

**HERITAGE STATEMENT**  
**SECTION 27 APPLICATION**  
SUBMITTED TO  
HERITAGE WESTERN CAPE  
IN TERMS OF SECTION 34 of  
NATIONAL HERITAGE RESOURCES ACT NO 25 OF 1999  
AND  
CITY OF CAPE TOWN PLANNING AND BUILDING DEVELOPMENT MANAGEMENT  
(REGULATION E1 OF THE NATIONAL BUILDING REGULATIONS)

**72 ROSE STREET, BO-KAAP**  
**ERF 115840**  
**CAPE TOWN**



Prepared by:

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## EXECUTIVE SUMMARY

The existing dwelling, (located on Erf 115840) is situated on the corner of Rose Street and Helliger Lane, in the block bounded by Rose, Chiappini, Church and Helliger. It is part single story (Graded IIIA) and part double story (Graded IIIB) and presents as one of three west facing buildings fronting onto Rose Street.

The property was purchased by J E Hemingway in January 2017. The premises had been used predominantly as office space and have stood vacant for long periods at a time.

No. 72 Rose forms part of the 1966 scheme of restoration and development as part of Block C in Section One of the CoCT's 'Malay Quarter Restoration' project. It is unclear, from drawings and photographs examined, if the house was rebuilt in part or completely. It is clear however, that the building's footprint remains largely consistent with record surveys – namely Snow, Wilson and Thom. Some variance occurs with respect to the width of the link between the front older portion facing Rose Street and the back portion of the house.

The new owner resides in the dwelling and wishes to make changes to the dwelling to enhance lifestyle and accommodate visitors and lodgers from time to time and she has employed an architect who has developed sketch drawings for the proposed changes.

The sketch drawings show extensions to the building's envelope which have been designed so as to not negatively impact on the streetscape and the interior. The proposed interior interventions are largely reversible.

It has been determined, by means comparative assessment, that the proposed built form interventions will not negatively affect the existing significances of the built form in the context of Rose Street in the Bo-Kaap.

Furthermore, it is the owner's belief that the proposed interventions will bring positive aspects of residential occupancy to the neighbourhood.

Comment of 'no objection' has been obtained from the Bo-Kaap Civic Association – refer to Appendix D. Non supportive comment has been obtained from the CoCT – refer to Appendix E.

As such, it is recommended that this application be considered for favourable comment.

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## 1. INTRODUCTION AND OVERVIEW

The owner of 72 Rose Street has appointed Ursula Rigby Architect and Professional Heritage Practitioner to submit a Section 27 application to Heritage Western Cape (HWC) and the South African Heritage Resources Agency (SAHRA) to alter and add to the existing built form.

The existing dwelling, (located on Erf 115840) is situated on the corner of Rose Street and Helliger Lane and is herein referred to as 'the site'. It is part single and part double storey (in the rear) and presents as one of three buildings fronting onto Rose Street. The property was purchased by J E Hemingway from F M Shaer in January 2017. The previous owner, F Stoutz, sold to F M Shaer in 2004. Up until the recent sale of the property, the premises have been used predominantly as office space. One of the members of staff occupied the rear section of the house.



**Figure 1: THE SITE IN THE CAPE TOWN AND BO-KAAP CONTEXT**

### 1.1. SITE AND BUILT FORM SUMMARY

The site is situated within the Provincial Heritage Site (PHS) in Bo-Kaap on the corner of Rose Street and Helliger Lane. It is located one block to the NE from Wale Street in what was referred to as **Block C in Section One** of the CoCT 'Malay Quarter Restoration'.<sup>1</sup> This area was officially

<sup>1</sup> 'Malay Quarter Restoration' document prepared by CoCT 1966 City Engineers Department, (Dr SS Morris with drawings by Lautenbach) refers to the area between Rose and Chiappini St with Block A (SW on Wale), B (between Wale and Helliger), C (between Helliger and Church), D (between Church and Longmarket) and E (cnr of Shortmarket and Rose) being the blocks identified for restoration and re-construction.

declared as a National Monument in 1965/66 under previous law and was reconstructed in the 1970's by the CoCT. Today the area is formally protected under Section 27 of the NHR Act No 25 of 1999.

A 2015 heritage capture survey and audit carried out by the CoCT identifies the site as a SAHRA Grade 1 resource.

The dwelling is described as a 'three bay cottage with flat roof' and is identified as a Grade IIIA resource and the rear (double storied part) as a Grade IIIB.

The following information has been obtained from the CoCT heritage data base:-

Age significance: High (original owner F Hilgers 1810/1860)

Contextual significance: High (part of a group NMC declaration)

Aesthetic significance: Medium/High

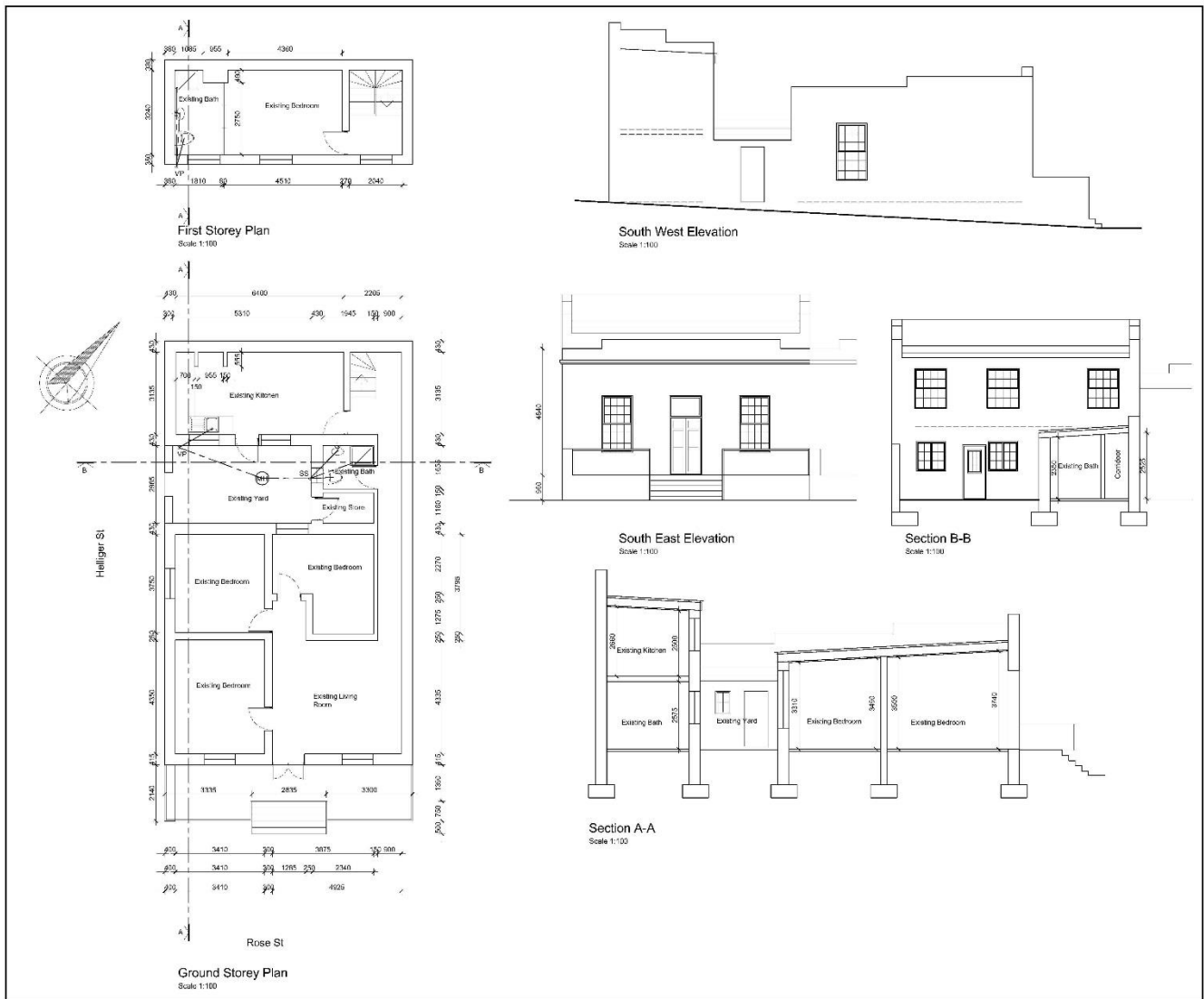
Representivity: M/H

Earliest evidence source: Snow (c1862)

The Erf measures 150 square metres and is zoned SR1 Conventional housing.

The existing front part of the dwelling comprises three bedrooms and a living room. There is a bathroom leading off the passage and facing into the internal courtyard. Adjacent to the bathroom is a store with HW geyser. A kitchen/dining room area forms the lower level of the rear part of the dwelling which has access to its internal courtyard via Helliger Lane. A timber stair at the end of the passage leads up to a bedroom with bathroom en-suite which comprises the upper level of the rear part of the existing dwelling.

Notes from the Deed of Transfer refer to conditions and endorsements in Certificate of Consolidated Title Number T33780/1986 and terms of Endorsement dated 17 May 1966 on Deed of Transfer Number T1557/1937. Title Deed copies are included in Appendix A.



Architect's as-built measured drawings – Thomas Dillon

**Figure 2: DRAWING OF EXISTING BUILT FORM - 2017**



Window on Rose Street facade



Entrance door



Stoep railings



Helliger Lane view

**Figure 3: EXTERIOR PHOTOGRAPHS OF EXISTING - 2017**





Rose Street façade parapet moulding

Figure 3: EXTERIOR PHOTOGRAPHS OF EXISTING - 2017

This document assesses the proposed grading of the building in relation to its current situation, state and context as part of the process in establishing the feasibility of an application to alter this heritage resource in the context of Rose Street in the Bo-Kaap.

## 1.2. LEGAL REQUIREMENTS

An application must be made to the City of Cape Town Planning and Building Development Management for proposed additions and alterations to the existing building on this Erf in terms of the National Building regulations.

As noted, the site is a Provincial Heritage Site (PHS) and the CoCT has identified the resource as a 'three bay cottage with flat roof' (Grade IIIA) with rear double storied additions (Grade IIIB). In addition, the site is situated within an area which the CoCT has identified as a Heritage Protection Overlay Zone (HPOZ) and though not yet formally included as such in the CTZS, a public participation process was undertaken in Dec 2015/Jan 2016 and the MPBL are to be amended in due course to formalise this HPO.

As such - applications to alter or add to the built form on the site must be made to Heritage Western Cape (HWC) in terms of Section 27 of the National Heritage Resources Act (NHRA) No. 25, of 1999(2000) as well as to the South African Heritage Resources Agency (SAHRA).

Comment on the Section 27 application is required from:-

- CoCT Environmental and Heritage Resource Management (EHRM) officials
- Kaap Civic association and
- SAHRA.

### 1.3. DOCUMENT SCOPE OF WORK

This document, as a Heritage Statement, provides a specialist heritage assessment regarding the proposed new additions and alterations to the existing buildings on the site.

The client proposes to obtain permission to add to and alter the existing built form to allow for additional living accommodation to the rear of the site (as an extension to the existing upper level) as well as to allow for the insertion of new bathrooms into the existing front portion of the dwelling. It is intended that these insertions into the front portion of the house be implemented with minimal disturbance to the existing built form and without any evidence to the exterior.

It is the client's intention to identify any original fabric and to retain this in an undisturbed state.

The added bathrooms are intended to be inserted 'lightly' into the exiting spaces with minimal disturbance to walls and floors and detail drawings and descriptions by the architect for the proposed work is included in this document.

This document outlines:-

- Administrative, Legal and Statutory Heritage frameworks
- An historical overview of the site, its context and its built form
- An assessment of Heritage resources associated with the site and context
- Conclusions and recommendations regarding the application

The property is zoned SR1 and the following summary of zones and development rules apply with respect to Table A in the Cape Town Zoning Scheme (CTZS) 2012.

Summary of zones and development rules

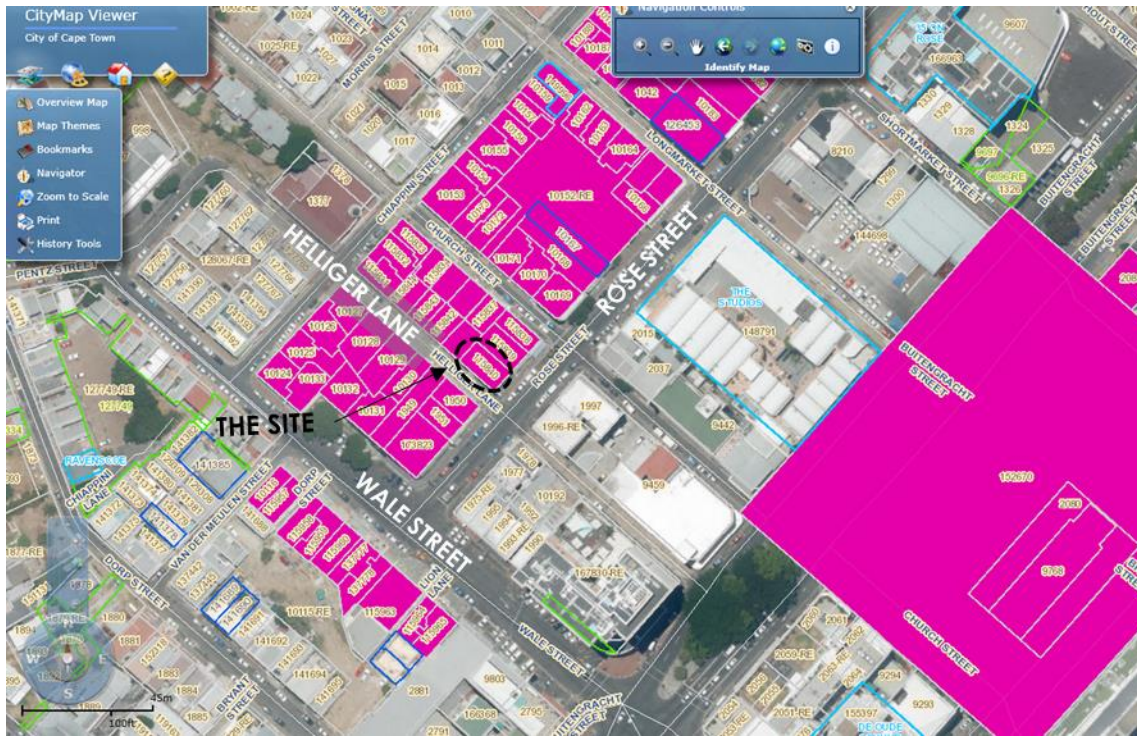
**Table A: Summary of the zones and development rules**

SINGLE RESIDENTIAL ZONES	LAND UNIT AREA (m <sup>2</sup> )	FLOOR FACTOR	MAXIMUM FLOOR SPACE	MAXIMUM HEIGHT ABOVE BASE LEVEL		BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
				To wallplate	To top of roof	Street boundary	Common boundaries		
<b>SINGLE RESIDENTIAL ZONE 1: CONVENTIONAL HOUSING (SR1)</b>	>2 000	N/a	1 500 m <sup>2</sup>	9,0 m	11,0 m	6,0 m	6,0 m	N/a	Window and door placement Garages, carports and outbuildings Parking and access Additional use rights – home occupation, bed and breakfast establishment and home child care
<b>PRIMARY USES</b> Dwelling house, private road and additional use rights	>1 000 up to 2 000	N/a	1 500 m <sup>2</sup>	9,0 m	11,0 m	4,5 m	3,0 m		
<b>ADDITIONAL USE RIGHTS</b> Home occupation or bed and breakfast establishment or home child care	>650 up to 1 000	N/a	1 500 m <sup>2</sup>	9,0 m	11,0 m	3,5 m	3,0 m		
<b>CONSENT USES</b> Second dwelling, utility services, place of instruction, place of worship, house shop, institution, guest house, rooftop base telecommunication station, wind turbine infrastructure, open space, urban agriculture and halfway house	>350 up to 650	1,0	N/a	8,0 m	10,0 m	3,5 m	0,0 m (12,0 m from street and 60%) and 3,0 m rest		
	>200 up to 350	1,0	N/a	8,0 m	10,0 m	3,5 m	0,0 m (12,0 m from street and 60%) and 3,0 m rest		
	≤200	1,0	N/a	8,0 m	10,0 m	1,0 m	0,0 m (12,0 m from street and 60%) and 3,0 m rest		
		Refer to section 5.1.2(a)	Refer to section 5.1.2(b)	Refer to section 5.1.2(c)	Refer to section 5.1.2(c)	Refer to section 5.1.2(d) & (e)	Refer to section 5.1.2(d) & (e)		



The Site – zoned as Single Residential 1 (SR1)

**Figure 4: THE SITE AND SURROUNDS - CoCT ZONING DIAGRAM**



The site – located in the Provincial Heritage zone and identified as a Provincial Heritage Site. Front portion Graded IIIA and rear Graded IIIB

**Figure 5: THE SITE AND SURROUNDS – CoCT HERITAGE GRADING SURVEY**

## 1.4. HERITAGE ASSESSMENT AND DECLARATION OF INDEPENDENCE

This Heritage Statement is prepared by Ursula Rigby as Architect registered with the South African Council for the Architectural Profession (SACAP) and the South African Institute for Architects (SAIA) and as accredited Professional Heritage Practitioner, member of the Association of Professional Heritage Practitioners (APHP). The assessment of the site is made as an independent assessment with no vested financial interests in the development proposals. This Heritage Statement assesses the significance of a heritage resource (the land and the built form upon it) and its purpose is to assist the owners, built environment professionals, heritage authorities and other interested and affected parties in making informed decisions with regard to the proposed development of the site.

## 2. HISTORICAL OVERVIEW OF SITE, ITS CONTEXT AND ITS BUILT FORM

### 2.1. A CHRONOLOGICAL HISTORY OF THE BO KAAP LOCALE

The Bo Kaap (previously known as the 'Malay Quarter' and/or 'Schotschekloof') is an area of great importance because of its architectural, historical and cultural significance. In this report, reference is made to the memorandum and summary of events compiled by Lesley Townsend in April 1989<sup>2</sup> which describes the time leading up to and beyond where part of the Bo Kaap was declared a National Monument in 1966.<sup>3</sup>

In the 1930's parts of the Bo Kaap were dilapidated and deteriorating. The City of Cape Town began buying properties in 1938. In 1943 the area was declared a slum and under the 'Slums Clearance Act' 150 houses were expropriated by the City and some buildings were demolished. Prominent Cape Town citizens formed a group for the preservation of historical Bo Kaap. At that time, a brochure was produced by the 'Group Working for the Preservation of The Malay Quarter' outlining the areas cultural, historical and architectural relevance.

In 1946 demolitions by the City were halted and in 1951, 15 houses were restored in a collaborative effort between Government and the City with support from the Historical Monuments Commission. The 15 houses were located in the block between Longmarket and Shortmarket Streets bounded by Chiappini and Rose Streets.

By this time the City had acquired most of the historical area. Commercial, light industrial workshops and mixed use new built fabric crept into the area as restoration processes were delayed and the area continued to deteriorate.

Various public groups and individuals exerted pressure once again and the area between Wale, Rose, Chiappini and Longmarket Streets (which included the 15 houses restored in 1951 and 52 others) was declared as a national monument. The City drew up a scheme for the restoration of the area to its original character. The scheme included the rebuilding of homes on vacant lots where buildings had been demolished. Refer to Figure 6 Figure 7 from City of Cape Town Malay Quarter Restoration of 1966.

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<sup>2</sup> Townsend, Lesley. Memorandum Bo Kaap, meeting between NMC and CCC, 28 April 1989. SAHRA Library.

<sup>3</sup> SA Government Gazette notice 1422, 15 April 1966.

Unsuccessful attempts were made to extend the officially declared area in the 1970's. The 52 houses, as part of the 1966 project were all finally completed in 1976.

The history and significance of Bo-Kaap must be understood on various levels as a layered history which is manifest in the built form and fabric. The area maintains its rarity and the close knit community value their cultural and religious heritage. There are many mosques (including the first established Muslim Mosque) and the built environment has been described most succinctly by Samie as follows –

*"The Bo-Kaap contains the largest concentration of pre-1850 architecture in the country and is the oldest surviving residential neighbourhood in Cape Town. The unique townscape comprises of a range of architectural styles inclusive of Cape Dutch (c1476 – 1815), Georgian (Cape English c1810-1860), Victorian (c1860-1900) and Edwardian (c1900-1930)."*<sup>4</sup>

The street block bounded by Wale, Rose, Chiappini and Shortmarket Streets is one of the oldest blocks in the Bo-Kaap and has been traced back to 1790. The land belonged to Frans Hilgers (transferred in 1804) and researchers who have presented work on properties in this vicinity conclude that Helliger Lane was highly likely to have been named after Hilgers.<sup>5</sup>

The heritage resources section of the City of Cape Town recognizes the block within a Provincial Heritage Site (PHS) inside a larger proposed Urban Conservation Area which is currently being formalised as an Heritage Protection Overlay in the Zoning Scheme.

## 2.2. A HISTORY OF THE BUILT FORM AND USE

A search for drawings of the existing dwelling via the CoCT and SAHRA produced a small scale layout plan from the 'Malay Quarter Restoration' document of 1966.<sup>6</sup>

By examination of the drawings available via the City archive, it is evident that no. 72 Rose forms part of the 1966 scheme of restoration and development as part of **Block C in Section One** of the CoCT 'Malay Quarter Restoration'. There are however no detailed drawings of the house. Detailed drawings located via the City archive of **Block C** show the row of houses facing onto Rose Street in block diagram format amidst detailed drawings of the surrounding units facing onto Helliger Lane, Church and Chiappini Streets. Refer to Figure 7.

It is unclear, from drawings and photographs examined, if the house was rebuilt in part or completely. It is clear that the footprint of the existing built form remains consistent with record surveys – namely Snow, Wilson and Thom. Some variance in these survey records occurs with respect to the width of the link between the front older portion facing Rose Street and the back

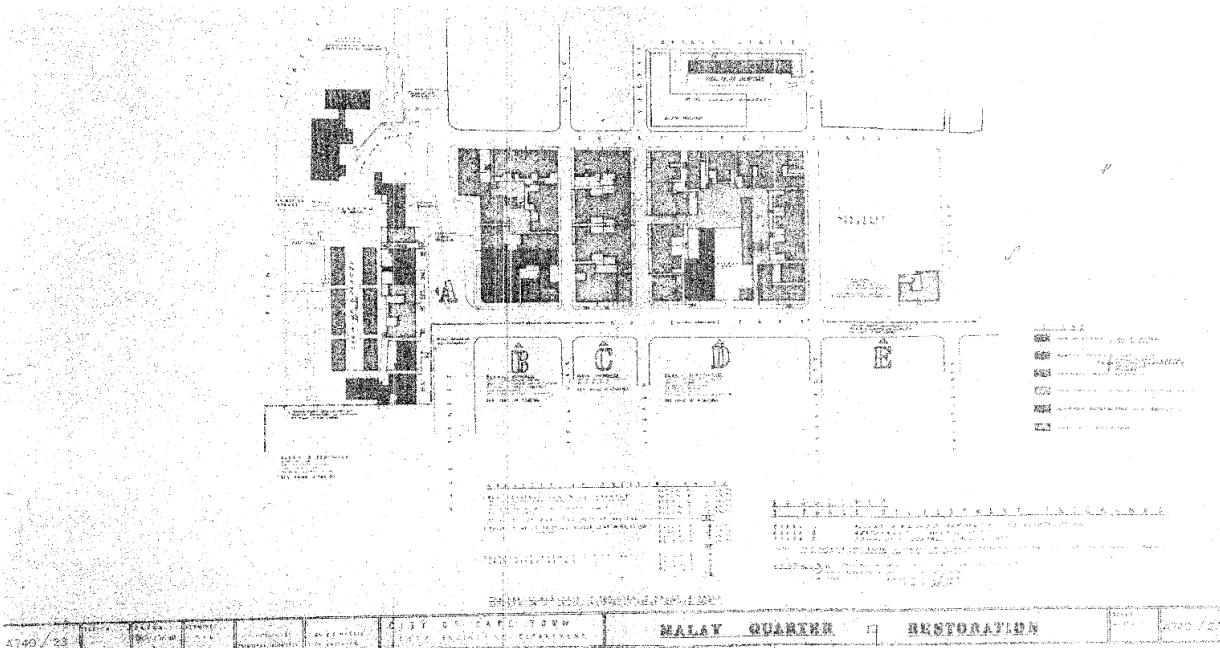
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<sup>4</sup> Samie, Q. 2003 (SAHRA Nomination to Grading Committee. National Heritage Site Nomination report, SAHRA Built Environment Unit records - file number 9/2/018/0008.

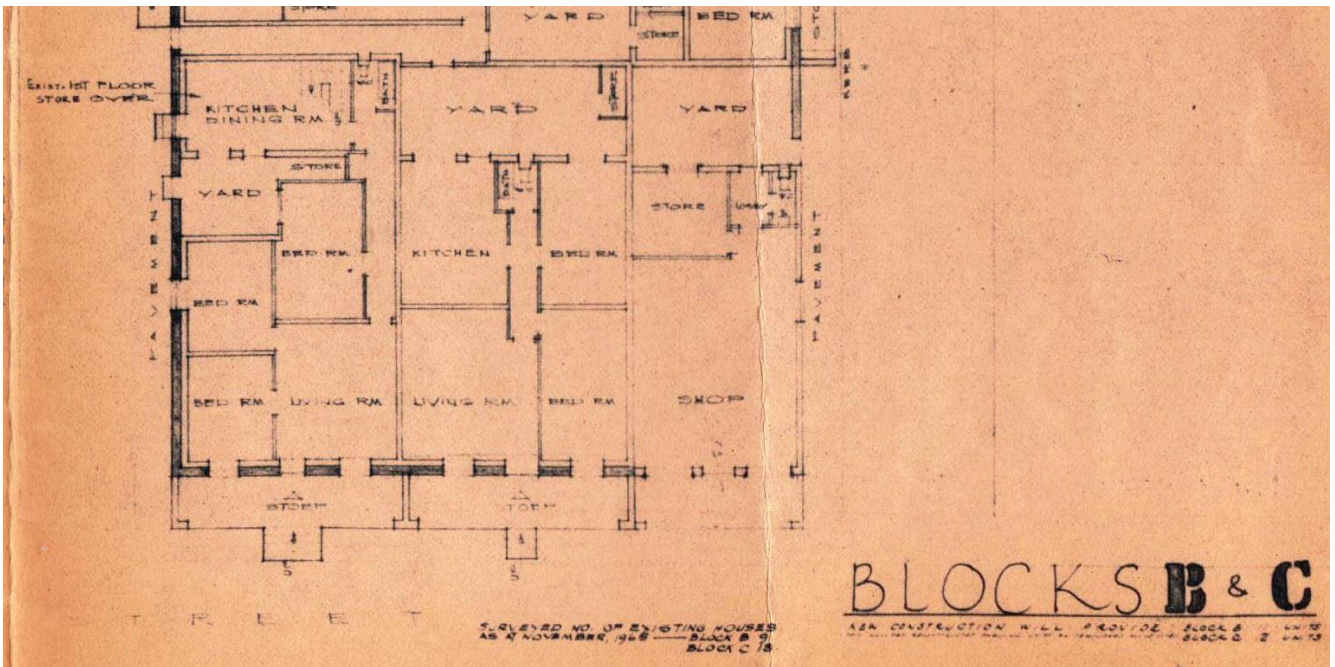
<sup>5</sup> Townsend, L. 1989; Samie, Q. 2003; Snelling, C. 2009.

<sup>6</sup> 'Malay Quarter Restoration' document prepared by CoCT 1966 City Engineers Department, SAHRA Archive.

portion of the house. However, as these records comprise of small scale footprint layouts only, it is not conclusive that this is the case.

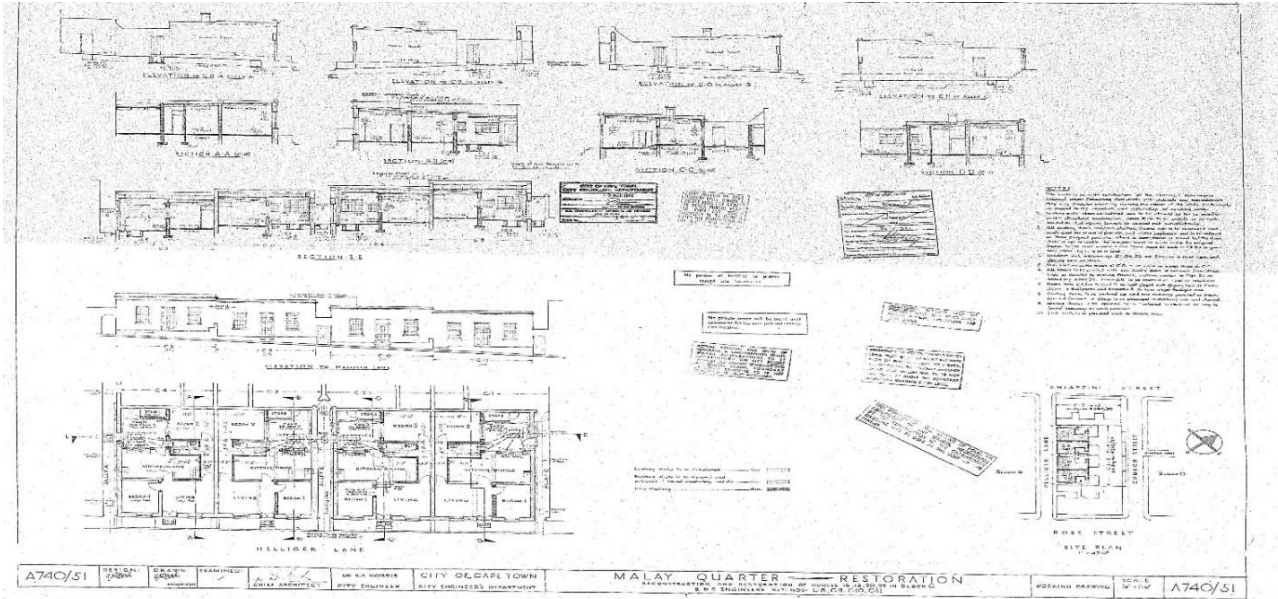


CoCT Malay Quarter Restoration drawings of 1966 – site Plan



CoCT Malay Quarter Restoration drawings of 1966 – Plan of unit situated on the corner of Helliger Lane and Rose Street.

**Figure 6: DRAWINGS OF THE EXISTING BUILT FORM 1966**



CoCT Malay Quarter Restoration drawings – plan, section and elevation details date stamped 1972

**Figure 7: DRAWINGS OF THE EXISTING BUILT FORM 1972**



**Figure 8: SNOW SURVEY DRAWING 1862**



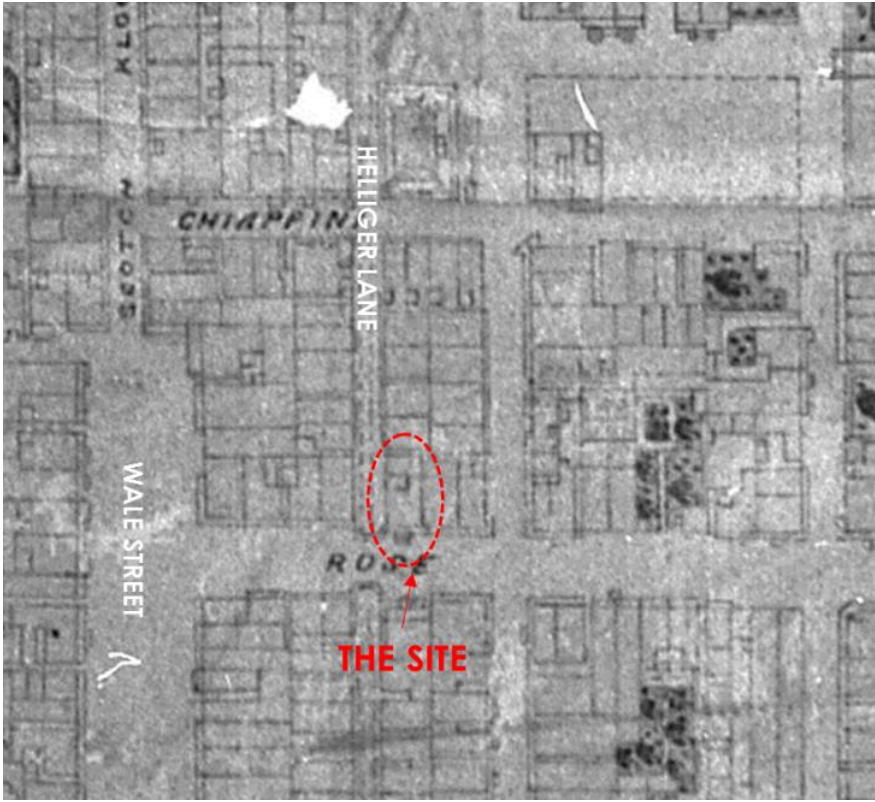


Figure 9: WILSON SURVEY DRAWING 1878

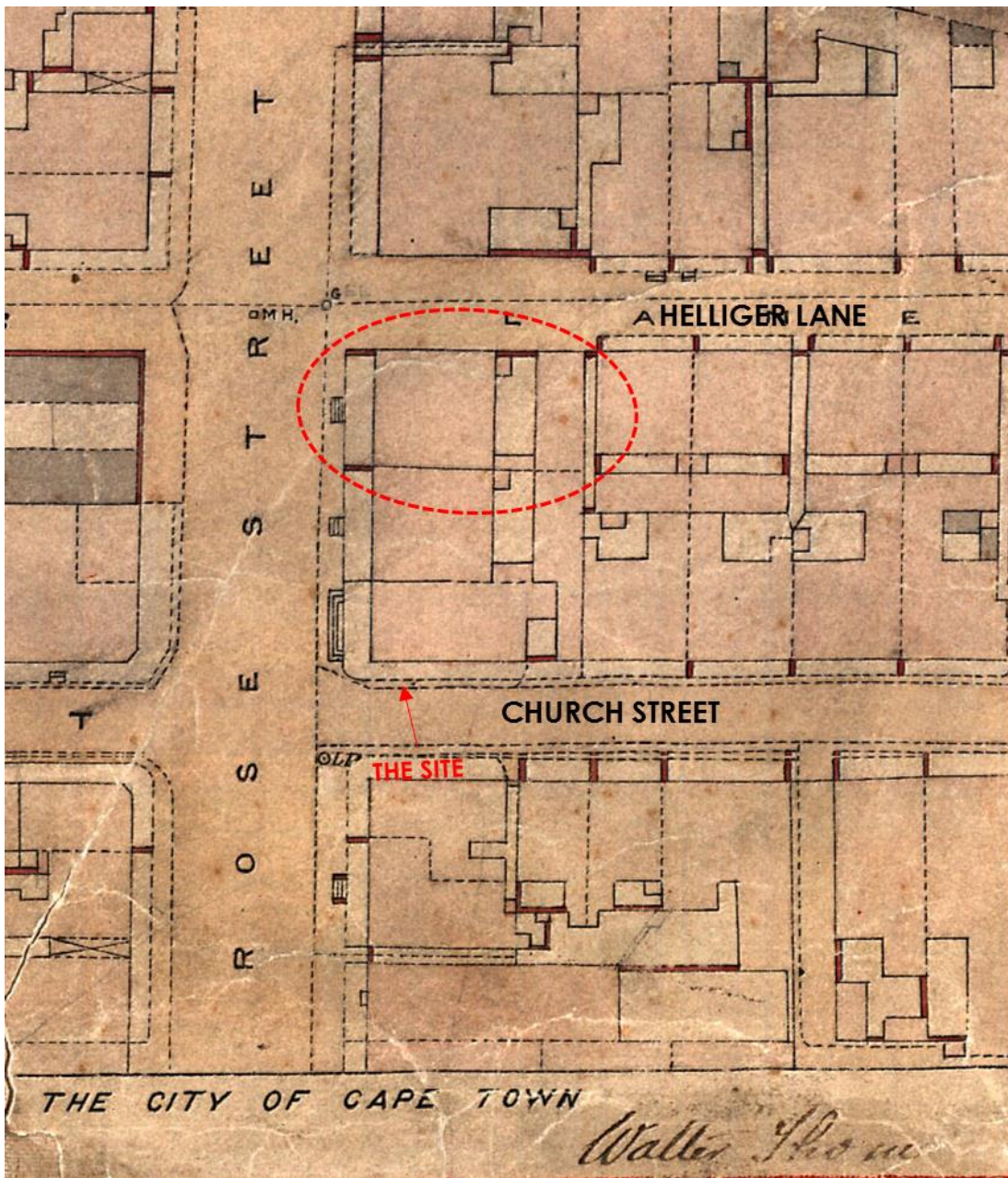


Figure 10: THOM SURVEY DRAWING 1898



**Figure 11: CoCT 480 SERIES**

A 1979 newspaper photograph of no. 72 Rose Street shows the house in its present form although the front door and fanlight, entrance stoep steps and railings are different to what we find today.

Efforts to locate detailed records of the extent of the rebuild effort via the SAHRA library and elsewhere have been unsuccessful. The existing built form found on the site today differs in much of its detail to what would have been reconstructed as part of the 1966 to 1976 project.

It is evident from examination on site and as presented here in photographs that a large proportion of the building's interior and finishes were either rebuilt or have substantially been altered post 1976.

A short summary of these findings is presented here:-

Replacement material (pre 1976) can be identified as:

- Sash windows on Rose Street façade

Replacement material (post 1976) can be identified as:

- Front door fanlight
- Stoep steps and railings
- Parapet mouldings

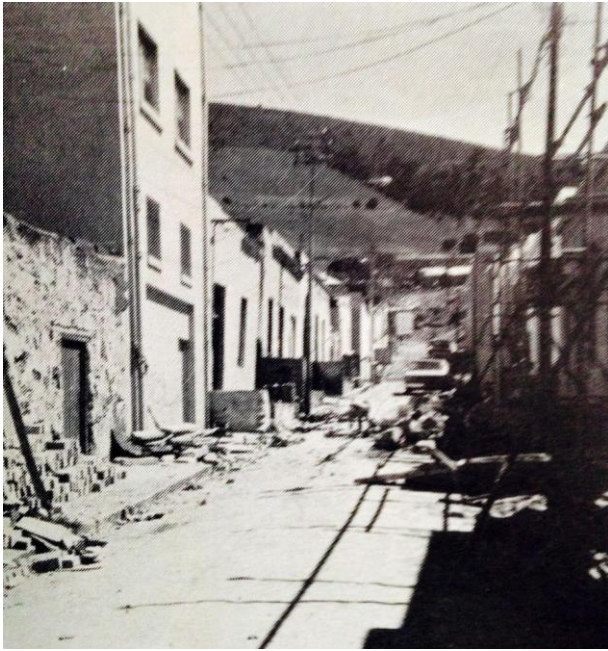
Replacement and added material (date unidentified):

- Internal stair
- Internal kitchen plumbing and fittings
- Internal bathroom plumbing and fittings
- Internal floor finishes
- Internal ceilings
- Internal walls (120mm)

Refer to detailed photographs of the exterior and interior in Figure 15 and Figure 16 as well as Figure 12 below.



Figure 12: 72 ROSE STREET (The Argus 28<sup>th</sup> Feb 1979)



**Figure 13: HELLIGER LANE - DURING CoCT 1966 – 67 RESTORATION PROJECT**

### 2.3. PRESENT CONTEXT

The site is located on the corner of Rose Street and Helliger Lane, one block to the NE from Wale Street. It is one of two three bay units which present as typical single story dwellings. The third unit in the block is a single story corner shop with verandah overhang onto the pavement area. Two similar three bay units sit on the opposite side of Helliger Lane as part of the block which stretches to Wale Street. The unit on the corner of Wale Street is double storied and the two three bay units in that block are part double story as is no. 72 Rose street.

The building directly opposite the site is a two storey face brick semi industrial mid-century block with an unarticulated façade which is commercially utilised as the home of 'Tritalia' who service and repair scooters and motorcycles. Next door is a part facebrick, part plastered three to four story mid-century commercial building. In the Helliger to Wale Street block one finds two double story units, the corner unit with a verandah overhang and the Rose Street corner café.

One block away, across Church Street, extensive alteration work was carried out on the corner unit when it was converted to a double story splay fronted



Figure 14: PHOTOGRAPHS OF THE ROSE STREET LOCALE



View 1: Looking east across Rose Street to Church Street corner



View 2: Looking east across Rose Street



View 3: Looking directly across Rose Street



View 4: Looking south across Rose Street to Helliger Lane corner



View 5: Looking west up Helliger Lane

Figure 14: PHOTOGRAPHS OF THE ROSE STREET LOCALE



Figure 15: PHOTOGRAPHS OF ROSE STREET AND WALE STREET

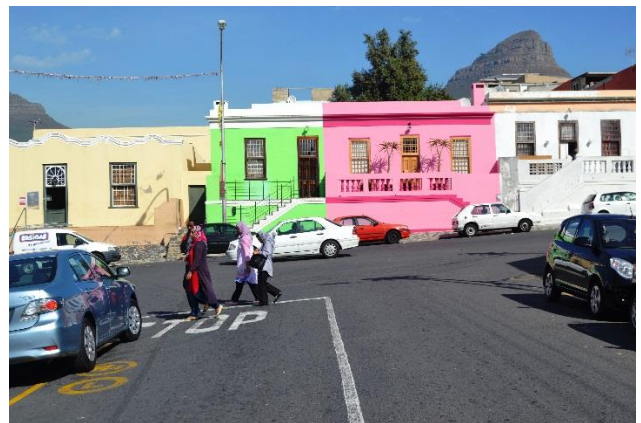




View 1: Looking west across Rose Street across to Helliger Lane corner



View 2: Looking south across Rose Street to Wale Street



View 3: Looking up Rose Street to Wale Street

Figure 15: PHOTOGRAPHS OF ROSE STREET AND WALE STREET

2.4. PRESENT BUILT FORM

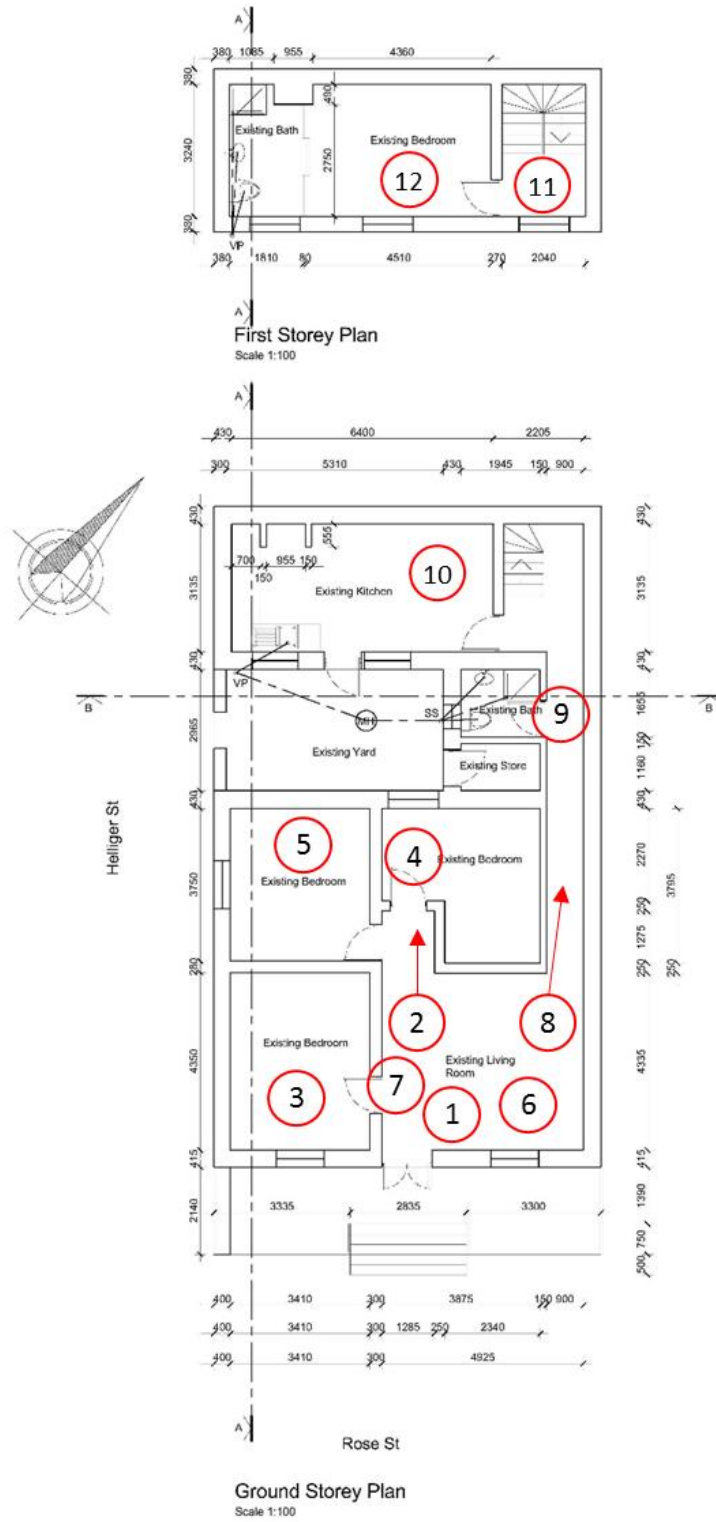


Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL



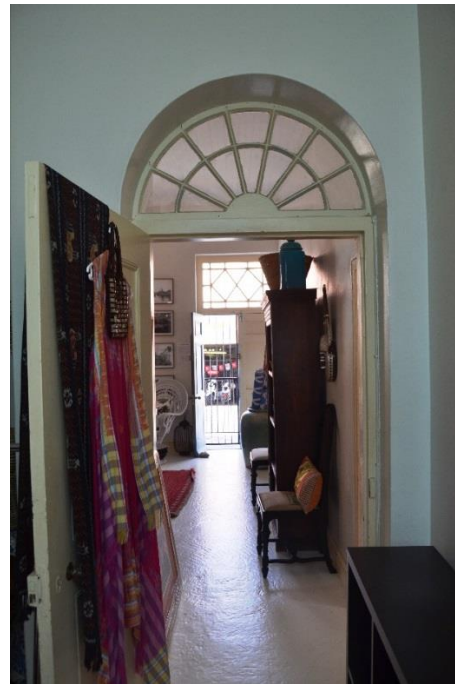
View 1: View from Living room to entrance doors



View 2: Painted concrete floors



View 3: Rose Street facing bedroom window with internal shutters



View 4: View from central bedroom towards entrance door

Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL



View 5: Helliger Lane bedroom ceiling



View 6: Living room ceiling



View 7: Internal door leading from Rose Street bedroom to Living room    Same door – view from Living room with architrave

Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL

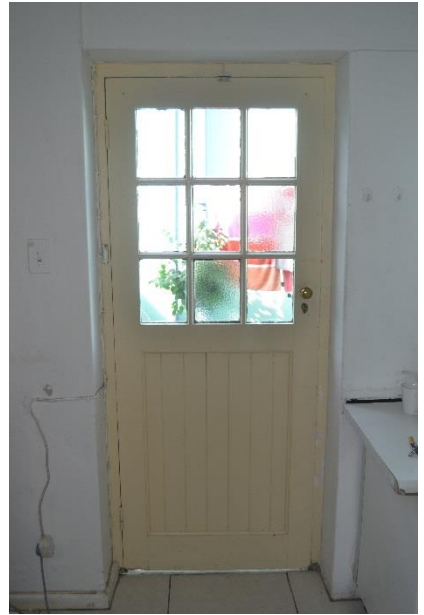


View 8: View down passage past bathroom sliding door



View 9: Bathroom on lower level

Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL



View 10: Views of kitchen showing passage door and door leading to exterior courtyard



View 11: Internal stair views

Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL



View 12: Upper level bedroom and bathroom en-suite

Figure 16: PHOTOGRAPHS OF THE INTERIOR LOWER LEVEL

### 3. HERITAGE SIGNIFICANCES ASSOCIATED WITH SITE AND CONTEXT

#### 3.1. STATEMENT OF SIGNIFICANCES

The assessed heritage information on record at the City of Cape Town is as follows:

*Original owner of the property: F Hilgers 1810*  
*Earliest evidence source: Snow (1862)*  
*Description: 3 bay cottage, flat roof*  
*Grading notes: "burglar bars detract from heritage value"*

*Contextual significance: High*  
*Age significance: High*  
*Aesthetic significance: Medium/High*  
*Associational significance/associated events: Null*  
*Representivity: Medium/High*

*Rarity: Null*

*Excellence significance, Symbolic significance and Scientific significance: Null*

*Significant interior: Null*

*Statement of significance: Null*

*Requires further investigation: Null*

Large portions of material replacement have been identified in the analysis of the existing built form – refer to Sections 2.2 and 2.4.



## 4. ARCHITECTURAL PROPOSALS

### 4.1. DESIGN PROPOSALS FOR CHANGES TO EXISTING BUILT FORM

The architect for the project is Thomas Dillon and he has provided the following statement of intent regarding the proposals for change to the existing built form. The statement is to be read in conjunction with the architectural drawings presented herein.

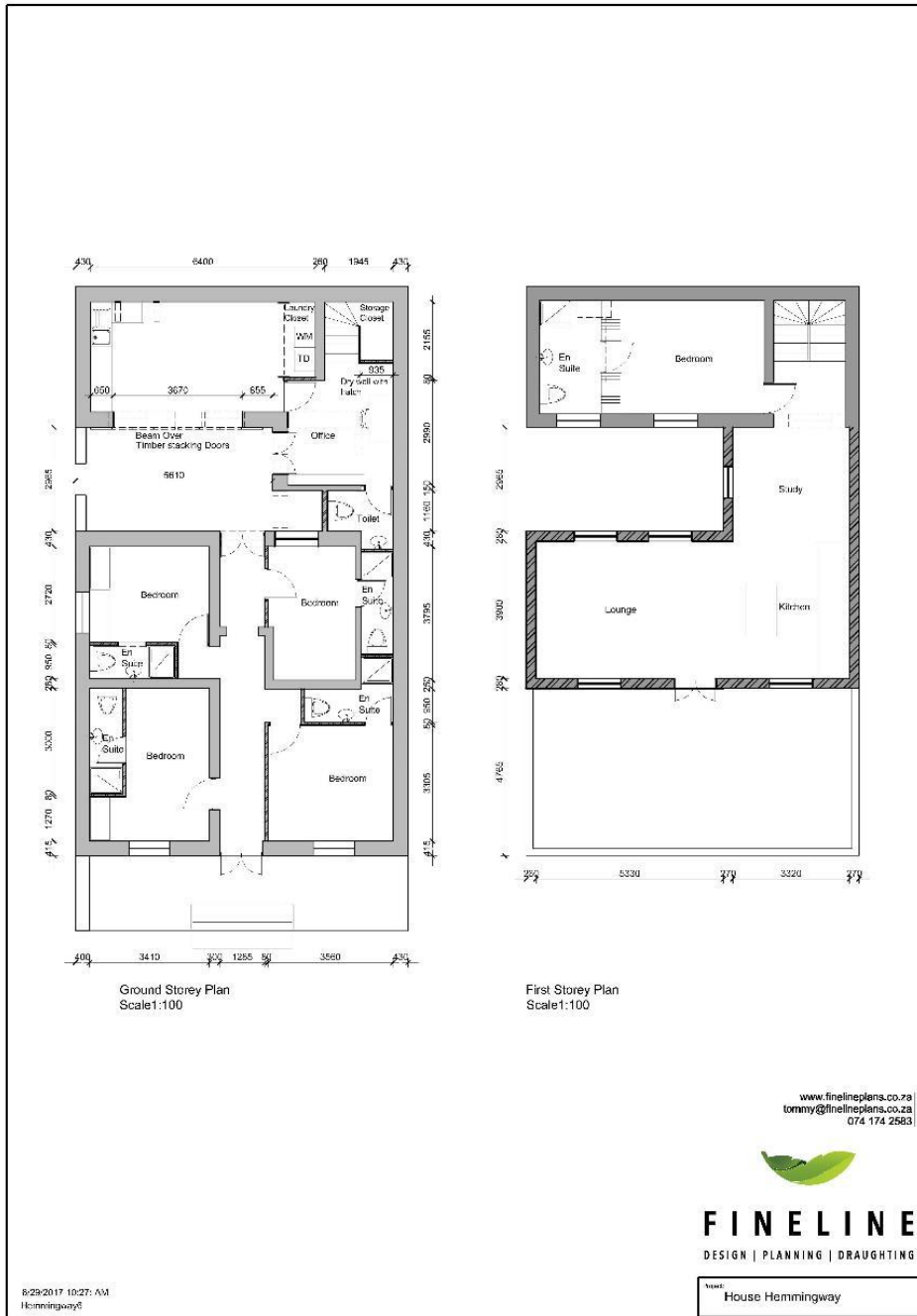


Figure 17: ARCHITECTURAL DESIGN PROPOSALS



Figure 17: ARCHITECTURAL DESIGN PROPOSALS

## 4.2. ARCHITECT'S STATEMENT

**Tom Dillon**  
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May 8, 2017

ARCHITECT'S STATEMENT REGARDING PROPOSED ALTERATIONS TO 72 ROSE STREET, ERF 115840, CAPE TOWN

To Whom It May Concern,

The proposed alterations, including the additional bathrooms are intended to 'sit lightly' within the existing home. There will be minimal impact on the existing fabric of the building as the method of construction is to be modular and self-contained units, to provide necessary comfort for the residents while preserving the existing home. A basic idea of our intent is illustrated below in diagram 3.

The building envelope will be extended with minimal impact on the street elevations. As illustrated below in diagram 1 and 2, there will be no visible impact from Rose Street, and the Helliger street elevation toward the rear of the building (Set back 7.5m from Rose St) All adjustments are to be done with the greatest sensitivity and in a way that complements the building. The overall height of the new form will be 7 meters (no higher than the existing double story portion of the house) and therefore minimal impact on the streetscape as illustrated.

Kind regards,



T Dillon

Diagram 1



Diagram 2

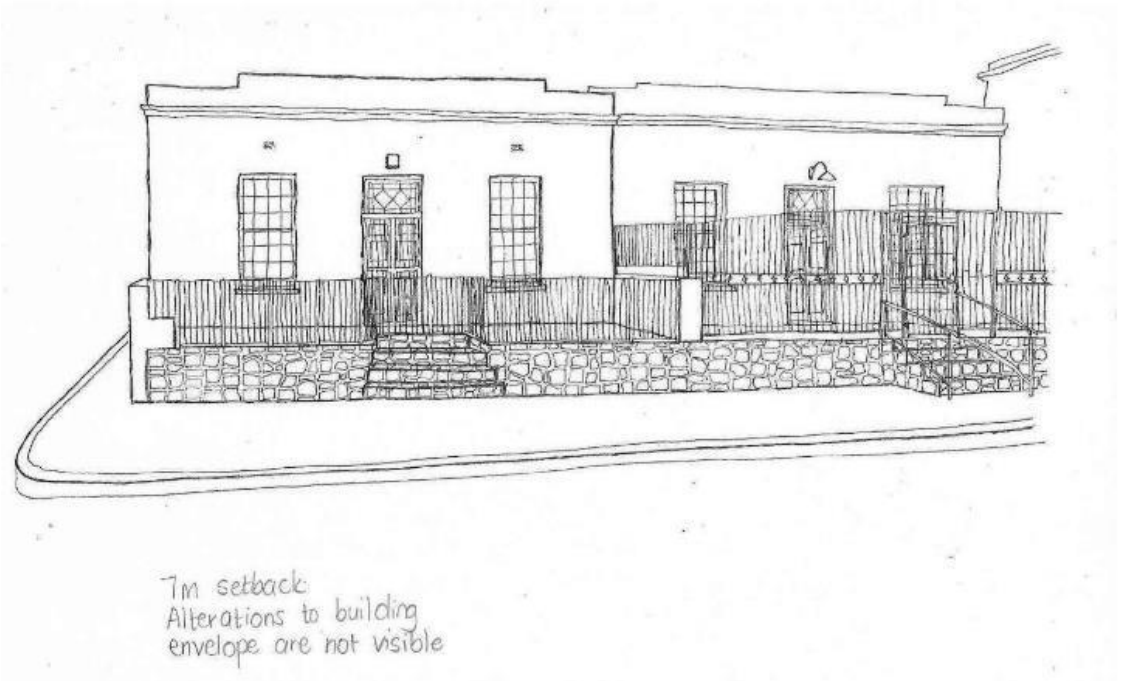


Figure 18: ARCHITECT'S SKETCHES

Diagram 3

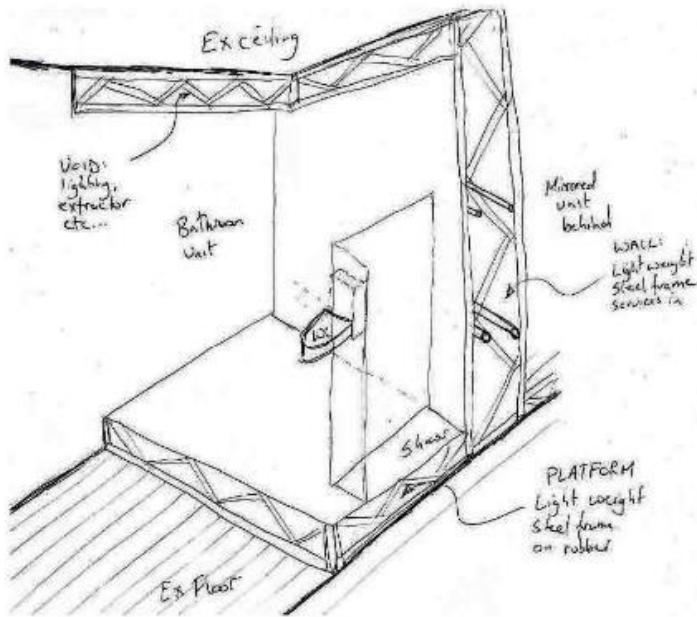


Figure 18: ARCHITECT'S SKETCHES

### 4.3. OWNER'S STATEMENT

The proposed alterations are intended to provide her with a home on Rose Street from which she can also operate a small business to support the costs incurred in owning the property. Ms Hemingway describes a vision to restore the building she has bought “with respect for and in keeping with, the spirit of the local architecture, to bring back its value as a home” and to provide a space for travellers and students to live. The owner, Ms J Hemingway, has submitted a statement which is attached hereto in Appendix D.

## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1. CONCLUSIONS

The intended additions to the existing built form will not affect the buildings' contextual significance. The existing building is situated on the corner and as such, has traditional architectural licence to differ from adjacent and intermediate mid-block units. There are three corner block units which are two stories high in the very near vicinity – namely those on the corner of Rose and Wale, Rose and Church and Rose and Longmarket Streets as illustrated in Figure 19 here below.



Three corner block two storey buildings on Rose Street near to the site

**Figure 19: CORNER SITES ON ROSE BETWEEN WALE AND LONGMARKET STREET**

In a table of comparisons the proposed altered built form is assessed against the CoCT assessed heritage significances of the existing built form as follows:-

Category	CoCT assessment of existing	Assessment of proposed altered built form
Contextual significance	High	Unaffected (proposed new built form interventions are not visible from Rose Street)
Age significance	High (can only refer to external and original 220mm + thick internal walls)	Unaffected
Aesthetic significance	Medium/High	Unaffected
Associational significance	Null	Unaffected
Associated events	Null	Unaffected
Representivity	Medium/High	Unaffected (proposed interior interventions are reversible)
Rarity	Null	Unaffected

In addition to the above, it must be noted that it is the owners intention to revert the usage of the building from what it has been up until very recently (part office and part residence) to a place of residence alone. This can be seen as a positive intervention as it enhances the residential aspect of the neighbourhood as thereby contributes towards the historic nature of the Bo-Kaap as the oldest residential neighbourhood in Cape Town.

## 5.2. RECOMMENDATIONS

It has been determined, in the assessment table of comparisons above, that the proposed built form interventions will not negatively affect the existing significances of the built form in the context of Rose Street in the Bo-Kaap. In addition, the proposed interventions will enable the premises to be used solely as a place of residence.

The proposed exterior envelope extensions to the existing upper level floor plan have been designed to be set back from Rose Street and will therefore not impact significantly on the streetscape. In addition, as noted previously, no. 72 is a corner site and thereby has some sense of architectural licence to be different from its immediate neighbour in its built form envelope. There are three two storied corner buildings in close proximity on Rose Street.

The proposed interior interventions are intended to “touch the existing built form lightly” as the architect has described. These interventions are largely reversible.

As such, it is recommended that this application be considered for favourable comment.

## 5.3. PUBLIC COMMENT AND PARTICIPATION

Public participation is invited by means of this Draft Document which will be circulated to CoCT E&HM officials and officially recognised interested and affected parties for comment.

End.

**APPENDIX A: POWER OF ATTORNEY**



[ ]

**POWER OF ATTORNEY (REGISTERED OWNER'S CONSENT)**

Case No (to be completed by an official) [ ]

I/we, **J E Hemingway**

(name(s) of registered owner(s)/applicant)

registered owner(s) of the following property(ies)

**Erf 115840 Cape Town situated at 72 Rose Street, Bo-Kaap.**

(property description(s))

wish to certify that authority is hereby granted to

**Ursula Rigby**

(agent/consultant's name)

in terms of the enclosed resolution\*(applicable if land owner is a registered company/closed corporation, trust or other juristic person) to apply for (\*tick appropriate box.)

- Rezoning of land, including rezoning to sub divisional area overlay zoning
- Permanent departure
- Temporary departure
- Subdivision of land
- Implementation of a subdivision approval in phases
- Consolidation of land
- Amendment, suspension or deletion of a restrictive condition
- Consent or approval in terms of, or the relaxation of, a restrictive condition in a title deed where the restriction relates to use, subdivision, development rules or design criteria
- Consent, approval or any other permission or requirement in terms of the development management scheme
- Amendment, deletion or addition of conditions in respect of an existing approval granted or deemed to be granted in terms of this By-Law
- Extension of the period of validity of an approval
- Amendment or cancellation of an approved plan of subdivision or general plan
- Permission required in terms of the conditions of approval of an application
- Determination of a zoning, a non-conforming use right or any other matter which the City may determine in terms of this By-Law
- Correction of a zoning map
- Certification of an owners' association constitution or an amendment;
- Alteration or amendment of a street name or number
- Determination of an administrative penalty as contemplated in section 129(1)
- To exempt a subdivision from the need for approval in terms of this By-Law as contemplated in section 67(3)
- Any other application provided for in this By-Law
- Any other application which the City Manager may prescribe in terms of this By-Law



in respect of the afore-mentioned property(ies), to enable it to be developed/utilised for the following purpose(s):

Alterations and additions to the existing building.

(proposed purpose(s)/development)

The undersigned therefore nominates, constitutes and appoints the above party with power of substitution to be the registered owner's legal representative/agent and to act in the name, place and stead of the registered owner in the above regard. Accordingly, power of attorney is hereby also granted to the agent to sign and receive all correspondence in respect of the matter referred to above during the applicable process.

Owner's name

J E Hemingway

Owner's signature

*J Hemingway.*

Date

04 04 2017

Amended on: 01/03/2017

*JH*

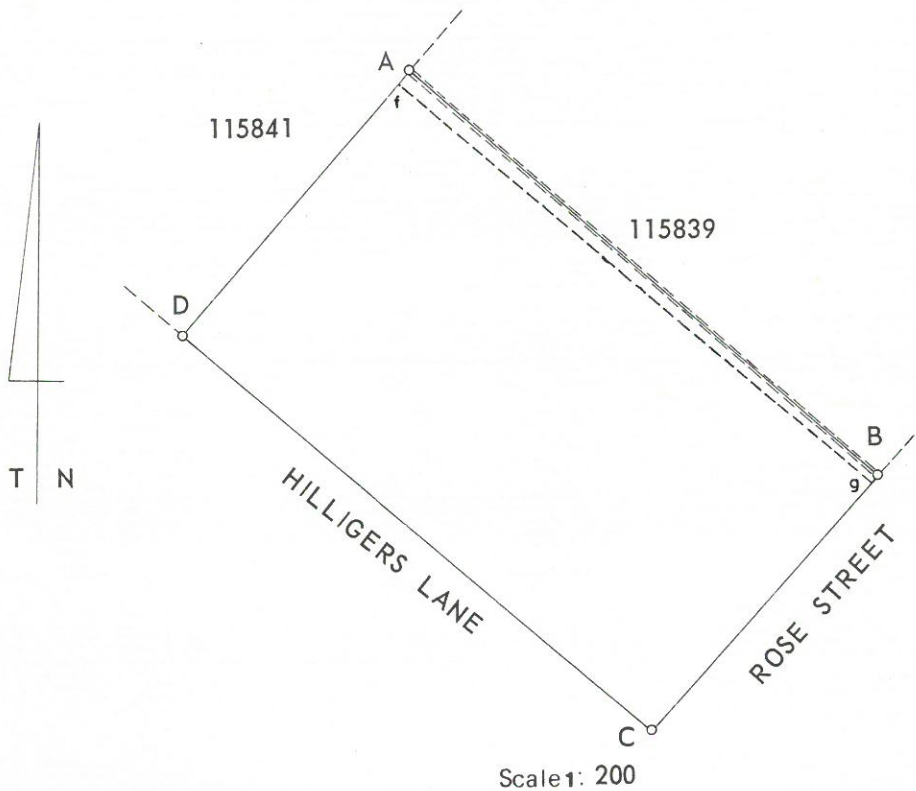
## APPENDIX B: SG DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.
		Constants	Y	System	L o 19°	X
AB	16,39	311 30 40	A	+ 54 003,29	+ 54 720,36	4061-83
BC	9,13	42 09 30	B	+ 53 991,02	+ 54 731,22	
CD	16,31	131 09 50	C	+ 53 997,15	+ 54 737,99	
DA	9,23	221 42 20	D	+ 54 009,43	+ 54 727,25	
		5 17	⊕	+ 54 028,73	+ 54 780,15	Approved <i>[Signature]</i> for Surveyor-General 1983-08-12
		6 17	⊕	+ 54 130,31	+ 54 692,22	

Beacon Description

- A - 12mm drill hole in passage
- B - 12mm drill hole in brick wall
- C - 12mm round iron peg next to wall corner
- D - 12mm drill hole in cement gutter

The line AB represents a party wall



The figure A B C D

represents 150 square metres

of land, being

Erf 115840, Portion of Erf 115830, Cape Town

situate ~~in~~ at Cape Town in the Municipality of Cape Town

Administrative District of Cape

Province of Cape of Good Hope.

Surveyed in September 1982 - March 1983

by me,

*[Signature]*  
Land Surveyor

This diagram is annexed to  
Cert. of Regd. Title  
No. T.21293/1987  
dated  
i.f.o.

The original diagram is  
No. 4051/83 annexed to  
Transfer ~~Grant~~ C.C.T.  
No. T.33780/1986

File No. S/9390/96  
S.R. No. E 1123/83  
Comp. BH-7DB/Y2A1  
(578)  
M 4340

Registrar of Deeds