

HERITAGE STATEMENT HOUSE 86

1. INTRODUCTION

The statement is a supplement to the application for a permit for repairs and maintenance to the exterior of the structure to be made to SAHRA in terms of the National Heritage Resources Act, 25 of 1999.

2. LOCATION



3. SITE PLANS





4. FLOOR PLAN

No floor plan could be drawn or researched in the available time.

5. STATEMENT OF SIGNIFICANCE AND VALUE

Built as one of a cluster of four residences for prison staff during the mid 1970's.

6. EXPANDED STATEMENT OF SIGNIFICANCE AND VALUE

Fig.6.1. Streetscape looking south.



6.1. ARCHITECTURAL

Functional modernism, simple rectangle with outbuildings to side and enclosed courtyard. In its decoration and general layout it is similar to houses 83 and 84. House 86 is used as the type example of for the cluster of houses in this area. It appears to be in its original form on the outside and the inside, except for the garden layout.

6.1.1 EXTERIOR

Walls plastered, painted. Asbestos roof sheeting, fascia, gutters, down pipes and water tanks. Steel standard window frames, main entrance doors meranti, South verandah and main entrance has face brick flowerbox, with green masonry tiles. Northern entrance has open pergola with SA pine beams resting on square brick and mortar pillars.



Fig.6.2. North face main entrance.





6.1.2. INTERIOR

The interior appears to be relatively intact with its original decoaration typical of the mid 1970's. Ceilings, light fittings, pelmets and teak parquet floors.



6.1.3. ASSOCIATED LANDSCAPE

Outbuildings

Not surveyed.

Walls

Vibracrete.

Garden

Well planted and maintained.

Other features

Tin shack on boundary as well as kids jungle gym on outside of boundary fence, shared with house 85.

6.2. HISTORICAL

Historically the site was open ground immediately to the east of what was known as Irish Town in the 1890's. Irish Town Housed Irish warders for the leper colony. This remained so during WWII when the Irish Town barracks was demolished to make way for WWII

residences. The open space was only built up in the mid 1970's as residences for prison warders.

6.3. TECHNOLOGICAL

The building and its associate structures were built from Robben Island bricks. These bricks were manufactured on the island during the prison period and have a particular mix of seashells, sea sand and cement. More research is required regarding the ration and consistency of these bricks for future conservation decisions.

7. PROPOSED CONSERVATION POLICIES

Appropriate minimal intervention. [do as much as is necessary and as little as possible]

Appropriate and sustainable alternate use strategy. ['use it or lose it']

Appropriate, effective, efficient and sustainable maintenance.

Use of appropriate construction materials, paint and cladding to fit historic fabric.

Appropriate interpretation and presentation within the associated landscape.

8. PRESENT STATE OF CONSERVATION

Cracks in walls, steel window frames rusted, some gutters and down pipes missing, requires general repair and maintenance. The present occupants appear to take more care with the building and its gardens than other residents on the Island.

9. CONSERVATION CHALLENGES

9.1. THREATS

Weather and weathering

Normal island weathering. Relatively protected from the worst storms.

Plants and Animals

No discernable threat.

Fire

No discernable threat from bush fires.

Humans –tourism, vandalism, theft

The present occupants are taking care of both the fabric and the garden.

Pollution

No discernable threat.

9.2.OPPORTUNITIES

Tourism, Education, Research

No survey undertaken.

10. RECOMMENDATIONS

10.1. The repair and maintenance work should be permitted as per the conservation architects specifications.

10.2. The boundary walls should not be cleaned, sealed, painted or in any other way decorated. A patina has built up over time and disturbance of this patina would be detrimental to the long term conservation of the walls.

10.3. The gardens should be reinstated and planted with appropriate Island vegetation.

10.4. The interior and outbuildings should be thoroughly surveyed.

10.5. The interiors must be repaired and maintained as soon as possible.

10.6. More research is required on the occupants, the builders and the building techniques.

11. REFERENCES

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Interviews, documents and materials collected by Sarah Winter.