

## Heritage Application – Vista High School

### 2. SECTION 27/ SECTION 29/ SECTION 31/SECTION 34 - APPLICATION FOR A PERMIT, MINOR WORKS:

#### RE: VISTA HIGH SCHOOL – PROPOSED MAINTENANCE – FIRE AND LIFE SAFETY SCHOOL

To whom it may concern,

Vista High School (80 years old) is in the Bo Kaap, recently declared a national heritage site under the jurisdiction of SAHRA.

R&L architects tasked with being the architectural consultants facilitating the public works Scheduled maintenance of Vista High School.

The proposed scope of works of heritage value include:

1. Asbestos roof replacement on x2 external staircase canopies.
2. Addition of steel handrails and balustrades on external stairs and walkways.
3. Repairing of exist. Gutters where required
4. Addition of paving and retaining structures
5. Repair cracks in structural brickwork and concrete.

In line with these repairs, we aim to take every effort to preserve the character of the site. We hereby request a permit from your institution to proceed with works.

Below is the extract from the WCED brief explaining the nature of our work. It is followed by images of the existing and proposed modifications to help support our motivation of the work.

#### Extract from WCED brief

“The purpose of this programme is to slow or reverse deterioration of infrastructure components, especially these with Condition Grading below C3. The intention is to return and or maintain infrastructure components at a minimum Condition Grading of C3. The objective is to replace, maintain, service, repair and or replace those critical components posing a risk for the asset level of service deteriorating to below a level at which the school may remain functional. Preventative Maintenance shall exclude upgrade or increase in value of the facility.”

# 1. SITE PLAN – PROPOSED SCOPE OF WORKS

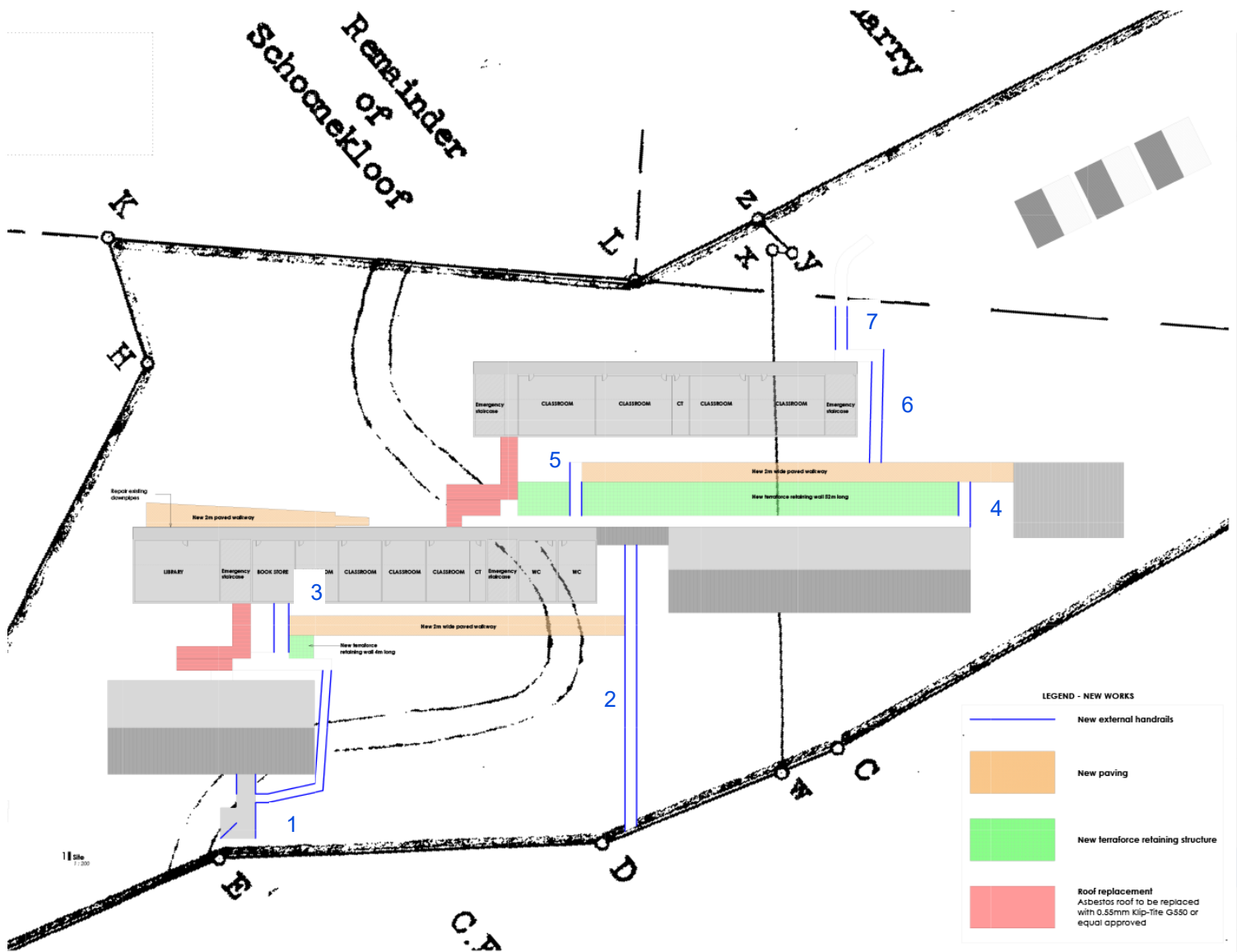


Figure 1: Site Plan

501 Temple House, 57 Buitenkant St, Cape Town 8001 • PO Box 15412 Vlaeberg 8018 • tel 021 465 9702 • fax 021 465 9697 • e-mail: info@rlarchitects.co.za  
**Directors:** John During B Arch (UCT) PrArch • Geoffrey Sales PSAT • Stephen Ogle Bsc (Bldg Man) (UCT) • D. Michael Bell B Arch (Wits) PrArch  
 Joe van der Westhuizen PSAT

## 2. LOCALITY PLAN



Figure 2: Locality Plan

501 Temple House, 57 Buitenkant St, Cape Town 8001 • PO Box 15412 Vlaeberg 8018 • tel 021 465 9702 • fax 021 465 9697 • e-mail: info@rlarchitects.co.za  
**Directors:** John During B Arch (UCT) PrArch • Geoffrey Sales PSAT • Stephen Ogle Bsc (Bldg Man) (UCT) • D. Michael Bell B Arch (Wits) PrArch  
 Joe van der Westhuizen PSAT



### 3. STREETScape / CONTEXTUAL



Figure 3: Street view – South West



Figure 3.1: Street view – North West

501 Temple House, 57 Buitenkant St, Cape Town 8001 • PO Box 15412 Vlaeberg 8018 • tel 021 465 9702 • fax 021 465 9697 • e-mail: [info@rlarchitects.co.za](mailto:info@rlarchitects.co.za)  
**Directors:** John Doring B Arch (UCT) PrArch • Geoffrey Sales PSAT • Stephen Ogle Bsc (Bldg Man) (UCT) • D. Michael Bell B Arch (Wits) PrArch  
Joe van der Westhuizen PSAT





Figure 3.2: Street view – South



Figure 3.3: Street view – South East

#### 4. MOTIVATION – PROPOSED SCOPE OF WORKS

##### 4.1. Asbestos roof replacement on x2 external staircase canopies.



Figure 4: Condition of roof canopy – asbestos sheeting to be replaced.



Figure 4.1: Condition of roof canopy – steel posts weathered and corroded.





Figure 4.2: Condition of roof canopy 2 - asbestos sheeting unstable, unfit for school use.



Figure 4.3: Condition of roof canopy – holes causing hazardous conditions for learners.



Figure 4.4: Condition of roof canopy – rotting of timber members impacting structural integrity.



Figure 4.5: Condition of roof canopy – exposed rusted fixing members hazardous for learners.



#### 4.2 Addition of steel handrails and balustrades on external stairs and walkways.



Figure 4.6: Staircase 2 (see site plan) – to receive safety handrails on both sides.



Figure 4.7: Staircase 3 (see site plan) – to receive safety handrails on both sides.





Figure 4.8: Staircase 3 (see site plan) – to receive safety handrails on both sides.



Figure 4.9: Staircase 4 (see site plan) – to receive safety handrails on both sides.





Figure 4.10: Staircase 5 (see site plan) – to receive safety handrails on both sides.

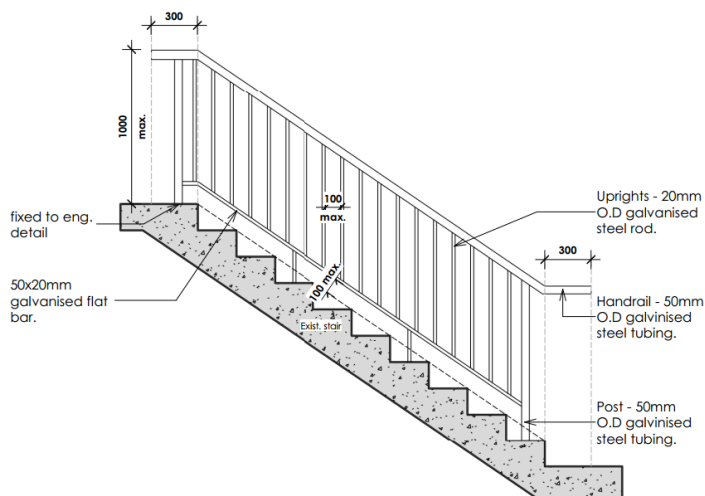


Figure 4.11: Staircase 6 (see site plan) – to receive safety handrails on both sides.

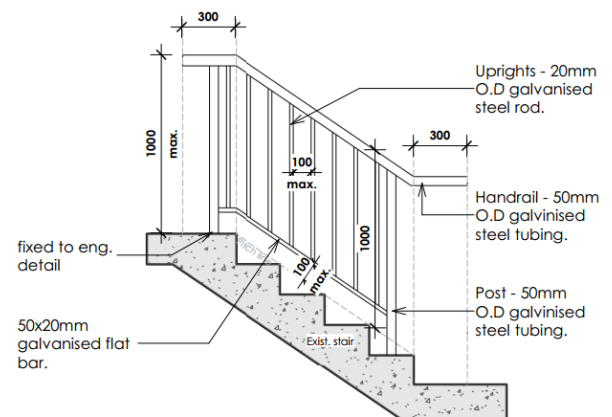




Figure 4.12: Staircase 7 (see site plan) – to receive safety handrails on both sides.



Existing external stairs to be fitted with handrails on both sides as stipulated by SANS 10400-S:2011 and SANS 10400-M:2018.



#### 4.3 Prevention against falling

**4.3.1** Any flight of steps which contains more than three risers shall have protection on both sides provided by a secure wall, screen, railing or balustrade which shall be not less than 1 m high and so erected that any such wall, screen, railing or balustrade in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening above the pitch line that permits the passage of a 100 mm diameter ball; provided that such protection in any occupancy that is not an occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall consist of at least a handrail and one other rail midway between such handrail and the stair tread.

**4.3.2** Any flight of stairs which contains more than five risers shall be provided with at least one continuous handrail extending the full length of such flight, provided that this requirement shall not apply to any building classified as H4, or within individual dwelling units in an occupancy classified as H3.

**4.3.3** The handrail to any flight of stairs provided in terms of 4.3.2 shall be

- on at least one side of the flight where the width of the flight is less than 1,1 m, and on both sides where the width exceeds 1,1 m,
- securely fixed to such wall, screen, railing or balustrade at a height of not less than 850 mm and not more than 1 m measured vertically from the pitch line to the upper surface of the handrail, and
- of such a design and so fixed that there shall be no obstructions on, above or near to it which might obstruct the movement of a hand moving along it.

Figure 4.13: Detail of handrail to be installed. To comply with SANS 10400.



### 4.3 Addition of paving and retaining structures



Figure 4.14: Area of proposed paving.



Figure 4.14: Area of proposed terraforce retaining structure.



Figure 4.14: Area of proposed terraforce retaining structure.

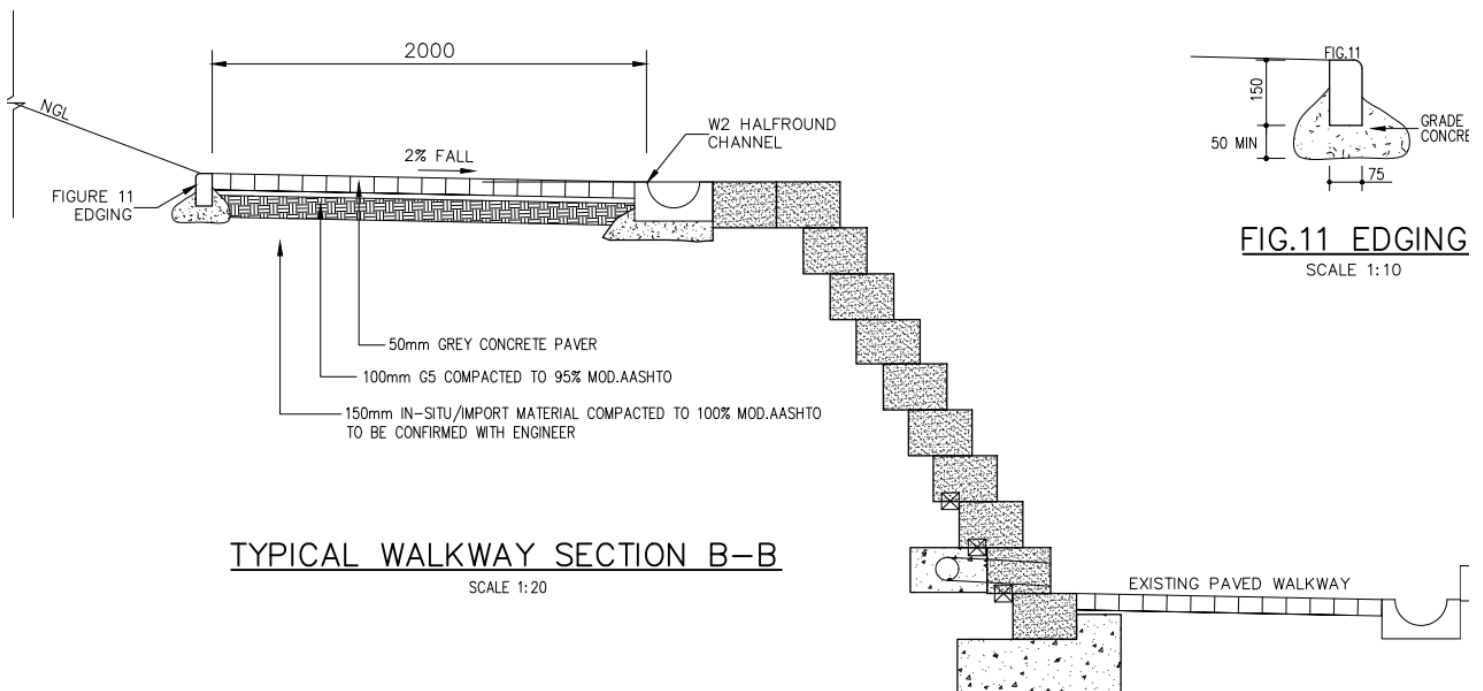


Figure 4.15: paving and retaining structure detail.



#### 4.4 Repair cracks in structural brickwork and concrete.

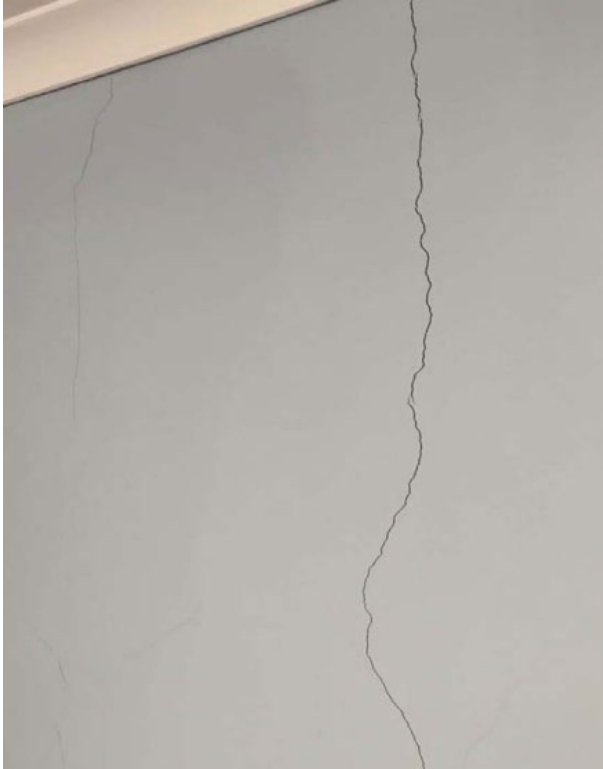


Figure 4.16: cracking in structural brickwork.



Figure 4.17: cracking in structural brickwork.



Figure 4.18: concrete spalling and cracking.



Figure 4.19: concrete spalling and cracking.