

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



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Ms Helene van der Merwe (HvdM)
Mr Graham Jacobs (GJ) (Chair)
Prof Walter Peters (WP)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Nosiphiwo Tafeni (NT)
Ms Cecilene Muller (CM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Mr Thando Zingange (TZ)

Visitors:

Mr John Wilson-Harris
Ms Heidi Boise
Mr Peter Buttgens
Mr Theo Haynes
Mr John Simpson
Mr Mike Scurr
Mr Philip Smith
Mr Gideon Nieuwoudt
Mr Katlego Motene
Ms Bongeka Funani
Ms Kathy Dumbrell
Ms Katy Smarts
Dr Nicolas Baumann
Mr Piet Louw
Ms Lydia van der Merwe
Dr Benjamin Herr

Ms Elize Mendelsohn
Ms Cindy Postlethwayt
Mr Johan Cornelius
Ms Janeske Brits
Ms Sandy
Ms Wendy Wilson
Mr Clive Theunissen
Ms Ursula Rigby
Mr Neil Schwartz
Ms Danny Prinsloo
Mr Jan Groenewald
Mr Chris Snelling
Ms Samantha Dyer
Mr Alexis van der Merwe
Ms Louise Hyde
Ms Marcelle van Greunen

Apologies

Mr Shawn Johnston (SJ)

Absent

None

4. Approval of Agenda

4.1 Dated 30 November 2022.

The Committee approved the agenda dated 30 November 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 10 November 2022

The Committee reviewed the minutes dated 10 November 2022 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

- DB: item 13.4

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

Nothing to report.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.2.1 Erf 149294-Re, Union Castle Building, Dock Road, V&A Waterfront

DISCUSSION:

Amongst other things, the following was discussed:

- Temporary protection of the Union Castle Building is progressing well, including installation of an overhead tarpaulin.
- Potential meeting on 6 December 2022 between V&A Waterfront CEO and HWC CEO.

TZ

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Compulsory Repair Orders follow up

For noting.

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

For noting.

8.4.2 Palace Barracks, Simon's Town

For noting

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia
- Proposed Additions and Alterations on Erf 179757, 3 Royal Road, Muizenberg

9.5 Site Inspections Undertaken

- Proposed Total Demolition of Erf 355, 5 Bickley Road, Sea Point
- Proposed Total Demolition on Erf 55193, 24 Bishoplea Road, Claremont
- Proposed Additions and Alterations on Erf 149294-Re, Old Power Station & Pump House Building, Dock Road, V&A Waterfront
- Wupperthal residential area.

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Erf 2081, 108 Shortmarket Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 2081

Case No: HWC22110905

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Mr John Wilson Harris (applicant) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated inside an HPOZ.
- CoCT does not support the proposals, and also draws attention to damage caused by uninformed stripping of interior plaster and paint and that this damage is to be rehabilitated.
- CIBRA supports the proposals in principle and provides detailed comments.

- Cape Institute for Architecture supports the proposals.

FURTHER REQUIREMENTS:

HWC cannot condone illegal work.

The Committee has no objections in principle to the proposed lightweight roof addition but has reservations regarding its uneven setbacks from the building's roof parapet and in particular the projection forward towards Buitengracht Street. Revised proposals to be submitted to address these concerns.

AM

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

**12.1 Proposed Total Demolition of Erf 68301, 1 Country Club Road, Kenilworth: MA
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301**

Case No: 20073002TZ0831E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Heidi Boise (heritage consultant) and Ms Cindy Postlethwayt (Lower Kenilworth Improvement District) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not conservation worthy but situated on an edge of a proposed Kenilworth HPOZ.
- CoCT does not support the proposals.
- Lower Kenilworth Improvement District wish to have an input in this proposal but were not registered during the initial application process.

HELD OVER:

This matter is held over until the next meeting to provide the Lower Kenilworth Improvement District an opportunity to comment.

TZ

**12.2 Proposed Total Demolition of Erf 355, 5 Bickley Road, Sea Point: NM
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 355**

Case No: HWC22101701TZ1017

The Committee reported back on the site inspection that was undertaken on 16 November 2022. See attached annexure SI1.

Mr Peter Buttgens (heritage consultant for the objectors) and Mr Johan Cornelius (heritage consultant for the applicant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIIC resource and situated inside an HPOZ.
- CoCT does not support the proposals.
- Cape Town Heritage Foundation does not support the proposals.
- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association does not support the proposals.

FURTHER REQUIREMENTS:

The Committee has no objections to the demolition of the building. However, before a permit can be issued, the Committee will need to consider the impact of the replacement building in relation to its context, informed amongst others, by diagrammatic heritage indicators including street elevations.

TZ

**12.3 Proposed Total Demolition of Erf 2397, 110 11th Street, Voëlklip, Hermanus: NM
HM / OVERSTRAND / OVERBERG / HERMANUS / ERF 2397**

Case No: HWC22042103SJ1028

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Theo Haynes (owner and applicant) and Mr Johan Cornelius (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIIC resource and situated inside an HPOZ.
- Overstrand Municipality does not support the proposals.
- Overstrand Heritage and Aesthetics Committee does not support the proposals.

FURTHER REQUIREMENTS:

The Committee has insufficient information, especially with regard to significance and spatial context to be able to make an informed decision. That would include pictorial coverage of the area in which the building sits. The Committee also needs to understand whether the Overstrand Municipality regards the significance of the site to be a heritage protection area issue or whether it relates to the building itself. Additional information to be supplied by the applicant.

SJ

12.4 Proposed Total Demolition on Erf 55193, 24 Bishoplea Road, Claremont: NM HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 55193

Case No: 22070704KB0704E

The Committee reported back on the site inspection that was undertaken on 16 November 2022. See attached annexure SI2.

Mr Johan Cornelius (heritage consultant), Mr Piet Louw (architect and urban designer), Mr Alexis van der Merwe (Upper Claremont Residents and Ratepayers Association), Ms Lydia van der Merwe (Upper Claremont and Residents and Ratepayers Association and directly affected neighbour) and Ms Louise Hyde (Upper Claremont and Residents and Ratepayers Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not conservation worthy and situated outside an HOPZ.
- CoCT supports the proposals.
- The Upper Claremont Residents and Ratepayers Association previously did not submit their comment, but detailed comment has now been received.

FURTHER REQUIREMENTS

The Committee has no objection to the demolition of the building on the property as it has insufficient significance to warrant retention.

The Committee notes the updated 3D renderings (Revision F dated October 2022) about which there are still certain reservations. Revised proposals are therefore required that will provide a softer interface between the street and built edge, informed by well-performing precedents within the local context. Furthermore, the top floor of the proposals is to be treated in a more visually recessive manner than is currently the case.

KB

12.5 Proposed Total Demolition on Erf 452, 30 Main Road, Hermanus: MA HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 452

Case No: 22040410SJ0405E

Application documents and revised proposals were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Janeske Brits (architect) and Mr John Simpson (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a graded IIC resource and situated inside the historic core and scenic route of Hermanus.
- Overstrand Heritage and Aesthetics Committee supports the proposals, no comments on the new proposal.

FURTHER REQUIREMENTS

The Committee reiterates its support for the demolition of the building on the property.

The revised proposals contained in the updated Heritage Statement in support of Proposed Total Demolition, Revision 4, received November 2022, prepared by Design Ateljee are a considerable improvement on the previous proposals and are supported in general. There are however reservations regarding the treatment of the continuous unbroken boundary wall around the property which requires considerable refinement. It is encouraged that the boundary edge be made visually permeable where this is possible e.g. the intersection of Main Road and Flower Street where there is opportunity of greening for the public benefit. Revised proposals to be submitted.

SJ

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

13.1 Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia: NM HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477

Case No: 22092303RG0923E

Application documents were tabled.

Mr Robin George introduced the case.

Ms Sandy, Mr Mike Scurr (heritage consultant, RSA), Ms Wendy Wilson (RSA) and Mr Philip Smith (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated outside an HPOZ.
- The building is an example of a Cape Revival style homestead (c1915). Unauthorised alterations have taken place.
- CoCT strongly opposes the illegal work and noted that the work has been completed.
- The Constantia Ratepayers and Residents Association has no objections but cannot condone the illegal work.
- Friends of Constantia Valley Greenbelts has no objections to the proposals.
- Barbarossa Ratepayers Group commented on the proposal but did not indicate their support or objection.

RECORD OF DECISION:

The Committee resolved to undertake a site inspection on Tuesday, 6 December 2022 at 14:00 (GJ, DB, HvdM and WP).

RG

13.2 Proposed Additions and Alterations on Erf 107, 11 Poyser Road, Tamboerskloof: NM HM/ CAPE TOWN METROPOLITAN/ TAMBOERSKLOOF/ ERF 107

Case No: HWC22101307RG1014

Application documents were tabled.

Mr Robin George introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated outside an HPOZ.
- CoCT supports the proposals.
- CIBRA did not support the proposals.

FURTHER REQUIREMENTS

The Committee has concerns regarding the configuration and transition between old and new, which requires addressing before a decision can be made. The transition is unresolved and appears not to be accurately indicated on the drawings. This applies amongst others to the roof.

RG

13.3 Proposed Additions and Alterations on Erf 28910, 23 Koning Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28910

Case No: HWC22102503TZ1101

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) and Mr Gideon Nieuwoudt (applicant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated within the Special Character Protected Overlay Zone of Paarl.
- Drakenstein Municipality does not support the proposals and recommends that a heritage statement be provided to assess the historical layering of the building.
- Drakenstein Heritage Foundation supports the proposals for an attic room in principle but objects to the lifting of the entire roof.
- Paarl 300 does not support the proposals.

FURTHER REQUIREMENTS:

The Committee suspects that the building of attic typology is considerably older than indicated in the application. Before the Committee can apply its mind properly, it therefore requires a heritage statement to better understand the nature of the building fabric and the manner in which the building has evolved over time.

TZ

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

Case No: 22090604TZ0907E

DB recused himself and logged off from MS Teams.

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Mike Scurr (heritage consultant, RSA) and Ms Wendy Wilson (RSA) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated outside an HPOZ.
- CoCT supports the proposals.

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawings numbered C-0001 Rev A; C-0002 Rev A; C0003 and C-0004 prepared by Rennie Scurr Adendorff dated 06 September 2022 as not negatively impacting heritage significance subject to the following conditions:

1. That the north elevation arch is retained;
2. That the treatment of reveals and soffits of each of the new openings in the dividing walls in ground floor living areas are appropriately detailed and;
3. That exposed thresholds where walls are being removed be subtly differentiated as per the second option on page 2 of the 'Response to Further Requirements' document prepared by RSA, dated 8 November 2022.

Revised drawings including details to be submitted to HWC for approval.

TZ

13.5 Proposed Additions and Alterations on Erf 86417, 10 Camp Road, Muizenberg: NM HM/CAPE TOWN METROPOLITAN/ MUIZENBERG/ ERF 86417

Case No: 22103101CH1031

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Ursula Rigby (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

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

- CoCT supports the proposals.

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawings numbered 2010-02-200, 2010-02-201, 2010-02-204; Revision J, dated 24 November 2022 prepared by STARC as not negatively impacting heritage significance.

CH

**13.6 Proposed Additions and Alterations on Erf 149294-Re, Old Power Station & Pump House Building, Dock Road, V&A Waterfront: NM
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC22102107SJ1024

The Committee reported back on the site inspection that was undertaken on 16 November 2022. See attached annexure SI3.

Mr Katlego Motene (architect), Mr Peter Buttgens (heritage consultant), Mr Neil Schwartz (Waterfront Manager) and Ms Bongeka Funani (project manager) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIA resource and situated inside the core heritage area of the Waterfront
- CoCT supports the proposals and agrees with the IIIA grading.
- The Green Point Ratepayers & Residents Association notes that this application falls outside their area of jurisdiction and that they would not be submitting a comment.

FURTHER REQUIREMENTS:

The Committee notes that these proposals require considerable additional information especially regarding interventions with old fabric and the manner in which the work is to be carried out. It is essential that a suitably qualified and experienced heritage architect be engaged to assist with the execution of this project. The work would include:

1. An overarching method statement outlining the heritage philosophy to be applied to the interventions;
2. Details that include marked up photographs indicating interventions involving old fabric and;
3. Detailed method statements for various material interventions acknowledging conservation technology with an emphasis on physical compatibility.

The above is to be read in conjunction with the BELCom site inspection report dated 16 November 2022.

SJh

**13.7 Proposed Additions and Alterations on 3 Royal Road, Muizenberg: NM
HM / CAPE TOWN METROPOLITAN / MUIZENBERG / ERF 179757**

Case No: HWC22100311SJ1107

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Philip Smith (CoCT), Ms Danny Prinsloo (owner), Ms Kathy Dumbrell (heritage consultant) and Mr Jan Groenewald (I&AP) were present and took part in the discussions.

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection on Tuesday, 6 December 2022 (SJ, GJ, DB, WP and HvdM).

SJh

**13.8 Proposed Partial Demolition on Erf 7182, 39 Marine Drive, Hermanus: NM
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 7182**

Case No: HWC22110807CH1108

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Katie Smuts (heritage consultant) and Mr Mike Scurr (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated inside an HPOZ.
- The Overstrand Heritage and Aesthetics Committee commented on the proposal but did not indicate their support or objection.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated in the heritage report, dated 8 November 2022 prepared by Rennie Scurr Adendorff Architects as not impacting negatively on heritage significance.

This approval is subject to the engagement of an appropriately experienced and qualified heritage architect with specialist knowledge in stone construction. This heritage architect is to provide guidance and monitoring of all heritage related processes including the dismantling, underpinning, reconstruction and other works as the case may be.

CH

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 OTHER MATTERS

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 16:20

24 DATE OF NEXT MEETING:

13 December 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

S.34 Application for Total Demolition – 5 Bickley Rd, Sea Point

Submitted by Walter Peters & Helene van der Merwe

HWC Case Number:	HWC220101701TZ
Erven No.:	355
HWC Street Address:	5 Bickley Rd, Sea Point
Nature of Application:	NHRA S.34 Total Demolition
Date of Site Visit:	Wednesday 2022 11-16, 12h45 – 13h15
BELCom Representatives:	Shawn Johnston, Dennis Belter, H�el�ene van der Merwe & Wally Peters
HWC Staff:	None
Met on site by:	Johan Cornelius (heritage practitioner), J. van der Merwe (architect), partner of Mr F Steyn (owner).
Grading:	Grade III C, in a declared HPOZ.

Reasons for Site Inspection:

This application was tabled at the BELCom meeting of 10 November 2022. Due to uncertainty about authenticity and context, the Committee decided to undertake an inspection.

Findings of Site Inspection:

- i) The house is located within a streetscape of buildings graded III C and without particularly unifying character.
- ii) The house is a Victorian (1902) with original bay window and gable which can still be seen.
- iii) But for the front wall and bay window, everything behind had been altered with little if anything patently authentic.

Conclusion:

Within a context of 2 and 3 storey buildings, the single storey variant is rapidly being outnumbered. While solely the front elevation of 5 Bickley survives, and its heritage value has dwindled, total demolition is possible but good manners need to be exercised in any new design within the HPOZ. The mature tree is to be protected and retained.

Photos:

View west-east along Bickley Road.

Subject house at tree on right.

No 5





The street boundary at No 5 Bickley Road consists of typical contemporary elements: a double car gate, a pedestrian gate and double garage door set in a 2m high wall, behind which the original Victorian bay window and roof shape can be seen due to it being at a higher level than the street.

View from front of house up the side alley, No 5 to left, showing the contemporary nature of windows & doors behind the frontfaçade.

Multi storey buildings are visible in thebackground.



Three storey apartment building opposite 5 BickleyRoad, built 2011.



Annexure S12

S.34 Application for Total Demolition – Erf 55193, 24 Bishoplea Rd, Claremont

HWC Case Number:	22070704KB0704E
Erf No.:	55193
HWC Street Address:	24 Bishoplea Rd, Claremont
Nature of Application:	NHRA S.34 Total demolition
Date of Site Visit:	Wed, 16 Nov 2022 12:00
BELCom Representatives:	Shawn Johnston, Dennis Belter, Wally Peters &Hélène van der Merwe
HWC Staff:	None
Met on site by:	No one.
Grading:	Neither graded nor located in a declared or proposed HPOZ but falls within the Claremont Special Area.

Reasons for Site Inspection:

This application was tabled on 27 July and again at the BELCom meeting of 10 November 2022.

A demolition permit had been issued in 2016 but has lapsed.

To assess the site and context, given the voracity of comments by I&APs regarding the proposals for replacement, the Committee decided to undertake an inspection. Of particular concern were coverage and height.

- Findings of Site Inspection:**
- i) That the existing house did not warrant protection and could be demolished as had formerly been decided.
 - ii) This is a corner site; it terminates the axis of Frederick Rd and is adjacent to an historical building on Feldhausen Rd. A presentation to the axis rather than the corner takes prevalence in this setting.
 - iii) The streetscape of the area is characterized by modest single storey historical buildings interspersed with newer blocks of 3-4 storeys. These are mostly recessed from the street boundaries which are tree lined.

Conclusions:

With context being the criteria for judging the fit of any proposal, the members to the inspection are of the view that the design as presented aberrantly affected the setting.

The proposed zero street setback along both streets makes for little opportunity for continuity of the tree-lined character of the enclave. A tree edge is strongly recommended particularly along Bishoplea Rd.

A maximum of 1-2 storeys is more typical of the immediate context. A maximum height of 4 floors with the 4th expressed as 'roof' or 'attic', would have adverse impact on the neighbouring properties. There are a few buildings with small 4th storey extensions in the block lower down, but these are of a smaller scale than the building proposed for No 24.

1. Looking down Bishoplea Rd from corner of Feldhausen Rd.



2. No 24 Bishoplea Rd on corner of Feldhausen Rd.



3. Feldhausen Road approaching the corner of Bishoplea Road.



4. Three storey apartment block, corner Bishoplea Rd and Grove Walk, two blocks down Bishoplea Rd.



Annexure S13

S.34 Application for Alterations and Additions

Erf 149294-RE, Old Power Station & Pump House, Dock Road, V&A Waterfront

Submitted by Hélène van der Merwe and Walter Peters.

HWC Case Number:	HWC22102107SJ1024
Erf No.:	Erf 149294-RE
Street Address:	Old Power Station & Pump House Building, Dock Road, V&A Waterfront, Cape Town
Nature of Application:	NHRA S.34 Application for Alterations and Additions
Date of Site Visit:	Monday, 16 November @ 13h30
HWC BELCom Representatives:	Dennis Belter, Walter Peters, Shawn Johnston & Hélène van der Merwe
HWC Staff:	Sneha Jhupsee (heritage officer)
Met on site by:	Peter Buttgens (heritage consultant), Nicolas Baumann (heritage), Katlego Motene (architect), Neil Schwartz (planning manager, V&A), Samantha Dyer (development planning assistant, V&A), Bongeka Funani (project manager, V&A), Johan Slabber (project manager, Candor).

Gradings (proposed): Grade IIIA (CoCT & Heritage Report), IIIB (V&A), located in core harbour heritage area graded IIIA.

Reasons for Site Inspection:

This application was tabled at the BELCom meeting on 10 November 2022. In order to view the location of proposed alterations and to determine possible impacts on historic fabric, the Committee resolved to undertake a site inspection.

Observations:

The project team accompanied the committee & HWC staff through the two buildings and pointed out the locations of proposed alteration work. A set of architect's drawings was available for reference purposes. It was noted that there has been much interior alteration work since the 1990s, most of which is being removed as part of the proposals.

Exterior alterations

- The proposed alteration to enlarge the current double door sized opening facing the drydock back to the size of an earlier opening that corresponds to the tall shutters was discussed.

This reversal of this previous alteration is supported. Detailing to refer to similar doorway facing Nobel Square (what was original detail for the doors?)



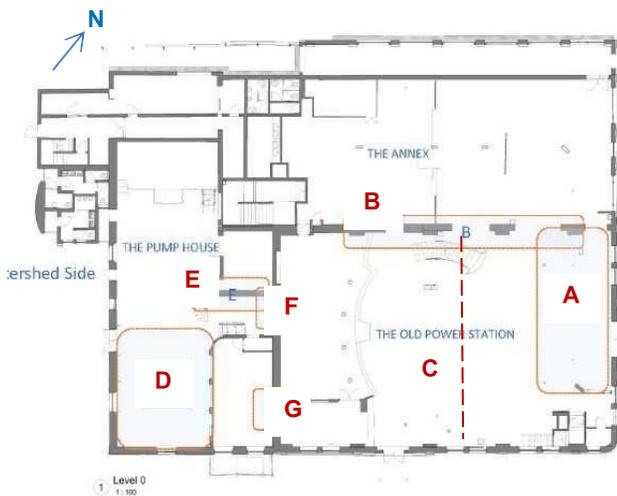
South East Elevation – facing towards the dry dock.

- Replacement of roofing material: existing asbestos roofing is being replaced with metal sheet roofing Colorbond Ultra, Diamondek profile, colour to match existing. This change was not noted by the V&A team nor discussed on site, however, closer scrutiny of the drawings show that extensive areas of roofing material will be replaced. (Refer latest drawing set 31/11/22, drawings dated 12-17 Oct 2022 and HWC S.34 Minor Works application form dated 17 October 2022).

Although this can be seen as refurbishment and not strictly an alteration (no change to roof structure), however, the roofing material is being changed. Detailing in terms of cappings and edges, fascias, guttering, downpipes etc, to be carefully considered.

Interior alterations

With reference to the Heritage Report's diagram for original interior fabric



Power Station

A – Retention of existing cast iron columns and vaulted steel roof as original mezzanine support –

The committee agrees with retention of all original fabric, detailing of connections between historic & new elements to be carefully considered.

B – Buttresses and original brickwork to be retained - supported.

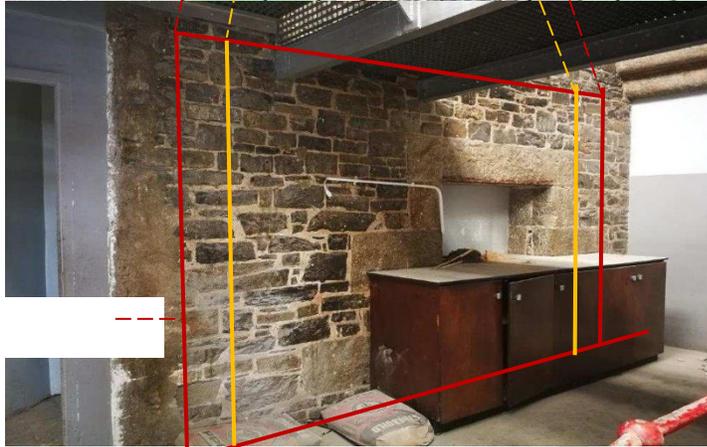
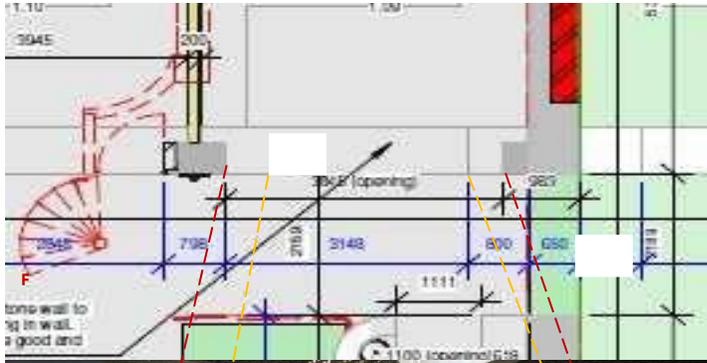
It is noted in the heritage report that the original interior finish was pointed and painted plasterwork. Only small sections of original plasterwork remain and should be protected where possible. Exposed brickwork to be sealed and protected against further erosion or damage.

C – Gantry – relocation to a central position over the proposed double volume area - supported.

Pump House

D – The gantry is in service and is to be retained - supported.

E – Proposed opening through existing blue stone wall. This involves enlarging an historic opening by removal of a stone lintol and quoins and a part of the stone wall. The plan shows this opening to be wide and leaving small wall nibs each side



The height and width of the proposed opening ('E') was indicated, however is to be clarified on a detail drawing (elevation to show the full height of stone wall).

The nibs at each side of the proposed opening as shown on plan seem very narrow. Bearing in mind that this section of wall forms the remaining base of the original stone wall stretching all the way up to the underside of the roof, a certain solidity should be retained here. Nibs on each side should ideally be of equal width. The height should not be more than the underside of the protruding stone lintel in the side wall.

It was noted that previously cut and concrete edged stone as well as newly cut stone edges are to be capped by custom-made U-shaped steel sections. Detail to be provided.

It is noted that the interior of the Pump House is strongly characterised by exposed stone walls. Services are to be installed in a non-invasive way, wherever possible using new inserted fabric (eg panelling and only as much as necessary), to conceal these.

However, it was noted that a section of existing stone wall was proposed to be covered by new brickwork. This is not supported. An alternative is to be proposed.

F & G – Two new openings proposed through wall between Pump House & Power Station:



revealed.

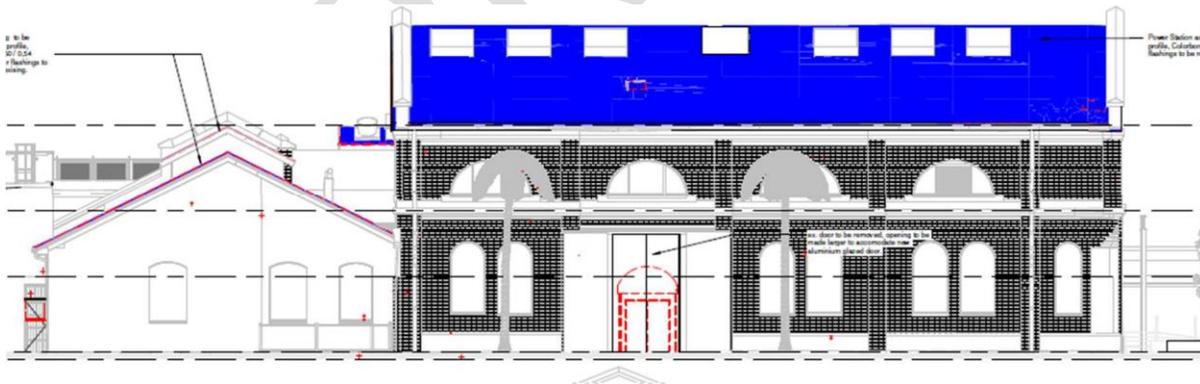
From the Power Station side of the dividing structure, arched brick recesses can be seen which suggest that there was a row of previous openings defined by brickwork arches.

While it was explained that the proposed new openings are intended to discover the positions of a historic pattern that may be

Further, on the Pump House side where the stone wall intersects, a nib is to be left, unless it can be shown that the stonework in fact continues through into the wall plane ('F').

Conclusions & Recommendations:

1. All openings require detailed *architectural* consideration e.g. how historical stones will be cut to meet with the proposed steel structure; the need for matching mortar, chemically/physically and visually. Where historical openings are detected e.g. by relieving arches, the possibility of re-activation has priority in matters heritage, and no further intervention should be contemplated before exploiting renewed relevance.



The scale of the proposed intervention on the South East Elevation is of concern and a detailed resolution outstanding. All authentic elements are to be preserved, pilasters, dentil courses, and flush jointed English bond brickwork with matching mortar. It is advised that the entrance on the North East elevation facing Nobel Square, which makes use of a relieving arch, be used as an inspirational design reference, even if using different materials, and if a rail for sliding doors is to be used, that this be free of the historical façade.

2. The need for proximate services is unquestionable but concealing these should not involve chasing

into historical fabric nor the building of new skins of walls. Alternate means should be explored e.g. as accessible panels, and these should be removable and cover only as much of the historic fabric as necessary.

Because of the above concerns, BELCom awaits the submission of expounding documentation, including confirmation of the collaboration of the appointed heritage consultant (who is an experienced heritage architect) in the execution.

APPROVED