

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



**Commenced at 08:30 and held on Thursday, 7 April 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)  
Mr Shawn Johnston (SJ)  
Ms Helene van der Merwe (HvdM)

**Members of Staff:**

Ms Penelope Meyer (PM)  
Mr Olwethu Dlova (OD)  
Ms Colette Scheermeyer (CSc)  
Ms Waseefa Dhansay (WD)  
Mr Reagon Fortune (RF)  
Ms Khanyisile Bonile (KB)  
Ms Muneerah Solomon (MS)  
Mr Thando Zingange (TZ)  
Ms Chané Herman (CH)  
Ms Corne Nortje (CN)  
Mr Robin George (RG)  
Ms Sneha Jhupsee (SJh)  
Ms Natalie Kendrick (NK)  
Ms Cecilene Muller (CM)

**Visitors:**

Mr Chris Snelling  
Mr Jurgen Kieslich  
Mr Charl van der Merwe  
Mr Jaco Botha  
Mr Richard Goudvis  
Mr Ernest Ford  
Mr Wayne Adams  
Mr John Armstrong  
Alison Turner  
Mr Barnaby Steynor  
Ms Carmen September  
Dr Janine Maske  
Mr Rayno Daschner

Mr Johan Cornelius  
Mr Wilhelm Esterhuizen  
Mr Peter Büttgens  
Mr Doug Gordon  
Mr Clive Theunissen  
Ms Lisa Fourie  
Ms Berendine Irrgang  
Mr Daryn Dorfman  
Mr Charles Back  
Ms Ute Kuhlmann  
Mr Chris Murphy  
Ms Anelia Coetzee

**3. Apologies**

None

**Absent**

None

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

##### **4.1 Dated 7 April 2022.**

The Committee approved the agenda dated 7 April 2022.

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

##### **5.1 BELCom Minutes dated 17 March 2022**

The Committee reviewed the minutes dated 17 March 2022 and resolved to approve them with amendments.

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

##### **6.1 Recusals**

- DB: item 13.2
- GJ: items 13.11 and 13.13

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

None

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

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

PM reported back on the following appeals matters:

- Proposed total demolition i.t.o. S 34 of the NHRA, Erf 12, 231 Main Road Sea Point.
- Erven 117431 and 153536, 24A&26 Main Road, Rondebosch (S.34).
- Notification of Intention to Develop, Proposed Redevelopment on Erven 25516, 25517 & 25531, 1 Nelson Road, 21 & 25 Stanley Road, Observatory.
- Erf 96, 40 Dirkie Uys Street, Franschhoek (S.34).
- Proposed Alterations and Additions at Boschendal Cellar Building, off R310, Dwars River Valley Farm10, 167 Stellenbosch.

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

Nothing to report.

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

A scope of works is being drafted and a project plan will be presented to the management team on how best to initiate the project.

##### **8.6 Screengrabs of Minutes by members of public during meetings**

The legal advisor is to prepare a cautionary note that screen grabs may not necessarily reflect the Committee's final response to an item. That would only occur once the Committee's decisions and resolutions are adopted at the end of a meeting. This cautionary will be for insertion at the beginning of each future agenda for all HWC committees.

## **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**

- Erf 45515, 3 Linray Road, Rosebank, Cape Town (The Committee resolved to undertake the on Wednesday, 13 April 2022 (HvdM, WP, SJ and DB).
- Proposed Total Demolition, Erf 172362, 6 Kenilworth Road, Kenilworth.
- Proposed Additions and Alterations at Erf 28173, Coornhoop, 2 Dixon Road, Observatory.

### **9.5 Site Inspections Undertaken**

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

## **10. Appointments**

None

## **MATTERS DISCUSSED**

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

#### **11.1 Proposed additions and alterations on Erf 237, 75 Kerk Street, Elim: MA HM/OVERBERG / CAPE AGULHAS / ELIM/ERF 237**

**Case No:** 2012809KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS and is located inside an HPOZ.
- Friends of Elim supports the proposal.

#### **RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 02\_01\_594 dated November 2019 prepared by Tyrone Engel draughting services, as not negatively impacting heritage significance on condition that all drawings are amended to clearly

differentiate between what is existing and what is proposed, and that these revisions are to the satisfaction of HOMs.

The Committee however, strongly recommends that the thatch on the rear be extended to the eaves line as this would simplify the construction, improve weather integrity and reduce opportunity for the thatch to rot.

KB

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

### **12.1 Proposed Total Demolition, Erf 172362, 6 Kenilworth Road, Kenilworth: NM HM / CAPE TOWN METROPOLITAN / KENILWORTH / ERF 172362**

**Case No:** 22020906KB0309E

Application documents were tabled.

Mr Chris Snelling (heritage consultant) was present.

#### **FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Wednesday, 13 April 2022 at 14:00 (HvdM, WP, SJ and DB).

KB

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

### **13.1 Proposed Additions and Alterations on Erf 50189, 21 Bucksburn Road, Newlands: MA 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) and Mr Jurgen Kieslich (owner) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is not graded IIIB but is ungraded (Grade IIIB applies to the neighbouring property).
- Many previous alterations to the original house (built 1947) have taken place, including extensions to the house and the addition of outbuildings.

**RECORD OF DECISION:**

The Committee cannot approve unauthorised work. However, on the basis of the explanation provided by the owner, the Committee does not recommend that charges be laid as heritage resources have not been negatively impacted. A letter in terms of NRHA S.51 to be sent to the owner.

TZ

**13.2 Proposed Alterations and Additions, Erf 875, 11 Piet Retief Street, Stellenbosch: NM HM/CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ ERF 875**

**Case No:** 22012801CH0225E

Mr Wilhelm Esterhuizen (project town planner) and Mr Charl van der Merwe (property owner) were present and took part in the discussion.

The matter has been deferred to the next BELCom meeting to be held on 26 April 2022.

CH

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

**Case No:** 21120607MS0211E

The Committee reported back on the site inspection that was undertaken on 22 March 2022. See attached annexure SI1.

Mr Peter Büttgens (heritage consultant), Mr Jaco Botha (architect), Mr Doug Gordon (principal agent and project manager), Mr Richard Goudvis (developer) 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 IIIC resource and situated inside an HPOZ.
- CoCT does not support the proposals in its current form (has yet to comment on revisions).
- CIBRA supports the proposal in principle.

**FURTHER REQUIREMENTS:**

The Committee supports the application as indicated on drawings numbered LAB\_A1101-LAB\_A3004 dated 08/03/2022 prepared by Jaco Botha Architects, as not negatively impacting heritage significance in terms of overall massing, scale and interface between old and new. However:

1. The Committee has concerns regarding the treatment of the staircase corner of the tower on its west end. This has yet to be resolved to the Committee's satisfaction and will require revised proposals to be submitted for this end of the building.

2. The Committee will require a suitably experienced architect with appropriate heritage experience to be engaged to monitor the works for the duration of the contract with a closeout report submitted within 60 days of practical completion.

MS

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

**Case No:** 2122004MS0118E

The Committee members reported back on the site inspection that was undertaken on 22 March 2022. See attached annexure SI2.

Mr Ernest Ford (Woodstock Aesthetic Advisory Committee), Mr Johan Cornelius (heritage consultant), Mr Jurgen Kieslich (architect) and Ms Ute Kuhlmann (Woodstock Residents Association) 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 has no objection in principle to raising of the house by an additional storey as the site occupies a focal position. Similarly, there is no objection in principle to an additional veranda level with bay windows. However, there are concerns with the manner in which the new meets the old, the juxtapositions between them and with the extensions representing two different stylistic periods.

MS

**13.5 Proposed Additions and Alterations on Erf 7642, 16 Ivy Road, Observatory: MA  
HM/ CAPE TOWN METROPOLITAN / OBSERVATORY/ ERF 7642**

**Case No:** 21091008MS0915E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Wayne Adams (applicant) 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 IIIA resource and situated outside an HPOZ.
- CoCT does not support the proposals in principle.
- Observatory Civic Association does not support the proposal.

**FURTHER REQUIREMENTS:**

The Committee cannot approve unauthorised work which it notes includes a boundary wall and railings that have been completed contrary to the Committee's previous requirements. However, given new information provided, the Committee concluded that heritage significance has not been compromised and therefore recommends that criminal charges not be laid in this instance.

**MS**

**13.6 Proposed Additions and Alterations on Erf 1895, 31 Bellevue Street, Oranjezicht: NM  
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 1895**

**Case No:** 22012701MS0315E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

**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 in their current form.
- CIBRA supports the proposals.
- The Committee notes the engineer's report. That does not however prevent the applicant from meeting previous requirements.

**RECORD OF DECISION:**

The Committee resolved to refuse the application as not meeting its requirements as recorded on 24 November 2021.

**MS**

**13.7 Proposed Additions and Alterations Erf 877, 19 De L’Hermite Avenue, Fresnaye: NM HM/ CAPE TOWN METROPOLITAN/ FRESNAYE/ ERF 877**

**Case No:** 21120217MS1223E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Daryn Dorfman (owner) 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.
- CoCT supports the proposals.
- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association have no objection to the proposals.
- Sea Point For All Group have no objection to the new garage, boundary wall and entrance gate, but do not support the demolition of the art deco garage.
- Simon van der Stel Foundation Cape Town has no objection to the new garage, boundary wall and entrance gate, but does not support the demolition of the art deco garage.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 19 De L’Hermite Ave Fresnaye 1.dwg, dated 16/02/2022 prepared by Fineline Plans, as not negatively impacting heritage significance.

The Committee nonetheless recommends that the applicant consider lowering the overall height of the replacement garage and reconfiguring the roof to fall to the east, i.e. towards the garden.

**MS**

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

**Case No:** 21110902SJ1116E

The Committee reported back on the site inspection that was undertaken on 4 April 2022. See attached annexure SI3.

Ms Lisa Fourie (applicant), Mr Charles Back (owner) and Mr Clive Theunissen (Drakenstein Municipality) 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 the plans and illegal building work. It also noted that previous submissions were incomplete/insufficient.
- Drakenstein Municipality objected to the proposals.

**RECORD OF DECISION:**

The Committee is of the opinion that heritage significance has not been negatively impacted. However, the unauthorised work as indicated on drawings numbered 985 Rev – dated 18 August 2021 prepared by Andre Carstens Architecture constitutes a breach of the heritage agreement dated 22 September 2017 concluded between the owner and HWC arising from previous unauthorised work.

Given that heritage significance has not been affected, the Committee will not recommend that criminal charges be laid. However, given the breach of agreement, the Committee recommends that the CEO applies penalties for this breach in terms of the heritage agreement. This agreement will require an addendum that accommodates the partly completed works and alterations now proposed by the owner.

**SJ**

**13.9 Proposed Additions and Alterations, Erf 830, 17 Ravenscraig Road, Greenpoint: MA 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 HPOZ.
- CoCT did not offer comment within commenting period.
- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association have no objection to the proposals.
- Greenpoint Ratepayers & Residents Association do not support the proposals.

**RECORD OF DECISION:**

The Committee cannot approve unauthorised work but given that this does not negatively impact heritage significance has resolved to recommend that criminal charges not be laid.

The Committee resolved to approve the proposed work as indicated on drawings numbered LG\_100 REV A dated 12 December 2021 prepared by Architects Incorporated as not negatively impacting heritage significance on condition that the front boundary wall alterations are to the approval of CoCT HRM and in accordance with the CoCT's boundary wall policy, and that the roof over the rooftop store is lowered to align with the existing screen wall edge.

**SJ**

**13.10 Proposed Additions and Alterations, Erf 54891, 4 Eyton Road, Claremont: NM  
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 commenting period.
- Upper Claremont Residents & Ratepayers Association and Heritage Conservation Body support the revised proposal.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered CN1-100 Rev C, CN1-101 Rev C dated 07 March 2022 prepared by Architects Incorporated as meeting previous requirements.

**SJ**

**13.11 Proposed Alteration and Addition on Farm 1796,1 Olyvenbosch Road, Wellington: MA  
HM/CAPE WINELANDS / WELLINGTON/FARM 1796**

**Case No:** 20081209KB0818E

GJ recused himself and logged off from MS Teams. The Committee nominated HvdM to chair for this item.

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Dr Janine Maske (Blouvillei Action Group) and Mr Chris Murphy (heritage consultant), Mr Clive Theunissen (Drakenstein Municipality) and Ms Anelia Coetzee (CK Rumboll & Partners) were present and took part in the discussions.

**RECORD OF DECISION:**

The application is refused as it was submitted under the incorrect section of the NHRA. A S.38 application is to be submitted to HWC.

**KB**

**13.12 Proposed Additions and Alterations on Erf 15811, Ptn 947,35 Fountain Street, Wellington: MA HM/CAPE WINELANDS / WELLINGTON/ERF 15811**

**Case No:** 21120212KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS and is located inside a Special Character Protected Area Overlay Zone.
- Drakenstein Municipality does not support the proposal.

**FURTHER REQUIREMENTS:**

The Committee notes the additional photographs describing the context of the subject site. However, it remains unclear how the proposed new building will fit into that setting. It is furthermore noted that despite concerns regarding the historicist architectural expression of the proposed new building, no further design proposals have been submitted. Consequently, the Committee still has insufficient information to apply its mind to establish how the proposal will fit within the context.

**KB**

**13.13 Proposed Additions and Alterations on Erf 28173, 2 Dixton Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 28172**

**Case No:** 21120209KB0322E

Application documents were tabled.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Wednesday, 13 April 2022 at 15:15 (HvdM, WP, SJ and DB).

**KB**

**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 17:00

**24 DATE OF NEXT MEETING:**

26 April 2022

**MINUTES APPROVED AND SIGNED BY:**

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

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

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

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

## Annexure S11

### BELCOM Site Inspection Report Erf 117776, Harrington Street, Cape Town

**HWC Case Number:** 21120607MS0211E

**Nature of Application:** Demolition application with new development

**Date of Site Visit:**

**HWC Belcom Representatives:** Graham Jacobs, Walter Peters,

**Met on site by:** Peter Buttgens, Heritage Consultant, also someone from the architects' office & the developer, briefly. The merits of the proposals were not discussed during this encounter.

**Grading:** IIIB (corner building). Within the Central City HPOZ

#### **Reasons for the Site Inspection:**

Primarily to assess the significance of built fabric on the site since an earlier submission for developing the property. That development was approved by BELCom on 12 September 2016 but did not proceed when the then owners, NICRO, decided to sell the property. The applicant for the current scheme is the new owner.

#### **OBSERVATIONS**

1. The primary reason for the inspection was to gain access to all interiors, especially those of the buildings off the corner, and facing Harrington and Longmarket Streets, i.e. the buildings earmarked for demolition. The corner building has been graded Grade IIIB and is to be retained and incorporated into the new development. It was noted that this building had already undergone renovations with certain elements being reconstructed after the corner building had been vandalized. (The remedial work had been done in accordance with a S.34 emergency permit issued by HWC in 2021).
2. Unfortunately, access could not be gained to the interiors of the buildings apart from the ground floor of the corner building. This corner building is known to have a good surviving Victorian staircase starting on the first floor but unfortunately not accessible to the BELCom members at the time of the inspection. One of these members had nonetheless seen the interiors in 2016 when the earlier proposals for the site were being considered by BELCom. Unfortunately, it was not possible for the current state of those interiors to be assessed.
3. The member who had previously visited the site, however, recalled the presence of a significant heavy early 20c timber warehouse beam supported on cast iron columns on the first floor of the building off

the corner facing Longmarket Street. Those elements had clearly been recycled from elsewhere given this building's otherwise concrete frame construction.

4. It was also recalled that the building off the corner facing onto Harrington Street (the previous NICRO office building) had a central turned timber staircase and mezzanine balustrades. However, at the time, those were not noted as being historic, an observation confirmed by the heritage consultant. It was noted that the owner intends to recover those staircase and mezzanine elements for re-use elsewhere.
5. Certain other isolated recycled elements were noted on the internal courtyard side including a good teak four panel door at the back of the former NICRO building. Fenestration had been boarded up and was therefore not visible.

## CONCLUSIONS

Similarly, to what was concluded by the members attending the 2016 BELCom inspection, it was agreed by the current inspecting members that the two flanking buildings off the corner of Harrington and Longmarket Streets appear to have insufficient significance to warrant retention. Nonetheless they do have retain some elements (e.g. the heavy timber beam, cast iron columns and at least one teak door) worth salvaging for use elsewhere, hopefully on the site.

The new development proposals have been reduced in overall height compared to the previously approved development for the property. The new development therefore constitutes an overall reduction in envelope size compared to the previous proposals.

The comparative visual impact of the new proposals has generally been well presented in the 3D imagery prepared by the applicants to date and therefore easy to visualize in context. Consequently, assessment of visual impacts while on site was not a major concern.



**FIGURE 01:** The corner building which is to be retained (centre) with a portion of the former NICRO building to the left.



**FIGURE 02:** The corner building interior on the ground floor. This was the only interior on the property that was accessible.



**FIGURE 03:** Boarded up fenestration at the back of the former NICRO building. Note the good surviving teak four panel door with fanlight.

## Annexure S12

### Proposed Additions and Alterations, 3 Salisbury Street, Woodstock

**HWC Case Number:** 2122004MS0118E

**Erven No.:** Erf 14088 and 14089

**Street Address:** 3 Salisbury Street, Woodstock

**Nature of Application:** Additions and Alterations

**Date of Site Visit:** Tuesday 22<sup>nd</sup> March, 11h00 – 12h00

**HWC Belcom Representatives:** Graham Jacobs, Walter Peters

**HWC Staff:** None

**Met on site by:** Jürgen Kieslich - architect;  
Messrs Alan Main & Terman Kyles - owners.

**Grading:** 3B (supported on inspection)

#### Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 17<sup>th</sup> March 2022, the committee resolved to visit the site to better understand context and details.

#### Findings of Site Inspection:

The elevated veranda terminates the axis of Vine Rd, faces north and commands the setting, but the straight staircase is a recent change. The extension proposed eastward faces the pool; the rear of the building is built on the boundary line with Rainham Lane, possibly originally a night soil lane now fenced off.

The interior has undergone various changes but has a distinct character, consolidated by the use of Oregon Pine joinery. As per the 'short heritage report' the unusual bay windows that reach into the veranda space are "poorly detailed and constructed" (p5), but delightful spaces.

Additional residential accommodation is needed, which in an upper floor preserves the garden setting, the oaks and the lawn.

However, the second floor cannot be a replication of the ground floor; an architecturally convincing transition would be necessary for a contemporary extension on the west; and neither the side to the lane nor to the garden should in this context be utilitarian responses.

The structural interventions using exposed I-beams as posts abutting walls requires further investigation; as could the staircase, which occupies a space best given over to habitable use, a personal observation of one member.





The elevated veranda protected by its position between the two bay windows, which to improve functionality has seen one post sacrificed.



The interior has undergone various changes, probably the creation of basket arches to achieve wide openings too. But therein lies the ambience of light- filled flowing space, north orientated.

Tuesday, 22 March 2022



### Annexure S13

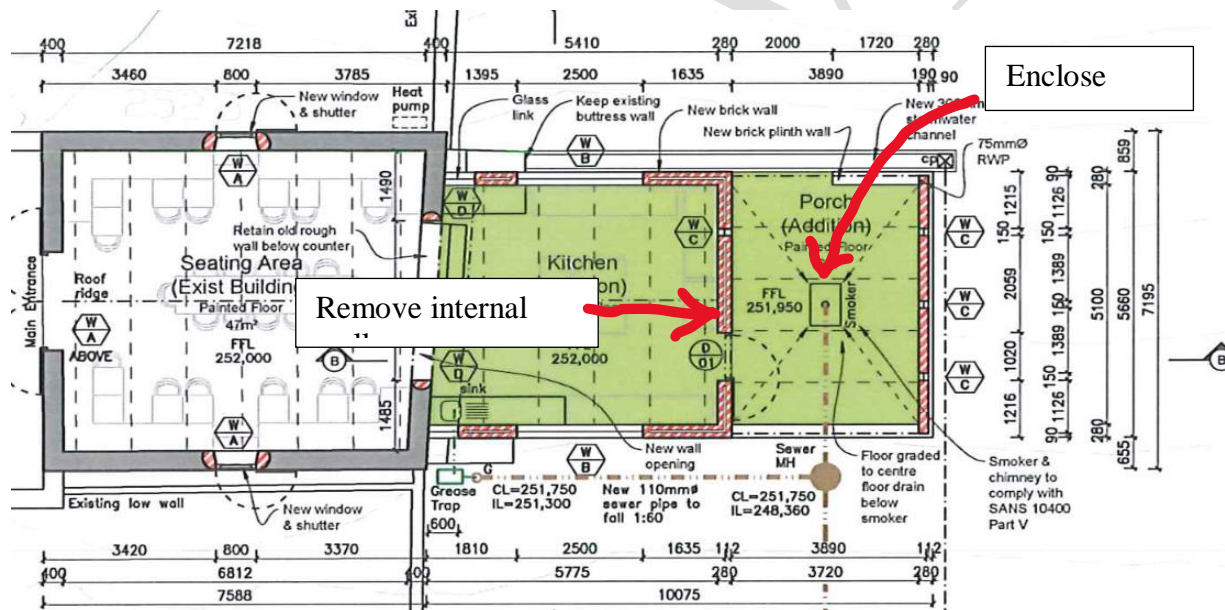
#### Heritage Agreement Breached – Farm 705 – Spice Route – Suid Agter Paarl

**HWC Case Number:** 21110902SJ1116E  
**Erven No.:** 705  
**Nature of Application:** Breach of Heritage Agreement  
**Date of Site Visit:** Monday 04 April 2022 @ 15h00  
**HWC Belcom Representatives:** Dennis Belter and Shawn Johnston  
**HWC Staff:** None  
**Met on site by:** Mr C Back,  
**Grading:** III C  
**Reasons for Site Inspection:**

The owner has constructed an extension not in accordance with the Heritage agreement that was entered into with HWC

#### Findings of Site Inspection:

The original agreed footprint of the extensions has been maintained, the incorporation of the open patio and changes to the fenestration has been constructed.



The current work on site is reversible, and had the applicant submitted the drawings prior to construction we would possibly have approved the works. The current works layout is as below.

