

**APPROVED DECISION OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 26 June 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**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations at Erf 1288, 182 Dorp Street, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/ERF 1288**

Case No: 19041815HB0507E

RECORD OF DECISION:

The Committee resolved to approve the application as not impacting negatively on the significance of either the Main House or abutting streetscapes on the understanding that the drawings are updated to reflect no glazing on the Dorp Street elevation entrance door and provided that the new low stone boundary wall, on Drostdy Road, is faced and painted/lime washed white.

HB

**11.2 Proposed Additions and Alterations at Erf 65106, 5 Ascot Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 65106**

Case No: 19040407HB0507E

FURTHER REQUIREMENTS:

The current proposal is not supported by the Committee, due to the overwhelming impact of the proposed structures on the heritage resources. Further spatial explorations are required to establish the carrying capacity of the site without further detrimental impact on heritage resources and the landscape character. This pertains to placement, massing and architectural typology, amongst others.

HB

**11.3 Conservation Management Plan for Old Town House, at Erf 2433, Green Market Square,
Cape Town: MA
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

Case No: 19031916HB0221M & 17112313HB0122E

FURTHER REQUIREMENTS:

1. The lack of basic maintenance was noted as a significant underlying cause of deteriorating fabric.

2. The lack of a clearly articulated vision on the part of Iziko for their Museums was noted. A mission/vision statement is therefore required. This must include an elaboration on the consequences of such a vision on this building.
3. The symbiotic relationship between the building as artefact and its displays needs to be explored to avoid inappropriate fabric interventions that would have potentially negative heritage consequences.
4. The spatial interaction of the building with Green Market Square needs to be explored.
5. Clarification regarding the nature of floor sanding is required. Mechanical sanding of any sort is to be avoided.
6. The possible introduction of stone honing is strongly questioned and would only be permitted in exceptional circumstances.
7. No water jet cleaning will be permitted on a building of this nature.
8. There is a lack of information regarding the composition of proprietary repair preparations. Further information is required in the knowledge, amongst others, that Portland cement products will only be permitted in exceptional circumstances and when fully and convincingly motivated.
9. The use of lime mortars and renders for masonry maintenance and repair in lieu of Portland cement mortars, plasters and renders, is strongly supported.
10. Methodologies for addressing rising damp need to be fully clarified and justified before any fabric interventions are conducted to address such problems. The possible use of chemical infusions and liquid or other membrane applications will require strong motivations if such interventions are to be approved in the knowledge that such approval will only be given in exceptional cases.
11. Further information regarding the protection of parapets, ledges and cornices is required.
12. Monitoring protocols need to be elaborated on with particular regard to meeting best international practice.

HB

**11.4 Conservation Management Plan for SA Museum at Erf 95137, 25 Queen Victoria Street, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ ERF 95137**

Case No: 19031920HB0221M & 17112315HB0122

FURTHER REQUIREMENTS:

1. The lack of basic maintenance was noted as a significant underlying cause of deteriorating fabric.
2. The lack of a clearly articulated vision on the part of Iziko for their Museums was noted. A mission/vision statement is therefore required. This must include an elaboration on the consequences of such a vision on this building.
3. The symbiotic relationship between the building as artefact and its displays needs to be explored to avoid inappropriate fabric interventions that would have potentially negative heritage consequences.
4. The spatial interaction of the building with the Company Gardens needs to be explored.
5. Clarification regarding the nature of floor sanding is required. Mechanical sanding of any sort is to be avoided.
6. The possible introduction of stone honing would be strongly questioned and only permitted in exceptional circumstances.
7. No water jet cleaning will be permitted on a building of this nature.

8. There is a lack of information regarding the composition of proprietary repair preparations. Further information is required in the knowledge, amongst others, that Portland cement products will only be permitted in exceptional circumstances and when fully and convincingly motivated.
9. The use of lime mortars and renders for masonry maintenance and repair in lieu of Portland cement mortars, plasters and renders, is strongly supported.
10. Methodologies for addressing rising and penetrating damp need to be fully clarified and justified before any fabric interventions are conducted to address such problems. The possible use of chemical infusions and liquid or other membrane applications will require strong motivations if such interventions are to be approved in the knowledge that such approval will only be given in exceptional cases.
11. Further information regarding the protection of parapets, ledges and cornices is required.
12. Monitoring protocols need to be elaborated on with particular regard to meeting best international practice.

HB

**11.5 Proposed Additions and Alterations, Erf 55018, Corner of Bowwood & Main Road, Claremont: MA
HM/ CLAREMONT/ ERF 55018**

Case No: 19022205LB0304E

FURTHER REQUIREMENTS:

A spatial plan with heritage indicators prepared by a heritage practitioner with suitable cultural landscape experience is required (to inform and guide the design response).

LB

**11.6 Proposed alterations on the existing historic homestead including a new greenhouse and landscaping in the homestead courtyard on Hazendal Estate, Farm Haasendal 222, Stellenbosch District: NM
HM/STELLENBOSCH/FARM HAASENDAL 222**

Case No: 19060318AS0605E

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection.

AS

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

**12.1 Proposed Total Demolition at Erf 8736, 60-62 Hyde Street, Zonnebloem: MA
HM/CAPE METROPOLITAN/ ZONNEBLOEM/ ERF 8736**

Case No: 17031701HB0411E

RECORD OF DECISION

The Committee resolved to approve the proposals indicated on drawing no: CS01 REV F dated November 2017 as not impacting negatively on heritage significance.

HB

**12.2 Proposed total demolition at Erf 2146, 2 Deer Park, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 2146**

Case No: 18110508HB1107E

FURTHER REQUIREMENTS:

1. There is a good analysis and heritage indicators proposed. However, this has not been followed in all respects in the proposals. Revised proposals informed by the heritage indicators are required.
2. Table Mountain backdrop as heritage resource has not been included in key drawings.
3. The proposed massing of the proposals needs to reflect the nature of the site's and surrounding topography.
4. The north portion facing Rocklands Park is still too high (see previous bullet).
5. The nature of the interface along the west boundary is not clear (structured park and single residential).
6. The practicality/feasibility of introducing trees in planters in the current design is questioned. A clear tree planting implementation strategy is required. The landscaping architect's drawings and architectural drawing must reflect the same design in plan, sections and elevations.

Revised proposals addressing the above (et al) to be submitted.

HB

**12.3 Proposed Total Demolition at Rem Erf 14345, 14 Devonshire Road, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ REM ERF 14345**

Case No: 18290301HB0905E

FURTHER REQUIREMENTS:

The Committee reiterates its request for heritage indicators (in text and diagrams/graphics) for informing an appropriate contextually derived design solution.

HB

**12.4 Erf 1420 Vredehoek, 19 Davenport Road, Vredehoek: MA
HM/VREDEHOEK/ERF 1420**

Case No: 19020705HB0207E

RECORD OF DECISION:

The Committee approves in principle the proposals as indicated within the motivation for full demolition & replacement with an Art–Deco inspired apartment block (Revision 2, dated June 2019) prepared by SVA Architects. Final proposals including ground floor plan reflecting the planting as indicated in the above documents to be submitted to HOMs for approval.

HB

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

**13.1 Proposed Additions and Alterations to existing structure on Erf 911, 79 Forest Drive,
Pinelands: MA
HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 911**

Case No: 18121402TZ1219E

RECORD OF DECISION:

The Committee cannot condone illegal work. Nonetheless, the Committee recommends that no further actions be taken by HWC against the applicant, on condition that the full landscape plan, as mitigation, is implemented as indicated on drawing no: 2831-03-LP-REV00 dated 5 June 2019 prepared by CNDV landscape architects, drawing no: A700 REV A dated May 2019 prepared by ASR Design and drawing no: CS001 REV10, CS002 REV10 and CS003 REV10 dated March 2019 prepared by N. Omar.

TZ

**13.2 Proposed Additions and Alterations to existing structure on Erf 14029, 85 Salisbury Road,
Woodstock: NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 14029**

Case No: 19051409TZ0522E

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing no: 58213-001 REV A and 58213-002 Rev A dated 09 April 2019 prepared by Renier Steenkamp Architects as not impacting heritage significance.

TZ

**13.3 Proposed Additions and Alterations at Erf 6038, 317 Tenth Avenue, Voëlklip, Hermanus: NM
HM/OVERBERG/OVERSTRAND/HERMANUS/VOËLKLIP/ERF 6038**

Case No: 19050319HB0509E

FURTHER REQUIREMENTS:

1. Concerns were expressed regarding the following:
 - a. The heaviness of the proposed covered porch at the entrance (North West side) and the replacement veranda balconies on the south east side, given the nature of the existing architecture which calls for a lighter and simpler intervention.
 - b. The proposed new internal staircase will result in significant loss of existing fabric and is not supported.
 - c. The Committee has no objection to a new staircase within the existing entrance/foyer space, as indicated on the previously approved plans.
 - d. The bricking out of the loft space is not supported.
 - e. The widening of the balcony doors on the South East elevation is not supported.
 - f. Existing internal doors should be retained in lieu of replacing with new doors as indicated on the plans.
 - g. More information is required regarding the appearance and detailing of the proposed steel pergolas.
2. The Committee requests revised proposals taking the above concerns into account.

HB

**13.4 Proposed Additions and Alterations at Erf 19828, 16 Zion Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/ERF 19828**

Case No: 19050607HB0507E; 17092713KR0927E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbers 101 Rev A, 200 Rev A 201 Rev A, 301 Rev A dated 5 April 2019 prepared by Malherbe Rust Architects as not impacting negatively on heritage significance.

HB

**13.5 Proposed Thatch Replacement and Alterations on Erf 11033, 21 & 23 Marine Drive, Hermanus: NM
HM/HERMANUS/ERF 11033**

Case No: 19020604AS0404E

FURTHER REQUIREMENTS:

The Committee requires revised proposals addressing the issues raised under 'Discussion' above.

AS

**13.6 Proposed Addition and Alteration at Re-Erf 1600, 122B Kloof Street, Gardens: MA
HM/CAPE TOWN METROPOLITAN/RE-ERF 1600**

Case No: 18111943HB0307E

RECORD OF DECISION:

The Committee resolved not to approve any of the proposed options A, B or C on the following grounds:

1. None of these options (A, B and C) are in accordance with the CoCT guidelines for boundary treatment within heritage areas.
2. The proposed detailing is unsympathetic to a substantially intact grade IIIB heritage resource with good detailing and which is located within a HPO.
3. There is no evidence that alternative means for resolving the security issue have been explored as previously requested (e.g. beams, lighting etc.)
4. The proposals will negatively impact heritage resources (both on the site and within context) as the proposed design is not responsive and the detailing is not appropriate.

HB

**13.7 Proposed Addition and Alteration at Erf 830, 17 Ravenscraig Road, Green Point: MA
HM/CAPE TOWN METROPOLITAN/ERF 830**

Case No: 19050706HB0516E

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection.

HB

**13.8 Proposed Alteration and Additions at Erven 11120 and 11121, 76 Albert Road, Woodstock:
NM
HM/CAPE TOWN METROPOLITAN/ERVEN 11120 & 11121**

Case No: 19060502HB0605E

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection. Representatives of IACom will be invited to attend given that a HIA is being considered on the adjoining site.

HB

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

Case No: 19041814AS0507E

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection.

AS

13.10 Unauthorised Alterations and Partial Demolition and Proposed Restoration work on Erf 914, 106 St. George's Street, Simon's Town: NM HM/SIMONSTOWN/ERF 914

Case No: 19060605AS0606E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

AS

13.11 Proposed Additions and Alterations at Erf 95139, UCT, Hiddingh Campus, Cape Town CBD: MA HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 95139

Case No: 19042505HB0426E

RECORD OF DECISION

The Committee resolved to approve the revised proposals indicated on drawing no: C-001- 1 Rev B & C-001-2 Rev B dated 14 June 2019 prepared by Rennie Scurr Adendorff as not impacting negatively on heritage significance.

HB

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

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 None

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.

Approved