

**APPROVED MINUTES OF THE ADDITIONAL MEETING OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
held on Tuesday 07 August 2018 in the 8th Floor Boardroom
at the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Green Market Square, Cape Town at 09:00**

1. Opening and Welcome:

The Chair, Ms Karin Dugmore Ström, opened the meeting officially at 09:10 and welcomed everyone present.

2. Attendance:

Committee:

Ms Karin Dugmore Ström (KDS)
Mr Mike Scurr (MS)
Mr Graham Jacobs (GJ)
Mr Peter Büttgens (PB)
Ms Belinda Mütti (BM)
Ms Nicola Irving (NI)
Mr Chris Snelling (CSn) (co-opted)
Mr Lucien le Grange (co-opted)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Mr Andrew September (AS)
Ms Heidi Boise (HB)
Mr Zethembe Khuluse (ZK)
Mr Olwethu Dlova (OD)
Ms Yolanda Moya (YM)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)

Visitors:

Ms Jenna Lavin (JL)
Mr Stuart Hermansen (SH)
Mr Gerrit Jordaan (GD)
Ms Luise Swiel (LS)
Ms Mandy Ritchie (MR)

Mr Johan Cornelius (JC)
Ms Lize Malan (LM)
Ms Kathy Dumbrell (KD)
Mr Stuart Burnett (SB)

Observers:

None

3. Apologies:

Mr Ivan Smidt (IS)
Ms Janine de Waal (JdW)
Mr Mayiji Nyikosa (MN)
Mr David Gibbs (DG)
Ms Colette Scheermeyer (CSc)
Mr Thando Zingange (TZ)
Mr Jonathan Windvogel (JW)
Ms Heidi Boise (HB)
Ms Stephanie Barnardt (SB)

Absentees:

Mr Gaarith Williams (GW)

4. Approval of Agenda:

4.1 The Committee resolved to approve the agenda dated 7 August with additional items.

5. Approval of Minutes of Previous Meeting:

5.1 None

6. Disclosure of Interest:

- MS: item 13.1 & 12.2
- PB: item 13.1

7. Confidential Matters:

7.1 None

8. Administrative Matters:

8.1 Minutes of 25 July 2018

Regarding Item 12.7 of 25 July (**Case No: 18052808HB0704M**) WD noted that the Committee had undertaken to do a site visit before any further documentation submitted.

8.2 Site inspections:

The Committee confirmed that due to very heavy rain, site inspections scheduled for 24 July for the Upper City Bowl had been rescheduled to 25 July from 2pm. The Committee agreed to add to the previous list of site visits an additional visit to No 45 Buxton Ave (NI, PB, and KDS to attend).

8.3 Doolhof Farm, Wellington

It was noted that the conventions regarding colouring up of drawings have not been properly applied, the application is therefore incomplete.

The item is not sufficiently complete for a decision to be taken by email. The case officer is to email the Committee for comments which are to be sent to the applicant. The item is to be tabled at BELcom again once the application has been completed.

8.4 Committee review of Item 13.7 (Case No: 17102006HB0509E)

HB reported that there had been problems with blog uploads of some of the materials for the case. Committee decided that in interest of applicant to review hardcopies during admin time.

8.5 Genadendal

A presentation will be made to the committee at the next BELCom meeting, 29 August, for the proposed landscaping for Genadendal. The matter is to be treated as confidential.

9. Standing Items

9.1 None

10. Appointments:

10.1 None

MATTERS DISCUSSED:

11. PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Farm 1777, Owloon, Paarl: MA HM / PAARL / FARM 1777

Case No: 18013017HB0131M

Mr Stuart Hermansen was present and took part in the discussions.

DISCUSSION

Amongst other things, the following was discussed:

- This application has been recently reviewed by BELCom 28 February 2018 with a number of further requirements arising. The discussion focused on some of the issues, and the applicant and Committee agreed that a decision be provided which addresses compliance with previous set of minutes.

FURTHER REQUIREMENTS

The Committee resolved to approve the application with the following condition:

1. That any outstanding issues are dealt with and submitted to the HOMS supplementary meeting for approval. Issues arising from the BELCom minutes of 28 February 2018 have been complied with/ or not as annotated in the table below - those which require further attention by the applicant are noted.

Previous minute	Comment from meeting 07 Aug 2018
Building fabric, including the historic barn area, is to be recorded correctly. Requirements for historic T-shaped Outbuilding No.1, include but are not limited to: doors, windows and other openings which have not been clearly indicated on the drawings, are to be shown in all instances and correctly dimensioned. The plan must show walls, doors, windows, etc. scheduled for demolition and areas earmarked for alteration more clearly/ fully	Submitted drawings are acceptable
A werf development chronology plan, including assessment of all built fabric, is to be provided	Not complete. Must be a dedicated analysis (not called SDP) with using a proper key/legend to convey a sense of the seriously old werf. Correction required re Victorian 13 th c house.
The heritage practitioner is to motivate proposed gradings for various components of the werf.	Not done – Heritage Practitioner to attend to this
Detailed construction sections are required to clarify visual impacts on external elevations and, where applicable, interfaces between historic and new fabric.	Section supplied, raises following issues: Using same very large dormer type developed for the 1988 blg is not suitable for the late 1700s T-blg. Does rear visual continuity of whole complex trump an appropriate dormer for historic house?
Landscape drawings showing levels and	Incomplete: There is a contour plan... maybe

drainage, particularly related to the courtyard areas, but also including all other proposed landscape interventions are to be provided.	there is no landscaping involved but what about behind the T-house?
The impact on the stone plinth of the new doors in the Outbuilding No.1 (kitchen) is to be assessed, any mitigation addressed, and the mitigated detailed solution shown in all drawings.	According to SH letter, the stone plinth is 1988. Issue has been dealt with sufficiently – committee approves.
Dormers need to be developed in another manner: they are too large, overpowering and not in keeping with the historic typology that this building represents. Some should be omitted entirely, others replaced with Velux-type windows to preserve the visual authenticity of roofscape to a higher degree. (The roof ridgelines and eave-lines should not be interrupted by the dormers).	Further attention required: i) Dormer on south wing to be the same as the dormer on the north wing ii) Roofscape/ provision of velux-type windows: the historic roofscape of the T shaped house needs a different design attitude to that employed for the contemporary building, to preserve a distinctive identity for the historic part of the roofscape. Therefore maximum of two velux-type window per roof side, excluding the "front" roof, to be used in the historic part of the roofscape.

HB

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

12.1 Proposed Total Demolition, Erf 944, 126 High Level Road, Green Point: MA HM / CAPE METROPOLITAN / GREEN POINT / ERF 944

Case No: 18050315HB0606M

Ms Heidi Boise gave a PowerPoint presentation.

Ms Lize Malan, Mr Gerrit Jordaan, Ms Kathy Dumbrell, Ms Luise Swiel, Mr Stuart Burnett and Ms Mandy Ritchie were present and took part in the discussions.

DISCUSSION

Amongst other things, the following was discussed:

- With regard to the house itself:
 - The CoCT have graded the building Gr IIIC.
 - I&AP's and applicant have provided in case documentation differing views of heritage significance, with physical resource qualities and the house as a social resource explored in various ways.
 - The Committee noted that regarding the current state of the building, the original layout has not changed significantly, and that a level of material change has been made which has just allowed retention of architectural legibility. Of interest is that the house is different to others in the immediate and broader area – it is a different plan typology, occupying less of its site than nearby houses. The garden is unremarkable.
 - The house has little in the way of notable architectural features, and taking due cognisance of its possible role showing the development of housing typologies

locally, the Committee resolved that the significance is aptly expressed by attributing a Gr IIIC level of significance.

- With regard to the context:
 - The Property is located between two declared HPOZ's which are located nearby (just one short block from the St Bedes HPOZ) and graded III C. It was noted that the area was last considered in terms of its heritage area status several decades ago, and that reappraising the heritage context is appropriate in terms of best current heritage practice.
 - The immediate surrounding area has many clearly identifiable contextual heritage qualities, including amongst others; figure/ground building relationships, recognizable consistencies in scale, form and massing, consistencies of varied types in street alignment patterns, mature trees etc.
 - The northern slope of Signal Hill has heritage qualities in and of itself, with long established settlement patterns evident in place-making where buildings step with the slope, opening up vistas to the sea below. It is not good enough to argue that because 2 or so blocks of flats differ from the prevailing settlement patterns that precedent of this nature can then be used as a basis for further eroding the remaining urban heritage fabric. In addition to the qualities of streetscape/ townscape formed by the properties surrounding the property in question, the importance of High Level Road itself cannot be excluded from discussions of significance of this particular site. The High Level Road has scenic route qualities, and sections of this route are already part of the two nearby HPOZ's declared in the 1990's. This portion of the High Level Road between those two HPOZ's is also significant in terms of contextual heritage significance.
- Refer also to site visit report, which was presented and discussed.

FURTHER REQUIREMENTS:

1. While the Committee acknowledges, in principle, that demolition of this structure is conceivable in terms of its grade III C heritage status, several further requirements need to be addressed in order for a decision to be made. Understanding of urban heritage context is critical to addressing a suitable heritage outcome for any proposed replacement structures and buildings on the site.
2. The applicant is to identify and study the appropriate micro spatial context (study area), as well as providing examples of existing suitable (excellent) precedent from the broader Green Point/ Sea Point area for developing a site of this nature without loss of heritage quality for the urban townscape, and for the High Level Road. An identified boundary for a study area for a micro-spatial context study is to be submitted to the Committee by e-mail for approval before proceeding further.
3. Contextual heritage design indicators are to be prepared by a suitably experienced heritage practitioner.
4. The contextual heritage design indicators are to inform the subsequent design of the replacement structure.

HB

12.2 Proposed Total Demolition on Erf 1079, 28 Vredehoek Avenue, Vredehoek: MA HM / CAPE TOWN / VREDEHOEK / ERF 1079

Case No: 15071004HB0715E

MS recused himself and left the room.

Revised Proposal for replacement building submitted by Mr Johan Cornelius was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Johan Cornelius was present and took part in the discussions and supplied indicators on a drawing.

DISCUSSION

Amongst other things, the following key issues were discussed relating to the current proposals:

- Scale and massing in relation to the urban spatial context (particularly fixing maximum height(s) for the new development). The proposed building occupies a great deal of its site – this contrasts with the current pattern of site/ building relationships, where side spaces form a part of the space making pattern.
- Roof form in relation to the spatial context: while flat roofs are part of the greater Vredehoek building mix, they are not part of this particular streetscape context – this is a context where hipped roofs are important to urban space making at the streetscape level. The Committee noted that they were not in agreement with the heritage practitioner that flat roofs are as prevalent in this particular environment as hipped roofs.
- Street interface (particularly landscaping and introduction of planting) The Committee noted that the insertion of a development of this type can be mitigated by the creation of a more positive streetscape. Reduction of building mass will reduce appropriately the number of parking bays required, which in turn can create a better streetscape design opportunity. Parking below ground may be a good option.
- Architectural character: when addressing context, the immediate locale is most important as a heritage concern.

FURTHER REQUIREMENTS

1. As the Committee was of the opinion that the current proposals are at least one full storey too high (some Committee members said two storeys too high), alternatives are to be explored that reduce the new development by one full storey, or more. The revised top floor must be configured as loft space within a predominantly hipped/pitched roof configuration, not a flat roof.
2. The overriding purpose must be to achieve as low an eaves line as possible in relation to the site's immediately surrounding context. All components of site and building-making are to be simultaneously thought through to arrive a best-possible solution. The possibility of using basement space as parking is strongly motivated by the Committee as a useful way forward in design terms. For this particular site, the use of a basement or half basement is particularly suitable, and is the Committee's preferred way forward, given the negative impact of excessive building height on the heritage significance of the townscape.
3. With regard to heights the applicant's revised submission is to provide dimensioned height datum/s, established at existing back of curb levels (at two points, given slope of street), for the consideration of the Committee. To be clear; the Committee suggests

that at most, this site can cope with a ground floor of parking mixed with residential space, two further floors of apartments, and an inhabited “genuine roof space”, and that moderating building heights downwards with the slopes, and towards the existing two to three storey existing buildings is appropriate.

4. Alternatives must also be explored in which the massing of the development steps in accordance with the inclines of the site, including the sloping street edge.
5. The ground level must include habitable spaces / apartments and not only parking and circulation.
6. Further clarity is required regarding landscaping (hard and soft landscaping, and including walling/gate elements) along the street interface: the committee noted that proposed insertion of palisade fencing for this development, if done without sufficient planting/design modulation to moderate impact, whilst admittedly a positive open interface, can still negatively impact streetscape – especially if all that there is to look at is parked cars.
7. The building must have “side spaces” between the building and its common boundaries, and these are to include planting (not token planting, but real planting with sufficient growing space).
8. Application of all the above points to design studies must be demonstrated in any follow up submission/s. It is noted that design is a re-iterative process, thus further comment will arise once new submission/s are made.

HB

12.3 Proposed Total Demolition, Erf 363, 5 West Cliff Road, Hermanus: MA HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 363

Case No: 18030115WD0403E

Proposals for a replacement structure were tabled.

Ms Jenna Lavin was present and took part in the discussion.

Ms Waseefa Dhansay gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The existing dwelling on the property is graded IIIC, and falls within a proposed HPOZ.
- The Committee noted the meeting of BELCom of 12 June 2018, where it was discussed that issues of bulk, scale etc. are covered in the proposed design guidelines for the area, that the heritage design indicators as drawn up were in line with those guidelines, and that OHAC would review the design.

RECORD OF DECISION

A design with the full support of OHAC has been submitted to HWC. The Committee therefore resolved to approve the total demolition of the existing dwelling with the suspensive condition that this be subject to the construction of the proposed replacement structure as per drawings Pres 01. Dated 5 July 2018, prepared by Wilh and Co, subject to the following condition:

- 1) The replacement structure on Erf 363 Hermanus must be completed within three years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not.

WD

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

13.1 Erf 9118, "Natural Sciences Building", Merriman Avenue, University of Stellenbosch, Stellenbosch: NM HM / CAPE WINELANDS / STELLENBOSCH / ERF 9118

Case No: 17102002HB0605E

MS and PB recused themselves and left the room.

Members of the Committee reported back from site visit. See annexure SI.1.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III A within Stellenbosch University Core Campus as defined in the Stellenbosch University Heritage Survey, Final Report compiled by Claire Abrahams, Peter Büttgens and Mike Scuur dated November 2014.
- Stellenbosch Municipality supported the III A grading but finds the proposal inappropriate and noted that an alternative solution will be considered.
- Stellenbosch Interest Group (SIG) does not support the proposal on the grounds that it will strip the lecture hall of certain of its heritage qualities.
- Stellenbosch Heritage Foundation (SHF) supports the proposal.
- The Committee noted that positive impacts of the proposals are that a connection between interior and exterior is re-established.

RECORD OF DECISION

As heritage resources can be retained intact behind what can be implemented as a removable set of building components, the Committee resolved to approve the proposal as per drawing No. 464-AD-1100; 464-AD-1302 & 464-AD-1303 dated 11 April 2017; 464-AD-1304; dated 17 February 2017 prepared by Derek Kock Architects subject to the following conditions:

1. That the existing lecture seating remain intact behind the dry walling.
2. That all new interior fittings be removable, with any junctions/ fixtures to existing fabric to be done in a manner that ensures future ease if/ when they are removed.
3. That the ceiling and windows in the upper portion of the gallery be retained and refurbished and this must be specifically confirmed by notation of the architects' drawings.

HB

13.2 Proposed Additions and Alterations, Erf 343, 48 Paul Kruger Street, Robertson: NM HM / CAPE WINELANDS / BREEDE RIVER WINELANDS / ROBERTSON / ERF 343

Case No: 18060418WD0607E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The applicant has provided no heritage significance assessment of the house or its streetscape. The Committee agreed that considering the photographic evidence, both the house and streetscape appear to be of high significance.
- HOMS have concerns regarding the proposals. The Committee shared these concerns.
- CSn noted that he has a heritage study for Robertson which would be of interest and offered to share this with the Committee. Furthermore, it was noted that Langeberg Municipality have a commissioned a heritage study of the town of Robertson: a member of the Committee agreed to see whether this is publicly accessible. The legal advisor noted that to her knowledge Langeberg Municipality have commissioned an inventory but have not submitted same to HWC for approval.

RECORD OF DECISION

The Committee resolved to undertake a site inspection on 11 August 2018 (PB and WD).

WD

13.3 Proposed Additions and Alteration at Erf 21314, Shoprite Checkers, Main Street & Lang Street Paarl: NM HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 21314

Case No: 18052103HB0604E

Drawings prepared by Stauch Vorster Architects (SVA) were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The building has been graded III C per the Drakenstein Heritage Survey.
- Drakenstein Municipality did not support the proposal however Paarl 300 and DHF do support the proposal.
- Members of the Committee are familiar with the site.

RECORD OF DECISION

The Committee resolved to approve the application as it is removable, separate from the existing structure and an improvement on the existing entrance canopy, and does not detract from heritage significance of the building.

HB

13.4 Proposed Additions and Alterations, Erf 1181, 45 Buxton Avenue, Gardens: NM HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 1181

Case No: 18031581WD0709E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The roof construction appears to be as per the new submission not as per the approved drawings.

FURTHER REQUIREMENTS

The Committee resolved to conduct a site inspection of the interior and of the site to check the consistency of the previous approved plans. (PB, KDS and NI).

WD

13.5 Proposed Additions on Erf 166500, 236 Lower Main Road, Salt River: NM HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 166500

Case No: 18062602ZK0628E

Application documents were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee has previously conducted a site visit.
- The CoCT has supported the application.
- The use of timber construction as being less destructive to the existing fabric is supported.

RECORD OF DECISION

The Committee resolved to approve the application with the proviso that detailed drawings showing the retention of as much of the existing fabric as possible when dealing with issues related to the NBR (for example fire safety) are provided by the applicant and submitted to HWC for approval.

ZK

13.6 Proposed addition & alteration at Erf 227, 24 Van der Stel Street, Standard Bank, Tulbagh: NM HM / CAPE WINELANDS / WITZENBERG / TULBAGH / ERF 227

Case No: 18052113HB0531E

Heritage Statement Version 2 prepared by Jayson Clarke dated June 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The building has been graded IIIA.

FURTHER REQUIREMENTS

1. Fabric Analysis, not limited to the below points below, but paying particular attention to them:
 - a) Identifying whether or not boxed-in elements conceal decorative features and/or other historic fabric.
 - b) Identifying whether or not dropped ceilings conceal decorative features and/or other historic fabric.
 - c) Identifying the nature of existing walls that are to be removed: identify whether they are of heritage significance spatially, or materially (or whether some are possibly later infill work).
 - d) Confirmation as to whether the original drawings of this building exist, including from Standard bank's own archive (a suitably qualified heritage researcher to establish this).
2. The Fabric Analysis to inform further decision making regarding the way forward – the committee has yet to consider the design proposal, as it awaits the further information.

HB

13.7 Proposed Addition and Alteration at Erf 3413, 13 van der Stel Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 3413

Case No: 17102006HB0509E

Revised drawings were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

DISCUSSION

Amongst other things, the following was discussed:

- The building is located in the Secondary Historical Core of Stellenbosch, to the east of the Primary Historical Core, as identified by the Stellenbosch Heritage Foundation.
- The building is not graded. Presently, only buildings in the Primary Historical Core have been graded by the Stellenbosch Heritage Foundation.
- The heritage practitioner recommends that the building warrants a Grade IIIB or IIIC grading.
- Site visit report is attached (see annexure SI.2.).
- A street elevation drawing has not been submitted.
- The complete removal of walls undermines structural stability.

FURTHER REQUIREMENTS:

2. Previously the Committee had concerns about the active relationship between the house and stoep being retained into the future; the revised proposal only partially addresses this, allowing a truncated piece of bedroom access to the stoep window. Further design work is required, such that:
 - a) The basic four-square plan is to remain legible by the inclusion of substantial (minimum 600mm) retained wall nibs.
 - b) Spatial sequencing in the planning provision for new bathrooms must allow bathrooms to be located towards the centre of the existing house, occupying the four-square plan as non-invasively as possible.
3. Regarding the enclosure of the stoep, the manufacturer's specs and a sample of the material proposed for the stoep enclosure are to be provided by the applicant. A front elevation is to be provided demonstrating how the stoep enclosure respects the existing

stoep integrity such that the enclosure is a subservient element with minimal impact. Large scale details of the stoep/ stoep enclosure which further demonstrate the careful heritage approach are to be included. The original stoep detailing must be enhanced and offset by the new elements. New elements are not to dominate the heritage resource. Fixing details must be carefully thought through and detail drawings of those provided.

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 of the meeting.

23. CLOSURE:

13: 20

24. DATE OF NEXT MEETING:

29 August 2018

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure SI.1

NATURAL SCIENCES BUILDING ANNEX 1030 STELLENBOSCH UNIVERSITY

Submitted by Graham Jacobs

Land Parcel Type:

Institutional (University).

Erf/Farm No.:

Erf 9118 Stellenbosch

HWC file No.:

17102002 HB 0605E

Street Address:

Merriman Avenue, Stellenbosch

Registered Owner:

Grading:

Grade IIIA.

Nature of Application:

Alterations to the interior by the insertion of a new floor to create two separate lecture rooms

Date of Site Visit:

20 July 2018

HWC Representatives:

Graham Jacobs, Ivan Smidt, Mayiji Nyikosa, Janine de Waal (BELCOM members)

Met on Site By:

The architect

Reasons for Site Inspection:

1. To check whether the interior alterations will result in impacts on heritage resources.

Findings of Site Inspection:

1. The interior comprises an amphitheater of tiered timber seating within a large triple volume $\frac{3}{4}$ octagonal space. Good quality Burmese teak windows visible on the exterior have been boarded over on the interior, presumably when air-conditioning was subsequently introduced (**Figure 01**).
2. The proposals affect the interior of this building only.
3. A significant interior feature is the overhead decorative plaster ceiling. This has been negatively impacted by the insertion of ad-hoc light fittings and air-conditioning diffusers over the years (**Figure 02**).
4. The present timber seating tiers appear stylistically to date from the 1970's (**Figure 03**) and include timber handrails that appear to have been re-used from elsewhere – either that they reflect a lack of sophistication in their jointing (**Figure 04**).

5. This lecture theatre can no longer be used as it does not comply with contemporary escape safety regulations: more specifically, the steep steps of the seating tiers clearly pose a potential safety hazard (**Figure 05**).
6. The seating tiers has no particular historical/architectural significance. Nonetheless, the joinery is to be re-cycled for use elsewhere on the campus.
7. Details of the proposed alterations to the ceiling have yet to be finalized but will involve removing unsympathetic fittings with potential aesthetic benefits.
8. The alterations will enable this annex to become a viable lecture facility with its windows once more revealed as architectural features in the new upper lecture theatre.

Conclusions & Recommended Action:

1. The architectural quality of the interior is likely to benefit from the proposals even though the large triple volume space will now be divided vertically.
2. Detailing and proposed new finishes have yet to be finalized. This will ultimately determine whether or not heritage resources will be negatively impacted (e.g. alterations to the decorative ceiling to accommodate upgraded services). The intention of the architects is that this not be the case.
3. Recommended action: That the proposals be approved in principle subject HWC's endorsement of relevant details and finishes.

Which committee should this report be submitted to: BELCOM

Managers Comments:

Pictures:

Overleaf



FIGURE 01: The exterior viewed from Merriman Avenue, showing the currently boarded quality Burmese teak windows with scrolled transoms (arrowed) - glazing bars not currently visible.



FIGURE 02: Good decorative plaster overhead ceiling marred by the ad-hoc insertion of later light fittings and mechanical ventilation diffusers



FIGURE 03: The horizontally boarded timber tiered seating with handrails in the background (see Figure 4 for detail)



FIGURE 04: Close up of one of the handrails with timber seating behind. Lack of sophistication in handrail jointing (circled) could suggest recycling from elsewhere.



FIGURE 5: The steep access steps to the tiered seating is genuinely hazardous and does not conform to contemporary safety standards.

13 VAN DER STEL ST, STELLENBOSCH

Submitted by Graham Jacobs

Land Parcel Type:

Residential.

Erf/Farm No.:

Erf 3413 Stellenbosch

HWC file No.:

17102006 HB 0509E

Street Address:

13 Van Der Stel St

Registered Owner:

Grading:

Grade IIIC. Does not fall within a proposed or declared HPOZ.

Nature of Application:

Refurbishment of the interior & new accommodation at rear of the property.

Date of Site Visit:

22 June 2018

HWC Representatives:

Graham Jacobs, Ivan Smidt (BELCOM members)

Met on Site By:

N/A

Reasons for Site Inspection:

2. To check on the interior of the dwelling in particular, but also to confirm whether the proposed rear additions will be visible from the street.

Findings of Site Inspection:

9. The property is one half of a pair of attached early 20th C dwellings. There is a relatively large piece of undeveloped land at the rear.
10. The interior is architecturally unremarkable albeit largely intact. Timber floors have been sanded and stained. Joinery largely intact. There are signs of a more recent (late 20th/early 21st C) lean-to extension at the rear.
11. The proposed new rear accommodation will not be visible from Van der Stel Street. Furthermore, there are already existing extensions at the rear of the neighbouring properties.

Conclusions & Recommended Action:

4. The interior of the existing house will not be negatively impacted by the proposals, which are essentially to retain and refurbish what is already in the interior – apart from a steel window in the front bedroom (not facing the street) which is to be replaced by a timber window.
5. The proposed installation of a small bathroom in this front room will not negatively impact significance: walls will be a low partition and not reach the ceiling in what is in any case an interior without distinguishing features. Removeable foam will be used to seal the shower floor area from the timber floor in the new bathroom.
6. The new rear addition may be marginally visible from Van der Stel Street, if at all.
7. No further action recommended as heritage resources will not be negatively impacted although questions may be raised about the proposed enclosure of the front stope.

Which committee should this report be submitted to: BELCOM

Managers Comments:

Pictures:



FIGURE 1: View of the subject property (left of the pair as arrowed) from Van Der Stel Street.

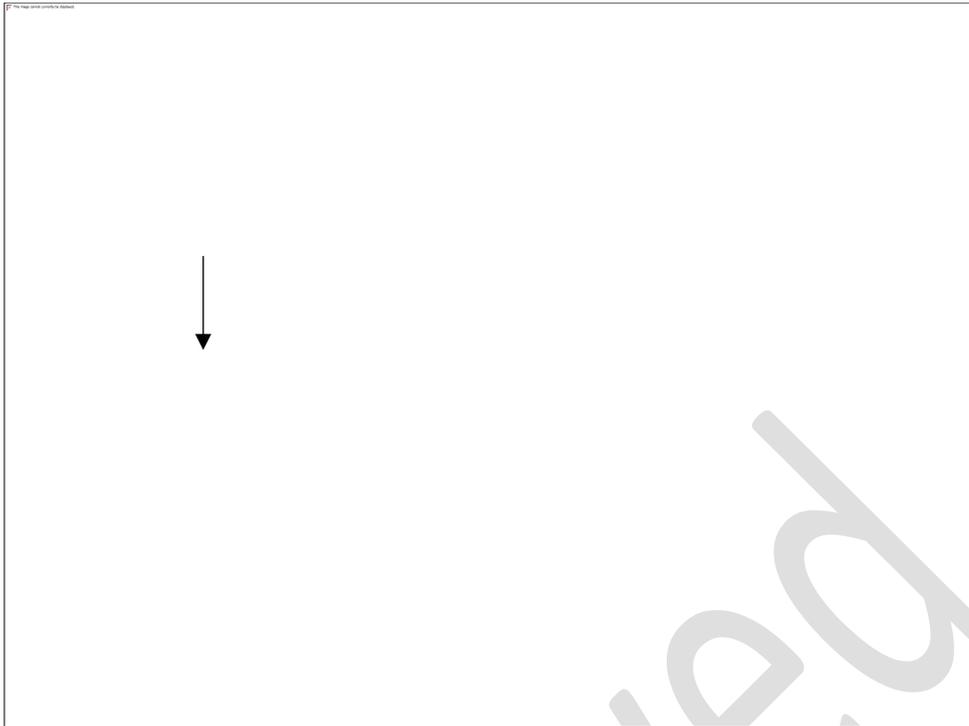


FIGURE 2: View from higher up the street. The rear extension will be marginally visible from here if at all. (It is reminded that the extension will be in the back yard of the left half of the semi).



FIGURE 3: View from lower down the street. The rear yard is completely obscured by the neighbouring property



FIGURE 4: The rear of the property – site of the proposed extension. The property extends to beyond the vibracrete wall on the left.



FIGURE 5: Neighbour with existing rear extension on one side.



FIGURE 6: Neighbour with existing rear extension on the other side.



FIGURE 7: Architecturally unremarkable interior but with period features intact.



FIGURE 8: Architecturally unremarkable interior but with period features mainly intact.



FIGURE 9: Front room steel window to be replaced and bathroom inserted.