26 July 2021

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 MAINTENCANCE – 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."

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

1. SITE PLAN – PROPOSED SCOPE OF WORKS

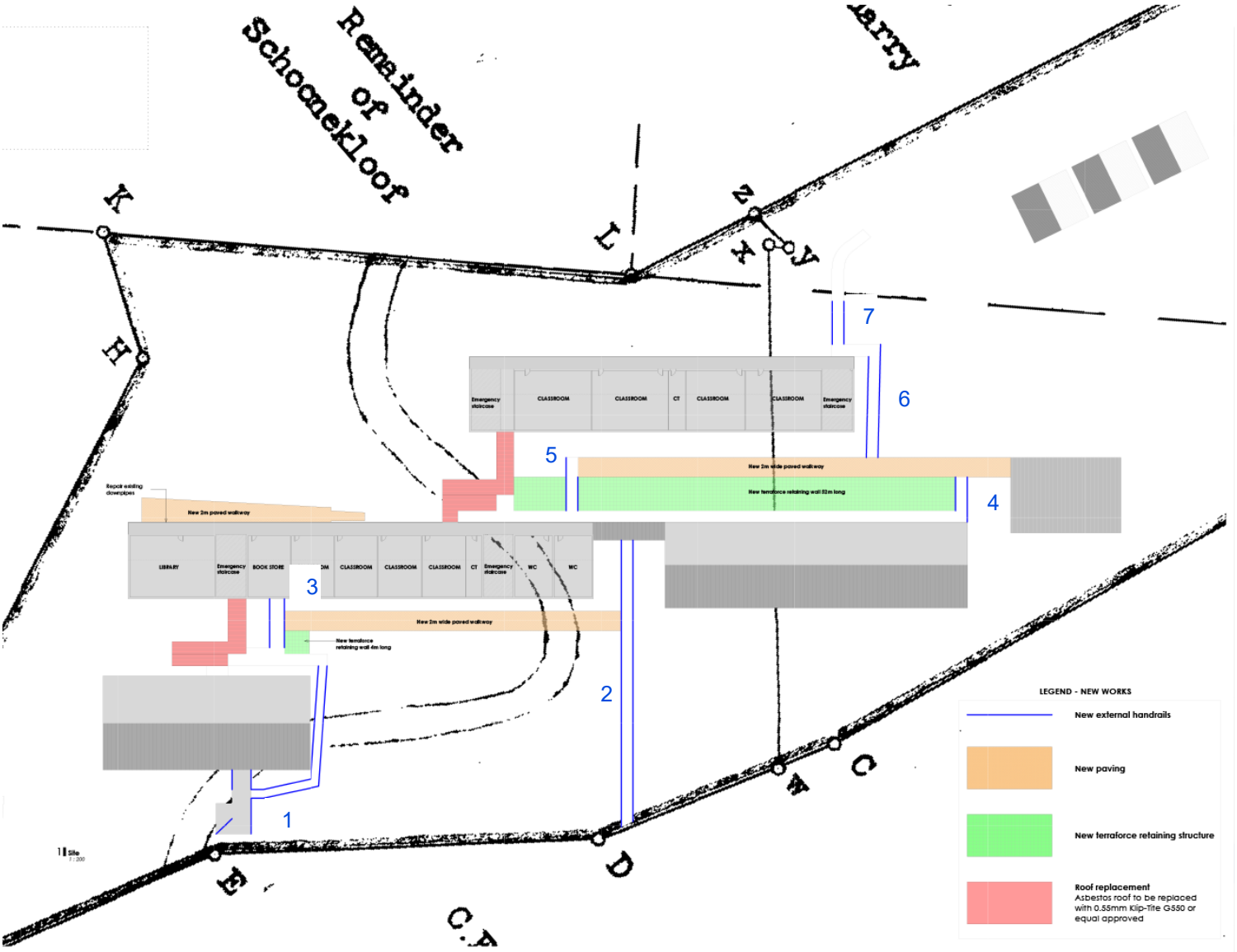

Figure 1: Site Plan

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
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

Figure 3.2: Street view – South

Figure 3.3: Street view – South East

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

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.

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

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.

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

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.

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

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

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

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

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

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

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

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

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

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

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

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

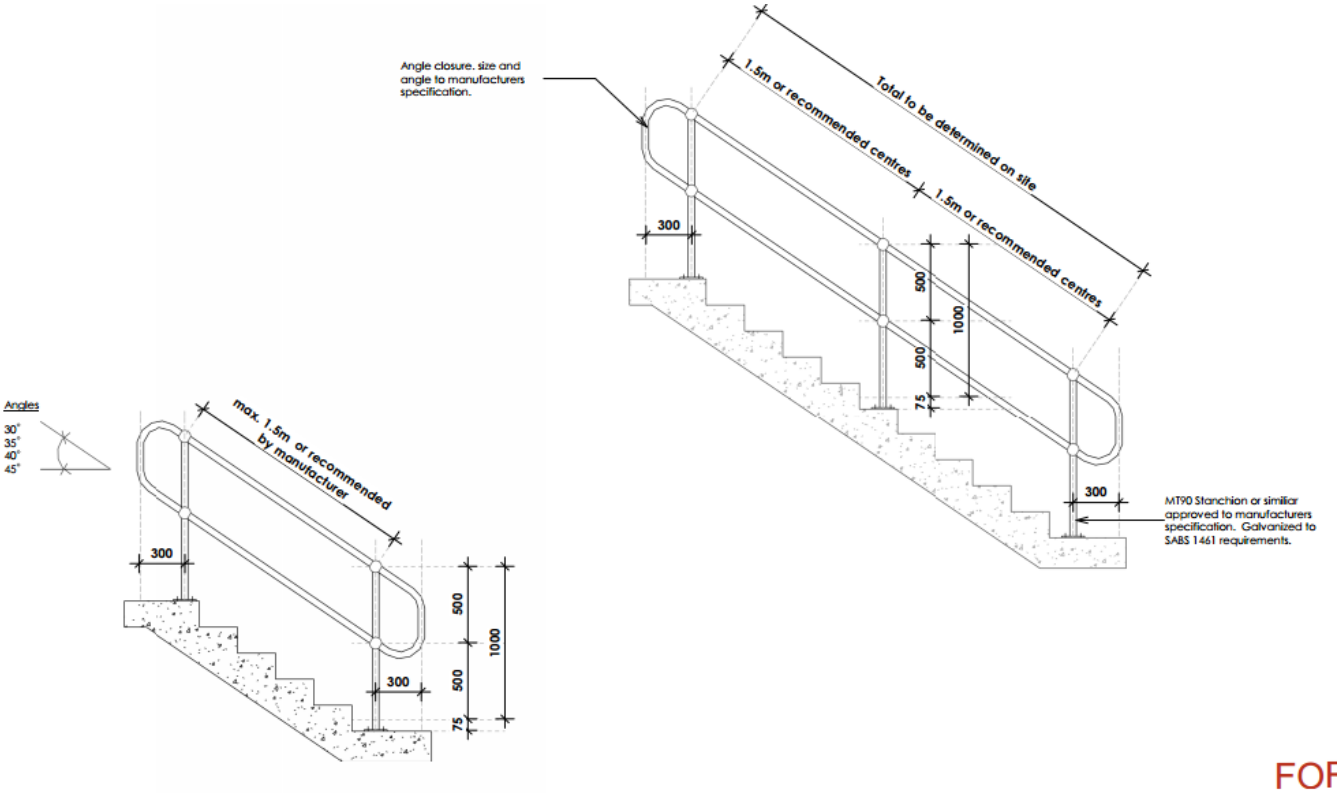

Figure 4.13: Detail of balustrade to be installed. To comply with SANS 10400.

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

4.3 Addition of paving and retaining structures

Figure 4.14: Area of proposed paving.

Figure 4.14: Area of proposed terraforce retaining structure.

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

Figure 4.14: Area of proposed terraforce retaining structure.

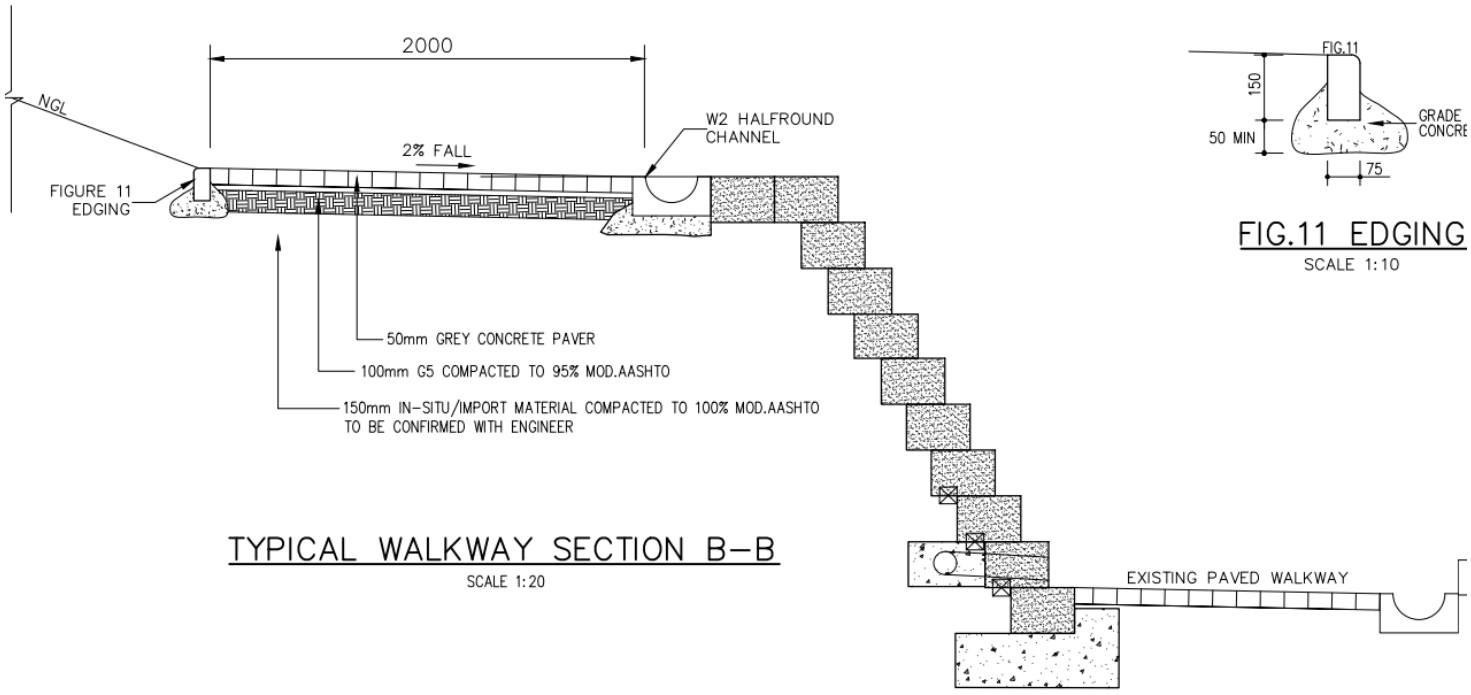

Figure 4.15: paving and retaining structure detail.

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

4.4 Repair cracks in structural brickwork and concrete.

Figure 4.16: cracking in structural brickwork.

Figure 4.17: cracking in structural brickwork.

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

Figure 4.18: concrete spalling and cracking.

Figure 4.19: concrete spalling and cracking.

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