

SAHRA

Built Environment Unit

Dear Sirs

NON PAREILLE: EMERGENCY REPAIR ORDER

This submission forms part of a two stage process for a permit application to SAHRA; the emergency repair permit application in terms of Section 45 of the NHRA and a permit application to alter the heritage resource related to the overall restoration and rehabilitation programme proposed in terms of section 27 of the NHRA. The two permit applications are intended to run concurrently. However, the processing of the latter is clearly dependent on the processing and approval of the former.

This submission is in the form of a covering letter to support the heritage application to undertake emergency repairs to the primary homestead at Non Pareille farm, Dal Josaphat in terms of Section 45 of the NHRA. The permit application is being submitted by the principal agent Revel Fox and Partners. This statement in support of the application is submitted by myself in my capacity as the heritage consultant for the overall Non Pareille restoration project, and the heritage consultant team comprising Sarah Winter and Graham Jacobs.

The Non Pareille homestead was severely damaged by fire in June 2019. The remaining fabric is in severe danger of collapsing. The precarious state of the building is being aggravated by the continuous illegal removal of fabric which has resulted from the lack of security. The need to stabilize the structure, and to provide the necessary level of security to prevent further loss of fabric, continues to be regarded as a matter of utmost urgency. It is emphasized that since 2018, i.e. before the fire, the heritage consultant team has been expressing concerns regarding this lack of security, and it is most likely that this has contributed to the subsequent fire.

The overall restoration of Non-Pareille farm involves four structures and the necessary landscape interventions to ensure the retention and enhancement of the appropriate context for the heritage structures. To this end the heritage consultant team comprises of range of expertise related to the different scales of analysis and potential interventions.

The emergency repair permit application however, relies primarily on the expertise of the heritage architect, Graham Jacobs, who is currently closely involved in the restoration of the Wupperthal Church Werf and before that, the historic Lanzerac wine cellar, both of which were largely destroyed by fire in recent years. The proposed interventions contained in the accompanying permit application by Revel Fox and Partners draws substantially on this experience and expertise.

The principles upon which the proposed interventions are based are derived from best practice. They are intended to consolidate and repair, and to restore to recover the nature of heritage significance wherever possible. They are based on a number of site visit and discussions with acknowledged experts in the field of fire damage repair and restoration.

The following broad interventions underpin the emergency repair application:

1. The secure storage of all remaining historical fabric including joinery (door frames, window frames, architraves, ceilings and floor material).
2. The propping up of the gables to provide temporary stabilization. The propping up interventions, new wall plates and anchoring systems, should be under the supervision of an appropriately qualified and experienced structural engineer working in association with the heritage consultant team. The structural engineer is to be appointed by SAHRA.
3. The re-use of surviving historical elements, preferably in their original locations wherever possible.
4. Wherever new materials are required, such materials must be physically and visually compatible with the remaining historic fabric. Replication is to be avoided. New replacement materials should be discernible but visually congruent with the remaining historical fabric.
5. It is acknowledged, and it is necessary for new interventions to be inserted to reduce future fire risk. Such interventions will include a new 'brandsolder' and fire protection system.

The detailed interventions itemised in the accompany submission by Revel Fox and Partners, dated March 2020, are endorsed by the heritage consultant team.

It is relevant that at a strategic planning meeting of Heritage Western Cape Council on 26 February 2020 attended by your CEO, concerns were expressed regarding the time it was taking to initiate rescue restoration works at Non Pareille, particularly in light of known private offers to SAHRA to fund such work if necessary.

It is thus recommended that SAHRA issue the necessary permit to enable the emergency repair to be implemented and that the supportive documentation be distributed to the local authority, Heritage Western Cape and registered conservation bodies for notification.

26 March 2020