

ERF 2988, 56 LION STREET CAPE TOWN

MOTIVATION

Erf 2988 is a private residence in Bo-Kaap, Cape Town fronting onto Lion Street. It is adjoined to the neighbouring east property in a semi-detached presence divided by a party wall. To the west is a shared lane approximately three metres wide. The house has seen repairs over the years but nothing to which we seek approval of this application.



STREET CONTEXT

The existing structure facing Lion Str. Remains intact but severely in need of repairs and restoration. Towards the rear of the property, sixteen metres from the street boundary has seen additions and alterations in 2005. Due to the natural fall of the area, the four metre height at the back did not impact on Military rd. or the back of footway access.





We feel that the existing no longer demonstrates exemplary architectural features associated with a building of this nature. City of Cape Town Heritage Resources has confirmed the existing as a Grade 3(C) building inside a Grade 1 heritage area. The terraced street quality has been further compromised by not particularly good examples of alterations & additions.





Street context



View of house directly opposite Erf 2988



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, first floor timber plate. The new stair remains adjacent to the party wall as this is the circulation best suited.

Aside from the addition of the first, replacement of the existing roof incorporates the living spaces within the roof space of a mansard roof typology. This allowed minimal height increase in context to the streetscape. The existing roof to the rear will see replacement of the existing stepping flat roof with a new single flat roof at the same height not to affect any concerns from Military rd. 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 motivate 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.