

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)  
Commenced at 08:30 and held on Wednesday, 26 October 2022 via  
Microsoft Teams**



**1. Opening and Welcome**

**Note:** Due to the Chairperson, Mr. Graham Jacobs being unable to attend the meeting, and tendering apologies. Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Shawn Johnston to chair the meeting.

The Acting Chair, Mr Shawn Johnston, officially opened the meeting at 08:30 and welcomed everyone present.

**2. Attendance**

**Committee Members:**

Mr Dennis Belter (DB)  
Ms Helene van der Merwe (HvdM)  
Mr Shawn Johnston (SJ)  
Mr Chris Snelling (CSn, co-opted)  
Mr Dave Saunders (DS, co-opted)

**Members of Staff:**

Ms Colette Scheermeyer (CSc)  
Ms Aneeqah Brown (AB)  
Mr Olwethu Dlova (OD)  
Ms Waseefa Dhansay (WD)  
Ms Khanyisile Bonile (KB)  
Ms Chane Herman (CH)  
Ms Corne Nortje (CN)  
Ms Penelope Meyer (PM)  
Ms Ayanda Mdludlu (AM)  
Ms Muneerah Solomon (MS)  
Ms Sneha Jhupsee (SJ)  
Mr Robin George (RG)  
Mr Thando Zingange (TZ)  
Mr Reagon Fortune (RF)

**Visitors:**

Ms Karin Dugmore-Strom  
Ms Jacky Poking  
Mr Izak Visser  
Ms Wendy Wilson  
Ms Bettina Woodward  
Mr Shaun Adendorff  
Mr Robert Silke  
Mr Grant Anderson

Mr Johan Cornelius  
Mr Philip Bartman  
Mr Bryce Henderson  
Mr Steven Boers  
Mr Sebastian Walters  
Mr Philip Smith  
Ms Clotilda Garatsa  
Mr Graham Jacobs

**Apologies**

Prof Walter Peters (WP)  
Mr Graham Jacobs (GJ) (Chair)

**Absent**

None

#### **4. Approval of Agenda**

##### **4.1 Dated 26 October 2022.**

The Committee approved the agenda dated 26 October 2022.

#### **5. Approval of Minutes of Previous Meetings**

##### **5.1 BELCom Minutes dated 13 October 2022**

The Committee reviewed the minutes dated 13 October 2022 and resolved to approve them with minor amendments.

#### **6. Disclosure of conflict of interest:**

##### **6.1 Recusals**

- DB: item 13.4

#### **7. Confidential Matters**

None

#### **8. Administrative Matters**

##### **8.1 Outcome of the Appeals and Tribunal Committees**

Nothing to report.

##### **8.2 Report back on Stop Works Orders and Charges:**

###### **8.2.1 Union Castle Building**

The Committee resolved to undertake a site inspection on Thursday, 27 October 2022 (SJ, DB and HvdM).

###### **8.2.2 Erf 740, 25 Caledon Street, George**

A site inspection was conducted by HWC staff on Monday, 17 October 2022 and HWC awaits the formal submission of a Section 34 application.

##### **8.3 Formal Protection of Buildings refused for Demolition**

Nothing to report.

##### **8.4 Compulsory Repair Orders follow up**

###### **8.4.1 Moravian Church management i.t.o. the response for Wupperthal**

HWC to follow up with the Moravian Church management i.t.o. the response for Wupperthal which was due by 26 October.

###### **8.4.2 Palace Barracks, Simon's Town**

HWC to follow up regarding the compulsory repair order issued for Palace Barracks, Simon's Town.

**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 RE of Erf 194, 331A and 331B Beach Road, Bantry Bay.
- Proposed Additions and Alterations on Erf 145939, 8 Hiddingh Avenue, Newlands.
- Proposed Additions and Alterations on Farm 15251/1, Dunstone Country Estate, Wellington.

**9.5 Site Inspections Undertaken**

- Proposed Additions and Alterations on Erf 3035, 51 Bryant Street, Bo-Kaap.
- Proposed Additions and Alterations on Erven 3080 and 3081, 220-222 Upper Buitengracht Street, Cape Town.
- Proposed Additions and Alterations on Erf 63656, 42 Oak Avenue, Kenilworth.

**10. Appointments**

None

**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

11.1 None

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

12.1 None

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

**13.1 Proposed Additions and Alterations on Erf 145939, 8 Hiddingh Avenue, Newlands: NM HM/CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 145939**

**Case No:** 22092601CH0928E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Karin Dugmore-Strom (community member) and Mr Johan Cornelius (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated outside an HPOZ.
- CoCT supports the proposals.
- Newlands Residents Association supports the proposals.
- The Committee agreed that a grading of IIIB was probably appropriate. It was noted that the core structure enjoys a degree of rarity. It is furthermore understood that additional historic information has been provided but not tabled which could indicate a higher degree of historic significance than originally understood.
- The Committee has no objection in principle to the proposed demolition of the later additions.
- The Committee supports the addition of the contemporary style addition as presented in principle.
- The Committee noted several concerns in respect of potential impacts on 19<sup>th</sup> century historic fabric.

**FURTHER REQUIREMENTS:**

The Committee notes certain discrepancies between the drawings submitted and the photographs provided. Before the Committee can consider this matter further, it would be essential that accurate information is provided in the form of:

1. The historical context (Lauren Muller);
2. The measured drawings for replacement of historic front door; and
3. An updated method statement.

The Committee resolved to undertake a site inspection on Monday, 7 November 2022 at 12:00 (DB, SJ, HvdM, GJ and WP).

**CH**

**13.2 Proposed Additions and Alterations on Erf 3035, 51 Bryant Street, Bo-Kaap: MA  
HM/ CAPE TOWN METROPOLITAN/ BO-KAAP/ ERF 3035**

**Case No:** 22091502RG0915E

The Committee reported back on the site inspection that was undertaken on 18 October 2022. See attached annexure SI1.

Mr Johan Cornelius (heritage consultant), Ms Jacky Poking (Bo-Kaap Civic and Ratepayers Association) and Mr Philip Bartman (I&AP) and Mr Izak Visser (I&AP) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade III resource and situated inside an HPOZ.
- CoCT supports the proposals.
- Bo-Kaap Youth Movement did not comment within the commenting period.
- Bo-Kaap Civic and Ratepayers Association does not support the proposals.
- Individual I&APs objected to the proposals.
- The mature tree on the street edge to be retained and protected.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2120 00\_001; 2120 20\_201; 2120 20\_202; 2120 20\_203; 2120 20\_204; 2120 22\_201; 2120 21\_201, dated 21 July 2022 and prepared by Objek Architecture-Interiors-Design as not negatively impacting heritage significance on conditions that:

1. That the proposed re-use of the material of the historic stone plinth be reapplied in using similar techniques and expressed as a plinth, not as cladding;
2. That the detailing of the street facing façade be retained and restored with special attention to existing plaster mouldings and patterns;
3. That lime plaster and renders be used on or historic clay fabric; and
4. That the project be monitored by an architect with heritage experience and that a closeout report be submitted to HWC within 30 days of practical completion.

**RG**

**13.3 Proposed Additions and Alterations on Erven 3080 and 3081, 220-222 Upper Buitengracht, Street, Bo-Kaap: MA  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 3080 & 3081**

**Case No:** 22091208TZ0915E

Mr Graham Jacobs was present for this item and recused himself from discussion of the item and logged off from MS Teams.

The Committee reported back on the site inspection that was undertaken on 18 October 2022. See attached annexure SI2.

Ms Bettina Woodward (architect), Mr Sebastian Walters (architect) and Ms Jacky Poking (Bo-Kaap Civic and Ratepayers Association) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade IIIIC resource and situated inside an HPOZ.
- CoCT did not comment within the commenting period.
- Bo-Kaap Civic and Ratepayers Association does not support the proposals.
- CIBRA supports the proposals.
- CIFA supports the proposals.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered (LA)000/ (LA)100/ (LA)101(LA)103/ (LA)104/ (LA)201/ (LA)202/ (LA)203 /(LA)204/ (LA)301/(LA)302 & (LA)303 prepared by Open City dated 22 August 2022 as not negatively impacting heritage significance.

TZ

**13.4 Proposed Additions and Alterations on Erf 63656, 42 Oak Avenue, Kenilworth: NM  
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 63656**

**Case No:** 22090604TZ0915E

DB recused himself and logged off from MS Teams.

The Committee reported back on the site inspection that was undertaken on 18 October 2022. See attached annexure SI3.

Mr Philip Smith (CoCT), Mr Shaun Adendorff (Rennie Scurr Adendorff Architects) and Ms Wendy Wilson (Rennie Scurr Adendorff Architects) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated outside an HPOZ.

- On conducting the site visit, the members of the Committee present noted the overall high architectural quality of the structure and in particular the exceptional quality of the interiors and agreed that a grading of IIIA would be warranted in this instance. This was endorsed by the Committee at the meeting,
- CoCT supports the proposals.
- Given the overall excellence of the building as an example of Arts and Crafts architecture it was queried as to whether the proposed introduction of an industrial aesthetic which is also expressed spatially was the appropriate response in this instance. The Committee expressed some concerns and resolved to endorse the findings of the site inspection report in this regard.
- The committee do not object to the creation of 'open plan' space by removal of part of the walls between the garden facing rooms but expressed concern that detailing of interventions must remain respectful to the Arts & Crafts character of the spaces.

**FURTHER REQUIREMENTS:**

The Committee supports the overall intention of the proposals; however, the drawings require further detailed resolution to show how the legibility of the original design will be expressed. The Committee refers the applicant to the BELCom site inspection report for further guidance. Revised proposals to be submitted.

TZ

**13.5 Proposed Alterations and Additions on Erven 115 AND 116, 13 Heerengracht Boulevard, Roggebaai, Cape Town CBD: MA HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ERVEN 115 AND 116**

**Case No:** 22071102KB0713E

Further requirements were tabled.

Ms Khanyisile Bonile introduced the case.

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

**DISCUSSION:**

Amongst other things, the following was discussed:

- The sites are grade IIIC resource and situated inside an HPOZ.
- CoCT does not supports the proposals.
- CIBRA supports the proposals.
- Façade studies were presented showing the response to restoration of the facades, including preservation of all Zeeland House decorative wall panels and recessing of aluminium louvre panels to express verticality of the structure.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2017 29COU 001 Rev 4, dated the 3 October 2022 and prepared by Robert Silke & Partners as not impacting heritage significance.

**KB**

**13.6 Proposed Alteration and Addition on Farm 15251/1 , Dunstone Country Estate, Wellington:  
MA  
HM/CAPE WINELANDS/DRAKENSTEIN WELLINGTON/FARM 15251/1**

**Case No:** 22072709KB0811E

Further requirements were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Steven Boers (heritage consultant) was present, however he was technically challenged and could not take part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is not graded and is located inside the Bovlei Heritage Protected Overlay Zone.
- Drakenstein Municipality supports the proposals.
- Paarl 300 does not support the proposals.
- Drakenstein Heritage Foundation does not support the proposals.
- The committee expressed concerns about the possible impacts of the buildings on view lines as seen from the Bovlei scenic drive.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Monday, 7 November 2022 at 12:45 (DB, SJ, HvdM, GJ and WP)

**KB**



**13.7 Proposed Alteration and Addition on Erf 13681, 21 Avenue, Salt River: MA  
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ ERF 13681**

**Case No:** 22072709KB0811E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Clotilda Garatsa (applicant) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade III resource and situated outside an HPOZ.
- CoCT supports the proposals.
- Salt river Heritage Society supports the proposals.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2021-15, dated September 2022 and prepared by Point 2 Designs as not negatively impacting heritage significance.

**KB**

**13.8 Proposed Additions and Alterations on RE of Erf 194, 331A and 331B Beach Road, Bantry Bay:  
MA  
HM / CAPE TOWN METROPOLITAN / BANTRY BAY / RE OF ERF 194**

**Case No:** 22090501CN1005E

Application documents were tabled.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Monday, 7 November 2022 at 14:30 (DB, SJ, HvdM, GJ and WP)

**CN**

**13.9 Proposed Alterations and Additions, Erf 13677, 103 Upper Balfour Street, Salt River: NM HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ERF 13677**

**Case No:** 22031803

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee noted that the Upper Woodstock Residents Association had not been able to provide comment as the applicant had incorrect contact details for the organization which therefore did not receive the notices about the public participation process.

**HELD OVER:**

The matter was held over to enable the public consultation process to be completed.

AM

**14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

**14.1 Proposed Residential Dwelling on Erf 419, 40 Longmarket Street, Stanford: MA HM/ OVERBERG/ OVERSTRAND/ STANFORD/ ERF 419**

**Case No:** 22042807CH

Application documents were tabled.

Ms Chane Herman introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade III resource and situated inside the Stanford Heritage Area.
- Overstrand Heritage and Aesthetics Committee supports the proposals.
- Stanford Heritage Committee does not support the proposals.
- OHAC indicated support for the revised proposals.
- It was noted that the proposed boundary wall which was not supported was omitted entirely.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered MS100, MS101, MS201, MS202, MS301, Revision 2, dated 23 August 2022 and prepared by Anderson Architecture as not negatively impacting heritage significance.

CH

**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

**24 DATE OF NEXT MEETING:**

10 November 2022

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON** \_\_\_\_\_

**DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_

**DATE** \_\_\_\_\_

## Annexure S11

### Application for Partial Demolition – Erf 3035 - 51 Bryant Street Bo-Kaap

Submitted by Dennis Belter, Hélène van der Merwe

<b>HWC Case Number:</b>	22090909TZ0907E
<b>Erf No.:</b>	3035
<b>Street Address:</b>	51 Bryant Street, Bo-Kaap
<b>Nature of Application:</b>	Partial Demolition
<b>Date of Site Visit:</b>	Tuesday 18 October 2022 @ 14h00
<b>HWC Belcom Representatives:</b>	Dennis Belter, Hélène van der Merwe, Walter Peters and Graham Jacobs.
<b>HWC Staff:</b>	None.
<b>Met on site by:</b>	Johan Cornelius (heritage consultant) & Objek staff (architects) opened up the site. No discussion of the case took place.
<b>Grading:</b>	III C – Derelict structure.

#### Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 13 October 2022 for partial demolition. CoCT proposed that a structural assessment be made of the existing structure to determine if more historic fabric could be retained. No structural assessment was presented with the application. The committee decided to undertake a site inspection.

#### Proposal:

The proposal entails the retention of the front and side façades whilst removing the interior walls. The basement is to be enlarged requiring the removal of the existing historic stone packed retaining walls.

#### Observations:

The street facing Northern façades, whilst neglected, are intact.

The Victorian character and distinctive plaster detailing as seen on the street facing walls should be retained and carefully restored, using lime plaster and renders.

The Western façade patio wall has subsided but not to an unstable state.

The Western façade stone foundation is intact.

The lower-level (basement) stone packed retaining walls are intact.

The ground floor interior soft clay brick walls (at Bryant Street level) are unstable and severely eroded.

The Eastern façade is hard up against the neighbouring structure and not accessible for inspection.

**Conclusions:**

The ground floor clay brick walls are severely eroded and have lost much of their heritage value. These walls would be uneconomical to repair.



The lower-level packed stone retaining walls are stable. There is no reason for demolition other than that they do not fit with the proposed future layout and would limit the potential future size of the basement.

APPROVED



The question is then, since there is no structural reason for the demolition of the stone retaining walls, whether they are of significant heritage value to retain intact and as they are, considering the proposal indicates that the stone walls are to be dismantled and incorporated into the proposed new Southern façade.



The proposed new upper floor would be in keeping with other higher buildings across the street and immediately adjacent on the western side in terms of height.

The blue house pictured below is the Eastern neighbouring building which directly abuts the subject building. The street pattern of stoeps and verandas can be seen.



## Annexure S12

### Partial demolition on Erven 3080 & 3081, 220 & 222 Buitengracht St, Bo-Kaap, Cape Town.

<b>HWC Case Number:</b>	22091208TZ0915E
<b>Erven No.:</b>	Erven 3080 & 3081
<b>Street Address:</b>	220 & 222 Buitengracht St, Bokaap, Cape Town.
<b>Nature of Application:</b>	S.34 Partial demolition, alterations & additions
<b>Date of Site Visit:</b>	18 October 2022 @ 13:30
<b>HWC BELCom Representatives:</b>	Hélène van der Merwe, Dennis Belter & Walter Peters.
<b>HWC Staff:</b>	None
<b>Met on site by:</b>	Ms Lente Conradie of Open City Architects
<b>Grading:</b>	3C & HPOZ

#### Reasons for Site Inspection:

The proposal is for a remodelling of a 1930s remodelling of two former semi-detached units. In that remodelling, an additional floor was added with a projecting balcony along the full street frontage and a minor central gable. But for the 2 entrances, which as vestiges of the former semi-detached units are asymmetrically arranged, this remodelling is not externally perceived.

This case was tabled at the BELCom meeting of 13 October 2022. While all perceptively rational comments made by I&APs appeared to have been addressed, the committee required on-site substantiation, particularly in view of the negative assessment of the replacement design by one party and its concomitant allegations.

#### Findings of Site Inspection:

Lining the south-western edge of the Bokaap, Buitengracht St is almost entirely altered or redeveloped to accommodate commercial functions of 3 and 4 storey heights and is therefore atypical of the Bo-Kaap character. Nevertheless, any intervention would need to be respectfully inserted, while also acknowledging the scale of its surrounds.

The current remodelling proposal aims to interface with passers-by on the ground floor, and on the upper floors has open spaces placed around an atrium, cleverly modulated to allow for a stepped insertion, 'transitional' in nature along Buitengracht St, while allowing tenants or users views to the mountain, and a penthouse apartment.

The intervention is unaffectedly contemporary in design and visually terminates the view upward from Buitensingel Street, the street perpendicular to the subject site. If anything, the remodelling will imbue Buitengracht Street and the neighbourhood with renewed architectural significance.

As far as BELCom members can assess, the commenting procedure followed is fully in accordance with HWC policies. All I&APs were accommodated, some magnanimously so. BELCom members to this



inspection find no justification in any negative comment, let alone on doubt cast on the adjudication process.

APPROVED

## Annexure S13

### S.34 Application for Alterations and Additions –

#### Erf 63656, 42 Oak Avenue, Kenilworth

Submitted by Graham Jacobs.

<b>HWC Case Number:</b>	22090604TZ0915E
<b>Erven No.:</b>	63656
<b>Street Address:</b>	42 Oak Avenue, Kenilworth, Cape Town
<b>Nature of Application:</b>	NHRA S.34 Application for Alterations and Additions
<b>Date of Site Visit:</b>	Tuesday, 18 October @ 15h00-16h15
<b>HWC BELCom Representatives:</b>	Graham Jacobs, Wally Peters & Hélène van der Merwe
<b>HWC Staff:</b>	None
<b>Met on site by:</b>	The Committee members were admitted to the site by Tim Falken, staff member at Rennie Scurr Adendorff, Architects.
<b>Grading:</b>	Grade IIIB, & within the proposed Kenilworth HPOZ. However, the Committee members, upon inspecting the building, propose a grading of IIIA due to the exceptional quality of its interior, exterior and its site.

#### Reasons for Site Inspection:

This application was tabled at the BELCom meeting on 13 October 2022. Due to the apparent significance of the building, the extent of interior and exterior alterations being proposed and the comments from CoCT EHM that express reservations about some of these interventions, the Committee decided to undertake an inspection.

#### Observations:

1. The house is located within a portion of Upper Kenilworth that contains other large and well-established properties of generally high architectural quality. The streetscape is strongly characterized by dense leafy canopies that line both sides of this portion of the street.
2. The house is set back from the street boundary and has a well-proportioned half-timbered Arts-and-Crafts Tudor Revival entrance on axis with the front gate.
3. Even while approaching the building from the street, the high quality of the architecture and workmanship in true Arts and Crafts tradition, was apparent. All members of the inspection team regard the building to be a fine architectural period piece. Signature period features include a steep tiled roof with belled eaves and squared bay windows, very well-laid face brickwork, dowel jointed teak half timbers, blunted stipple plaster walls and teak fenestration with a good period teak front door typically equipped with a wicket window.

4. The east and north (garden) elevation are equally well conceived and executed, the latter at ground level having bay windows with ogee shaped copper roofing flanking a central archway. These features add to the quality to the north façade.
5. The interior at ground level is equally impressive and well-executed. Everything reflects high quality craftsmanship with finely detailed teak joinery including staircase, banisters, wall panelling, window reveal liners and built-in window seats.
6. The boxed teak coffered ceilings are a key feature of the main reception rooms. There is a strong correlation between the layout of the ceiling timbers and positioning of interleading door openings.
7. Other signature internal features include face brick and slip tile fireplaces, teak wall panelling and over-mantle cupboards and Oregon secret nailed floorboards under fitted carpeting (the floorboards installed clearly to be displayed and not concealed as is currently the case). The Rhodesian kiaat parquet flooring within the main circulation areas is of particularly high quality and clearly selected to exclude areas of lighter heartwood. All in all, a ground floor interior of high local significance.
8. The finishes in the upstairs rooms are not of the same high quality as the public rooms downstairs and therefore provide more scope for alterations. Similarly, the kitchen and all bathrooms and toilets in the house have been altered over the years and do not display the same high degree of quality design and workmanship as the ground floor public spaces and living areas.

#### Conclusion:

1. The aforementioned signature features contribute strongly to the high quality of the building's exterior. It is therefore recommended by the inspection team that they be retained, apart from in exceptional cases where it can clearly be demonstrated that the insertion of new openings to augment natural lighting will not negatively impact the building's architectural significance. This applies particularly around the front and garden entrances.
2. Given the quality of the building both on its exterior and interior, as well as its garden setting, the inspection team considers the building to be of highest local significance with a recommended grade of Grade IIIA and not IIIB as currently graded.
3. Careful consideration must therefore be given to alterations of the exterior, especially to the building's front and rear entrances. At the north garden entrance, it is strongly recommended to conserve the recessed porch and arch. At the front entrance, the brick steps form an integrated threshold to the door and surrounding face brick wall, serving as connection between building and landscape. Cutting into the face brick of wall or paving is not recommended.
4. Careful consideration will also be required to adapt the building for the new owner's circulation requirements without diminishing the legibility of each of the existing ground floor living spaces, each of which has been designed as a spatial entity in own right. In changing the compartmentalized Arts & Crafts planning of the ground floor to a continuous free-flowing space, the integrity of the original design should be respected by placing new openings in balance with the pattern of the coffered

ceiling and conserving stub returns where openings are being made in walls. Floor detailing must also acknowledge this intervention.

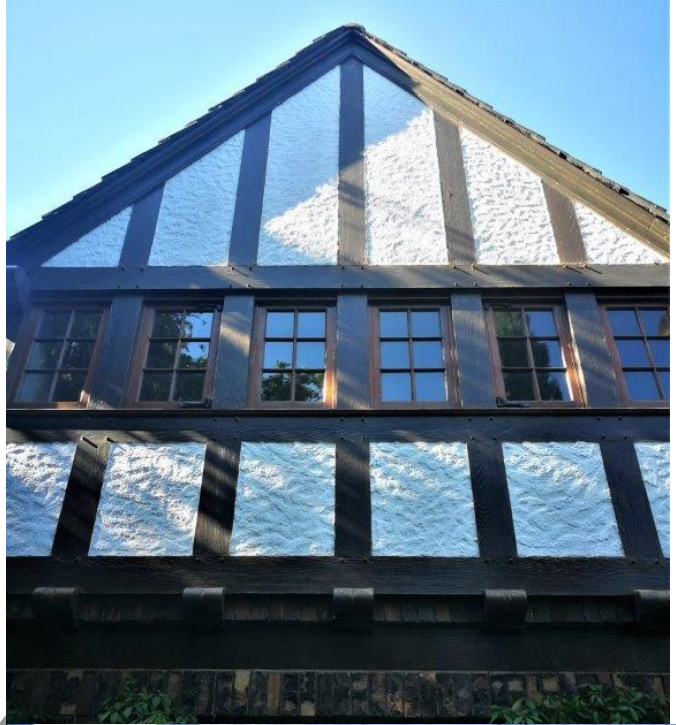
5. The scale of the fenestration of the proposed new windows and doors warrant careful reconsideration including choice of material. However, the window as proposed alongside the front entrance is not recommended, regardless of the proposed sensitivity of intervention (cutting into and fitting reveal returns) in the Flemish Garden Wall brick bonding. Less intrusive means for improving interior daylighting in the entrance hall should be investigated (the proposed clerestory windows facing the upper stair landing would contribute to daylighting of the entrance hall to some extent).
6. The upstairs spaces are of lesser importance and there is clearly more leeway for alterations in these areas to be done without negatively affecting the building's heritage significance.
7. The interior is of sufficient significance to warrant 3D studies to demonstrate how this would be achieved without detracting from the discrete qualities of these existing living spaces, including taking the distinctive ceiling layouts into account.

APPROVED

Photographs:



Front entrance





North upper and lower recessed porches



East bay window



North façade, carefully detailed bay & dormer window & roof eaves



VIEWED

Interior views

