



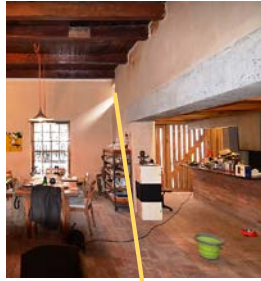
Gallery and studio spaces
Original spaces with 3,8m high ceilings (c 1850's).
Brick floor, bead mould ceiling beams and modern pine ceiling boards, modern sash windows and modern entrance door with fanlight (c1970/80).
(Ref: The Buildings of Cape Town Phase Two)

UNIT ONE – View 1



WC off gallery space, modern Poplar door with tall fanlight, high level dropped ceiling storage space, modern sanitary ware, recessed exposed brickwork splashback, square high level windows (c 2013/14).

UNIT ONE – View 2

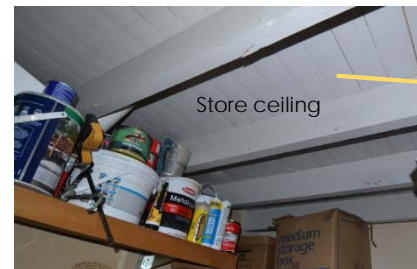
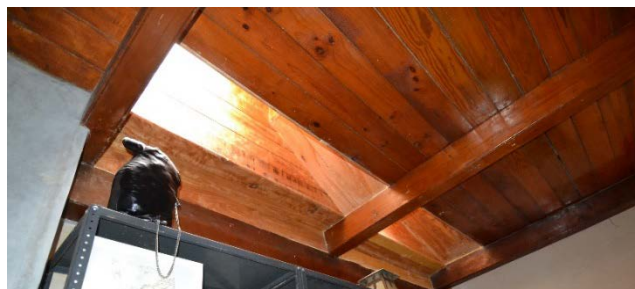
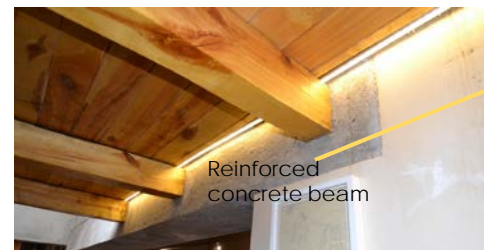


Dining room and Living room spaces. Original spaces with 3,8m high ceilings (c 1850's). Brick floor, bead mould ceiling beams, modern pine ceiling boards, modern sash windows, modern entrance door and fanlight (c 1970/80). Square high level windows, new fireplace, reinforced concrete beams over widened openings between rooms (c 2013/14).

Kitchen and Library spaces. Brick floor, lowered level modern Poplar ceiling beams, modern Poplar ceiling boards, modern Poplar doors with fixed full height sidelights, reinforced concrete beams over widened openings between rooms and modern kitchen (c 2013/14).

UNIT ONE – View 3

UNIT ONE – View 4



Library space. Brick floor, modern ceiling beams, modern pine ceiling boards, modern fireplace with exposed modern brickwork and modern roof-light detail (c 2013/14).

Kitchen and Store spaces. Brick floor, modern Poplar ceiling beams, modern poplar ceiling boards, reinforced concrete beams and modern kitchen with exposed modern brickwork rear splashback wall (c 2013/14). Some modern yet older pine beams and ceilings are painted, others have a natural finish.

UNIT ONE – View 5

UNIT ONE – View 6



Office space.
Original spaces with 3,8m high ceilings (c 1850's).
Brick floor, bead mould ceiling beams, modern pine ceiling boards, modern sash windows, modern entrance door and fanlight, modern flat arched openings between rooms (c 1970/80).

UNIT TWO – View 7



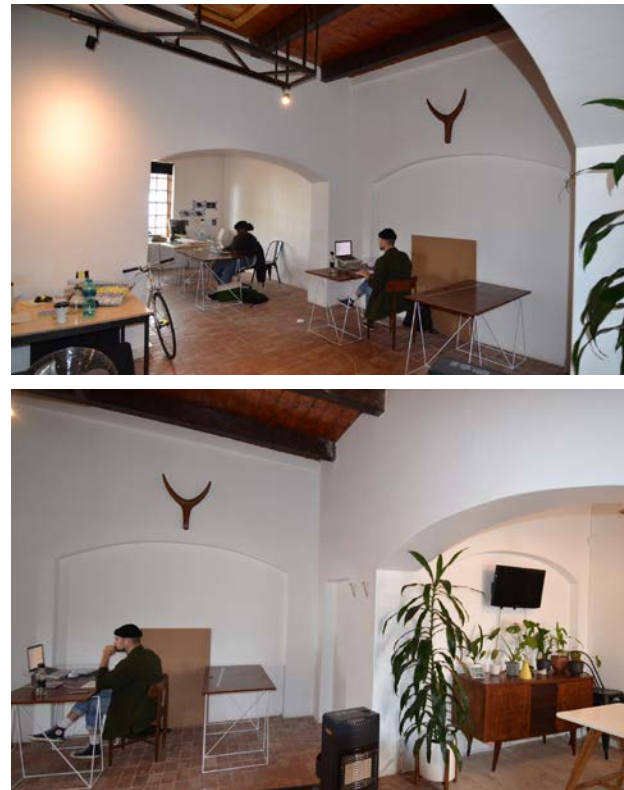
Office space.
Exposed old wall fabric
c1859.

UNIT TWO – View 8



Office space.
Brick floor, bead mould ceiling beams, modern pine ceiling boards, modern sash windows, modern entrance door and fanlight, modern flat arched openings between rooms (c 1970/80).

UNIT TWO – View 9



Office space.
Brick floor, modern pine ceiling boards, modern double doors, modern flat arched openings between rooms (c 1970/80).
Modern square high level square window (c 2013/14).

UNIT TWO – View 10





Office space.
Brick floor, flush plastered ceiling boards, recessed light panels, high level aluminium horizontally sliding windows (c 1970/80).

UNIT TWO – View 11



Kitchen and access space.
Brick floor, exposed modern painted pine ceiling beams and boards, high level aluminium sliding windows, arch openings(c 1970/80) lined with Poplar and modern kitchen with exposed brickwork splash back wall (2013/14).

UNIT TWO – View 12



Bathroom spaces.
Brick floor, exposed modern painted pine ceiling beams and boards, high level aluminium windows (c 1970/80), modern sanitary ware, exposed modern brickwork splash back and flush new painted doors and frames (c 2013/14).

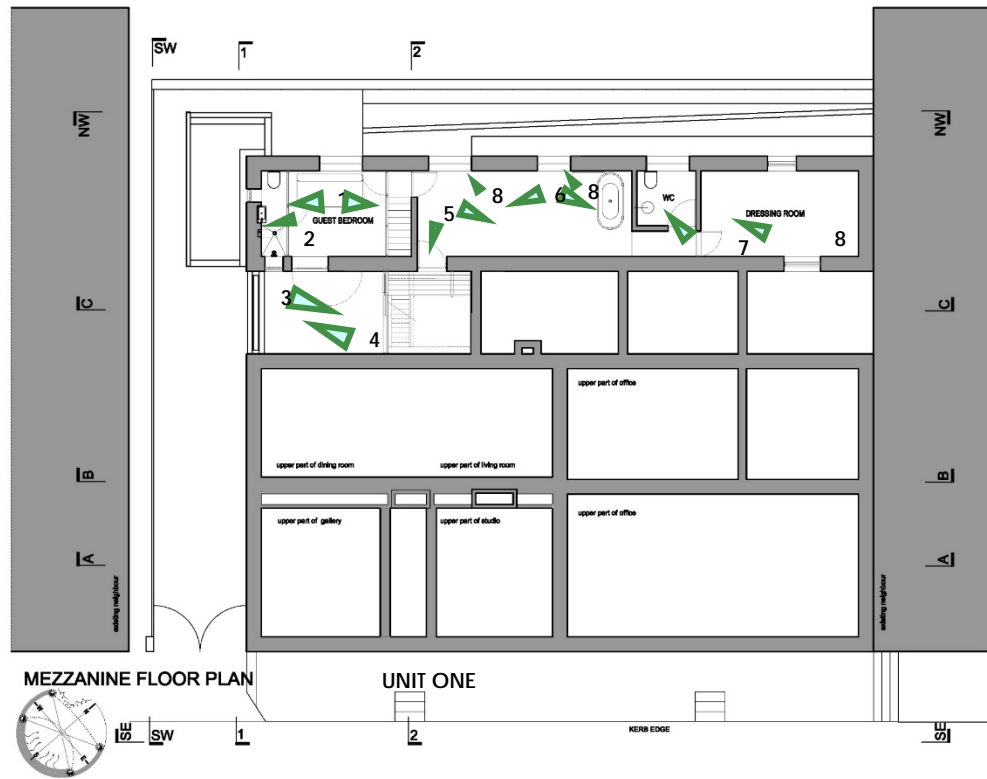
UNIT TWO – View 13



Court space.
Brick paving, modern double doors, modern sash, located in Unit One above(c 1970/80) and modern square high level square window (c 2013/14).

UNIT TWO – View 14





Guest bedroom space.
 Modern door to court, modern ceiling beams and ceilings (c 1970/80), modern Poplar vertical slatted and framed timber wall panels with diagonal bracing and integral doors between stair well/guest bedroom and guest bedroom/guest bathroom (c 2013/2014).

UNIT ONE – Upper level View 1



Guest bathroom space.
 Mosaic tiles to shower recess and back of framed timber wall panel.
 Modern sanitary ware, recessed exposed modern brickwork splash back, square high and low level windows (c 2013/14).

UNIT ONE – Upper level View 2



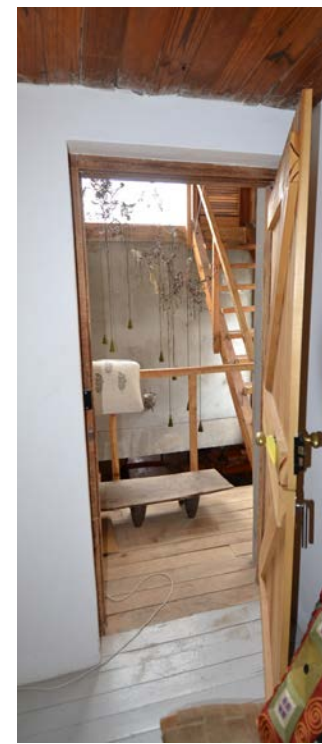
Mezzanine court space.
 Modern Poplar door with shutter and fixed full height side panels,
 modern Poplar open stair access to roof deck, modern special galvanised gutters (c 2013/14).

UNIT ONE – Upper level View 3



Mezzanine court space.
Modern door (c 1970/80), modern special galvanised gutters (c 2013/14).

UNIT ONE – Upper level View 4



Main bedroom space.
Modern ceiling beams and ceilings, modern aluminium horizontally sliding windows (c 1970/80).
Modern Poplar slatted braced door, modern Poplar mezzanine gallery and open stair to roof deck, modern free standing bath situated against modern Poplar vertical slatted and framed timber dividing wall panel (c 2013/14).

UNIT ONE – Upper level View 5



Main bedroom space.
Modern ceiling beams and ceilings, modern aluminium horizontally sliding windows (c 1970/80).
Modern Poplar slatted braced door and modern free standing bath adjacent to modern Poplar vertical slatted and framed timber dividing wall panel (c 2013/14).

UNIT ONE – Upper level View 6



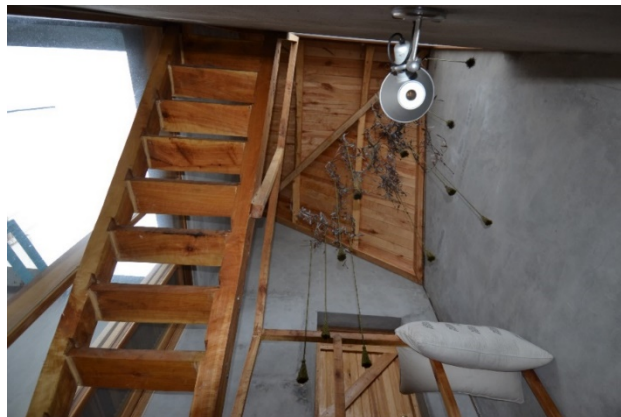
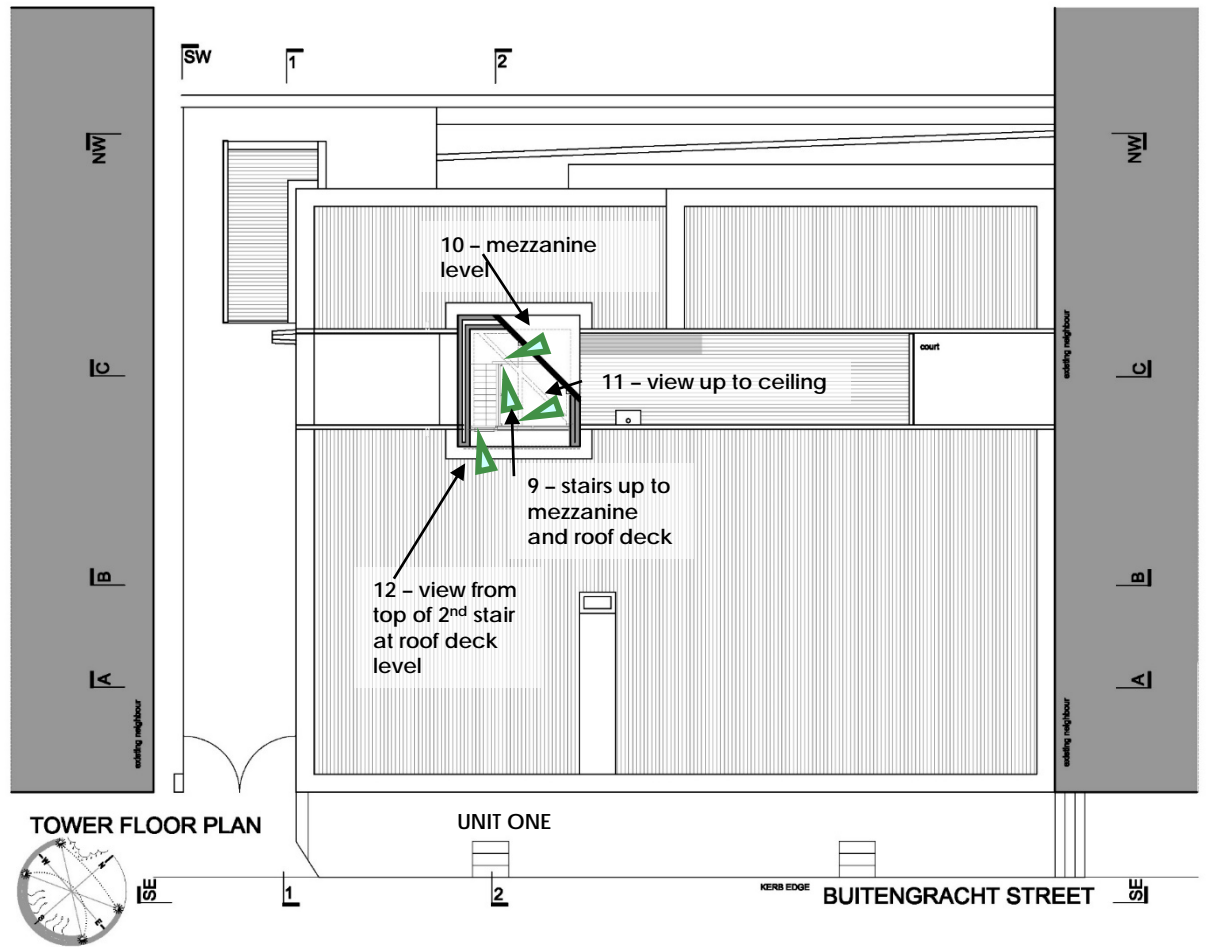
Main bathroom and dressing room space.
Modern ceiling beams and flush plastered ceilings in bathroom and modern pine ceilings in dressing room, modern aluminium horizontally sliding windows and flush panel doors (c 1970/80).
Modern sanitary ware and modern poplar cabinets (c 2013/14).

UNIT ONE – Upper level View 7



Main bedroom space.
 Modern aluminium horizontally sliding windows with plastered sills (c 1970/80).
 Modern exposed copper plumbing pipes (c 2013/14).

UNIT ONE – Upper level View 8



Tower space.
 Modern external Poplar doors with shutters and full height fixed side panels, modern open Poplar stair flights x2 with mezzanine landing as access to roof deck, modern timber roof with exposed Poplar timber beams, slatted Poplar ceiling and slatted braced Poplar door (c 2013/14).

UNIT ONE – Upper level View 9

Tower space.
 Modern external Poplar doors with shutters and full height fixed side panels, modern open Poplar stair flights x2 with mezzanine landing as access to roof deck (c 2013/14).

UNIT ONE – Upper level View 10

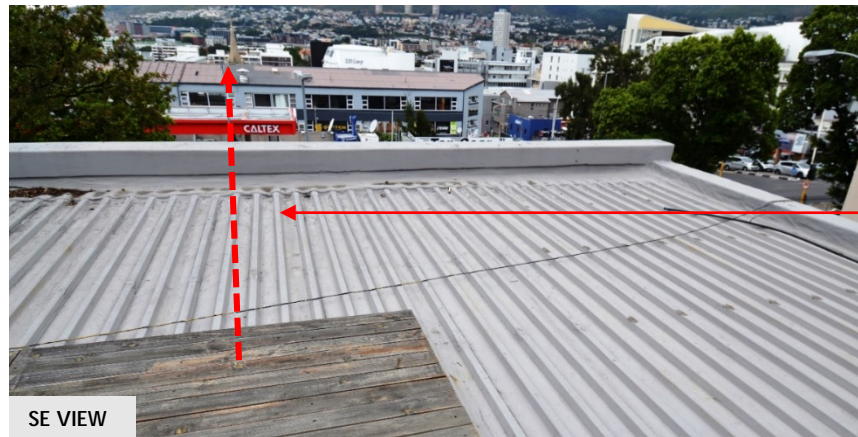
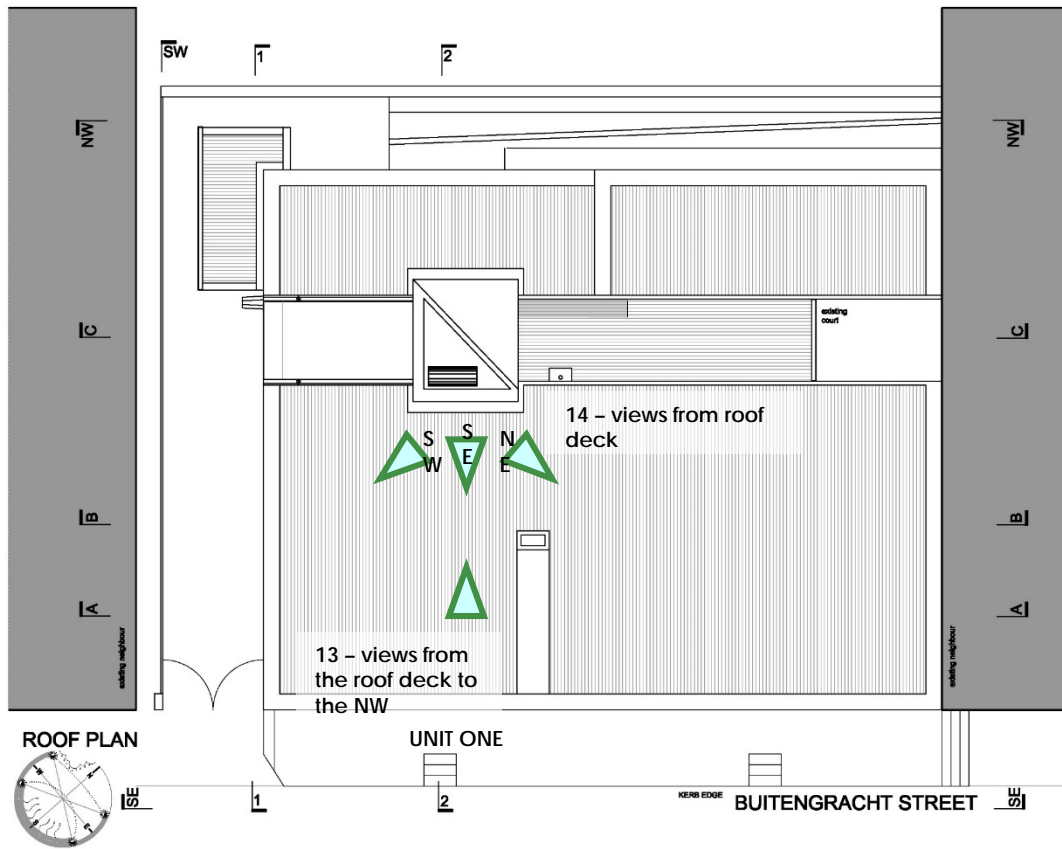


Tower space.
Modern timber roof with exposed Poplar timber beams and slatted Poplar ceiling (c 2013/14).

UNIT ONE – Upper level View 11

Tower space.
Modern open Poplar stair flights x2 with mezzanine landing as access to roof deck (c 2013/14).

UNIT ONE – Upper level View 12



Tower space.
Modern external Poplar doors with shutters and full height fixed side panels leading onto roof deck(c 2013/14).

UNIT ONE – Roof deck View 13

Note potential for views towards Heritage Resources - St Pauls Anglican Church, St Martin's Lutheran Church and possibly further afar to the Company Gardens and surrounds with added height.



UNIT ONE – Roof deck View 14 SE, NE and SW