

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)**



**Held Wednesday, 23 October 2019 in the 1st Floor Boardroom at
the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:00**

1. Opening and Welcome

The Chair, Mr Graham Jacobs, opened the meeting at 09:10 officially and welcomed everyone present.

2. Attendance

Committee Members:

Mr Graham Jacobs (GJ) (Chair)
Mr David Gibbs (DG)
Ms Belinda Mutti (BM)
Ms Melanie Attwell (MA)
Ms Janine de Waal (JdW)
Ms Helene van der Merwe (HvM)

Members of Staff:

Ms Colette Scheermeyer (CSc)
Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Mr Lwazi Bhengu (LB)
Mr Thando Zingange (TZ)

Visitors:

Mr Bruce Wilson
Ms Ursula Rigby
Ms Jacky Poking
Ms Winnie Sze
Mr Stuart Burnett
Ms Lisa Doucha
Mr Tim Ziehl
Ms Heidi Boise
Mr Katlego Motene
Mr Mark Jardine
Ms Marian Ferris

Mr Johan Cornelius
Mr Edward Black
Ms Deborah Gericke
Mr Kevin Fellingham
Ms Bridget O'Donoghue
Mr James Cresswell
Mr Faizel Pahad
Ms Quahnita Samie
Ms Lize Fick
Ms Susie Potgieter
Mr Franklin James

3. Apologies

Mr Peter Büttgens (PB)
Dr Mxolisi Dlamuka (MD)
Mr Andrew September (AS)

Absent

None

4. Approval of Agenda

4.1 Dated 23 October 2019

The Committee approved the agenda dated 23 October 2019 with minor changes including additional items.

- 5. Approval of Minutes of Previous Meeting**
- 5.1** BELCom Minutes dated 25 September 2019.
The Committee reviewed the minutes dated 25 September 2019 and resolved to approve the minutes with one minor amendment.
- 6. Disclosure of Interest:**
- 6.1 Recusals**
None
- 7. Confidential Matters**
- 7.1** None
- 8. Administrative Matters**
- 8.1** Outcome of the Appeals and Tribunal Committees
- 8.1.1** WD reported back on the following Appeals matters:
- Proposed Demolition and replacement structure on Erf 55148, 16 Osborne Road, Claremont
 - Proposed Alterations and Additions to existing structure on Erf 183, 5 Crown Crescent, Camps Bay
 - Proposed Development and Consolidation of Erven 28900-28902,1, 3 and 5 Strubens Road, Mowbray (Section 38(4))
 - Proposed Redevelopment of Erven 143, 144, 145, 155, 156, 157, 158, 166, 167, 168, 169, 170, Rem 185, 4683 & 5957, Dennesig & Paul Kruger Streets, Stellenbosch (Section 38(4))
 - Proposed Total demolition, Erf 2146, 2 Deer Park, Vredehoek (Section 34)
 - Proposed Addition and Alteration at Erf 830, 17 Ravenscraig Road, Green Point (Section 34)
- 8.2 Report back on Stop Works Orders and Charges:**
There were no cases to report.
- 8.3 Formal Protection of Buildings refused for Demolition:**
Nothing to report
- 8.4 Queens Victoria Street, Huguenot Chambers, Cape Town**
The Committee agreed to consider this item for comment via email.
- 8.5 Gees Matters**
- 8.6 Supplementary HOMS**
WD to approach Mr Büttgens for Supplementary HOMS meeting to be held on November 2019. (DG on standby should PB not be available)
- 9. Standing Items**
- 9.1 Site Inspections undertaken**
The following site inspections undertaken by members were noted:
- Proposed Additions and Alterations, Erven 689, 690, 691 & 697, 221 Beach Road, Winchester Mansions Hotel, Sea Point
- 9.2 Potential Site Visits**
- Proposed Additions and Alterations, Erf 1318, 26 Hofmeyr Road, Gardens

9.3 Report back on Closeout Reports

Nothing to report.

9.4 Report back on HWC Council Meetings

Nothing to report.

9.5 Discussion of agenda

Noted.

10. Appointments

10.1 None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Restoration at Erf 4274, Onze Molen, Onze Molen Street, Durbanville: MA HM/CAPE TOWN METROPOLITAN/DURBANVILLE/ERF 4274

Case No: 19022005HB0403E

Methodology Statement prepared by Sonja Warnich-Stemmet dated 30 September 2019 was tabled.

DISCUSSION:

Amongst other things, the following was discussed:

- Information provided is still very limited (lacks technical specification).
- The documentation reflects a list of intentions rather than a method statement that reflects thorough onsite inspection, i.e. lack of guiding principles; identification of priority interventions, and cautionaries.
- It is likely that at least some plaster/render repairs will be required, in which case appropriate specifications for lime mortars and renders will be necessary over and above hairline crack filler repairs.
- The Committee does however note the importance of conducting the maintenance and repairs without further delays.

RECOMMENDATION:

1. Consider Breathecoat in lieu of lime wash given that Breathecoat can achieve a lifespan of up to 10 years as opposed to limewash which can have a lifespan of 1 year or even less, depending on the conditions under which it is applied. This makes the former product considerably more cost effective compared to the latter, i.e. limewash.

FURTHER REQUIREMENTS:

The Committee endorses the application in principle on condition that a suitably qualified and experienced architectural heritage specialist with appropriate restoration skills is engaged to review the current proposals and conduct a monitoring brief during the works with particular attention to thatching, joinery, ironmongery masonry and paint specifications.

WD

12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

12.1 Proposed Total Demolition Erf 1491, 11 Davenport Road, Vredehoek: MA HM/ CAPE METROPOLITAN/VREDEHOEK/ ERF 1491

Case No: 16101306HB1102E

Revised drawings were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Bruce Wilson was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Street elevations and contextual information were submitted. A revised roof design was submitted which was considered to be a significant improvement over the previous design.

RECORD OF DECISION:

The Committee resolved to approve the application. Council drawings of the revised proposals to be submitted to HWC for permitting.

The replacement structure on Erf 1491, 11 Davenport Road, Vredehoek must be completed within three years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown provided that application for the extension is made prior to the lapsing of the approval referred to above.

WD

12.2 Proposed Total Demolition of Erf 64100, Cumnor Cottage, 12A Cumnor Avenue, Kenilworth: NM HM / KENILWORTH / REMAINDER OF ERF 6410

Case No: 19091002SB0913E

Permit application and Heritage Statement prepared by Guy Thomas dated June 2019 were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Edward Black was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The area was considered to have heritage significance, in particular a concentration of Arts & Crafts villas. The information submitted does not contain sufficient information to evaluate a replacement proposal in this context.
- The City of Cape Town have objected to the proposed total demolition.
- The City of Cape Town have graded the building IIIC inside proposed HPO.

- The neighbours object to the proposed total demolition.

FURTHER REQUIREMENTS:

A demolition permit may only be considered if the Committee is satisfied that the replacement development will be appropriate to the heritage context of the area. In order to inform this, the Committee requires the following additional information in the form of graphic indicators:

1. Massing.
2. Scale.
3. Nature of roofscape including roof profiles and indicative eaves lines
4. An analysis of the Arts and Crafts qualities of the surrounding buildings including materiality, gardens, scale and geometry.
5. Setbacks.

SB

12.3 Proposed Total Demolition, Erf 68257, 164 Rosmead Avenue, Kenilworth: NM HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 68257

Case No: 19100401WD1004E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee agreed that the building proposed for demolition was not conservation worthy.
- The significance of Rosmead Avenue was discussed.
- A replacement building may have an impact on the character of Rosmead Avenue. However, the degree to which this portion of Rosmead Avenue can be considered a heritage resource still needs to be established. Inadequate information in this respect was noted.
- The City of Cape Town have objected to the proposed total demolition.

FURTHER REQUIREMENTS:

The Committee requires sufficient information to determine whether the surrounding context has significance to warrant replacement conditions or not.

WD

13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

13.1 Proposed Additions and Alterations, Erf 172004, 212A Buitengracht Street, Bo-Kaap: MA HM/ BO KAAP/ RE. ERF 172004

Case No: 19080614LB0807E

BELCom reported back on the site visit undertaken on 20 September 2019. The site visit report prepared by GJ dated 20 September 2019 was tabled as per the attached Annexure S11.

Ms Ursula Rigby, Ms Jacky Poking, Ms Deborah Gericke, Ms Winnie Sze and Mr Kevin Fellingham were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site, with others in this development strip, are at a critical interface between the high street scale of Buitengracht Street and lower residential scale of the Bokaap.
- The proposals in their current form will not have a significant impact on Jordaan Street, but will have a dramatic impact on abutting residential properties, which will be massively overshadowed.
- The building in question contains historic features, layered over time, although there is evidence that some of these elements (e.g. certain heavy ceiling rafters) were imported onto the site very much more recently.
- New interventions within the building have been strategically placed so as not to negatively impact historic fabric.
- The proposal had considered the historical design informants as suggested by the Millard panorama.
- The simplicity and elegance of the exterior of the existing single storey building was noted. The proposed additions facing Buitengracht Street respond positively in this respect.
- Single storey buildings were often expanded upwards on the same footprint.
- Buitengracht Street context – does the higher edge cut off the Bo-Kaap from the city?
- The larger heritage resource is the Bo-Kaap as a whole.

FURTHER REQUIREMENTS:

The Committee is of the view that the massing of the proposal in its current form requires to be revised with particular reference to the Jordaan Street development interface. The massing of the development envelope facing Jordaan Street needs to be reduced by 1 floor/storey but can be reconfigured toward Buitengracht Street. The Committee would support a departure involving a reduction in the development setback of the upper storey(s) on the Buitengracht Street elevation.

Currently the Committee is of the opinion that it would favour the reduction in height of one storey but would be open to amended proposals taking into account the revised setbacks and massing as above.

LB

13.2 Proposed Total Demolition on Erf 606, 41 Cheviot Place, Green Point: NM HM/GREEN POINT/ERF 606

Case No: 19092512KB0930E

Permit application was tabled.

Mr Thando Zingange introduced the case.

Mr Johan Cornelius and Mr Stuart Burnett were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a IIIB building within an HPOZ.
- CoCT supports the proposal.
- GPPRA does not support the proposal.
- The submission does not address the question of what will happen to the church building.

FURTHER REQUIREMENTS:

The Committee noted a significant lack of information in the submission relating to context. This is a point also reflected in the Committee's request for further requirements in its communication of 11th January 2017.

The context is to be considered at various scales ranging from Erf 606 to its surrounding area. The Committee therefore requires, amongst others, graphic heritage indicators to be presented as a basis for informing and motivating the replacement development.

KB

13.3 Proposed Alteration and Additions of Erf 46256, 17 Newlands Avenue, Newlands: MA HM / NEWLANDS /ERF 46256

Case No: 19070509SB0715E

BELCom reported back on the site visit undertaken on 22 September 2019. The site visit report prepared by DG dated 22 September 2019 was tabled as per the attached Annexure SI2.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The nature of the Newlands Avenue interface.
- The building was noted as having some Arts and Crafts / Art Deco features, but has been significantly altered and extended.

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawing number 03/02/18-1, 03/02/18-2, 03/02/18-3 dated June 2019 as not impacting negatively on heritage resources.

SB

**13.4 Proposed Additions and Alterations, Erven 689, 690, 691 & 697, 221 Beach Road, Winchester Mansions Hotel, Sea Point: NM
HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ ERVEN 689, 690, 691 & 697**

Case No: 19080205WD0904E

BELCom reported back on the site visit undertaken on 17 October 2019. The site visit report prepared by HvdM dated 17 October 2019 was tabled as per the attached Annexure SI3.

Ms Bridget O'Donoghue and Ms Lisa Doucha were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed work will result in many improvements to the historic building, especially a rationalisation of all services (plumbing, wiring) which are currently exposed on walls and are to be modernised and concealed.
- There was no objection to the remodelling of the interior of the laundry building to improve effectiveness of back-of-house services.
- Concern was expressed about the complete removal of original fabric in 11 rooms, where the walls between rooms and now enclosed balconies are proposed for demolition.

FURTHER REQUIREMENTS:

The Committee has no objections in principle to most of the proposed alterations with the exception of the proposed removal of the original dividing walls (with doors and windows) separating certain of the rooms from their enclosed balconies. With regard to the latter, it was agreed that it was the manner in which these dividing walls are treated in order to create suites that needs to be resolved by removing the minimum amount of historic fabric. Detailing of the external proposed fire escape stairs and internal proposed enclosure of existing staircase (to meet fire requirements) is required for scrutiny by HWC.

WD

**13.5 Proposed Alterations on historic buildings for office space in the Stellenbosch Agripark, Portion 128 of Farm Welmoed Estate 468, Stellenbosch: MA
HM/STELLENBOSCH/PTN 128 OF FARM WELMOED 468**

Case No: 19041814AS0507E

Supplementary Information prepared by Malherbe Rust Architects October 2019 was tabled

Ms Waseefa Dhansay introduced the case.

Mr James Cresswell was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The introduction of an arched double doorway below the front gable is acceptable, however, it is almost certainly not a return to the original entrance door which is shown as a rectangular single door on early photographs. (If evidence of arched brickwork exists, this may be part of a relieving arch above a lintel rather than an arched opening.
- Access from the interior to the covered patio behind the barn would be an improvement.

RECORD OF DECISION:

The Committee resolved to approve the application subject to:

1. Clarification on the drawings that the surviving historic brandsolder and structural roof elements are to be retained and appropriately conserved.
2. Clarification on the drawings that lime mortars, plasters and renders are to be used for all reconstructions and repairs with clarity provided as to what "lime powder" means specifically.

AS

13.6 Proposed Alteration & Additions of 14 and 16 Papegaaï Street, Stellenbosch: MA HM / STELLENBOSCH / ERF 523 AND 6174

Case No: 19050923SB0813E

Revised design and comments from municipality and local conservation bodies were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Tim Ziehl and Mr Faizel Pahad were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- No elevations or sections of the proposed building were submitted making it impossible to evaluate the interface between the existing and proposed buildings and the detailing & impacts thereof.
- The removal of the street fence and introduction of paving for parking right up to the building was queried.
- A concern was expressed that this change sets up conditions for future enclosure of the stoep.
- Stellenbosch Municipality have supported the proposal.
- Stellenbosch Heritage Foundation have objected to the proposal.
- Stellenbosch Interest Group have objected to the proposal.

FURTHER REQUIREMENTS:

The Committee considers the proposals to be an improvement on the previous submission in that the new development is setback from the existing building. However, it is not clear from the documentation provided (i.e. no elevations or sections) to what extent, if at all, the new proposals will impact negatively on the surrounding heritage area.

The additional documentation, referred to above, is to be provided.

SB

13.7 Unauthorised Work at Erf 88548, 1 Ley Road, St James: MA HM / CAPE METROPOLITAN/ ST JAMES/ERF 88548

Case No: 17082302HB0911E

Revised proposal was tabled.

Ms Waseefa Dhansay introduced the case.

Ms Bridget O'Donoghue was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee agreed that the Applicant had met the Committee's earlier further requirements.

RECORD OF DECISION:

The Committee cannot condone unauthorised work. However, given that further requirements have now been met, the Committee recommends that no further actions be taken by HWC against the owners.

WD

13.8 Proposed Additions and Alterations, Erf 1444, 24 Davenport Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1444

Case No: 19080508WD0807E

Input of HWC's legal advisor was tabled.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- A demolition permit was granted, but the current proposal retains the existing structure.
- If the structure stays then design indicators are to inform the proposed additions/ extensions accordingly.

FURTHER REQUIREMENTS:

The Committee is of the opinion that the current proposals have not been informed by heritage indicators at the building scale. This reflects in the unsympathetic nature of these proposals. The Committee therefore requires heritage design indicators that focus on the following aspects inter alia:

1. Architectural language in relation to surrounding context and actual building.
2. Site spaces in relations to adjacent buildings.
3. Roofscape in relation to surrounding context.
4. Relationships between the existing building and proposed extension with regard to façade articulation, alignment of elements, relationships between solids and voids.

WD

**13.9 Proposed Additions and Alterations, Erf 13528 & 13529, 20 Roodebloem Road, Woodstock: NM
HM / WOODSTOCK / ERF 13528 & 13529**

Case No: 19022706SB0930E

Permit application and associated documentation including a Heritage Report by Vidamemoria dated September 2019 were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Heidi Boise, Ms Quahnita Samie, Mr Katlego Motene were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing building has Art Deco features and horizontally emphasized massing to which additions should respond.
- The importance of the Roodebloem Road streetscape was noted.
- The City of Cape Town have objected to the proposal.
- The City of Cape Town have graded the building IIIC inside HPO.
- Woodstock Aesthetic Advisory Committee (WAAC) have objected to the proposal.
- The provision of graphic design indicators referring to the architectural qualities of the building and the broader context would be helpful.

FURTHER REQUIREMENTS:

The Committee noted that the close-up images, without wider views, provided insufficient information regarding the existing building and the broader context, therefore the Committee is not yet able to make an informed decision.

SB

**13.10 Proposed Additions and Alterations, Erf 1318, 26 Hofmeyr Road, Gardens: NM
HM / GARDENS / ERF 1318**

Case No: 19092004SB1002E

Permit application and associated documentation including Heritage Statements prepared by Claire Abrahamse dated June 2018 and by Stuart Hermansen dated 08 August 2019 were tabled.

DISCUSSION:

Amongst other things, the following was discussed:

- The City of Cape Town support the proposal.
- The City of Cape Town have graded the building IIIB inside HPO.
- City Bowl Ratepayers' & Residents Association (CIBRA) have objected to the proposal.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 21 November 2019 at 10:00.

SB

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed Additions and Alterations, Erf 149, 16 Queen Victoria Street, Stanford: NM HM/ OVERBERG/ OVERSTRAND/ STANFORD / ERF 149

Case No: 19100202WD1002E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

The Stanford Heritage Committee does not support the proposal.

Ms Lize Fick, Mr Mark Jardine, Ms Susie Potgieter and Ms Marian Ferris were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposal is for the replacement of a burnt-down supermarket building on a street intersection with significant buildings.
- Constraints to modification of the proposal was explained by the applicant – insurance paying for like-for-like replacement, not wishing to relocate services, time constraints, franchise brand conditions.
- Concern was expressed by I&AP's and committee regarding blank street facades in the particular context.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the street interface under the lean-to roof portion of the building include fenestration to activate the street interface. Amended drawings to be submitted to HWC.

WD

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 St George's Cathedral - Fencing, Erven 3679, 3683, 3684 and 3685, Corner of Wale and Queen Victoria Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERVEN 3679, 3683, 3684 AND 3685

Case No: N/A

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Franklin James was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Significance of the Cathedral on the Wale Street/Queen Victoria Street interface which occupies a landmark site.
- History and symbolic nature of the space and the role of the church is the struggle history as place of refuge should not be compromised.
- Remnant sections of fence remain. The nature and extent of this is unknown.
- The height of the proposed fence is a source of concern, particularly around the carpark.
- A potential 'pared down' design (less expensive) is being considered by the applicant due to the high cost of earlier proposals.
- There are real and very pressing social problems in the area with which the church management is grappling. The stature of the site as being open to the City both spatially and spiritually vs the need to control unrestricted access for security reasons is recognized as a major challenge.
- Clear-vu / Betafence seems inappropriate in the urban & historic context.

COMMENT:

Difficulties with vandalism and threats to personal safety faced by church staff are acknowledged. The following suggestions are made with this in mind:

1. Consider different treatments for the proposed fence:
Adjacent to entrances and close to significant building fabric: These areas deserve greater attention to detail, quality of design and workmanship.
Other areas: More economical solutions using simpler steel bar or press-profiled flat metal palings. (See St Stephens on Riebeeck Square for example. Although that fence could have been better executed and detailed, it does provide an indication of a more economical approach that could be taken with regard to the Cathedral).
2. Consider lower overall fence heights for securing the car parking area cnr Wale and Queen Victoria St.
3. Take stock of surviving portions of old fence and consider how this could be incorporated into new proposals.
4. Investigate precedents set by other major urban cathedrals experiencing similar problems in other parts of the world and SA – also in other parts of the city (e.g. St Stephens – already mentioned, and the Lutheran Church, Strand Street).

WD

20 OTHER MATTERS

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions as minuted above.

23. CLOSURE

The meeting adjourned at: 16:15

24 DATE OF NEXT MEETING:

27 November 2019

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure SI 1

212A Buitengracht St Bokaap

Submitted by Graham Jacobs

Land Parcel Type:

Commercial (official zoning to be confirmed)

Erf/Farm No.:

Erf 172004 Cape Town

HWC file No.:

1908 0614 LB 0510E

Street Address:

212A Buitengracht St Bokaap

Registered Owner:

Grading:

Graded III C and in a HP Area

Nature of Application:

S34 application for alterations to an existing commercial building (adding floors above). This is a 19th C site and therefore older than 60 years.

Date of Site Visit:

20 September 2019

HWC Representatives:

Graham Jacobs, Helene van der Merwe (BELCOM members)

Met on Site By:

Mr Kevin Fellingham

Reasons for Site Inspection:

1. To check the significance of the site: the interior in particular to check fabric significance given that existing fabric will be removed as part of the new proposal.

Findings of Site Inspection:

1. This part of the Bokaap is said to have been developed by about 1860. The exterior of the subject structure (**Figure 01**) is very plain and although conforming to the overall scale and massing of typical 19th C flat roofed buildings in Cape Town, this building has been stripped of any decoration it may once have had, leaving only a very basic overhead fillet profiled string moulding and various small pane windows that are clearly subsequent insertions, as is the front door.
2. The building has served as a residence for decades (apart from the owner and his family currently living on the premises). It apparently previously serviced as offices for a

modeling agency and before that, as a light industrial premises. Between the two occupancies it had stood derelict.

3. The interior is much altered but retains thick walls (estimate 500mm thick) (**Figure 02**). A portion of exposed wall fabric (**Figure 03**) reveals typical 18th/earlier 19thC rough stone core. The only other period features of any significance are the building's quirk and bead profile heavy ceiling rafters which may well not be original to the building (**Figure 04**). The ceiling boards supported by these rafters are clearly latter 20th C. (**Figure 05**).
4. I&AP's have expressed concerns regarding the scale and particularly potential overshadowing impact of the proposed additional floors of this building on neighbouring properties, particularly those behind the subject site. For that reason, potential views of the site from Jordaan Street were also checked.

Conclusions & Recommended Action:

1. The external and internal inspection of the building's fabric suggests that its current grading of Grade III C is appropriate.
2. The subject site is sandwiched between two much taller buildings. There are also various other tall buildings facing onto Upper Buitengracht St, with the result that visual impacts of the proposed extension from Buitengracht Street do not appear to be excessive or out of scale with the area.
3. Views in the direction of the subject site from Jordaan Street using the lift shaft of the neighbouring old Dixon's Building cnr Buitengracht and Orphan Street as a measure, suggests that the proposed extensions will not overshadow the Jordaan Street streetscape (**Figures 06 & 07**).
4. The proposed extensions above the subject building have been structured in a manner that either avoids, or minimizes impacts on surviving fabric. The new lift core and stairwell will be located within the building's existing courtyard and a portion of what is now roofed over courtyard. It is therefore unlikely that significant historic fabric will be negatively impacted by the proposals.

Which committee should this report be submitted to: BELCOM

Managers Comments:

Images overleaf:



FIGURE 01: The plain front façade of the subject site.



FIGURE 02: The interior has surviving thick walls (estimated at about 500mm thick)



FIGURE 03: A portion of exposed wall core revealing rough stone construction bedded in a clay mortar typical of the 18th and Earlier 19th C.



FIGURE 04: Substantial ceiling rafters on the interior of the building. (See also Figure 05).

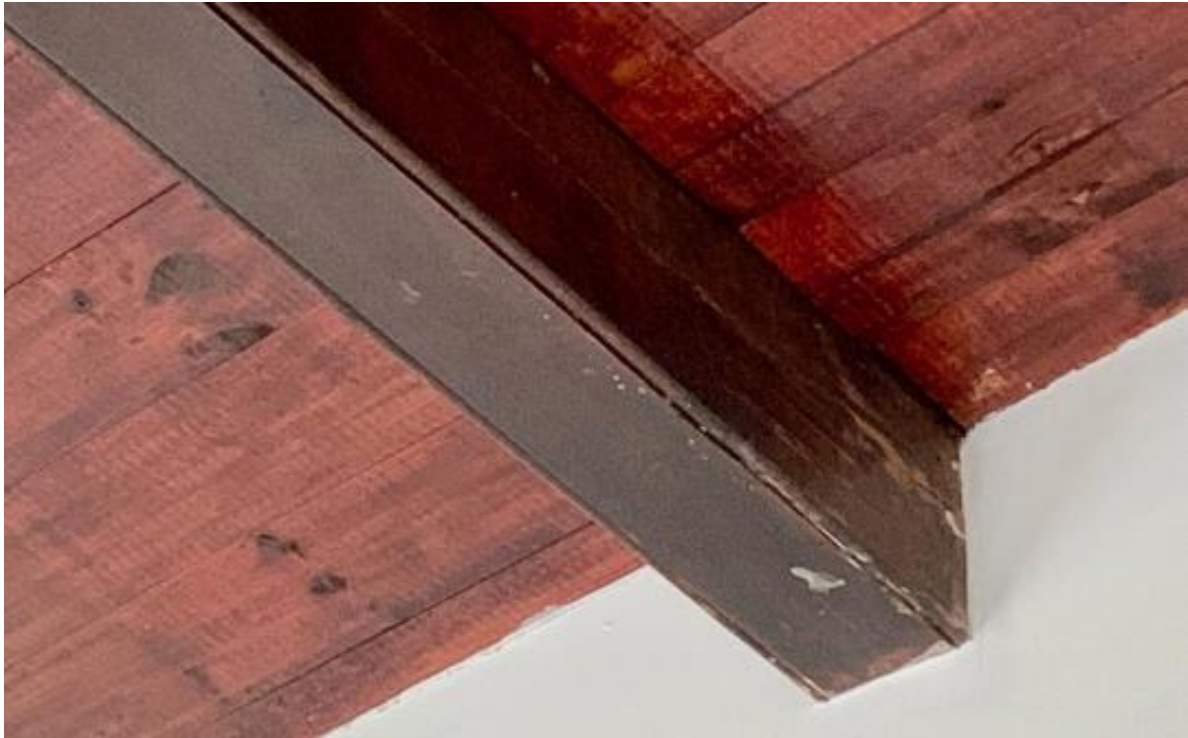


FIGURE 05: Detail of typical heavy ceiling rafter on the interior with bead and quirk moulding stylistically associated with the 19th C. The ceiling boards are clearly latter 20th/21st C.



FIGURE 06: Street level view towards the site from Jordaan Street. The subject site is to the right of the lift shaft. The roof line of the proposal is said to extend in line to half way up the visible portion of this shaft.



FIGURE 07: Street level view towards the subject site from further along Jordaan Street.



FIGURE 08: View from the elevated veranda of a house on Jordaan Street looking towards the site.

Annexure SI 2

CASE NUMBER: 19070509SB

SECTION 34 / SECTION 27 PERMIT APPLICATIONS – Proposed Alterations and Additions

Erf/Farm No.:	Erf 46256
Street Address:	17 Newlands Ave
Grading:	Gr IIIc (City of Cape Town)
Nature of Application:	Proposed Alterations and Additions
Date of Site Visit:	Saturday 22 nd September 2019
Comments:	as per case documentation
HWC BELCom Representatives:	David Gibbs and Melanie Attwell
HWC Representatives:	Olwethu Dlova
Met on Site by:	Caretaker
Reasons for Site Inspection:	To investigate potential impact on heritage resources

The subject building has some Arts and Crafts features (including fireplaces, ceilings, doorways, corbels) but is much altered and has been enlarged over time. There is a semi-basement, which houses the caretaker's 2-room suite.

Due to the high boundary wall, the house contributes very little to the Newlands Avenue streetscape, as only the gable with painted timber cladding is visible above the wall.

Whereas the proposal seems to call for an additional storey to be added, the house was almost empty of furniture and we were informed that the owners planned to rent out the property for two years, while they are abroad.

It is an interesting, somewhat rambling house, with an unusual layout, a new kitchen and garage wing, and very minimal garden areas (the property has been subdivided into a number of cottages, clustered around a shared driveway/courtyard.) The BELCom representatives agreed that very little heritage significance exists and that although the building is quite interesting and quaint in its current state, it cannot be considered conservation-worthy.

Recommendation: That HWC BELCom approve the application



Figure 1 the house viewed from within the property



Figure 2 interior view showing arts and crafts features (fireplace, beam and corbels, cornice detail, etc)

Annexure SI 3

Proposed Alterations, Winchester Mansions Hotel, Sea Point

Submitted by Hélène van der Merwe

HWC Case Number: 19080205 WD09 04E

Erven No.: 689,690,691,697

Street Address: 221 Beach Road, Sea Point

Nature of Application: Section 34 – Structures older than 60 years: Proposed Alterations

Date of Site Visit: Thursday 17 October 2019 at 11h00

HWC Belcom Representatives: Graham Jacobs, Janine de Waal, Hélène van der Merwe

HWC Staff: Olwethu Dlova

Met on site by: Winchester Mansions manager - Ian Donaldson

Grading: Erven 689 & 690 Grade IIIA, not within a HPOZ
Adjacent to Sea Point Promenade Grade IIIA

Comments:

- CoCT Environment & Heritage Management –
 - grading : IIIA - not IIIB as per Heritage Report
 - does not support removal of original walls separating rooms from balconies
 - questions impact of new steel staircase proposed for west facade
- Sea Point, Fresnaye & Bantry Bay Residents & Ratepayers Planning committee – no objection, strongly recommends that new windows be consistent with existing.

Reasons for Site Inspection:

To assess the site and existing buildings with reference to proposed alteration work to improve the hotel facilities and to update compliance with fire regulations.

NOTE: previous approval has been granted for a new guestroom building located where the parking is. This has been put on hold pending ' back of house' upgrades.

Proposals include:

- Exterior steel fire escape stair on west façade
- Removal of original exterior walls between rooms and enclosed balconies
- Enclosure between bottom of stairwell and interior courtyard colonnade
- Complete revamp of bathrooms, laundry building interior, all services and wiring.
- Relocation of Generator
- Carport ?

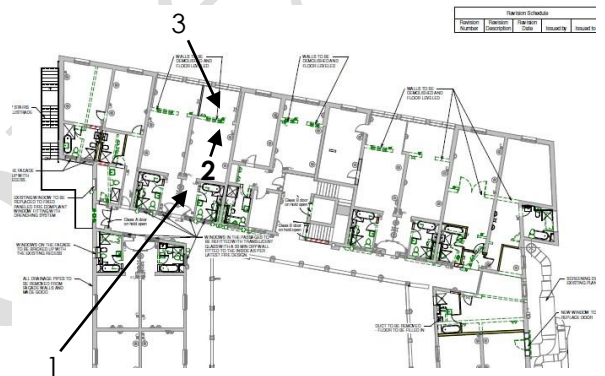
Findings of Site Inspection:

1. Exterior fire escape stair: location is at the back facing parking, adjacent to pool area and opposite the laundry building. There is already small 'add-on' structures here e.g pool pump enclosure. The necessity for this element is understood and the question would be How it is done. Recommend that Detailing be submitted to HWC.
2. Removal of original walls would be regrettable (& not supported by CoCT). The Hotel motivates for this on the grounds that sea-facing rooms need to capitalize on the view, and in order to upgrade certain rooms to 'suites'.
3. Stairwell: a glass enclosure is proposed. Recommend that Details be submitted.
4. Interiors: to be much approved by rationalizing all services, wiring, plumbing & etc
5. Proposed relocation of the generator in the parking lot was pointed out.

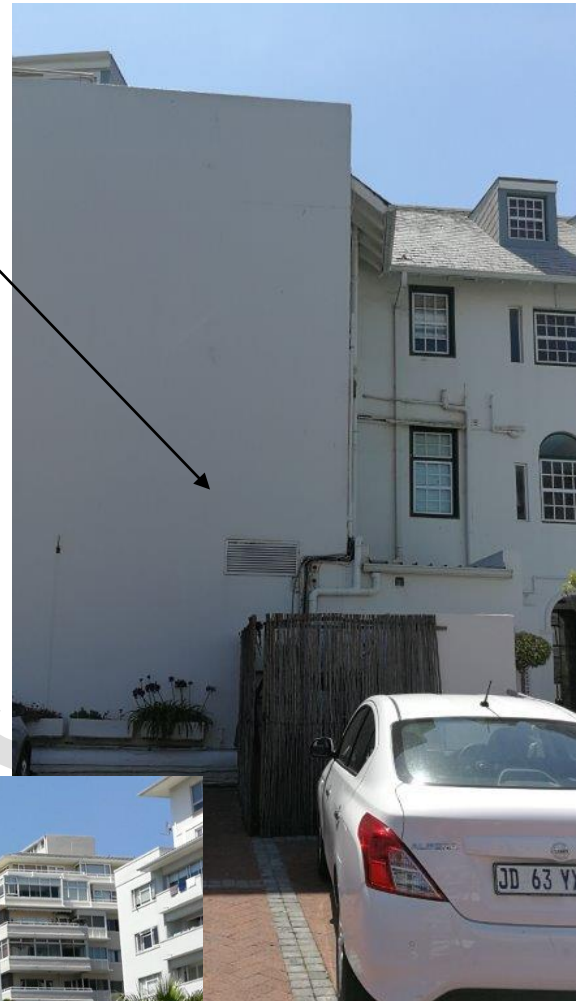
Photographs

Removal of original exterior walls separating rooms from balconies (which are now enclosed):

- 1-view from entrance area to bedroom area
- 2-view of wall & window dividing room & balcony
- 3-view from balcony towards room



South West Elevation – facing parking area
4-Proposed location of proposed escape stair



North West Elevation – facing parking area
5-Laundry building – interior being renovated
6-Generator being repositioned

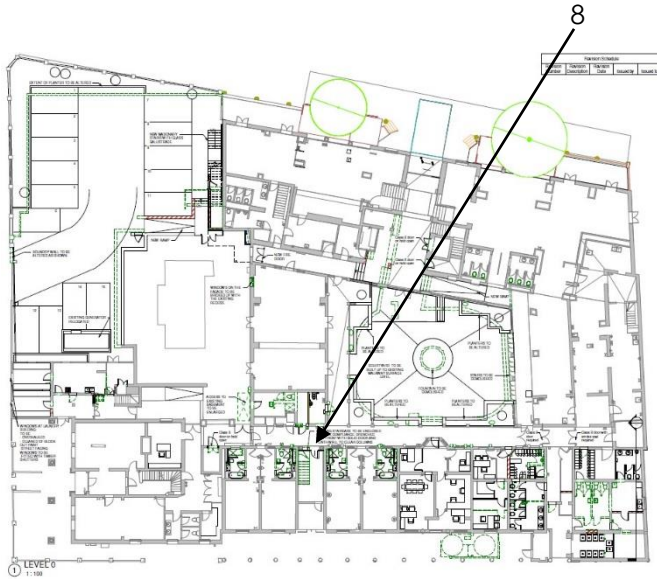


South East Elevation / Wisbeach Road

7-Enclosure & water tanks to be removed – water to be stored in basement storage tank



8-Interior stairs – enclosure being added between stairs and colonnade surrounding the interior courtyard



9-Example of exposed services which are to be concealed

