

**NAME: SINAZO MTSHEMLA**

**STUDENT NO: 3377968**

**SITE MANAGEMENT PLAN –ALPHA ONE**

**ROBBEN ISLAND MUSEUM**

**03 JUNE 2013**

**LECTURER: RON VINEY**

## Contents

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Conservation Policies .....</b>	<b>1-3</b>
<b>3. Description of the site.....</b>	<b>4</b>
<b>3.1.Site description &amp; state of conservation data sheet of building.....</b>	<b>4-9</b>
<b>3.2.Floor plans.....</b>	<b>10-11</b>
<b>3.3.Photographs.....</b>	<b>12-15</b>
<b>4. Statement of significance.....</b>	<b>16</b>
<b>4.1.Primary.....</b>	<b>16</b>
<b>4.2.Historical.....</b>	<b>16-19</b>
<b>4.3.Architectural.....</b>	<b>19-21</b>
<b>4.4.Technological.....</b>	<b>21</b>
<b>4.5.Social.....</b>	<b>21</b>
<b>4.6.Aesthetic.....</b>	<b>21</b>
<b>4.7.Associated Landscape.....</b>	<b>22</b>
<b>5. Visitor Management Plan.....</b>	<b>22-23</b>
<b>6. Risk Management Plan.....</b>	<b>24-25</b>
<b>6.1.Fire.....</b>	<b>24</b>
<b>6.2.Material decay.....</b>	<b>24-25</b>
<b>6.3.Vandalism or acts of terrorism.....</b>	<b>25</b>
<b>6.4. Wind.....</b>	<b>25</b>
<b>7. Maintenance Plan - Key activities.....</b>	<b>26</b>
<b>7.1. Asbestos building materials.....</b>	<b>26</b>

<b>7.2. General Building maintenance.....</b>	<b>26</b>
<b>7.2.1. Roofs.....</b>	<b>26</b>
<b>7.2.2 Gutters &amp; downpipes.....</b>	<b>26</b>
<b>7.2.3. Foundation.....</b>	<b>27</b>
<b>7.2.3.1. Ground Floor.....</b>	<b>27</b>
<b>7.2.3.2. Sea Wall.....</b>	<b>27</b>
<b>7.2.4. Walls.....</b>	<b>27</b>
<b>7.2.5. Windows.....</b>	<b>27</b>
<b>7.2.5.1. Window frames &amp; burglar bars.....</b>	<b>28</b>
<b>7.2.6. Doors.....</b>	<b>28</b>
<b>7.2.6.1. Frames.....</b>	<b>28</b>
<b>7.2.6.2. Hinges.....</b>	<b>28</b>
<b>7.2.7. Floors and ceilings.....</b>	<b>29</b>
<b>7.2.8 Water Supply System.....</b>	<b>29</b>
<b>7.2.9. Sewer System.....</b>	<b>29</b>
<b>7.2.10. Electrical.....</b>	<b>29</b>
<b>7.2.10.1. Fittings, switchplates.....</b>	<b>29</b>

7.2.10.2. Fire detection.....	30
7.2.11. Access Ramp.....	30
7.2.12 Paths and Driveways.....	30
8. Bibliography.....	31







## **1. Introduction**

This document outlines the Site Management Plan for Alpha One and the Pump House on Robben Island. Alpha One is situated on the South eastern corner of the island overlooking Table Bay towards Signal Hill. It is currently used as a 'coffee shop', a stopover for visitors. The aim of the document begins by highlighting the conservation principles that are suitable for managing a building as stipulated by the Robben Island Integrated Conservation Management Plan. The document will also provide a full description of the site, a visitor management, risk management as well as a maintenance plan in order to ensure that Alpha One's significance is maintained.

## **2. Conservation policies**

The Robben Island ICMP has laid out the conservation issues that relate to the island's built and natural heritage. It is therefore a useful exercise to consult the document in order to see what the guidelines are that are used to manage and conserve the sites and the memory of the island. When it comes to the conservation of Alpha One, there are principles that have been outlined by the RIWHS ICMP that need to be taken into cognizance. It is important to specify that in relation to the RIWHS, the Burra Charter of 1999 has been recognized as a guiding document when it comes to conservation principles. The Burra Charter takes the intangible qualities of a site into account. This means that in order for the effective protection of in the case of the present document of Alpha One, the minimal intervention approach would be required. I know provide a brief summary of the principles that are relevant to the conservation of Alpha One:



- Minimal Intervention – This talks about the least possible intervention to be done on the existing fabric of the site. If changes have to be made, they should be reversible where possible. According to the Robben Island’s ICMP heritage impact assessment needs to be done on a site before any intervention is made in order to ascertain the significance of all aspects of the site.
- Authenticity/Integrity – this is based on the Nara Document which states that the authentic fabric and meaning of the site is that which is original and true in relation to the site. What is included is the immovable and movable historic fabric, place quality and individual and collective memories and symbolic associations as outlined by the RIM ICMP.
- Contribution of all periods – This is important particularly for the Alpha One where the site was used for different uses. The multiplicity of all the meanings of a site need to be acknowledged
- Consideration of all aspects of cultural and natural significance – this specifies that conservation must not give advantage to aesthetic qualities at the expense of historical and symbolic importance.
- Appropriate visual setting – the settings and the qualities of the site must be protected from demolition, construction, weathering factors, etc.
- Determining compatible use – major determining factor of compatibility is the reversibility of changes that are proposed for new site and the extent to which the significance of the site can be impacted.
- Interiors, wall coverings, fittings and furnishings – It is specified in the ICMP that any interior, wall coverings, fittings and furnishings that were present on the island in 1997

constitute original fabric and should not be removed or changed without permission from RIM Management Committee.

Conservation of built environment as specified by the RIWHS ICMP requires the:

- Rehabilitation of a site if there is a need that should be facilitated by Department of Public Works (DPW) through independent contractors.
- General maintenance must be done through daily routine and activities that are related to the upkeep of the site by DPW and RIM Estate and Service Department.

It is emphasized by the ICMP that built environment must be conserved and rehabilitated where necessary to maintain its significance.

### **3. Description of the site**

#### **3.1. SITE DESCRIPTION AND STATE OF CONSERVATION DATA SHEET BUILDINGS**

SITE NAME: Alpha One

DATE: 08 April 2013

NAME OF SURVEYOR.....Sinazo Mtshemla.....

CONTACT DETAILS: 072 059 8801 snzmtshemla@gmail.com

#### **GENERAL STATE OF CONSERVATION**

The building is generally well kept with signs that it had been renovated with relatively fresh painted walls. Additions have been placed on the site with a walkway that has been built as well as toilets in the pump house. Generally the site is well maintained with slight cracks on the wall and rusty steel walkway from the excessive moisture from the sea and wet conditions such as rain.

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

#### **METHODOLOGY**

I surveyed the site physically by walking around and taking photographs of most of the sides except the part that was facing the sea where I could not walk around. I then made notes describing the exterior of the site in detail. This exercise was limited to the exterior as the interior was locked at the time of visiting the site. I extracted site plans and floor plans that were already existing from work done by Ron Viney on Alpha One available from the sahra website accessed from <http://www.sahra.org.za/content/robben-island-alpha-1-wwii-pumping-station>

-----

FACADES, FIXTURES, FITTINGS & FEATURES	DESCRIPTION	MATERIAL	DECORATION	CONDITION
<b>EXTERIOR 1</b>	Alpha One			
<b>NORTH ELEVATION</b>	The side of Alpha One facing the rocks			
ROOF	Straight asbestos sheeting roof	Asbestos		good
GUTTERS	Running across the roof	asbestos	Painted white	good
WALLS	Grey rough textured concrete wall, parapet wall on the roofing	Bricks,cement	Painted grey	good
PLINTH	Not visible from this side			
WINDOWS	4 small windows with frames on the left side,1 medium sized pane towards the right and larger sized	Timber, steel	Burglar panels,frames painted white	good
FOUNDATION	Low face-brick wall	Red bricks		good
<b>SOUTH ELEVATION</b>				
ROOF	Slanted sheeting roof	Asbestos		good
GUTTERS	Running across roof supported by wooden frame	Asbestos		good
WALLS	Grey smooth textured concrete wall	Cement, bricks		
DOORS	2 adjacent timber sliding doors fitted with burglar bars	Timber,glass		good
PLINTH	Not visible			
STOEP/ PORCH	Open patio with braai area half walled	Cement, bricks		good
OTHER	Cement bench plastered on wall and wooden bench	Cement,bricks		good

<b>EAST ELEVATION</b>	Facing the ocean			
ROOF	Slanted sheeting roof	asbestos		
GUTTERS	Lined across roof supported by wooden frame	asbestos		
WALLS	Grey rough textured concrete wall	Cement, bricks	painted	
PLINTH	It is visible from this side about 300mm	Stone, cement		
FOUNDATION	Not visible			
<b>WEST ELEVATION</b>	Entrance to the coffee shop			
ROOF	Slanted sheeting roof	asbestos		good
GUTTERS	Lined across the whole side			good
WALLS	Grey rough textured concrete wall	Bricks, cement		good
DOORS	Wooden door with 3 glass panels on the left			
PLINTH	No visible	n/a	n/a	n/a
STOEP/ PORCH				
FOUNDATION				
<b>EXTERIOR 2</b>	Pump House			
<b>NORTH ELEVATION</b>				
ROOF	Straight sheeting roof	asbestos		fair

-----  
-----

GUTTERS	Lined across the side, in -flow pipes also visible	Asbestos, wood		fair
WALLS	Grey rough textured concrete wall	Cement, bricks		good
DOORS	Double sided wooden door	wood		good
WINDOWS	On the right is a window with 3 small panels	Glass, wood		fair
OTHER	Ventilator on the left, building joined to alpha one by stainless steel walkway. There is a sign indicating toilets, light fitting above the door	Steel		Steel rusty
<b>SOUTH ELEVATION</b>	Facing the ocean			
ROOF	Straight sheeting roof	asbestos		fair
GUTTERS	Not visible from that angle			
WALLS	Grey rough textured concrete wall	Cement, bricks		fair
DOORS	n/a			
WINDOWS	n/a			
OTHER				
<b>EAST ELEVATION</b>	Facing ocean			
ROOF	Straight sheeting roof	asbestos		fair
GUTTERS	n/a			
WALLS	Grey rough textured concrete wall	Cement, bricks		fair
DOORS	n/a			

WINDOWS	n/a			
OTHERS				
<b>WEST ELEVATION</b>				
ROOF	Straight sheeting roof	Asbestos		fair
GUTTERS	Lined across the wall	Asbestos, wood		fair
WALLS	Grey rough textured concrete wall	Concrete, cement		good
DOORS	n/a			
WINDOWS	Large white wooden framed with 3 panels	Wood, glass		fair
OTHER	White pipe that runs across wall	PVC		good
<b>ASSOCIATED LANDSCAPE</b>				
GARDEN	n/a			
FENCES/WALLS	Short wall between Alpha One and Pump House. Painted grey	Cement, concrete		fair
PATHWAYS	Pathway for buses and cars to drive around	cement		fair
OTHER				

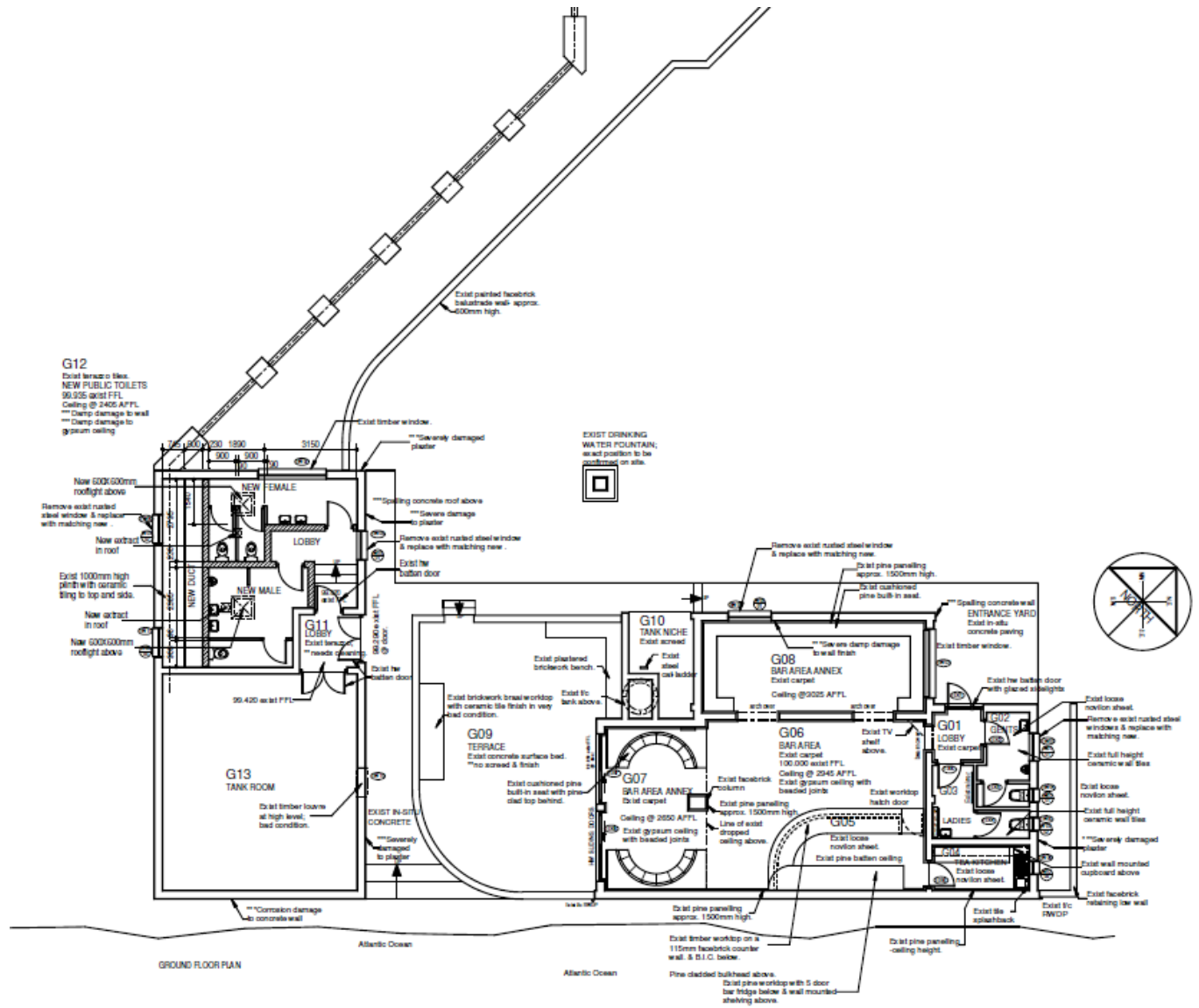

-----  
-----  
-----

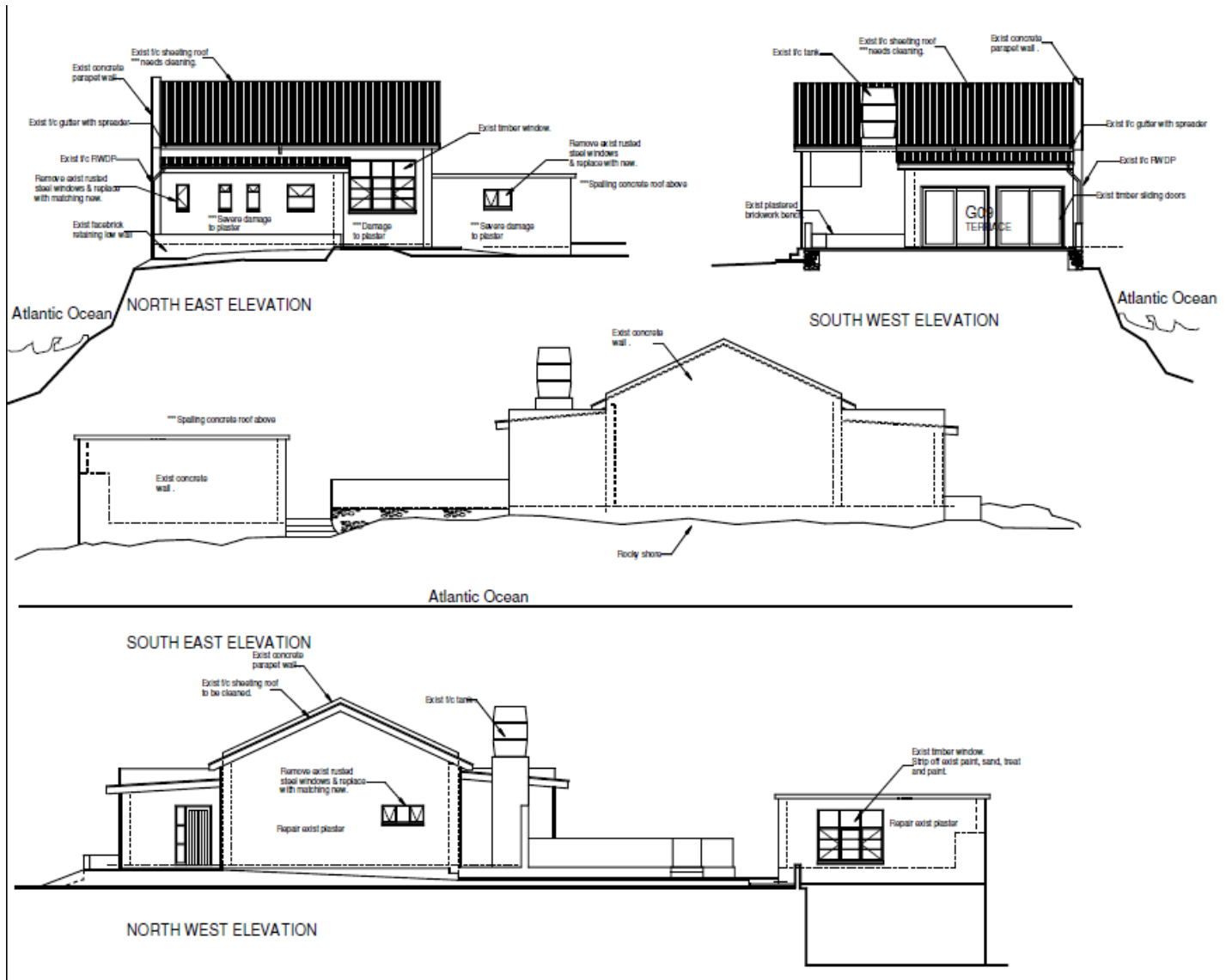
COMMENTS: The water tank as it appears on the site plan is no longer on the site. On the North Elevation one can see another addition that is not illustrated in the site plan attached to this document, which is the interpretative polycarbonate panel that shows material from the original construction as well as from the renovations that were done at a later stage. This is clear in figure 2 attached below under photographs section. The descriptions of the interior are sketchy as I was not able to go inside to assess the site's interior. Further work on the interior will need to be done at a later stage.

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....



### 3.2. FLOOR PLAN





### 3.3. PHOTOGRAPHS



Fig. 1 North Elevation of Alpha One



Alpha One

fig. 2 North West Elevation of



fig. 3 West



fig. 4 West Elevation between Alpha One and Pump House



fig. 5 West Elevation of Pump House



fig. 6 North Elevation of Pump House



fig. 7 South Elevation

## **4. Statement of Significance**

### **4.1. PRIMARY**

The site bears the significance of pumping sea water for the island since World War 2.

### **4.2. HISTORICAL**

#### **Dutch settlement period 1652 to 1795, 1803 to 1806.**

The 'van Riebeeck' quarry is situated close to Alpha and the present road would more than likely have been the route taken to transport the Malmesbury shales from the quarry to the loading site between the present Faure Jetty and the modern Murray's Harbour.

Alpha One can be seen on maps from 1785 with the area roughly referred between the names 'De Franse Kelder' [roughly translated as The Frenchman's Store] and 'Vogelklip' [Bird Rock]. One 1785 map is a nautical map of depths around the Island.

The area of Alpha One was clearly not seen as a practical landing site for boats, nor does it appear to have any other provenance at the time.

A map produced by the VOC land surveyor Leysten and the engineer Barbier shows both names but while the name Bird Rock appears obvious the name of 'De Franse Kelder' is less so but may provide a clue to the activities of two Frenchmen who worked for the VOC to render the oil from seals and penguins in the late 1600's. Both seal and penguin oil and products require a place far enough from other activities to cope with the smell and waste generated by these activities. A storage place would also have been essential in the preservation of the oils and other products from these animals. By the late 1600's and early 1700's seals and penguins were no longer on the island and the Frenchmen shipped off to other areas for their harvest and brought their kill back for rendition on Robben Island. More research is required however on this aspect.

### **British period 1796 to 1803, 1806 to 1910.**

The area became known as ‘Ladies rock’ between 1858 and 1860. In 1891 a Butcher’s shop is mentioned. A map of 1894 shows a cow shed and a slaughter house to the west of Edmonds Pool in the general area of alpha 1. The ‘van Riebeeck’ quarry also features on this map.

A rubbish tip was also established on the south of the island in 1893 for the village and the asylum.

This may be the tip that was excavated by H N Vos in 1987. His dating of the material is for ca 1900 but not accurate enough and more research needs to be done.

A map from 1906 shows the area covered in plantations as a source of wood and possibly a windbreak from the winter winds. [blowing from the North West] A structure is visible on the map [photocopy indistinct. Check original in libsa or archive ref. A.G. 5691] These plantations and planted belts were financed by the well known Cape brewer and parliamentarian, Ohlsson. The plantation in the vicinity of Alpha One and its associated landscape no longer exists.

An individual incident of bravery is recorded on 10 July 1894 when a nun named May Harvey drowned in an attempt to save the life a fellow nun. The incident is attributed incorrectly to be the reason for the name ‘Ladies Rock’.

### **The Union of South Africa 1910.**

Mention is made of the Butts or the shooting range in the vicinity, but this is far away from the site and may be because of poor oral testimony. Ladies rock has a wishing well in the memory of Jack Keet between the 1880’s and the 1920’s. The Butts is mentioned elsewhere and needs further research. Between 1915 and 1919 commissioner Brunt was known to fish in Edmonds Pool and a picnic site was placed somewhere between Edmonds pool and Ladies rock.

The removal and destruction of the male and female leper precincts in the mid 1920’s may have seen the demise of the slaughterhouse and the cow shed at Alpha One. More research is required.

### **Defence period 1936 to 1962**



It would appear that the two buildings situated at Alpha One, the club and the pump house, date from WWII. When the Union Defence Force took over the administration of the island in 1936 there is no evidence of any buildings on the site. The same can be said for the survey done in May of 1939. The map produced from this survey shows a structure close to but not in the position that the two buildings occupy at present. The remains of a structure are very visible across the road and car park from Alpha One. They may be the foundations of the cow shed shown on earlier maps. It is possible that later defence intrusions obscure this original structure. Indications are that an auto site was erected close by here during the war to calibrate the guns. It is also very likely that a large anti-aircraft gun was mounted on the site opposite the present turning circle. More research is required on these ruins.

In 1942 the structures are not shown but by 1948 the two buildings are there and designated by the numbers 253 and 252 on survey map 8132/71 of that year. During the war Alpha one was visible from the defence trenches and called the 'Den' by the warders. The Den was used for braais and overnight stays. Both buildings appear with the same numbers and an additional notation of A139 on a survey map of 1962 when the prisons took over.

It would appear that the original core of the building now housing the bar area was in disrepair and/or vacant after the 1950's.

### **Prison period 1962 to 1990's**

Between 1975 and 1983 the site was known as the 'kak tip' because all waste went there. In 1978 the prisons closed down the piggery on the island. Leftover food, dunnage and agricultural produce could no longer be disposed of by feeding the pigs. The answer was to dump it at Alpha One. The shute for this is still visible and the area where the present toilets are next to the bar area was the ramp used by trucks to offload the waste. During the early 1980's the site was also converted for the use of officers. Sewage may have been dumped here with the use of a bucket system initially but

later the outfall was created elsewhere. From 1983 to 1985 a radar station was situated here as one of 3 on the island.

### **1990's to present.**

In 1993 the pump house is mentioned along with a survey of the dominant vegetation being a large Blue Gum forest. The bar area is described as a 'radar huisie'.

Photographs from 1996 show the asbestos water tank. What is also clear on the outside patio is an elaborate braai with chimney. This no longer exists. The same photographs show that the present removable toilet block in the vehicle turning circle did not exist.

Photos taken prior to and during 2001 show that the Bar area was being used as a kiosk/tuckshop/refreshment area. This was then discontinued some time later in about 2006. Photo's from October 2009 show it to be in an unused state. It was revived again as a Coffee shop and snack bar in December 2009.

Subsequent to the 2001 photographs the site was renovated and an exhibition of the history of slavery provided along open patio. This resulted in the loss of the typical outside sophisticated brick and mortar 'braai'. Sometime after 2001 the asbestos water tank was replaced with a plastic green one. Extensive renovations were also carried out some time after the 2001 photos were taken

### **4.3.ARCHITECTURAL**

This section looks at 3 specific areas:

1. The structure known as Alpha One.
2. The structure known as the Pump House.
3. The associated landscape

**The Structure known as Alpha One.** Based on Ron Viney's findings the ad hoc additions to the current bar area known as Alpha One dates from the mid 1980's, of what was more than likely a

square core prior to takeover of the island from the Defence Force by the Prisons. The interior alterations, however, provide some insight into prison workmanship in the detailing of the knotty pine paneling, light fittings, benches, upholstery, ceiling and the metal and wood work on the bar counter. Further additions during this period, such as the brick braai, the open patio, the wing that now houses the toilets, the south eastern wing and the west facing wing, the water tank and associated ladder form part of the architectural heritage value of the structure. Some other visible features, such as the closed off chute into the sea on the eastern side is only understood when the social history aspects unfold.

### **The structure known as the Pump House.**

Industrial heritage is almost always neglected to the extent that the interpretation of the pump house with its many features may be the only way at present to interpret it. Interviews conducted clearly show very little if any memory of the structure. Interviewees vividly remember aspects of the Alpha One clubhouse but appear not to have any recollection of the pump house despite it being there from the mid to late 1940's.

Close inspection shows two [20 centimetre diameter] large rusted iron inlet pipes equidistant from one another on what can be seen as the original level of the floor from the outside. Neither can be seen on the inside. It would appear that perhaps both may still be under the raised floors of both the current pumping section to the east of the building and the second section to the west. By inference it would mean that two very large pumps were housed in the building from the time it was built during the war. It is also highly likely that wartime and later defence exigencies did not allow for disclosure or only allowed limited disclosure of activities in and around the pump house.

Other inlets have been added in time as each corroded from the sea to the extent of becoming dangerous or unuseable. The current inlet was provided ca 2005 and consists of a stainless steel [although of poor quality as it is already rusting] pipe for use by the desalination plant on the

island. Concrete and brick pillars of various shapes and sizes to support the pipes are still evident. Some are still in use.

What is interesting is the possible conversion in the mid 1980's by senior officers of the prison system of half of the pump house to a tiled area to service the braai area. More research is however required on this aspect.

#### **4.4.TECHNOLOGICAL**

Technologically the pump house has been used to pump water in the past for sewerage and in the present it is providing fresh water from the desalination plant.

#### **4.5.SOCIAL**

Alpha One was used by the warders at a higher level than others for socializing. According to Viney's report it is suggested that this location may have been where the tip was that was used from 1893 by the asylum and villagers. Based on an excavation by HN Vos in 1987, which speculated that the material was from the 1900's.

#### **4.6.AESTHETIC**

The major aesthetic feature of the site is the part of the island where the building is overlook Table Bay to Signal Hill and Table Mountain.

#### **4.7. THE ASSOCIATED LANDSCAPE**

The associated landscape consists of a number of ruins and structures of archaeological and historical significance. Added to this is the aesthetic and natural environment because the site is on the rocks at the south eastern part of the island known as Ladies Rock. Of note is the WWII structure immediately opposite the present vehicle turning point. This may have been the site of an anti-aircraft gun emplacement. A pillbox is also clearly visible towards the north eastern or Blouberg side of the island [looking towards Murray's Harbour]. Two features shown on maps, namely a cow shed and the slaughter house may be found with good archaeology. There are two features that may be the foundations for either of these. Thorough archaeological investigations are required.

Some structures from the defence period are also visible without roofs, windows and fittings. The so called 'van Riebeeck' Quarry is some 300 meters away, as is a stone with a date from the 1800's and a rubbish dump identified and excavated by H. Vos during the late 1980's.

### **5. Visitor Management Plan**

The visitor management plan of Alpha One is done with the intention of evaluating current strategies that are there and also coming up with new ways of managing visitors in order for the site to be used effectively while also keeping its integrity and authenticity in place. It is therefore important to analyze the number of visitors that come to the site when they visit Robben Island.

Alpha One is already a site that is occupied. Since 2001, the bar area of Alpha One was used as a tuckshop or refreshment area. It was revived again in 2009 as a coffee shop and snack bar. The tour busses stop by Alpha One for a couple of minutes for visitors to purchase refreshments. It is also the rare opportunity for visitors to be able to catch some air and watch the view of Table Mountain, Table Bay and Signal Hill. It would therefore be ideal to have more time for the

visitors to be able to take pictures as well as catch the view. I suggest that more be available for purchase at Alpha One. Having a restaurant in place for light pub lunches and beer/wine would also be ideal where visitors would be encourage to spend time walking around the area. This would mean that Alpha One would have to be connected to other nearby sites such as the Guest House as well as Jetty 1.

During the renovation process, toilets were revamped for the use of visitors.

According to Statistics on the Robben Island Integrated Management plan of 2013-2018 draft a total of 218 899 people visited Robben Island Museum in 2011 with an average of 618 people per day. This is indicative of the number of people that visit Alpha One by virtue of the bus stopping there as part of the route. It therefore means that Alpha One is an important site and needs to have a visitor management plan of its own.

Dustbins should be placed on many positions on the site in order to be visible to the visitors.

The historical trajectory of Alpha One needs to come through in the site through pictures of what the site looked like over the years inside the building. This can be done in the form of framed pictures placed along the walls. This exhibition will enhance the appeal towards the site and give visitors a historical context of what the site represents in Robben Island.

## **6. Risk Management Plan**

### **6.1.Fire**

Fire has been identified as an important risk in the Alpha One site. The reason that it is a prime hazard is that fire damage could affect the authenticity of the site. Due to its historical and social significance of the building and its contents, the destruction of the building could mean the end of its significance. It is also important to note with old historic buildings such as Alpha One, some of the material could also be responsible for the quick spread of fire. It is therefore important that the building replaces hazardous material that could assist in further spreading of fire of old historic buildings such as Alpha One.

Potential strategies for dealing with fire risk:

- A fire policy needs to be in place
- A fire safety manager needs to be appointed/ a staff member can be trained to manage the fire safety of the building.
- All staff members also need to be trained on how to deal with fire situations for their safety.
- A log book needs to be in place where fire drills are recorded, and equipment maintenance information.
- Install fire detectors and fire fighting equipment suitable for the building, that will not destroy the contents, an evacuation plan must be created for the contents of the building as well as people.
- Liaise with fire brigade from the City of Cape Town to come up with a plan of how they could assist should there be a fire to strengthen disaster preparedness

### **6.2.Material decay due to sea water/ wet weather conditions on Alpha One**

Due to the close position that Alpha One is to the sea, the moisture directly affects the structure leading to decay of the building itself as well as the contents of the building. As an example rust

affect the walkway that was built. The sea water also dampens the wall structure. All this has a negative impact on the aesthetic as well as architectural significance of the building. It is also to bear in mind that should flooding happening at the site how can people act fast to save the contents that have historical value such as furniture items.

Potential strategies:

- It is important to use material that is not corrosive and that will endure the moist environment. For example stainless steel must be used for the walkways.
- A maintenance plan must be in place that deals with handling moisture in the buildings.
- Should there be flooding that would happen to Alpha One, just as there will be a disaster management of fire, there should also be one for flooding.

### **6.3.Vandalism or acts of terrorism**

As it has happened in other museums around Africa such as Egypt where vandalism and theft has occurred one must not rule out that acts of terrorism could happen even at the Robben Island. Alpha one in this case must be secured, with an installation of cameras as well as an alarm system in the building to ensure the safeguarding and monitoring of the environment. In addition to that there needs to be strong links with the police department in Cape Town when coming up with preventive strategies.

### **6.4.Wind.**

Strong winds can have devastating effects on an old building. It is therefore important to take into account in the risk management plan how one would deal with this natural disaster. As part of the risk management, maintenance issues are also important. Fixing lose fittings that could harm someone and making sure that the roof is anchored are just some of the ways to prevent hazards.



## **7. Maintenance Plan**

### **Key Activities:**

**7.1 Asbestos building elements:** Do a thorough asbestos inspection and draw up maintenance plan with the consultation of a specialist asbestos assessor.

**Duration:** Annually

**Budget:** To be taken from the annual budget

### **7.2 General Building Maintenance**

#### **7.2.1 Roofs**

**Roofs:** Inspect Roof Sheets to see if there are no loose roof screws, damaged sheets. Repair any damage to roof

**Duration:** Annually

**Budget:** Can be taken from the annual budget

**7.2.2 Gutters and downpipes:** Inspect and clean all rainwater elements. Repair all damage and retouch paint.

**Duration:** Every six months, before and after winter

**Budget:** Taken from the annual budget

### **7.2.3 Foundations**

**7.2.3.1 Ground Floor foundation:** Inspect for rabbit burrows and backfill where necessary.

**Duration:** Annually

**Budget:** Annual

**7.2.3.2 Sea Wall:** Inspect for erosion, spalling or crack and repair where necessary

**Duration:** Before winter- half-yearly

**Budget:** Annually

### **7.2.4 Walls**

**Internal and external:** Inspect for cracks and damp damage and repair serious damage when found.

**Duration:** Annually

**Budget:** Annual

### **7.2.5 Windows**

**Glass:** Inspect for any broken glass and replace where necessary

**Duration:** Every six months

**Budget:** Annual

**7.2.5.1 Window frames and burglar bars:** Inspect for rust, neutralize and retouch paint work

**Duration:** Annually

**Budget:** Annual

## **7.2.6 Doors**

**Doors:** Inspect for damage and repair where necessary

**Duration:** Annually

**Budget:** Annual

**7.2.6.1 Frames:** Check for rust and neutralize and retouch paint work. Varnish where necessary

**Duration:** Annually

**Budget:** Annual

**7.2.6.2 Hinges:** Check for rust and lubricate regularly hinges and locks

**Duration:** every 6 months

**Budget:** half-yearly

### **7.2.7 Floors and Ceilings**

**Floors and Ceilings:** Inspect for damp damage and cracks and repair. It is important **to** trace for the cause of dampness to ensure that you deal with the root of the problem.

**Duration:** Annually

**Budget:** Annual

### **7.2.8 Water Supply System**

**Watersupply system:** Inspect any leaks. Fix any leaks.

**Duration:** Annually

**Budget:** Annual

### **7.2.9 Sewer System**

**Sewer system:** Inspect for leaks and fix any that are found

**Duration:** Annually

**Budget:** Annual

### **7.2.10 Electrical system:**

**7.2.10.1 Fittings, switchplates:** Inspect for malfunctioning items and repair or replace

**Duration:** Annually

**Budget:** Annual

**7.2.10.2 Fire detection:** Test the system

**Duration:** Annually

**Budget:** Annual

**7.2.11 Access Ramp:** Inspect and repair if necessary

**Duration:** Half-yearly

**Budget:** Annual

**7.2.12 Paths and Driveways**

**Paths and Driveways:** Inspect and repair

**Duration:** Half-yearly

**Budget:** Annual

**Daily activities:**

Windows and doors must be opened and closed in order to allow for

The furnishing must be dusted every day and sweeping need to be done daily.

## 8 Bibliography

Groenwald Preller Architects. 2010. **Maintenance Management Plan- Alpha One**

<http://www.sahra.org.za/sites/default/files/additionaldocs/2010-10->

[20%20MAINTENANCE%20Management%20Plan%20-%20ALPHA%201.pdf](http://www.sahra.org.za/sites/default/files/additionaldocs/2010-10-20%20MAINTENANCE%20Management%20Plan%20-%20ALPHA%201.pdf) (accessed

10 May 2013)

Mtshemla, S. Photographs of Alpha One at Robben Island. 18 April 2012

Viney, R. Ad Astra Festina Heritage and Tourism. **Heritage Statement Alpha One and Pump House.**

<http://www.sahra.org.za/sites/default/files/additionaldocs/Heritage%20statement%20Alpha>

[%201.pdf](http://www.sahra.org.za/sites/default/files/additionaldocs/Heritage%20statement%20Alpha%201.pdf) (Accessed 01 June 2013)

Viney, R. Ad Astra Festina Heritage and Tourism. **Rim Rec Fac: Observations at Alpha**

**1**

<http://www.sahra.org.za/sites/default/files/additionaldocs/Report.pdf> (Accessed 01 June

2013)