

## DECISIONS of the BELCom Meeting held on 18 August 201

### TEAM WEST PRESENTATION

#### W.9.1 Proposed Additions, Renovation and Restoration, Erf 28002, The Old Miller's House, De Meule, Avenue Road, Mowbray

Ms Attwell recused herself and left the room.

The applicant was represented by Mr Lillie (Heritage practitioner), Colin Cleaveland (Louis Karol Inc), Tarna Klitsna (landscape architect) and Ms xxx of the PWD. (or similar)

It was noted that:

- A site visit was undertaken by TT, ST, RJ and SW on the 16<sup>th</sup> August 2011.
- SW, ST and TT reported back on the site visit.
- Written comments from the CIA Heritage Committee dated 18<sup>th</sup> August 2011 were tabled at the meeting and read out by the Chair.
- The committee preferred the use of thatch on the new additions subject to further discussion.
- The heritage indicators previously endorsed by the Committee need to inform design development process.
- A heritage assessment which makes clear the impacts of the proposals needs to be undertaken.
- The position, age and significance of the southern wall indicated on the heritage indicators diagram (Figure 3) as forming part of "walls to be retained" must be clarified.
- The landscaping principles for the site as a whole are supported but must be developed further in terms of an implementation and phasing strategy.
- The pergola element on the east elevation of the new was a concern.
- The removal of the later addition to the north-western wing should be considered in order to enhance the northern forecourt to the homestead.
- The concept proposals for the barn to the south needs to be reconsidered.

### COMMENTS

- The Committee supported in principle the location and form of the proposed additions.
- The roofing material of the new additions should be preferably thatch to be subject to further discussion during design development.
- There is concern with the overall scale (lengths) of the additions.
- The requirements of the Committee previously requested still needs to be addressed including the submission of a single integrated heritage report, measured annotated drawings indicating phases of construction and clarity on interventions to the homestead.
- The landscape principles are supported and a landscape plan and implementation programme needs to be submitted (including rectification of the perimeter fencing and security gate house).
- A heritage assessment of the proposed development must be undertaken in terms of the previously endorsed heritage indicators.

- A suitably experienced heritage architect must be appointed to assist in the work to the homestead.

TG

**W.9.2 Proposed Alterations and Additions, Erf 3513, 20 & 22 Long Street, Witberg, Montagu**

**DECISION**

The Committee resolved not to approve the application due to the impact of a fence of this nature on the visual qualities of the building and its contribution to the streetscape.

JW

**W.9.3 Proposed New North Veranda, Forest Hall, Manor House, The Craggs, Erf 496, Plettenberg Bay**

**DECISION**

The Committee resolved that the revised proposal is approved subject to the removal of the raised section at the front entrance and amended drawings being submitted for checking for compliance by the case officer.

TG

**W.9.4 Proposed Alterations and Additions, Erf 237, Kort Street, Elim**

**NOTE:** All Elim applications must have the stamp of MCSA.

**DECISION**

The Committee resolved that the matter was withdrawn due to the incomplete nature of the application.

JW

**W.9.5 Proposed Repair, Restoration & Upgrade, Muizenberg Police Museum, Erf 86986 & 86987, 184 & 186 Main Road, Muizenberg**

**DECISION**

The Committee resolved to approve the proposal. Detailed drawings, scope of work, method statement and specifications are to be submitted to HWC.

The Committee supported the consultant's recommendation that a maintenance plan be drawn up and an archaeologist monitor/inspect excavations.

TG

**W.9.6 Proposed Alterations and Additions, Erf 7284, 67 Kerk Street, Elim**

**NOTE:** All Elim applications must have the stamp of MCSA.

**DECISION**

The Committee resolved that the matter was withdrawn due to the incomplete nature of the application

JW

**W.9.7 Proposed Development, South African Breweries, Erf 96660, Newlands**

**DECISION**

The Committee resolved to endorse the mapping of heritage resources, the statement of significance and the heritage indicators. The Committee further resolved that a Phase 2 HIA must include an integrated set of recommendations, conceptual designs and comment from the I&APs

TG

**W.9.8 Proposed Alterations and Additions, Erf 237, 40 Boom Street, Elim**

The Committee resolved to withdraw the matter due to the incomplete nature of the application.

JW

**W.9.9 Proposed Restoration, Centre for the Book, Erf 3905, 62 Victoria Street, Cape Town**

**DECISION**

The Committee resolved to withdraw the matter and await the information previously requested

It was noted that the erf number in the agenda was incorrect and it should be Erf 3905

TG

**W.9.10 Proposed Alterations and Additions, Erf 237, 2 Kort Street, Elim**

**NOTE:** All Elim applications must have the stamp of MCSA.

**DECISION**

The Committee resolved that the matter was withdrawn due to the incomplete nature of the application

JW

**W.9.11 Proposed Alterations and Additions, Erf 91062, House Huxter "The Cottage", 29 Durban Road, Wynberg**

**DECISION**

The Committee resolved to undertake a site visit (TT and MA). The Committee resolved to request a Heritage Statement to be submitted prior to the site visit.

The comments from the Wynberg Conservation Advisory Committee must be included in the Heritage Statement.

TG

**W.9.12 Proposed Alterations and Additions, St Mary's on the Braak Anglican Church, Stellenbosch**

**DECISION**

The Committee resolved to defer the matter pending the submission of revised drawings addressing the concerns previously raised and including comments from local heritage conservation bodies.

TG

**W.9.13 Proposed Development, Erf 416, Waenhuiskrans, Arniston**

**DECISION**

The Committee resolved to withdraw the matter.

TG

**W.9.14 Proposed Restoration, Alterations and Landscaping, Erf 2142, Leeuwenhof, 59 Hof Street, Oranjezicht, Cape Town**

**NOTE:** Mr Thorold recused himself and left the room, after briefly introducing the project.

**DECISION**

The Committee resolved to approve maintenance, repair and painting proposals. The Committee did not support the proposed disabled access ramp and recommended that it be reconsidered within the broader landscape context and management needs.

TG

**W.9.15 Proposed Alts to Landscaping (Parking) , Erf 65106, Cedr House School, Kenilworth**

**DECISION**

The Committee resolved to approve the application

TG

**W.9.16 Proposed Subdivision, Farm Wolventein, Remainder Farm 176, Tulbagh**

**DECISION**

The Committee has no objection in principle to the application, but believed that it needs to be referred to the Council. It hence recommended that:

- That an application be made for the change in status of the site from PHS to Heritage Register.
- The main house be demolished to a level just above foundations and subsequent remains stabilized (capped with plaster).
- The outbuilding and walls of the werf be restored.

The Committee resolved that the subdivision be approved subject to the area excised being consolidated with the adjacent property, i.e.: Farm 6/174. Copies of the new title deed and new survey diagram to be submitted by the owner. (I think Andrew must check this)

TG

**W.9.17 Proposed Restoration, Farm Bien Donne, Paarl**

It was noted that:

- An application must be submitted.
- It was resolved that the applicant/owner be required to undertake to submit an application by a given date. .

TG/JW

**W.10.1 Proposed Total Demolition, Erf 29, Corner New Street, Kruis Vallie Street, Tulbagh**

**DECISION**

The Committee resolved to approve the application as the building has insufficient significance to be formally protected.

JW

**W.10.2 Proposed Total Demolition, Erf 95674, 1 Courvile Street, Gardens**

**DECISION**

The Committee is *functus officio* in this respect and is, therefore, unable to reconsider this same application.

JW

**W.10.3 Proposed Total Demolition, Erf 77, Herold's, Gus Meyer Lane Bay, George**  
**DECISION**

The Committee resolved to approve the application as the building has no significance.

JW

**W.10.4 Proposed Restoration, Erf 1942, Farm Hexberg, Wellington**

It is noted that a cease works has been served.

**DECISION**

The Committee deferred the matter as the information contained in the report was insufficient and recommended that the advice of an experienced heritage architect be obtained

JW

**W.11.1 Proposed Total Demolition of Three Outbuildings, Erf 2344, Sillery, Bronger Road, Constantia**

**DECISION**

The Committee resolved to request a Heritage Statement with particular focus on history of market gardening in Constantia and farm workers and their cottages.

TG

**W.11.2 Proposed Alterations and Additions, Erf 16242/3, 48 & 50 Hopkins Street, Salt River**

**DECISION**

The Committee resolved to approve the application as the buildings have insufficient heritage significance to be formally protected.

JW

**W.11.3 Proposed Alterations and Additions, Erf 416, House Berndt-Desai, 55 Napier Street, De Waterkant**

**DECISION**

The Committee resolved to approve the application as the proposal is compatible with the surrounding streetscape/townscape.

**NOTE:** The Committee identified this as a grade IIIC building.

JW

**W.11.4 Proposed Development, Erf 145, 57 Hoof Street, Keurboomsstrand**

**COMMENT**

The Committee stands by its previous opinion. The Committee recommends the submission of a formal Section 34 application.

TG

**W.11.5 Proposed Alterations and Additions, Erf 4648, Old Post Office Building, 11 Darling Street and Parliament Street, Cape Town**

**NOTE:** The Committee noted that the building has high landmark significance in the context of the Grand Parade.

**DECISION**

The Committee resolved to approve the application as the proposed alterations will not substantially impact the significance of the Old Post Office building

RN

**W.11.6 Proposed Alterations and Additions, Erf 2635, Bokomo Street, Malmesbury**

**DECISION**

The Committee resolved to approve the application on the grounds that the proposals are reversible and are decorative rather than structural.

JW

**TEAM EAST PRESENTATION**

**E 9.1 Proposed additions, Erf 1227, Gardens Lawn Tennis Club, Molteno Road, Gardens, Cape Town.**

**DECISION**

The Committee resolved to approve the proposal as it does not affect the heritage significance of the site.

NN

**E 9.2 Proposed Restoration, Old Toll House, Montagu Pass, District George, Ptn of farm, Malgaskraal No. 142**

**DECISION**

The Committee resolved to approve the application.

SD

**E 9.3 Proposed Alterations and Additions, Erf 67070, Wynberg, Kent Cottage outbuilding and Garage, corner of Wolfe and Victoria Streets.**

**DECISION**

The Committee resolved to approve the proposals as they were generally sympathetic to the building.

The case officer will notify the local conservation body of the decision and the right to appeal.

NN

**E 9.4 Elandsbay (Please note that the full details of this Item I will receive from Mr Zwelibanzi Shiceka when he comes back from leave on Monday)**

The report back from Mr Hall was noted by the Committee members.

ZS

**E 9.5 Ellerslie School (Please note that the full details of this Item I will receive from Mr Zwelibanzi Shiceka when he comes back from leave on Monday)**

It was noted that:

The Committee interacted with the heritage consultant who will submit revised heritage indicators in due course.

ZS

**E 11.1 Proposed Alterations and Additions, Erf 3339, VOC Barracks/ Old Rectory, Bull Street, Plettenberg Bay.**

**DECISION**

The Committee resolved to approve the proposals as submitted.

SD

**E 11.2 Proposed Alterations and Additions, Erf 26206, 9 Howe Street, Observatory**

**Decision**

The Committee resolved to approve the application.

ZS

**E 11.3 Proposed Alterations and Additions, Erf 56317, 55 Eden Road, Claremont**

**DECISION**

The Committee resolved to approve the proposal as the building has insufficient heritage significance to be formally protected.

It was noted that certain conservation-worthy architectural elements and features are to be retained.

SD

#### **E 18.1 Moravian Church**

##### **DECISION**

The Committee resolved that Mr. van Wijk will follow up with the church regarding the submission of a Statement of Intent and clarity as to when such an undertaking will be given. .

Approved