



ARCHITECTURE > RETAIL > INTERIOR DESIGN

PROJECT NO: 1301
PROJECT REF: A8.200.01 HWC MOTIVATION

ERF 9867, 43 LION STREET CAPE TOWN

MOTIVATION

Erf 9867 is a private residence in Bo-Kaap, Cape Town fronting onto Lion Street. It is essentially a single storey Victorian terrace house with pitched roof to street. Due to the natural fall of the land, the existing structure accommodates what is essentially an open plan basement largely used for storage. This accesses natural light and ventilation to the rear, common boundary of the property.



STREET CONTEXT

The house has endured 'piece-meal' alterations over the years and whilst original features remain, recent refurbishments have not necessarily respected the original integrity of the Victorian terrace typology. Internally the house is in poor condition and in need of general upgrading.



INTERNAL QUALITY

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INTERNAL QUALITY

The Client has sought input from a heritage consultant, Ashley Lillie, whose details are listed on the accompanying application. On inspection, he has confirmed that the existing no longer demonstrates exemplary architectural features associated with a building of this nature.

The Victorian terrace street quality has been further compromised by not particularly good examples of alterations & additions to the two properties immediately adjacent to the one under consideration.

City of Cape Town Heritage Resources has confirmed the existing as a Grade 3(C) building inside a Grade 1 heritage area. They have commented: *the application is a well considered contemporary interpretation of the Victoriana in the street.*



LION STREET – FRONT FAÇADE



ADJACENT NEIGHBOURS - CONTEXT

The proposal looks to respect the continuity & scale of the Victorian terrace architecture to street by retaining the existing covered entrance 'stoep' and lean-to sheeted roof, whilst adding an additional floor, terminating in a horizontal parapet at roof terrace level. The roof terrace again employs an inclined roof plane component in the direction of Lion Street by way of acknowledgement to the pitched roof typology of old, whilst screening from the neighbours opposite and providing a suitable and practical location for the introduction of a north orientated solar collector.



SITE CONTEXT

The existing envelope of the house is largely retained as are the loadbearing internal walls and existing timber floor at ground floor level. An in-line linear staircase connects the existing ground floor with the new, largely open plan first floor plate. The stair repeats itself, stacking directly over the one below and gives access to the flat slab roof terrace screened in the direction of Lion street and the neighbouring house directly opposite.

Aside from the addition of the first and roof levels the remainder of the alterations are largely internalised, are space planning related and do not have a significant bearing, nor are significantly different, visually or otherwise, to the immediate existing fabric.

The proposal is not for complete demolition, but for alterations and additions. Several of the existing homes in close proximity are currently undergoing or have recently undergone alterations of a similar nature and as a result the use and character of the street is being restored in a contemporary family home way, appropriate to the context of terrace housing evident along this strip of Lion Street.

As such we strongly motivate for this submission believing that it does not adversely impact on the current building over 60 years old. We trust that this meets with your favorable review.