



CITY HERITAGE COMMENT ON DEVELOPMENT APPLICATIONS POTENTIALLY AFFECTING HERITAGE RESOURCES

PART 1 SITE AND PROPOSAL PARTICULARS		Case No:	
Site address 96 Strand Street		Erven 9245, CAPE TOWN	
Owner Lutheran Church Trustees	Tel	Applicant Louise van Riet	Tel 082 808 2255
Proposal summary		Alterations and additions to structures older than 60 years.	
Previous HWC submission		HWC case no:	Has the work started? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Conservation body		CIBRA	

OFFICIAL USE ONLY

PART 2: HERITAGE TRIGGERS & SIGNIFICANCE		NHR Act Section: 34	HPOZ	Detail:			Declared PHS	
2013 – 2018 Heritage database (as displayed on CityMap viewer)		National I <input checked="" type="checkbox"/>	Provincial II <input type="checkbox"/>	Metro IIIA <input type="checkbox"/>	Neighbourhood IIIB <input type="checkbox"/>	Street Context IIIC <input type="checkbox"/>	Potential IIIC <input type="checkbox"/>	NCW 4 <input type="checkbox"/>
Summary Statement of Significance: Copy from CityMap Viewer or discuss with Metro office National Heritage Site								

PART 3: PRE-SUBMISSION CONSULTATION (HRS ADVICE TO APPLICANT)

Summary advice to applicant:

Additional information requested:

PART 4: CITY COMMENT ON PROPOSED DEVELOPMENT TO HWC

This does not in any way constitute approval or refusal of an application

Drawing No(s) PROPOSED INSTALLATION OF ROOFTOP PHOTOVOLTAIC PANELS HERITAGE REPORT in terms of Section 27 of the NHRA by Louise van Riet	Rev -	Dwg date 4 Sept 2020
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BACKGROUND

The Netherlands Consulate General occupying the subject property wishes to install photovoltaic panels on the rooftop of the building to implement electricity generation. The proposed rooftop installation will not be visible above the front and side parapet walls of the building, and is considered fully reversible. It is anticipated that there will be no negative impact on the significance of the heritage resource.

ASSESSMENT

The report states that the Evangelical Lutheran Church complex (ELC), consisting of four buildings located along Strand Street, Cape Town, is recognised as a heritage resource of exceptional national significance, as it has been provisionally declared as a National Heritage Site. Three of the buildings belong to the Church, including the Sexton's House, located on the corner of Strand and Buitengracht Streets. The Netherlands Consulate General has occupied this building since 1958. It is acknowledged that although the Sexton's House forms an integral part of the ELC complex, it does not possess sufficient authenticity to be considered of similar Grade I status, and is considered a Grade II resource (Provincial Heritage Site) within the overall Grade I site.

The subject property is also located within the Central City HPOZ, described as follows:

The Central City is the heart of historical Cape Town. Buildings, streets, open spaces and vistas are central to the identity of Cape Town, and important economic generators through tourism and related industry. While Cape Town has undergone centuries of redevelopment, many areas still retain their historical character. Behind many Victorian facades lies the 18th century fabric of the earliest development. These buildings and spaces are an important tangible link to the City's history and all those people who lived in it and who contributed to its current state. There is a rich texture of built environment with buildings and fabric spanning nearly 4 centuries.

The proposed work will not be visible from the surrounding streets given the height of the parapet walls, but only when viewed from overlooking high level buildings. The additional work such as cabling, electrical connections and the access ladder, is also considered minimal. A rigorous methodology with regards to working on the existing structure has been proposed and is considered essential.

RECOMMENDATION

The application is therefore supported as the proposed work will not negatively impact on the significance of a heritage resource.

It is however recommended that:

- Method statements and specifications should be provided.
- The services of a Heritage Practitioner with suitable experience be engaged to supervise the work and ensure that no part of the existing building will be damaged during the preparation for and installation of the proposed voltaic panels on the roof.

Support <input checked="" type="checkbox"/>	Not Support <input type="checkbox"/>	Officials Name: E Mendelsohn	 Signature	Date 15/09/2020
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