

KLEIN CONSTANTIA ESTATE

**Application for Miscellaneous Additional Items
& Confirmation of Various Details
In Terms Of Section 34 Of The NHRA
Case No. 131204NN27M**



PREPARED FOR KLEIN CONSTANTIA WINERY (PTY) LTD

BY MIKE SCURR OF

RENNIE SCURR ADENDORFF ARCHITECTS cc



SEPTEMBER 2015

KLEIN CONSTANTIA ESTATE

Application for Miscellaneous Additional Items & Confirmation of Various Details

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Cover Image Klein Constantia July 2015

INTRODUCTION :

This report follows on from the July 2014 application/August 2014 approval for the various items related to the ongoing work at Klein Constantia. A letter to HWC requesting comment on alterations to the swimming pool was submitted in July 2015. This report summarises three issues requiring approval now and which are beyond the existing approval or that which can be submitted as part of the close out report.

Item 1 :

The so-called Minstrel's Gallery in the 1930's livingroom wing (now termed the Club Room) requires modification in order to comply with Health & Safety requirements and to meet the needs of the current owners.

Item 2 :

A freestanding pergola was submitted and approved as part of the August 2014 package. This item has not been implemented due to further consideration of its limited usage as conceived. Rennie Scurr Adendorff Architects have proposed an alternate enlarged pergola which satisfies usage requirements but also compliments the facade changes made on this east terrace.

Item 3 :

The 1930's swimming pool requires major repair and maintenance and this report summarises the approach to be taken.

ITEM 01

Minstrel's Gallery

SUMMARY OF APPROVALS OUGHT

New louvred screen behind existing railing.

CURRENT APPROVAL

Not part of any previous submission.

DETAIL INFO

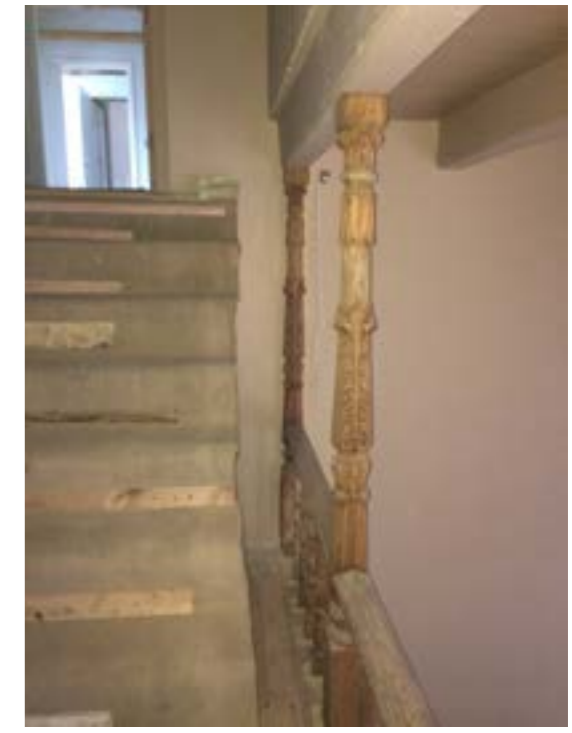
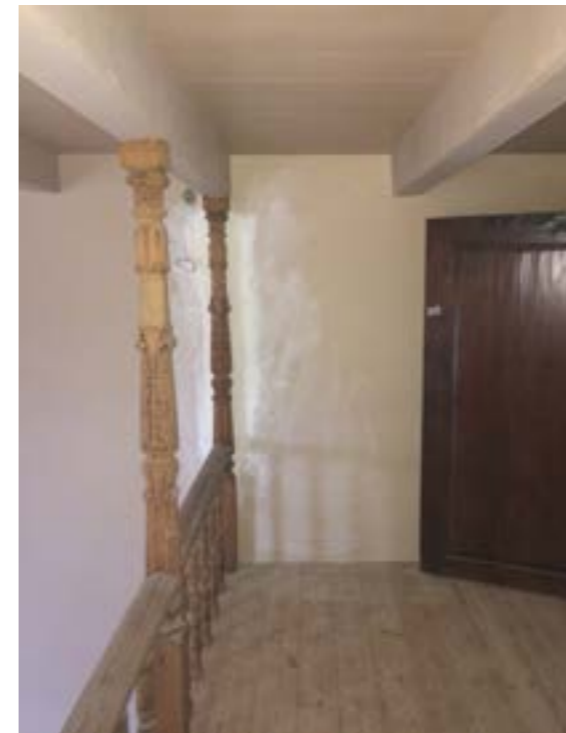
The existing carved timber railing in this 1930 extension does not comply with modern safety regulations in that the railing is too low (approx 700mm) and the spacing is over 200mm wide. Furthermore, the clients would prefer something which provides visual screening to this area which now functions as an accessway to the bedrooms in the attic rather than as an entertainment gallery. Various options have been developed as attached. The preferred option is shown as Option 4. This is a series of timber framed panels with opening louvres above and which sits behind the existing carved railing and supports.

ASSESSMENT: POTENTIAL IMPACT

The proposed addition of the louvred screen will satisfy the Health & Safety and usage requirements. The gallery will no longer be completely open but the opening louvres will allow a degree of transparency. A timber structure is regarded as less intrusive/harsh than a glazed screen which in any event would not provide the required privacy and sound screening. The addition of the screen does not affect any of the historic fabric and could be removed at any point.

RECOMMENDATION

Option 4 – timber louvre screen – should be approved. The timber type and colouring (natural timber) and detailing of the screen to be done in consultation with a heritage architect and information included in the close out report.

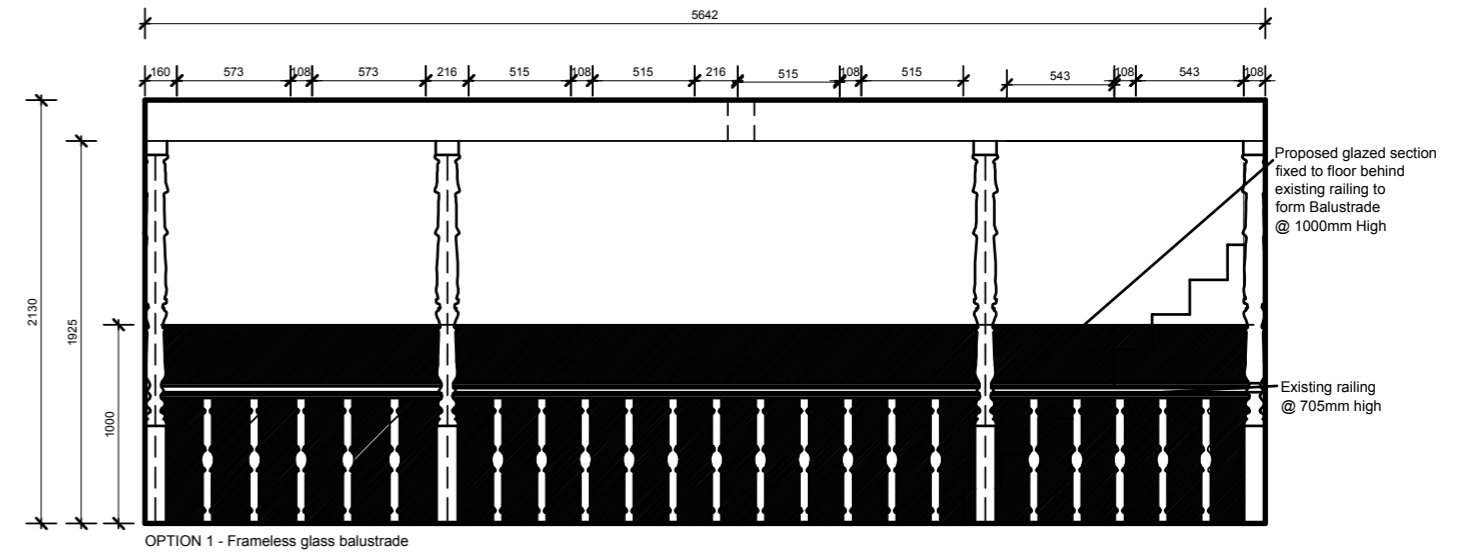


August 2014 images

OPTION 1

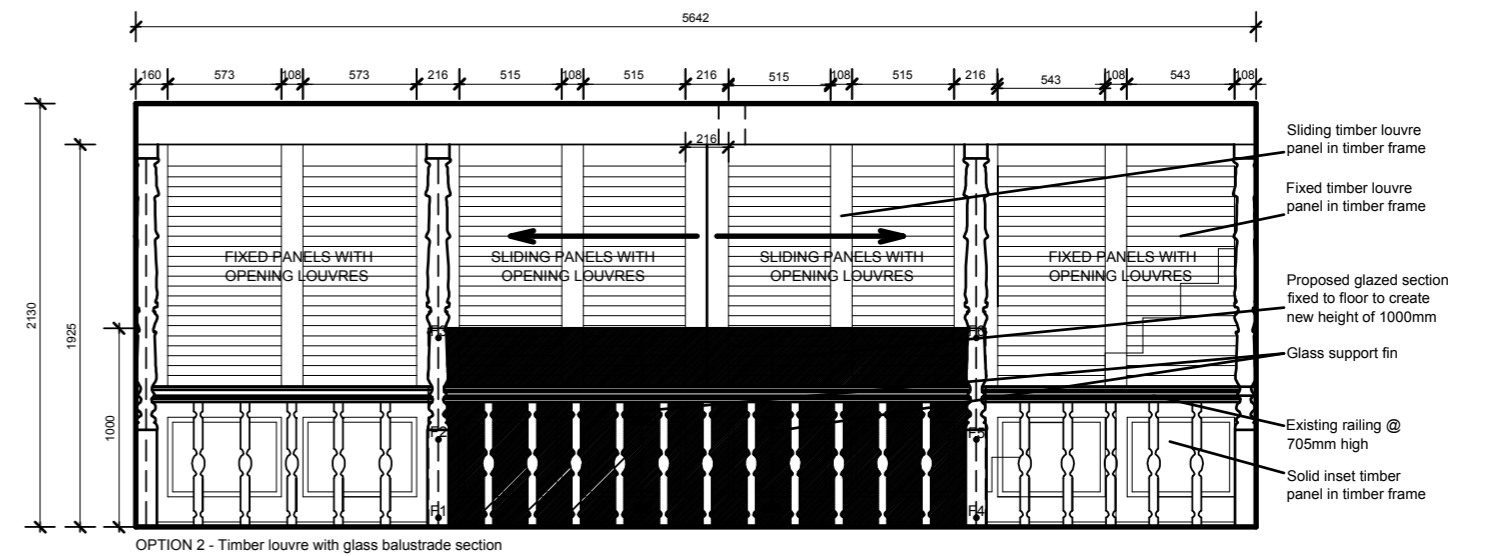
Glazed balustrade from floor level to 1000mm H positioned behind existing timber balustrade.

This option does not fulfil the clients brief, but does fulfil council requirements.



OPTION 2

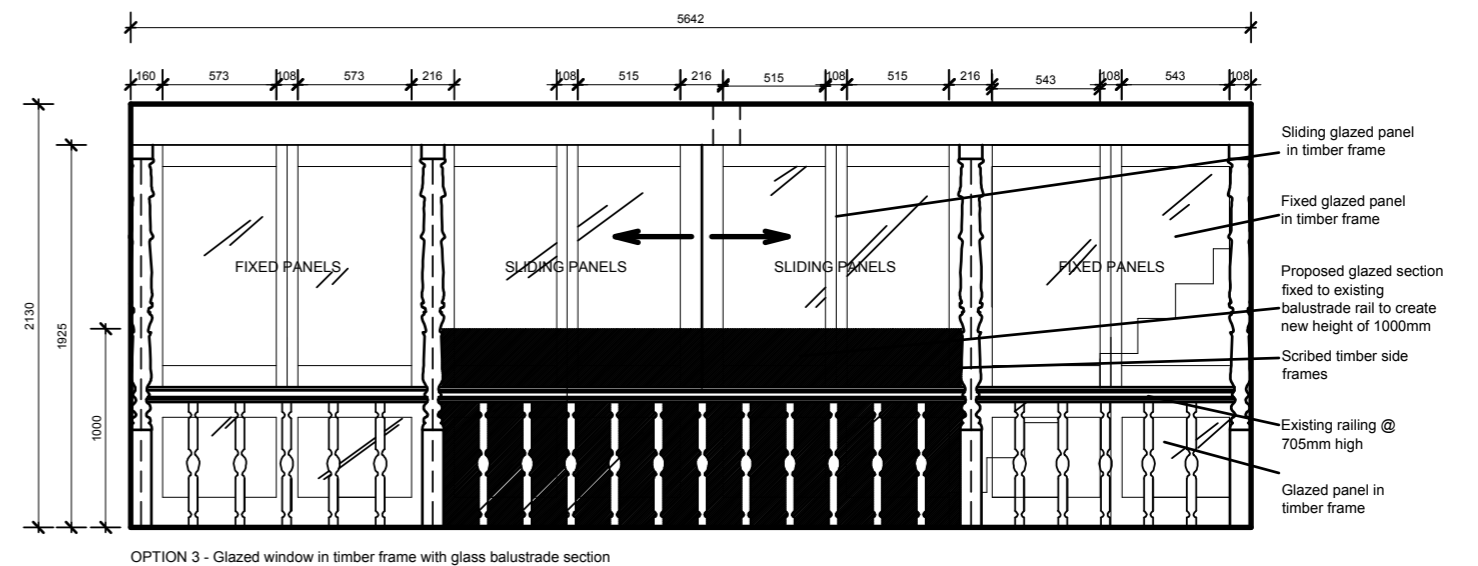
A combination of fixed louvre panels on the ends with sliding louvre panels in the center and a glass balustrade in the opening portion.

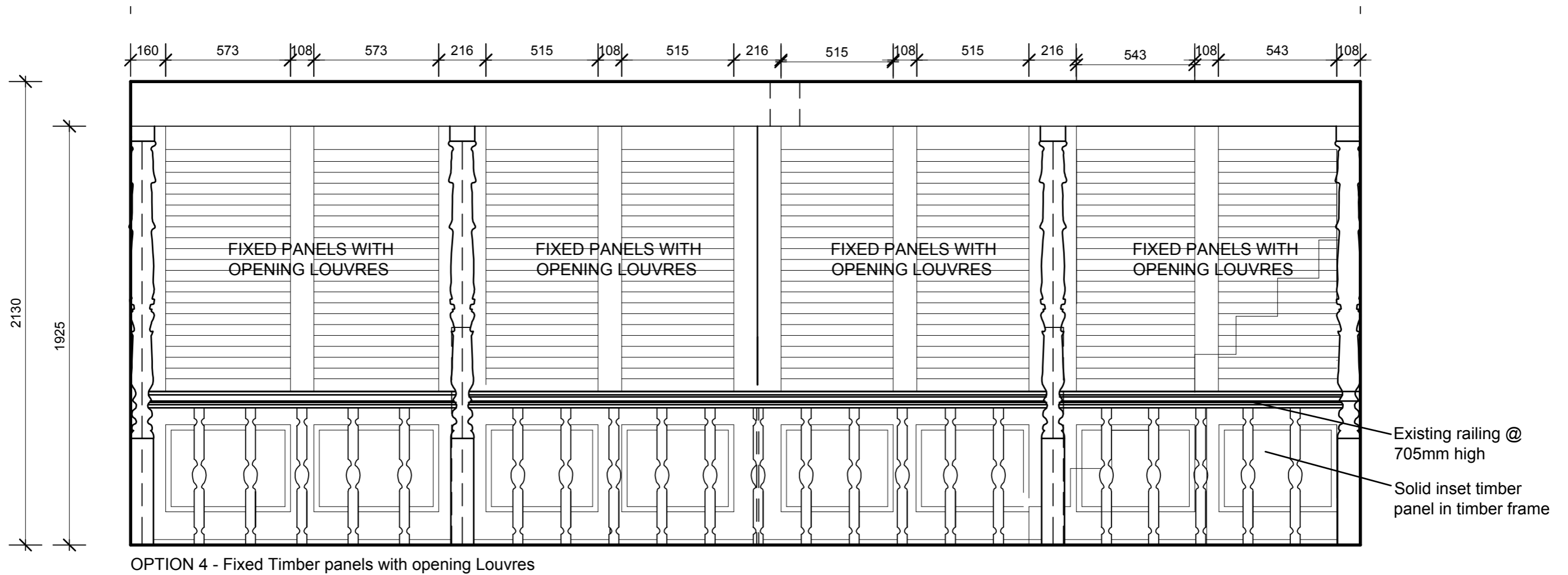


OPTION 3

A combination of fixed glazed panels on the ends with sliding glazed panels in the center and a glass balustrade in the opening portion.

This option fulfils the clients brief, and council requirements, but is not a preferred option.

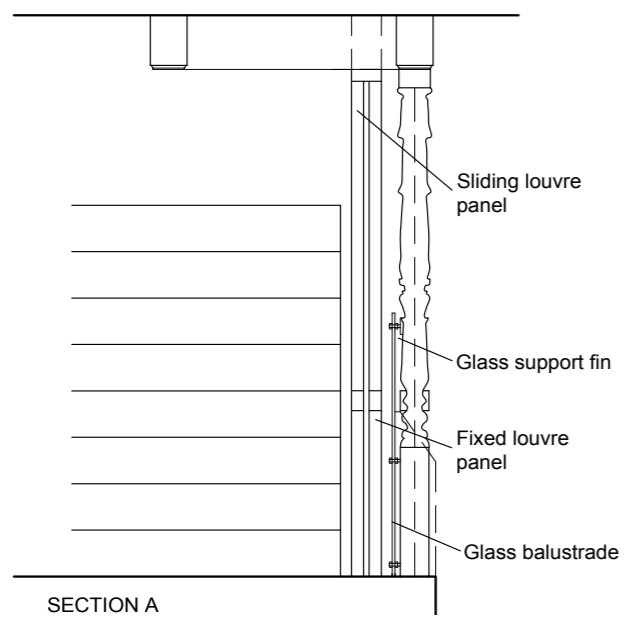




OPTION 4

Fixed louvre panels with opening louvres.

This is the preferred option as it fulfils the clients brief, and council requirements.



ITEM 02

Pergola to East Stoep

SUMMARY OF APPROVALSUGHT

Ajustment / reconfiguration to the extent and detail of the pergola previously approved in August 2014 (see Appendix 1).

CURRENT APPROVAL

Freestanding pergola (as per Appendix 1).

DETAIL INFO

A reconfigured pergola which allows greater flexibility for usage on the east facing terrace is proposed. Rather than only a rectangular structure abutting the east gable, we have proposed that the structure continues along the east façade kitchen doors and windows so that an integrated solution is provided. This extension would not obscure the central doorway into the 1930's wing which was the reason for the Fagan removal in the 1990's of the pergola in this area. (The one remaining pergola column is a remnant of this, see Image 02 in Appendix 1). The pergola has been designed in consultation with Jacques Retief of Henry Fagan & Partners who will provide detailed structural drawings prior to implementation.

ASSESMENT: POTENTIAL IMPACT

This pergola remains set back from the front façade and screened from the main façade by the existing trees and planting. This version does attach to the east facing wall but this can be achieved with minimal fixings. The 1930's doorway remains open. A positive impact will be the softening of the kitchen east facing facade which has previously had the bathroom extension and pergola removed. The large open terrace will benefit from the softening of a pergola structure overlooking the swimming pool. The main visual appearance from the front werf will not be impacted.

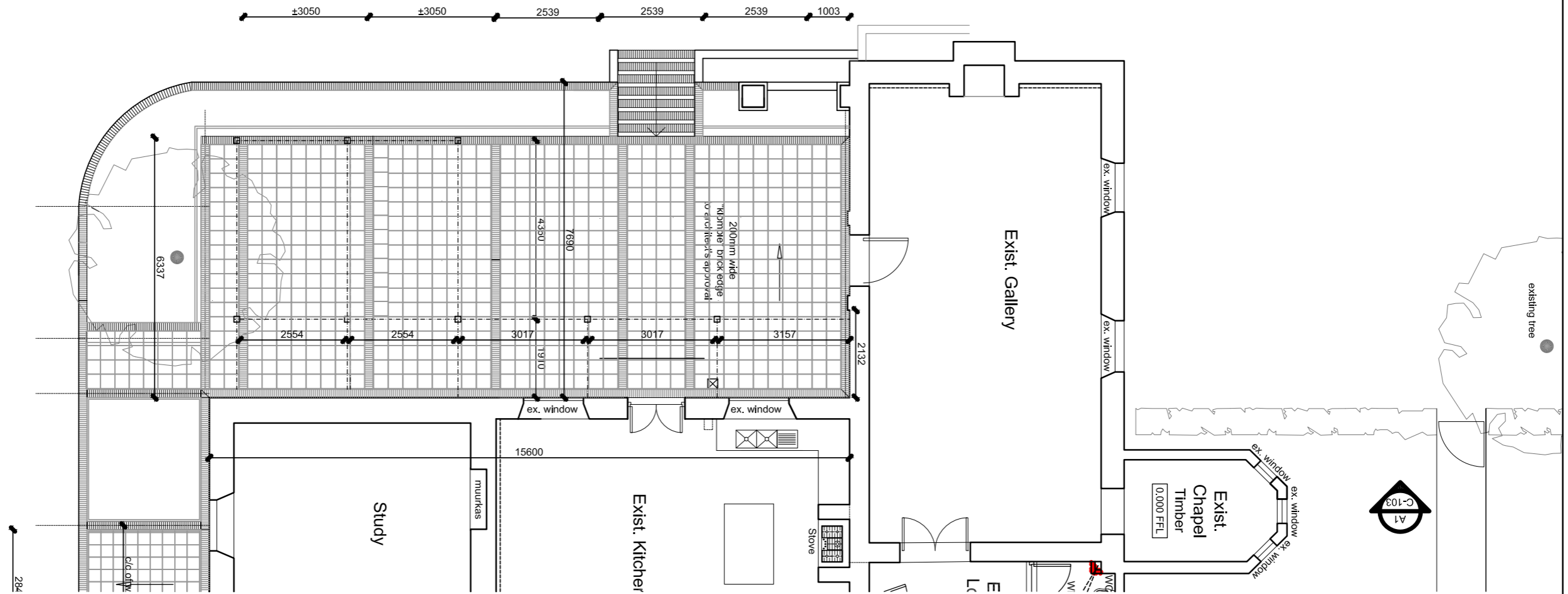
RECOMMENDATION

The attached drawings by Rennie Scurr Adendorff Architects should be approved subject to further detail design and input by Henry Fagan & Partners and the Heritage Architect. Information to be included in the final close out report.





Concept Views of Proposal



RENNIE SCURR ADENDORFF ARCHITECTS

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PARTIAL PLAN

DRAWING

PROJECT : PROPOSED PERGOLA

CLIENT : **KLEIN CONSTANTIA**

21210

PROJECT NO.

MR

DRAWN

S-1001

DRAWING

2015-09-15

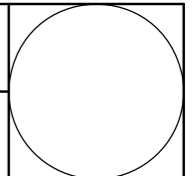
DATE

-

REV

1:100

SCALE





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ELEVATION DRAWING PROJECT : PROPOSED PERGOLA CLIENT : KLEIN CONSTANTIA	21210	S-1002	-	
	PROJECT NO.	DRAWING	REV	
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ITEM 03

Swimming Pool

SUMMARY OF APPROVALS OUGHT

Refurbishment/rebuilding of swimming pool.

CURRENT APPROVAL

Minor works to the swimming pool and pool house were approved in August 2014.

DETAIL INFO

The swimming pool from the 1930's has been relined and refinished on several occasions and has been found to have significant cracking. Furthermore it has been noted that the pool has been built out of square for no visual or design reason which compromises the installation of a retractable pool cover required for safety reasons. Rather than ongoing patching and repair of this simple garden pool it has been agreed that a better strategy is to rebuild the shell.

The pool and poolhouse are secondary components of the overall farm layout but do contribute by their location and form to the overall cultural landscape representing different usages over time. The pool itself has no heritage significance and can be rebuilt.

Discussions around the finishing of the pool with Tarna Klitzner Landscape Architect and the Swiss based interior designer now working on the project have emphasised the need to retain the simple garden pool character of the pool rather than creating a rim flow/mirror pool. A simple stone coping, not dissimilar to the original material and form, is therefore suggested. It is proposed that the pool be lined with stone tiles.

ASSESSMENT: POTENTIAL IMPACT

The rebuilding of the pool will have not negative heritage impact, provided that the color of the pool, and configuration in the landscape remain sympathetic to the character of the farm.

RECOMMENDATION

The rebuilding of the swimming pool should be approved and final information included in the close-out documentation.



Images c. 1930's. Note pool coping.

Appendix 1: Previous submission of Pergola to East Stoep

ITEM 01	Proposed New Pergola to East stoep
SUMMARY OF APPROVAL SOUGHT	Additional Item requiring approval (refer to HWC letter of advice dated 18 June 2014 Case Number 131204NN27M)
CURRENT APPROVAL	No current version approved. Not shown on approved HWC drawings February 2013 nor on any later amendments submitted.
DETAIL INFO	<p>Refer to Architects drawings attached. AR9002002WD and AR90001002WD attached (in text and at A3 in appendix).</p> <p>The Fagan era drawings (contained in Heritage Statement) show the removal of the 1930's pergola *seen right in the image ex Dane). This appears to have been removed as it detracted from the doorway into the 1930s wing – a salvaged door from the Paarl pastorie. The end pier remains as a remnant. A new pergola against the building (kitchen/ east wall) was proposed on an early Fagan sketch but never taken further.</p>
ASSESSMENT: POTENTIAL IMPACT	The design has been revised in consultation with the architects. The pergola is deliberately free-standing to avoid the façade and openings, is centred on the 1930s doorway, and set back from the front facade. The pergola is set in front of the blank east gable wall. Materials are light weight steel and timber. The pergola is screen from the main façade due to the existing trees and planting (see overleaf). No impact on heritage significance.
RECOMMENDATION	It is recommended that HWC approve the proposed free standing pergola, on condition that no temporary or permanent side enclosures are permitted. Work to be done with ongoing monitoring by heritage architect.



Image 01: Elliot image E1387 (National Archives)



Image 02: A small stoep leads to the new wing, with its private chapel and minstrel's gallery" (Dane:122) – taken from 2013 Heritage Statement. Note removed pergola and bathroom extension afdak removed in early 1990s.

Klein Constantia Estate, Section 34 Application: Detail Updates and Miscellaneous Modifications to Approved Plans
Compiled by Heritage Architect/ Heritage Practitioner Mike Scurr of Rennie Scurr Adendorff Architects cc (July 2014)

ITEM 01cont. Proposed New Pergola to East stoep



Image 03: Main facade view (2012) with screening Camelia tree.



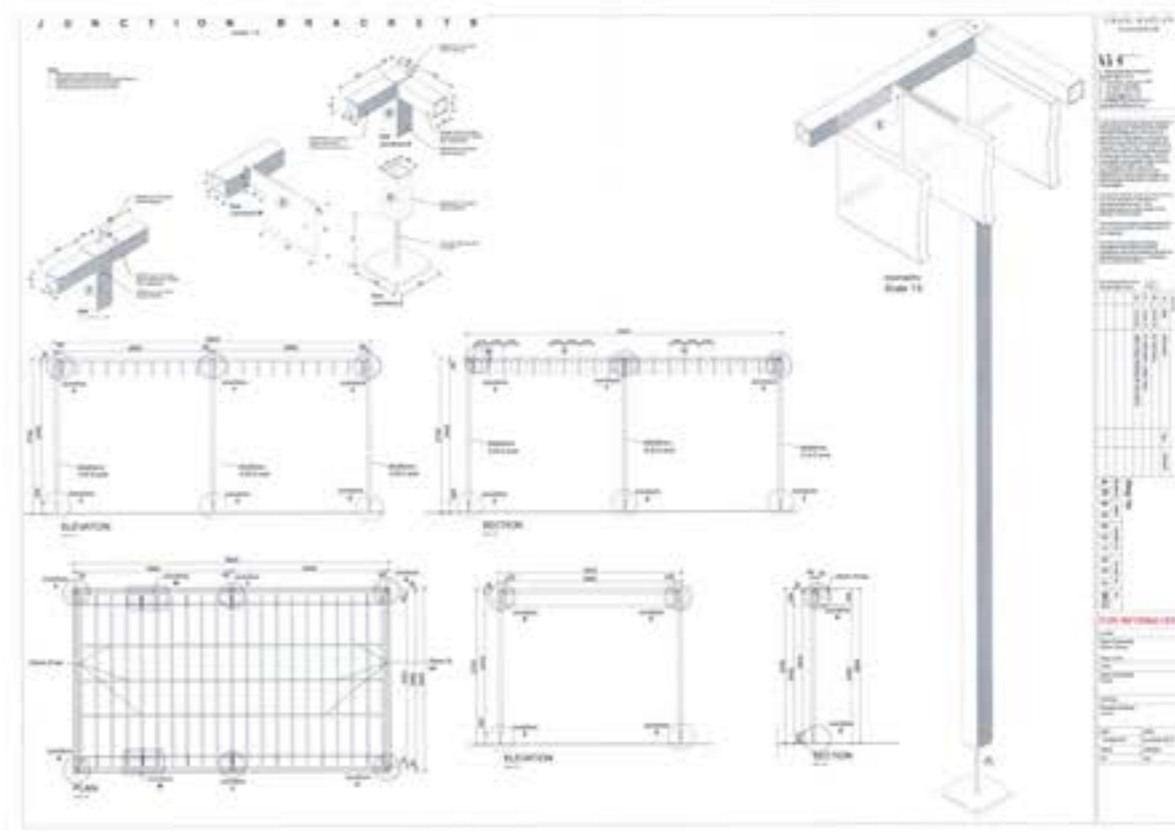
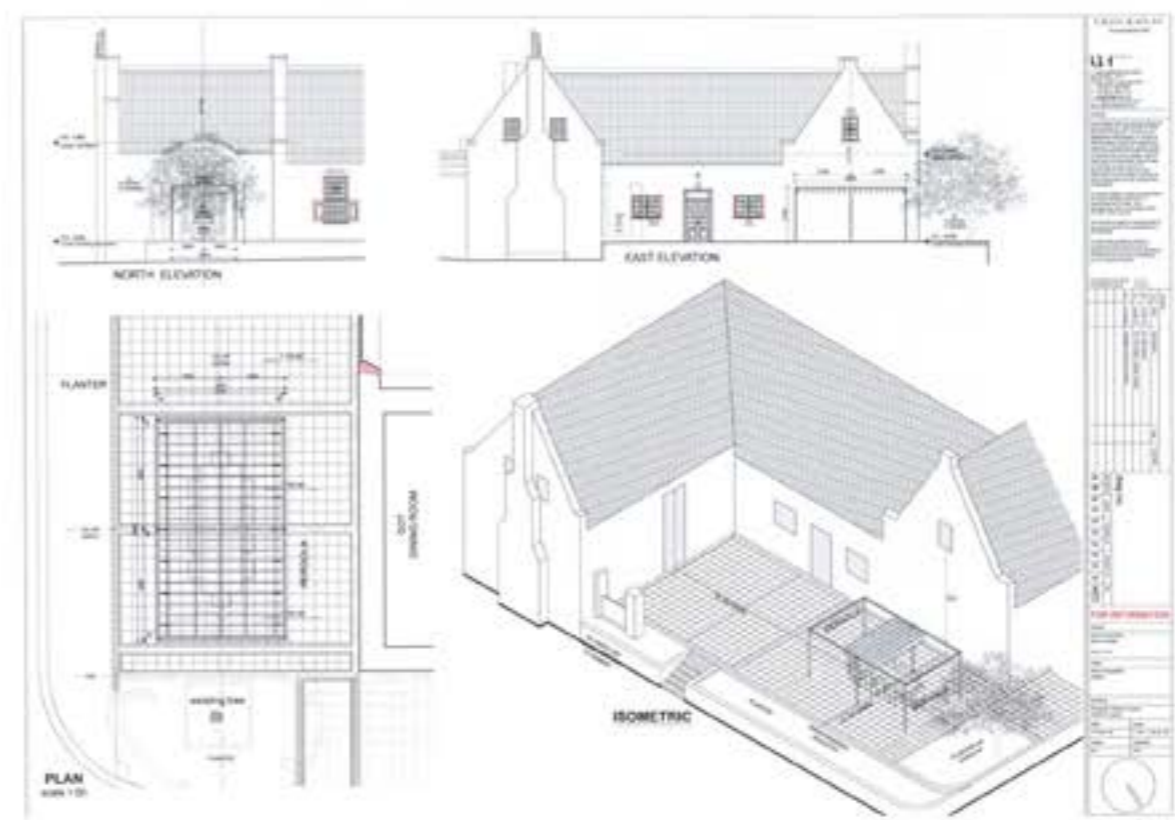
Image 04: Adjusted east façade openings (Jan 2014 approval) and pergola location in front of blank gable.



Image 05: View on entering farm (2014) showing tree screening and planting.

Klein Constantia Estate, Section 34 Application: Detail Updates and Miscellaneous Modifications to Approved Plans
Compiled by Heritage Architect/ Heritage Practitioner Mike Scurr of Rennie Scurr Adendorff Architects cc (July 2014)

ITEM 01 cont. Proposed New Pergola to East stoep:
Architects drawings.



ITEM 10 Miscellaneous changes to pool, pool-house and surrounds

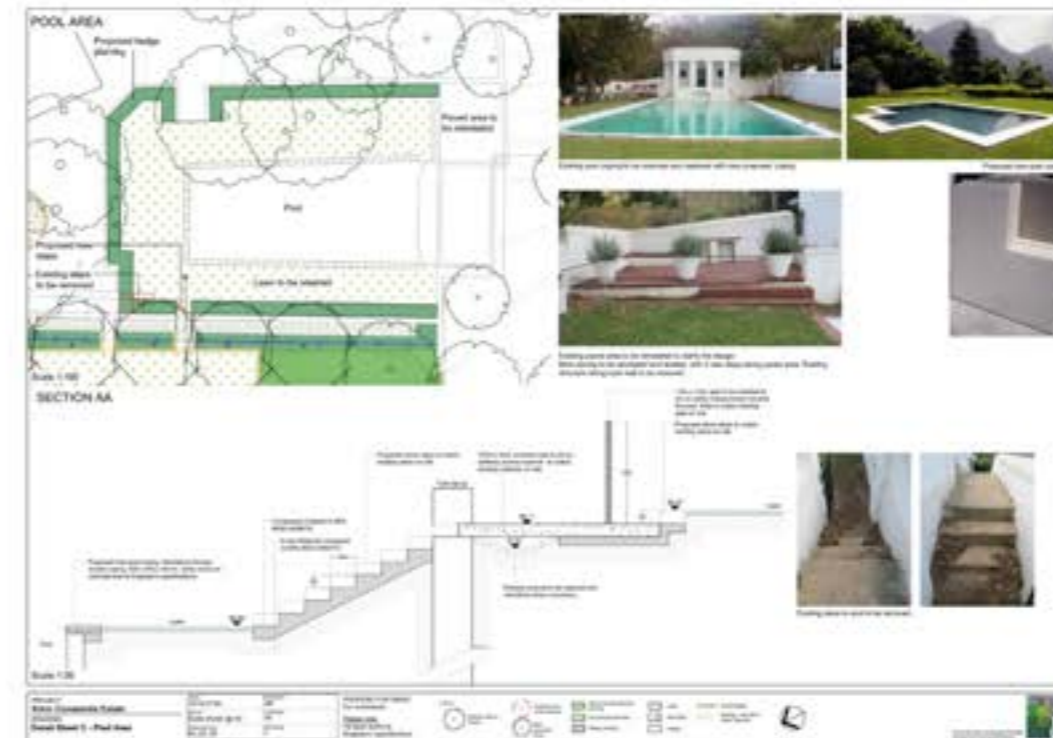
SUMMARY OF APPROVAL SOUGHT Additional Items

CURRENT APPROVAL No previous work in this area shown on HWC submission.

DETAIL INFO The reconfiguration of the entry stairs on axis with the kitchen wing and the general paving maintenance and repair and planting is seen as positive in the space. The pool house is to have minor internal changes to flooring and fittings to function as a change room and pool service rooms. The TV satellite dish for the main house is to be located on this roof behind the parapet in lieu of on the main house.

ASSESSMENT: POTENTIAL IMPACT The work is minor and has no impact on heritage significance.

RECOMMENDATION It is recommended that HWC approve the work to the pool, pool house and surrounds. Work to be done with ongoing monitoring by heritage architect



ITEM 10 cont.

Miscellaneous changes to pool, pool-house and surrounds

- 33. Existing stairs and pump area to be simplified/ relocated.
- 34. Pool to remain, new stone coping to be fitted.
- 35. Detail of existing modern pool coping and surround.



Image 33



Image 34



Image 35