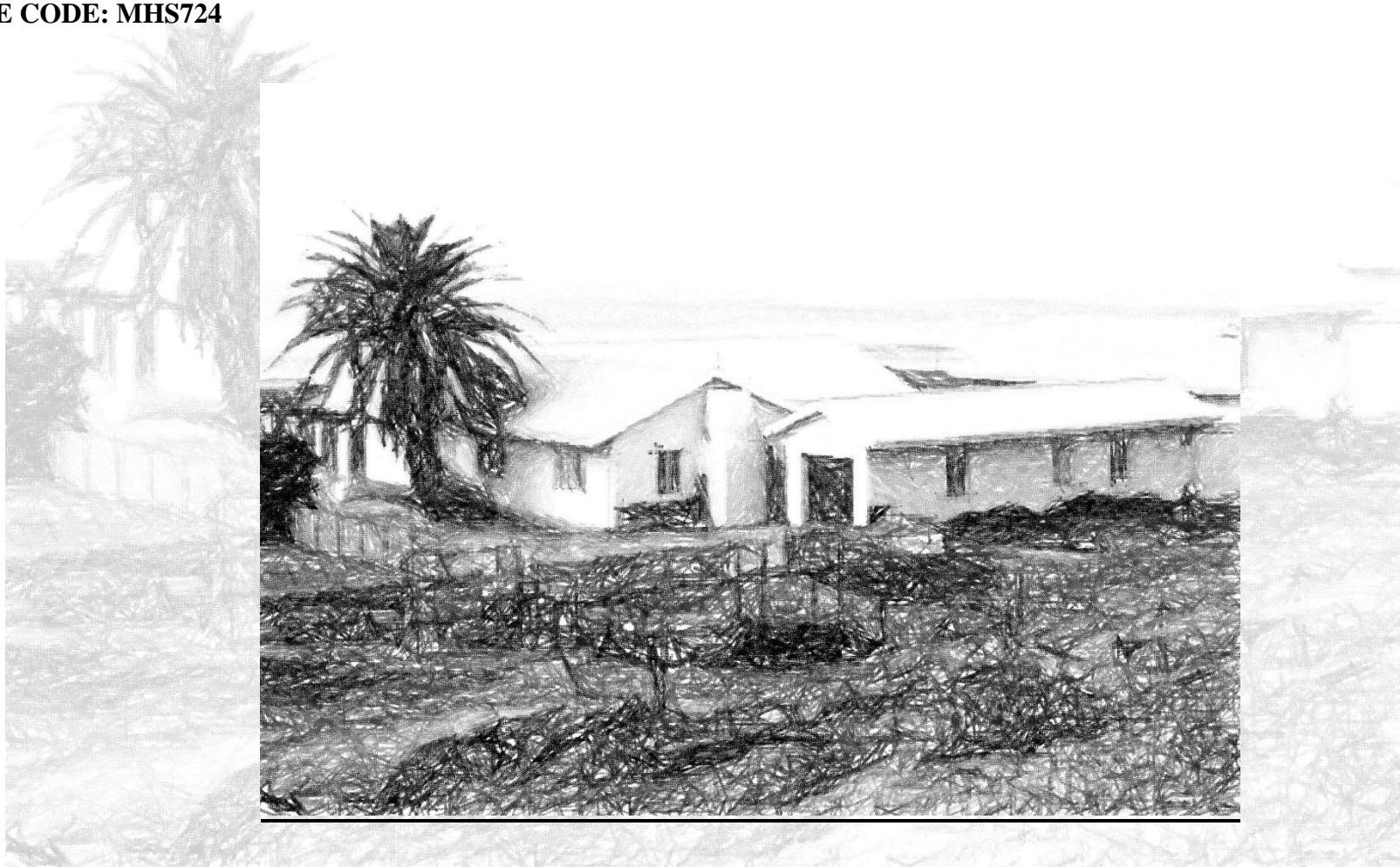


APMH HERITAGE SITE AND CONSERVATION MANAGEMENT PLAN

ROBBEN ISLAND HOUSE NUMBER 85

COURSE CODE: MHS724



1. Introduction

2. General state of conservation

• **Methodology**

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• **Site plan**

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- Interior

• **Courtyard**

• **Associated landscape**

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- Introduction

- Purpose of risk management plan

- 6. Fire**

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- 7. Weather elements**

- Weather elements prevention strategy

- 8. Vandalism and theft**

- Vandalism and theft strategy

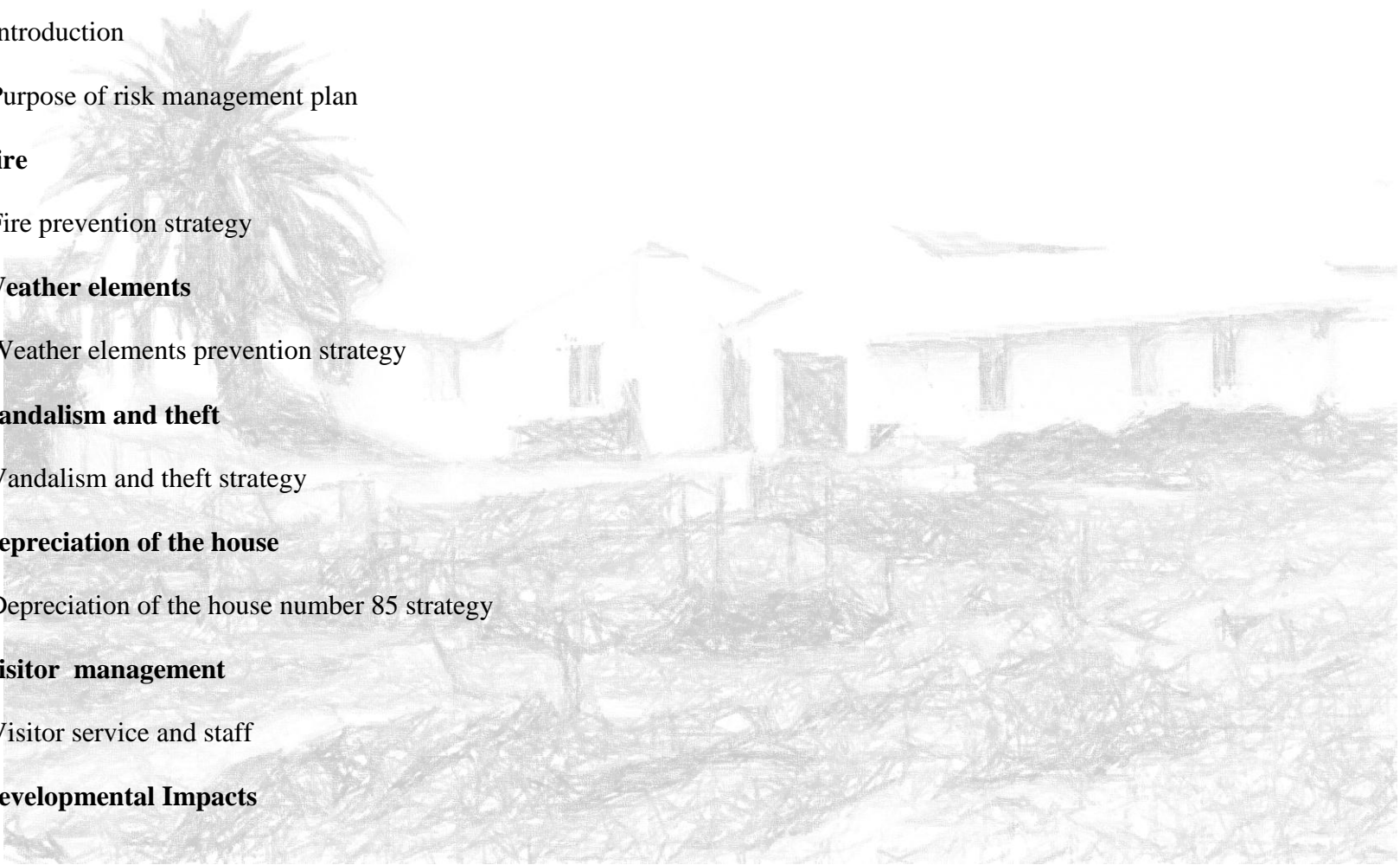
- 9. Depreciation of the house**

- Depreciation of the house number 85 strategy

- 10. Visitor management**

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13. Recommendations

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1. INTRODUCTION

This site management plan outlines the measures needed to care for house number 85 on Robben Island. The plan will place greater emphasis on the analysis of the site and its significant and an implementation strategy.

2. GENERAL STATE OF CONSERVATION

The house is well taken care of although it seems to be affected by the weather elements and animals. Some of the windows around the house are broken and some of the doors are in bad condition although some work I have been informed has been done on the house. Little maintenance is being done to the metal windows as there is a build-up of rust.

2.1.METHODOLOGY

Photographs were taken and prior research was done of the areas surrounding the house.

FACADES, FIXTURES, FITTINGS & FEATURES	DESCRIPTION	MATERIAL	DECORATION	CONDITION
EXTERIOR				
EAST ELEVATION				
ROOF	It has a pitched roof	Asbestos	Painted-tent	Good
GUTTERS	They are cut in half and are about 100mm long	Asbestos	Painted-white	Good
WALLS	They are plastered although in some parts around the house the plaster is cracking however the house is painted very well	Robben island brick. Mortar smooth plastered walls	Painted-coconut shrimp	Good
DOORS	The varnish is fading and the door handles are rusting	Timber, wood & glass	Not painted	Fair
PLINTH	No plinth			

STOEP/ PORCH	Rectangular in shape	Robben island brick.	Not painted	Fair
FOUNDATION	Plastered so it is not visible to the naked eye	Most likely Robben island brick	Not visible whether it is painted	Most likely good (the building is still standing)
WEST ELEVATION				
ROOF	Pitched	Asbestos	Painted- tent	Good
GUTTERS	Cut in half although the ones on the side look blocked with vegetation.	Asbestos	Painted- white	Good
WALLS	Have deliberate slits on them	Robben island brick	Painted –coconut shrimp	Good
DOORS	No doors	----	----	----
PLINTH	The plinth carries a tank which is supposed to house water	Material not known	Painted- coconut shrimp	Fair
STOEP/ PORCH	None	----	----	----
FOUNDATION	Not visible	Most likely Robben island brick	----	----
SOUTH ELEVATION				
ROOF	Pitched	Asbestos	Painted- tent	Good
GUTTERS	None	----	----	----
WALLS	The walls have these deliberate slits in them most likely made for the house to breath. Along the walls there are items that look like they used to hold piping.	Stone	Painted- coconut shrimp	Good
DOORS	There is a door into the court yard. It is rusting and can barely close.	Timber	Painted with varnish	Poor
PLINTH	None	----	----	----
STOEP/ PORCH	None	----	----	----
FOUNDATION	Not visible	Most likely robben island brick	----	----

NORTH ELEVATION				
ROOF	Pitched	Asbestos	Painted- tent	Good
GUTTERS	Cut in half	Asbestos	Painted- white	Good
WALLS	The plaster close to the door that leads to the court yard is peeling off and layers of the brick are showing	Stone	Painted- coconut shrimp	Fair
DOORS	Varnished (faded) gate leading into the courtyard very poorly maintained there is lots of rust. It does not close properly	Timber	Painted- with varnish	Poor
PLINTH	Has one that has a tank that is meant to house water	Material unknown	Painted- coconut shrimp	Fair
STOEP/ PORCH	Open galley has four columns resembling the ones on the eastern elevation. It has a door leading into a lounge area and the house number is to the left of the door. It also has very interesting lighting.	Robben Island Brick	----	Fair
FOUNDATION	Not visible	----	----	----
ASSOCIATED LANDSCAPE				
GARAGE	I was unable to get into the garage. Information will be provided at a later date.	----	----	----
ROOF	Pitched	Asbestos	Painted- tent	Good
GUTTERS	Cut in half	Asbestos	Painted- white	Fair
WALLS	Plaster is cracking off the walls	Robben island brick. Mortar smooth plastered walls	Painted- coconut shrimp	Fair
DOORS	Bad varnish fading and lots of rusting	Timber	Varnished	Poor





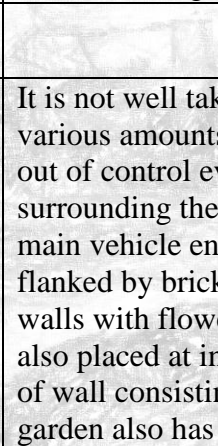
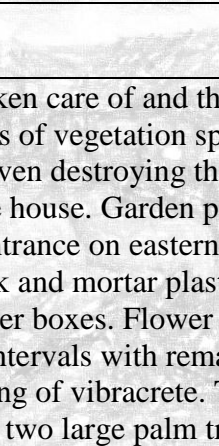
PLINTH	None	----	----	----
STOEP/ PORCH	None	----	----	----
FOUNDATION	Not visible	Most likely Robben Island brick	----	----
TOILET	I was unable to enter the toilet information will be provided at a later date	----	----	----
INTERIOR				
ROOM 1/Dining area	It is a very big room that looks like a dining area or could be used as a lounge			
Ceiling	A little discoloured and stained		Decorated with light fittings	Relatively okay
Light fittings	Fancy wooden	Glass and wood	Floral designs on the lamps	Good condition but the ceiling needs cleaning
Walls	Very clean	Robben island brick. Mortar smooth plastered walls painted white.	None	Good a little stained
Floors	Wooden	Wood	Shaped into square, rectangular shapes.	Good but a little stained
Pelmet	Cobwebbed and has rust	Wooden	None	Fair
Window frames	Some windows do not close and are rusting	Metal	None	Fair
Doors	Good on the inside except the outside	Wooden	None	Fair





ROOM 2/Lounge like area				
Ceiling	Sticky stuff on the ceiling		None	Relatively okay
Light fittings	Fancy wooden	Glass and wood	Floral designs on the lamps	Good condition but ceiling need cleaning
Walls	Very clean	Robben island brick. Mortar smooth plastered walls painted white	None	Good
Floors	Wooden	Wood	Shaped into square, rectangular shapes	Good condition
Pelmet	Cobwebbed and has rust	Wooden	None	Fair
Doors	Good	Wood	None	Good
Window frames	Windows are rusting	Metal	None	Fair
ROOM 3/ Main Lounge				
Ceiling	A little discoloured and stained with dust. Cracking ceiling	Gypsum boards	Light fittings and lamps	Relatively okay
Light fittings	Fancy wooden	Glass and wood	Floral designs on the lamps	Good condition but dirty, needs cleaning
Walls	Very clean	Robben island brick. Mortar smooth plastered walls painted	None	Good a little stained

		white		
Floors	Wooden floors. Flooring is coming out, also has patches	Wood	Shaped into square rectangular shapes	Good although slightly stained
Pelmet	Cobwebbed and is rusty	Wooden	None	Good
Window frames	The frames are rusting	Metal	None	Fair
Doors	Good on the inside	Wooden	None	Fair
PASSAGE				
Ceiling	A little discoloured, bad condition	Gypsum boards	None	Bad
Light fitting	Some do not work and are broken	Light bulbs with coverings	None	Fair
Walls	Dirty	Robben island brick. Mortar smooth plastered walls painted white	None	Bad
Floors	Flooring is wooden	Wood	Shaped into square, rectangular shapes	Fair
Closets	In the passage way to the right are closets they do not have handles on them. They also have paint marks on them	Wood	None	Fair
BEDROOM 1				
Ceiling	It is very badly stained	Gypsum boards	None	Bad

Light fitting	Has no light glass holder	Glass	None	Fair
Walls	The walls are cracking	Robben island brick. Mortar smooth plastered walls painted white.	None	Bad
Floor	Plastic tiled in a cream and brown colour	Vinyl tiles	None	Fair
Closets	Painted white they do not have handles	Wood	None	Fair
Window frames	Windows are rusting	Metal	None	Fair
Doors	Handle missing	Wood	None	Fair
BEDROOM 2				
Ceiling	No stains and is very clean	Gypsum boards	None	Good
Light fitting	Has no light glass holder	Glass	None	Fair
Walls	There is something leaking from the ceiling, a brown like substance Cracking paint	Robben island brick. Mortar smooth plastered walls painted white.	None	Bad
Floor	Plastic tiled in a cream and brown colour	Vinyl tiles	None	Fair
Closets	Painted white	Wood	None	Good
Window frames	Windows are rusting	Metal	None	Fair
Doors	Relatively in good shape	Wood	None	Good
BEDROOM 3	Has baby changing facilities			
Ceiling	It is very badly stained	Gypsum	None	Bad

		boards		
Light fitting	Has no light glass holder	Glass	None	Fair
Walls	The walls are cracking	Robben island brick. Mortar smooth plastered walls painted white.	None	Bad
Floor	Plastic tiled in a cream and brown colour some are cracking off	Vinyl tiles	None	Fair
Closets	Relatively in good shape	Wood	None	Fair
Window frames	Windows are rusting	Metal	None	Fair
Doors	Handle missing	Wood	None	Fair
BEDROOM 4	Very small			
Ceiling	It is stained not as bad as the others			
Light fitting	Has glass holder	Glass	None	Fair
Walls	They are relatively okay	Robben island brick. Mortar smooth plastered walls painted white.	None	Good
Floor	Plastic tiled in cream and brown colour	Vinyl tiles	None	Good
Closets	Painted white and are in good condition	Wood	None	Good
Window frames	Window frames are rusting	Metal	None	Fair
Doors	Are in good condition	Wood	None	Good
TOILET 1 & BATH TUB 1	Extremely bad condition. The ceiling, doors and vinyl tiles are cracking. The bath room is painted white but is very			

	discoloured			
TOILET(single)	The floor is very bad the floor is very dirty and discoloured. It has no light holder and the ceiling is discolouring			
TOILET 2 & BATH TUB 2	Extremely bad condition. The ceiling, doors and vinyl tiles are cracking. The bath room is painted white but is very discoloured. The tub is also discoloured.			
BATH ROOM 3	There is a shower in this bath room and a sink there is no toilet. The tiles are coming of inside the shower there seems to be a leakage in the shower. The shower head is not there neither			
KITCHEN	Extremely dirty, the ceiling is in very bad condition roaches are laying eggs. The sink is rusting. The cup boards are falling off; there are no knobs on some of the cup boards. The ceramic tiles on the wall are coming of. The kitchen has two fire extinguishers.			
ASSOCIATED LANDSCAPE				
GARDEN	It is not well taken care of and there are various amounts of vegetation spiralling out of control even destroying the walls surrounding the house. Garden path and main vehicle entrance on eastern side flanked by brick and mortar plastered walls with flower boxes. Flower boxes also placed at intervals with remainder of wall consisting of vibracrete. The garden also has two large palm trees are	Numerous plants	Mostly green	Very healthy disruptive vegetation

	part of the landscape.			
FENCES/WALLS	Walls have vegetation (weeds) growing along them. The fences are being affected by weather conditions.	Numerous	Green and yellow	Very healthy disruptive vegetation
PATHWAYS	Are being disrupted because of the vegetation. The vegetation is slowly dislodging the cement they are poorly maintained	Numerous	Mostly green	Very healthy disruptive vegetation
OTHER	COURT YARD			
	Outside buildings Consist of garage and Servants' quarters. Enclosed in the courtyard is a sand box an asbestos water tank and washing line. It has a lot of junk in it and is showing signs of deterioration. There are also paintings on the walls of the court yard which have historical significant. They are slowly deteriorating also because of weather elements.			



FLOOR PLAN

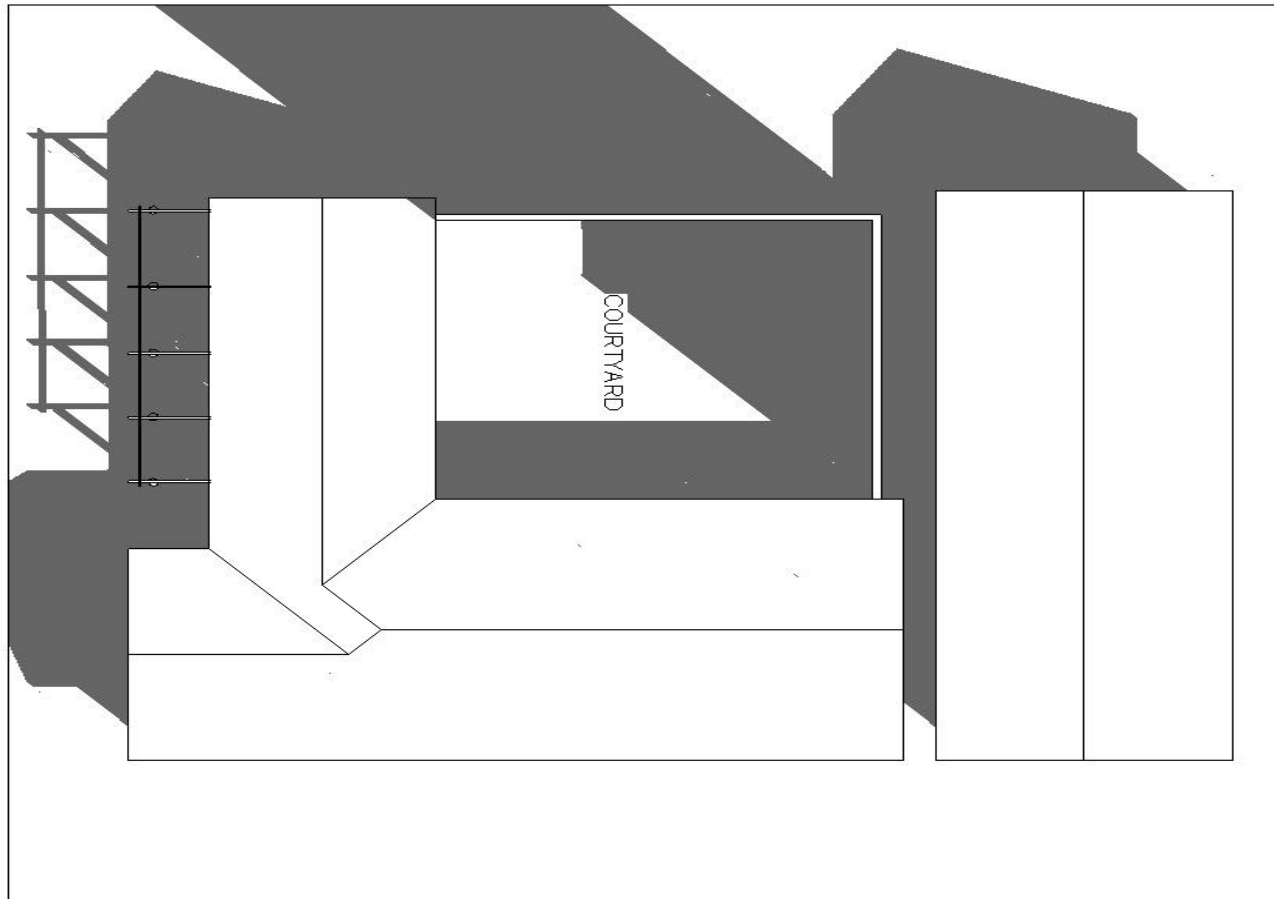
This floor plan is partially accurate I could not get the maids' quarters to attach to the main plan. If it was attached I would have shown the courtyard doors and the patio on the other side of the house.



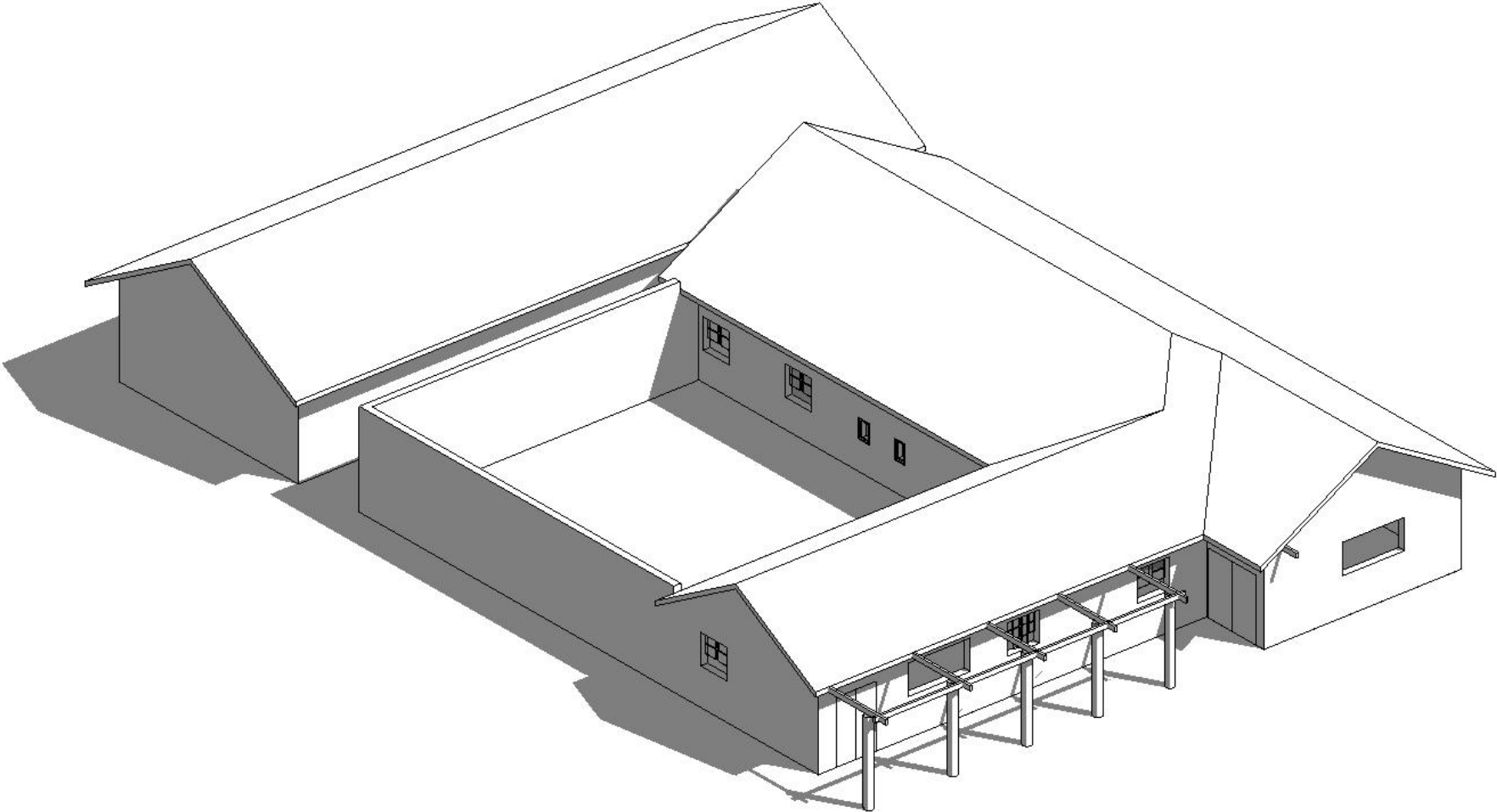
Floor plan

SITE PLAN

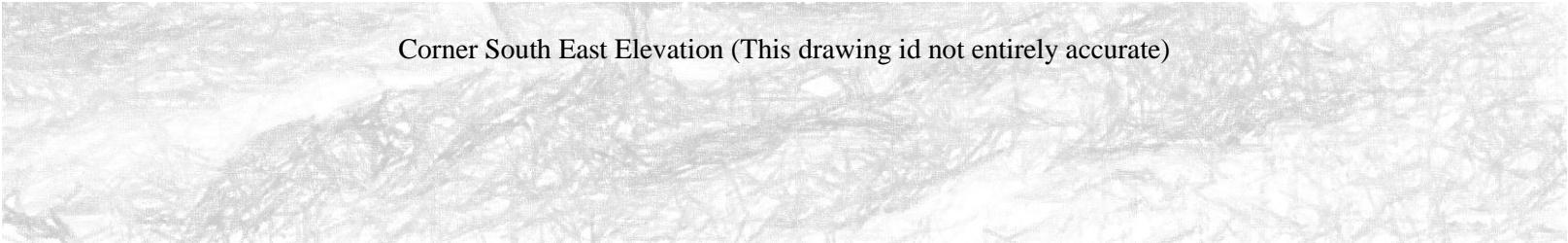
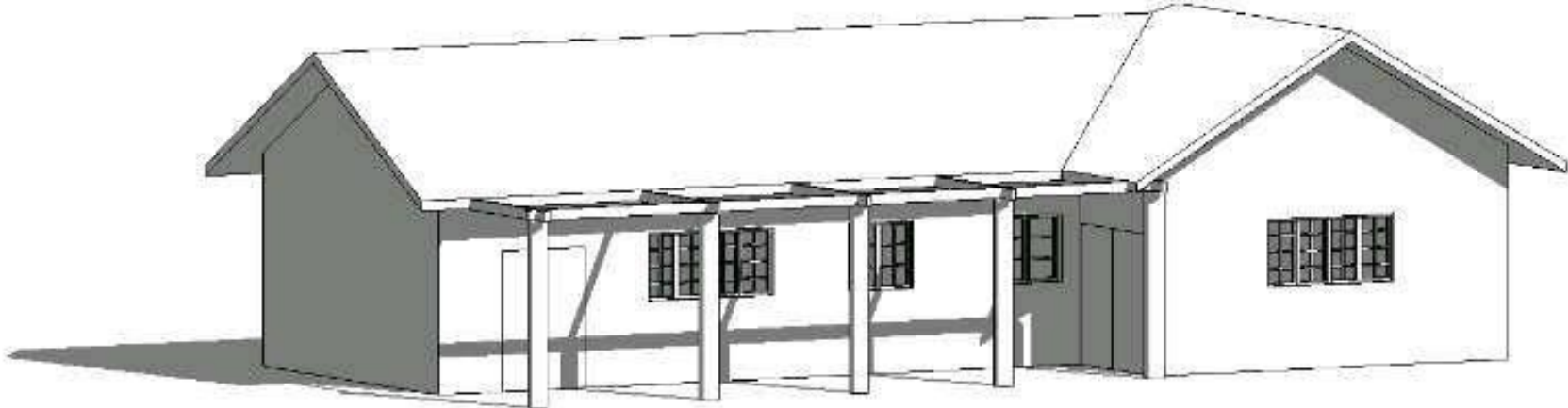
This site plan is partially accurate I could not get the maids' quarters to attach to the main plan. If it was attached I would have shown the courtyard doors and the patio on the other side of the house.



Roof plan



Perspective: View South left & East right

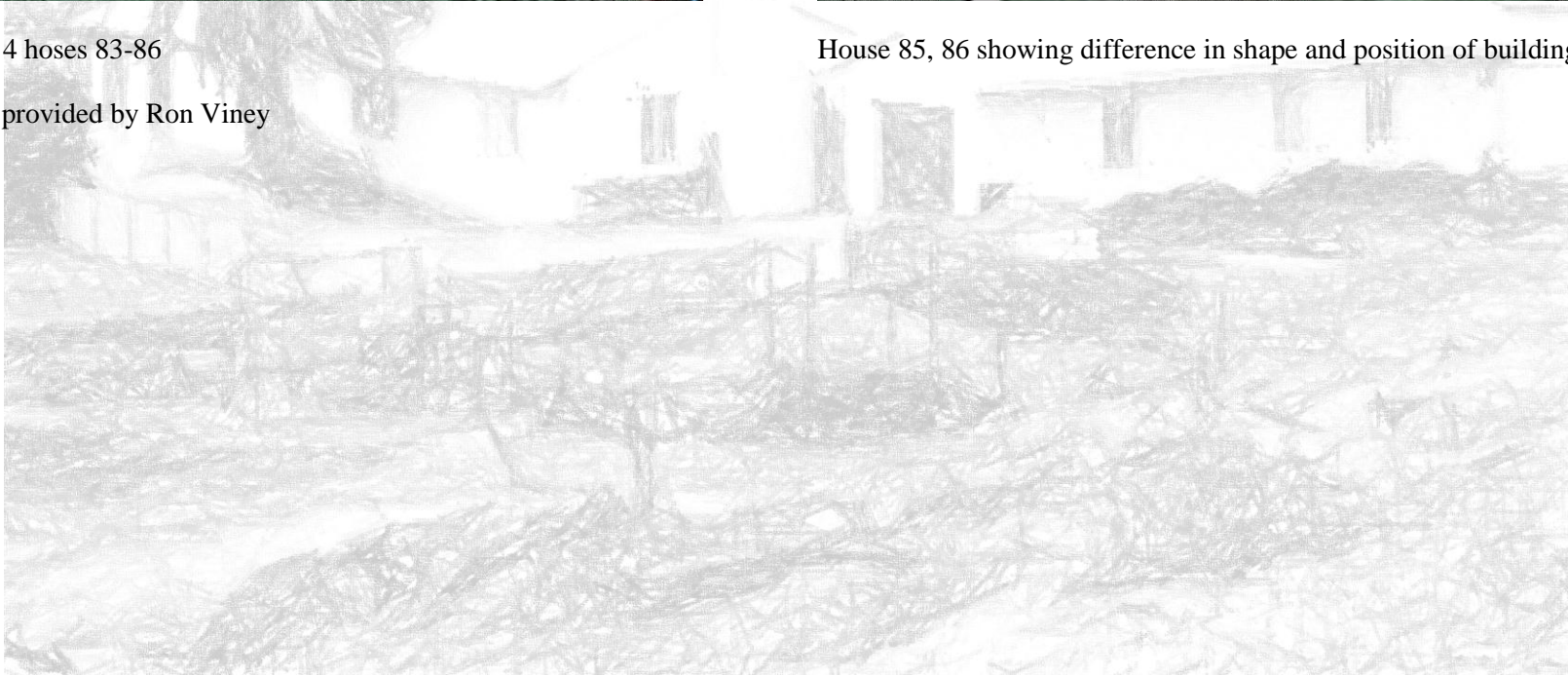




Cluster of 4 hoses 83-86

House 85, 86 showing difference in shape and position of buildings

Site plans provided by Ron Viney



PHOTOGRAPHS



Location

Photographs provided by Ron Viney



Theses photographs were taken between 10.30- 11:00 on a cloudy windy cold day



East side



SE corner left



SE corner left



Detail of pillars



North



Continuation of North side



North



North



North West



West side with garage



South Eastern side



South



South



SE side



Views from the hill behind the house





View from the South



lighting



Slips in the wall



Signs of piping that ran along the wall



Detail of rust and vegetation



Wall running around the house and car entrance/driveway





Rusty gate and details of lighting



Details of cracked cement and rusting door handles



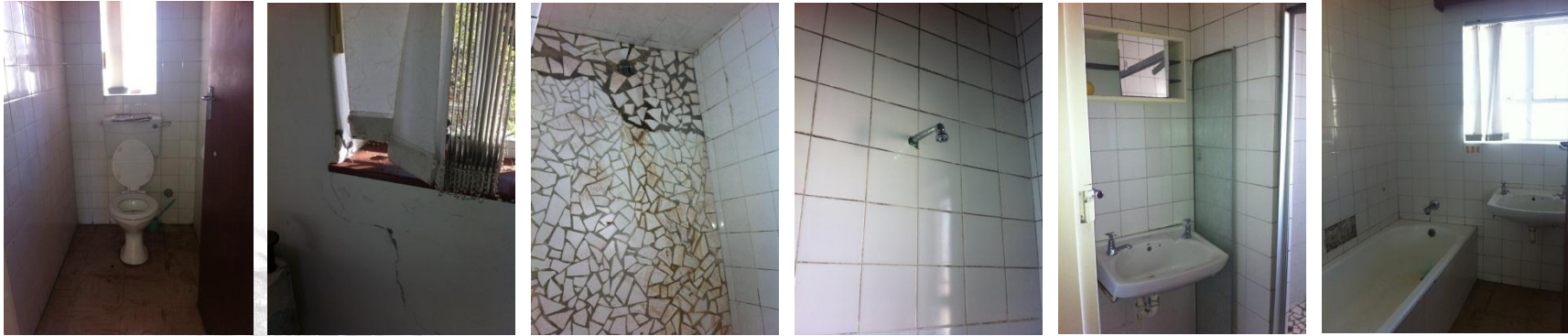
Cracking plaster

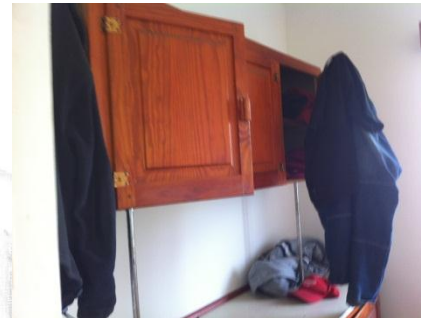
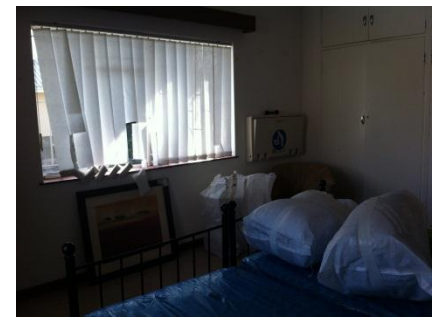
PHOTOGRAPHS OF THE INSIDE OF THE HOUSE

The photographs were taken on the 8 April 2013 between 10:30-10:40









PICTURES OF THE COURT YARD







ASSOCIATED LANDSCAPE





3. STATEMENT OF SIGNIFICANCE (Primary)

House number 85 is part of four residences that was built for warders during the mid-1970's. The house is special in that it has paintings in the courtyard by a prominent artist called Ruth Carneson who used the house to run a crèche.

3.1.Historical

Historically the site was open ground immediately to the east of what was known as Irish Town in the 1890's. Irish Town Housed Irish warders for the leper colony. This remained so during WWII when the Irish Town barracks was demolished to make way for WWII residences. The open space was only built up in the mid 1970's as residences for prison warders. House 85 appears unique and more research is required as to whether it housed a senior member of prison staff since it is larger than the other 3 in the cluster. Between 1997 and 2007 it housed the crèche for RIM, which was run by Ruth Carneson. Ruth Carneson was born and grew up in Cape Town. When Ruth was 14 she left South Africa with her mother Sarah in the late 1960's when her father Fred, who was an active member of the SACP, was imprisoned for sedition. Her father joined them again in 1972 when he was released from prison. While in Britain she obtained her qualification in visual art. She exhibited extensively in Britain as well as producing postcards, calendars and posters. She also taught at the Solomon Mahlangu Freedom College in Tanzania. The family returned from exile in 1991. In 1997 she went to live on Robben Island as artist on residence while also running the crèche and stayed there until 2007. The house is not utilized at present (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).

3.2.Social

The murals in the courtyard are a legacy of Ruth Carneson's work with the children of the creche. Ruth's artwork was used by the ANC for marketing „T“ shirts, posters and postcards. Examples of her art can be seen in Fig.6.10 and 6.11. Her recent works have been autobiographical installations where she has combined text with visual images, artefacts and sound. These were exhibited at the Nelson Mandela Gateway at the

Waterfront and at the Scalabrini Centre in Cape Town as part of the Voyage Ensemble Exhibition. In May 2008, Ruth Carneson, as part of Voyage Ensemble, represented South Africa at the HIFA **Festival of Determination** in Harare, Zimbabwe. She also held a very successful exhibition in March 2008 at the Lindbergh Arts Foundation. In October 2008 she was part of a Thupelo “Found Objects” workshop and group exhibition at Greatmore studios in Woodstock, Cape Town (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).



‘Home is where there heart is’ (240X320)

Ruth Carneson

3.3.Architectural

The style and decoration is functional modernism dating from the mid 1970's. The building has a T shape, which distinguishes it from the rectangular shapes of the other 3 houses in the cluster. The garage and outbuildings are also placed behind the main building as opposed the other 3 houses, which have their outbuildings along the side. The verandah is markedly different from that of the other 3 houses in the cluster (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).

3.4.Exterior

Built from Robben Island brick (refer to technological significance) and mortar, smooth plastered walls, two uncovered verandahs on east and on north faces with pergola consisting of Roman type concrete columns on square brick and mortar plinths, SA pine beams integrated with main house walls, verandah floors from Malmesbury shale quarried on the island, Asbestos roofing, fascia, gutters, downpipes and water tanks. Main Entrance doors from Meranti with glass panes, window frames standard steel. Enclosed courtyard integrates main building with outbuildings. Malmesbury shale and concrete apron around and along walls of house (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).

3.5.Interior

Built from Robben Island Brick (refer to technological significance) and motor smooth plastered walls painted white. The current furniture in the house is owned by the department of public works. The house has four bedrooms, three of the rooms are facing north and one is facing north and one of its window is facing west. The fourth one is facing south, all the bathrooms are south facing, two bathrooms with a tub, toilet and sink, a bathroom with a shower and sink, a toilet. There are two lounges, one dining room and a kitchen. On the outer part of the house are the maids quarters a room and a bathroom and an area that looks like a storage area.

3.6. Technological

The building and its associate structures were built from Robben Island bricks. These bricks were manufactured on the island during the prison period and have a particular mix of seashells, sea sand and cement. More research is required regarding the ration and consistency of these bricks for future conservation decisions (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).

4. PROPOSED CONSERVATION POLICIES

- Minimal intervention, to do as much as is necessary and as little as possible.
- To use the house or lose it, implement sustainable alternate use strategy.
- To have an appropriate, effective, efficient and sustainable maintenance.
- Use of appropriate construction materials, paint and cladding to fit historic fabric.
- To provide an interpretation and presentation within the associated landscape.

(2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney)

5. PURPOSE OF RISK MANAGEMENT PLAN

A risk is an event or condition that, if it occurs, could have a positive or negative effect on a project's objectives. Risk Management is the process of identifying, assessing, responding to, monitoring and controlling, and reporting risks. This Risk Management Plan defines how risks associated with house number 85 on Robben Island will be identified, analyzed, and managed. It outlines how risk management activities will be performed, recorded, and monitored throughout the lifecycle of the project and provides a list of risk that could affect the house.

Risks are actively identified, analyzed, and managed throughout the life of the project. Risks will be identified as early as possible in the project so as to minimize their impact. The steps for accomplishing this are outlined in the following sections.

6. FIRE

- Will cause damage to property and the building
- Water damage resulting from the effects of firefighting, efforts to arrest the fire (Stovel, 1998:43)
- Will destroy the trees and plants around the house

6.1.Fire prevention strategy

- Hire a specific individual who will be responsible for fire safety to the specific building or property. Who will monitor any work that is done to the house involving hot work, welding, blow lamps (Stovel, 1998: 49)
- Reducing potential areas of ignition within the house, the kitchen, covering hanging plugs, stove cables etc general careful maintenance and housekeeping to at least combat fire risks.
- Having fire extinguishers within the house
 - sprinklers and other fire suppression systems triggered by smoke or heat sensors. These will be designed not to affect the architectural and aesthetic values of the house (Stovel, 1998:46).
- Having demarcated exit routes with the house.

7. WEATHER ELEMENTS

- Wind

- Water/ flooding
 - Will cause unsecured parts of the building to fall.
 - Will cause material decay from natural causes to the building which could impact negatively on the interpretation and understanding of significance.
 - Causes structural cracks in the building which may cause it to collapse eventually.
 - Movement of the house due to flooding, it could also detach water tanks and the verandahs.
 - May cause the pine trees surrounding the house to fall thereby creating damages.

7.1. Weather elements prevention strategy

Weather elements cannot necessarily be avoided as one does not have control over it. The strategies in this section will be more focused on reducing the risk of damage to the property.

- Ensuring high levels of maintenance to the house, checking the ceiling for leakages wind and water tightness of the building (Stovel, 1998: 62).
- Maintenance of roofs, gutter and drainage systems.
- Strengthen the house in case of heavy winds/ water. These will be placed in such a way not to destroy the fabric or integrity of the house.
- Determine the frequency of heavy rain, winds in order to be more prepared.
- Uprooting the trees if necessary to avoid damages.
- In the case that all the above fails if occupants are living in the house create an evacuation strategy in case the house collapses.

8. VANDALISM AND THEFT

- Would damage furniture, floors and the paintings in the court yard
- Thieves would steal the interior finishes therefore the house would lose its aesthetic and partly its historical significance.

8.1.Vandalism and theft prevention strategy

- Safeguarding the property by having security guards or security features to constantly watch over it.
- Ensuring high levels of maintenance this way one can know what has gone missing and perpetrators can be found out faster and dealt with.

9. DEPRECIATION OF THE HOUSE

This can be a risk because of the house being vacant. At the moment they use it to house the contractors but they are leaving by the end of this week.

9.1.Depreciation of house no 85 strategy

- Although maintenance can be done this may turn out unfruitful as the objects in the house and the house itself may deteriorate because no one is living there. The best thing to do would be to occupy the house either as a residence or pre- schools like before, the options are limitless.

10. ADD HOC MAINTENANCE

Add hoc maintenance without research not only destroying the houses but the fabric and landscape of the Island. This is said to be done by all departments especially by the Department of Public Works (Conversations with Robben Island Museum staff).

10.1 Add hoc maintenance strategy

- The island managers and conservators can constantly have meetings with the DPW on the buildings and the landscape of the island so that objectives and goals should be in line with one another.
- Or find new ways of sourcing more funding in order to maintain the buildings.

11. VISITOR MANAGEMENT

At this stage after various visits to the house I came to find out that the house is owned by the Department of Public Works. I am not yet sure what their plans are with the houses in the street. As for now the house could be used as a guest house or a bed and breakfast. The visitors would have to be a small number because the capacity of the house and supporting structure may not support huge numbers.

11.1. Visitors Service and staff

- Ensuring that they avoid flash photography especially to the murals in the courtyard.
- Ensure proper controlling of smoking and litter disposal.
- Visitors should keep to paths and will not be allowed to pick flowers or stones from the house.
- Visitors will not be allowed to do graffiti.
- Because of the small structure and the intimacy it creates staff must welcome each visitor personally.
- In the house there would be clear markings for help in case of an accident.

- Markings inside the house and outside in case tourists lose their way.(observing visitors behaviour on the first visits will make us able to identify were to put the signs)
- Before allowing visitors specific dangers will be pointed out like dangerous animals or plants.
- Staff to keep a look out during the visitors stay for theft.
- Staff/ guides will wear uniforms so they are easily identifiable
- Inside the house we would have to make a provision for the handicapped so they can also stay at the house and move about easily.
- To try and avoid the wear of the original wooden flooring we would put down strip coverings of carpet, canvas or rubber.

At the end of their visitors stay for maintenance of the house the museum could sell pictures of the house on postcards, guide books of the island and the history of the house. In order to make money for maintenance of the house they could have Television crews and film makers come in to shoot however the DPW will give instruction beforehand about the house and how it should be handled.

12. DEVELOPMENTAL IMPACTS

Robben Island is a site with rich tangible and intangible heritage .The authentic fabric and meaning associated with the site is seen as the original and has significance to the site. House number 85 has layers of accumulated individual, collective memory and symbolic associations for ex-prisoners. The way in which one deals with development and conservation of the house should be strategic requiring minimal intervention so that it does not affect the authenticity of the house. Conservation and development of the house should be based on respect of the existing fabric and should involve the least possible physical intervention.

However this may be possible to some aspects of the house and other aspects may involve physical intervention. One of the most valuable parts of the house are the paintings in the court yard done by Ruth Carneson. There are pros and cons to conserving and developing this part of the house. Painting the walls could lead to the painting over of her paintings. Environmental conditions are a major factor on the murals deterioration. The Mural on the south facing wall is exposed to direct and constant exposure to ultraviolet rays is accelerating the deterioration the paint is fading. A mural painted on a wall with a bit of shade is likely to be more protected than when it is fully exposed. Currently the murals are run down the wall with heavy rains and are at receiving water infiltration from above. The rains are causing the lifting of paint, and drips and stains of the mural, when a mural begins to deteriorate; it lacks significance for the house and the island itself.

I would advise for a sun roof to be placed over the courtyard to avoid direct sunlight and maybe if possible get Ruth Carneson to come in and restore the murals to their original brightness and intensity. However having her come in to restore them may be seen as erasing its historic value in favour of a fresh appearance? And brings about the question of when artists are still living and can be contacted, should they be responsible for their own work? If artists so desire, should they have the right to repaint their murals?

Sometimes an artist does a mural in order to record its deterioration which then becomes part of the art work. It also brings questions of whether the mural, as a result of the touch up will become a new work of art with new dates attached to it.

From the current research I have done Ruth Carneson used Acrylic paints for her murals and acrylic breaks down over time especially when exposed to direct sunlight. To prevent this she could when she comes in prepare the wall properly and using high-quality, lightfast, and compatible materials also regular maintenance would be needed to help preserve murals. Most of the damage on murals is due to vandalism by construction workers and a lack of maintenance.

Maintenance of murals is essential to their preservation. Increasing the awareness of the island staff of the murals will increase the art's chance for survival, there can be early assessment of problems and they would be able to intervene as soon as possible. From sweeping around the mural and weeding, maintaining gutters and repairing wall damage promptly will help preserve the murals.

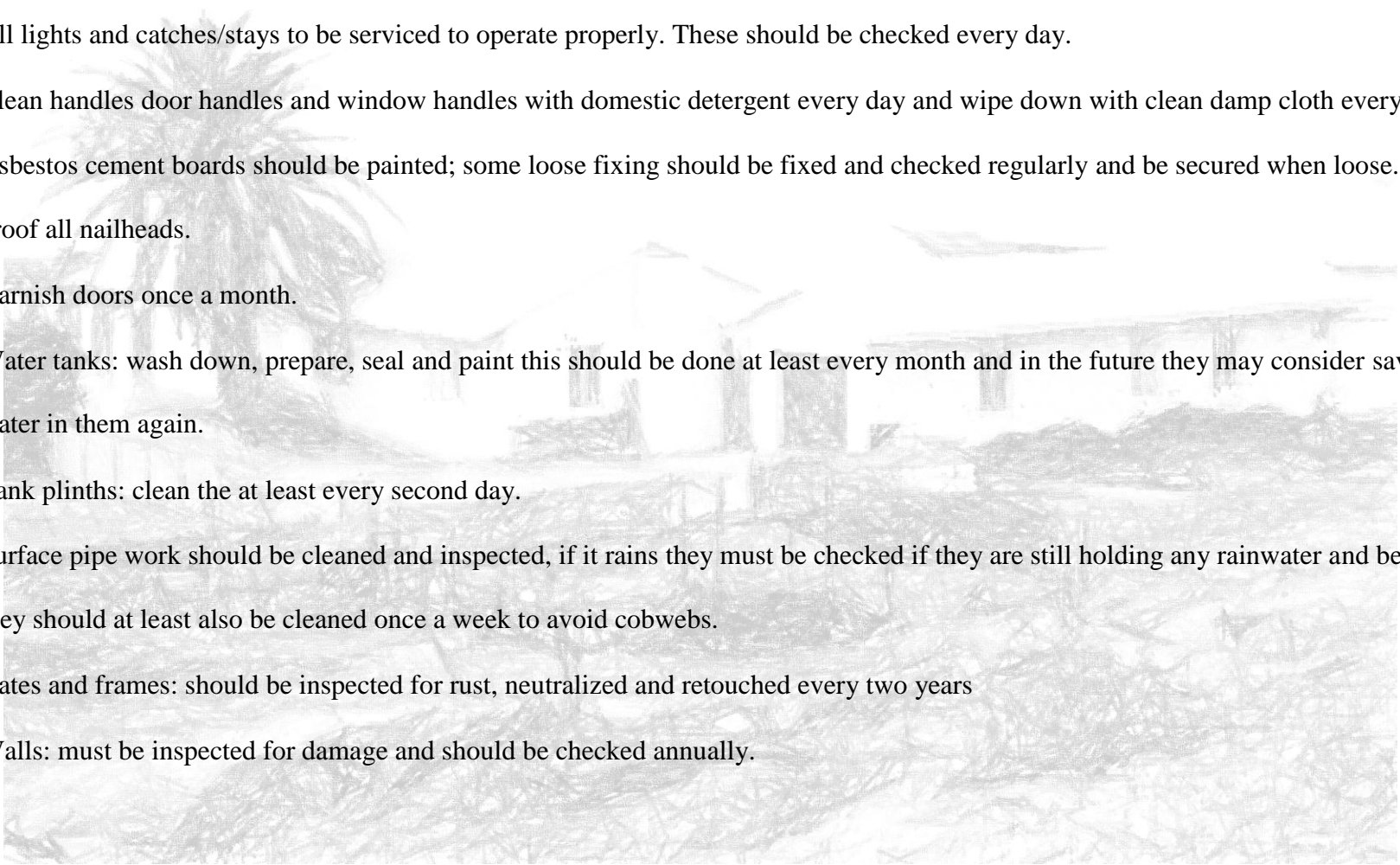
Another option of dealing with the mural could be documenting it if there is no willingness to conserve it and create and archive for further study. One could take photographs with high resolution and the murals could be reproduced to full size.

The above has shown the pros and cons of developmental impact on the site focused more on the murals. Various renovations have been done to the house prior to this research and have not necessarily affected the authenticity of the house however further development should be done as the bathrooms and showers are not in good working order.

13. MAINTENANCE MANAGEMENT PLAN

REPAIR AND DECORATE EXTERIOR AND INTERIOR DOING AS MUCH AS IS NECESSARY AND AS LITTLE AS POSSIBLE

- Windows: Original-frames to be redecorated inside out varnishing should be done and glazed with clear glass. Some cracked and broken panes, some missing and cracked putty should be replaced. They should be checked at least every month and should be fixed soon thereafter if they are cracked or missing.
- All lights and catches/stays to be serviced to operate properly. These should be checked every day.
- Clean handles door handles and window handles with domestic detergent every day and wipe down with clean damp cloth everyday.
- Asbestos cement boards should be painted; some loose fixing should be fixed and checked regularly and be secured when loose. Rust proof all nailheads.
- Varnish doors once a month.
- Water tanks: wash down, prepare, seal and paint this should be done at least every month and in the future they may consider saving water in them again.
- Tank plinths: clean the at least every second day.
- Surface pipe work should be cleaned and inspected, if it rains they must be checked if they are still holding any rainwater and be emptied they should at least also be cleaned once a week to avoid cobwebs.
- Gates and frames: should be inspected for rust, neutralized and retouched every two years
- Walls: must be inspected for damage and should be checked annually.



- Floors and ceilings should be inspected for damage and cracks. The floor should be inspected for beetle and other insects that eat wood this should be carried out at least every three months.
- Landscaping, should be done by a landscaping architect at least every second week to maintain the gardens around the house especially dead palm tree leaves.
- Renovations if needed should be done after every ten years.

14. RECOMMENDATIONS

- Repairs and maintenance should be permitted as per the specifications of a conservation architect.
- Indigenous Island vegetation should be planted in the flower boxes, as well as in the garden
- The murals must not be painted over.
- Dead palm leaves to be removed to prevent damage to fabric.
- The boundary walls must not be washed, sealed, painted or in any other way treated. A patina has built up that protects the fabric. Removal of this patina will negatively affect the long term conservation of the fabric.
- Further research is required on the history of the people who stayed here during the prison period as I was not able to find this information out.
- Provision must be made as soon as possible for repair and maintenance to the interior.
- The house must be used for its intended use to house people. (2011-02-09, Heritage Statement house 85 by Ad Astra, Ron Viney).

15. REFERENCES

- Conversations with Ron Viney
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