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Date: 1 March 2013

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FOR ATTENTION: MR. NIRAJ NAAMDHEW

Dear Mr. Naamdhew

RE: O.R. TAMBO HOMESTEAD, NKANTOLO, MBIZANA, EASTERN CAPE

The matter was reviewed at the SAHRA BELCOM (South African Heritage Resources Agency Built Environment and Landscape Permit Committee) of 25 February 2013.

DOCUMENTS REVIEWED

The following documents were reviewed as loaded onto SAHRIS.

- 1. SAHRA PERMIT APPLICATION: PROPOSED RESTORATION TO O R TAMBO DWELLING & POST CONSTRUCTION LANDSCAPING**
OR Tambo Homestead, Mdikiso Village, Mbizana Local Municipality, Oliver Tambo District Municipality, Eastern Cape Province, South Africa
Prepared by eThembeni Cultural Heritage, Len van Schalkwyk and Elizabeth Wahl dated 15 FEBRUARY 2013
- 2. O.R. TAMBO HOMESTEAD: STRUCTURAL IMPACT ASSESSMENT REPORT OF EXISTING STRUCTURES, FEBRUARY 2013** Prepared by:
Iliso Consulting
- 3. Drawing:**

PROJECT TITLE: OR TAMBO HOMESTEAD

PROJECT NO: BIZ/ORTH/

DRAWING NO: BIZ/ORTH/2005-WD-REV 1

DRAWING TITLE: WEST ELEVATION, SOUTH ELEVATION, NORTH ELEVATION, EAST ELEVATION, FLOOR PLAN

DRAWING PURPOSE: FOR CONSTRUCTION

SCALE: 1:100

REVISION NUMBER: 1

DATE: 08 FEBRUARY 2013

PROPOSED ACTIONS

In regard to the landscaping and post construction activities the document, (1), above states the intentions are as follows:

- *Concrete grass-block landscaping should be angled along the peripheries of the OR Tambo Dwelling and the other three historical structures to ensure adequate drainage.*
- *All disturbed areas are to be re-grassed with *Cynodon dactylon* sods, as salvaged during the construction phase. These should further be power-seeded with the same species to accelerate recovery.*
- *No formal hard paving of designed pathways should be considered immediately. Visitors and residents will determine pathways along existing paths and post-construction "desire lines". Grass-blocks may be considered at those loci where ponding, erosion or trampling is to the detriment of the grass cover.*

SAHRA COMMENT (in regard to the above): There is agreement that the post-definition of paths by way of desire-lines is acceptable. The paving and re-grassing of areas is also acceptable. The understanding is that these are limited in dimension and only employed when absolutely necessary.

The document (2) above states that *"The main intention would be to preserve the building in its' present form but without the cracks and poor material. Based on the age of the structure, the materials used in this structure are all available and of the same type. The replacement of some parts or the whole structure will not have any major impact in terms of materiality, but will improve structural stability'.*

SAHRA COMMENT (in regard to the above): Concern is raised in regard to the understanding of 'in its present form'. The construction material of the building is of equal importance- it is the patina which gives the building its value at three levels. The O.R. Tambo legacy, the humility of the building and, lastly, the decay and movement- the memory of the building itself, is important. Replacement of parts or the whole structure is problematic because it raises the question of

which parts and how much will be affected, in addition the notion of 'whole' is entirely unacceptable. The principle of 'authenticity' applies in this regard.

Following on from the above it further states, in more detail, that:

'The roof system definitely requires replacement. This means removal of all sheets, purlins and rafters. Replace the system with new rafters and purlins designed to present day codes of practice, but to use similar lines as were used in the original. The sheets should be replaced with the same profile. There should be no ceiling as there never was one. The fascia boards were also of timber and should be replaced. All the timber should be termite proofed and the external portions painted to the Architect's specification'.

SAHRA COMMENT (in regard to the above): it has been indicated on site that the replacement of purlins and beams should be restricted to where absolutely necessary and no more. Agreement was achieved in that some will need replacing where it has decayed beyond reuse. The same principle applies to the roof sheeting.

In regard to the structural integrity and materiality of the two roomed dwelling the following was stated:

The walls need to be reinforced as they are not straight, in order to avoid or significantly reduce continuous cracking taking place. The back wall appeared to be the worst case, so the plaster will have to be removed to expose the blocks and the problems within. A solution will be to "stitch" the wall using reinforcement in the mortar joints. (a) It will also be necessary to replace damaged blocks to ensure stability. In a similar way all the other walls where there are cracks, will be exposed and repaired, maintaining the existing shape of the wall, be it straight, at a slant or curved. (b) *The top three courses will have reinforcement placed all around the building to minimise any future cracks occurring. (c)* The one risk which must be taken into account when construction work starts, is the condition of the existing foundations, and provide solutions as necessary. We will have to check for adequate strip footings. We also believe that there was (d)* no damp proof course placed in the original structure, this will have to be rectified. Other problems will arise during the construction phase due to latent defects, which will be dealt with as they arise.*

The internal floors and plasterwork generally will have to be tested and confirmed as being durable. If not we will have to strip parts of these elements and rebuild them.

(Lettering asterisk inserted for purposes of discussion- G.Ontong)

SAHRA COMMENT (in regard to the above): the first phrase, 'the walls need to be reinforced as they are not straight is neither here nor there. Specificity is required to read the intentions. Drawings need to reflect this reality.

(a)- in the report above- raises similar concern. Areas of concern have not been identified so that a sense of where the actual damaged has occurred is not fully understood.

(b)- a drawing- indicating the nature, form and location of the reinforcing has not been done. An engineering drawing should be completed with this in mind.

Point (c) is a highly disconcerting statement. It leaves too much to chance and needs to be adequately considered, reported and drawn. The methodology needs to be adequately defined because it may have instability and collapse as an outcome.

Under (d) the methodology needs to be adequately defined because it may have similar impacts as (c) above.

DECISION

The Committee resolved not to support the application in regard to the structural interventions. In order for approval to be granted a full set of engineering drawings, related to the OR Tambo two-roomed dwelling needs to be prepared and submitted. The drawings should reflect the structural methodology that would be employed. These should be submitted as a priority.

Should you have any queries please do not hesitate to contact the Acting Manager, Mr. Gregory Ontong at gontong@wc.sahra.org.za, Mr. Gcobani Sipoyo at gsipoyo@wc.sahra.org.za or Ms Sheeenagh Bruce at sbruce@wc.sahra.org.za .

Yours sincerely



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UNIT MANAGER: SAHRA BUILT ENVIRONMENT UNIT
For SAHRA BELCOM COMMITTEE**

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