

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)**

**Commenced at 08:30 and held on Thursday, 17 March 2022 via
Microsoft Teams**



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Prof Walter Peters (WP)
Mr Graham Jacobs (GJ) (Chair)
Ms H  l  ne van der Merwe (HvdM)
Mr David Gibbs (DG) (co-opted) 09:15-11:00

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Colette Scheermeyer (CSc)
Ms Xola Mlwandle (XM)
Mr Reagon Fortune (RF)
Ms Khanyisile Bonile (KB)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Natalie Kendrick (NK)
Ms Ayanda Mdludlu (AM)
Ms Chan   Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJ)
Ms Nosiphiwo Tafeni (NT)
Mr Michael Janse van Rensburg (MJvR)

Visitors:

Ms Claire Abrahamse
Mr Paul Truscott
Mr Carl Breytenbach
Mr Johan Cornelius
Ms Katherine Dumbrell
Ms Lisa Fourie
Mr Johan van Schalkwyk
Ms Quahnita Samie
Mr Reinet Krige
Mr Peter Buttgens
Mr Jaco Botha
Mr Jurgen Kieslich
Mr Doug Gordon
Ms Berendine Irrgang

Ms Coralie Joubert
Mr Stuart Hermansen
Mr Dudley Cloete-Hopkins
Ms Liana Jansen
Mr Robert Scott
Mr Rossouw Theron
Ms Katie Smuts
Mr Clive Theunissen
Mr Barnaby Steynor
Mr Ernest Ford
Ms Abigail Bisogno
Mr Charles Back
Mr Michael Kornmuller
Mr Emmanuel Akufuna

3. Apologies

Mr Shawn Johnston (SJ)

Absent
None

4. Approval of Agenda

4.1 Dated 17 March 2022.

The Committee approved the agenda dated 17 March 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 23 February 2022

The Committee reviewed the minutes dated 23 February 2022 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals matters:

- Erf 2334 20 Church Street Farm Helmuth, Prince Albert
- Proposed Partial Demolition, Alterations and Additions, Erven 2455&2546, Cnr Joubert & Merriman Avenue, Stellenbosch
- Erven 117431 and 153536, 24A&26 Main Road, Rondebosch
- Proposed Total Demolition, Erf 12, 231 Main Road Sea Point
- ERF 96, 40 Dirkie Uys Street, Franschoek

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

None.

8.4 Wupperthal Residential Policy Guideline

The Committee has prepared a draft document which is currently being considered by the CEO who will report back.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Additions and Alterations on Erf 117776, 1 Harrington Street Cape Town
- Unauthorised Work, Farm RE-705, Spice Route Destination, Suid Agter Paarl Road, Paarl
- Proposed Additions and Alterations on Erf 14088 and 14089, 3 Salisbury Street, Woodstock

9.5 Site Inspections Undertaken

- Proposed Addition to Jonkershuis at Alphen Estate, 1 Peter Cloete Avenue, Constantia

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Addition to Jonkershuis at Alphen Estate, 1 Peter Cloete Avenue, Constantia: MA HM/ CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 377

Case No: 22011709SJ0120E

The Committee reported back on the site inspection that was undertaken on 7 March 2022. See attached annexure SI1.

Ms Claire Abrahamse (heritage consultant), Mr Paul Truscott (architect), Mr David Gibbs (IACom member and landscape architect), Mr Alex Cloete-Hopkins and Mr Dudley Cloete-Hopkins (owners) were present and took part in the discussions.

FURTHER REQUIREMENTS:

The Committee has no objections in principle to the proposed addition to the south of the Jonkershuis. However, the Committee believes that this can be better integrated. The following is strongly recommended:

1. Articulating the west facing side;
2. Returning the front glazing on both east and west corners;
3. Introducing horizontal glazing below the front cantilever; and
4. Minimizing the height of the overhead parapet.

There is concern regarding the increasingly exposed nature of the landscape immediately to the south of the manor house (homestead) and therefore that additional tree planting is required to compensate for the loss the two Oak trees on the upper terrace. Cypress trees as proposed by the owner are not considered appropriate alternatives to oak trees, as their form and growth habit is columnar and constricted, whereas oak trees and similar species have spreading canopies. New replacement trees should have spreading canopies and be of deciduous species, not

necessarily oaks, but of similar form and growth habit. The overall purpose of this landscaping intervention is for the manor house (homestead) to remain the focus at this end of the property, and for the later additions to recede into the landscape context.

The above are to be included in an integrated, phased, development plan for the property which would also incorporate any other proposals the owner may have over the next 10 years.

SJ

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

12.1 Proposed Total Demolition on Erf 2486, George Road, Wilderness, George: MA HM/ GARDEN ROUTE/ EDEN/ GEORGE/ ERF 2846

Case No: 1052106XM0527E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Mr Robert Scott (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC and situated outside an HPOZ.
- Simon van der Stel Foundation supports demolition but expresses concern towards the proposed architecture as well as the removal of mature milkwood trees.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered S03 dated 3 March 2022 prepared by Scott Architects in conjunction with the heritage report by Scott Architects dated February 2022 - all as not impacting heritage significance on the understanding that:

1. The boundary treatment remains as visually permeable as possible to allow the forest on the property to remain strongly connected with the surroundings and to enable the development to nest into its green surroundings as much as possible.
2. The surface treatment of the proposed driveway and paving be permeable to allow rain to infiltrate into the tree roots system. It is recommended to work closely with the botanical consultant in this regard.

XM

12.2 Proposed Total Demolition on Erf 883,66 Bath Street, Montagu: MA HM/MONTAGU/ERF 883

Case No: 21071507KB0715E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Carl Breytenbach (architect), Ms Coralie Joubert (owner) and Ms Liana Jansen (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource.
- Langeberg Municipality referred the application to HWC.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered CB22/B/OMA/01 dated 03 February 2022 prepared by Mr Carl Breytenbach Architects, as not negatively impacting heritage significance. The Committee however strongly recommends that the south elevation is articulated to be consistent in scale with the other elevations.

KB

12.3 Proposed Alterations and Additions on Erf 8113, 1 Andries Pretorius Street, Somerset West: MA HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERF 8113

Case No: 21112303MS1209E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Stuart Hermansen (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource (CoCT) and situated outside an HPOZ.
- The historic building is now known as Bridgewater Manor & forms the services centre for a retirement complex.
- CoCT has no objections to the proposals.
- The Committee noted that the Helderberg Renaissance Foundation's concerns included wanting clarity regarding the grading of this building.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered SK001, SK002, SK 003, SK 004 Rev 0 dated 9 March 2022 prepared by HB Architects as not negatively impacting heritage significance. The Committee agrees with the CoCT that the building warrants a grade IIIA grading. This approval includes the proposed doorways and removal of the terrazzo fire place.

MS

**12.4 Proposed Total Demolition, Erf 97938, 56 Kildare Road, Newlands: NM
HM / CAPE TOWN METROPOLITAN / NEULANDS / ERF 97938**

Case No: 22021604SJ0221E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Johan Cornelius (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and situated outside an HPOZ. However, the area is a proposed Special Area (Newlands Village).
- CoCT does not support the proposal.
- Newlands Residents Association does not support the proposal.

FURTHER REQUIREMENTS:

The Committee has no objections in principle to the proposed demolition of the current building. However, in order to assess the impact of the proposals properly in context, the Committee requires elevational studies of the three abutting streets with the proposal and possible alternatives superimposed, based on a critical analysis of these three streetscapes before it can consider the matter further.

SJ

12.5 Proposed Total Demolition, Erf 556, 33 Nico van der Merwe Street, Sandbaai, Hermanus: MA HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 556

Case No: 21102503CH1206

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Rossouw Theron (architect), Mr Johan van Schalkwyk (owner) and Ms Katie Smuts (Overstrand Heritage and Aesthetics Committee) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- Overstrand Heritage and Aesthetics Committee does not support the proposal.

FURTHER REQUIREMENTS:

The Committee has no objection to the demolition of the existing building on the site as it has insufficient significance to warrant being placed on HWC's heritage register.

However, given that the property falls within an HPOZ, this application is referred back to the Overstrand Heritage and Aesthetics Committee (OHAC) for consideration of the design of the replacement building in terms of the Overstrand guidelines for development within an HPOZ. This design to be submitted to HWC with OHAC support as a condition of issuing the demolition permit.

CH

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

13.1 Proposed Alterations and Additions, Erf 95815, 118 Buitenkant Street, Gardens: MA HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 95815

Case No: 21111022AM0128E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- CoCT does not support the proposals.
- CIBRA supported the proposals.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on unnumbered drawings dated 13 August 2021 and 8 March 2022 and prepared by Pure Object as not in this instance negatively impacting the heritage significance of the subject building and the surrounding area.

AM

13.2 Proposed Additions and Alterations, Erf 12530, 58 Chester Road, Walmer Estate: MA HM/ CAPE TOWN METROPOLITAN/ WALMER ESTATE/ ERF 12530

Case No: 21101201CH1109E

Application documents were tabled.

Ms Chané Herman introduced the case.

Ms Katherine Dumbrell (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource (graded by HOMs) and situated inside the proposed HPOZ.
- Walmer University Estate Conservation Action Group supports the proposal.
- Walmer Estate Ratepayers and Residents Association did not provide comment in the 30 days.
- CoCT supports the proposal in principle and the Committee noted concerns raised by the CoCT.

RECORD OF DECISION:

The Committee resolved to approve, with one-member dissenting, the application as indicated on drawing numbered JJ01 Rev3 option 2 dated 21 February 2022, prepared by Cape Architecture as not negatively impacting heritage significance.

CH

13.3 Proposed alteration and Addition on Farm 1796, 1 Olyvenbosch Road, Wellington: MA HM/WELLINGTON/FARM 1796

Case No: 20081209KB0818E

The matter was withdrawn from the agenda.

KB

13.4 Proposed Alterations and Addition on Erf 258, 31 Eight Avenue, Melkbosstrand: MA HM/MELKBOSSTRAND/ERF 258

Case No: 21110303KB1216E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Reinet Krige (applicant) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated outside an HPOZ.
- CoCT does not support the proposals.
- The Friends of Blaauwberg Conservation Area do not support the proposals.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 258/01/01 and 258/01/02 both dated February 2022 prepared by Red Brick Architecture as not negatively impacting heritage significance, on condition that the horizontal garage window on the north elevation is amended to 1 or 2 vertically proportioned windows. Revised drawing to be submitted to HOMs for approval.

KB

13.5 Proposed Additions and Alterations, Erf 54891, 4 Eyton Road, Claremont: MA HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 54891

Case No: 21112606SJ1126E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Barnaby Steynor (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated outside an HPOZ.
- CoCT did not offer comment within the commenting period.
- The Upper Claremont Residents & Ratepayers Association and Heritage Conservation Body does not support the proposal.

FURTHER REQUIREMENTS:

The Committee has no objection in principle to the revised application. However, given that the revised proposal has not yet been seen by the UCRRA, the applicant is to forward these proposals

to them for comment. Any comments to be received by Monday, 28th March 2022 for this matter to be finalised at the following BELCom meeting.

SJ

**13.6 Proposed Additions and Alterations, 17 Ravenscraig Road, Greenpoint: NM
HM / CAPE TOWN METROPOLITAN / GREENPOINT / ERF 830**

Case No: 22020701SJ0208E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Barnaby Steynor (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPO.
- The CoCT did not comment within the commenting period.
- The Greenpoint Ratepayers and Residents Association does not support the proposal.

FURTHER REQUIREMENTS:

The Committee cannot approve unauthorised work.

The applicant is to amend the application to clearly distinguish between the unauthorised work and work yet to be undertaken or completed.

Revised drawings to be submitted to HWC for consideration at the BELCom meeting of 7 April 2022.

SJ

**13.7 Unauthorised Work, Farm RE-705, Spice Route Destination, Suid Agter Road, Paarl: NM
CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM RE-705**

Case No: 21110902SJ1116E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Lisa Fourie (owner), Mr Clive Theunissen (Drakenstein Municipality) and Mr Charles Back (owner) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated outside an HPOZ.

- Paarl 300 declined to comment on work already completed.
- The Drakenstein Heritage Foundation does not support plans and illegal building work. It also noted that previous submissions were incomplete/insufficient.
- Drakenstein Municipality objected to the proposals.

FURTHER REQUIREMENTS:

The Committee refers this matter to the legal advisor to determine what legal mechanism could be implemented if this Committee was to agree that heritage resources have not been negatively impacted.

In the interim, the Committee will conduct a site inspection on Thursday, 24 March 2022 (DB, HvdM, and SJ) at 14:00 to determine whether heritage resources have been impacted.

The applicant is to provide the Committee with a heritage statement of the subject building's background including the ages of its various parts where known. The applicant to provide Committee members with historical material already in their possession to inform Committee members before the site inspection.

SJ

13.8 Proposed Additions and Alterations on Erf 50189, 21 Bucksburn Road, Newlands: NM HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 50189

Case No: 22020303TZ0204E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Johan Cornelius (heritage consultant) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated outside an HPOZ.
- The CoCT supports the proposals.
- The Newlands Residents Association does not support the angled bathroom addition and the addition of a third storey.

FURTHER REQUIREMENTS:

The applicant is to provide reasons why the Committee should recommend that charges not be laid for the unauthorised work. This will include information substantiating why the unauthorised work has not negatively impacted the heritage significance, including architectural merits, or otherwise, of the building.

TZ

13.9 Proposed Additions and Alterations on Erf 4, 21 Andrew Street, Gansbaai: NM HM/GANSBAAI/ERF 4

Case No: 22012611TZ0209E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Katie Smuts (Overstrand Heritage and Aesthetics Committee) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- Overstrand Heritage and Aesthetics Committee does not support the proposal.

FURTHER REQUIREMENTS:

The Committee has concerns regarding this proposal and agrees with the OHAC that the proposed double storey extension be set back from the south end of the stone building on the 1st floor level of the extension, at least. The Committee has no objection to a single storey interleading element that does not extend above the line of the stone gable end.

It is furthermore strongly recommended that:

1. The uninterrupted chimney flue on the east side requires reconfiguration; and
2. All glazing be consistent in proportion and shape to the existing casement windows of the front façade of the stone house.

TZ

13.10 Proposed Additions and Alterations on Erf 117776, 1 Harrington Street Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 117776

Case No: 21120607MS0211E

Application documents were tabled.

Mr Peter Buttgens (heritage consultant), Mr Jaco Botha (architect), Mr Doug Gordon (Principal Agent and Project manager) and Ms Berendine Irrgang (CoCT) were present and took part in this discussion.

FURTHER REQUIREMENTS:

The Committee has no objection in principle to the overall massing, shape and size of the proposal within the broader context and agrees that the reduction in height by one floor and inclusion of a flat roof to the proposals circulated prior to this meeting are distinct improvements.

The Committee resolved to undertake a site inspection on Tuesday, 22 March 2022 at 10:00 (GJ and WP).

MS

13.11 Proposed Additions and Alterations on Erf 14088 and 14089, 3 Salisbury Street, Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14088 & 14089

Case No: 2122004MS0118E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Johan Cornelius (heritage consultant) and Ms Berendine Irrgang (CoCT) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated inside an HPOZ.
- CoCT does not support the proposals.
- The Woodstock Aesthetic Advisory Committee does not support the proposals.
- The Woodstock Residents Association strongly supports the retention of the mature Oak trees and existing street boundary hedge but queried the design proposals, requesting further detail.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 22 March 2022 (GJ and WP).

MS

13.12 Proposed Additions and Alterations, Erf 14213, 22 Balfour Street Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF14213

Case No: 21082009AM1104E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Mr Ernest Ford (Woodstock Aesthetic Advisory Committee), Ms Berendine Irrgang (CoCT), Mr Michael Kornmuller (architect) and Mr Emmanuel Akufuna (applicant) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered MYR SC 100 and 200 dated February and March 2022. prepared by EA-PAT 34897891 as having met previous requirements.

AM

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 resolved to adopt the resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 18:20

24 DATE OF NEXT MEETING:

7 April 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

S.27 Application for an Addition to Jonkershuis at Alphen Estate, Constantia.

HWC Case Number: 22011709SJ0120E

Erf No.: 377 Constantia

Street Address: 1 Peter Cloete Ave, Constantia

Nature of Application: S.27

Date of Site Visit: Monday, 7TH March 2022 @ 14h00

HWC BELCom Representatives: Graham Jacobs, Hélène van der Merwe, Walter Peters, David Gibbs (landscape architect, IACOM).

HWC Staff: None

Met on site by: Alex Cloete-Hopkins (076 699 8407)

Grading: PHS

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 23rd February, when it was resolved that for a better understanding of setting and existing built status, which the architects' drawings do not clearly show, a site visit was necessary.

In addition, as the City's comments made mention of two oak trees that had been removed (with intention of replacement elsewhere), it was felt that the inclusion of a landscape architect was warranted.

The visit would also provide an opportunity for considering in loco an application for protecting the entrance doors of the manor house, an application put to BELCom on 14th September 2021.

Findings of Site Inspection:



1. Context: view north-westward from pool on lower terrace. The proposed addition to Jonkershuis might just be visible behind the left half of glass box (Incognito restaurant) left of centre. Two mature oak trees, which according to the owner had self-seeded, had been forfeited for the building of Incognito restaurant. (The restaurant terrace was formerly shaded by these two trees, and the former pergola/shade structure 'disappeared' into the shadows; without these trees the new structure is far more visually prominent.)



2. Zoomed: between Mill at left, and Incognito restaurant at right.



3. View from the western terrace of Incognito restaurant looking northward with the pitched, thatch roof of Jonkershuis in the background. The proposed addition to Jonkershuis would cantilever forward from the line of the structure behind the hedge.



4. VERSO. View from the proposed addition to Jonkershuis would overlook. The western terrace of Incognito restaurant at left, the dovecot ahead, and the Mill at right.



5. View southward from a projection of the alignment of Jonkershuis. At left, the wall which would become a side wall of the proposed restaurant, the Mill ahead and newer development at right by Revel Fox & Partners.

Observations:

1. **Addition to Jonkershuis.** A new kitchen was deemed indispensable as was a reorganization of the basement spaces, both of which are integral with the proposed addition. However, the positioning of the southern wall of the addition would reduce the width of the courtyard, the extent of which is difficult to quantify from the drawings given. Nevertheless, a few suggestions:
 - a. High level ribbon windows to the basement wall would help scale the addition;
 - b. a return of the glass front on both ends would more closely resemble the detailing of Incognito;
 - c. a new landscaping design should be prepared for the now more intimate courtyard;
 - d. The solid wall on the west, would better fit if articulated e.g., with slit windows set in finned projections, and the high parapet wall entirely reconsidered; &
 - e. that architectural drawings clearly show what is existing and what is being altered and added.
2. **The missing OAKS:** Two mature oak trees were removed from the upper terrace during the construction of the Incognito bar structure, which is a formalization of an earlier pergola/shade structure, that 'disappeared' into the shade of the trees, being entirely absorbed beneath the tree canopies.

The trees lend a sense of scale and enclose to the terrace and contributed to the landscape character and setting of the building, partially concealing the later additions to the homestead building. With the removal of the trees, the Incognito structure is far from incognito, and is in fact visually prominent, as is the later (1930s) addition to the homestead, which formerly retreated into the shade of the mature oaks.

Whether or not these were self-seeded is immaterial, as although they did not form part of a formal avenue, they nonetheless contributed to the spatial character and sense of containment. Given the practicalities on the (then) Incognito structure, it had been suggested to replace the two mature oaks with new, large specimens on the embankment below the terrace (i.e., in front of the structure), so that as the trees matured they would provide similar enclosure/ scale / screening and shading as the existing trees, to enable the new structure to receded into the shadows, and to retain the character of place.

The substitution with two trees in the werf space, while beneficial to the werf, contributes nothing to this particular landscape space.

3. **The site.**
 - a. Various other interventions were mentioned, for instance a rerouting of the main access road to enter by the historic main entrance, but then to turn right and drive in a curve to the access control point (this was described to the committee but is not shown on the site plan as submitted). This proposal would seem to duplicate the existing public roadway configuration, but on private property, in the interests of controlling access to the werf.
 - b. A comment in this regard would be to preserve the direct visual axis (and pedestrian access) between the historic entrance and the Maturation / Great Cellar.

- c. It is suggested that preparation of a comprehensive Site Development Plan may be helpful to provide a record of the site as it is at present and to provide a framework for future developments.

ENTRANCE DOORS TO THE MANOR HOUSE (Refer BELCOM 14 Sept 2021, Item 19.1)



6. North-facing entrance door with drop fan.
7. Detail of the surrounding architrave, which is of timber finished as faux marble.

Observations:

The maintenance challenge was appreciated, especially the deterioration this was causing the preservation of detail, and therefore the need for weather protection. Responses to the BELCom recommendations with revised proposals have not yet been submitted to HWC.

Further note: the multiple umbrellas in the foreground are visually intrusive and clutter the setting. Perhaps a simple, free standing pergola structure would be preferable from a visual and spatial perspective; and a glazed portion or extension of such a structure could conceivably assist in sheltering the front door architrave