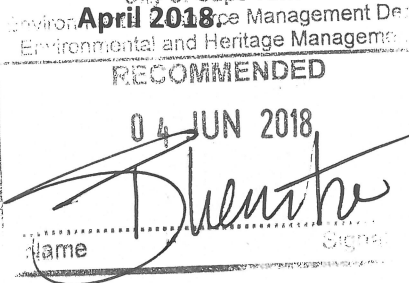


Bo-Kaap Erf 149973, 2 Almonda Street

Section 34 Application to Heritage Western Cape in terms of the National Heritage Resources Act

Report on Existing Housing Condition and Assessment of Recommended Work on City Owned House in Bo-Kaap.

Compiled by Dieter Bossow of Architects Associated for the City of Cape Town.



1.0 Introduction

The submission of this application continues the process initiated by the Council in the late 1980's to effect the sale of Heritage Houses in Bo-Kaap to the tenants. This property forms part of 20 houses that remain to be sold. All properties were inspected and 'as built' drawings were prepared by the architect. Whilst being cognisant of the historical character of the houses, the proposed work shown on the drawings and described in the report consists of repairs and minor works to be carried out by Council to ensure compliance with National Building Regulations.

2.0 Locality



City Map Viewer



Thom 1898

3.0 Property Details:

Address:	2 Almonda Street
Erf No:	149973 (not registered / mother erf 149960)
Title Deed:	T98132/2005
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 21 A 1
Record:	Thom c 1898 – site developed
Date of dwelling:	approximately 120 years old
Description of property:	3 bay, semi - detached, single storey, part double storey
Present use:	Residential
Site Features:	None
Current Grading:	3 B
Location:	Inside propose Heritage Overlay Zone (Grade 1 Heritage Area)
Zoning:	SR 1
Inspected:	September 2017

3.1 Heritage Aspects

In 'The Buildings of Cape Town Vol 3' the property is described as:

3.2 Current Condition

External facades

The street facades are in a reasonable condition, the rear façade requires some maintenance.

Roof

This has not been inspected

Bathroom

The current toilet is located on erf 149972 and will have to be replaced within property boundaries.

Interior

The interior of the dwelling has been refurbished by the tenant.

4.0 Recommendations of building work to be done by the City of Cape Town

It is the intention of the City to repair the buildings and to carry out minor works only to achieve compliance with NBR. It is not the intention to restore the buildings to their original state. All interventions however will be carried out in a manner that is mindful of the historical character of the building and the proposed work will not detract from it.

4.1 Exterior

Roof

Check roof for leaks and seal, waterproof parapets, fit fascias, gutters and down pipes where these are missing

Front façade

Replace front doors, service windows and paint, repaint walls

Side façade

Service window and repaint, repaint walls

Rear façade

Check walls for loose plaster, replaster and paint

Service window and door and repaint

Tidy up water pipes and fix to the wall properly

New bathroom

Build bathroom as shown on the drawings

Courtyard

Build new boundary walls as shown

Lay new rain water channels, adjust manhole covers and gulleys, repair cement paving

4.2 Interior

Kitchen

Fit new sink unit to kitchen

4.3 Plumbing

Plumbing to be checked, compliance certificate to be obtained.

4.4 Electrical

Electrical installation to be check, compliance certificatye to be obtained.

4.5 Beetle Inspection

Certificate to be obtained

5.0 Photographic Record (Sep 2017)



Almonda Street façade



Pentz Street facade



Almonda Street façade



Rear boundary corrugated iron fence



Rear façade



Rear facade



View across hall



Stair to first floor



Stair landing



Bedroom first floor