

Our Ref:



an agency of the  
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za  
South African Heritage Resources Agency | 111 Harrington Street | Cape Town  
P.O. Box 4637 | Cape Town | 8001  
www.sahra.org.za

Enquiries: Palmira de Almeida

Date: Tuesday August 27, 2019

Page No: 1

Email: pdealmeida@sahra.org.za

CaseID: 14113

## Final Comment

**In terms of Section 8(2) [Sec 34(1)] of the National Heritage Resources Act (Act 25 of 1999)**

Attention: Ms Ursula Rigby

20 Alexandra Ave  
Oranjezicht

**Residential with Architect's studio on First Storey (Ground floor at street level). Six residential units to be provided in three/four additional storeys (one with a Mezzanine level) incorporating the existing structure.**

Thank you for submitting your application to SAHRA for comment. The application was reviewed by the South African Heritage Resources Agency, (SAHRA) Built Environment Unit. The application was reviewed using the documents below and plans which form part of the submission by the applicant.

"The application is a proposal is a Residential development with Architect's studio on First Storey (Ground floor at street level). Six residential units to be provided in three/four additional storeys (one with a Mezzanine level) incorporating the existing structure." (U. Rigby;2019)

The following documents were submitted as part of the application:

[Appendix C 212A Buitengracht Bo-Kaap KFA 067 DEVELOPMENT PROPOSAL .pdf](#)

[Appendix B 212A Buitengracht Bo-Kaap A3 KFA 067 AS BUILT.pdf](#)

[Appendix A 212A Buitengracht Bo-Kaap A3 2 May 2019.pd](#)

[Development Proposal Drawings](#)

[As Built drawings](#)

[Photographs of the existing](#)

[Updated development drawings](#)

[UR\\_ADDENDUM RE CIVIC ENGAGEMENT\\_212A BUITENGRACHT HERITAGE REPORT 14 AUG 2019.pdf](#)

The development proposal addresses the increase in bulk of an existing heritage building, which has been altered and reconfigured internally throughout its history to suit the needs of the occupants. This is documented in the heritage report support by the drawings as well as existing photographs. What is clear is

Our Ref:



an agency of the  
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: [info@sahra.org.za](mailto:info@sahra.org.za)  
South African Heritage Resources Agency | 111 Harrington Street | Cape Town  
P.O. Box 4637 | Cape Town | 8001  
[www.sahra.org.za](http://www.sahra.org.za)

Enquiries: Palmira de Almeida

Date: Tuesday August 27, 2019

Page No: 2

Email: [pdealmeida@sahra.org.za](mailto:pdealmeida@sahra.org.za)

CaseID: 14113

from the proposal submitted the grading of the site from the CoCT is a IIC. This comment is in light of the declaration of sites with the Bo-Kaap and its Grade I designation.

The architectural solution and resolution are sound in light of the adjacent building abutting the site on either side. The massing and volumetric arrangement on the Buitengracht streetscape are enhanced by the design. The visual impact on the openings of the facade is clear and well-resolved with the apertures.

The proposal deals with both the CoCT comments as well as the BOCRA comments and attempts to address all concerns, namely visual impact and applies the heritage related concerns within the design of the building envelope as well as the overall massing and its relationship to its neighbours. The height is appropriate and cannot exceed the proposed limit, as this would prove detrimental to the level set by the adjacent buildings. Another issue we would like addressed is stepping back of the facade on the first floor from the ground floor in order to delineate "the new from the old."

SAHRA recognises all the concerns of IAP's to the development, however, we feel that effort has been made to reconcile the concerns of the residents in the updated design as well as in public meetings. We also recognise the sensitivity to the development, therefore, we encourage continued dialogue in order to come to an amicable solution to the issues raised.

Therefore, should all the above be included in the application to Heritage Western Cape for a permit. SAHRA Built Environment Unit, in principle, has no objection and gives support to the above application and the carrying out of the works as prescribed provided that all heritage related principles are adhered to by the applicant. Should you have any queries please do not hesitate to contact Mr Ben Mwasinga Manager: Built Environment Unit at [bmwasinga@sahra.org.za](mailto:bmwasinga@sahra.org.za) and Mr Gcobani Sipoyo Heritage Officer at [gsipoyo@sahra.org.za](mailto:gsipoyo@sahra.org.za) & Ms Palmira de Almeida [pdalmeida@sahra.org.za](mailto:pdalmeida@sahra.org.za).

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Our Ref:



an agency of the  
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: [info@sahra.org.za](mailto:info@sahra.org.za)  
South African Heritage Resources Agency | 111 Harrington Street | Cape Town  
P.O. Box 4637 | Cape Town | 8001  
[www.sahra.org.za](http://www.sahra.org.za)

Enquiries: Palmira de Almeida

Date: Tuesday August 27, 2019

Page No: 3

Email: [pdealmeida@sahra.org.za](mailto:pdealmeida@sahra.org.za)

CaseID: 14113

Yours faithfully

---

Palmira de Almeida  
Heritage Officer  
South African Heritage Resources Agency

---

Ben Mwasinga  
Manager: Built Environment Unit  
South African Heritage Resources Agency

**ADMIN:**

Direct URL to case: <http://www.sahra.org.za/node/526557>

(, Ref: )

**Terms & Conditions:**

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
3. SAHRA reserves the right to request additional information as required.