hosital (1904)

X-ray dept. (1967)
Mortuary

Queen Elizabeth Hospital (1957).

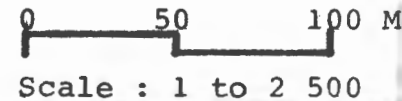
Former dispensary

Sisters' residence (1957)

Polyclinic (1964).

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MEDICAL ARCHITECTURAL DEVELOPMENT : Maseru Hospital (Queen Elizabeth II) 1906-76.



The development of medical facilities in Maseru is a good example of ad hoc planning, where insufficient foresight was shown in the initial phases of development. This was probably due to limited resources, but also to a lack of integrated professional planning, in what was one of the least developed areas formerly under British administration.

The original Maseru hospital, built in cut stone had architectural character appropriate to Lesotho and, being double-storied, saved valuable central urban space.

The central corridor plan, with lateral wards, has caused the loss of some of the most valuable commercial sites in Maseru.





LESOTHO TEACHING HOSPITAL :

The design of the new hospital, on a site which allows adequate room for expansion in the future, embodies a central medical block, with the nursing units (wards) between the central block and the road. The medical and nursing schools are on the left, at a higher level. Architectural character is determined by the angular forms, levels and landscaping. This will be augmented by the use of local stone, wherever possible.

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1. Queen Elizabeth II Hospital (existing)
2. Lesotho Hilton Hotel (under construction).
3. Catholic Cathedral
4. Proposed Lesotho Teaching Hospital;

LESOTHO HOSPITAL : Perspective from south-east. (Overleaf)

10.0.0 COMMERCIAL ARCHITECTURAL DEVELOPMENT

10.1.0 Background

The earliest commercial buildings in Lesotho were the trading stores built by white traders, who arrived in the country following the establishment of British administration in 1868. The first structures were little more than wood and corrugated iron sheds, poorly lit, with a long counter on which the produce was sold. Wares were stored in open shelving on the walls of the store.

10.2.1 Fort Hartley

One of the oldest and architecturally most interesting stores in Lesotho, is the trading station at Fort Hartley, about ten miles from Moyereni, near Quthing. This picturesque group of buildings was established at the time of the Gun War (1880-81) and, for this reason, has an evident defensive character.

10.2.2 The store and dispensary at the rear, with the trader's house strategically placed overlooking the Senqu River,¹ are substantial stone structures. The architectural character is excellent, with small- and large-scale masonry, cut stone and coursed rubble walling.

The original store, built from brick, still stands, screened from view by the later corrugated iron store in front of it, which protects the old wall from the weather.

1. The Orange.

10.3.0 Defensive architectural character

10.3.1 The siting and location of the individual buildings was clearly carried out with defence in mind and this was later proved successful, when military action² took place. During the Gun War, the dispensary behind the store became a hospital and is still in use today. It is not difficult to visualize the buildings under siege and to understand their success as defensive works. Openings are not large, lintels are low (about 1 650mm) and the spaces between the buildings are suitable for enfilading cross-fire.

10.3.2 Location

The situation of the buildings in a strategic position was also favourable for trade and, invariably, those passing by the route to Mount Moorosi would make a purchase of some kind. The people who lived nearby would, of course, become the regular customers.

10.3.3 Prototype

It can be seen that the trading post at Fort Hartley is a prototype of the country trading store in Lesotho. There are many which are similar, but few have its splendid setting, its rich history or its characterful buildings in enduring materials.

2. One of the defenders was awarded the Victoria Cross in the action.

10.4.0 Hickling's Store (Ha Lehagasi)

10.4.1 One of the most attractive buildings in Maseru used to be Hickling's Store, in the centre of the town. It was also one of the earliest and is shown in photographs of Maseru taken nearly one hundred years ago. The building was demolished in 1976.

10.4.2 Architectural character

Hickling's Store was a substantial double-storey stone-built structure, with a verandah on the ground and first floors. It had a corrugated iron roof, shutters on the ground floor windows and an external timber staircase to the first floor. The windows were sliding sash and the details of the woodwork to the front door were crisp and well proportioned.

10.4.3 Lesotho character

In spite of its obviously alien inspiration, Hickling's Store was quintessentially Basotho in its character. It was more than the assemblage of its parts; it was the union of the whole edifice. It breathed the essence of equestrian Lesotho. With its hitching rails for ponies, the counters for the sale of leather goods and, in the very character of the stonework and its tumbledown aspect, it was a rare building. It was beautiful and meaningful. It epitomized that unique fusion of Aryan and African cultures in one building. Now it has gone.

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10.4.4 Proportions

Like all well designed buildings, Hickling's Store had good proportions, solid local materials (Maseru sandstone) and some good joinery in the shutters and windows. It had light and shade, with its verandahs and the upstairs balcony. It also had form, with its charmingly ogivally-curved corrugated iron verandah roof. The tones and tints of its painted corrugated iron roof were variegated and harmonious. For an architecture based on an industrially-produced commodity (corrugated iron) it had a rare loveliness.

10.5.0 Basotho Hat Shop

This was built in 1962, in the conical form of the traditional Basotho hat, which is faithfully reproduced, complete with decorative terminal feature. Constructed in reinforced concrete, with a thatched roof, this was one of the first and most successful projects designed and built in Lesotho ethnic idiom. Its complete appropriateness to the country, to the town and to the people is immediately evident.

10.6.0 Shopping Centres

The advent of the commercial shopping centre was not without effect in Lesotho and there were at least two ventures in this sphere. The first was undertaken by a local business house: Frasers Limited and their shopping centre was the first of its kind in Lesotho. This was superseded in scale and architectural design by the Sanlam Shopping Centre, built in 1971.

10.6.1 Sanlam Centre

This project was organized by the Lesotho National Development Corporation, with the participation of the Afrikaans insurance company, SANLAM.¹

10.6.2 The site for the shopping centre was that formerly occupied by the garden of the Oblate Fathers' rectory, with a long frontage on Kingsway, Maseru, subsequently taken over by the Lesotho Government Ministry of Health.

10.6.3 The proximity of the site with other, older established wholesale businesses² was conducive to the development of further business and so it transpired.

10.6.4 The shopping centre is a single-storey reinforced concrete-framed structure, with segmental reinforced

1. SANLAM:

SuidAfrikaanseNationaleLevensVersekeringsMaatskappy.
(South African National Life Assurance Company).

2. Frasers Ltd., Moshal Gevisser Lesotho.

concrete cantilevered canopies on the street side. The canopies are faced with precast concrete sand-blasted exposed aggregate slabs; the first on Kingsway.

10.6.5 There is a shopping arcade, with rear access for goods and the building is faced in off-white face bricks, neatly laid.

10.6.7 The overall effect is, for Lesotho, fairly sophisticated and commercially viable.



COMMERCIAL REDEVELOPMENT : Maseru Book Centre

The original Maseru Book Centre, formerly Hickling Brothers' Store, was remarkable for its exceptional evocation of the Lesotho architectural ethos. It was a building of rare character and was generally admired as such. However, for purely economic reasons, it was decided by the owners (Mazenod Book Centre), to redevelop the site. The new building, in more contemporary idiom, largely manages to recreate the Lesotho idiom, by the judicious use of local stone and an African motif on the fascia.





TRADING STORE, Fort Hartley (1908)

Large stone voussoirs in segmental arch, showing slippage due to failure to taper stones radially with curvature of arch.



TRADING STORE, Fort Hartley : General view

Large scale substantial stone walling, with coursed and dressed treatment. Simple hipped corrugated iron roof.

11.0.0 INDUSTRIAL ARCHITECTURAL DEVELOPMENT

Lesotho, being an almost exclusively agrarian country, industrial development was slow in appearing. The earliest industrial structures were the mills for grinding maize, staple diet of the Basotho. The earliest mills were water-powered, as with the mill at Masianokeng, sixteen kilometres from Maseru. Other mills were located in Maseru, near the railway station and, recently, at Maputsoe. The latter mill is on a large scale and properly belongs to later development.

11.0.1 The old mill at Masianokeng has a delightful setting by the little Caledon River, adjacent to the fine stone

11.0.2 bridge, with its hump-back and half-round Roman arches. The structure is corrugated iron, with a gabled roof. The paint has weathered to a mellow hue and the whole ensemble of mill, miller's house (built in local sandstone) and bridge is delightful. The scene is further enhanced by the well-wooded banks of the river. In short, consciously or not, this is an example of well-sited industrial architecture, which need not necessarily destroy the amenity of a place, but can be a means of conserving and developing the amenity on the site.

11.0.3 Amongst the earliest industrial structures are the printing works of the Church of Lesotho at Morija and of the Oblates at Mazenod. These structures

are substantial, stone-built, and have an architectural character in keeping with their environments, or missions, of which they form part.

11.0.4 The railway station at Maseru is nondescript and could be any South African Railways station in the Republic of South Africa. There is a small passenger booking office and some assorted corrugated iron sheds, making the goods section. The local stores have their own rail stores and these are also simple corrugated iron structures.

11.0.5 Other industrial structures are the garages and workshops around the country, which have no particular character, being usually derived from a simple steel portal-frame type construction with standard industrial-type steel windows.

11.0.7 Lastly, there are the manufacturing premises of the traditional handicrafts and these are usually located in any convenient shed, or converted stone building.

11.1.0 Industrial Estates in Lesotho

Until Independence, in 1966, planned industrial development was not envisaged. The granting of independence provided a stimulus to the development of industry, essential if Lesotho was to be able to balance its national budget and obtain meaningful independence. With this in mind, and with a view to implementing an overall development plan, the Government embarked on the creation of two industrial estates.

11.2.0 Maseru Industrial Area

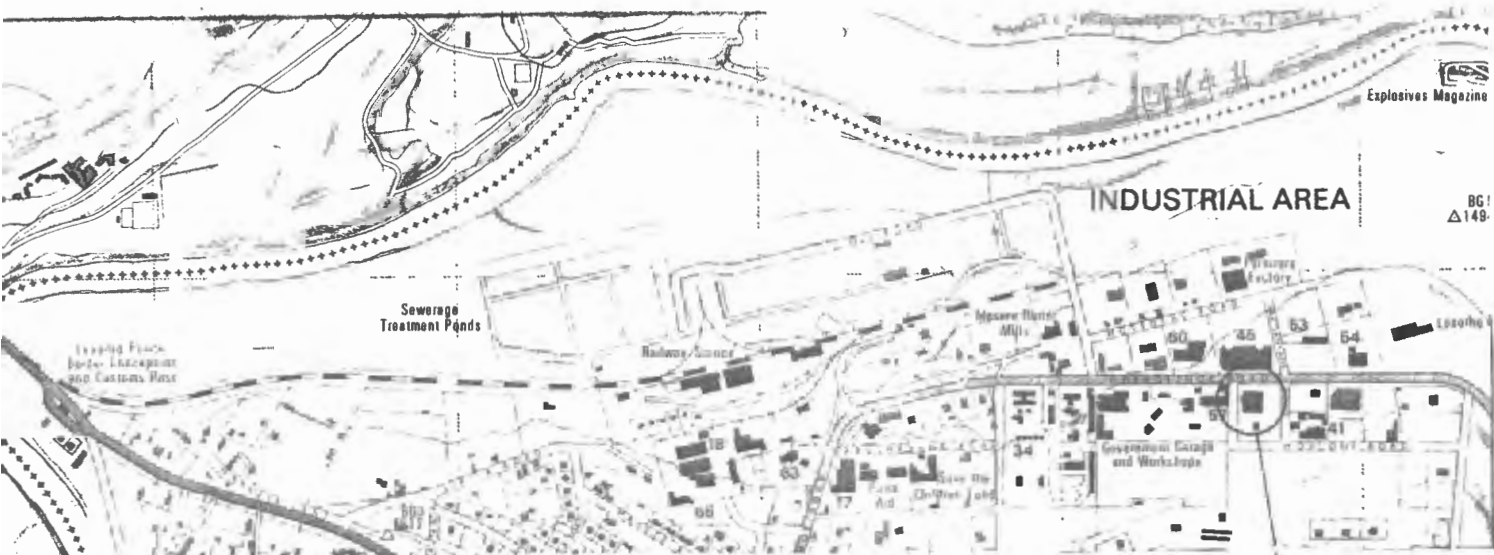
As a direct consequence of the formation of the Lesotho National Development Corporation (LNDC), the necessary preliminary planning, provision of services, such as drainage, stormwater drainage, electricity and roads, was undertaken by the LNDC. This was, for the first time, a consciously planned operation, in which roads and services came before the development.

11.2.1 Various enterprises were brought into being and they in turn needed premises. The following brief list indicates the types of activities needing accommodation and this was organized by the LNDC:

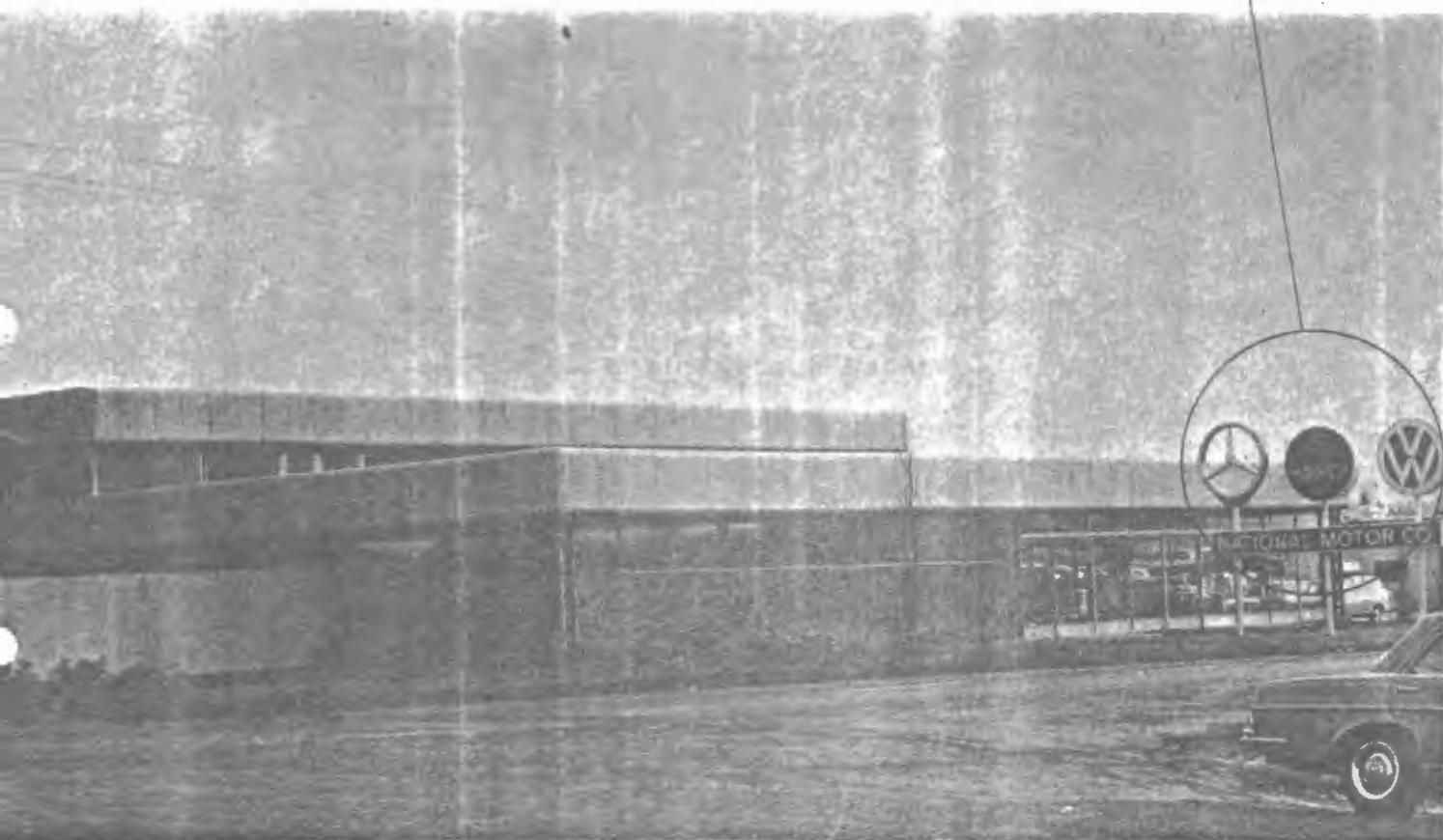
11.2.2	Candle factory	
	Tyre retreading works	Maseru Tyre Co. (Pty) Ltd.
	Plasmapheresis Centre	Lesotho Biologicals (Pty) Ltd.
	Motor showroom and garage	National Motors (Pty) Ltd.
	ditto	Leyland Motors (Pty) Ltd.
	National bus Co. garage	Lesotho National Bus Co.
	Mohair products factory	Lesotho Sheepskin Products (Pty) Ltd.
	Jewellery factory	Royal Crown Jewellers (Pty) Ltd.
	Paint factory	Parthenon Paints (Pty) Ltd.

11.2.3 The installation of essential services, close to a spur of the SAR railway line to Maseru, was a significant pointer in the planning field. This work was undertaken by local consultants, as were many of the structures in the above list.

11.2.4 The quality of the industrial architectural design was, however, largely determined by stringent cost considerations and, at best, was face brick; at worst, plastered and painted concrete blocks.



MASERU INDUSTRIAL AREA. Plan. Scale, 1:25 000



LESOTHO INDUSTRIAL ARCHITECTURAL DESIGN (National Motors)
Moulded asbestos facias on steel space frame, with
exposed supports.

11.3.0 Maputsoe Industrial Estate

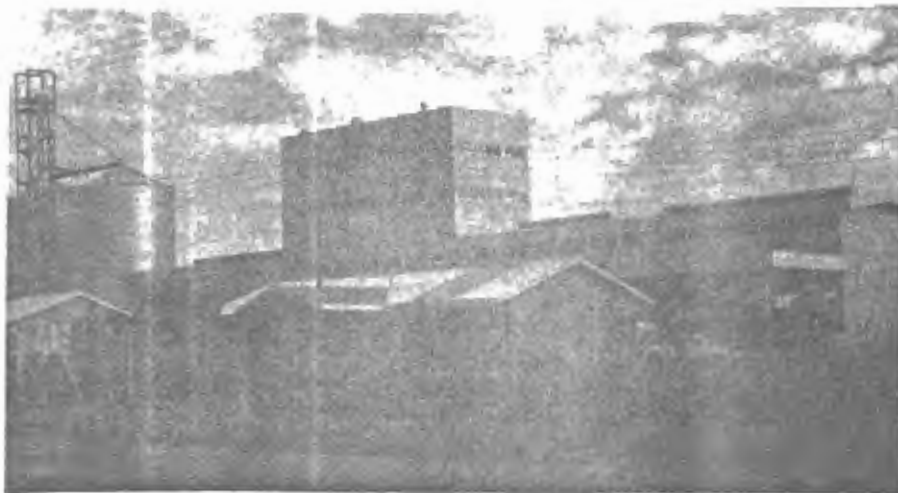
There are only two points at which the South African Railways system touches Lesotho: these are at Maseru, which is one mile inside the Lesotho border, and at Ficksburg, where the station is about one mile outside the Lesotho border. This is very significant for industrial development and, with this in mind, a second industrial area was envisaged by the LNDC inside Lesotho, at Ficksburg Bridge, or Maputsoe, opposite the Orange Free State town of Ficksburg.

11.3.1 Once again, a sensible start was made by planning the roads and services in advance of constructional work. Unfortunately, some of the best agricultural land in the country had to be sacrificed for the Maputsoe industrial estate. However, the roads and services, or utilities, infrastructure was provided and development commenced.

11.3.2 The following list indicates the kinds of activities carried out at the Maputsoe Estate:

Milling operations	New Flour Mill
Banking	The Standard Bank Ltd.
Furniture-making	Maluti Furniture Industries
Electric light fittings	Domolux (Pty) Ltd.
Clothing manufacture	Seacrest Clothing (Pty) Ltd.

- 11.3.3 The development of the Maputsoe area had in fact started more than a decade previously, when the Government of Basutoland (now the Lesotho Government) had erected a produce market on a site overlooking Ficksburg Bridge. The market is still in operation.
- 11.3.4 In general, the architectural quality of the Maputsoe area is better than Maseru. This is due to a number of factors, including the fact that the development at Maputsoe is more ambitious and involved substantially greater funds, as was the case with the flour mill. Also, the site is sloping, has splendid views, excellent roads, is surrounded by prime agricultural land, and the layout was planned and prepared in advance by planning consultants..



BREMER MILLS, Maputsoe

Major industrial development project by LNDC at Maputsoe.

12.0.0 RECENT ARCHITECTURAL DEVELOPMENT (1970-76)

12.0.1 At the beginning of 1970, a political coup¹ took place, thus, the atmosphere at the time did not appear conducive to development. Events proved otherwise, although the United Kingdom Government took the rare step of suspending development aid.² There was indeed a crisis of confidence, reflected in the attitude of commercial banks³ and in the business sector. Confidence returned, however, when it was seen that the de facto Government, ruling by decree, exercised by a Council of Ministers,⁴ was firmly in the saddle. Eventually, political recognition by Britain and a resumption of development aid paved the way for an increasing pace of development.

12.0.2 In the Government sector, by far the largest, steps were taken to transform Basutair, a privately-owned airline, into a nationally-owned Lesotho Airways Corporation. An agreement was reached with Holiday Inns International to undertake the construction and running of a major new hotel, complete with casino and, initially, 120 bedrooms. This paid so well, that an initial investment, largely financed by a Post Office Savings Bank loan, was soon repaid. A further wing of 100 rooms was added, increasing the number of beds to 440.

1. For a detailed account of the 1970 coup and its immediate aftermath, see B.M. KHAKETLA'S "Lesotho 1970: An African Coup under the Microscope". Published by C. Hurst & Co. (Publishers) Ltd., 40a Royal Hill, Greenwich, London, S.E.10.
2. Op. cit. p.222
3. Especially the Standard Bank Ltd., based in London.
4. Cabinet.

12.1.0 The Government also published its first Five-Year Plan⁵ (1970-75), which included the development of industrial sites at Maseru and Ficksburg Bridge (Maputsoe), under the aegis of the Lesotho National Development Corporation;⁶ educational and tourist development; the establishment of a development bank; university development at Roma; development of the agricultural potential and a general expansion of forward planning,⁷ together with the establishment of a town-planning department.⁸ The latter was an appendage of the Ministry of the Interior, probably appropriate, in view of the politically-sensitive issue of the land tenure.⁹

12.1.1 Reviewed after the passage of six years, the plan seems to have been fairly well thought out, with its emphasis on infrastructural development, the creation of employment opportunities and the development of revenue-producing industries¹⁰ and exports.¹¹ In this regard, the renegotiation of the Customs Agreement¹² with the Republic of South Africa resulted in a substantial increase in Government revenue, augmented by the introduction of 'pay-as-you-earn' (PAYE) income tax.

5. LESOTHO. CENTRAL PLANNING AND DEVELOPMENT OFFICE, First Five-Year Development Plan 1970/71-1974/75: Published by Central Planning Office, Maseru, December, 1970.

6. Established in 1967.

7. i.e. Planning Offices.

8. Dept. of Lands and Surveys, under a Commissioner for Lands.

9. All land is held 'in Trust' for the nation by the King.

10. Tyre manufacture, candle-making, milling, etc.

11. e.g. Mohair.

12. Originally deriving from the Act of Union, 1910.

- 12.1.2 Perhaps the most important feature of the plan was the decision to create the national development bank, the Lesotho Bank¹³ as it came to be known. This bank came into being in 1973, under the direction of the UN-sponsored banker¹⁴ from West Germany. Under his guidance, the bank played an increasingly dynamic rôle in development, under its chairman, the able Minister of Finance.¹⁵
- 12.1.3 The Lesotho Bank, was eventually linked with the Lesotho National Development Corporation under the same joint managing-directorship. Thus the financial side of development came to be linked with the economic and business aspect of development.
- 12.1.4 Projects sponsored by the Lesotho Bank and actually carried out included an apartment block, houses, a new bank building, country hotels and camping sites; all revenue-producing and involving the expenditure of about R2 000 000. Projects were funded on the basis that they were intended to produce a 12% income per annum, on capital invested.
- 12.1.5 During this period, development was also taking place in the private sector, and two South African-based insurance companies financed development under the LNDC.

13. Banka-ea-Lesotho.

14. Ph K.H. Bechtel.

15. The Hon. E.R. Sekhonyana.

- 12.1.6 These were the SANLAM and Homes Trust Life¹⁶ groups. The former financed a new shopping centre on Kingsway, the main street of Maseru, and the latter financed a new office building and a tyre factory.
- 12.1.7 At the same time, the Standard Bank, anxious to become established in the newly-developing Ficksburg Bridge industrial area, undertook the planning and construction of two new banks, one in Leribe and the other at Ficksburg Bridge. The same bank also built a new bank in the south at Mohale's Hoek, about 128 km south of Maseru.
- 12.1.8 In the government sector, a new headquarters building for the Ministry of Works was put under construction, and the LNDC constructed a block of apartments in Maseru. A new airport terminal was also constructed, hexagonal in plan. This was in keeping with the rapid expansion of air services, particularly the international service to Jan Smuts Airport, Johannesburg, operated jointly with South African Airways and Lesotho Airways.

16. Homes Trust Life Assurance Company, Cape Town.

12.2.0 OVERSEAS AID

The rôle played by overseas aid from a variety of international and national agencies¹ became increasingly significant after independence and particularly in the period 1970-75, coinciding with the five-year plan. In addition, the funds involved in development increased substantially and the number of experts administering the funds also increased.

12.2.1 The presence of United Nations-sponsored experts, such as architects, economists, bankers, planners, technologists of all kinds, together with sponsored visits by other specialists, subjects development to close international scrutiny. The inevitable result of the internationalization of development agencies and technical assistance has been both an increase in quality and quantity.

12.2.2 Other overseas agencies having a direct influence in the architectural sphere are the British Overseas Development Administration (ODA), the World Bank, the Agency for International Development (AID), the International Development Agency (IDA), and the African Development Bank, based in Abidjan.²

1. United Nations Development Programme (UNDP), etc.
2. Ivory Coast.

12.3.0 COMMUNICATIONS

From the time the railway reached Maseru in 1907 until 1966, Lesotho had very little in the way of good roads. Apart from the two miles of tarred road from the border to the cathedral, built in 1947 for the visit of George VI, there was no tarred road anywhere. The only other means of communication was by air and the airport was (and still is) miniscule.

12.3.1 The Airport

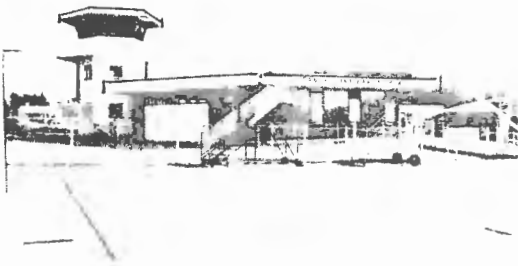
The Leabua Jonathan international airport at Maseru was built in 1967 and is hexagonal in plan. The structure is laminated timber beams, with an external load-bearing wall. The building looks attractive, but is virtually incapable of lateral extension, a virtual necessity in view of the expansion of the passenger service to Jan Smuts Airport, Johannesburg, operated three times weekly, by South African Airways, using Hawker-Siddeley turbo-prop 748 aircraft.

12.3.2 The existing terminal building augments the original structure, built by Basutair, prior to the formation of Lesotho Airways Corporation. The former terminal is now used as the accounts office and for internal services.

12.3.3 The need for a new airport is urgent and has been evident for a number of years, particularly since aircraft such as the HS 748 are operating "close to the limits" and a completely new site is called for. Also, the terminal needs completely replanning and this is only possible on a new site.

12.3.4 The site for the new airport is about twelve miles from Maseru, on the Mafeteng road, beyond Mazenod, and has better approaches, allowing use of larger aircraft and a longer runway.

12.3.5 The growth of air transport, internally within Lesotho and externally internationally, has been particularly rapid, in view of the absence of other quick transport links.



12.4.0 The Palace

In 1966, with the granting of independence and the coming into being of the Kingdom of Lesotho, the former Residency became the royal palace, a dignity for which the building was quite unsuitable. It was cramped, intimate, with small rooms, draughty and not in a very good state of repair. But, much more importantly, it did not suit the dignity of the Head of State of a newly independent African Kingdom, with its new international status.

12.4.1 For the above reasons, a new palace was designed and construction commenced in 1975. The site selected for the purpose was the tennis court, adjacent to the old Residency, and a costly reinforced concrete and concrete block structure was constructed.

12.4.2 The building was actually designed by N. McPherson,¹⁷ and has a low profile, fitting into the east-facing hillside, along the contours. The plan is polygonal and consists of a lateral, double-volume entrance hall, with a curved staircase and clerestorey glazed lantern above. The entrance hall, a 'grand Foyer', as it is called, is dominated, almost overpowered, by the horseshoe-shaped staircase. This is reminiscent of the Staircase of Honour at Fontainebleau.¹⁸

17. Of Stanbridge, Househam and McPherson.

18. The Fontainebleau staircase, also horseshoe-shaped, is of course external.

12.4.3 The new building, with its metal entrance gates and travertine facings, is in sharp contrast to the rambling character of the old palace, but it is perhaps more fitting to the emergent character of a developing country. The building has a large porte-cochère, suitable for receiving visiting dignitaries and diplomatic representatives, producing an elongated, linear effect. Extensive use of unrelieved travertine-faced reinforced concrete has produced a powerful horizontality in the elevations, somewhat reminiscent of some of Frank Lloyd Wright's¹⁹ domestic work.

19. Frank Lloyd Wright (1869-1959), cf. Falling Water, 1939, for E. Kaufman, and 'Prairie' houses.

12.5.0 Lesotho Liquor Commission

As a result of a policy decision by the Lesotho Government to create a monopoly for the wholesale distribution and importation of liquor, a new complex of buildings was designed and is now under construction in the centre of Maseru.

12.5.1 From a planning point of view, the decision to acquire the site²⁰ in the commercial and tourist centre of the town may be questionable, as this is a considerable distance from the railway station, with the added difficulty of 'double-handling' of liquor in bulk.

12.5.2 As planned, the project consists of two adjacent structures: a three-storey office building in front, on the street, and a double-storey store at the rear, on the south side.

12.5.3 Construction is in reinforced concrete throughout, with a "waffle" type suspended slab, set diagonally at 45 degrees, above the basement of the store. Wall panels between the columns consist of concrete block, with a half-brick skin of facing bricks.

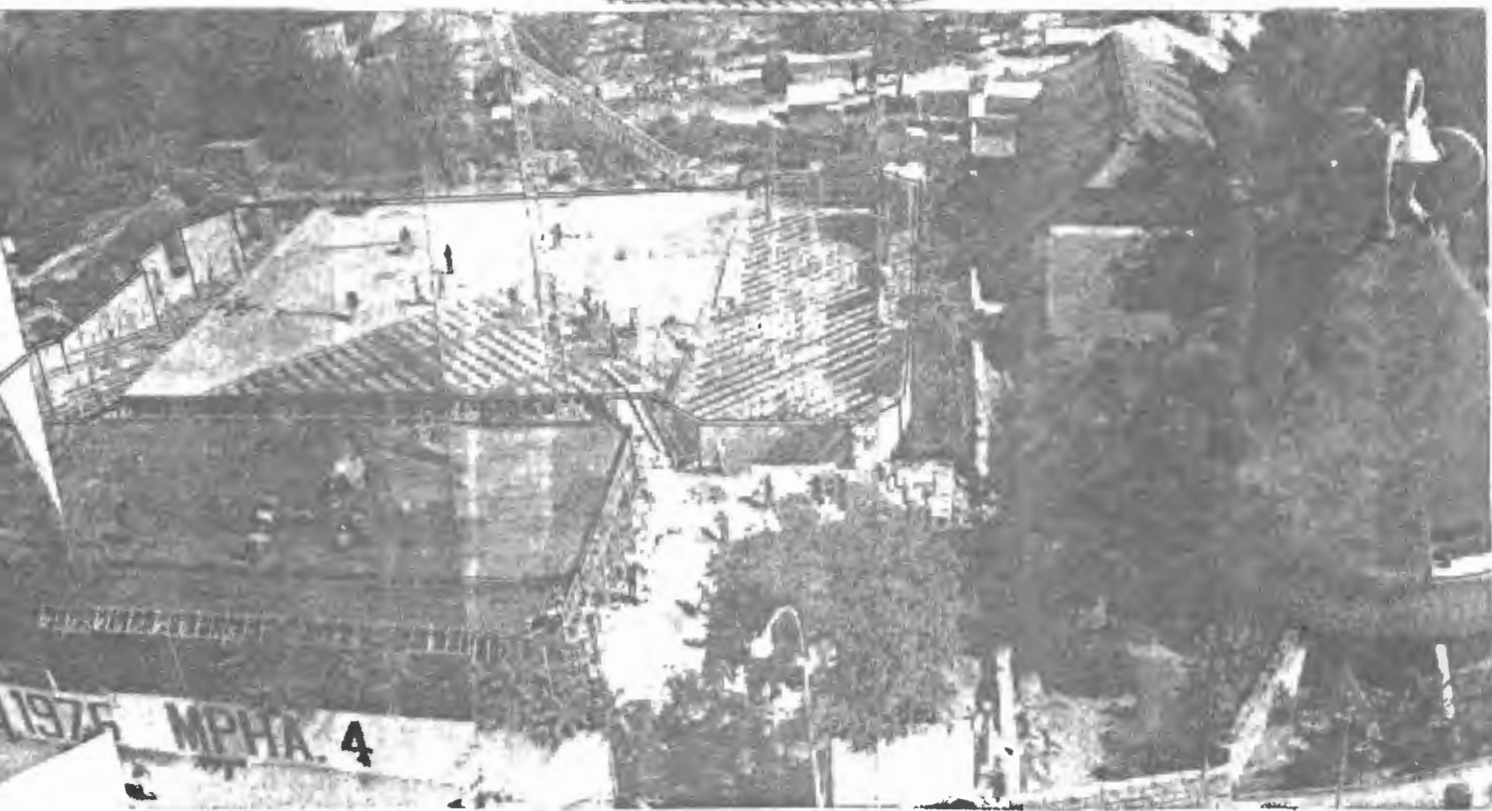
20. Site No. 6, Kingsway, Maseru.

12.5.4 In view of the considerable fire and explosion hazards, special consideration has been given to the provision of mechanically vented flues, formed within the faceted plan configuration. It is also intended to install an automatic sprinkler system.

12.5.5 The elevational treatment is simple, deriving from the 4 500mm grid on which the building has been designed. The store at the rear has been designed on 9 000mm grid; the plan comprising five bays in width by three bays deep.

12.5.6 Access to the Liquor Commission site has been given considerable thought and vehicles will enter at the south-east corner of the site and exit at the north-east corner of the site. This will ensure a smooth flow of heavy vehicles and avoid the risk inherent in vehicles crossing streams of traffic on Kingsway.

Liquor Commission: under construction



13.0.0 TOURISM ARCHITECTURAL DEVELOPMENT

The development of the tourist industry has been high on the government's priority list for development projects. The number of tourists increased from 46 000 in 1970 to 178 000¹ in 1976 and, during this period, the Holiday Inn (1970-72) and the Hotel Victoria (1975-77) were built. The Lesotho Hilton, commenced in 1975, is still under construction, for completion in 1978.

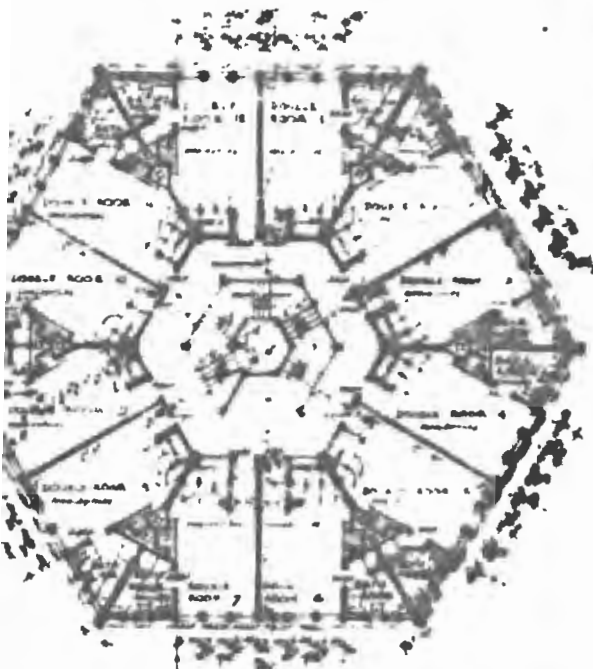
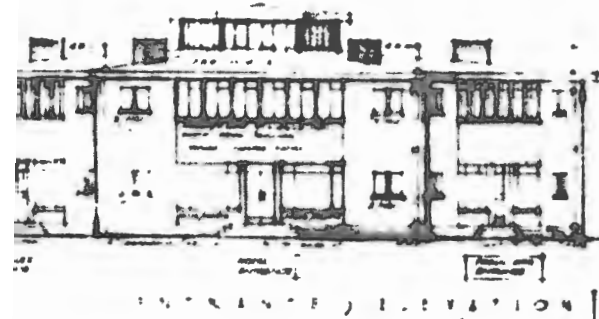
13.1.0 Mafeteng Hotel

This privately owned hotel, with 12 double bedrooms, was completed in 1969. It is hexagonal in plan and is appropriate to Basotho social traditions, because of its polygonal form and large central space.

13.2.0 Holiday Inn

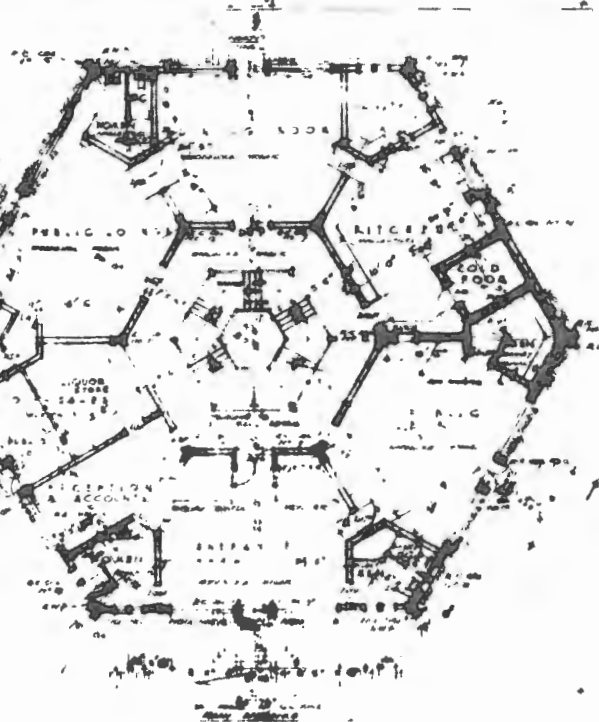
The hotel has 220 rooms and the guest room blocks are based on the largely standardized plan configuration prepared in Memphis, Tennessee, U.S.A. for all Holiday Inns. The site is fairly restricted and this results in problems with the guest access, which passes the service entrance, and limited room for expansion.

1. Source: Lesotho National Tourist Office.



Mafeteng Hotel (60 km south of Maseru).

The central double volume space, containing the main staircase is the vertical circulation core generating the planform. On the ground floor (lower plan, left), the public rooms engirdle the central space, originally designed to have a fireplace, in keeping with Basotho tradition. The central space, however, is also appropriate to Basotho tradition and the building is known as 'the rondavel', to the local inhabitants.

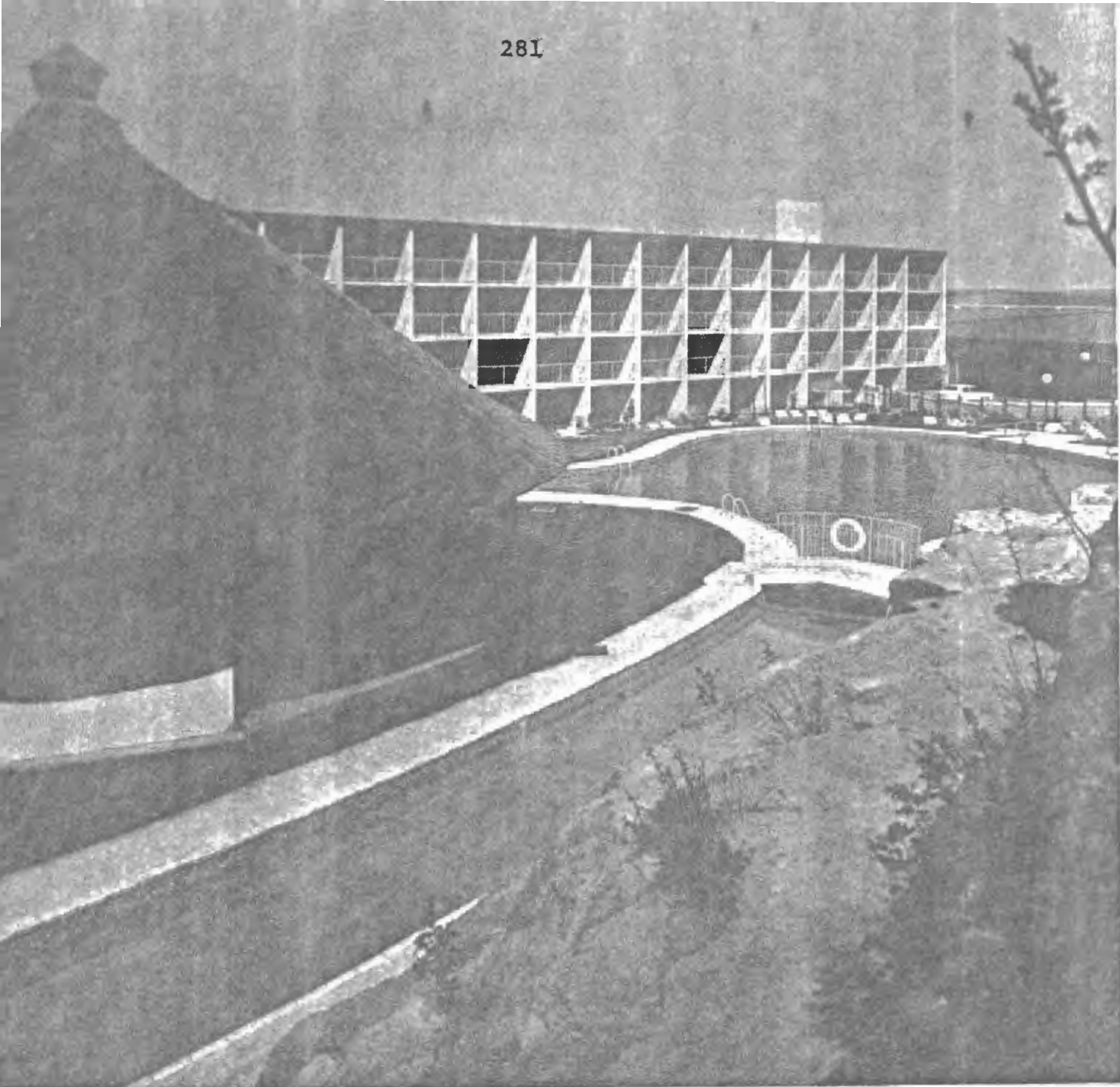


The first floor (centre, left), has twelve bedrooms opening from the landing, each with its own bathroom. The fireplaces shown on the plan and elevation were subsequently omitted.

The central hexagonal space is crowned by the hexagonal lantern, shown on elevation and photograph (above).

In terms of tone, colour and texture, the building has satisfactory values, as may be seen from the photograph, although the colours in which the building is painted are not quite in keeping with Basotho tradition, which employs ochres, browns and Sienna tones.

All bathrooms, toilets and public toilets are grouped at the corners, simplifying the plumbing and drainage.



HOLIDAY INN, Maseru (1970-72)

The masterly manner in which the design of the pool and thatched outside bar have been integrated is wholly appropriate. The bar has a steel frame and incorporates laminated timber. The pool is exceptionally well designed and the Basotho hat motif of the bar is in keeping with Lesotho architectural development.

13.3.0 Molimo-Nthuse Hotel

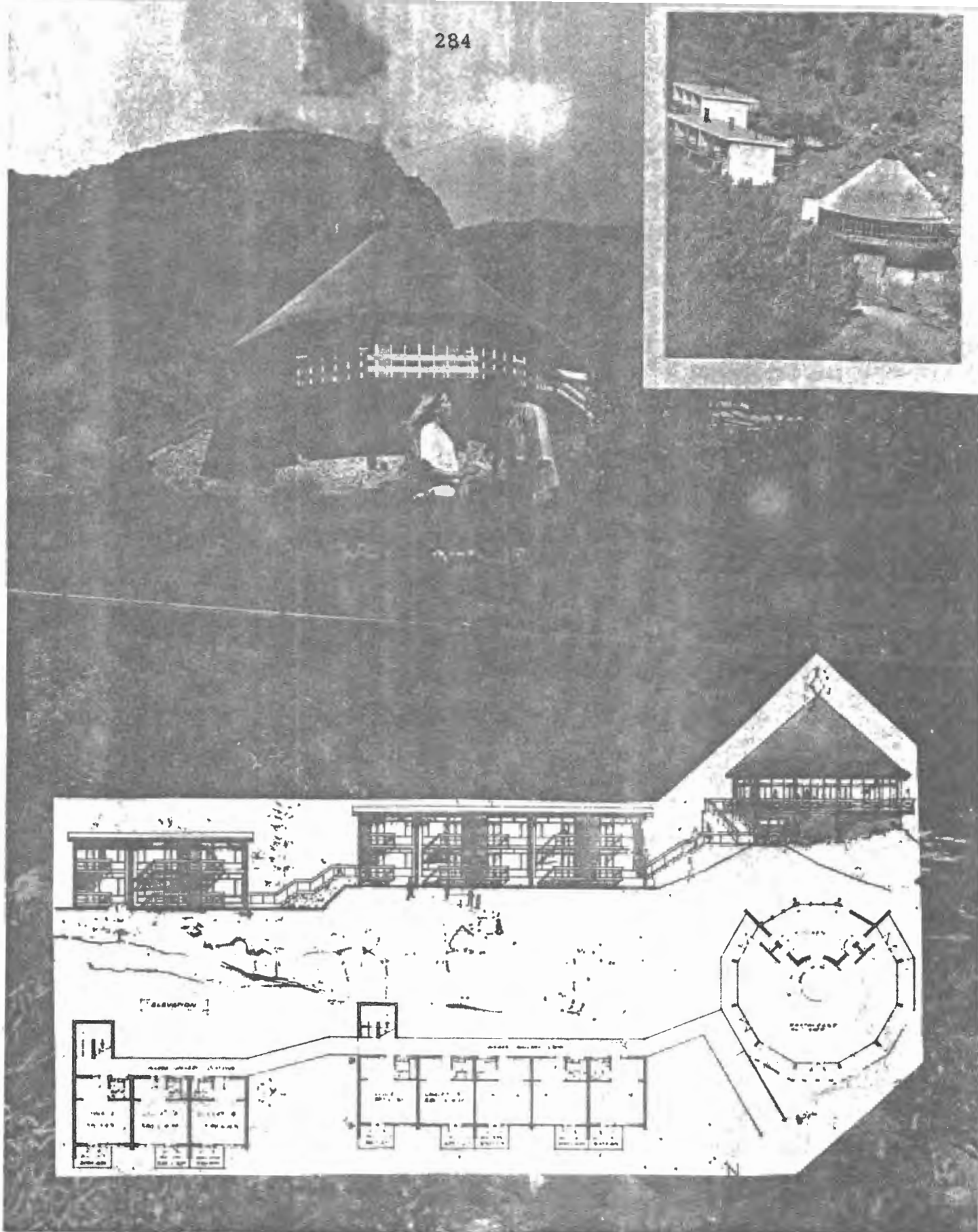
In 1973, Ph. K.H. Bechtel, Managing Director of the Lesotho Bank and Lesotho National Development Corporation, decided to initiate a development project on the Mountain Road, east from Maseru. As this was Lesotho's chief tourist route and, having considerable potential, this appeared to be a sound idea.

13.3.2 The first plan envisaged merely a Safari-lodge type of development with rondavels and a simple diningroom with a thatched roof. This was subsequently developed into a small hotel, with sixteen double rooms and a substantial restaurant, with a very well equipped kitchen.

13.3.3 The site, about 57,5 km from Maseru, is splendid; being one of the most well-wooded in the country, with exotic and European trees, together with dramatic mountain scenery and a tumbling mountain stream, with rock pools and a weir.

13.3.4 As built, the buildings blend in well with the landscape and have been well-sited so that virtually none of the trees on the site has been cut down, apart from unavoidable instances, where the trees were within the confines of the buildings.

13.3.5 The architectural character of Molimo-Nthuse, with its large thatched rondavel, forming the restaurant and the two blocks of rooms; one block with ten rooms and the other with six rooms, is both African and Alpine. This is very much in keeping with the objects of the owners, who wished to impart a new, rather "continental" image to tourism in Lesotho, in contra-distinction to the rather cosy "country-inn" type atmosphere formerly associated with rustic hostelries in Lesotho.



MOLIMO-NTHUSE HOTEL, Mountain Road (57.5 km from Maseru, east).
 This is an experimental development of a new mountain lodge type of hotel to cater for the rapidly increasing number of tourist (7 000 to 140 000 in five years). With the Basotho hat type restaurant as the central theme, the 16 double rooms are not seen from the main road, minimizing the environmental impact on the sylvan setting, below the spectacular waterfall. The use of timber, thatch and stone are entirely appropriate to the mountain setting, as is the relationship to the stream.

13.4.0 HOTEL VICTORIA

In the tourism field, the Government-sponsored bank had planned the Hotel Victoria, commemorating Lesotho's historic link with the British Crown. This project has been carried out in phases and is now in its final phase, with a ten-storey tower.

13.4.1 Planning of the Hotel Victoria began in 1973 and, at the same time, a ten-storey tower block was envisaged, although it was unlikely to be realized for some time. Construction of the tower block did not take place for two years. During the intervening period, construction of the largely three-storey hotel proceeded apace, although there were a number of delays, chiefly, it seemed, due to the tardiness of the contractors.¹

13.4.2 The character of the Hotel Victoria is, in general, more appropriate to a motel than a hotel. This is due to the external access galleries, frigid in the Lesotho winter and lacking in privacy at other times. Moreover, the tenuous nature of the plan and considerable distances involved in traversing the rambling hostelry tend to make management difficult. Servicing the rooms and maintaining adequate control over the staff also presents a major problem for the hotel managerial staff.

1. Roberts Construction (Lesotho) (Pty) Ltd.

13.4.3 The ground floor of the three-storey block fronting Kingsway is occupied by shops.² The other block fronting on to Kingsway is very close to the street and street noises tend to be a problem, as well as the lack of privacy and dust problem. A stone wall, surmounted recently by a security fence, has been constructed to alleviate this problem.

13.4.4 The central two-storey block has two bars on the ground floor, one meant to be reminiscent of an "English pub",³ although it has an unmistakably beer-cellar type character, accentuated by the ersatz half timber work. The first floor of the building is a restaurant, which has a fairly pleasant ambience, apart from some curious incongruities in the juxtaposition of mutually incompatible materials, such as glazed tiles and thatch. The roof is surmounted by five thatched pyramidal roofs.

13.4.5 The tower block is approached from the north side (the side opposite the street) via a generous porte-cochère with two thin reinforced concrete columns supporting a heavy reinforced concrete slab canopy, faced with precast sandblasted concrete slabs. The entrance doors⁴ are curiously pivoted about a third of the way from the frame

2. IFTS (International Freight & Travel Services (Pty) Ltd., Hotel Victoria Off-Sales, and Lesotho Tourist Corporation (LTC).

3. Quoted from Ph. K.H. Bechtel.

4. These have been replaced with two-leaf glazed doors 1-metre wide, conventionally pivoted, with sidelights.

and the doors are very wide, each leaf being approximately 1 800mm. The doors are aluminium, glazed and swing surprisingly lightly.

13.4.6 The entrance lobby is attractive and has a nicely detailed reception counter, with a satin brass counter top, illuminated by spotlights set into a deep boxed-out timber-faced canopy above. Flanking the lobby is an intimate and comfortable panelled conference room, with seats for twelve persons.

13.4.7 The hotel tower is served by two lifts, which operate smoothly and efficiently. On the west side there is a dumb waiter lift.

13.4.8 At the top of the tower is a night club, with a fine view of Maseru. The interior treatment is intimate and sophisticated, with a very rich and pleasing shade of burgundy for the chairs, in contemporary design. The curtaining is ruched, as in a theatre proscenium curtain. A disturbing feature of the interior is the clear sheet glass in the lower light of the continuous aluminium window. This induces a definite sense of insecurity and is a potential hazard to pedestrians on the street, 30 metres below. The central light fitting, consisting of individual incandescent light bulbs with shimmering reflected

light from free-hanging aluminium panels, produces a pleasing and sophisticated effect.

13.4.9 The roof of the night club had been designed and constructed as a pyramid, roofed with asbestos slates. This was later physically truncated, producing a form analogous to the frustrum of a cone (pyramid in this case). This drastic treatment of the roof, already built, considerably marred the appearance of the building, especially in silhouette and, simultaneously, created an avoidable weatherproofing problem, as the horizontal surface would tend to leak.

NB : Actual space between buildings (c. 25 metres)

Materials :

- Reinforced concrete frame
- Stone facing
- Thatched roofs
- Steel windows & balustrades
- Precast concrete panels
with Basotho motifs

occupied by cinema site, under construction.

Analysis :

Change of scale from village to urban scale. Conscious effort has been made to incorporate Lesotho motifs and materials.

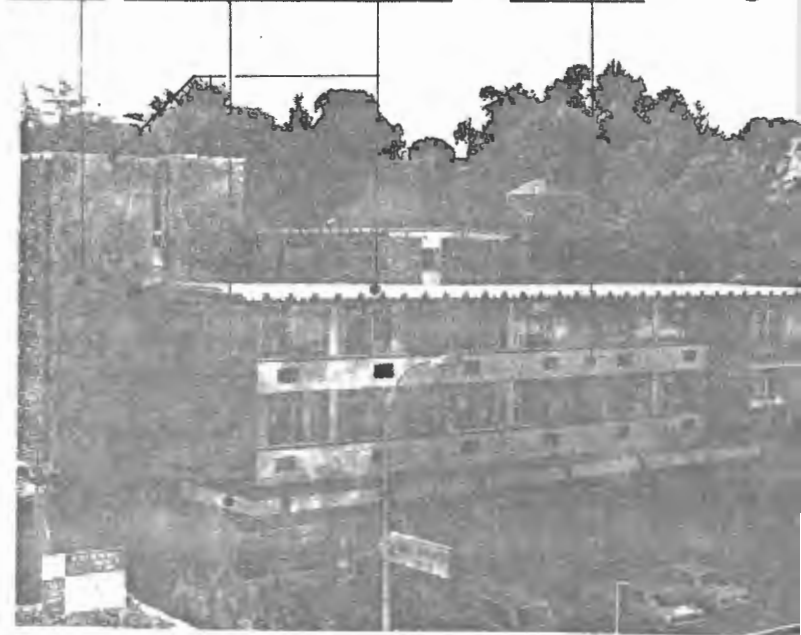
canalit stone thatch terrazzo



off-shutter concrete



stone terrazzo canalit plaster



aluminium doors and windows

VICTORIA HOTEL, Maseru :

Appropriateness :

Contrasting materials in lateral wings are unified by general use of stone as a facing material. Wholly appropriate.

13.5.0 LESOTHO HILTON

In 1974, the Lesotho Government entered into a management contract with the internationally renowned hotel group, Hilton Hotels International. This agreement provided for the construction of a 250-bedroomed hotel, of international standard, in Maseru. This would be the only hotel of its kind in southern Africa, as the nearest Hilton hotel in Africa is Nairobi, although there are Hiltons at Addis Ababa and the Nile Hilton at Cairo¹ (El Qahira). This hotel, to cost about R7 000 000, would put Lesotho on the international tourist map, with the added advantage of expert management services provided by one of the best operating companies in the world. A foundation works contract was signed in June 1975 and work is currently in hand on the project.

13.5.1 An American firm of architects was appointed as consultants and, in March 1974, the principal partner, Charles H. Warner, Jnr., visited Lesotho with a view to seeing sites and selecting an associate architect. The firm was Warner Burns Toan Lunde of Fifth Avenue, New York, and had been associated with Hilton International in projects in the Caribbean, Athens and in South America.

1. The 900-roomed Rameses Hilton is now under construction (architects WBTL).

13.5.2 The site offered by the Lesotho Government was not entirely suitable and an alternative site, on an elevated plateau, about 30 metres above the town of Maseru, was selected. An associate architect² was selected from local consulting architects and planning commenced. It was still in progress two years later, owing to major changes to the casino, cistern and electricity sub-station.

13.5.3 It was decided to let a foundation contract first, while work on finalizing the working drawings was in progress. This contract was signed on June 13, 1975 and was terminated on December 11, 1975. The contract was anticipated to take four months and, owing to a decision to raise the structure 750mm, the necessity to excavate deeply into hard rock over the entire area of the ballroom zone was reduced. The cistern, which was located 4 metres deep into very hard sandstone was relocated. This was a wise decision and saved the excavation of a considerable volume of hard rock. The contractor had only limited supervision on the site from September 7 to October 30, 1975. For these and other reasons, the contract was terminated on December 11, 1975, when the new main works contractor took over.

2. Peter Hancock, OBE (b.1932).

13.5.4 From the outset, the project was beset by the American insistence on using an American form of contract; using American terminology, ideas of metric numeration (i.e. centimetres), and a lump sum contract; all alien to local practice, including the S.I.³ system, in local use.

In May, 1975, a meeting was held in New York between Warner Burns Toan Lunde and the associate architect, together with the London-based quantity surveyors, Wakeman Trower and Partners, and their Lesotho associates. At this meeting it was decided to let a separate foundation contract. Meetings also took place with Hilton International's chief engineer⁴ and his deputy, at which co-ordination of components and mechanical and electrical aspects was discussed. Hilton had their own design echelon concerned with kitchen design layout, which worked closely with the architects.

13.5.5 The contract documents were prepared in London, England, and the tendering handled by the Lesotho architect. In the event, there was only one valid tender and this was accepted.

3. *Système Internationale d'Unités* (the modified and modernized metric system).

4. Frank Beamish and Jack Moon respectively.

13.5.6 The rôle of the site testing agency, normal on American contracts but unusual in Africa, was awarded to a firm⁵ of international repute, engineers used to being in charge of projects rather than acting in an advisory capacity. They had to determine the foundation levels in the rock and advise the architect accordingly. He would then indicate the level to the contractor.

13.5.7 During June, 1976, as a result of a meeting in New York between the contractors, the architects and Hilton International, a visit to Lesotho was organized by the New York architects and Hilton International. Photographs taken on the site, together with a statement of certificates issued to the contractor, clearly indicated that the project was a long way behind schedule. At the meeting, which took place from June 3-10, it became clear that difficulties on site were due, in large part, to the lack of co-ordination. Site management was not as effective as was necessary if good progress was to be made. Also, the use of American contract procedure was unfamiliar to the local professional team, who were used to operating on South African (i.e. British-based) practice.

5. Binnie Shand Lesotho (an association of Binnie & Partners with Ninham Shand & Partners of South Africa).

- 13.5.8 There was also some serious constructional difficulty caused by changes to the design, when it was found that precast structural floor slabs were no longer available. The firm which manufactured the slabs had ceased production in May, 1975, due to technical difficulties with the slabs. The building had then been redesigned with in situ reinforced concrete slabs, in lieu of precast, prestressed slabs.
- 13.5.9 Due to the plan configuration and the previous use of precast floor slabs, the building did not have any expansion joints. These were considered unnecessary by the engineers, in view of the multiple flexibility of the precast slabs by Spiroll. When the structural system for floors was changed, the structure became integral, except for the load-bearing concrete block walling in the south-east and north-east wings.
- 13.5.10 The use of structural blocks for a six-storey building also presented problems, as these were well above the normal structural standard available in South Africa. The specification called for $1,75 \text{ kg/mm}^2$ (approximately 2 500 lb per sq. inch). However, the number required was limited to about 45 000 and, by reorganizing the machinery and mix, a suitable block could be produced.

- 13.5.11 The Y-shaped configuration of the plan would prove helpful, in the aftermath of change from Spiroll pre-cast slabs.
- 13.5.12 A considerable amount of powered plant was brought on to the site by the contractors, including a travelling crane, with a forty-metre boom, electrically-powered batching plant for concrete, and other equipment. With the extensive site offices, the demand for electricity exceeded the supply, with the inevitable result that damage occurred to the electric motors, due to fluctuating voltage; the crane could only move slowly and progress was seriously impeded.
- 13.5.13 One of the site testing agency's responsibilities was to advise regarding the depths to be excavated for the foundations, by reporting on the probable bearing capacity of the substratum. Due to the lack of any expansion joints and to the presence of clay lenses in the apparently solid rock, the STA advised that excavations should continue to a level where there were no more vertical fissures. This was to prevent the displacement of the clay, in the lenses, into the fissures, which would cause settlement of the building and possible cracking.

- 13.5.14 At the final level of the rock excavation, in the south-east wing, a clay lense, approximately 20mm thick, was excised with a penknife in what appeared to be solid rock. This was a clear vindication of the STA's wisdom in excavating more than a metre below the level indicated on the drawings.
- 13.5.15 One year after the signature of the foundation contract, only a number of the building columns were out of the ground. The scale of the project, the complexity of the plan, the difficult site conditions, and problems with services and labour were among the factors retarding progress.
- 13.5.16 In regard to services or, as the Americans say, 'utilities', there were problems in fitting into the local services infrastructure. A new power line had to be constructed, as the three megawatt capacity of the Lesotho Hilton was equal to the total load of the entire town of Maseru. Similarly, a new 200mm drain had to be constructed in solid rock, to take care of the considerable volume of soil effluent from the hotel.
- 13.5.17 Even the signature of the main works contract presented difficulties and it was more than six months before the legal and administrative difficulties were resolved.

13.5.18 Design of the Lesotho Hilton

The site for the Lesotho Hilton is a rocky plateau, or shelf, about thirty metres above the town of Maseru. There are magnificent views to the north, west and south; to the east there is a wooded hill, rising about 100 metres to a knoll⁶ with a geodesic survey beacon.

13.5.19 The approach to the site is by means of a newly constructed road, approximately one kilometre long. This road ascends the plateau in a dog-leg, with a sharp turn up on to the plateau, from where the road runs parallel to the contour, at 1 600 metres above sea level. In front of the hotel, the road broadens out into a plaza⁷ or entrance courtyard, at the first floor entrance level. To the left (west) of the road, there is an extensive parking area.

13.5.20 The entrance to the hotel is by means of a porte-cochère, formed by the extended slope of the entrance lobby roof. The lobby is three storeys high and is traversed by three 'bridges' linking the southern and northern sections of the hotel. The roofs on the northern and southern (access) portions of the lobby are separated by a clerestorey at the top level.

6. Known as 'the World' (the other two nearby knolls being known as 'the Flesh' and 'the Devil', respectively).

7. Piazzetta, or 'little square' would perhaps be more appropriate.

From the entrance doors there is also a fine panoramic view, northwards up the Caledon⁸ valley and westwards over the Orange Free State.

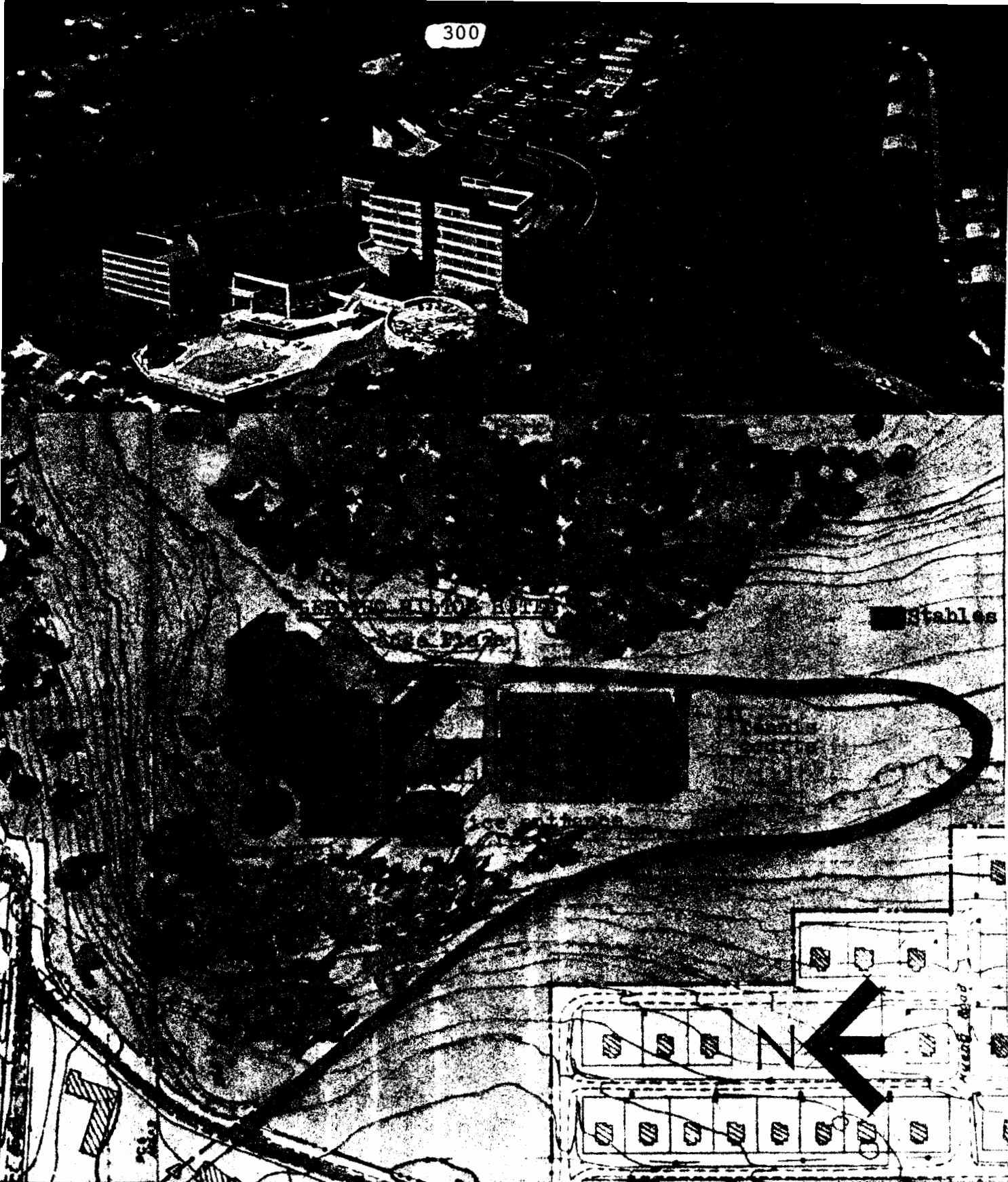
- 13.5.21 The entrance lobby is at first floor level and below this are two floors, the ground floor and service level on the bedrock. In the lobby is the lift shaft, with two passenger and one service elevator. There is also a large fireplace, creating a domestic touch in what might otherwise be a monumental space. Opposite the entrance doors, with the wind lobby, is an opening in the floor slab, with a double volume, permitting a glimpse from above of the coffee shop below. The whole spatial effect is interesting in the way the space 'flows', with the interpenetrations of the access galleries above and the void to the coffee shop below.
- 13.5.22 To the right of the entrance is the redesigned casino. This is also a double volume and has viewing galleries at either end of the lozenge shaped chamber. The arrangement of the staircase is appropriate to what is intended to be a sophisticated structure.
- 13.5.23 The arrangement of the hotel guest rooms is unusual in the way in which they are built up from the first floor wings, until they almost meet over the entrance lobby, separated by the upper lobby space, yet linked

8. Mohokare in Sesotho.

by the bridges. There are two hundred and fifty double rooms, each with a private bathroom.

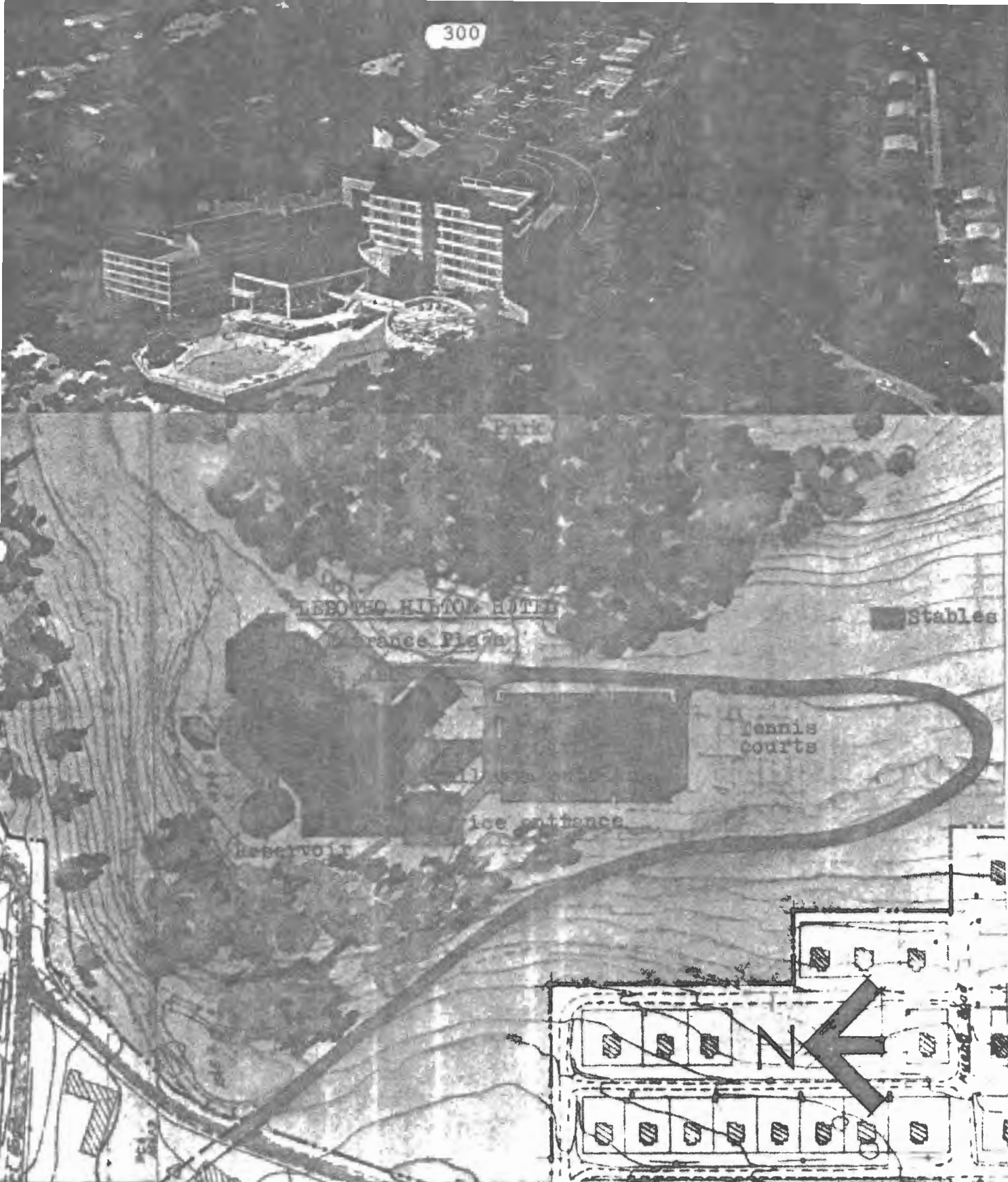
13.5.24 The disposition of the floors is carried out with skill in that floors are linked by ramps as well as stairs, producing a delightful flow of space and a sense of spatial continuity, as well as smooth and uninterrupted transitions from floor to floor. This creates a sense of harmoniousness and is restful and pleasing to the mind and eye.

13.5.25 The building is roofed with a series of pitched roofs, clad in pressed metal tiling in pleasing brown tones. This was done as a protection against snow and heavy rain. Visually, this creates an interesting silhouette.



LESOTHO HILTON : site plan.

The layout indicates the difficulty of approaching the site, which is approximately 90 metres above the town centre, on Kingsway, the main thoroughfare. The existing reservoir, 20 metres in diameter has been incorporated into the design, as an important environmental feature. Also, the relationship of the building to the trees, uphill to the east and downhill to the west, ensures successful landscaping. Even under construction, the scale of the structure is scarcely evident from below, due to the deep excavation and appropriate siting. When completed, it is likely that the tone of the stone facing will blend in well with the hills. The environmental is minimized as 2 floors are below ground level on the entrance side.



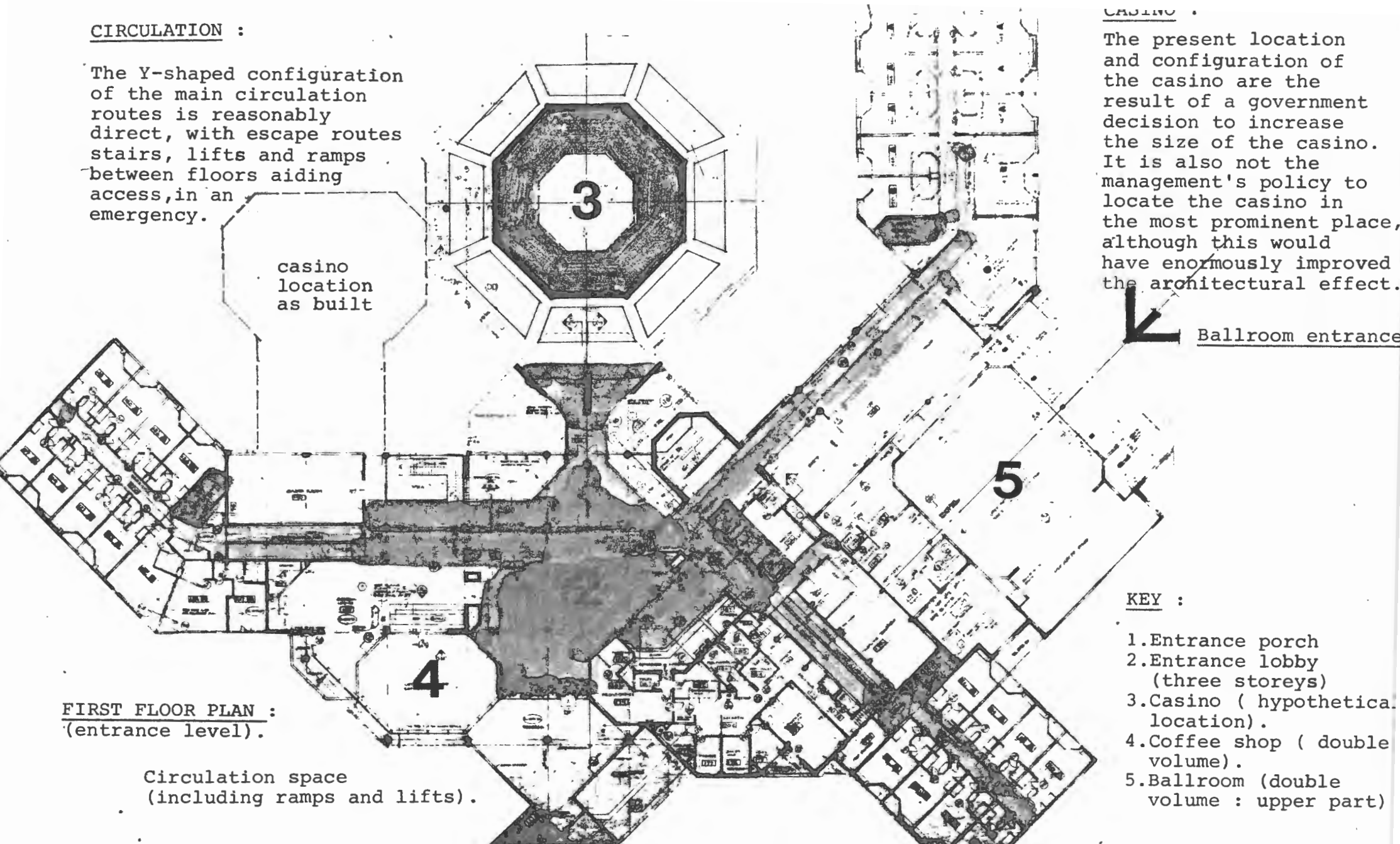
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CIRCULATION :

The Y-shaped configuration of the main circulation routes is reasonably direct, with escape routes stairs, lifts and ramps between floors aiding access, in an emergency.

casino location as built



CASINO :

The present location and configuration of the casino are the result of a government decision to increase the size of the casino. It is also not the management's policy to locate the casino in the most prominent place, although this would have enormously improved the architectural effect.

Ballroom entrance

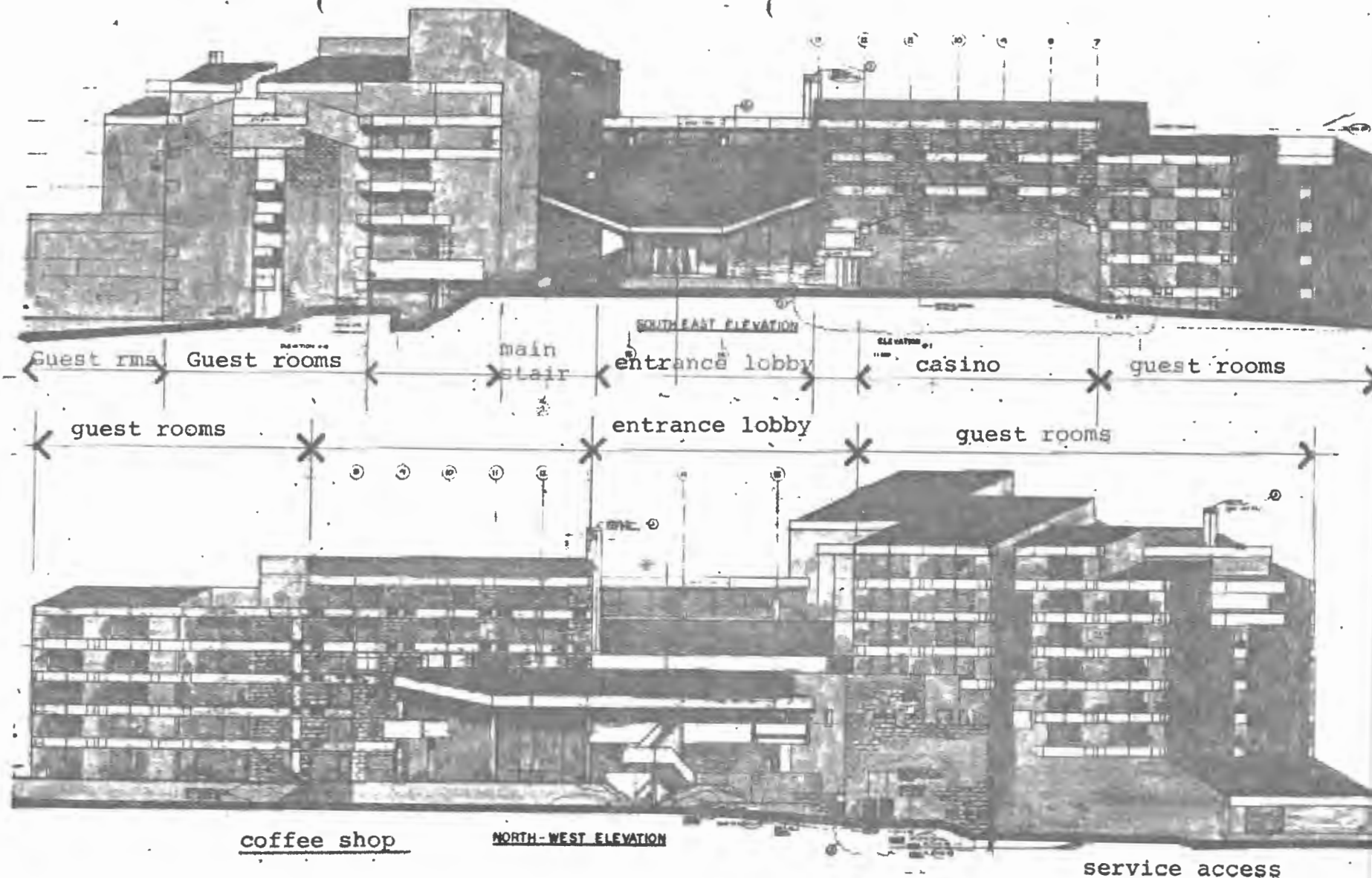
FIRST FLOOR PLAN :
(entrance level).

Circulation space
(including ramps and lifts).

KEY :

1. Entrance porch
2. Entrance lobby (three storeys)
3. Casino (hypothetical location).
4. Coffee shop (double volume).
5. Ballroom (double volume : upper part)

LESOTHO HILTON : circulation and casino location. Analysis of major public spaces and circulation routes.



LESOTHO HILTON : elevational character.

The character of the Lesotho Hilton is mainly determined by the use of sandstone facings and the irregular, broken profile. This, together with the rambling plan achieves an informal, yet geometric effect. The avoidance of monumentality is appropriate to Lesotho.

14.0.0 MEMORIAL ARCHITECTURAL DEVELOPMENT

14.0.1 War Memorials

There are four war memorials in Maseru, commemorating the dead of the first and second world wars. The principal war memorial commemorates the Basotho who perished while serving with the South African Pioneer Corps during World War II. This memorial is located in Hobson Square, is built of local sandstone in a somewhat dated "modernistic" style, fashionable in the 1930's. It is surmounted by a fine, life-size crocodile, modelled in bronze.

The other two memorials comprise the memorial¹ outside the Anglican Parish Church of St. John, and the Cenotaph.

All the war memorials in Maseru are built in local sandstone, generally with a rough-hewn 'bull' or rustic face. Only the new monument, in Hobson Square, has a wholly ashlar, smooth face.

1. This memorial formerly had a shingle roof, which was replaced by mazistaslate in 1966.

14.1.0 The Cenotaph

This stands at the corner of Hobson Square, but was originally located on a triangle of land near Barclays Bank, on Kingsway. The cenotaph was clearly modelled, like many others, on Lutyens's famous cenotaph² in Whitehall, London. In his book about his father, Robert Lutyens writes:³

In 1919 Lloyd George summoned my father and told him that the Government wished to erect a 'catafalque' for the anniversary of the armistice. He explained that it must be undenominational in character, as commemorating men of every creed and, in the first instance, was envisaged as a temporary structure; hence, no doubt, Lloyd George's choice of the word 'catafalque' as indicating a 'temporary stage or platform erected by way of honour in a church to receive a coffin or effigy...' Father.... evolved the design, not as a catafalque but, infinitely more apt, as the empty tomb - the monument of millions 'buried elsewhere'.

In submitting the design to the Cabinet, he called it a 'cenotaph', at the same time indicating the precise meaning of the word. Both idea and name were approved and immediately appealed to the national mood. The long obsolescent word returned to universal use as perfectly denoting a symbol of universal emotion.

2. Empty tomb, monument to a deceased person whose body is buried elsewhere.
3. ROBERT LUTYENS: Sir Edwin Lutyens: An Appreciation in Perspective, by his son. Country Life, London 1942, p.30

14.1.1 The Maseru cenotaph bears a superficial resemblance to the Whitehall prototype but, unlike the pure and mathematical geometry of the original, it has some distinctly idiosyncratic features. These include scrolls on top and, formerly, bronze plaques and a large sword, with a wreath. It lacks the simplicity and refinement of line and form which made Lutyens's cenotaph inimitable and unique and, at the same time, one of the most moving memorials of its kind.

14.1.2 In his book on the subject of war memorials, Arnold Whittick writes:⁴

The Cenotaph in Whitehall...succeeded in being powerful expression(s) of a people's feeling.

14.1.3 Again, he writes:⁵

The cenotaph which was used as a memorial in Greece when the body was buried elsewhere, was used frequently in memorials of the last war, (i.e. 1914-18) owing probably to the example of the impressive national memorial of the Cenotaph in Whitehall. The designer, Sir Edwin Lutyens, repeated the theme for many other memorials, but none, I think, was so impressive, or so felicitously proportioned as the National memorial.

14.1.4 Unfortunately, the Maseru cenotaph was not only disturbed from its original setting, but was also mutilated by the removal of its bronze plaque, wreath and sword. These were replaced by skilfully reproduced facsimiles in cement.

14.1.5 The bronzes from the cenotaph were removed and used again in another horizontal type cenotaph, on which the bronze sword and wreath were laid. This latter cenotaph is located in the centre of Hobson Square and is sited on the central axis of the Basotho war memorial, which was only completed in 1966.

14.4.0 Cathedral of Our Lady of Victories

The cathedral was built to commemorate the Basotho soldiers who lost their lives in World War Two (1939-45), hence the name.

The building was designed by the Belgian, Payens, and the foundation stone was laid in 1953. As the building is in daily use, it forms a living memorial to the Lesotho war dead. (See pages 212-214 for detailed description).

14.5.0 The Maseru Club (formerly the Basutoland War Memorial Hall and Club)

This was built after the second World War and is constructed in sandstone blocks, with a corrugated iron roof. There is a circular entrance lobby, hall and bar. These have been substantially remodelled in recent years, so that the original 'post war' style has been lost.

The building has a generous verandah (about 4 metres wide) all along the north side, typical of colonial-type structures of this kind, built to serve the social needs of what was originally an almost exclusively expatriate population of civil servants, administrators and traders.

The building is, therefore, architecturally appropriate to the colonial period in Lesotho's history, but has been modified to changing social conditions.



MEMORIAL : Hobson's Square, Maseru
(The Cenotaph). Sword and plaque are
cement replicas. The originals are
illustrated below.



WAR MEMORIAL in which the sword and plaque
in bronze from the cenotaph were reused
and replaced in the original with a cement
replica.



THE CENOTAPH : West elevation



BASOTHO NATIONAL WAR MEMORIAL, Maseru (1939-45)



SANDSTONE MEMORIALS : Maseru cemetery.

Easily carved and with good weathering qualities in terms of tone, colour and texture, the local sandstone blends perfectly with the environment and the colours of the grass and the lichen which grows on the stone in time.

The two crosses are Basotho memorials and it is significant that both crosses are monolithic ; that on the left standing on a separate base block.

The memorial slab above is atypical, but with its inset bronze plaque is environmentally appropriate.



GRANITE : memorial to John Wade Hicks, DD, MD, FRCP, (left) Anglican Bishop of Bloemfontein, 1892-99 (b.1840, d.1899). Maseru cemetery.

This is one of the very few examples of granite to be found in Lesotho and it would appear inappropriate to use such a stone of such colour, tone and texture, as it is quite unlike any other Lesotho stones except basalt and dolerite. The example illustrated has been finely carved in the traditional flowing, intricate designs found in celtic parts of Europe, such as Ireland. The actual origin is possibly related to the Byzantine flowing type of design.

SANDSTONE : memorial to John George Green (1866-1925). (right). Maseru cemetery.

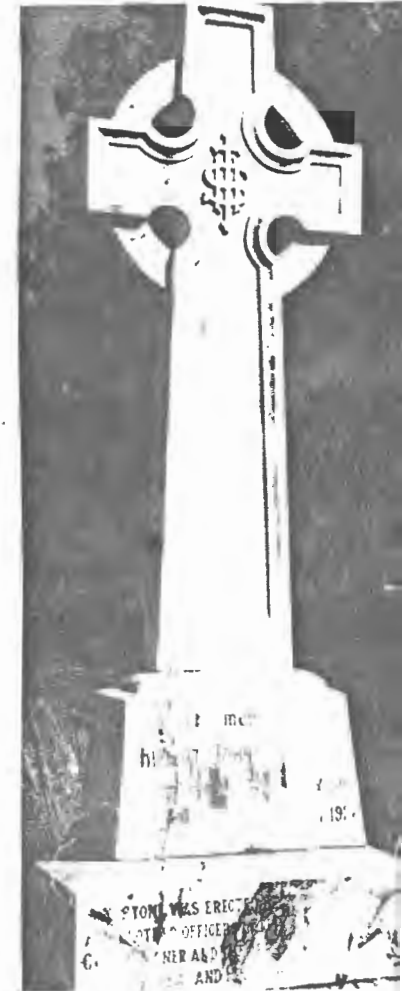
The sandstone cross has been carved with a wreath of roses, in considerable relief. The carving has weathered well and there is little, if any, loss of detail. The upper part of the cross is covered with lichen and helps to absorb the material visually, into the environmental scene. This can be seen by observing the similarity in tone, colour and texture of the weathered sandstone with the colours of of the grass and trees.

APPROPRIATENESS : The resistance of the granite to organic growth (even though unpolished) and the small degree of weathering results in a lack of apparent aging. The right hand photograph shows the relative inappropriateness of the almost pure white carrara marble cross on the left. The polished black marble headstone in the distance is totally inappropriate.



MARBLE monument to Sub/inspectors William Perceval Moutray (1874/1910) and Ray Mackay Sutherland (1878/1910) of the Basutoland Mounted Police (now the Lesotho Mounted Police).

Mediaeval gothic tradition of a cruciform gabled roof, with roll moulding at ridge. The lettering is incised and filled with lead, now partially illegible due to presence of organic growths.



CARRARA MARBLE :The use of such an expensive architectural and sculptural medium as Italian marble is very rare in Lesotho and its use has been limited to quasi-military memorials, such as those of the former Basutoland Mounted Police and; recently, as a facing material for the newroyal Palace. The delicacy and accuracy of carving possible with white marble are clearly evident in the angel in the Abbott memorial cross (left) and in the celtic cross of the Roberts memorial (right).



Type 1 :

BRONZE plaque : Seaka Bridge, Quthing.(above)
Type of commemorative plaque which weathers to an attractive green patina in an unpolluted atmosphere, lettering in relief producing an interesting textural quality. The words 'Seaka Bridge', linking the English and Sesotho unify the design.



Type 2 :

MARBLE foundation stone, LTI, Maseru.(above)
Incised lead-filled letters typical of the Edwardian era, have weathered well and are still clearly legible. Appropriate in stone surround. Too much lettering; too many words. Briefer than plaque.

GRANITE : polished foundation stone, Catholic cathedral, Maseru.
Roman lettering is bold and sensitively delineated. Insufficiently incised. Black granite, especially polished, almost totally inappropriate. (below).

Type 3 :



COMMEMORATIVE INSCRIPTIONS, FOUNDATION STONES :

15.0.0 BRIDGES AND ARCHITECTURAL DEVELOPMENT

The majority of early Lesotho bridges were simple reinforced concrete slabs, or mass concrete on corrugated iron drums, replacing earlier drifts. There is a good example of a reinforced concrete bridge on the Roma Road, with flat slab and central pier.

The architectural development of bridges in Lesotho reached its culmination in the construction of the fine stone bridge at Masianokeng.

There are a number of substantial steel bridges in Lesotho, including the arched bridge at Seaka, in the Quthing district; the steel bridge over the Caledon at Maseru (carrying both road and railway) and the bridge over the Makhaleng at Mohale's Hoek.

15.1.0 Masianokeng Bridge

This fine stone structure has five arches of differing spans; three of which are half-round, the wider centre span being segmental.

15.1.1 Makhaleng Bridge

This is the standard Pratt N-girder configuration, supported on rectangular stone piers and has metal balustrading. The centre span web is about three times the depth of the lateral spans and is of orthodox steel bridge design.

15.1.2 Seaka Bridge

An interesting steel structure of four spans, in which the bridge deck is suspended from an arched girder.



15.2.0 STONE BRIDGES : Masianokeng

This is an outstanding example of a stone bridge in Lesotho, constructed in regularly coursed masonry, with rustic faces. The piers, on the river bed, have rounded ends and a bolster-edged top course to resist flood-water erosion.

Types of arches

The bridge incorporates segmental and half-round arches, in a variety of spans, producing an interesting effect.¹

Structure

The voussoirs of the main central segmental span are roughly twice the size of those in the half-round arches, due to the higher compressive stresses and to produce a greater degree of stability.

Proportions

The relative dimensions of span to rise of the central arch are 1:4 and of the crown of the arch to the springing, 1:1.

1. cf. Pont du Guard, Nîmes, for arrangement of differing spans.



Seaka Bridge, Quthing.

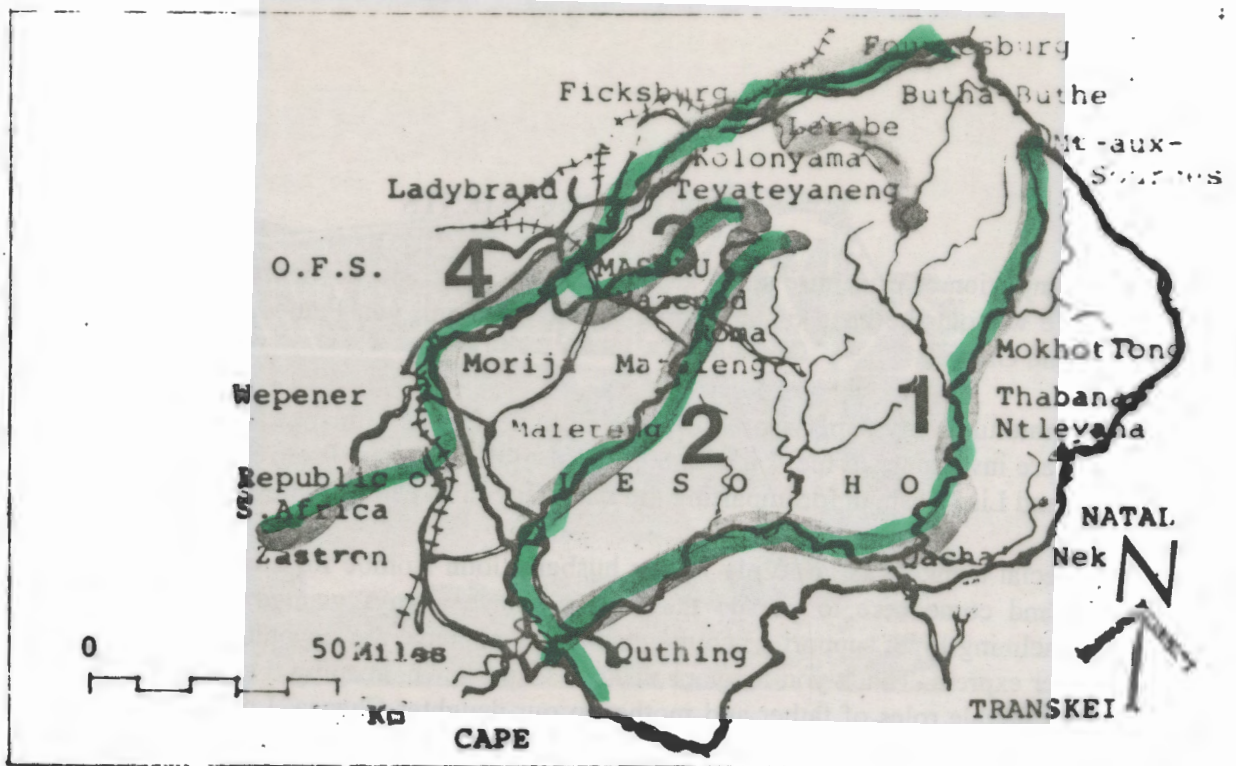


Masianokeng bridge:

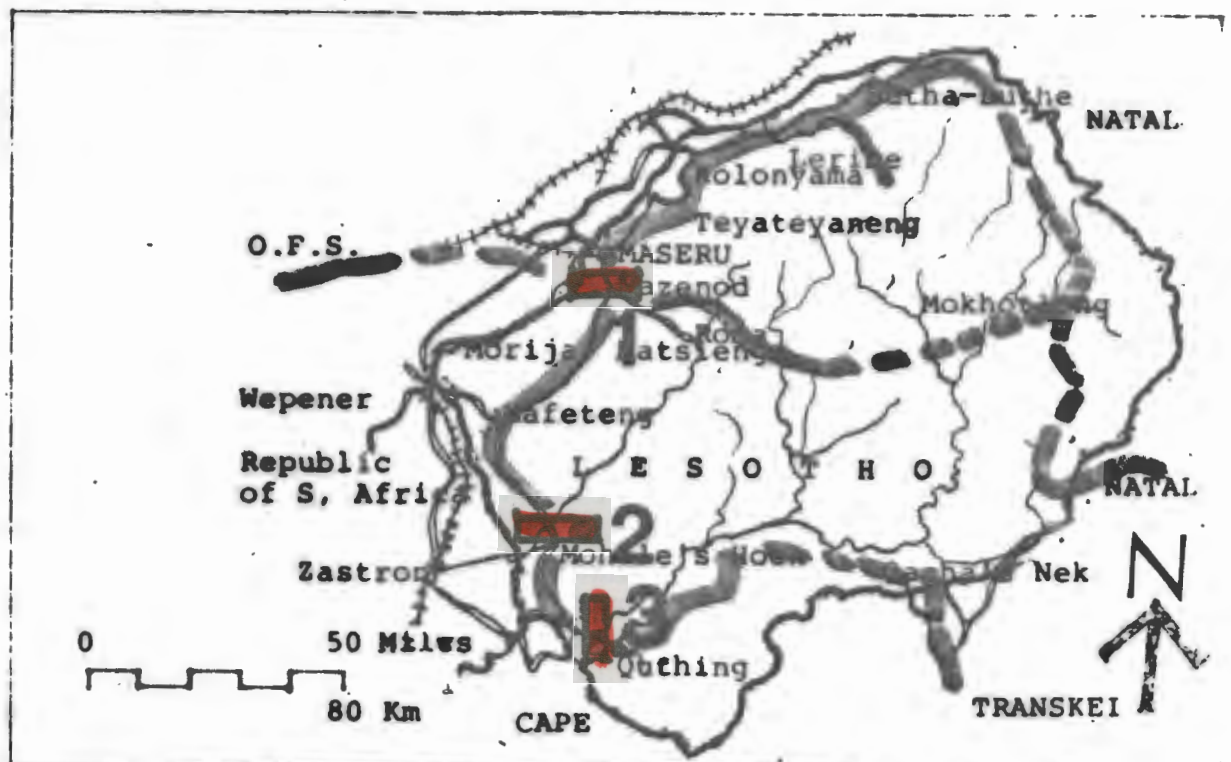
ARCHED BRIDGES :

The contrast in structure between the arched girder latticed bridge construction, in the Seaka Bridge (left) and the fine central span of the Masianokeng bridge is striking. The bridge on the left replaces an earlier pont, while that on the right is said to have been designed for use as a railway bridge, but the line was never extended from Maseru (16 km).

The central span of the Masianokeng bridge is approximately 18 metres, while the spans of the Seaka bridge are similar. The voussoirs of the stone arch are cut with great accuracy and the construction of the Masianokeng bridge is wholly appropriate to its site and setting, due to the affinity between the stone with which it is constructed and the rocky bedrock of the Phutiatsana (Little Caledon) river which it spans. The steel Seaka Bridge would be more appropriate for a railway bridge, but would be quite inadequate, structurally.



COMMUNICATIONS: River valleys. 1. Senqu (Orange);
 2. Makhaleng;
 3. Phutiatsana (Little Caledon)
 4. Mohokare (Caledon)



COMMUNICATIONS: Main routes and bridges over major rivers.
 1. Little Caledon bridge, Masianokeng;
 2. Makhaleng bridge, Mohale's Hoek;
 3. Seaka bridge, Outhing district.



15.3.0 STEEL BRIDGES

Makhaleng Bridge, Mohale's Hoek (117 km south of Maseru)

This bridge over the Makhaleng river forms an important link in the north-south trunk route in Lesotho. Deceptively simple in design; the metal balustrade produces an effect of delicacy and scale. Stone piers.



Seaka Bridge, Quthing district (1959). (176 km south of Maseru)

Steel-arched bridge replacing an earlier ferry. Concrete piers support the four steel-arched spans from which the road deck is suspended.

16.0.0 EVOLUTION OF AN APPROPRIATE ARCHITECTURAL DEVELOPMENT

From the period of the founding of the Basotho nation in the early part of the nineteenth century, to the present time, there has been a tremendous leap in architectural development, from the Basotho hut to multi-storey construction, such as the Lesotho Hilton. Not all of this development has been appropriate, but it has had style.

16.1.0 The Vernacular Style

James Walton recognizes this when he writes:-

During the ninety years of its existence Maseru has witnessed a distinctive architectural development and three successive styles are recognizable. Prior to the Gun War of 1880 all the buildings had walls of sods or raw bricks on solid stone footings, thatched roofs, calico ceilings and stamped earth floors, offering only shelter and the minimum of comfort. This type of dwelling was general throughout the adjoining areas of the Free State during the early years of European settlement and several Maseru examples have survived in Sidwell's house, the old District Offices, Massa's house, the old Post Master's house behind the Agricultural Offices and the house at the Residency stables.¹

This mode of building was clearly vernacular and was common to both the indigenous people and Europeans and may be identified as the Vernacular Style.

1. Basutoland Notes and Records: 1963-64, Number 4. Basutoland Scientific Association, pp.21-22.

16.2.0 The Colonial Style (1868-1966)

With the establishment of direct rule from Whitehall in the 1880's, a new sophistication is evident, in which formal architectural motifs begin to appear, and Walton continues:-²

Towards the end of the nineteenth century a definite change is noticeable. The walls continued to be built largely of unburnt brick but the quoins and lintels were of dressed stone, providing a very distinctive character which can still be seen in Caledon House, the Masonic Lodge,³ the old Barclays Bank,⁴ and in the group of buildings at present serving as a parsonage. Corrugated iron roofs, boarded ceilings and fretted fascia boards, brackets and barge boards also became fashionable about the same time.

The third style identified by James Walton is the period of stone buildings, which have given Maseru much of its character:-

Dressed stone buildings, which are such a delightful and characteristic feature of Maseru today, appear to have been introduced with the additions to the Residency in 1887 and this medium grew in popularity, partly owing to the availability of suitable stone locally and partly because from 1906 the Lerotholi Technical School produced a steady stream of trained stone dressers. Many of Maseru's most important stone buildings have been built by the School's students during the past half century.⁵

2. Ibidem. 3. Demolished 1974.

4. This is incorrect. This building was actually the Standard Bank of South Africa.

5. Op.cit.

Thus, the beginnings of the flowering of an appropriate stone architecture in Lesotho evolved, with technical skills and craftsmanship developed within Lesotho. These buildings, such as the Residency (now the Palace), were completely appropriate to local materials and to the natural environment in terms of material, tone, colour and texture.

16.3.0 The Post-War Style (1945-1966)

After the Second World War a new theme is evident in Lesotho buildings. There is a tendency to use brick in lieu of stone and steel windows, in lieu of timber. This was regrettable in some ways, as the rather harsh colours of the brick clashed with the stone.

Immediately after the War (1939-45), stone was still used in government buildings, such as the Police Station, Maseru, with its round-headed windows and stone arched window-heads. (c. 1948).

16.4.0 The Contemporary Style (1966-1977)

After Independence from Britain was achieved on October 4, 1966, there was a definite emergence of a sense of Lesotho's identity and this is reflected in buildings of the time, such as the Prime Minister's Residence (1966). The essence of this stylistic development lay in an attempt to reconcile Lesotho materials and Basotho traditions with the contemporary international architectural idiom.

Other buildings of this period which are significant include the British High Commission, the Lesotho Bank, Duplex maisonettes, Hotel Victoria and a number of other projects.

A definite attempt was made to incorporate the traditional ochre colours of Lesotho and to modify the design to accord with the Lesotho milieu.

16.5.0 The Ethnic Style

The logical outcome of the first attempts at producing architectural work appropriate to Lesotho, was to make a real effort to achieve a completely 'ethnic' style.

This was attempted in the Golden Egg Restaurant, by Hendrik Fořs, and in the Victoria Hotel, by the same architect.

Similarly, in the Holiday Inn, an attempt was made to acknowledge Lesotho's architectural tradition, in the Basotho hat bar, in the pool layout.

Due to the importance of tourism for Lesotho, it is significant that the serious attempts at achieving 'ethnicity' have been in the field of tourism.

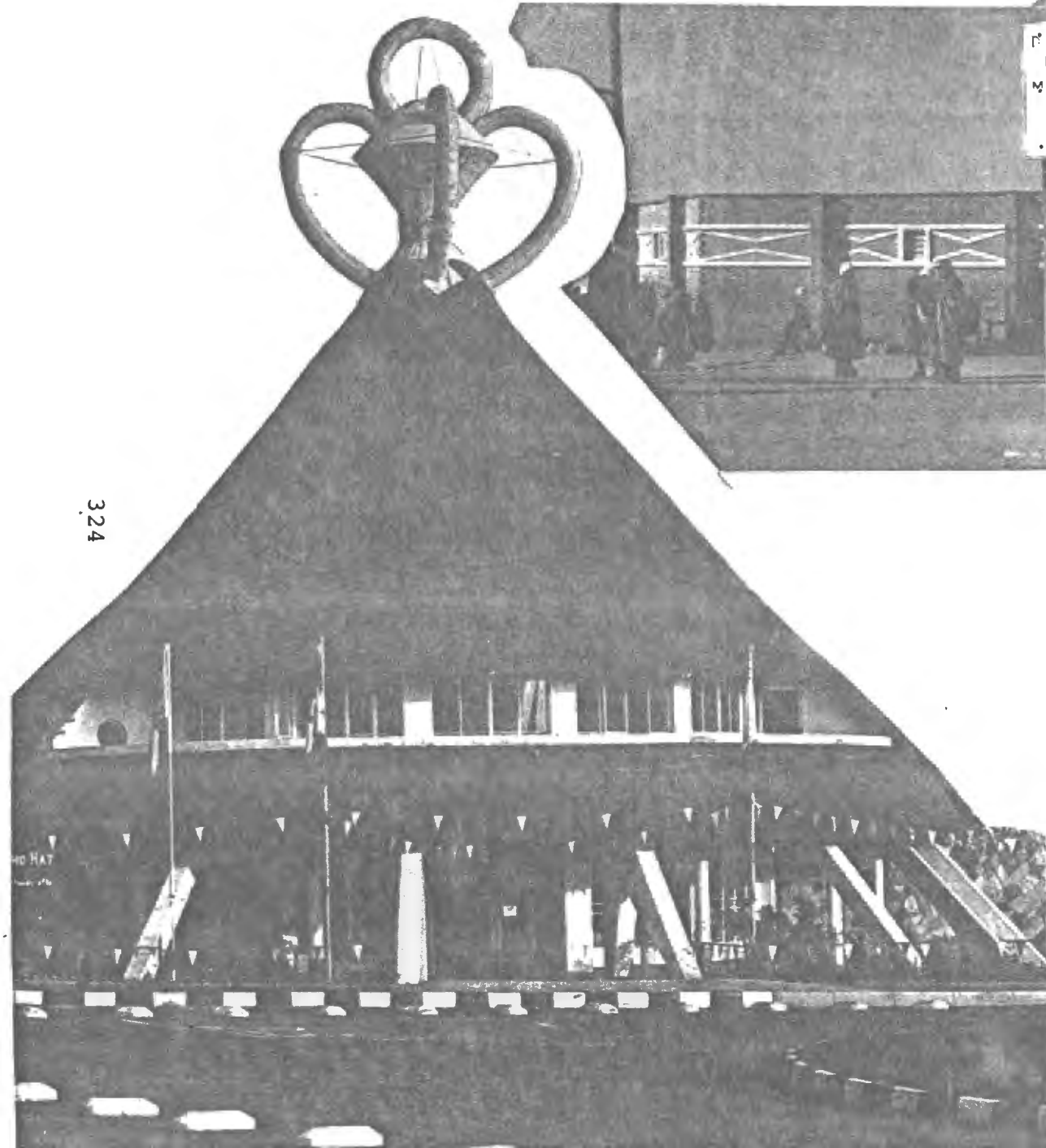
The Lesotho Hilton interiors, furnishings, colour scheme and stone facings show a high degree of sensitivity to the exigencies of appropriate architectural development in Lesotho.

16.6.0 The Lesotho Style

In attempting to isolate principles which are a key to the essentials of an architectural development appropriate to Lesotho, trends can be identified. These include:-

- (i) Stone as a structural and facing material;
- (ii) Tone, colour, texture appropriate to the local environment and use of natural, earthen colours;
- (iii) Forms, such as the cone, which are familiar to the people, in the landscape and in the ubiquitous Basotho hat;
- (iv) Plans: Use of plan-forms which are appropriate to the social customs and traditions of the people;
- (v) Detail: Use of details deriving from authentic Basotho models (e.g. window reveals and door architraves on the Golden Egg Restaurant).

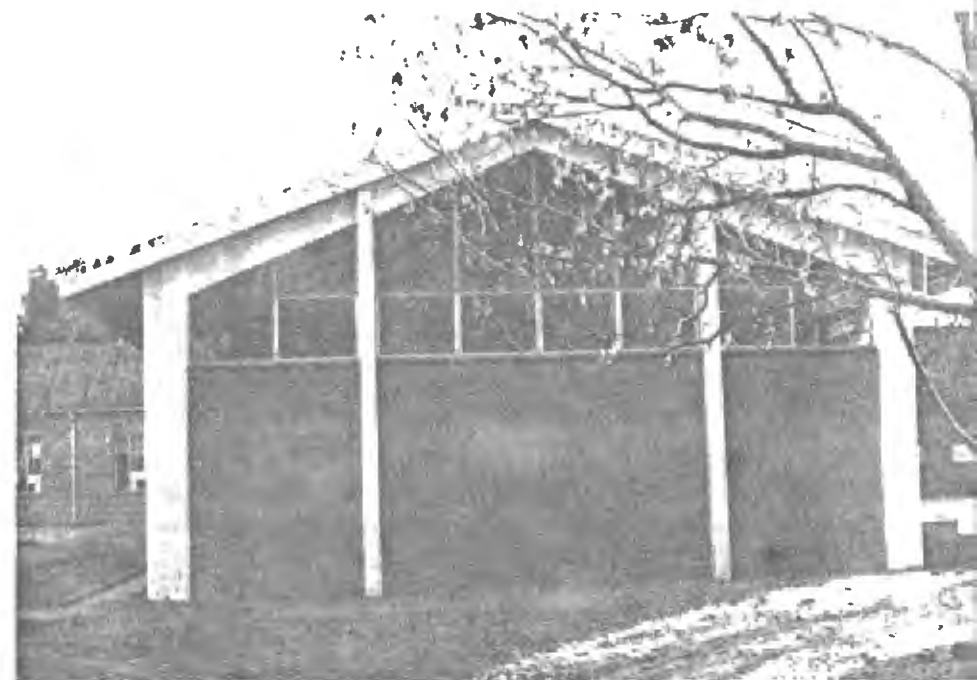
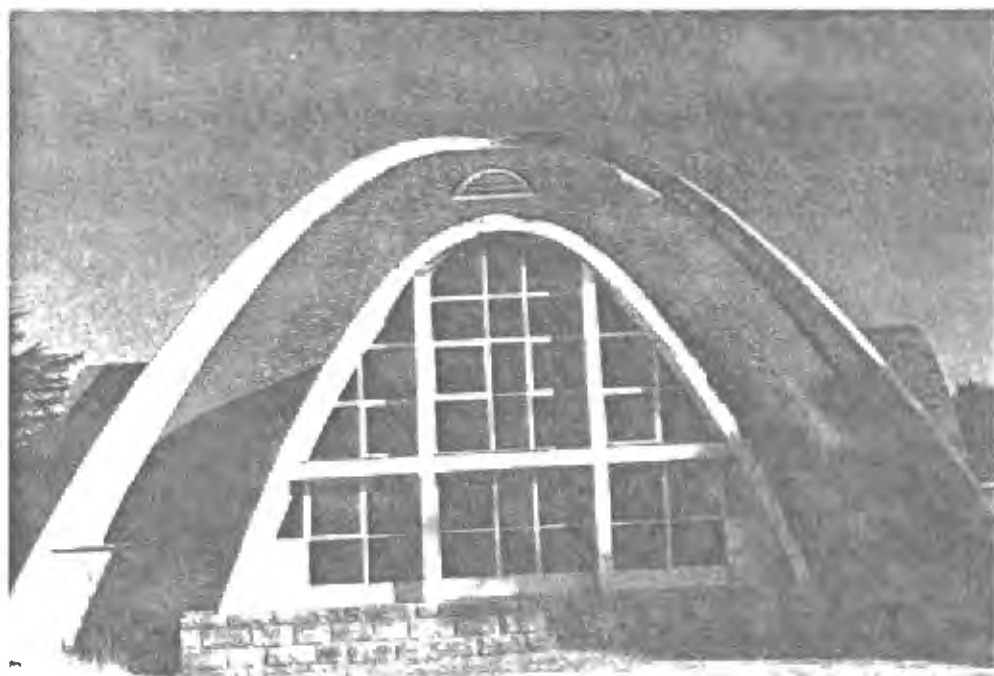
Other considerations involve sites and siting and that the whole project(s) fits into an overall appropriate Master plan for architectural development.



LESOTHO ETHNIC :Basotho Hat, Maseru ;
Mafeteng Market (1964).

In these two structures, a conscious effort has been made to recreate the indigenous architecture of Lesotho, with some success. In both examples, the Basotho hat provides the inspiration. The elaborate attempt, in the Basotho Hat craft shop, to reproduce the Basotho hat in concrete form is eminently successful and is identified universally, as the archetypal building of Lesotho.

In the case of the Mafeteng Market, the attempt to recreate the architecture of Lesotho is less elaborate, but almost equally successful. In this example, there is an attempt to reproduce the characteristic wall decoration 'litema', but in an idiom appropriate to the constructional material : brick.

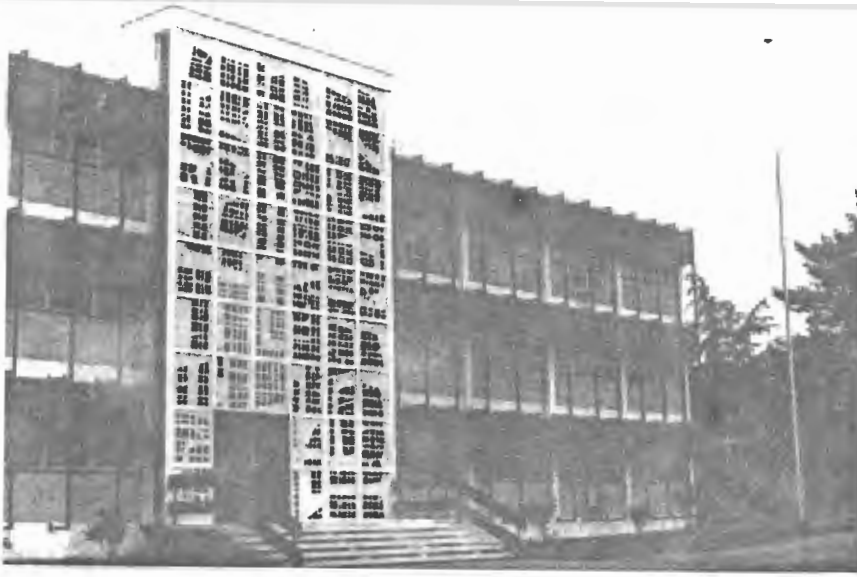


TONE. COLOUR. TEXTURE (TCT)

These two structures provide an interesting contrast between a steel-framed structure with a Broseley-tiled roof and a reinforced concrete portal-framed structure. The functions of the two structures are totally different, that on the left being a church and that on the right being a science laboratory. It is in the comparison of the two buildings environmentally, that their interest lies.

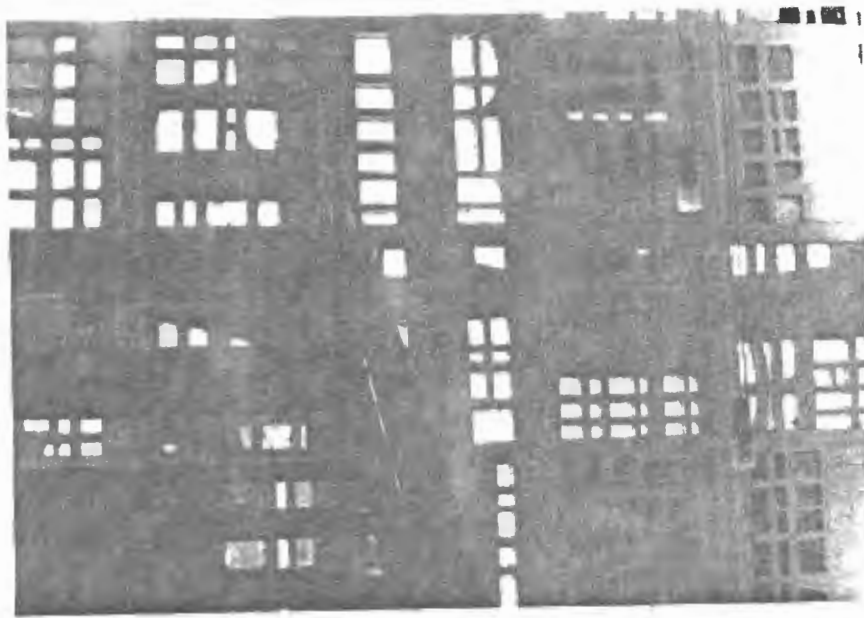
The tiles on the church roof have weathered to a rich terra-cotta, blending in well with the stone at the base of the parabolic arches, forming the plinth. In the laboratory building, an analogous tone and colour has been produced merely by the application of paint, carefully chosen to match traditional Basotho mud plaster.

In each structure, the structural system is clearly expressed, yet there is a successful result in regard to appropriateness. This would suggest that environmental appropriateness does not inhibit design, but can accommodate a variety of equally appropriate solutions in terms of tone, colour and texture.



OXBOW HOUSE : Maseru

Tone, colour and texture.



1. TONE

The gradations of tonal quality in the elevational treatment accentuate the large inset glazing over the entrance, the simple lines of the framed structure and bronze tone of the sunscreening.

2. COLOUR

The use of brilliantly hued colours in the entrance lobby, which extends the full height of the building produces an effect of considerable richness. The cathedral-like qualities of the translucent blocks of glass also form an abstract pattern, in contrast with the regular rectilinear geometry of the building per se.

3. TEXTURE

The textural contrasts of the smooth reinforced concrete surfaces textured tyrolean plaster and sheen of the terrazzo precast steps, provide a harmonious and appropriate synthesis.



EXOTIC : Embassy of the Republic of China (Taiwan) .

This is a successful attempt to transplant the architectural idiom of the orient to Africa, achieved by a skilful use of materials, such as tiles and the characteristic tilted eaves of Chinese buildings. The Chinese characters on the beam over the gate form an integral part of the design.

Planning :

The layout is symmetrical and formal, as is appropriate to a diplomatic building, where formality is a necessary aspect of relationships between countries and their representatives abroad.

Appropriateness :

Although wholly different in conception and construction from the buildings of Africa in general and Lesotho in particular, this building achieves a highly successful tour-de-force, in terms of tone, colour and texture. The use of brilliant colours, such as the predominant red, set off with the blue sun emblem of Taiwan is analogous to the African love of bright colour, especially in dress.

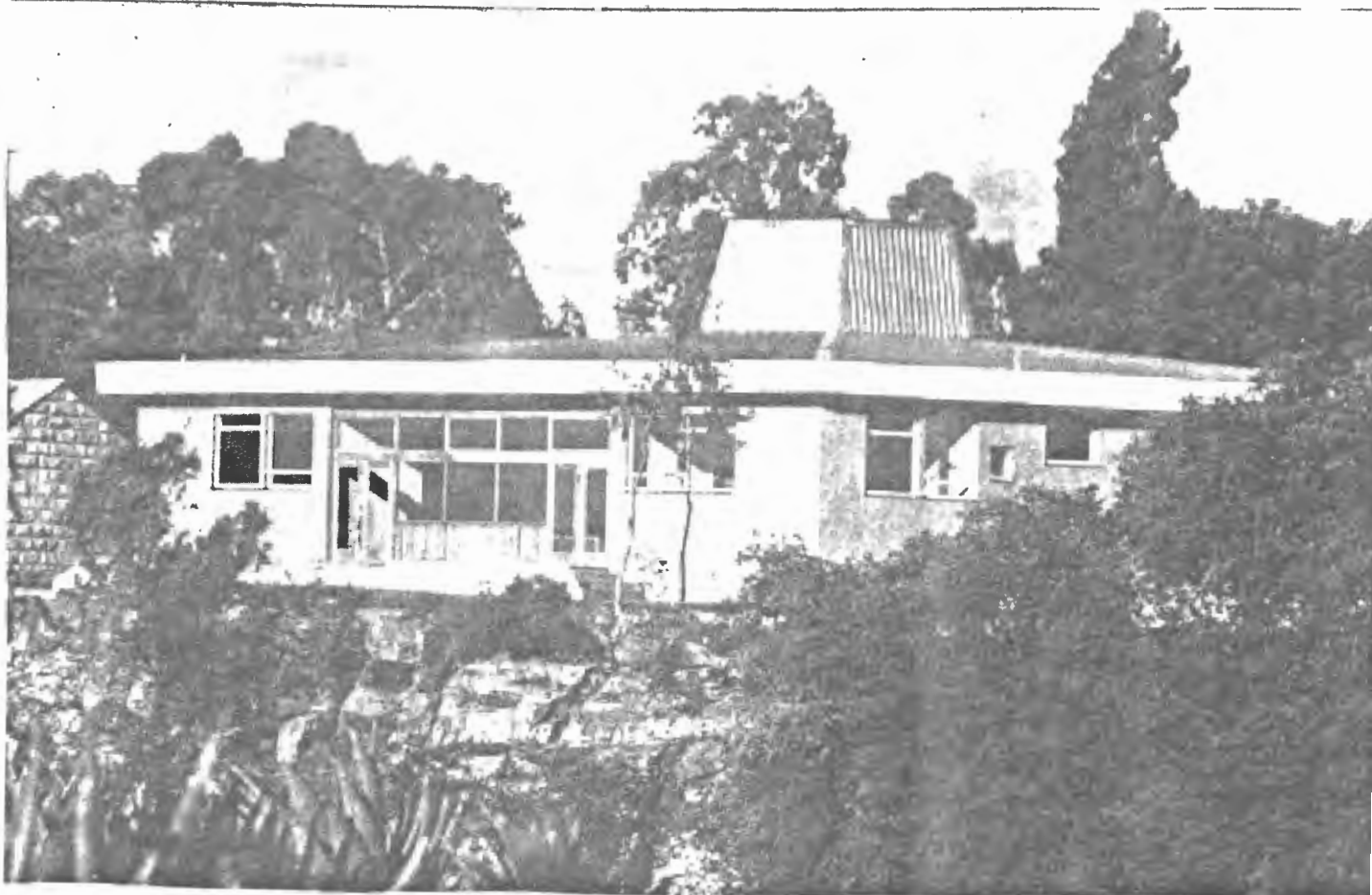


FORM : The hexagon.

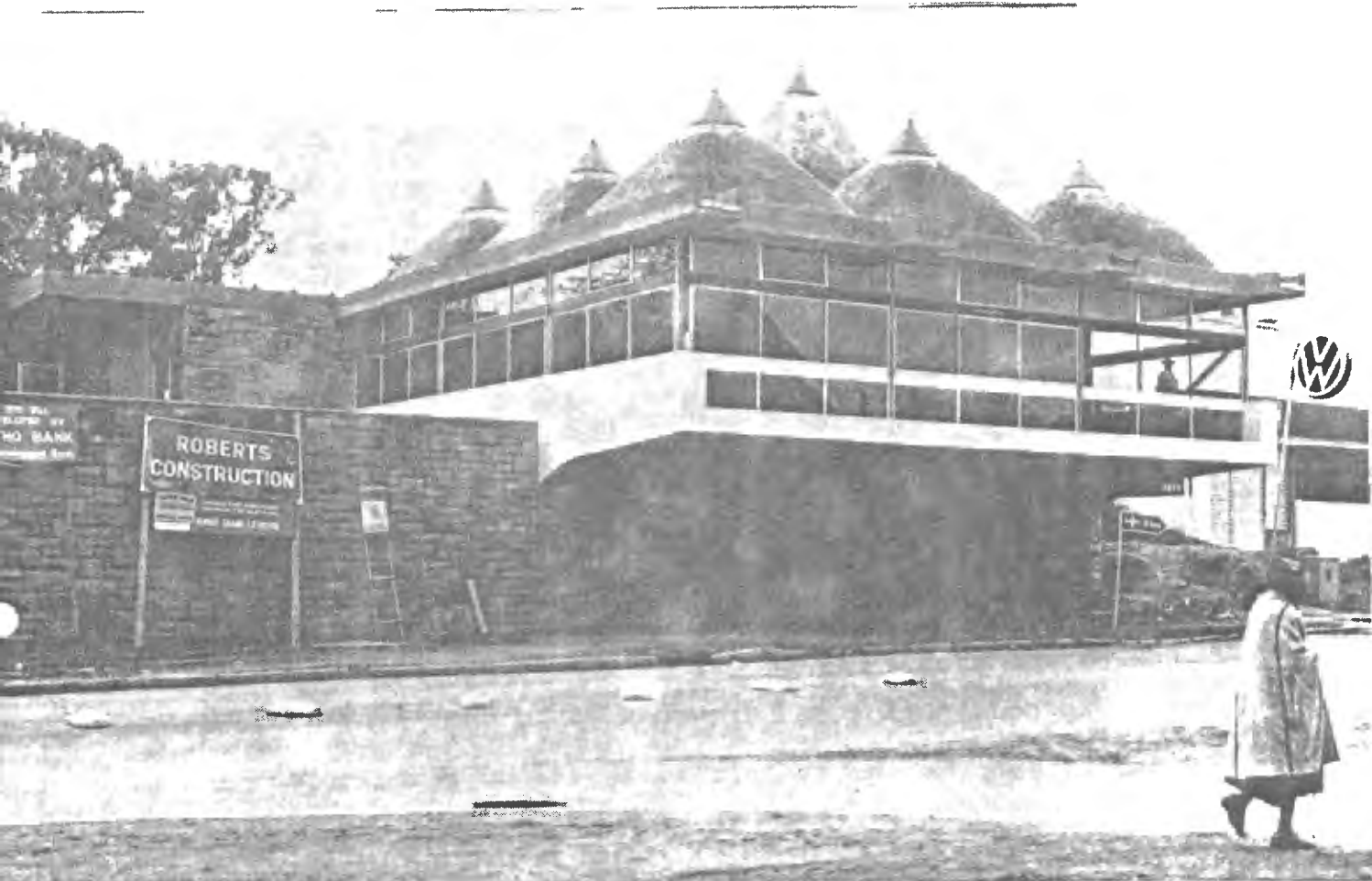
The angular character produced by the use of the hexagonal plan is clearly articulated in the airport control tower on the left. The angles are accentuated by the boldly projecting gargoyles, throwing the water from the roof well clear of the control room windows.

The hexagonal plan of the museum is a logical development of the function, with a central exhibition hall and the galleries wrapped around this central space or 'lelapa' (courtyard in Sesotho), traditional in Lesotho. Entirely appropriate to site (on a hilltop) and the environment.

Control tower, Leabua Jonathan Airport.



Lesotho National Museum : Maseru. The strongly horizontal band of the fascia unifies the design, underlined by the shadow line.



FORM : Hotel Victoria, Maseru.

The combination of the six pyramidal thatched roofs, with the cantilevered first storey restaurant, is a startling departure in its mixing of new and old architectural forms.

The variation in architectural form is emphasised by the changes in materials. Stone clad walls, terrazzo facing to the reinforced concrete work and exposed concrete; thatched roofing accentuate the forms and produce an interesting effect.

Appropriateness :

It is quite clear that the architect¹ was very conscious of the architectural tradition of Lesotho and was not afraid to blend the old and new, even in an extraordinary manner. The architect's sensitivity in this respect is also evident in the 'ethnic' character achieved in the 'Golden Egg restaurant at the border bridge (3 km from Maseru). The result is to inject a new dynamic to the traditional thatched roof, creating a new and refreshing synthesis.

1. Hendrik Förs

17.0.0 THE OFFICIAL RÔLE IN ARCHITECTURAL DEVELOPMENT

17.1.0 Prime Minister's Office

The objectives in physical planning, and the relationship of development to the country's broader development, are related to overall political priorities, emanating from the Cabinet.

17.2.0 Central Planning and Development Office (CPDO)

The body officially concerned with planning, in the broad sense, is the Central Planning and Development Office, which is responsible for the preparation of the Five Year plans and with the formulation of planning objectives, goals, priorities and parameters in the technical sphere.

17.3.0 Ministry of Finance

As the ministry directly concerned with resources, the Ministry of Finance plays a key rôle in development. The Minister concerned (Mr. E.R. Sekhonyana) is also the Minister of Development Planning. The ministry has initiated a number of major architectural projects in Lesotho, including the Lesotho Hilton and Lesotho Liquor Commission, as well as planning on the proposed National Teaching Hospital.

17.4.0 Ministry of the Interior (Lands and Surveys)

This organ of the government is well organized and plays a key rôle, in conjunction with the parent ministry, in regard to the survey of land and planning sites for future development.

17.5.0 Ministry of Works

This ministry is divided into several branches, including the Architectural and Water Branches and the Roads Department. It is responsible for the appointment of consultants and for organizing planning and construction of official buildings.

18.0.0 THE CONSULTANTS' RÔLE IN ARCHITECTURAL DEVELOPMENT

18.1.0 The Rôle of the Consulting Engineer

It was not until more contemporary methods of construction were employed as virtually routine, that a professional firm of consulting engineers became established in Lesotho. Prior to 1972, nearly all structural work was done by consultants located outside Lesotho. Moreover, their rôle in architectural development tended to be passive, rather than active, seldom being called in until the basic design parameters had been defined and the project had finite dimensions.

18.1.1 Firms of consulting engineers

(i) Ninham Shand and Partners (Lesotho)

This firm of consulting engineers, based in Cape Town, carried out the first significant structure¹ wholly in reinforced concrete in Lesotho.

(ii) Binnie Shand Lesotho (BSL)

This firm derived from an association of two firms of consulting engineers, Binnie and Partners of London and Ninham Shand and Partners of Cape Town. Established in 1974, the firm was the first and, for a long time, the only one, to employ a full-time permanent structural engineer on its staff.

1. The 20-metre diameter reservoir on the Lesotho Hilton site, constructed in 1947, with a capacity of 315 M³. The reservoir contains Maseru's daily water supply.

The results tended to be significant in terms of design and the rôle of the structural consultant moved into a more active sphere. Instead of merely being auxiliaries to the architects, who made all the basic design decisions and then informed the consulting engineer; a closer degree of co-operation in design resulted from an earlier stage.

(iii) Binnie and Partners Lesotho (BPL)

This firm was established in 1976 and assimilated the practice of Binnie Shand Lesotho. This is the Lesotho office of the major international firm of consulting engineers, Binnie and Partners of London.

(iv) Brian Colquhoun, Hugh O'Donnell and Partners (BCHOD P)

This is the Lesotho office of another major international firm of consultants, based in the United Kingdom, and is a multi-disciplinary firm.

Work carried out by Brian Colquhoun, Hugh O'Donnell and Partners includes infrastructural work on the new township at Thaba Tseka, including the water treatment works in reinforced concrete and concrete blocks; water and sewerage reticulation and foundations for the houses.

At Maputsoe, the firm has been responsible for the town-planning, engineering design and economics for a new town of 25 000 inhabitants, to be developed over 15 years.

18.1.2 The consulting engineer's rôle where the architect is Chief Agent of the client

This is the usual position vis-a-vis architectural work, but there are definite indications that the rôles may be reversed in future architectural work in Lesotho, as elsewhere. This is due to the fact that in new projects, such as the new international airport, the engineering works form the major portion of the construction work.

18.2.0 The Rôle of the Architect

The rôle of the architect, in the professional team, and in terms of recognition by the government, has increased immeasurably, since the first professional architectural office was established in Lesotho, in 1961.

18.2.1 Growth of the profession

During the sixteen years since the first architectural office was established in Lesotho, the number of firms in practice has increased significantly. In the same way, the government has considerably expanded the Architectural Branch of the Ministry of Works.

<u>Year</u>	<u>No. of resident firms</u>
1961	1
1963	2
1977	4 ⁺

+ Peter Hancock (1961); Househam, Purves and McPherson (1963); Building Design Group (J.C. Laederach) (1973); CONSCOM Lesotho (1976).

18.2.2 Rôle in development

The rôle of architects in the architectural development of Lesotho has increased significantly, to the extent that the Lesotho public have a growing awareness of the environmental impact of buildings. This is in many cases due to knowledge of the personalities and type of work produced, so that a recognizable style may be seen evolving, in which certain decisions in regard to siting, choice of materials and architectural form can be identified with particular architects.

18.2.3 Scope of services

The services provided by architects in Lesotho have grown considerably, so that they can involve the provision of interior design and landscaping, as at the Lesotho Hilton.

18.3.0 The rôle of the quantity surveyor

18.3.1 Genesis of the professional quantity surveyor in Lesotho

Until 1960, quantity surveyors as a profession were virtually unknown. The government had a quantity surveying assistant (Q.S.A.) for taking-off quantities and preparing tender documents for government building contracts, but there were no resident quantity surveying consultants.

18.3.2 Growth of the rôle of the professional quantity surveyor

From 1962 to 1972, an increasing number of building projects in Lesotho involved the services of quantity surveyors, acting as consultants to their respective clients, usually the Lesotho Government or other quasi-government official bodies.

18.3.3 Resident professional quantity surveyors in Lesotho

In 1972, the first firm¹ of resident quantity surveyors was established and, during the five-year period, and has played an important part in architectural development in Lesotho. In fact, the rôle of the quantity surveyor is almost taken for granted these days.

18.3.4 Quantity surveying services

The services provided by the quantity surveyor in Lesotho have grown in parallel with the architectural development of the country and include, inter alia:-

1. Lane Werry & Hattingh (now Farrow Laing Lane & Hattingh).

- (i) Preparing estimates of cost and financial feasibility studies for building projects;
- (ii) Preparing bills of quantities for tendering and contractual purposes;
- (iii) Preparing schedules of rates as the basis of negotiation for building contracts;
- (iv) Checking contractor's claims and preparing monthly statements for the architect's monthly progress certificates;
- (v) Cost-planning, with the architect and other members of the professional team, at the pre-contract stage. This rôle is one of the most important, especially in a relatively poor country, like Lesotho, to achieve maximum economy in construction costs.

18.3.5 The quantity surveyor's rôle in Lesotho

The rôle of the quantity surveyor in two recent major contracts in Lesotho has been of considerable interest, as the projects in question, the Lesotho Hilton and the Palace, are major architectural developments, costing R7 000 000 and R2 000 000 approximately, respectively.

18.3.6 Lesotho Hilton contracts

The Lesotho Hilton contracts, the first for the Foundation Works and the second for the Main Works (or superstructure) were both lump sum contracts.

The former was for R219 000, signed on June 13, 1975, and the second for R5 707 000, signed on August 9, 1976, by the Minister of Finance, The Honourable E.R. Sekhonyana, M.P.

18.3.7 Lesotho Hilton and the quantity surveyors' rôle

Because lump sum contracts are standard in the United States, the Hilton contract is not based on definitive bills of quantities and the bills of quantities were 'for the guidance of tenderers only'.

For this reason, the quantity surveyors² found their rôle somewhat reduced from that normal in Lesotho, where definitive bills of quantities, prepared by the quantity surveyors, form the basis of the tender and the contract and are an integral part of the contract documents.

2. Farrow Laing Lane and Hattingh (FLLH), Maseru
Senior Partner-in-charge: R.R.W. Lane, ARICS
Resident quantity surveyor: E. Hattingh, MAQS
Wakeman Trower & Partners, London.

18.3.8 Cost of the Lesotho Hilton

In the quantity surveyors'³ opinion, the use of a lump sum contract added significantly to the cost of the contract (perhaps + 5%), as the contractors wished to 'cover themselves', or insure against unforeseen extra costs.

18.3.9 Current rôle of the quantity surveyor

The quantity surveyors' rôle in the architectural development of Lesotho has been increasingly significant and his value is well established.

18.3.10 Future rôle of the quantity surveying profession in the architectural development of Lesotho

With only two firms⁴ of professional quantity surveyors established to date, the profession is minute. Further resident consultants could establish practices based on some of the larger projects currently envisaged, (e.g. the new National Airport).

In this connection, it is likely that the quantity surveyors' future rôle will expand as architectural development in Lesotho increases in scale. This is both relevant and appropriate.

3. Farrow Laing Lane & Hattingh. (FLLH).

4. FLLH; and Murdoch Green Partnership (Lesotho); established in 1975. (Lesotho subsidiary of Murdoch Green Partnership, London).

18.4.0 The Rôle of the Planner

Early attempts at planning in Lesotho were carried out by the Roads Department, Ministry of Works, when various intersections and realignments took place. A number of these improvements were carried out and included, inter alia, the circle at the Cathedral, Maseru; realigning the main road at Butha-Buthe and the town centre by-pass, Maseru.

Later attempts at planning were carried out by the Town and Country Planning Department, attached to the Ministry of the Interior. This department has now expanded and town-planning is an echelon of the Department of Lands and Surveys. This office is currently concerned with planning the expansion of Maseru's urban boundaries.

18.5.0 The Consultants Association (LAESA)

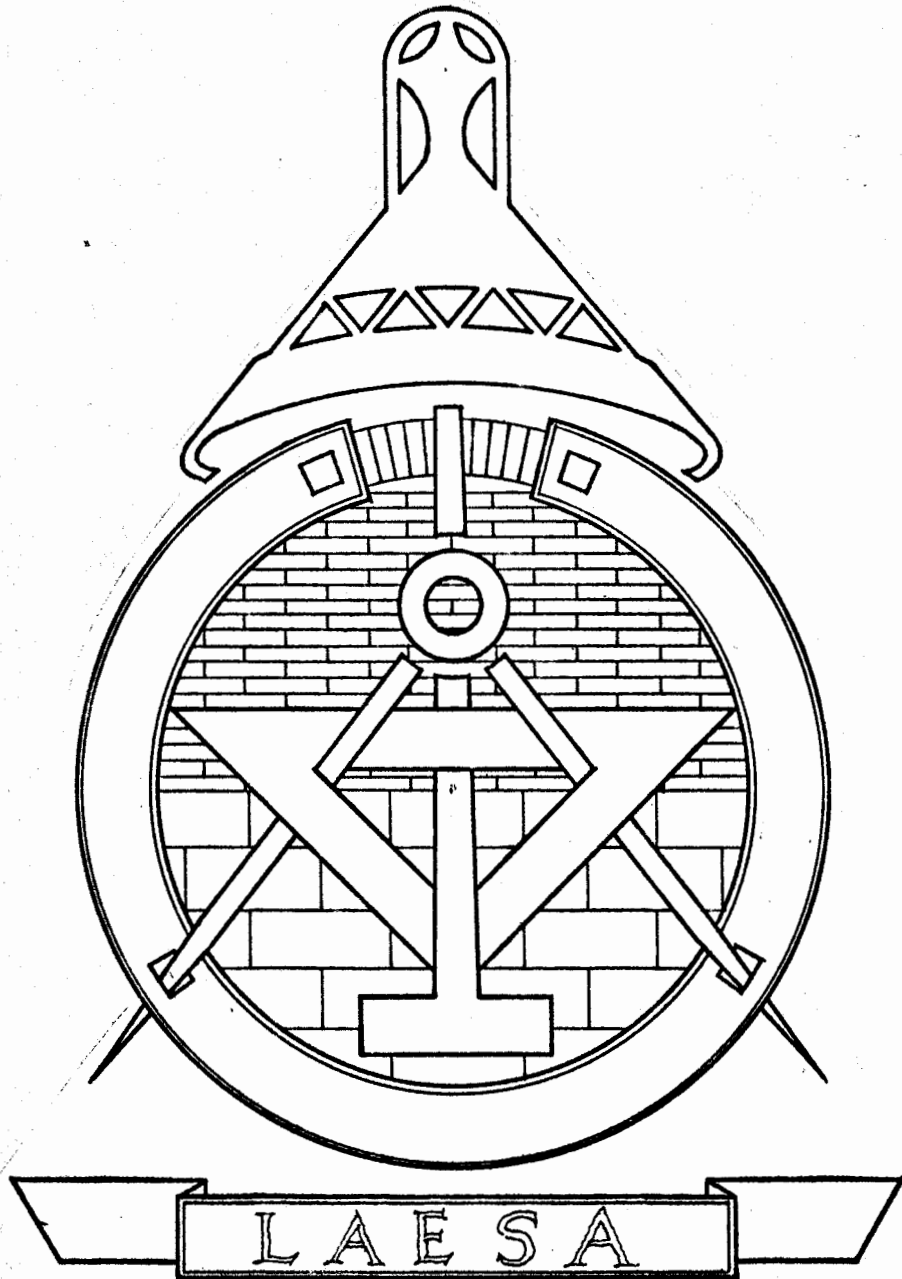
Subsequent to the visit to Lesotho by the Secretary of the Commonwealth Association of Architects in 1975, the Lesotho Architects' Engineers' and Surveyors' Association came into being.

This multi-disciplinary association has a membership comprising architects, engineers, quantity surveyors and land surveyors.

The first President was Dr. M. Shand, of Binnie Shand Lesotho and the current President is Robert Armistead, resident Director of Binnie & Partners Lesotho.

There are about 35 members in all disciplines, almost all of whom, at present, are expatriates.

This situation will change rapidly within the next few years when qualified Basotho professional personnel join the association.



OFFICIAL LAESA CREST

The emblem incorporates the horseshoe plan of a Basotho house, with the roof symbolized by the traditional Basotho hat. The background of brickwork and masonry derive from the RIBA and ISAA crests. The compasses divide the horseshoe into three segments.

(Designed by the author)

19.0.0 CONCLUSIONS ON ARCHITECTURAL DEVELOPMENT IN LESOTHO

In the outline of architectural development in Lesotho, the following conclusions can be made:-

- (i) Progress: Significant progress has been made by some architects in the recognition of, and sensitivity to the country, people, customs and traditions of Lesotho.
- (ii) Information: The pioneering researches carried out by James Walton will assist in the further study of Lesotho's architectural development and the work done in this thesis will, hopefully, be augmented and expanded by others, to help in the formulation of objective criteria for appropriate architectural development in Lesotho.
- (iii) Education: That the people of Lesotho will have a growing awareness of the uniqueness of their architectural heritage and development and will take appropriate steps to develop in a manner consonant with this heritage. This can be done by slides, films, tours and other activities, closely related to the fields of Information, Education and Tourism.
- (iv) Conservation: That active steps will be taken, as with Major Bell's tower¹ at Leribe and the Rock Paintings at Ha Khotso, to preserve, conserve and develop Lesotho's architectural heritage, especially the remains of Moshoeshoe's village on Thaba Bosiu.

1. Restored in 1963.

- (v) Destruction: That serious critical consideration is given to check the loss by demolition, decay and neglect, of what remains of Lesotho's stone heritage.
- (vi) Materials: Lesotho's architecture is derived from stone. This is rapidly disappearing and with it, the skills. These must be preserved by all reasonable means.
- (vii) Skills: The considerable skills in craftsmanship displayed by the graduates of the LTI and other institutions must be preserved and developed, to foster an awareness and sense of national pride in Lesotho's architecture, past and present.
- (viii) Resources: Financial resources should be made available by the government and other agencies, to foster interest in Lesotho's architectural heritage, and to create interest, especially in the young people.
- (ix) International: The cultural and architectural wealth of a country can be of interest to everyone and a growing political awareness of Lesotho and about Lesotho in Africa and elsewhere will create growing interest in Lesotho's history and architectural development.
- (x) The future: If in the future much of what remains should be lost, there is an added incentive to make further study as an enduring record of a unique architectural process - architectural development in Lesotho.

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