APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 29 May 2019 in the 1st Floor Boardroom at the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:00

---

1. Opening and Welcome

The Committee noted the apology of the Chairperson, Mr Graham Jacobs. The Committee nominated Mr David Gibbs to Chair the meeting. The Acting Chair, Mr David Gibbs, opened the meeting at 09:10 officially and welcomed everyone present.

2. Attendance

Committee Members:
Mr Peter Büttgens (PB)
Mr David Gibbs (DG)
Mr Ivan Smidt (IS)
Ms Janine de Waal (JdW)
Ms Melanie Attwell (MA)
Ms Helene van der Merwe (HvM)
Mr Chris Snelling (CSn) (co-opted)
Mr Frik Vermeulen (FV) (co-opted)

Members of Staff:
Ms Colette Scheermeyer (CSc)
Ms Penelope Meyer (PM)
Mr Jonathan Windvogel (JW)
Ms Waseefa Dhansay (WD)
Mr Andrew September (AS)
Ms Heidi Boise (HB) left at 15:45
Mr Lwazi Bhengu (LB)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)

Visitors:
Mr Mike Scurr
Mr Schalk Opperman
Prof Loretta Feris
Mr Mark Borzsony
Mr Stuart Hermansen
Mr Donavan Hanekom
Mr Ivan Jonker
Dr Stephen Townsend
Mr Steven Boers
Ms Lynn Henry
Mr Trevor Abromowitz
Mr Philip Brink
Mr Ernest Ford
Mr Bruce Wilson
Mr Kyle Roux
Mr Dave Saunders
Ms Dorte Tworeck
Mr Deon Redman
Mr Peter Schoonwinkel
Mr Nigel Haupt
Adv Norman Arendse
Mr Henry Aikman
Ms Laura Milandri
Mr Johan Malherbe
Mr Justin Runyowa
Mr Johan Cornelius
Mr Majedi Joseph
Mr Paul Munnik
Mr Jonathan Katz
Ms Karin Dugmore Strom
Mr Richard Perfect
Mr A Rademeyer
Ms Janice Davey
Ms Nicoline Jongens
Ms Ursula Rigby
Mr Ian Mcmahon

Observers:
Mr Zwelibanzi Shiceka (Drakenstein Municipality)

Approved

3. Apologies

Mr Graham Jacobs (GJ) (Chair)
Ms Belinda Mutti (BM)

Absent

None

4. Approval of Agenda

4.1 Dated 29 May 2019

The Committee approved the agenda dated 29 May 2019 with additional items.

5. Approval of Minutes of Previous Meeting

5.1 BELCom Minutes dated 24 April 2019

The Committee reviewed the minutes dated 24 April 2019 and resolved to approve the minutes with one minor amendment.

6. Disclosure of Interest:

6.1 Recusals

- PB: items 13.3
- IS: item 13.3
- DG: item 11.8 and 13.16

7. Confidential Matters

7.1 None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

8.1.1 PM reported back on the following Appeals matters:

- Proposed Addition and Alteration, Erf 4140, Ou Hoof Gebou, Stellenbosch University, Stellenbosch: Section 49 (Section 27 – Addition and Alteration)
- Proposed Total Demolition, Erf 624 and 642, Marine Drive, Hermanus Section 49 (Section 34 – Total Demolition)
- Proposed Total Demolition, Erf 1455, 14 Kotze Street, Gardens Section 49 (Section 34 – Total Demolition)
- Proposed Upgrade and Redevelopment of Tourist Facilities, Rem. Farm 1560, Domaine Brahams Farm, Vryguns Road, Windmeul, Paarl: Section 49 (Section 38(4) – Heritage Impact Assessment)
- Proposed Addition and Alteration, Erf 9096, 6 Mill Street, Paarl: Section 49 (Section 34 Addition and Alteration)
- Proposed Total Demolition of Erf 45427, 1 Grosvenor Road, Rosebank, Cape Town: Section 49 (Section 34 – Total Demolition)

8.2 Report back on Stop Works Orders and Charges:

PM reported back that the case of S v Raymond was being heard at the Paarl Magistrates Court, and was postponed to August 2019

8.3 Formal Protection of Buildings refused for Demolition:

Nothing to report

Approved

8.4 Iziko CMP's Site Inspections

The Committee resolved to undertake the site inspections on Thursday, 20 June 2019.

9. Standing Items

9.1 Site Inspections undertaken

The following site inspections undertaken by members were noted:

- Proposed Addition and Alteration at Erf 13753, Schoenstatt, Constantia Main Road, Constantia
- Proposed Alterations and Additions, Erf 11, Farm Eureka, Noord Agter Paarl
- Erf 156, 25 Hofmeyr Road, Sea Point
- Proposed Addition and Alteration at Erf 971, Voortrekker Street, Riebeek West
- Proposed Alterations and Additions at Erf 48292, Michaelis House, SACS School, Newlands Avenue, Newlands
- Proposed Total Demolition and replacement structure on Erf 55148, 16 Osborne Road, Claremont
- Proposed Additions and Alterations, Erf 55018, Corner of Bowwood & Main Roads, Claremont
- Proposed Addition and Alteration at Erf 177506, 36 Main Road, St James

9.2 Proposed Site Visits

- Proposed Additions and Alterations at Erf 1288, 182 Dorp Street, Stellenbosch
- Proposed Additions and Alterations at Erf 65106, 5 Ascot Road, Kenilworth
- Proposed Additions and Alterations at Erf 6038, 317 Tenth Avenue, Voëlklip, Hermanus
- Proposed Additions and Alterations at Erf 19828, 16 Zion Street, Paarl
- Proposed Thatch Replacement & Alt's, Erf 11033, 21 & 23 Marine Drive, Hermanus

9.3 Report back on Closeout Reports

Nothing to report.

9.4 Report back on Council

Nothing to report.

9.5 Discussion of agenda

Noted.

10. Appointments

10.1 The Committee noted the following appointments:

- Item 11.1 set for 10h00 am
- Item 11.8 set for 10h30 am and
- Item 11.7 set for 11h00 am

Approved

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations, Erf 3611, 3563, 3564, 3565, 48 Queen Victoria Street, Cape Town CBD: MA
HM HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ ERF 31575

Case No: N/A

Application documents and additional Information were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Mike Scurr, Mr Peter Schoonwinkel and Mr Schalk Opperman were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The lighting: The Committee questioned the number of LED's proposed. The concept was endorsed in principle, but it was suggested that the quantity of LED's be reduced to the minimum required.
- Air conditioning: The Committee supported the design solution in principle but questioned whether it would apply throughout or if there would be anomalies.
- Ramp: The revised location of the ramp was supported, and the Committee suggested that a light weight ramp solution be explored in order to preserve historic fabric. Further options may be explored and submitted to HWC approval.
- The involvement of the heritage practitioners (monitoring brief) in respect to the above will be documented in a monthly report to HWC.

RECORD OF DECISION:
The Committee supports the current conceptual proposals and looks forward to reviewing the detail monthly report.

WD

11.2 Proposed Additions and Alterations, Erf 55018, Corner of Bowwood & Main Road, Claremont: MA
HM/ CLAREMONT/ ERF 55018

Case No: 19022205LB0304E

BELCom reported back on the site visit undertaken on 23 May 2019. Site visit report prepared by HvdM dated 23 May 2019 attached (annexure SI1).

Mr Ivan Jonker and Mr Justin Runyowa were present and took part in the discussion.

Approved

DISCUSSION
Amongst other things, the following was discussed:

- In principle the Committee supports the memorial wall proposal but had some concerns around choice of materials and detailing.
- The Committee noted that existing mature trees were to be retained and protected and cautioned against compromising the root space of the trees with excavations and foundations etc.

FURTHER REQUIREMENTS:
The applicant is to submit drawings showing the design in context (including measures for the protection of existing trees) as well as updated detailed drawings which reflect appropriate materials which draw reference from existing materials on site. The applicant is to submit this to HWC for approval.

LB

11.3 Maintenance and Upgrades, Erf 4942, City Hall, Cape Town: MA HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942

Case No: 19030420WD0306E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Mike Scurr and Ms Laura Milandri were present and took part in the discussion.

RECORD OF DECISION:
The Committee endorsed the revised details as per drawings:

1. Proposed New Ground Floor Service Bar (RSA, April 2019).
2. Proposed New Stairs to the First Floor Encore Bar (RSA, April 2019).
3. Proposed New First Floor Bathrooms (RSA, April 2019).
4. Proposed New Stair to Viewing Desk (RSA, April 2019).
5. Proposed Removal of Existing First Floor Glazed Timber Screen and Doors (RSA, April 2019).

WD

11.4 Proposed Restoration at Erf 4274, Onze Molen, Onze Molen Street, Durbanville: MA HM/CAPE TOWN METROPOLITAN/DURBANVILLE/ERF 4274

Case No: 19022005HB0403E

Methodology Statement prepared by Sonja Warnich-Stemmet dated 21 May 2019 was tabled.

Ms Heidi Boise introduced the case.

Approved

DISCUSSION
Amongst other things, the following was discussed:

- Lack of information with respect to approach, methodology, detail specification and implementation techniques.

FURTHER REQUIREMENTS:
The methodology statement must be augmented to include comprehensive information and specifications with respect to details, products, application and repair techniques, and composition of materials. (It was suggested that the case officer to provide the applicant with a good example.)

HB

11.5 Unauthorised Work at Erf 931, 14 Faure Street, Malmesbury: MA
HM/WEST COAST/SWARTLAND/MALMESBURY/ERF 931

Case No: 19021404HB0215E

Heritage Report Addendum - Morphology prepared by Steven Boers dated February 2019 was tabled.

Ms Heidi Boise introduced the case.

Mr Steven Boers was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The Committee acknowledged the satisfactory overlay submission as having met the further requirements.
- The Committee also endorsed the heritage indicators as submitted (Engelbrecht Report addendum April 2019 – rev May 2019 prepared by Steven Boers, page 3-4, Item 1-22).

RECOMMENDATION TO THE CEO:
The Committee cannot condone unauthorised work but is satisfied that its requirements have been met and can recommend to the CEO of HWC not to press charges. A heritage agreement between HWC and the owner must be entered into before any further work is undertaken.

HB

11.6 Proposed Rezoning from Residential 1 to General Residential in order to develop a Guest House on Erf 4784, Paarl: MA
HM / PAARL / ERF 4784

Case No: 18080107SB0831E

Revised drawings were tabled.

Ms Stephanie Barnardt introduced the case.

Approved

DISCUSSION
Amongst other things, the following was discussed:

- The Committee expressed concerns regarding the architectural resolution (roofscape, pitch, et al) and bulk which has consequent negative visual and spatial impacts on the heritage resource.
- The Committee also recommends that I&APs be given the opportunity to review the revised proposals.

FURTHER REQUIREMENTS:
A revised application which addresses the concerns raised in the discussion i.e. architectural resolution (roofscape, pitch, et al) and bulk with consequent visual and spatial impacts on the heritage resource is to be submitted to HWC.

SB

11.7 Proposed Guest Cottages and Spa - RE of Farm 1319 Morgenster, Somerset West: MA HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE OF FARM 1319

Case No: 17102704WD0206M

PB recused himself and left the room.

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Chris Snelling and Mr Frik Vermeulen were present and represented IACom for this matter.

Mr Henry Aikman and Mr Donavan Hanekom were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- Proposed mitigation is provided by vegetation. The Committee questioned the viability and sustainability of this in light of recent droughts and water scarcity.
- The Committee notes the high aesthetic value of Morgenster within the cultural landscape.

FURTHER REQUIREMENTS:
The Committee supports the updated proposals. The public participation process is still to be concluded.

WD

Approved

11.8 Proposed interventions for the removal of the brass letters affixed to Jameson Hall Erf 44201, University of Cape Town, 16 Library Road, Upper Campus, Rondebosch: MA HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44201

Case No: 18040304HB0511E

DG recused himself and joined applicants for this item. PB nominated to chair this item.

The following documents were tabled:

- 'Naming of UCT buildings' Letter to UCT from the Vice-Chancellor Prof M Phakeng.
- 'UCT Presentation to HWC: 27 May 2019' presented by Prof L Feris, Deputy Chancellor for Transformation.

Ms Heidi Boise introduced the case.

Mr Nigel Haupt, Prof Loretta Feris and Adv. Norman Arendse were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The request for an articulation of UCT's transformation strategy in relation to heritage resources
- UCT's Heritage interpretation and curation policy in relation to cultural resources
- Complexities associated with decolonising the institution

RECORD OF DECISION:

The Committee resolved to approve the removal of the bronze lettering on the entablature of the UCT Memorial Hall. This approval is subject to the following conditions:

1. The removal of the lettering is to be undertaken via a suitable qualified professional with due care to the significance of the building which is a PHS. Any damage to the historic fabric of the entablature resulting from the removal of the existing lettering is to be made good in the interim according to best conservation practice.
2. The original lettering is to be conserved and curated according to University Conservation Policy which should be made known to the Committee.

HB

11.9 Proposed Additions and Alterations at Erf 1288, 182 Dorp Street, Stellenbosch: NM HM/CAPE WINELANDS/STELLENBOSCH/ERF 1288

Case No: 19041815HB0507E

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to conduct a site inspection on Friday, 21 June 2019 at 13:15 (GJ and JdW).

HB

Approved

11.10 Proposed Additions and Alterations at Erf 65106, 5 Ascot Road, Kenilworth: NM
HM/ CAPE TOWN METROPOLITAN/KENILWORTH/ERF 65106

Case No: 19040407HB0507E

Report prepared by Graham Jacobs dated 7 October 2018 was tabled.

Ms Heidi Boise introduced the case.

Mr Paul Munnik was present and took part in the discussion.

FURTHER REQUIREMENTS:
The Committee resolved to undertake a site inspection on Monday, 10 June 2019 at 09:30 (MA and HvdM).

HB

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

12.1 Proposed Total Demolition and replacement structure on Erf 55148, 16 Osborne Road, Claremont: MA
HM/CLAREMONT/ERF 55148

Case No: 19040205AS0403E

BELCom reported back on the site visit undertaken on 23 May 2019. Site visit report prepared by IS dated 23 May 2019 attached (annexure SI2).

Mr Johan Cornelius and Dr Stephen Townsend were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The building in question lacks heritage significance and is not considered conservation worthy.
- The immediate context lacks cohesive form and heritage significance as confirmed at site visit report.
- Although earlier studies identified the area as having heritage fabric, no official HPO has ever been declared, nor is one proposed, and the area has lost heritage cohesion.

RECORD OF DECISION
The Committee resolved to approve the demolition as heritage resources will not be impacted upon negatively.

AS

Approved

12.2 Proposed Total Demolition of Erf 156, 25 Hofmeyer Road, Sea Point East: MA HM/ SEA POINT / ERF 156

Case No: 18021401SB0611E

BELCom reported back on the site visit undertaken on 28 May 2019. Site visit report prepared by BM dated 28 May 2019 attached (annexure SI3).

Mr Trevor Abromowitz and Mr Jonathan Katz were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The decision conditions of the tribunal on 19 March 2019 have not been met.

FURTHER REQUIREMENTS:
The applicant is to prepare and submit a heritage report with heritage related design informants as per the tribunal ruling. These indicators are to inform the replacement structure including aspect of the immediate adjacent buildings, surroundings, streetscape, townscape, and street interface. This to be submitted to HWC and circulated to I&APs.

SB

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

Case No: 15071004HB0715E

Revised proposal for replacement building submitted by Mr Philip Brink dated 15 April 2019 was tabled.

Ms Heidi Boise introduced the case.

Mr Johan Cornelius and Mr Philip Brink were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The Committee was generally satisfied that the amended proposal met the requirements sufficiently and commended the architect on a vastly improved scheme.

RECORD OF DECISION:
The Committee resolved to approve the total demolition as well as the replacement structure. The Council Submission drawings are also to be submitted to HOMs for approval.

HB

Approved

12.4 Proposed Total Demolition at Erf 2146, 2 Deer Park, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 2146

Case No: 18110508HB1107E

The matter was deferred.

HB

12.5 Proposed Total Demolition at Rem Erf 14345, 14 Devonshire Road, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ REM ERF 14345

Case No: 18290301HB0905E

Revised proposal submitted by Mr Johan Cornelius was tabled.

Ms Heidi Boise introduced the case.

Mr Johan Cornelius, Mr Mark Borzsony and Mr Ernest Ford were present and took part in the discussion.

The matter was deferred.

HB

12.6 Proposed Total Demolition at Erf 11303, 35 Cavendish Square, Woodstock: NM
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF 11303

Case No: 19041501HB0417E

Application documents were tabled.

Ms Heidi Boise introduced the case.

Mr Henry Aikman, Mr Ernest Ford and Mr Richard Perfect were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded not conservation worthy but is located within an HPO.
- CoCT supports the total demolition as well as the replacement building.
- WAAC does not support the total demolition and considers the proposed replacement building to have a negative impact on the context.
- The fine grain of the established context and the unique qualities of Cavendish Square in Woodstock.

FURTHER REQUIREMENTS:

1. Streetscape analysis to be prepared.
2. Heritage informants to be derived and translated into indicators for design response.

Approved

3. The amended submission (including the streetscape analysis and indicators) and amended proposal (updated in response to heritage indicators) to be submitted to I&APs for further comment, prior to submission to HOMs.

HB

12.7 Proposed Total Demolition, Erf 1420, 19 Davenport Road, Vredehoek: MA HM/VREDEHOEK/ERF 1420

Case No: 19020705HB0207E

Report: Motivation for full demolition and replacement with an Art-Deco apartment block, Revision 1 dated April 2019 prepared by Bruce Wilson from SVA was tabled.

Ms Heidi Boise introduced the case.

Mr Bruce Wilson was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Streetscape interface.
- Removal of vehicles from the streets.
- Height of building.
- Setbacks from boundaries (front and side).
- Concerns around height were noted.
- Topography of the immediate and broader context.

FURTHER REQUIREMENTS:

The Committee requires the applicant to submit an amended proposal which addresses the bulk of the building along with street interface with respect to the site boundaries. The height of the building should to be explored/investigated.

HB

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

13.1 Proposed Addition and Alteration at Erf 177506, 36 Main Road, St James: NM HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 177506

Case No: 18120514HB0603E

BELCom reported back on the site visit undertaken on 13 April 2019. Site visit report prepared by DG dated 13 April 2019 attached (annexure SI4).

Mr Dave Saunders, Mr Johan Cornelius, Mr A Rademeyer, Mr Kyle Roux and Ms Janice Davey were present and took part in the discussion.

Approved

DISCUSSION
Amongst other things, the following was discussed:

- The site is a PHS.
- Fine architectural and landscape ensemble.
- Integrated into streetscape with a significant presence.
- The Committee supports the rear extension in principle as it is behind the main edifice, provided that the extensions are not visible above the existing roofline as seen from the street.
- The Committee noted concerns with respect to the proposed relocation of existing architectural details (including fireplaces) and had reservations with respect to the proposed treatment of the front terrace.

FURTHER REQUIREMENTS:

1. Revised proposal avoiding fragmentation of the front Terrace garden and ensuring the retention of mature trees including palms to be submitted to HWC.
2. Revised proposal to reduce the impact of the internal work on internal historic fabric and spatial sequences, including retaining fireplaces in their original positions and minimising the changing/addition of door and window openings.

HB

13.2 Proposed Addition and Alteration at Erf 971, Voortrekker Street, Riebeek West: NM HM/WEST COAST/SWARTLAND/RIEBEEK WEST/ERF 971

Case No: 1903080HB0405E

BELCom reported back on the site visit undertaken on 23 May 2019. Site visit report prepared by JdW dated 23 May 2019 attached (annexure SI5).

Ms Nicoline Jongens was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The house and the barn are to be considered separately as they have different requirements.
- The barn will be the subject of a separate application.

RECORD OF DECISION:
The Committee resolved to support the proposals for the house (only) subject to the following:

1. Submission of a status quo report which outlines the partial demolition sequence.
2. The conducting of a monitoring brief by a suitably qualified heritage practitioner with regard to remedial work (for example removal of Portland cement repairs) is recommended.

HB

Approved

13.3 Proposed Addition and Alteration at Erf 13753, Schoenstatt, Constantia Main Road, Constantia: NM
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 13753

Case No: 18050801HB0522E

IS and PB recused themselves and left the room. MS was present and co-opted for this item.

BELCom reported back on the site visit undertaken on 25 May 2019. Site visit report prepared by DG dated 25 May 2019 attached (annexure SI6).

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

DISCUSSION
Amongst other things, the following was discussed:

- The interventions are supported and can be seen to positively improve the use of the buildings.
- The reconfigured timber stairway was seen to be somewhat problematic.

FURTHER REQUIREMENTS:
The Committee resolved to support the Method Statement prepared by Stuart Hermansen from HB Architects dated April 2019, but requires resolved stairway drawings which properly interpret the heritage consultant's detail, as well as the alternatives explored to be submitted to HWC.

HB

13.4 Proposed Alterations and Additions at Erf 48292, Michaelis House, SACS School, Newlands Avenue, Newlands: NM
HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48292

Case No: 19032908HB0402E

BELCom reported back on the site visit undertaken on 23 May 2019. Site visit report prepared by PB dated 23 May 2019 attached (annexure SI7).

Ms Dorte Tworeck was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- Floor levels: raising versus lowering.
- Existing window positions etc.

FURTHER REQUIREMENTS:
The Committee supported the proposal in principle but required further refinement of the drawings with respect of the points raised: namely floor levels and window positions.

HB

Approved

13.5 Proposed Alterations and Additions, Erf 11, Farm Eureka, Noord Agter Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 11

Case No: N/A

BELCom reported back on the site visit undertaken on 23 May 2019. Site visit report prepared by GJ dated 23 May 2019 attached (annexure SI8).

DISCUSSION
Amongst other things, the following was discussed:

- The building is not graded and is not listed as a heritage resource within the Drakenstein Heritage Survey.
- The site falls outside the Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF requires a heritage statement to be submitted.
- Paarl 300 does not support the application.

FURTHER REQUIREMENTS
The Committee resolved that:

1. The farm werf comprises a range of architectural styles. The farmhouse itself can be considered architecturally eclectic.
2. The site of the proposed new garage is almost completely invisible from the main road due to a concentration of tree canopies around the farmhouse.
3. The construction of a garage on the proposed site will therefore not have a significant impact on either the farm werf (which is to the northeast) or farmhouse, both as viewed from the main road and along the approach road to the werf.
4. The location of the proposed garage does however become partly visible as one move towards the southwest end of the farmhouse frontage.
5. Notwithstanding the low visual profile of the proposed garage from most of the other parts of the werf, the current box-like architectural design does warrant room for improvement in terms of overall massing and roof configuration in relation to that of the farmhouse.
   Recommended action: suggest that the proposed garage be scaled down by replacing the currently proposed heavy horizontal roof parapet with a simple pitched (possibly hipped) roof.

HB

13.6 Proposed Additions and Alterations at Erf 340, 51 Main Street, Wellington: MA HM/ CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 340

Case No: 19021903HB0219E

Application documents were tabled.

Ms Heidi Boise introduced the case.

DISCUSSION
Amongst other things, the following was discussed:

- The work on the site has already commenced.

Approved

- Section 51 of the NHRA makes no provision for a permit to be issued after work has been undertaken, an application for such a permit cannot be considered.

COMMENT:
The committee cannot condone illegal works; the applicant must submit a motivation as to why charges should not be laid by HWC against the owner for the contravention of Section 34 of the NHRA.

HB

13.7 Proposed Additions and Alterations at Erf 160747, 44A Bloem Street, Cape Town CBD: MA HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 160747

Case No: 18062803HB0122E

Report prepared by Johan Cornelius dated 8 May 2019 and drawing prepared by Heinrich Wolvaardt with drawing No. 1605-101; 1605-102; 1605-103; 1605-104; 1605-105; 1605-106; 1605-107 & 1605-108 dated 2 May 2019 were tabled.

Ms Heidi Boise introduced the case.
DISCUSSION
Amongst other things, the following was discussed:
- The revised submission is greatly improved, and the consultant is to be commended.

RECORD OF DECISION:
The Committee resolved to approve the application (drawing no: 1605-101; 1605-102; 1605-103; 1605-104; 1605-105; 1605-106; 1605-107 & 1605-108 prepared by Heinrich Wolvaardt dated 2 May 2019.

HB

13.8 Proposed Additions and Alterations, Erf 713, 34 Chiappini Street, De Waterkant: NM HM/DE WATERKANT/ERF 713

Case No: 19040103LB0403E

The matter to be move to section 27.

Application, plans and other relevant documents were tabled.

Mr Lwazi Bhengu introduced the case.

Ms Ursula Rigby was present and took part in the discussion. Mr Deon Redman and Mr Ian Mcmahon were present after discussion of the item and noted their concerns with regards to the lack of parking bays provided by development.

DISCUSSION
Amongst other things, the following was discussed:
- The Committee commends the heritage consultant on a well-written report with clear indicators which have clearly informed a well-resolved building.

Approved

RECORD OF DECISION:
The Committee resolved to approve the application on condition that an archaeological watching brief is included on any potential ground works or excavations

LB

13.9 Proposed Additions and Alterations at Erf 6038, 317 Tenth Avenue, Voëlklip, Hermanus: NM
HM/OVERBERG/OVERSTRAND/HERMANUS/VOËLKLIP/ERF 6038

Case No: 19050319HB0509E

Application documents were tabled.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:
- Staircase.
- Dormer.
- Balconies.

Further requirements:
The Committee resolved to undertake a site inspection on Friday, 21 June 2019 at 10:30 (BM and JdW).

HB

13.10 Proposed Partial Demolition at Erf 23791, 179-181 Voortrekker Road, Maitland: NM
HM/CAPE TOWN METROPOLITAN/ MAITLAND/ ERF 23791

Case No: 18042305HB0604E

Contextual Study prepared by M. Joseph Architecture & Project Management was tabled.

Mr Majedi Joseph and Ms Lynn Henry were present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:
- The Committee was satisfied that the further requirements had been met.
- The site is not within an HPOZ.
- The high street nature of Voortrekker Road is noted.
- Heritage will not be impacted negatively.

RECORD OF DECISION:
The Committee resolved to approve the application. (Drawing no: MJ 150817 dated August 2017 prepared by M. Joseph Architecture & Project Management).

HB

Approved

13.11 Proposed Additions and Alterations, Erf 107526, 29 Mayfield Avenue, Rondebosch: MA
HM/ RONDEBOSCH/ ERF 107526

Case No: 17081401ZK0921E

The matter was deferred at the request of the applicant.

LB

13.12 Proposed Additions and Alterations, Erf 13836, Weltevreden Estate, Welgevonden Blvd, Stellenbosch: NM
HM/ CAPE WINELANDS/ STELLENBOSCH/ERF 13836

Case No: 19042304LB0507E

Application and other relevant documents were tabled.

Mr Lwazi Bhengu introduced the case.

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

DISCUSSION
Amongst other things, the following was discussed:

- The Committee agreed that due to its location outside the historic core and because of screening provided by existing vegetation, the existing tensile structure has no negative impact upon heritage resources.
- Despite the Municipality considering this to be a permanent structure it is entirely reversible and has qualities of impermanence.

FINAL COMMENT:
The Committee resolved that no further action be taken.

LB

13.13 Proposed Additions and Alterations at Erf 19828, 16 Zion Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/ERF 19828

Case No: 19050607HB0507E; 17092713KR0927E

The matter to be moved to section 27.

Application documents were tabled.

Mr Johan Malherbe was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- The site is a Provincial Heritage Site (PHS).
- DHF and Paarl 300 support the proposal.

Approved

FURTHER REQUIREMENTS:
The Committee resolved to undertake a site inspection Friday, 21 June 2019 at 14:15 (GJ and JdW).

HB

13.14 Proposed Thatch Replacement and Alterations on Erf 11033, 21 & 23 Marine Drive, Hermanus: NM
HM/HERMANUS/ERF 11033

Case No: 19020604AS0404E

Permit application and addendum were tabled.

Mr Andrew September introduced the case.

DISCUSSION
Amongst other things, the following was discussed:
- Context and iterative changes to the building over time.

FURTHER REQUIREMENTS:
The Committee resolved to undertake a site inspection Friday, 21 June 2019 at 11:15 (BM and JdW).

AS

13.15 Farm 25112, Farm Maastricht, Tygerberg Road, Bellville: NM
HM/ CAPE METROPOLITAN/ BELLVILLE /FARM 25112

Case No: 17080403HB0808E

Appeal submitted by Malherbe Rust was tabled.

Mr Johan Malherbe was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:
- The site is graded III A.
- CoCT supports the proposal.

RECORD OF DECISION:
The Committee resolved to approve the application (Drawing No. 103 Rev A; 201 Rev F and 301 Rev F dated 24 April 2019 prepared by Malherbe Rust Architects).

HB

Approved

13.16 Proposed Additions and Alterations at Erf 95139, UCT, Hiddingh Campus, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 95139

Case No: 19042505HB0426E

DG recused himself and joined the applicant for this item. PB nominated to chair this item.

Application documents were tabled.

Mr Mike Scurr was present and took part in the discussion.

DISCUSSION
Amongst other things, the following was discussed:

- CIBRA did not follow the standard public participation procedure.
- COCT supports the proposal.
- The buildings affected are graded IIIA.
- The Hiddingh Campus consists of a series of pavilion-like structures.
- Concern was expressed regarding the planters at the entrance.
- The proposed intervention will improve the space between the two buildings and their connectivity in terms of function.
- The materiality of the insertion and the need for clean-cut, light-weight and delicate detailing.

FURTHER REQUIREMENTS:
The Committee supports the proposed intervention in principle. The Committee requested further design development in terms of materiality, rainwater disposal and revision of the external hard landscape.

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

Approved

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 OTHER MATTERS

20.1 Puntjie Portion 5, 8 and 9 Farm Kleinfontein, Hessequa: NM

Conservation Plan for Puntjie Portions 5, 8 and 9 Farm Kleinforntein, Hessequa to be tabled.

The matter was deferred.

JW

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS
The Committee adopted the resolutions and decisions as minuted above.

23. CLOSURE
The meeting adjourned at: 17:25

24 DATE OF NEXT MEETING:
26 June 2019

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON_____ **DATE**_____

SECRETARY_____ **DATE**_____

Approved

Annexure SI1

SECTION 27 – New Building Work within a Provincial Heritage Site
Erf No.: 55017 Claremont
Street Address: St Saviour's Church, cnr Main Rd & Bowwood Rd, Claremont, Cape Town
Grading: PHS
Nature of Application: New Building Work within a historic precinct / PHS.
Date of Site Visit: Thursday 23 May 2019
HWC BELCom Representatives: Peter Büttgens, Ivan Schmidt and Hélène van der Merwe
HWC Representatives: Olwethu Dlova
Met on Site By: Ivan Jonker, Michael Jonker, Cameron (surname?)

Reasons for Site Inspection:
To investigate the proposed location and context of the proposed Memorial Wall within the historic precinct of Church, Graveyard, parking area, old School building and other important features of the site.

Findings of Site Inspection:
The Church representatives showed further drawings to the Belcom representatives that had not been included with the application (3D views of the proposed design). This was helpful in order to better understand the nature of the proposed wall construction.

According to the 3D views presented the wall is envisaged as a string of short wall sections separated by open spaces and linked by a paved walkway. A segmented wall would indeed be preferable so as not to block views but to create contact and continuity between the Graveyard and surrounding areas.

However, the site plan does not appear to show all major trees correctly and therefore it is not clear how the proposed design will work around existing trees. It is also not clear how far away the wall will be from the first row of graves.

The Belcom representatives would not have an objection to the construction of a Memorial Wall. However, there are a few comments to consider in response to the design proposal:

- That the siting of the wall be carefully considered in relation to major trees and existing Graves. That the pattern set up by the Graveyard layout be respected by the pattern of the proposed wall sections, that open sections correspond to walkways through the Graveyard, etc.
- That the materials and form of the elements used to construct the Memorial Wall relate to the historic fabric and especially to the Graveyard, taking cues from the existing walls, railings, grave edges and pediments.
- Use solid stone walls - not applied stone 'tiles'. The proposed use of facebrick elements (wall & paving) may be contra-indicated as there does not appear to be any precedent for this on the site.
- As a modern extension of an old and significant Graveyard site, it would be worth giving special thought to the potential place-making power of this proposed intervention.

Recommendation:
It seems that the Memorial Wall forms part of a 'bigger picture' for future development of the site as a whole. It would be helpful for the wall to be motivated in terms of this future vision.
The church representatives were advised to make an appointment with Waseefa Dhansay at HWC to establish a comprehensive list of requirements for the application to be properly assessed by HWC.

Approved

Annexure SI2

SECTION 34 – TOTAL DEMOLITION: 16 OSBORNE ROAD ERF 55148, CLAREMONT

Street Address: 16 Osborne Road, Claremont, Cape Town

Grading: Not Graded (NCW?) Outside (proposed) HPO

Nature of Application: Total Demolition.

Date of Site Visit: Thursday 23 May 2019

HWC BELCom Representatives: Peter Büttgens, Ivan Smidt and Hélène van der Merwe

HWC Representatives: Olwethu Dlova

Met on Site By: Mr. Johan Cornelius

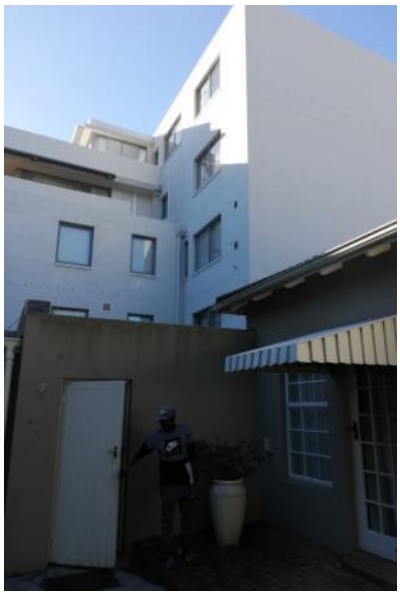
Reasons for Site Inspection:

- To gain better understanding and on-site experience of the building for demolition and more so, its context.

Findings of Site Inspection:

- See Heritage Report as well as the responses from the Interest and Affected Parties.

16 Osborne Street is a south facing dwelling located two city blocks off Main Road. A single story house remnant of the 1930's housing typology in the Claremont area. While the building has been altered over time and located within a 'compromised area', it somehow retained its single story scale and character. A five storey apartment block flanks the building to the east at the corner with Grove Street, with a two storey dwelling to the west, along Osborne Street.



16 Osborne Street, Claremont

Approved

Internal Views of the House, 16

Approved

Osborne Street, Claremont

Aerial View of the larger residential area

Predominantly the area occupies single to two storey residential buildings to the west of Grove Road with commercial development to the east. However this area is changing and over time multi-storey apartment buildings (up to seven stories) have made way into this residential “low scaled environment”.

View up Osborne Street (west) with the subject site/building next to ‘Collingwood Place’ to the immediate right. To the left, “Wingfield complex” comprising two stories directly opposite the site

with a seven storey apartment building to the west. The southern edge of Osborne Street has faced most of the development pressure.

View down Osborne Street looking east

Recommendation:

- The subject building has been altered a lot. However, its value is in the contribution it makes to the larger character that remains in this part of Claremont; a character that is more and more under threat.
- An analytical contextual study of the character remnant to the area is strongly recommended towards the further assessment of the application.
- Should demolition be considered, the analysis of the receiving environment should inform a clear set of guidelines in the design of a replacement structure.
- It is unfortunate that while numerous studies of the area promoted its safeguarding (including recognizing it being 'a special area'), no formal protection has been promulgated to date.

Approved

Annexure SI3

BELCom SITE VISIT REPORT

Date of visit: 28 May 2019

Erf/Farm No.: 156

HWC reference: HM/CAPE TOWN MEROPOLITAN/SEA POINT

Street Address: 25 Hofmeyr Road, Sea Point

Grading: Not conservation worthy
Within an HPOZ

HWC BELCom Representatives: Belinda Mutti

Nature of Application: Total Demolition

Background information/Comments: Tribunal ruling

Zoning: GR2

HWC Representatives: Olwethu Dlova

Met on Site By: N/A

Reasons for Site Inspection: To assess the streetscape and immediate context.

Findings of Site Inspection:

The site visit did not include an inspection of the house as approval for demolition has already been granted by HWC in July 2018.

Whilst within an HPOZ, much of Hofmeyr Street's original single residential character is no longer intact. Aside from four single storey houses, much of this pattern has been replaced by a couple of very dominant multi storey blocks of flats and a shopping centre – directly opposite and adjacent to number 25. These houses have high walls which have decreased active engagement with the street and limited permeability.

The Tribunal decision of 19 March 2019 is as follows:

31.2 The decision of the HWC Appeals committee to approve the demolition of the existing structure on Erf. 156 Is confirmed, subject to the following conditions:

31.2.1 before the development commences, the Applicant shall submit to HWC the design and plans of the replacement structure to be approved by HWC;

31.2.2 submit to HWC design indicators which shall inform the replacement structure which shall take into account (a) all aspects of the immediate, adjacent buildings, surroundings, streetscape, townscape, street interface, etc.

31.2.3 the Applicant shall circulate the replacement structure together with the design indicators referred to in paragraph 30.2.2 to all I&APs.

Approved

A replacement development should be appropriately scaled and set back from the street. The sloping context can support a building higher than single storey but its recommended that it act as an interface between the Montclare Flats and house numbers 27, 29 etc. on Hofmeyer Road. Appropriate scale and bulk should not affect/impact negatively on the properties facing the narrow Grensham Road behind (not accessible due to a gate/fence closure) located on Mutley Road (within the HPO).

Figure 1: 25 Hofmeyr Road

Figure 2: 25 Hormeyr Road and Montclare Flats

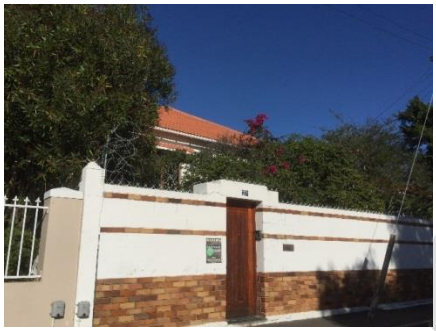


Figure 3: 27 Hofmeyr Road

Figure 4: 29 Hofmeyr Road

Figure 5: View from 29 south towards Rhine Road

Figure 6: Opposite numbers 29,31 & 33

Figure 7: Opposite 25

Figure 8: View from 25 looking north west

Figure 9: Views down Hofmeyr Road (north towards Ritz Hotel)

Figure 10: corner Hofmeyr and Rhine Roads

Figure 11: Rhine and Grimsby Roads

Approved

Annexure SI4

Proposed Addition and Alteration at Erf 177506, 36 Main Road, St James - Site visit report

Submitted by BELCOM member David Gibbs

Land Parcel Type: Urban / residential, seaside property
Erf/Farm No.: Erf 177506,
HWC file No.: **18120514HB0603E**
Street Address: 36 Main Road, St James
Registered Owner: Wiley
Grading: PHS (Gr 2)
Nature of Application: Proposed additions and alterations to existing PHS dwelling
Date of Site Visit: 2019-04-13
HWC Representatives: Melanie Attwell and David Gibbs (BELCOM members)
Olwethu Dlova (HWC staff)
Met on Site By: Owner's staff & heritage consultant
Reasons for Site Inspection:

To check on the significance of the historic fabric of the buildings, and the potential impact that the proposals might have on the fabric of the building and the integrity of the streetscape.

Findings of Site Inspection:

The subject building comprises a residential property with fine architectural detailing (Art Deco),and which contributes significantly to the streetscape and character of the area. Locally there is a consistent pattern of boundary (retaining) walls which provide a 'plinth' or terrace to the buildings above. Currently the garden terrace of this property is cleverly proportioned with the access stair to the side, so that Main Road is not visible from the patio, allowing uninterrupted views to the ocean. Landscape proposals associated with the project seem to suggest the alignment of the access steps and the introduction of a central path with compartmentalized landscape. There is a concern that the simplicity and tranquility of the current terrace will be lost.

Proposed reorganization of internal spaces (particularly to eth bedrooms upstairs) are noted, and certain rationalization is permissible, however, the experience of the staircase should not be compromised by this, and important architectural features (including existing fireplaces) should remain undisturbed.

Conclusions & Recommended Action:

Extensive intervention at the rear of the building is unlikely to impact the streetscape, provided the envelope remains below the existing ridgeline of the roof, and ties in with eave lines, and does not alter existing chimneys. With respect to internal works, concerns about the proposed relocation of

Approved

fireplaces and doors (both upstairs and downstairs) is noted, as well as the proposed raising of a section of flooring, and the raising and resurfacing of the balcony floor.

Existing mature trees including palms to be retained and protected.

Figure 1 note architectural detailing

This Report be submitted to: BELCOM & HOMS

oved

Pictures:

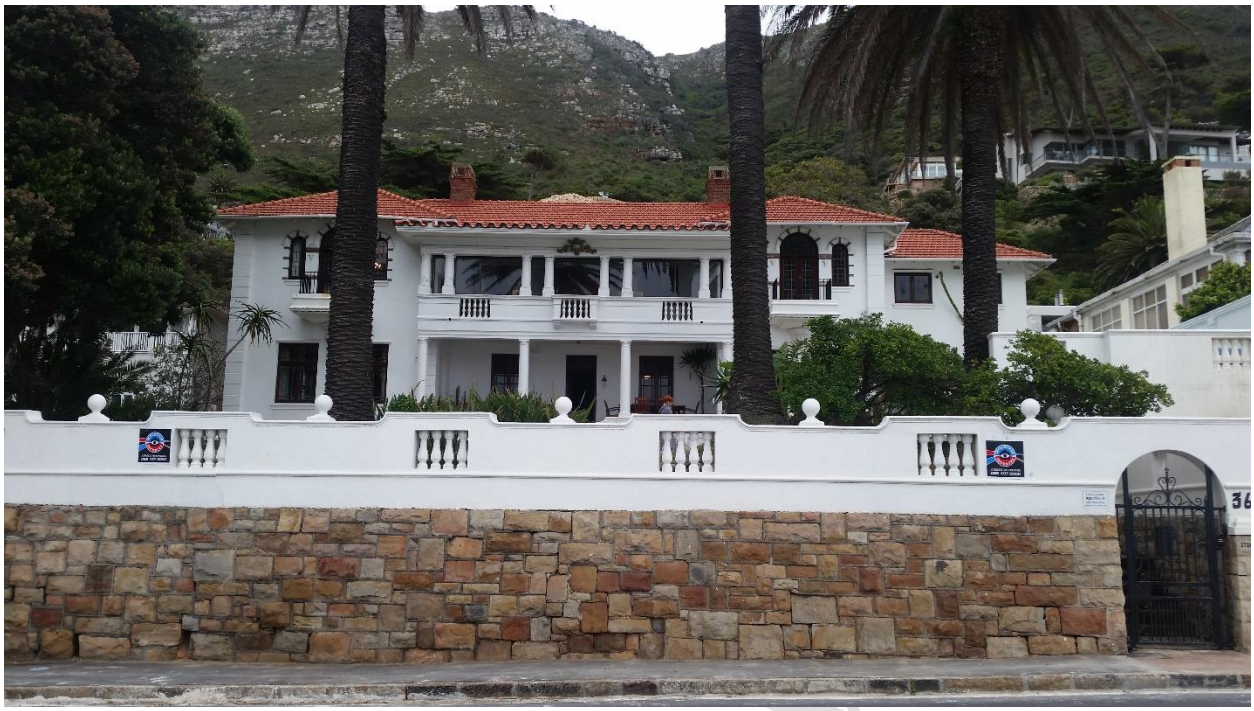


Figure 2Streetscape – Stone retaining wall creating building terrace above

Figure 3View of "Stonehenge' rock formation from garden terrace. Note: Main Road completely obscured from view

Annexure SI5

VOORTREKKER ROAD, RIEBEEK WEST

Submitted by Janine de Waal

Date of Site Visit:

23 May 2019

Erf/Farm No.:

Erf 971

Street Address:

Voortrekker Road, Riebeek West

BECLOM Representatives:

Graham Jacobs, Janine de Waal

Nature of Application:

Proposed alterations + additions to existing Barn and House.

HWC Case No.:

NO CASE NUMBER PROVIDED IN THE APPLICATION

HWC Representative on site:

Olwethu Dlova

Met on Site By:

-

Reasons for Site Inspection:

1. To investigate the building structures, as the property has a provisional IIIB grading based on the Swartland Survey (2009).

Findings of Site Inspection:

THE HOUSE

1. The House has been vandalized and stripped of most of the joinery and carpentry components. (The neighbor rescued some of the sash windows, front door and internal doors and are keeping these safe.)
2. Some cement plasterwork repairs have been done externally on the corners of the building.
3. The essence of the building has been retained and could be repaired and reinstated. However specialist information would be required with regards to repairs (lime mortars, etc.)
4. The existing dwelling is quite small, the proposal is to double the footprint of the house and include new bedrooms on the first floor of the addition.

Approved

THE BARN

1. The Barn has been vandalized.
2. All internal walls, some portions of the floor and the contemporary fireplace has been removed. Plaster has been stripped; cement plaster has been applied. It is unclear when these works were done on site.
3. The Barn is a layered building with some ancient building fabric. Lateral stability of certain portions of the external walls may have been compromised where cross walls and gumpoles rafters have been removed.
4. The existing wall fabric would require specialist input and the structure to be examined by a Structural Engineer with heritage experience.

Which committee should this report be submitted to: BELCOM

Managers Comments:

Pictures:

THE HOUSE

Figure 4: Covered verandah, floor finish has been removed.

Approved

Figure 5: Historic suspect later 20th C flooring still in place, however skirtings have been removed.

Figure 6: Opening to ceiling space has been closed off, possibly a stair access that has been removed. The ceiling timbers are later 20th/early 21st C insertions.

Figure 7: Purpose-made matchboard internal shutters to fanlight in kitchen space.

THE BARN

Figure 8: Internal barn illustrating exposed masonry and stone wall with extensive cement plastering. Two cross walls in this area have been removed which may be compromising lateral stability.

Figure 9: Interior gable end with red facebrick and extensive recent cement plaster.

Figure 10: Portion of the internal floor has been removed. This may have occurred after the application was submitted to HWC (compare with images in the application).

Figure 11: Rafters that were cut back and no longer support the external walls.

Figure 12: Contemporary fireplace removed. This portion of the building (furthest from Main Road) exhibits later 20th C period construction characteristics.

Approved

Annexure SI6

Proposed addition and alteration at Erf 13753, Schoenstatt, Constantia Main Road, Constantia- Site visit report

Submitted by BELCOM member David Gibbs

Land Parcel Type: Residential context / (Convent) with 'rural' character

Erf/Farm No.: Erf 13753,

HWC file No.: **18050801HB0522E**

Street Address: Constantia Main Road, / 9 Schoenstatt Avenue, Constantia

Registered Owner: Secular Institute of the Schoenstatt Sisters of Mary

Grading: **Grade IIIA (CoCT)**

Nature of Application: Proposed additions and alterations to existing 'old cellar' structure

Date of Site Visit: 2019-05-25 (Saturday)

HWC Representatives: David Gibbs (BELCOM member)
Olwethu Dlova (HWC staff)

Met on Site By: Owners and project managers

Reasons for Site Inspection:

To check on the significance of the historic fabric of the 'old Cellar' building, and the potential impact that the proposals might have on the cultural landscape of the site.

Findings of Site Inspection:

The building has gone through many uses over the years, having been used variously as a wine cellar, a house and even a pub (though before the current ownership). The Old Cellar is in fact two parallel barn-like buildings, joined by an enclosed interstitial space and a former stable built across the end. Interesting plaster pilasters on one façade suggest a more formal use than a barn. Some of these features have lost their bases, others remain intact. The 'stoep' (visible in old photographs) has disappeared. The roof structure and pitch (which is flatter than 45degrees) seems to have been changed at some point in the building's history (with the introduction of 'clerestory' windows – with reference to eth heritage report it seems that the wall plate level was raised). Very elegant steel tie-members beneath the matchboard ceiling supporting the roof evident in one. The concrete floor of the cellar includes a drainage channel which is to be retained, though a timber floor will be installed above the existing floor, to provide a level surface. Proposed services will be incorporated into new masonry 'skins' within the interstation space, to avoid disturbance the fabric of the old walls.

Conclusions & Recommended Action:

The proposed interventions seem to be understated and discrete. There is not cause for concern as heritage significance of the building will not be affected negatively. However, it would be useful to consider the landscape treatment of the building surrounds - particularly with respect to the accommodation of parking, vehicular access and pedestrian circulation. (This could be indicated on a site plan / landscape plan for submission to HWC HOMS.

Approved

This Report be submitted to: BELCOM & HOMS

Pictures:

Figure 13 Old Cellar (foreground, with the convent and house chapel beyond)

Approved

Figure 14 detail of pilasters

Figure 15 former 'Stables' clipped onto the two parallel 'barns'

Figure 16 adjacent 'rural' landscape context

Figure 17 Steel tie members

Figure 18 Solder / attic

Figure 19 Pliastered facade with raised wall plate and missing stoep.

Annexure SI7

BELCOM SITE INSPECTION

Date of visit: 23 May 2019

Erf/Farm No.: 9605

Street Address: Newlands Avenue, Newlands, Cape Town

Grading: IIIA

HWC BELCom Representatives: Héllèn van der Merwe, Ivan Schmidt, Peter Büttgens

Nature of Application: Additions and alterations

Background information/Comments:

CoCT: supports

NRA: do not support some of the fabric loss of bathroom intervention

HWC Case Officer: Heidi Boise

HWC Representatives: Olwethu Dlova

Met on Site By: (late arrival, missed appointment)

Reasons for Site Inspection: To assess impact of proposed alterations in situ, especially those in the old kitchen / new ablutions facilities.

Findings of Site Inspection:

Michaelis House (originally Montebello) is of very high local historical and architectural significance with CoCT grade IIIA.
The site visit confirmed that the first-floor minor alterations are acceptable.
The area where the main changes are proposed is on the ground floor in the rear double-storey wing of the main U-shaped house toward the north.
This area has had a number of interventions, where the central mid-courtyard has been partially roofed and where the present kitchen and a passage and the rear staircase layouts are somewhat different to the plans 1953 PWD provided in the heritage report.
These old plans appear to be the only historical information available (tbc) to guide the present attempt to improve the admittedly rather awkward ablution arrangement. There are a number of different wall thicknesses, both in plan but also in section, making the historic reading of this part of the building quite difficult.
A much deeper archival research might have helped to understand the present inherited building. It is not known if this is possible (ask heritage practitioner). A building which had a number of well-known architects working on it suggests that there should be more information, such as from the Solomon work.
However, if not, one can see what the impact of the proposed work will be. In the main, thicker walls should probably be lesser be more carefully intervened with than thinner walls.
A concern seems the lowering (as opposed to retaining) the shower area to that of the toilet area. This means going below exterior NGL. This is seldom a good idea, with evidence already of sever raising damp visible on various internal walls. Removing the present concrete floor might actually be what is required to understand the historic construction methods below visible floor level, i.e. foundation type (or any?), wall materials, etc.

Approved

This must be addressed and might even require lowering the external NGL for a meter or so to below the internal FFL. In any event, this type of structural intervention work will require the input of an architect with conservation expertise and knowledge.

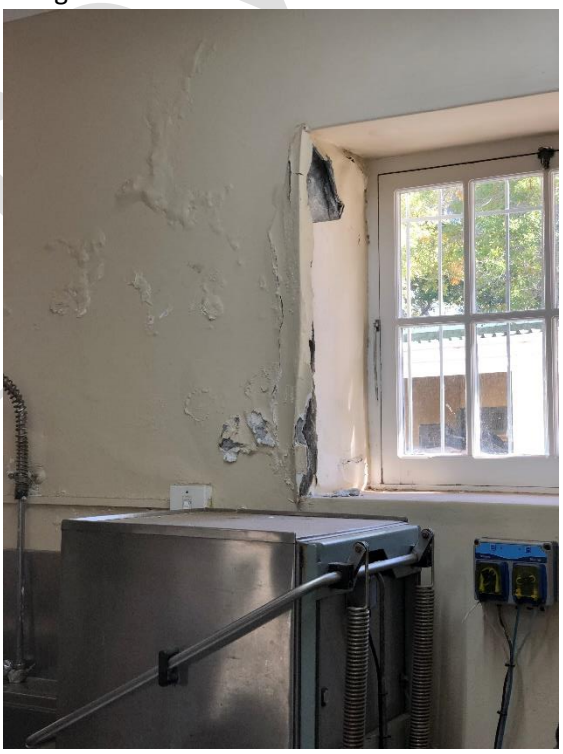
Last point concerns the re-arranging of windows higher in the kitchen area and the rationalising those in the shower/toilet area. The present arrangement is rather haphazard but part of the continuous layering of this part of the house. Kitchen pivot windows are raised to under ceiling to accommodate lockers.

There is some concern of wholesale rearranging of all north elevation windows, always preferable to retain as much existing as possible to reduce disturbing fabric. I.e. to retain exist. Window below upper floor window. Inserting a new window over the first WC stall is a worry - this is simply to close to the corner for structural and aesthetic reasons.

Left: The cross wall between present toilet and shower area.
Right: The different floor heights – shower and loos are two steps higher than the rest of ground floor.

Archive

Courtyard Kitchen entry: Change wall thickness section



Rising damp in kitchen passage side space; and the kitchen rear wall toward Newlands Ave

Approved

Rear elevation: modern shower and passage windows with kitchen horizontal pivot windows further along.

Above: Various ventilation grills at various heights… the central grill/window pair make the most sense.

Below: Toilet windows of different sizes, periods and design

Approved

Annexure SI8

EUREKA FARM, ERF 11, NOORD AGTER PAARL ROAD

Submitted by Graham Jacobs

Date of Site Visit:

23 May 2019

Erf/Farm No.:

Erf 11

Street Address:

Noord Agter Paarl Road

BECLOM Representatives:

Graham Jacobs, Janine De Waal

Nature of Application:

Proposed new garage and covered porch.

Background Information/Comments:

The proposals are for a new garage on the southwest side of the main farmhouse. The owners wish to construct a garage close to the house and within a new security perimeter that has been created in response to threats of farm attacks. There is currently no garage at the farmhouse.

A comment submitted by the Drakenstein Heritage Foundation states that the building is earlier than its current appearance would suggest. I concur with this view.

HWC Case No.:

NO CASE NUMBER PROVIDED IN THE APPLICATION

HWC Representative on site:

Olwethu Dlova

Met on Site By:

-

Reasons for Site Inspection:

1. To check the nature of the impact of the proposed garage on the werf in general and the farmhouse in particular.

Findings of Site Inspection:

1. The farmhouse has a gable dated 1928, suggesting a subsequent makeover of an earlier structure. The narrow front (1928-dated) portico of this dwelling is at odds with the overall massing and roof configuration of the rest of the house, which has the characteristics of a late 19th/early 20thC farmhouse.

Approved

2. The location of the proposed garage is set back from the front façade on the Paarl (southwest) side of the building. This location is largely hidden from the Noord Agter Paarl Road by tree canopies around the main farmhouse.
3. The proposals will not involve the demolition of any historic fabric.

Conclusions & Recommended Action:

1. The farm werf comprises a range of architectural styles. The farmhouse itself can be considered architecturally eclectic.
2. The site of the proposed new garage is almost completely invisible from the main road due to a concentration of tree canopies around the farmhouse.
3. The construction of a garage on the proposed site will therefore not have a significant impact on either the farm werf (which is to the northeast) or farmhouse, both as viewed from the main road and along the approach road to the werf.
4. The location of the garage does however become partly visible as one moves towards the southwest end of the farmhouse frontage.
5. Notwithstanding the low visual profile of the proposed garage from most of the other parts of the werf, the current box-like architectural design does warrant room for improvement in terms of overall massing and roof configuration in relation to that of the farmhouse.
6. Recommended action: suggest that the proposed garage be scaled down by replacing the currently proposed heavy horizontal roof parapet with a simple pitched (possibly hipped) roof.

Which committee should this report be submitted to: BELCOM

Managers Comments:

Pictures:

IMAGES OVERLEAF

Approved

FIGURE 01: View of the farm werf from the Noord Agter Paarl Road. The location of the proposed garage is arrowed in yellow.

FIGURE 02: Approaching the werf with the farmhouse on the left and the location of the garage set back on the far left.

FIGURE 03: The farmhouse with its oddly proportioned entrance portico (a probable 1928 addition to an earlier hipped roof dwelling, the massing of which is still visible behind. The location of the proposed garage (set back on the far left) is not visible from this viewpoint.

FIGURE 04: The location of the garage (arrowed) starts to become visible as one moves towards the southwest end of the farmhouse.

FIGURE 05: the location of the proposed garage is now visible. The two trees on the left need to be removed to accommodate the driveway. The approximate position of the proposed garage is outlined in broken lines indicating a scale that is excessive in my view.