

Alterations to
Existing Buildings on Erf 1319. Barkly East

HERITAGE REPORT



Client:

Vicente Property Holding (PTY) Ltd

Consultant:

RiBox



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1. INTRODUCTION

1.1 BACKGROUND

The Metro Fruit and Veg Franchise have sought the services of a professional team to affect alterations to a building in Barkly East.

The purpose of this report is to provide a basis on which to approve alterations and demolitions works to be undertaken on the building on Erf1319.

The approval of this report will enable the Metro Fruit and Veg Company to carry out necessary alterations on the building.

1.2 OBJECTIVE

The objective of this report is to create a clear and concise record of the value of this building and to propose changes required for the building to be utilised as a wholesaler shop.

1.3 ASSUMPTIONS AND LIMITATIONS

Assumptions were made due to the fact that no drawings or sketches of the original structure could be found. The building was therefore measured, and as-built drawings were prepared.

Photo recordings are mostly visual as the structure was maintained in its original structure.

1.4 APPROACH AND METHODOLOGY

Muller (2009) describes an additional responsibility of the professional in their heritage report. *Healdtown School Campus. Heritage analysis and assessment of the cultural landscape*:

“The approach to the recording (i.e. gathering of heritage data through audit, surveys, or documentation) and assessment activity therefore follows from a two-fold responsibility:

- The first, main responsibility is to gather, process and deliver relevant and concise data, in the required formats, that will ensure construction of a relevant, suitable, practical and flexible heritage management vision, policy and guidelines (Muller,2009:3).”
- “The second, peripheral responsibility is to ensure that the heritage assessment can be augmented in the future, and that research material and documentation that are not directly

required for the current project, but that answer the statutory responsibilities posed by the NHRA25/99, or otherwise are nevertheless part of the historic record, be collected and properly archived to ensure conservation of the data with the relevant heritage authorities (Muller, 2009:4)".

Our approach to this report will address both responsibilities.

2. LEGAL FRAMEWORK

2.1 THE HERITAGE ACT 25 OF 1999

The buildings on ERF1319 are not currently graded in terms of the National Heritage Act (1999), however, structures older than 60 years in South Africa are protected by this act in that: *"No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority"* (RSA, 58).

The report was prepared in terms of the above-mentioned clause. However, no historical data were found and after analyses of the structure it became evident that the building possesses a certain contextual value, but we cannot see any special architectural significance for this building.

3. LOCATION

The building is located on the southern side of Barkly East town hall at the corner of Cole Street and Graham Street.

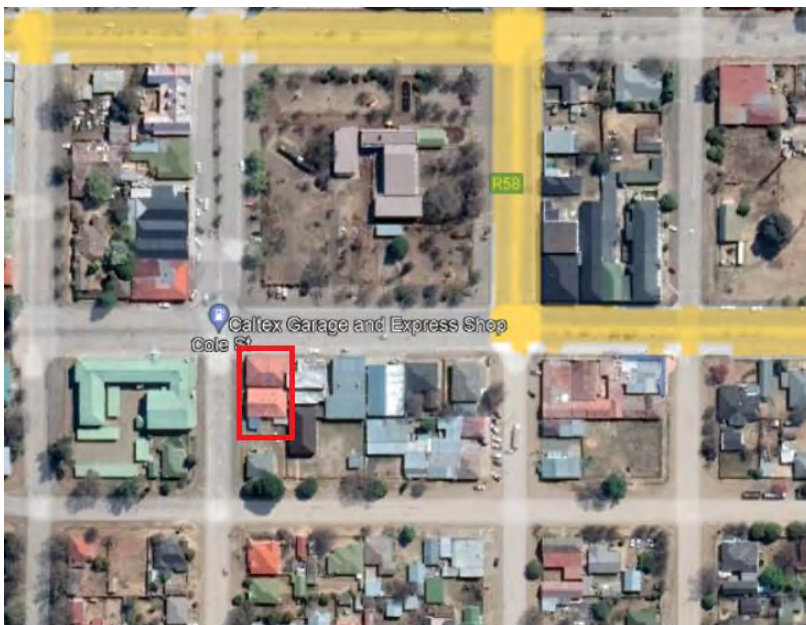
Latitude - 30°58'8.01"S

Longitude - 27°35'35.07"E

The building is located on ERF 1319.



Google Earth photo of Barkly East (Google Earth, 2022)



Google Earth photo of Erf1319 (Google Earth, 2022)

3.1 EXISTING ZONING AND OWNERSHIP

The current owner of ERF1319 is Alida Johanna Francina Cloete. Mrs Cloete sold the property to the Vicente Property holding (PTY) Ltd. Title deed transference in process.

3.2 SERVITUDE AND OTHER RESTRICTIONS

None

3.3 CONTEXT REPORT

Barkly East is named after Sir Henry Barkly, Governor of the Cape Colony from the period 1870 to 1877. It is a small village located on the banks of the Cacadu River. This area became a municipality in 1881.

The village is one of the highest in South Africa, at 1777m above sea level.

Barkly East NG Church was designed and built by Hermann Kallenbach and Partners in the period 1903 (post South African War) and 1913.

The Town Hall and municipal offices were completed in October 1955 and can be seen as the more essential buildings in town.

The surrounding buildings mostly appear to be of a similar age and condition compared to the building on Erf 1319. All surrounding buildings have retail shops and some are double story. Businesses include the following: ABSA bank, PEP clothing shop, municipal offices, Caltex garage, Express shop, U-save grocery store, FNB bank, Red Apple gift shop, Mukheibir Supermarket, NG Church etc.

3.4 PHOTOGRAPHS OF EXISTING STRUCTURE(S) AND SURROUNDINGS



Barkly East Town Hall & Municipal Offices

Oblique view of North facade
Photographer: Roger Fisher



NG Church Barkly East.

Google Earth photo taken from West looking East on Molteno Street (Google Earth)



Google Earth photo taken from West looking East on Cole Street (Google Earth 2020)



Google Earth photo taken from South looking North on de Villiers Street (Google Earth 2020)



Google Earth photo taken from South looking north on Graham Street (Google Earth 2022)



Google earth photo taken from East looking South on Cole Street (Google earth 2022)

4. OBJECTIVE OF THE PROJECT

The Erf 1319 is comprised by two buildings, existing building 1 with the main façade facing Cole Street, existing building 2 with the main facade facing Graham Street, with an alley between the two buildings. The objective of the project is to connect both buildings to create a wholesaler shop for Metro Fruit and Veg franchise. See figure 1.

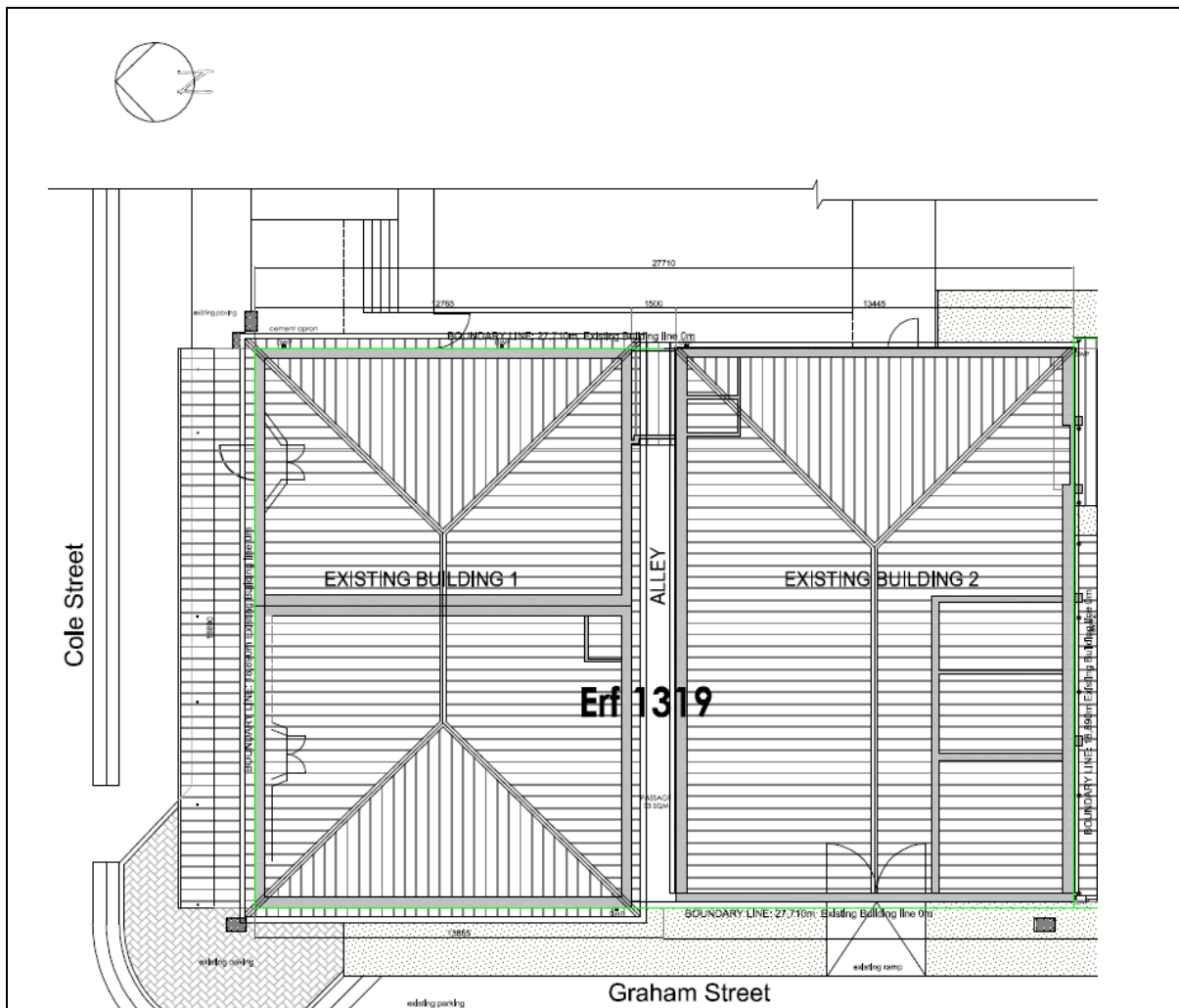


Figure 1

5. ARCHITECTURAL ANALYSIS

5.1 INTRODUCTION

Building 1 has a South African Farm Style, we assumed it was originally built around 1950. The building consists of two spaces. It originally functioned as a clothing store, specifically a shoe shop. Indicated in green on Figure 2: A grocery store and miscellanies shop can be seen. Indicated in blue on Figure 2 below: Gainde Fatma House, clothing and shoe store. From historical accounts from within the local community, the building was mainly utilized to accommodate a variety of shops over the years.

Building 2 consists of two small bathrooms and three spaces for storage (we assumed as latter interior modification to the building layout). The function of the building was mainly to accommodate storage, but is currently vacant.

ORIGINAL LAYOUT

Please refer to Annexure B: As-built drawings of the current buildings.

The buildings were built in a rectangular-shape. Although none of the original drawings were found, we believe that small alterations have been done since the buildings were built. An addition of a bathroom between the building 1 & 2 was done (indicated in orange on the figure 2 to the left), new interior walls, new bathrooms and new exterior windows were added to the original building layout.

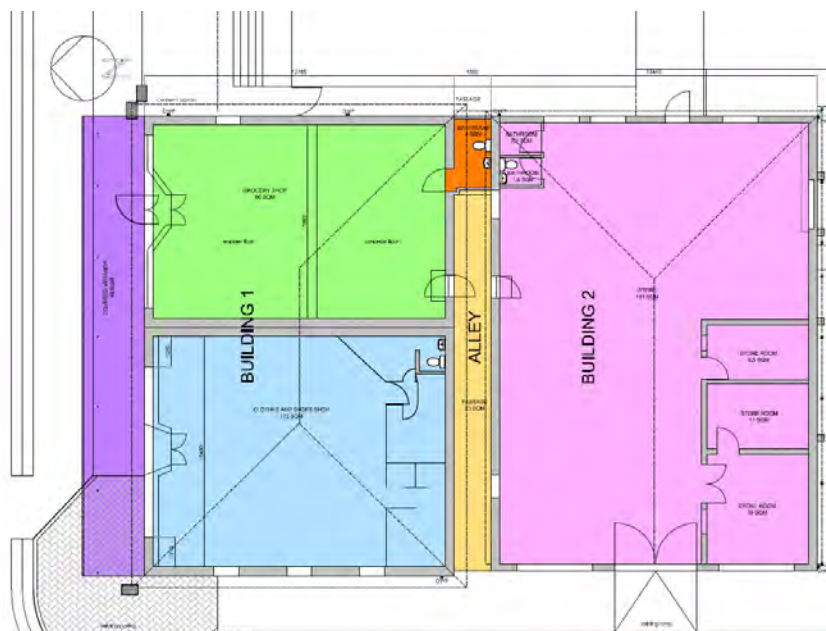


Figure 2

- Original veranda (indicated in purple on the figure 2 to the left)
- Existing Alley (indicated in yellow on the figure 2 to the left)



STATUS QUO




The building 1 on Erf 1319 possesses a South African farm style, an influential and far-reaching design movement that spread during the 1950 in South Africa. In the main facade a mono pitch veranda, and a hipped roof of galvanized roof sheeting, closing the structure.



The state of preservation of the building is good. The diagnosis was made from astute visual observations. The property presents numerous problems with ceilings including poor quality installation, bricked up modern steel window, damaged wooden doors, defective plumbing and electrical installations and broken sanitary fittings.




The building 2 on Erf 1319 possesses a step parapet wall with a gabled roof. The state of preservation of the building is regular. The diagnosis was made from astute visual observations. The wall structure is in a good condition but the roof structure is deteriorated and we propose to replace it.



5.2 DETAILED PHOTO REPORT



Building 1				
Level	Element		Observations and recommendations	Photos
Grocery & Miscellaneous shop	Roof Structure	→ Ceilings	<ul style="list-style-type: none"> → Existing ceiling is a modern gypsum ceiling board with a wooden strip with poor quality installation. → We propose replacing the existing ceiling and installing a non-combustible material ceiling. → Install new insulation: 135mm isotherm 	
	Walls	<ul style="list-style-type: none"> → Interior → Existing bathroom 	<ul style="list-style-type: none"> → The structure and wall plaster are in good condition. → Demolish existing bathroom walls in the alley. → Demolish internal walls and install steel structure as shown on drawings. 	

	Floors	<ul style="list-style-type: none"> → Shop → Bathroom → Alley 	<ul style="list-style-type: none"> → Remove existing wooden floor, cast new concrete floor → Remove existing vinyl sheeting → Remove existing paving 	
Gainde Fatma House (Clothes & shoe store)	Roof Structure	<ul style="list-style-type: none"> → Ceiling 	<ul style="list-style-type: none"> → Existing ceiling is a modern gypsum ceiling board with wooden strip, poor installation quality. → We propose replacing existing ceiling and installing non-combustible material ceiling. → Install new insulation: 135mm isotherm 	
	Wall	<ul style="list-style-type: none"> → Inside 	<ul style="list-style-type: none"> → Demolish existing bathroom brick walls → Remove dry walls → Demolish internal wall as shown on proposed ground floor plan 	

	Floor	→ Shop	→ Remove existing carpet in the shop and existing vinyl tile in bathroom,	
Exterior	Veranda Roof Structure	→ Sheeting → Purlins → Fascia/gutter/Rainwater pipe	→ Replacement of sheeting required. → Replace where required. → Install fascia, gutter, and down water pipe.	

	Veranda	→ Front shop	<ul style="list-style-type: none"> → Remove steel burglar bar and steel door → Remove roller shutter and steel frame → Remove wooden door & windows 	
	Wall	→ Plaster	<ul style="list-style-type: none"> → Re-paint walls → Remove steel windows and brick up exterior opening (the interior is already bricked up) 	
	Roof structure	<ul style="list-style-type: none"> → Sheeting → Purlins → Fascia/gutter/Rainwater pipe 	<ul style="list-style-type: none"> → Seal, sand & paint roof sheets. → Remove & replace damaged roof sheets. → Replace existing trusses and purlins where required. → Replace existing fascia, gutter, and down water pipes 	

Building 2				
Level	Element		Observations and recommendations	Photos
Vacant	Roof Structure	<ul style="list-style-type: none"> → Sheeting → Purlins → Trusses → Rainwater goods → Ceiling 	<ul style="list-style-type: none"> → Replacement of sheeting required. → Replace. → To be replaced according to Architect and engineer's design. → Asbestos gutter to be replaced according to architect's specifications and engineer's design. → Remove existing ceiling at store 	
	Walls	<ul style="list-style-type: none"> → Interior → Exterior 	<ul style="list-style-type: none"> → Minor cracks visible, re-plaster and repaint. → Demolish bathroom walls and storeroom walls. → Minor cracks and major chips visible, re-plaster and repaint on exterior walls. 	

	<p>Floors</p>	<p>→ Interior</p>	<p>→ Demolish existing concrete floor and cast new concrete floor at the same level of the building 1.</p>	
	<p>Windows and doors</p>	<p>→ Interior/exterior</p>	<p>→ Remove windows and doors. Brick up opening according proposed ground floor plan.</p>	

5.3 RENOVATION PROJECT OBJECTIVES

The objectives of this project are:

- Converting the two buildings on Erf 1319 as a wholesale shop for the franchise, Metro Fruit and Veg. This will be done through demolition and alteration to the building structure.

Design and layout:

- The focus of the design is to preserve the style of the existing building.

The main intervention is interior demolitions to connect the two buildings. This will be done using new brick walls and hollow core concrete slabs as a roof.

Refer to Annexure E.

The 490 m² of ground floor includes:

- Wholesaler shop
- Female ablution
- Male ablution

Refer to Annexure F & G (Sections & Elevations).

5.4 PROPOSED ALTERATIONS

Annexure B indicates the existing building layout and Annexure E indicates the proposed layout.

We propose the following alterations:

5.4.1 Ground floor

Building 1:

- Demolish existing walls
- Demolish all interior walls and dry walls
- Demolish the exterior wall next to the alley on Building 1 and 2 and the bathroom between the buildings, removing all sanitary fittings

Building 2:

- Demolish all interior walls and relocate new toilets
- Break out opening on south elevation to allow access to the goods from the loading area on Erf 1325. (Erf 1325 is not part of this report but the property belongs to the same owner of Erf 1319)

- Remove all windows and doors
- Brick up the sides of the alley with new brick walls and hollow core concrete slabs as a roof

5.5 DESCRIPTION OF WORK TO BE DONE

5.5.1 Exterior

Building 1:

- Fix damaged roof sheeting. Seal and paint roof with *Antique Red* colour
- Remove all existing fascia boards, gutters and downpipes. Install new fascia boards, gutters and downpipes
- Rafters and purlins to be fixed and/or replaced, prior to installation of new fascia boards
- Veranda: In poor condition, structure rotten. Remove existing roof, rafter and gutter
- Install new roof sheeting to match existing structure
- Install new fascia board, gutter and down water pipes
- Remove existing steel window and fill in with brick work

Building 2:

- Remove existing roof sheeting, fascia, and down water pipes
- Demolish existing gable
- Install new mono pitch roof
- Install side cladding against walls

5.5.2 Floors

Building 1:

- Remove existing wooden floor planks and cast concrete floor
- Remove all existing carpets and vinyl flooring

- Demolish all existing ceramic tiles

Building 2:

- Demolish existing concrete floor.
- Cast new concrete surface bed and use Building 1's floor level as reference for floor level

5.5.3 Walls

- Re-paint existing walls

5.5.4 Windows and Doors

- Remove all exterior steel windows
- Remove existing windowsills where applicable
- Remove the existing wooden doors, wooden windows and glassing due to poor condition and safety precautions
- Remove all burglar bars and roller shutter structures and replace with new ones where applicable
- Install new roller shutter and double aluminium door as per drawings. Refer to Annexure E

5.5.5 Fire plan

- Install fire-resistant ceilings
- At a rate of one hose reel for every 500m² according to building regulations (SANS 10139), we propose the use of a fire extinguisher with a hose reel
- The building occupancy is classified as F1 and require a shall manual activated visual and audible alarm system, designed, installed and maintained in accordance with SANS 10139

5.6 RECOMENDATIONS

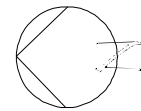
Construction supervision is of high importance for cautious conservation of this essential heritage building.

6. BIBLIOGRAPHY

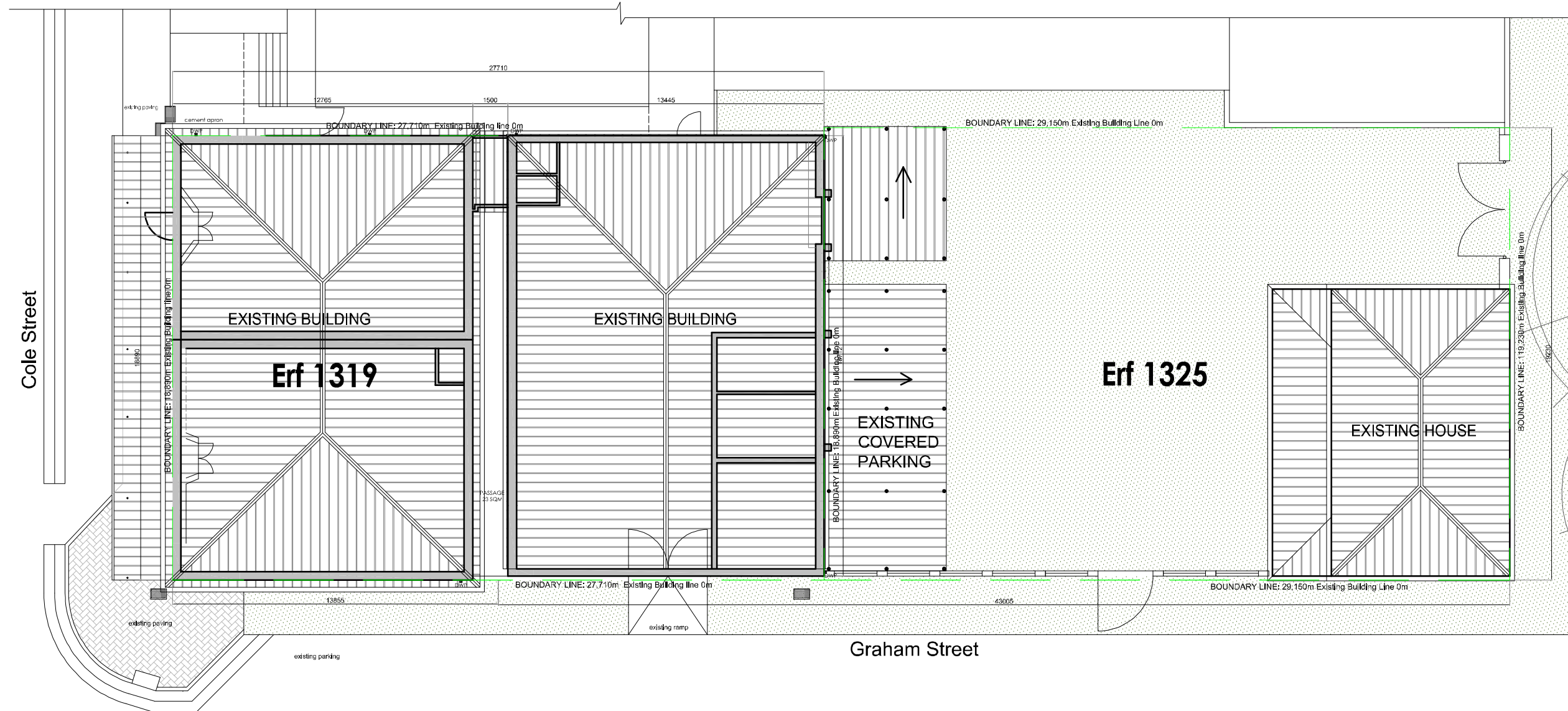
Muller, L & Cultmatrix C, 2009. *Healdtown Cultural landscape*. Unpublished Heritage Report. Available from
<http://www.sahra.org.za/sahris/sites/default/files/heritagereports/healdtown-reduced_0.pdf>
[Accessed on 26 March 2018].

Republic of South Africa. 1999. *National Heritage Resources Act 25*. Notice 506 of 1999. Government Gazette Vol. 406 No. 19974: 58, April 28 – Cape Town.

ANNEXURE A: EXISTING SITE PLAN



Locality Map



As-built :Site Plan
Scale:1:200

Plan Scale 1:200
NOT TO SCALE ON A4/A2/A1

GENERAL
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REVISIONS

NO.	DATE	DESCRIPTION
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GRAPHICAL KEY

	existing brick wall
	plastered brick
	concrete
	steel
	concrete apron / ramp / walkway
	paved walkway
	grey water discharge
	grey water main drainage



RiBox Architecture
2021 / 609907 / 07

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CLIENT:
Vicente Property Holding (PTY) LTD
PROPERTY:
ERF 1325 Barkly East
ERF 1319 Barkly East

DRAWING DESCRIPTION:
As-built: Site plan
scale 1:200
on A3 page

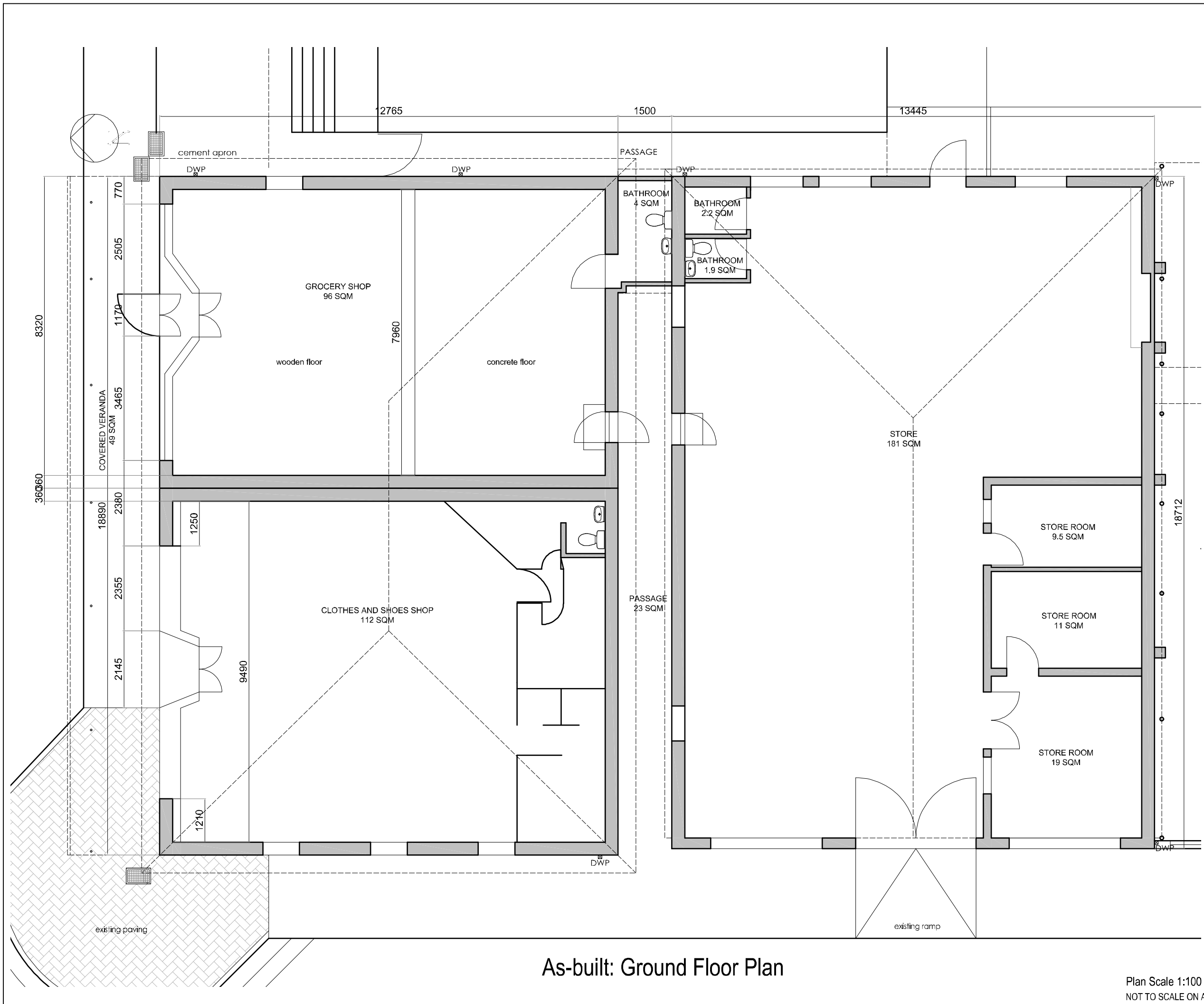
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PROJECT DESCRIPTION:
Alterations to Existing Buildings
on Erf 1325 and Erf 1319
Barkly East

project no.	drawing no.	revision
RH1806	WD01	01

client signature	architect signature
engineer signature	electrician signature

ANNEXURE B: EXISTING GROUND FLOOR PLAN



As-built: Ground Floor Plan

Plan Scale 1:100
NOT TO SCALE ON A4/A2/A1

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PROPERTY:
ERF 1325 Barkly East
ERF 1319 Barkly East

DRAWING DESCRIPTION:
As-built: Ground floor plan
scale 1:100
on A3 page

DRAWING DATE	PRINTING DATE
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PROJECT DESCRIPTION:
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RH1806	WD02	01

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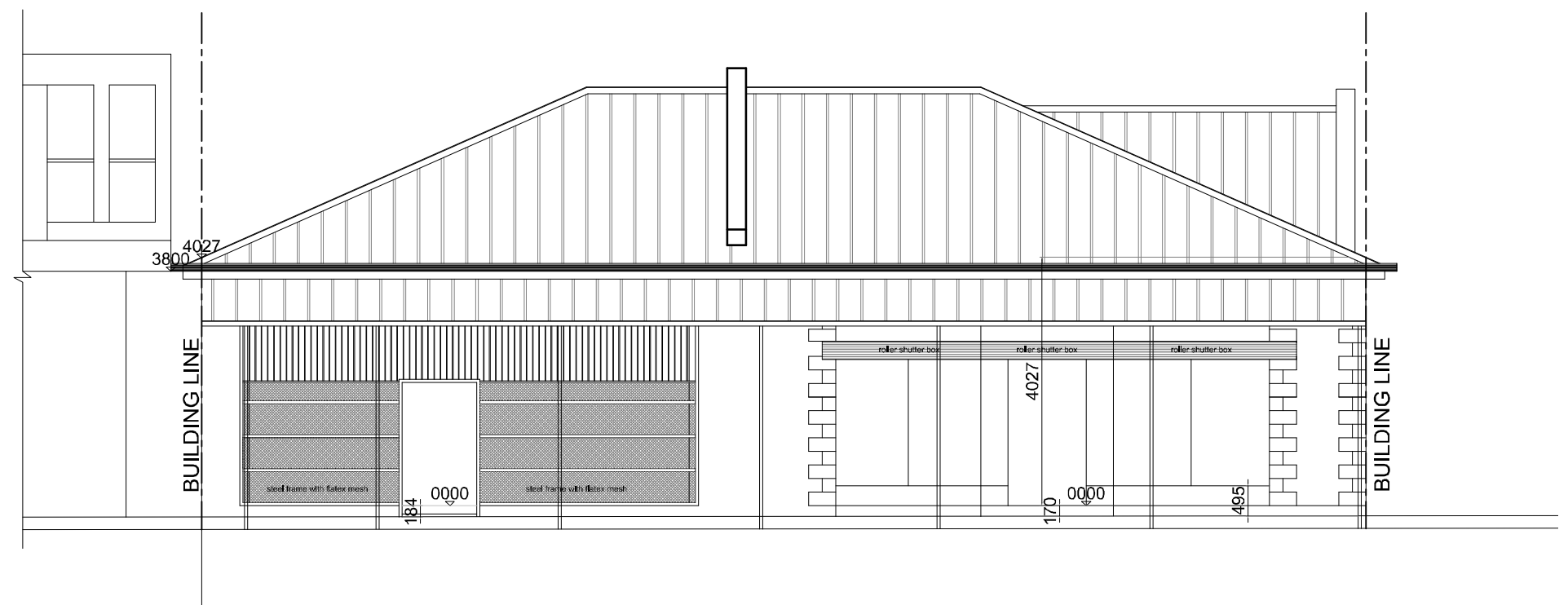
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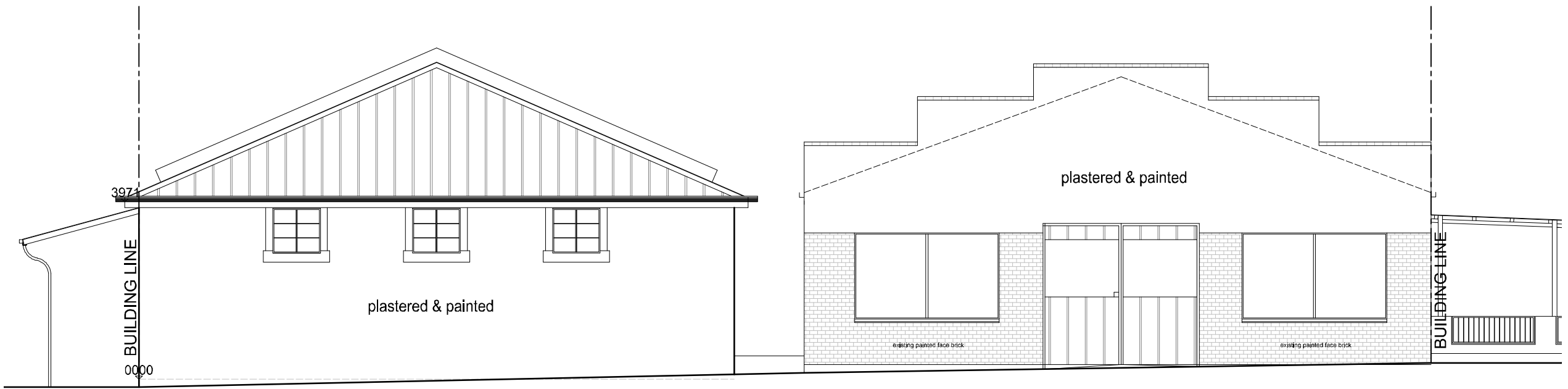
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project no.	drawing no.	revision
RH1806	WD03	01

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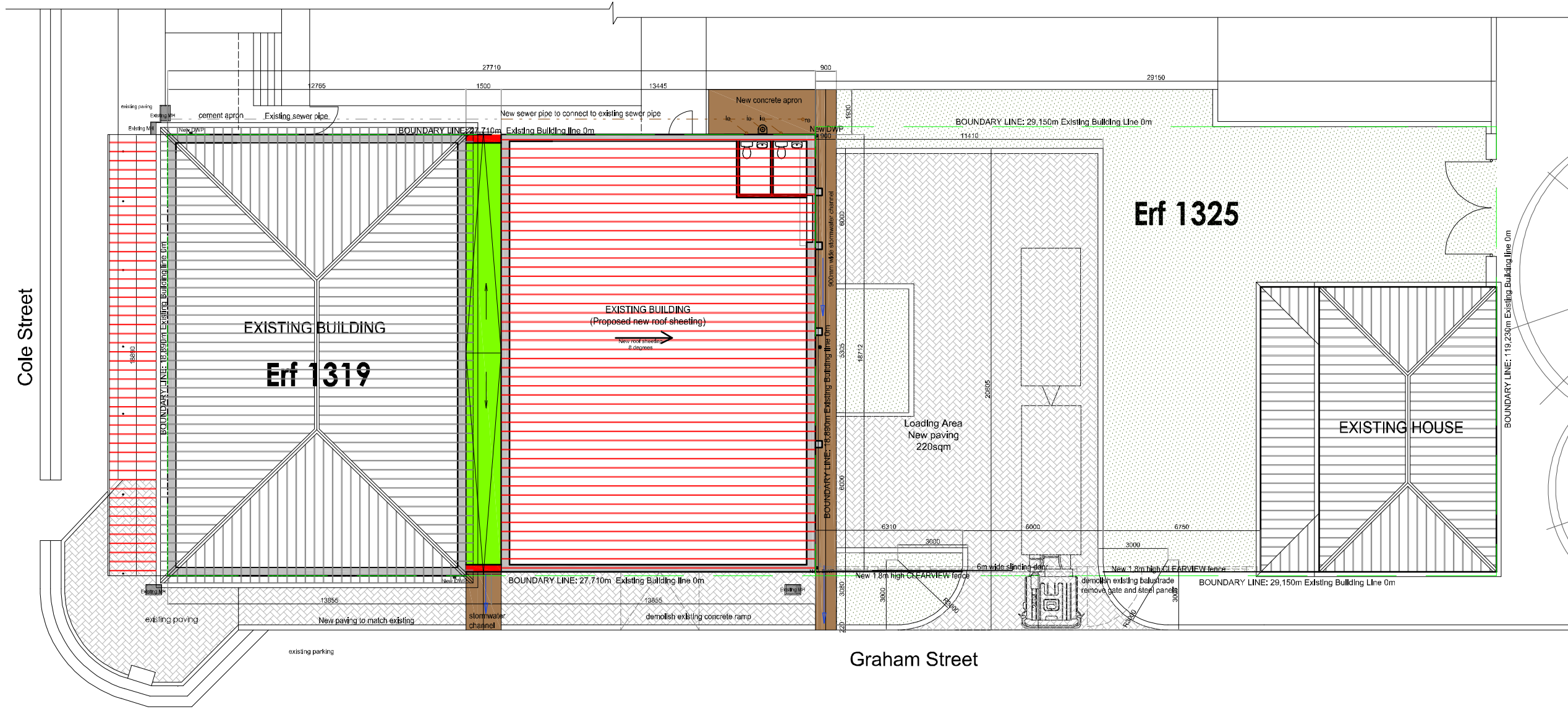
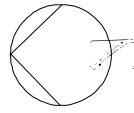


As-built :North Elevation



As-built :West Elevation

Plan Scale 1:100
 NOT TO SCALE ON A4/A2/A1



Proposed Site Plan
Scale:1:200

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PROPERTY:
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on A3 page

DRAWING DATE 21 May 2022	PRINTING DATE 21 May 2022
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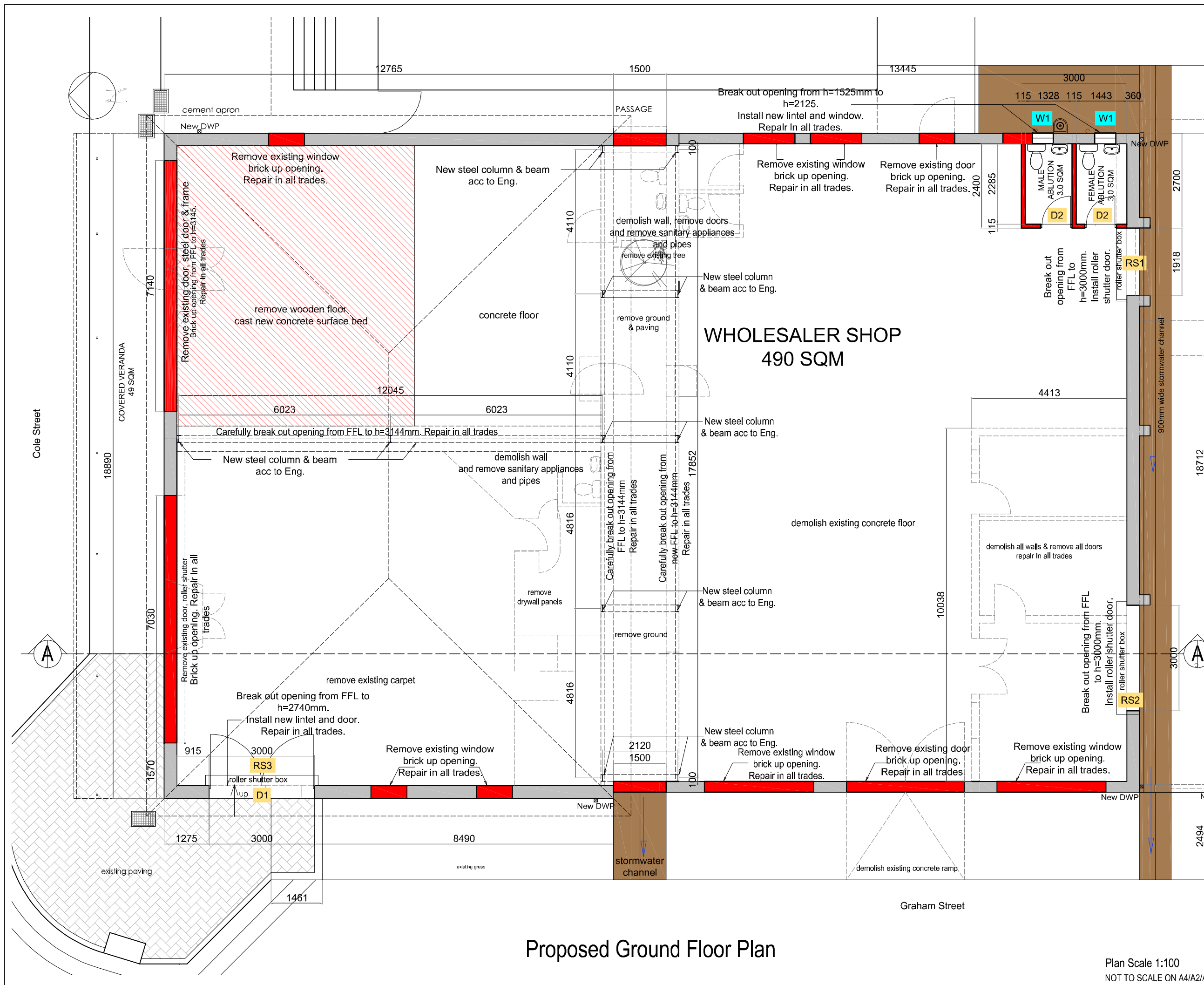
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project no. RH1806	drawing no. WD04	revision 01
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engineer signature	electrician signature

Plan Scale 1:200
NOT TO SCALE ON A4/A2/A1

ANNEXURE E: PROPOSED GROUND FLOOR PLAN



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DRAWING DESCRIPTION:
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 scale 1:100
 on A3 page

DRAWING DATE 22 May 2022	PRINTING DATE 23 May 2022
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PROJECT DESCRIPTION:
 Alterations to Existing Buildings
 on Erf 1325 and Erf 1319
 Barkly East

project no. RH1806	drawing no. WD05	revision 01
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client signature	architect signature
engineer signature	electrician signature

Proposed Ground Floor Plan

Plan Scale 1:100
 NOT TO SCALE ON A4/A2/A1

ANNEXURE F: PROPOSED ELEVATIONS

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REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHICAL KEY	
	existing brick wall
	plastered brick
	concrete
	steel
	concrete apron / ramp / walkway
	paved walkway
	grey water discharge
	grey water main drainage



RiBox Architecture
 2021 / 609907 / 07

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CLIENT:
 Vicente Property Holding (PTY) LTD

PROPERTY:
 ERF 1325 Barkly East
 ERF 1319 Barkly East

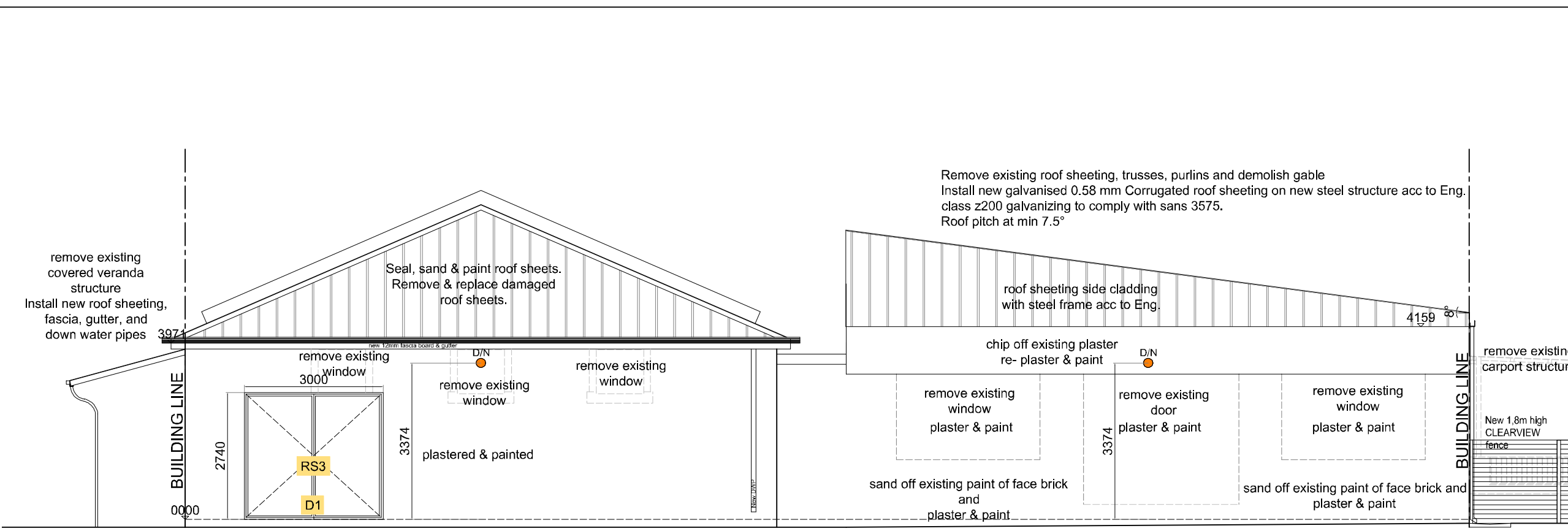
DRAWING DESCRIPTION:
 Proposed Elevations
 scale 1:100
 on A3 page

DRAWING DATE	PRINTING DATE
21 May 2022	21 May 2022

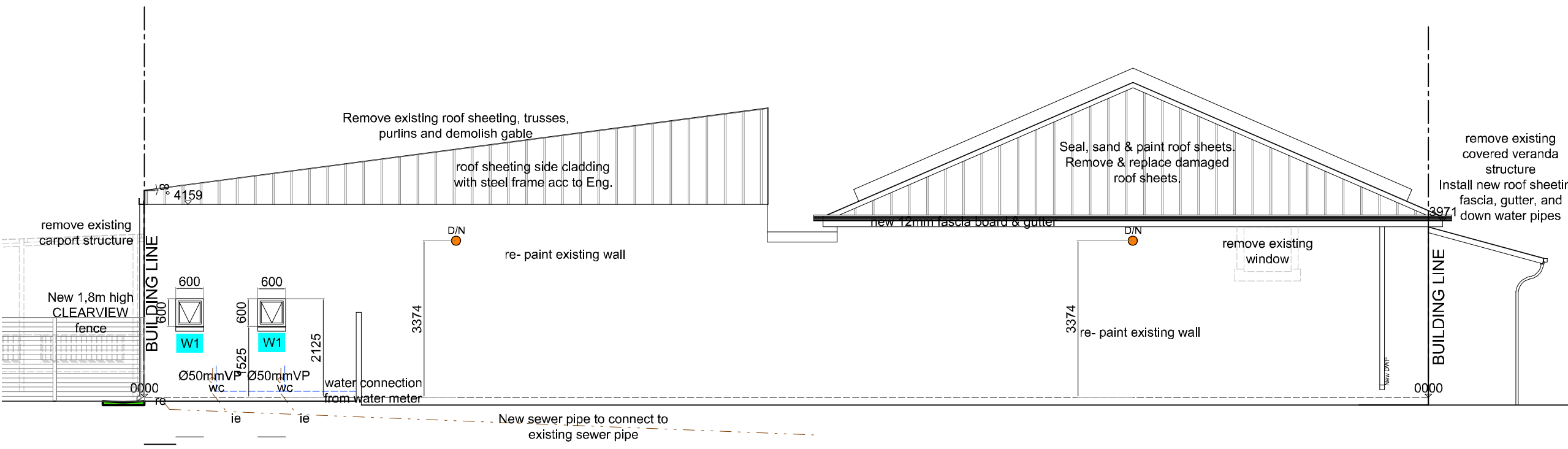
PROJECT DESCRIPTION:
 Alterations to Existing Buildings
 on Erf 1325 and Erf 1319
 Barkly East

project no.	drawing no.	revision
RH1806	WD06	01

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engineer signature	electrician signature



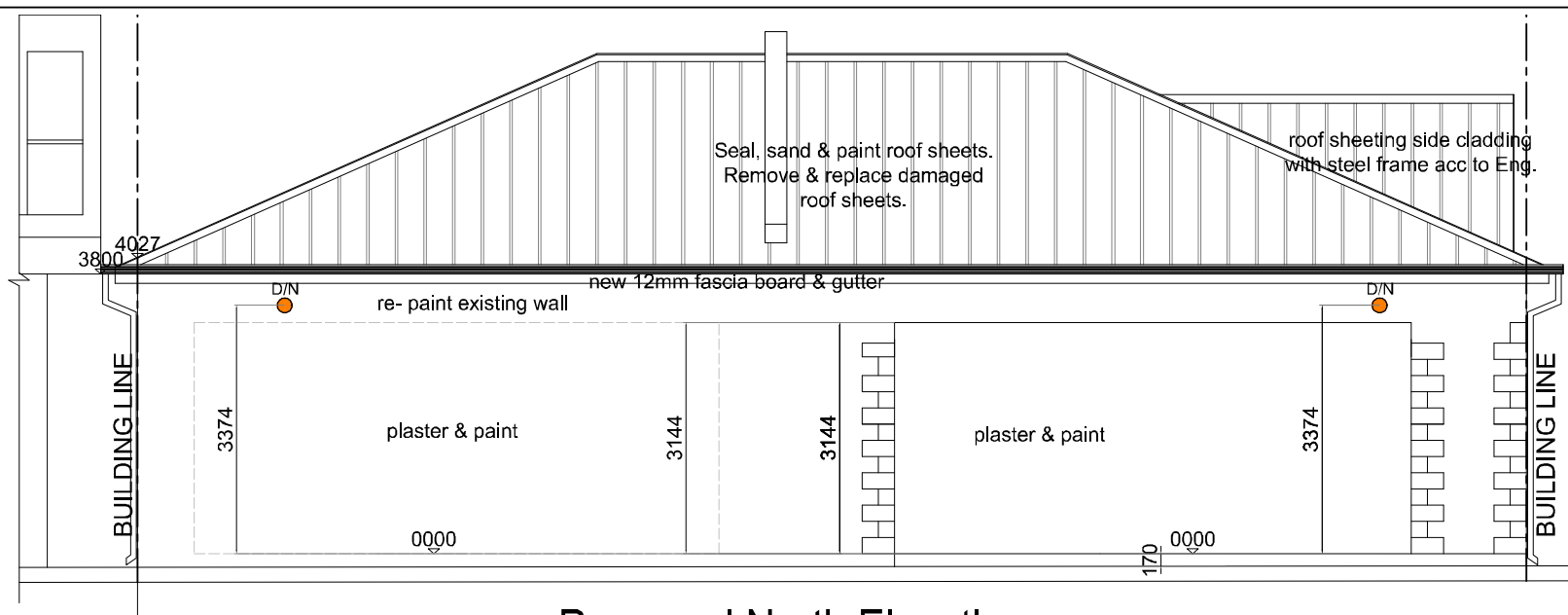
Proposed West Elevation



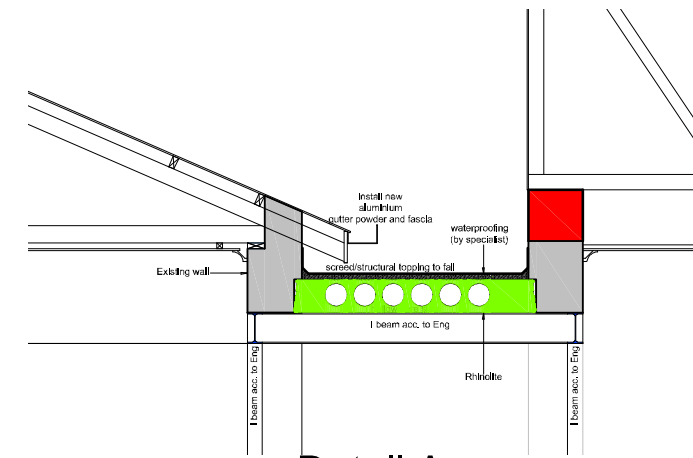
Proposed East Elevation

Plan Scale 1:100
 NOT TO SCALE ON A4/A2/A1

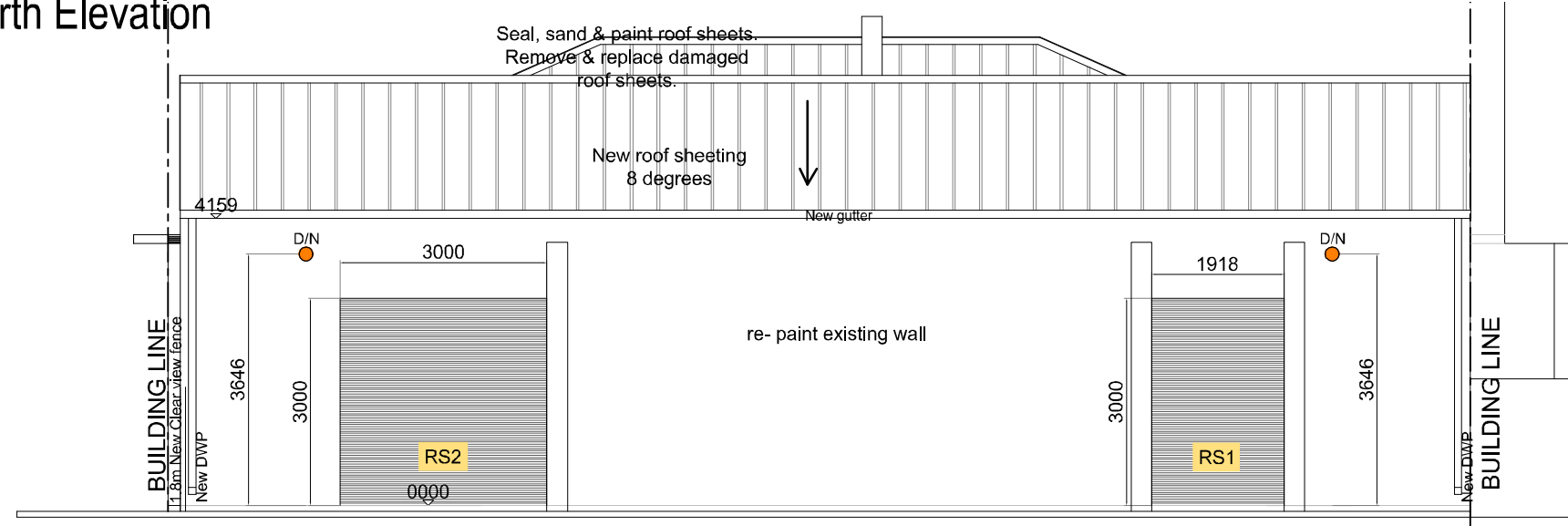
ANNEXURE G: PROPOSED ELEVATIONS AND SECTION AA



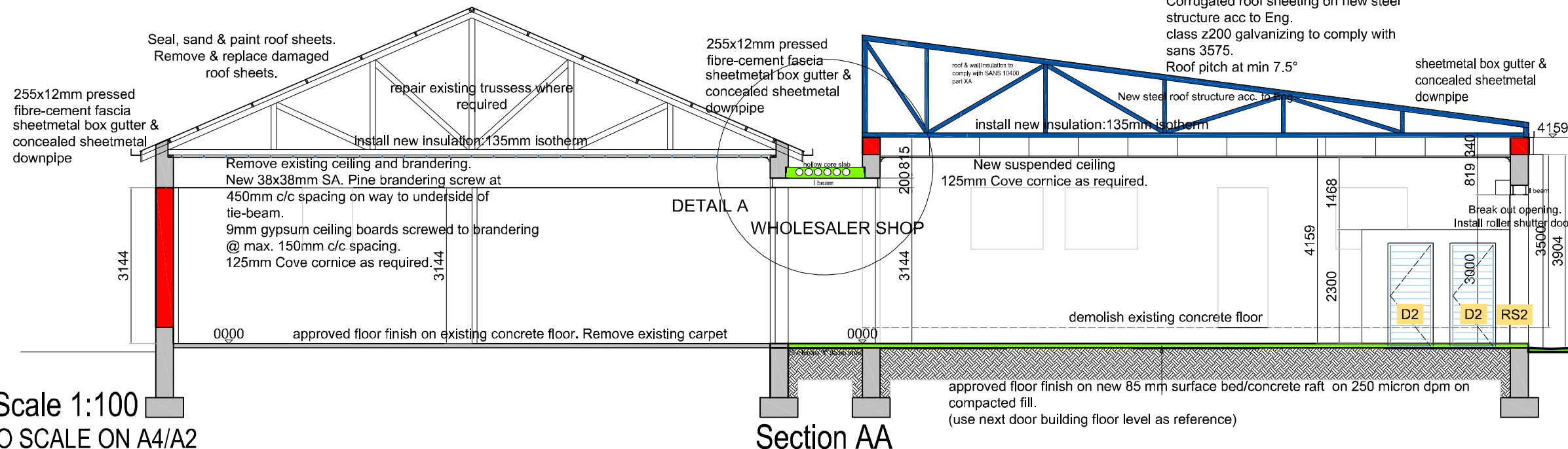
Proposed North Elevation



Detail A
Scale 1:50



Proposed South Elevation



Plan Scale 1:100
NOT TO SCALE ON A4/A2

Section AA

STRUCTURE DETAILS AND SUPERVISION OF FOUNDATION AND STEEL WORK ON SITE BY A COMPETENT STRUCTURAL ENGINEER

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REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHICAL KEY	
	existing brick wall
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	concrete
	steel
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	paved walkway
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	grey water main drainage



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2021 / 609907 / 07

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ERF 1319 Barkly East

DRAWING DESCRIPTION:
Proposed Elevations & Section AA
scale 1:100: 1:50
on A3 page

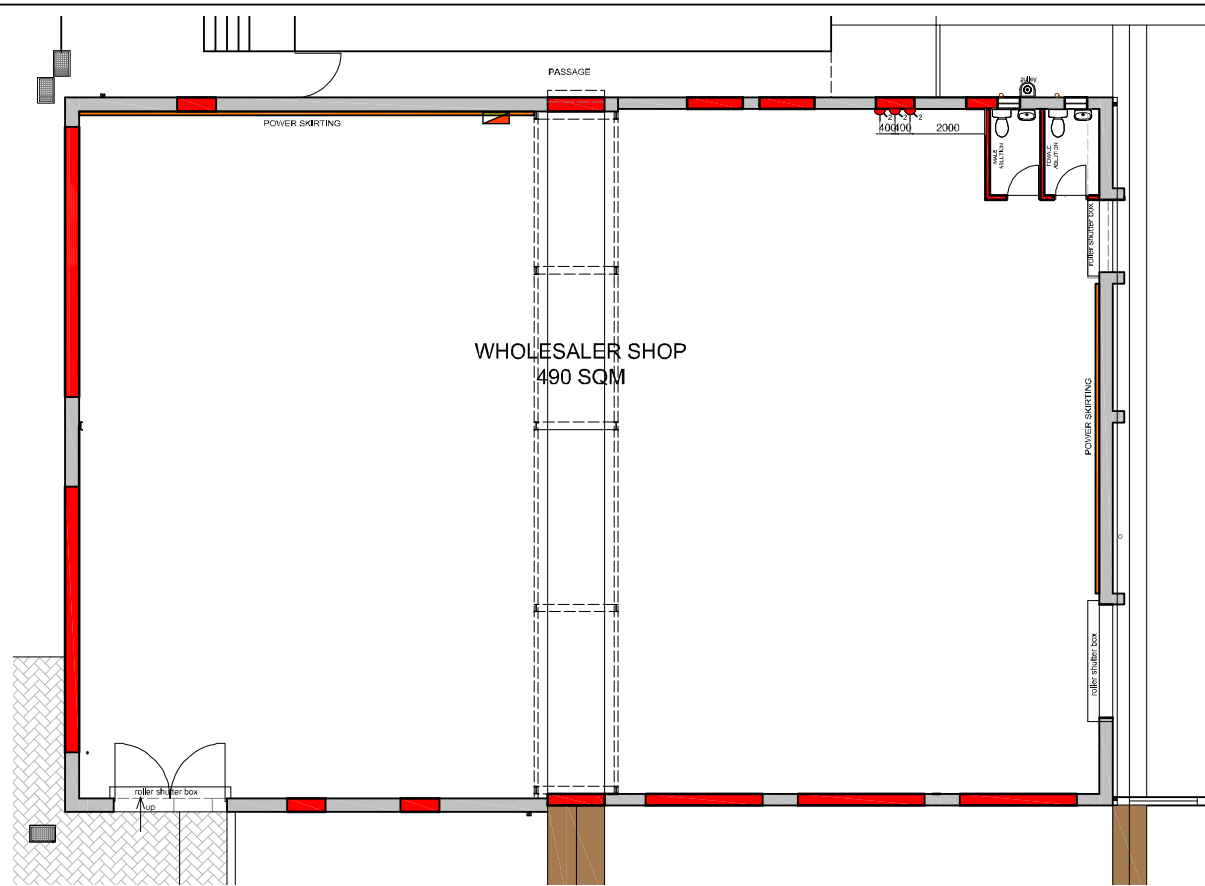
DRAWING DATE 21 May 2022	PRINTING DATE 21 May 2022
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PROJECT DESCRIPTION:
Alterations to Existing Buildings
on Erf 1325 and Erf 1319
Barkly East

project no. RH1806	drawing no. WD07	revision 01
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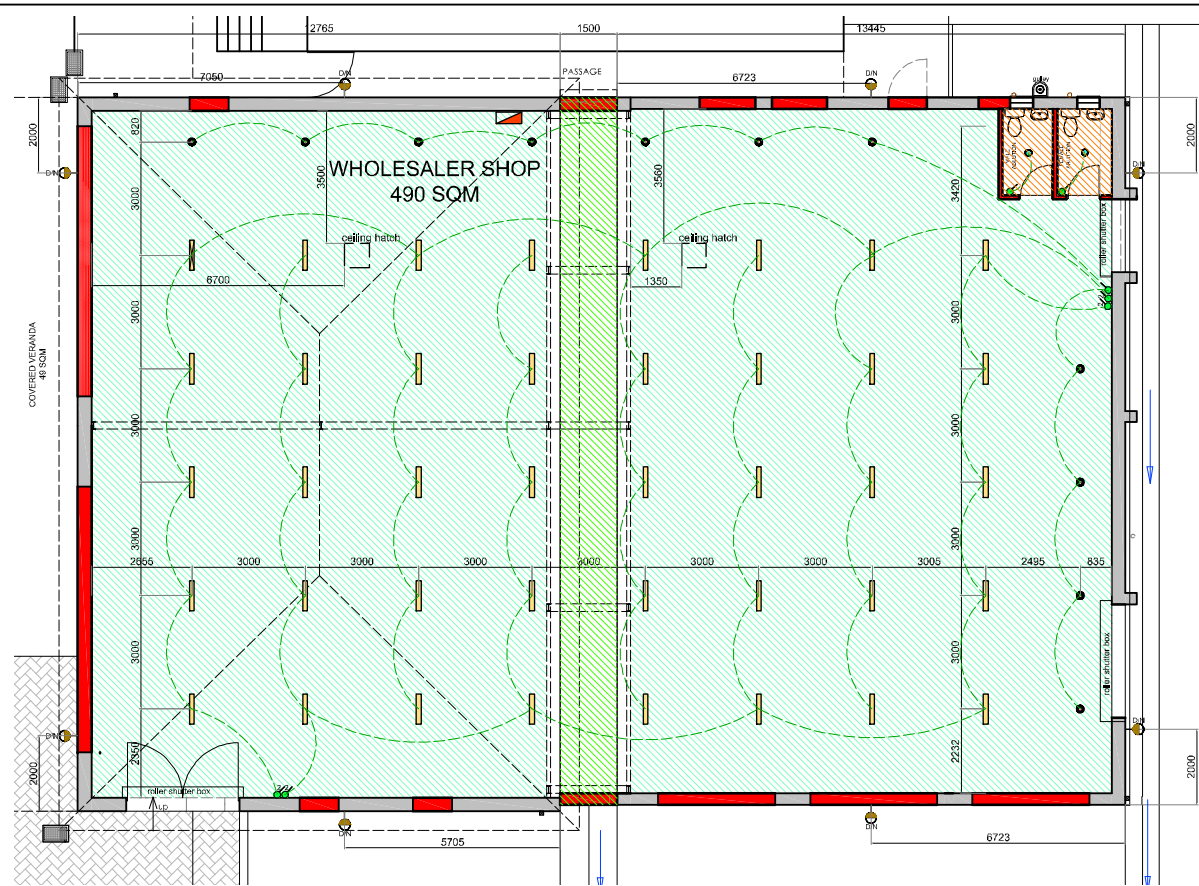
client signature	architect signature
engineer signature	electrician signature

ANNEXURE H: PROPOSED FIRE PLAN, PLUG AND LIGHTS LAYOUT



Plug Plan Layout

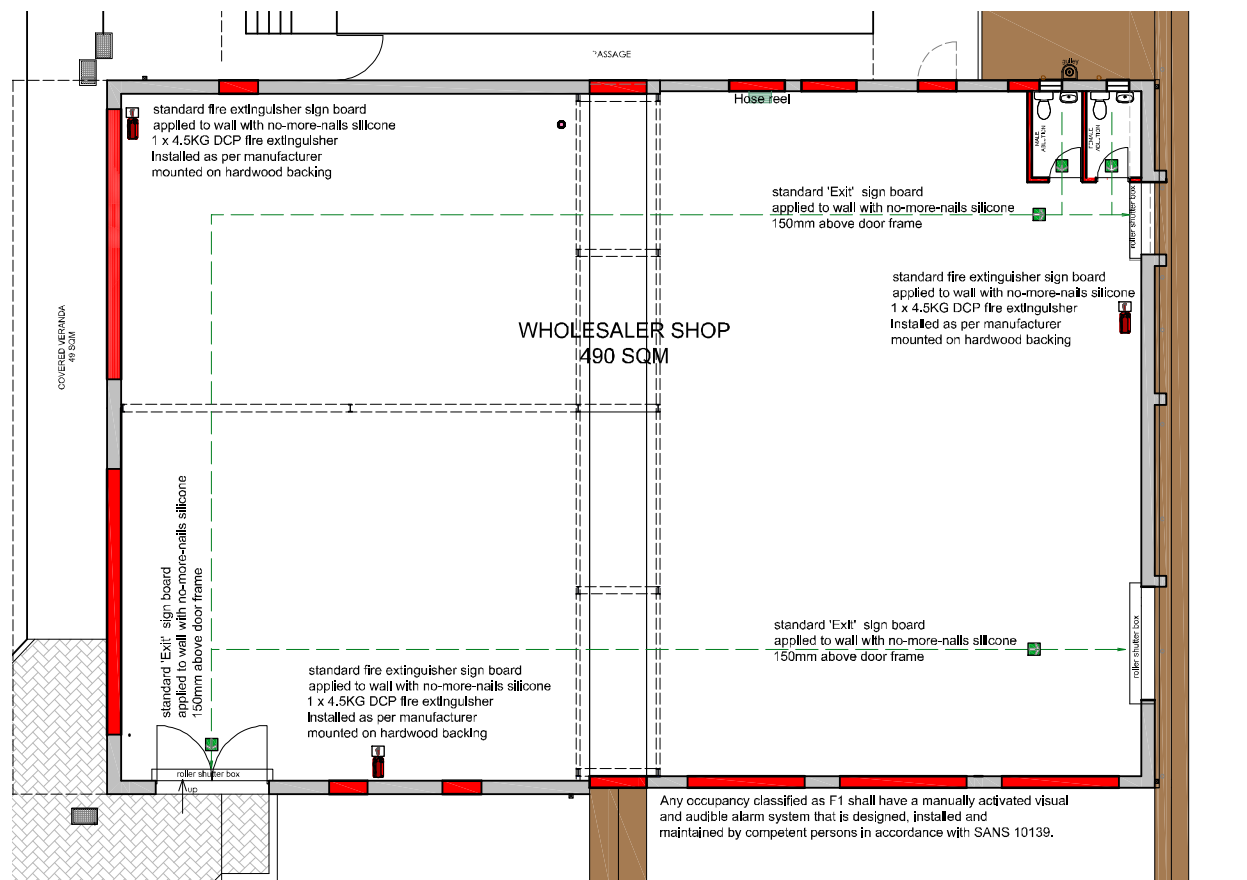
	Power skirting
	Double Low Level Socket Outlet @ 400mm ct



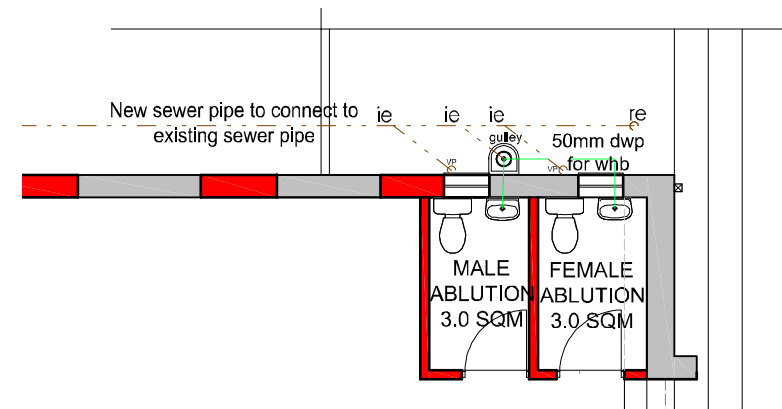
Electrical Plan Layout

	rectangular panel LED ceiling light
	Distribution Box
	One Way Switch
	Two Way Switch
	High Level Waterproof external Wall mounted light point With day/ night switch
	Waterproof Down Lighter
	Down Lighter

	Gypsum Ceiling & cornice
	Fibre Cement Ceiling & cornice
	Underside of hollow core slab



Fire Escape Plan



Drainage Plan Layout
Scale 1:100

Plan Scale 1:200
NOT TO SCALE ON A4/A2/A1

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REVISIONS

NO.	DATE	DESCRIPTION

GRAPHICAL KEY

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	concrete
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	concrete apron / ramp / walkway
	paved walkway
	grey water discharge
	grey water main drainage



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2021 / 609907 / 07

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ERF 1319 Barkly East

DRAWING DESCRIPTION:
Electrical and Plug Plan Layout
Fire Escape Plan and Drainage Plan Layout
scale 1:200; 1:100
on A3 page

DRAWING DATE 21 May 2022	PRINTING DATE 21 May 2022
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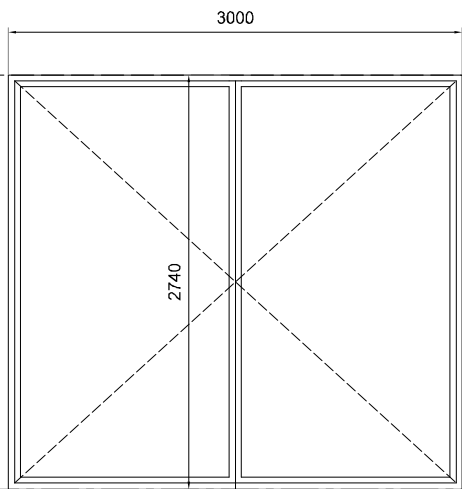
PROJECT DESCRIPTION:
Alterations to Existing Buildings
on Erf 1325 and Erf 1319
Barkly East

project no. RH1806	drawing no. WD08	revision 01
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client signature architect signature

engineer signature electrician signature

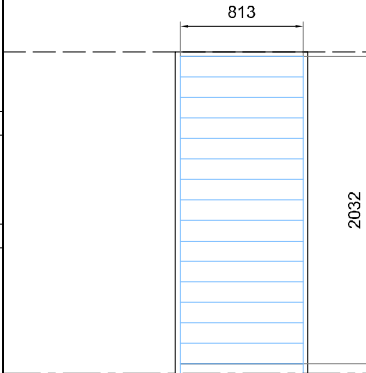
ANNEXURE I: WINDOW AND DOOR SCHEDULE



Door Discription:
 custom made
 3000x2740mm
 double aluminium
 swing door

Door finish:
 standard aluminium frame
 6,38mm laminated
 Safety Glass

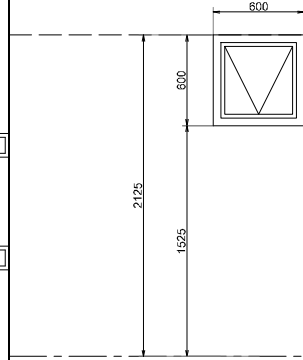
Frame & finish:
 standard aluminium frame
 charcoal powder coated



Door Discription:
 Semi solid grooved
 hardboard panel
 interior door with
 concealed hardwood
 edges 813 x 2032.

Door finish:
 3 x coats polyurethane
 varnish

Frame & finish:
 Standard swartland
 frame FC1/NS



Discription:
 standard 30.5 casement
 pt66 600x600mm Aluminium
 window with top hung
 opener with friction stays.

Glazing:
 6,38mm Clear laminated
 Safety Glass
 every pane marked

Finish:
 Charcoal powder coated

Lintol:
 standard concrete lintel
 for internal and external

Glazing:
 6,38mm laminated
 Safety Glass

Accessories:

Lintol:
 standard concrete lintel
 for internal and external

Glazing:
 none apply

Accessories:

Lintol:
 standard concrete lintel
 for internal and external

Ironmongery:
 standard factory fitted aluminium
 handles and stainless steel friction stays
 to restrict opener to 150mm

Cill:
 external: Brick-on-edge layed at 30 degrees
 internal: 175mm wide x 15mm thick natural grey
 pressed fibre cement sill, complete with fixing lugs
 on the underside bedded in mortar sill layed at 5
 deg. angle.

Ironmongery:
 to be confirmed

D1

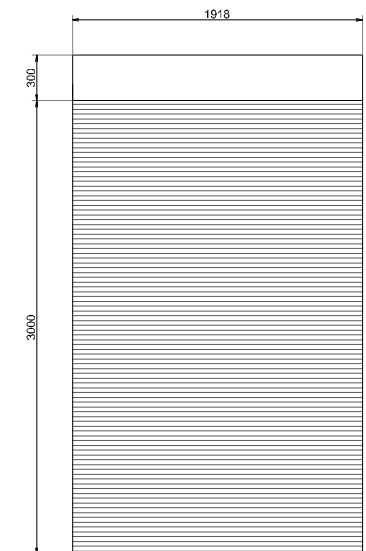
Ironmongery:
 TH121 Key S.S-Dormakaba Lever handle
 on rose with KH escutcheons
 D034S SS-Dormakaba Multiple Lever Sash
 Lock. Case dimensions
 (mm) 102H x 78D. Forend dimensions (mm)
 155H x 22W.
 Backset 57mm. Centres 62mm.
 DDS-SS-017-Dormakaba Floor Mounted
 Door Stop

D2

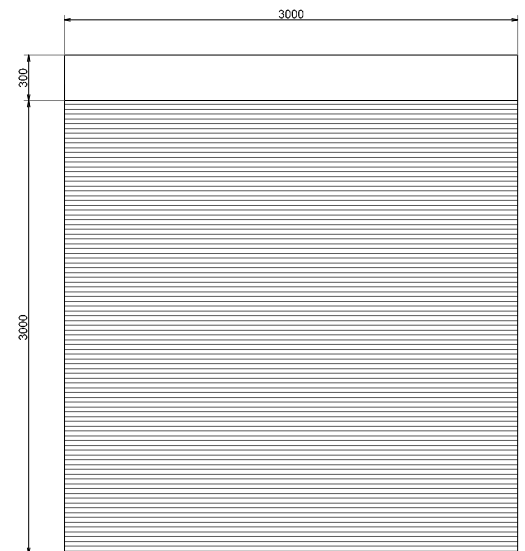
Burglar bars:
 40x12mm thick galv. steel bar frame with horizontal 12mm square bar,
 welded onto frame on insides @ 107mm cts. Longer length 12mm
 horizontal bars to penetrate through frame into wall. Slide in on left,
 straighten then slide in back on the right. Secure bars penetrating reveal
 with chemical epoxy. Bars to be pre-treated for rust and pre-painted with
 High Gloss Polyurethane Alkyd A52, colour tbc. Fitted on inside of window
 reveal.

W1

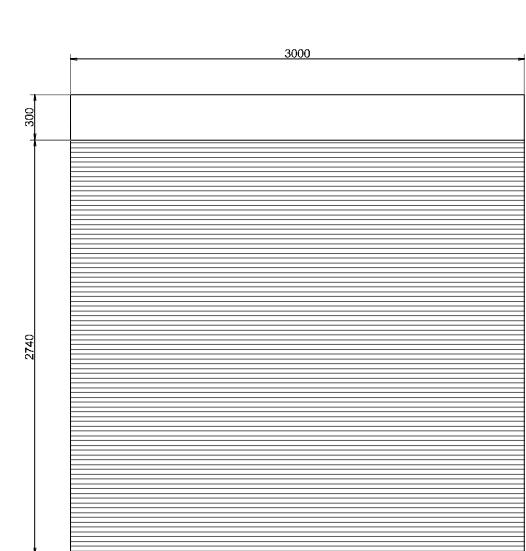
FINAL MEASUREMENTS ON SITE
 PRIOR TO MANUFACTURE PLEASE



FINAL MEASUREMENTS ON SITE
 PRIOR TO MANUFACTURE PLEASE



FINAL MEASUREMENTS ON SITE
 PRIOR TO MANUFACTURE PLEASE



Discription
 Aluminium roller shutters:
 - 40mm roll-formed CD150.
 - Grey colour, confirm with architect.
 - fitted with add-on shutter box and
 manual chain above
 - aperture opening in wall = 1918mm x 3000mm
 - final shutter width and height according to
 manufacturer

RS1

Discription
 Aluminium roller shutters:
 - 40mm roll-formed CD150.
 - Grey colour, confirm with architect.
 - fitted with add-on shutter box and
 manual chain above
 - aperture opening in wall = 3000mm x 3000mm
 - final shutter width and height according to
 manufacturer

RS2

Discription
 Aluminium roller shutters:
 - 40mm roll-formed CD150.
 - Grey colour, confirm with architect.
 - fitted with add-on shutter box and
 manual chain above
 - aperture opening in wall = 3000mm x 2740mm
 - final shutter width and height according to
 manufacturer

RS3

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REVISIONS

NO.	DATE	DESCRIPTION
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 2021 / 609907 / 07

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 ERF 1319 Barkly East

DRAWING DESCRIPTION:
 Window and Door Schedule
 scale 1:50
 on A3 page

DRAWING DATE 22 May 2022	PRINTING DATE 23 May 2022
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PROJECT DESCRIPTION:
 Alterations to Existing Buildings
 on Erf 1325 and Erf 1319
 Barkly East

project no. RH1806	drawing no. WD09	revision 01
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client signature architect signature

engineer signature electrician signature

Plan Scale 1:50
 NOT TO SCALE ON A4/A2/A1