



THE TEACHER'S HOUSE (33/34)



Site Management Plan

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1. INTRODUCTION

The Village of Robben Island consists of the area in the Southeast of the Island bounded by Boundary Road to the North, the light house area in the West, and the coastline to the South and East. The current set up of the village is characterized by the location of public facilities, a long the Church street including the school, the Garrison church, the Clinic, the club house, Post office and Residential houses, Dutch Reformed Parsonage (Guesthouse) and so on.

The Teacher's residential house which has the house number 33/34 is the single story house located at the western side of the Church Street at the corner of the light house and Church Street road. The house is one among the Victoria era buildings which was built

before 1894. The building is facing many challenges which cause it to be deteriorated and loose its authenticity. To help safeguard this important building it is decided to do the management plan.

The method that was applied for gathering data on the history, values and the condition of the building was through literature reviews, physical survey and site observation, South African Heritage Resources Agency (SAHRA) description data sheet and photograph was used to capture visual data of the building. During collection of data from surveys and analysis it became apparently clear that the site is significant due its historical, architectural, social and its authenticity.

This draft proposal management Plan was developed to assist the management and participation by Robben Island Museum which is to necessitate conservation activities and development of the building.

2. SITE IDENTIFICATION

2.1 Site Location and Description

The Teacher's residential house, house number 33 and 34 is located at Church Street, on the corner of light house road. It is a long single storey building and constructed before 1894. The house is fenced by the plastered stone wall at the eastern side and wire and the remaining three sides. The building is constructed by using stone and plastered by lime plaster. At the Eastern side (entrance of the building) facing two similar wings at the end of the both sides of the house which are roofed gable and the middle part of the building

is steeply pitched roof and two chimneys are set 45 degrees to the roof. There are two front main doors for two semi houses, which are attached with veranda with flat corrugated iron sheet, timber post and an intrusive corrugated asbestos balustrade. The plaster is lined to resembled stone and there are plaster quoins on the corners. The evident of the material of construction of the building which is stone wall and lime plaster mortar seen on Southern part of the building that is not plastered, which also associated with earthen garden. At the western part, there are out side kitchen, open yard and rear doors. Generally the doors and windows are timber and some of them with glasses. Inside each house have three bed rooms, kitchen, living room, shower and toilet. The house is associated with out side kitchen and toilet which built by bricks material.

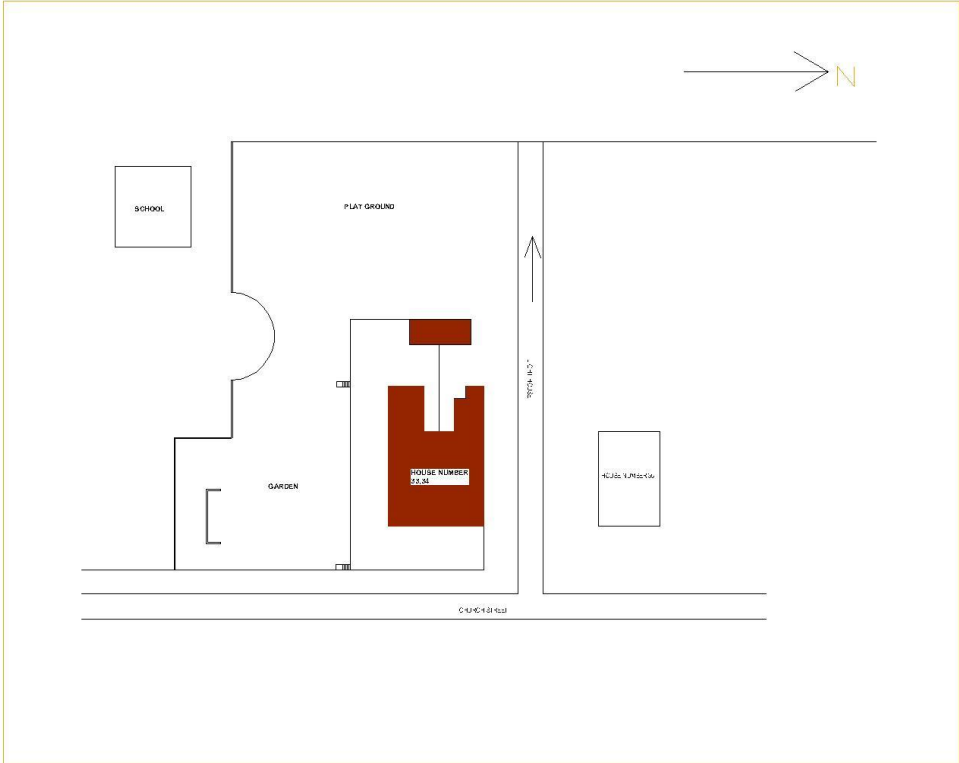
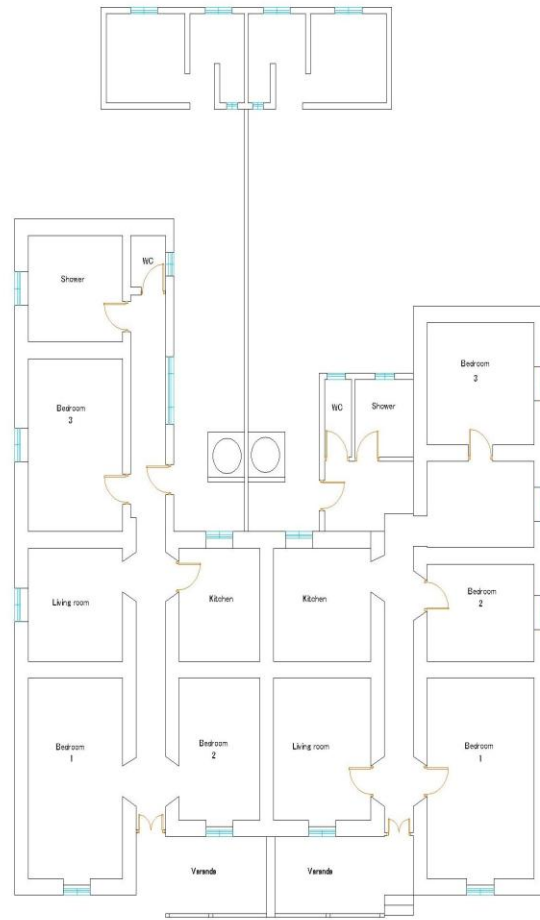


Figure 1: SITE PLAN TO HOUSE NUMBER 33/34



FLOOR PLAN SKETCH HOUSE NUMBER 33/34

Figure 2: SKETCH OF FLOOR PLAN HOUSE NUMBER 33/34

3. CONDITION SURVEY

3.1 General condition of the Building and Architectural Features

FACADES, FIXTURES, FITTINGS & FEATURES	DESCRIPTION	MATERIAL	DECORATION	CONDITION
EXTERIOR				
EAST ELEVATION				
ROOF	Steeply pitched roof and its 2 wings have gable roof	Corrugated iron sheets	Facial boards and 2 wooden decorated pillars on gable roof	Fair
GUTTERS	Half rounded shape	Plastic and its down pipe is asbestos	Tied with iron lock	Fair
WALLS	Plastered wall	stone wall	Louvers ventilators and lined plaster	Good still intact No cracks

DOORS	2 doors, @4 panel with 2glass and 2 wooden and fanlights	Timber	Frat work	Fair, broken glasses
PLINTH STOEP/ PORCH	30 cm high Timber posts, corrugated asbestos balustrade and covered with flat roof	Stone Corrugated iron roof, timber and asbestos	Plastered -	Fair, broken some areas Fair
FOUNDATION	Not visible			
WINDOWS	4 casement windows, 3@4 panels and 1 @6 panels and eyebrows mouldings.	Timber and glass	Small diamond shaped panes and some glass are green colored	Fair
CHIMNEY	2 chimneys 45 degrees to the roof	bricks	-	good
WEST ELEVATION				
ROOF	Pitched roof, one wing gable and other wing leant roof	Corrugated iron sheets	Facial board	good
GUTTERS	Half round shape	Plastic	Tied with iron lock	fair
WALLS	Plastered wall	stones	Painted	Bad, it has cracks
DOORS	2 doors, @ 1 panel door	Timber	-	fair
PLINTH	20 cm high	stones	-	fair
STOEP/ PORCH	-			
FOUNDATION WINDOW/VENTS	Not visible 2 vents, 4 windows @ 2 panels	Timber and glass	-	Fair

SOUTH ELEVATION				
ROOF	Pitched roof and leant roof other part	Corrugated iron sheets	1 Wooden decorated pillar	good
GUTTERS	Half round shape	plastic	Tied with iron lock	
WALLS	Un plastered stone wall	stone	Not plastered	Fair, some holes, Mortar detached
DOORS	-	-	-	-
PLINTH	30 cm high with vents	Stone wall and clay material vents	Small vents	fair
STOEP/ PORCH	-	-	-	-
FOUNDATION	Not visible			
WINDOWS	3 windows, @ 2panel	Timber and glass	-	Bad, broken glass
NORTH ELEVATION				
ROOF	Pitched roof	Corrugated iron sheet	1 Wooden decorated pillar	good
GUTTERS	Half round shape	plastic	Tied with iron lock	Fair - part missing
WALLS	Plastered wall	stone	Rough plaster	good
DOORS	-	-	-	-
WINDOWS	3 windows, @ 4 panel	Timber and glass	-	good
PLINTH	1m high	Stone	Rough plaster	good
STOEP/ PORCH	-	-	-	-
FOUNDATION	40 cm high	stones	Rough plaster	good
INTERIOR house number 33				
ROOM 1				
Ceiling	Parallel strip ceiling	timber	White painted	good

Light fittings	Electrical covered wires	plastic	-	good
Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	Timber	-	good
Skirting	10 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	Timber	White painted	good
Doors	No door, only door frame with moulding work	Timber	White painted	good
ROOM 2				
Ceiling	Parallel strip ceiling	timber	White painted	good
Light fittings	Electrical covered wires	plastic	-	good
Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	Timber	-	good
Skirting	10 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	Timber	White painted	good
Doors	No door, only door frame with moulding work	Timber	White painted	good
Other				
LIVING ROOM				
Ceiling	Parallel strip ceiling	timber	White painted	good
Light fittings	Electrical covered wires	plastic		good
Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	timber		good
Skirting	10 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	timber	White painted	good

Doors	No door, only door frame with moulding work	timber	White painted	good
Fire place	1m long, 70 cm wide and 20cm breath	Stone	-	good
ROOM 3				
Ceiling	Ceiling board	timber	White painted	good
Light fittings	Electrical covered wires	plastic	White painted	good
Walls	Plastered wall	Lime plaster	White painted	Fair
Floors	T &G timber floor	Timber	-	good
Skirting	10 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	Timber	White painted	good
Doors	4 panel door	Timber	White painted	good
BATHROOM				
Wall	Plastered wall with tiles half of the wall	Lime plaster	White painted	Fair
ceiling	Ceiling board	timber	White painted	good
Floor	Tiles	Ceramic tiles	Brown colour	good
Door	4 panel door	timber	White painted	good
Window frame	Moulding work	timber	White painted	good
Bath basin	2m length x 1m breath	ceramic	White colour	Bad
KITCHEN				
Walls	Plastered wall with tiles half of the wall	Lime plaster	White painted	good
Floor	Tiles	Ceramics tiles	Brown colour	good

Ceiling	Parallel strip ceiling	Timber	White painted	good
Washing basin	Constructed by timber and iron basin	timber and iron	White painted	good
Door	4 panel door	Timber	White painted	good
Window frame	Moulding work	Timber	White painted	good
CORRIDOR A	T &G timber floor	Timber	-	Fair, crumbled plaster
CORRIDOR B	Ceramic tiles	Tiles	Brown colors	Fair, hole on ceiling
ASSOCIATED LANDSCAPE OUT SIDE KITCHEN				
ROOF	Leant roof	Corrugated iron sheet	-	Fair
GUTTERS	-	-	-	Missing remaining only gutter tie
WALLS	Plastered walls	bricks	Plastered	Bad, failure of beam reinforcement
DOORS	1 panel door	Timber	White paint	fair
WINDOWS/VENT	2 Vents, 4 windows@ 2 panel	Timber	-	Bad
PLINTH	-	-	-	-
STOEP/ PORCH	-	-	-	-
FOUNDATION	Not visible	-	-	-
TOILET	2 toilets	bricks	Plastered	bad
ASSOCIATED LANDSCAPE GARDEN				
	Its surrounded by stone	Earth and stone		Empty no trees

FENCES/WALLS	fence wall 1m high (east side)	Stones and wire	-	The one which built by stone has bad crack
PATHWAYS OTHER	2m wider	stones	-	Fair , vegetation grown

FACADES, FIXTURES, FITTINGS & FEATURES	DESCRIPTION	MATERIAL	DECORATION	CONDITION
INTERIOR house number 34 ROOM 1				
Ceiling	Parallel strip ceiling	timber	White painted	fair
Light fittings	Electrical covered wires	plastic	-	good
Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	Timber	-	good
Skirting	30 cm high	Lime plaster	White painted	good
Pelmet				
Doors	4 panel door	Timber	White painted	good
Window frame	Moulding work	Timber	White painted	good
ROOM 2				
Ceiling	Hipped shaped, parallel strip ceiling	timber	White painted	good
Light fittings	Electrical covered wires	plastic	-	good

Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	Timber	-	good
Skirting	30 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	Timber	White painted	good
Doors	4 panel door	Timber	White painted	fair
Other				
LIVING ROOM				
Ceiling	Hipped shaped, parallel strip ceiling	timber	White painted	good
Light fittings	Electrical covered wires	plastic		good
Walls	Plastered wall	Lime plaster	White painted	good
Floors	T &G timber floor	timber		good
Skirting	30 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	timber	White painted	good
Doors	4 panel door	timber	White painted	fair
Fire place	1.2m long, 1 m wide	Stone and metal	-	Bad, crumbled plaster
ROOM 3				
Ceiling	parallel strip ceiling	timber	White painted	good
Light fittings	Electrical covered wires	plastic	White painted	good
Walls	Plastered wall	Lime plaster	White painted	Fair
Floors	T &G timber floor	Timber	-	good
Skirting	20 cm high	Lime plaster	White painted	good
Pelmet				
Window frames	Moulding work	Timber	White painted	good
Doors	4 panel door, moulding	Timber	White painted	good

	frame			
BATHROOM				
Wall	Plastered wall with tiles half of the wall	Lime plaster	White painted	Fair , effected by moisture
ceiling	Ceiling board	timber	White painted	good
Floor	Tiles	Ceramic tiles	Brown colour	good
Door	1 panel door	timber	White painted	good
Window frame	Moulding work	timber	White painted	good
Bath basin	2m length x 1m breath	ceramic	White colour	fair
KITCHEN				
Walls	Plastered wall with tiles half of the wall	Lime plaster	White painted	good
Floor	Tiles	Ceramics tiles	Brown colour	Bad, big holes
Ceiling	Hipped shaped, parallel strip ceiling	Timber	White painted	good
Washing basin	Constructed by timber and iron basin	timber and iron	White painted	good
Door frame	No door, only door frame with moulding work	Timber	White painted	good
Window frame	Moulding work	Timber	White painted	good

3.2 State of Conservation

The investigation analyzed that the condition of the building general is not good, and facing some challenges in conservation that include lack of maintenance and neglected. Cracks are evident on walls and mostly on the western side of the

house. Most of the windows glasses are broken and allow birds to enter and deteriorate some of the rooms and dropping are found in side, corrosion of reinforcements due to the structural failures which mostly on the door and windows of outside kitchen and the area where by the upper water tank is located. Generally the houses are surrounded by vegetation cover or growth that courses the path ways not seen properly. On the Southern side of the building which has un plastered wall the mortars are detached because of the rain water which come straight to the wall, also the plinth of the house is deteriorate and plaster are also removed which can cause the

water to penetrate to the foundation and walls. The front wall of the fence shows cracks which probably caused by the vibration of traffic, and the wired one is already lay down. Plasters in some parts inside the building and fire places are crumbled because of the moisture.

3.3 Methodology

The main data collection methods which aim to look at some of the problems that are associated with this building are:-

- South African Heritage Resources Agency (SAHRA) description data sheet.
- Documentary reviews
- Site observation
- Surveys
- Photography



Eastern side elevation



Southern side elevation



Western side elevation



Northern side elevation



Condition of plinth



Crack on the wall inside



Fungus on the Southern wall (un plastered)



Structural failure on the door



Corrosion of Reinforcement on the slab



Mortar detached on un plastered wall



Condition of the plaster in side (Crumble)



Effect of moisture on the wall



Oil white paint on lime plaster wall



Rust of the metal and crumbling wall



Window with broken glasses



Birds dropping in side the house



Condition of the ceiling



Condition of the showed basin



Tiles floor with holes and bird droppings



Rusting Corrugated iron sheets



rusting of drainage pipe



Condition of path ways



Part of fence laying down



Fence wall has cracks caused by traffic vibration



Condition of the porch

4. STATEMENT OF SIGNIFICANCE, ASSESSMENT OF VALUES AND AUTHENTICITY.

4.1 statement of significance

The Teacher's residential house is located at Church Street, on the corner of light house road. It is a long single storey building and constructed before 1894. It is semi detached house number 33 and 34 and is one among the Victoria era buildings. The building is constructed by using stone and plastered by lime plaster, the significance of teacher's house lies in its history, architecture and authenticity. Teacher's house is associated with school building which built during 1846 which is also traced as Victoria era building.

4.2 Assessment of Values

- **Historical**

The house is located at the Southeast of the Island, and date back to the Victoria era. It is constructed on pre- 1894. Its one among the early period buildings together with the Garrison Church and Parsonage which were built in 1841 and 1894 respectively.

- **Architectural**

The Teacher's residential house is one among the Victoria era buildings, which is constructed with fine architecture, it is semi detached house number 33 and 34 it is a long single story building with wing at each end with a steeply corrugated iron sheet roof and the wings have barge boarded gables. Its timber doors and timber casement window frames are well decorated with mouldings.

- **Social**

The building was used for residential purposes (according to chronology of the house and different interviews done by Deacon); it's associated with education practice building such as school where by the teacher and principal used to work, which historical was used as flag house ward for chronic sick male patients and later library. The house it served as an essential role in bonding the community of Robben Island.

4.3 Authenticity

The building is constructed using of local material as building material as stones and plastered by lime plaster. Its architecture maintained its tradition and Victoria era building. It has good workman ship. Its windows are timber casement with diamond shaped panes with eye brow mouldings above, and its veranda with flat corrugated iron roof with timber post and intrusive corrugated asbestos balustrade.

5. RISK MANAGEMENT

The risk management of this site is the process that identifying the possible damage that can attack the building according to the situation of the condition and the area where it is located. House number 33/34 facing variety of risks, which can contribute in a high percentage of the deterioration and damage of the building. That includes natural and human activities risks.

- **Neglected**

It was identified that the historical building are neglected or not repaired at appropriate time, and this are possibly the major causes of deterioration of historical buildings. If the neglected of this building are taking in long period may be due to the lack of financial support from the government can put the house at greater risk of deterioration in materials and its architecture.

- **Birds**

According to the condition of the building, most of the windows are open and glasses are broken, the birds are properly entered to the building through those open windows. The evidence of the situation is found in side where by a lot of birds dropping are every where inside the house, which cause the building to loose its integrity.

- **Traffic vibration**

The building situated few meters from the road, the every day number of the vehicles using the road as well as the proportion of heavy and light vehicle and their different traffic speed cause vibrations which possible affect the building. The continuous of this effect over a long period of time will affect the structural strength of the house.

- **Theft**

The building is empty for quit so long and as explain that most of the windows are open and glasses are broken the possibility of the house to be attacked by the thief is very constructive due to the fact that inside still has a lot of very historical decorated furniture and other assets that can be easily removed form the house.

- **Fire**

The electrical wires are hazard situated and mostly to the rear part of the building, as long as no one in the house to taking care of that, the wire ring is the part of fire risk it can explode apparently when may be combine with water. This can be also be supported by dry and wet vegetable which are surrounded all over out side of the building. Fire attacks cause the loss of the strength and the authenticity of the building.

- **Salt weathering**

Salt weather or pollution can have more affect to the building this because the house is not very far from the sea. The weather condition can cause the rapid corrosion of the sheets as result of leakage during rain season. Also salt pollution attack walls, lime paint and plaster in side and out side of the building and cause dampness which lead to increase the rate of erosion and damage of the walls and building in general.

- **Wind**

According to the current and future climate of the Island the probability of wind to harm building is expected. As mentioned earlier that the building is near by the sea shore and its roof has steeply pitched design, so the continuous force of the wind is weaken the roof structure and may cause uplift or strip roof coverings and destroy the entire roof.

6. LEGAL FRAME WORK AND MANAGEMENT

6.1 Site Legal Status

Robben Island Museum's legal obligations in respect of the management and maintenance of the Island arise from international conventions, the common law, the South African Constitution and various domestic statutes; there are many laws and bodies vested with the responsibility of ensuring heritage management. The National Heritage Resource Act of 25 of 1999 (NHRA) (replaced the

National Monuments Act) is the main legal instrument that governs the functions of the Robben Island Museum. 2006 Robben Island became a National Heritage Site under the NHRA.

The NHRA aims to promote good management of the national estate by *inter alia* introducing a system of managing heritage resources (of any place or object of cultural significance) and to enable and encourage communities to nurture and conserve their legacy so that it may be bequeathed to future generations. The NHRA establishes the body South African Heritage Resources Agency (SAHRA), as the national heritage resource authority responsible for managing both provisionally protected and national heritage resources in South Africa.

7. VISITOR MANAGEMENT, SITE PRESENTATION AND INTERPRETATION

The Teacher's house has a potential of attracting visitors from different field of interests including international and local tourist, researchers, historian and architectures. It will be more significantly for teachers and students as it associated with school which historical was as artillery training school before being converted into a primary school. So the visitor management, site presentation and interpretation in general are unproblematic as described below.

7.1 Visitor Management

▪ Visitor Information Centre

There is visitor centre building presently but is not in use. This centre can provide information on the site and publications like brochures and guide books on the site can be sold here.

• Tour guide

Currently there is tour guider in each bus of the visitors, importantly the tour guides to have enough information, the values and the history of the house should be highlighted and also which can link to the school and Robben Island history.

7.2 Site Presentation

• Accessibility

As mentioned earlier that the house is located at Church street on the corner of light house road. So according to the area where by the building is located, it can be accessed by any vehicle, after visitors are dropped from the boat at the harbour. The church street

functions as the main running through the village at the southern east of the Island. Generally the two roads (Church street road and light house road) are still intact and can be easily means to reach the house. Hence the house it self it can be accessed inside by two main front doors.

- **Orientation and Signage**

There is a need of site map from the arrival point showing directions to the site and erect the signage near by the Teacher's house so that to be recognized. Currently there some signage located in the Island showing areas like Sobokwe house, lepers grave yard etc. There should be a detailed map at the entrance to the settlement highlighting the most important areas of the Island.

- **Visitor facility**

At the present moment, number of people who visit Robben Island is high; there are a number of visitor facilities in Robben Island. Actually the Robben Island Museum has good schedule of site tour for visitors by bus, so during the site tour the house can be included in visitor route as long as the area where it's located is where the visitor's buses pass by.

7.3 Site interpretation

Currently the site has some information which can help on the presentation and orientation of the building. The Heritage and Research Institution can give details about the house it self, its history and values associated to facilitate interpretation of the building, however more research is needed. Site interpretation is important as it helps visitors to relate to the site easily.

8. SITE IMPACT ASSESSMENT

The principal's and teacher's house has varieties of significant as explain earlier, so any development to the building should put in consideration the significance /values and indicate how they may be impacted on through proposed development activities. This can help to find alternatives plans for the mitigation of any adverse impact.

Any kind of alteration to the building should consider the important features and other values, example any new structures should respect the historical one. The proposed development to the building should lie to the followings:-

- Be as minor as possible to reduce the destruction of the building.
- Modern materials and methods which is unfamiliar addition to an old building should be avoided
- Any process should be documented before and after the work, in order to preserve the true picture of the building for future generation.

- All alteration work should be guided with the Authority that are responsible with the heritage resources such as SAHRA and should follow the National act for heritage resources such as National Heritage Resource Act 25 of 1999 (NHRA).

9. MAINTENANCE MANAGEMENT PLAN TEACHER'S RESIDENTIAL HOUSE

ELEMENT	ACTION REQUIDE	INTERVALS	PART RESPONSIBLE	COMMENT
ROOFS				
Roof sheeting	Inspect roof sheets for loose roof screws, damaged (rust) sheets	Annual	DPW maintenance Dept	Required to identify maintenance needed

	Repair any damage to the roofs	Annual	DPW maintenance Dept	Required to avoid water damage to the building
Timber roof structures	Beetle inspection	5 yearly	Specialist company who must issue a Beetle inspection certificate	To insure the integrity of the roof structure is maintained.
Concrete slab structures	Inspect slabs for cracks, and corrosion for reinforcement	annual	DPW maintenance Dept	To insure the integrity of the concrete slab is maintained
RAIN WATER GOODS				
Gutter & down pipes	Inspect and clean all rainwater element, repair all damaged, fix removed gutters and retouch paint	Six months before and after winter	DPW maintenance Dept	To avoid blockage and damage form over flowing gutters,
	Repair any damage	Annual before winter	DPW maintenance Dept	To avoid rain water penetrating to the wall
FOUNDATIONS				
Ground floor foundation	Inspect for rat holes where necessary	Annual	DPW maintenance Dept	To avoid damage to foundation and walls
Basement	Inspect the basement structure any failure obtain structural engineers	Annual	DPW maintenance Dept	To identify possible damage earlier as the basement supports the upper structure.

	Repair any damage to the concrete	Annual	DPW maintenance Dept	Required to avoid collapse of tank support structures
WALLS				
Internal & External	Inspect for cracks and damp damage, and repair any serious damage found	Annual	DPW maintenance Dept	To avoid damage to walls
Internal & External	Inspect, repair, clean and repaint where necessary	5 yearly	DPW maintenance Dept	To keep the
External	Inspect stone terrace wall for cracking and repair	2 yearly	Specialist masons	To avoid damage to the walls
WINDOWS				
Glass	Inspect and replace all broken glass	6 monthly	DPW maintenance Dept	To avoid damage interior of the building
Window frames and bars	Inspect for rust, neutralize and retouch paint work.	2 yearly	DPW maintenance Dept	To avoid serious damage to frame
Window hinges and handles	Inspect and replace all broken or missing elements.	Annual	DPW maintenance Dept	To avoid damage interior of the building
DOORS				

Doors	Inspect for damage and repair	2 yearly	DPW maintenance Dept	To avoid serious deterioration
Door frames	Inspect for pest and retouch pain work. Timber external frames to be paint/ varnished	2 yearly	DPW maintenance Dept	To avoid serious deterioration
Hinges and ironmongery	Service and lubricate hinges and locks	6 monthly	DPW maintenance Dept	To insure proper operation
FLOORS AND CEILING	Inspect for damp damage and/ or cracks, and repair where required. If damp penetration is found, trace cause of damp and make repair. Timber floors to be inspected for beetle and dry-rot and treated/ replace as required.	5 yearly	Beetle inspector & specialist contractor	To prevent collapse of the floors and ensure personal safety for users.
WALL CLADDINGS				
Wall tiling	More monitoring for loose tiles or re installed for broken tiles	Annual	DPW maintenance Dept To do inspection. Specialist contractors to handle any repairs	To avoid further damage to the interior of building and ensure safety of persons

WATER SUPPLY SYSTEM	Inspect for any leak and stolen pipes. Fix any leakage and report stolen items	Annual	DPW maintenance Dept	To avoid further damage interior of building
	Test the system	Annual	DPW maintenance Dept	To ensure problems are discovered earlier
SEWER SYSTEM	Inspect for any leaks and stolen items. Fix any leakage and report stolen items	Annual	DPW maintenance Dept	To avoid further damage to building interiors
	Test the system	Annual	DPW maintenance Dept	To ensure problems are discovered earlier
	Inspect underground system for collapse, root penetration, and floor.	5 yearly	DPW maintenance Dept	To ensure problem are discovered earlier
SANITARY FITTINGS	Inspect for breakages, rusted basin brackets, leaking pipes. Replace or repair as required.	3 monthly	DPW maintenance Dept	To ensure safety and proper operation of fittings
ELECTRICAL SYSTEM				
Fitting, switch plates, etc	Inspect for malfunctioning or stolen items, and repair/replace/ make as necessary	annual	DPW maintenance Dept	To ensure the problems are discovered earlier and ensure safety.
Electrical installation	Test the system	Annual	DPW maintenance	To insure problems

			Dept	are discovered earlier
PATH AND STEPS	Inspect and repair where necessary	6 monthly	DPW maintenance Dept	To ensure safety for persons

REFERENCES

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Robben Island Data Base 2010

Interview
 Mr Ron Viney, April 2013

