

OR TAMBO LEGACY PROJECT -DAC HERITAGE PROGRAMME

ARCHITECT'S IMPACT REPORT ON STRUCTURAL REMEDIES

RESTORATION OF THE OR TAMBO DWELLING

6 JUNE 2014



By IDC Architects

For: Independent Development Trust

Palm Square Business Park

Bonza Bay Road

Silverwood House

Beacon bay

East London

5241

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1. INTRODUCTION

The OR Tambo Homestead Site was last visited on the 20th May 2014, by the Consulting Team to carry out inspections of the works, monitor quality and report back on progress to the Project Managers Avani SA and the Implementing agents IDT.

Upon arriving to the site, it was noted that the construction work at the time was only limited to the OR Tambo dwelling where the late Mister OR Tambo lived and died after he returned back from exile. This dwelling is considered as the “crown jewel” of the historical Homestead Precinct by the South African Heritage Resources Agency.

During the Planning Stages of the project, all consultation and due processes were followed through the appointed heritage specialist Ethembeni Cultural Heritage with SAHRA which led to the approval of the heritage permit application. The approval has conditions and the Consultants have prepared construction documents aligned with the permit’s recommendations.

The construction methods used to stabilise the building were found not to be aligned with the instructions on the construction documents and it was confirmed that the Consulting team had not issued the contractor any instructions to carry out the work in such a manner. The contractor did not at any time issue any notice prior to conducting of such work to the engineer or any member of the professional team.

The Contractor was instructed to give a written report outlining the reasons for carrying out uninstructed work by the appointed Consulting Architect and Principal Agent for the project. The report dated 05 June from Ishvuyo Building Construction forms part of this document.

2. OBJECTIVES

The objective of this Report is to clearly identify the scope of work and methodology required to restore the OR Tambo Dwelling to its authenticity and integrity as planned and approved by the SAHRA. The identified objectives can be summarised as follows:

- Get a clear understanding of the reasons for the carrying out of works without proper Consultation and advice from the professional team by the Contractor.
- Show a full Scope of Works and Approved Construction methods to be carried out going forward.
- Ascertain the extent and impact of the intervention measures taken by the Contractor.
- Put forward remedies to ensure adherence to the Aesthetic quality and authenticity of the building.
- Show a Clear Plan of Execution
- Assist in motivating the recommendations for approval.

3. ON SITE FINDINGS

The following describes the findings of the status quo on site by the Consulting team during the site visit.

3.1 External Walls:

The original external walls of the dwelling which had cracks and were leaning away from the vertical had been covered by a new skin of brick work with a concrete filled cavity as support. The new external wall skin had been build to near perfect square.

The impact with this intervention is visual and the newly built walls are contrary in form to the uneven vernacular walls wich are found in the original walls of the buildings. The position and scale of the ventilation openings in the external walls have been maintained and therefore not affected. It is recommended that the plastering trade is redone to achieve an uneven but smooth texture to achieve the aesthetic integrity of the original dwelling. The overall elevations in length have been increased by 380mm as a result of the new external skin and cavity.

3.2 Internal Walls:

The internal walls had been plasterd with a smooth plaster finish similar to the external walls ,the internal aesthetic and quality of space is affected and the original texture is lost. It is recommended that the plaster trade internally be restored to its original texture and finish.

3.3 Windows:

The 4 Steel Windows found on the dwelling have not been removed and therefore least affected, the position on elevation is unaffected. The construction of the external wall skin and cavity has led to a deeper recess of the windows plane, therefore casting a more pronounced shadowline. It is recommended that the windows are slightly moved forward to the the front to maintain the original depth and shadows. The cracked window panes need replacing The original window cills similarly should be reused and moved slightly forward to project outside the new external walls.

3.4 Doors:

The three timber doors and frames had been removed and stored for reuse, these will need to be repaired where necessary. The visual impact on scale and proportion of the building will not be affected as the door positions have not changed. It is recommended that new ironmongery matching what was there originally be fitted to maintain the original intent as planned.

3.5 Roof Structure

As planned originally, the roof finish and structure have been removed to asses the condition. The roof members have been safely placed on site for structural integrity by the engineer. It is recommended that the same roof finish material be used to maintain the original roofline silhoutte and aesthetic.

4 PHOTOGRAPHIC SURVEY



Images 001 & 002: Indicating damages to brickwork, roofing and gumpoles.



Image 006 Indicating Internal new plaster work on walls



Images 004 & 005: Indicating damages to brickwork, roofing and gumpoles.



Image 007 Indicating door frame and in background window opening and internal cill



Image 008 Indicating Internal new plaster work external walls



Image 009 Indicating unaffected window, doors and ventilation openings on external walls

5 ARCHITECT'S CONSTRUCTION DRAWINGS

Two drawings have been attached with the report, IDC drawing numbered BIZ/ORTH/2005-WD was issued for Construction in October 2012. A revised version of the same drawing outlining the new works has been attached to the report to showcase the remedies put forward by the Architect. This drawing will upon approval be issued to the contractor for construction.

6 ENGINEER'S REPORT

Architecture

Urban Design

Universal Access

Project Management

Heritage

Development Consultants

Cape Town

East London

Durban

Johannesburg

Mthatha

Port Elizabeth

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7 ENGINEER'S CONSTRUCTION DWG

Two drawings have been attached with the report, Iliso Consulting drawing numbered 1200079/100/STR/100 was prepared and never issued for construction. A revised version of the same drawing outlining the new works has been attached to the report to showcase the remedies put forward by the Engineer. This drawing will upon approval be issued to the contractor for construction.

8 CONTRACTOR'S REPORT

The attached report dated 05 June 2014 from Ishvuyo Building Construction was issued to the Architects and Principal Agents as instructed.

9. CONCLUSION:

The view of the professional team is that the on site interventions on the OR Tambo dwelling as witnessed during the site visit were carried outside any formal Instructions from relevant disciplines of the Professional Team.

Although reasons for carrying out the works in the manner performed have been stated in the contractor's report, the convention in a Building Contract is that all construction work is carried out through contract instructions in the form of Drawings, Bills of Quantities and Site instructions issued and prepared by the professional team

The Impact of the Interventions on the dwelling have Heritage Implications and although recommendations to remedy the problems have been put forward, the approval of the deviation from the recommended methods and the consulting process with SAHRA would need re-visiting to obtain new approvals to further proceed with the works.