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Date: 16 April 2013

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FOR ATTENTION: MR. NIRAJ NAAMDHEW

Dear Mr. Naamdhew

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

Thank you for submitting the revised engineering drawings to SAHRA for further comment and assistance. The matter was heard on the 25 March 2013.

The following drawing was reviewed:

1. O.R. TAMBO HOMESTEAD

Drawing Title: Two Bedroom Dwelling- Floor Plan &
Elevations- Restoration Construction Detail

Project Number: BIZ/ORTH/

Cad File name: ORTH-100 TWO BEDROOM DWELLING

Consultant Drawing Number: 1200079/100/STR/100

Revision: 01
Drawing Purpose: For approval
Scale: As shown
Date: February 2013
Drawn: NL

EXTRACT FROM MINUTE

BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE- 25 MARCH 2013

The Built Environment and Landscape Permit Committee (BELCom) instructed the BE Unit to obtain a second opinion from an independent structural engineer regarding the proposed treatment of the two-bedroom dwelling.

Comment

An independent engineer was consulted and some key concerns were raised.

These are:

1. Concerns around the construction methodology, distance and the depth of the drainage channels to the rear of the two roomed dwelling. The design of the channels relate to the protection of the foundation and base of the walls of the dwelling where erosion is at its extreme.
2. Channel details should also be consistent- do the drainage details on the engineering drawing supercede those on the architects drawing?
Clarity is required and drawn to illustrate this aspect.
3. A concern around the underpinning of the existing foundation- was this to be done systematically- would it follow the existing foundation for the entire perimeter of the dwelling or not.
This is recommended as a possible solution to ensure the equal settlement of the dwelling as far as this may be predicted.
4. In regard to the roof members- the question was raised whether these had a role to play in regard to stabilizing the superstructure of the dwelling- this needs to be confirmed.
 - a. A further question relates to the introduction of re-bars as stabilization of the superstructure (load bearing walls)
 - i. Concerns relate to the strength of the existing building material/fabric at the proposed 'sites'

- for the intervention and the depth to which the re-bars were to be chased into the wall if this was to be done.
- ii. Questions were raised on the methodology of how the reinforcing bars would be made to negotiate the corners of the building.
5. As a resolution to the issues raised in point (3) above, a question is raised as to the possibility of using the existing rafter-and-beam roof substructure to act as stabilizing element to the load bearing walls of the two-roomed dwelling.
Could these be employed as the required reinforcing/stabilization of the dwelling, *pinning* these into the load bearing walls?
 6. Cracks should be examined to determine it's structural implications and suitable remedial actions defined and drawn for each particular intervention rather than a generic approach to the problem.
 7. Clarity is required in regard to the reuse of windows, doors and related window and door furniture. Care should be taken in regard to the approach in this regard (see paragraph below).

In regard to the above it should be noted that the concerns around the fabric, stabilization and integrity of the two roomed dwelling is paramount to its protection, authenticity and the principle of minimal intervention. This dwelling is the *raison d'être* behind SAHRA's involvement in the project and it is a presidential and ministerial injunction to protect, preserve and declare the site hence the need for the greatest care in conserving it and therefore the need for accurate and appropriate drawings and explanation of details.

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 Sheenagh Bruce at sbruce@wc.sahra.org.za

Yours sincerely



GREGORY ONTONG
MANAGER: SAHRA BUILT ENVIRONMENT UNIT
For SAHRA BELCOM COMMITTEE

cc

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