



**PARLIAMENT PRECINCT: TUYNHUYS**

**PERMIT REQUIREMENTS: TUYNHUYS ENTRANCE STOEP BALUSTRADE**

**BUILT ENVIRONMENT UNIT**

**DATE: 15 – 11 - 2022**

1. Introduction

The Tuynhuys building site has an extensive history which dates back to the late 1600 after the arrival of Jan Van Riebeeck. Tuynhuys hosted the first Cape Parliament opened by the British Governor in 1854, since then it has been housing the highest political authority of South Africa. Today it is used as the office of the President of South Africa.

Tuynhuys is situated in the Parliament Precinct which looks onto the prestigious Company Gardens, deeming it a major landmark in the history of Cape Town. The use of the building has changed over the years however preserving its original look has been a priority due to the conservation of historical value.

The project embodies the refurbishment of an office space, which has elements of deterioration on its finishing.

2. Statement of Significance

The Western Cape has been a significant location in the historical and political landscape of South Africa. The Cape Town Parliament Precinct hosted many historic events which altered the trajectory of South Africa; from colonialism to the democratic era.

Because of the historical contributions, Cape Town Parliament Precinct is deemed a Grade 1 Heritage Resource and Declared national heritage site. Such heritage sites are protected under the terms of Section 27 of the National Heritage Resources Act, no changes may be done on such sites without a permit.

### 3. Project Description

The project embodies the refurbishment of an office space. The office space has undergone wear and tear and some of the finishes need refurbishment to ensure that the prestigious standard of the Office and precinct is maintained.

### 4. Project Description

In August 2017, DPWI officials were requested to do a condition assessment of the office spaces Office 101 and Office 102 for defects, and elements that need refurbishment. An assessment, report, estimates were compiled however, only Office 102 was refurbished.

On the 10<sup>th</sup> May 2021 DPWI officials were requested to do a condition assessment for Office 101, which was not refurbished. The findings revealed that there were finishing's that needed refurbishment in the office space.

### 5. Findings on Site

- CEILINGS :  
Ceiling has discoloured and has a few hairline cracks  
Recommendation;  
Existing suspended and painted Rhinoboard ceilings - ceiling to be repainted  
Existing two concealed curtain tracks in recessed ceiling to remain and refurbished.
- WALLS :  
Existing exterior wall (area below the bottom timber dado) - wall shows signs of water ingress which seemed to have been rectified, but the making good was not done properly  
Recommendation:  
  
Checking of further / additional damp ingress and the proper making good of the wall, eg. Scraping down / sanding down of the area before preparing to paint.  
  
Existing plastered and painted brick walls. Walls to be prepared for painting - 2 coats. Colours to match Office 102. Height of walls: +- 3070mm.  
  
Demarcated Panels to be repainted size: 1570mm high x 900mm wide  
  
Existing 2 x wall mounted curtain tracks to be removed - any holes etc to be plugged and smoothed over before painting commences.
- JOINERY :  
Existing 76mm painted timber skirting to be removed on all 4 walls. Fit new 260mm high x 85mm wide timber skirting along all the walls.

#### Recommendation

Skirting to be prepared for painting - 1 primer and 2 finishing coats. Colour to match Office 102. New skirting to make provision for power skirting.

Dado rails to be repainted

All doors to be checked for damages, and ironmongery serviced. New double coat to be installed behind both door panels

- WINDOWS :

Existing 2 x timber framed small paned sash windows. Size : 1110mm wide x 1710mm high. Windows are severely weathered on the exterior side.

Recommendation:

Timber to be treated and all mechanisms to be serviced.

Window cills are damaged and the timber to be treated and joints to be sealed.

- FLOOR :

Existing wall to wall carpet and accessories to be removed. Floor to be prepared to receive new wall to wall carpeting. New Carpet and accessories

- ELECTRICAL :

Reticulation to remain as it is in a good condition. Light bulbs to be replaced with energy efficient fittings

Recommendation:

All lighting covers to be carefully removed and cleaned

Allowance to be made for the upgrading of the ITC points, fixtures and casing

## 6. Permit Request

The Department of Public Works & Infrastructure, being the custodian of the Parliamentary precinct hereby present this submission to SAHRA for approval and requesting the issuing of a permit in order for the above-mentioned works be implemented on the Office space in Tuynhuys.

## 7. Pictures



