

HERITAGE ASSESSMENT REPORT
ALTERATIONS TO THE EXISTING KITCHENS IN THE NATIONAL ASSEMBLY
BUILDING
ERF 95165 CAPE TOWN



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1. BUILDING & SITE DESCRIPTION

The National Assembly Building

The construction of the original South African Parliament building, designed by the architect Charles Freeman, started on 12 May 1875. Shortly after the beginning of construction Freeman was fired for incompetence and replaced by Henry Greaves who adapted the original design and brought the building to completion in 1884.

The original building soon became too small and in the 1920s Parliament commissioned Sir Herbert Baker to design and extension. This was in turn further extended in the 1980's.

The old portion of the National Assembly Building now functions as the National Council of Provinces. Source: https://en.wikipedia.org/wiki/Houses_of_Parliament,_Cape_Town

Site

The site for the proposed work is as follows:

- The Kitchens of the National Assembly building are located in the portion of the building constructed in the 1980s.
- The kitchens are on two levels. They are accessed through the interconnected underground parking basements of 120 Plein Street.
- On the lower level, directly accessed from the basement is the prep kitchen and freezers.
- On the upper level is the main kitchen area which is connected to an adjacent dining area which overlooks the gardens of Tuynhuis.
- The kitchens are currently tiled and fitted out with contemporary stainless steel kitchen equipment.

Cultural Significance

Below is a summary of the assessment of the cultural significance of the kitchens of the National Assembly Building:

- The National assembly building is of clear cultural significance as is demonstrated by its declaration as a National Heritage Site.
- The kitchens are however of a low cultural significance.
 - They are functional services spaces whose value is directly related to their ability to perform a specific task rather than with the more significant functions of the building.
 - The kitchens are located in the 1980s addition to the building which is not as culturally significant as the older portions of the buildings.
 - None of the existing fittings or finishes in the kitchens are more than 60 years old. They date either from the construction of the building in the 1980s or a possible later retrofit.

2. NATURE OF WORK TO BE UNDERTAKEN

The proposed work to the kitchens of the National Assembly Building are as follows: its declaration as a National Heritage Site.

- All existing wall and floor tiles are to be removed.
- All existing movable fixtures will be removed and, where possible reused.
- The floors and walls will be retiled.
- Fittings and fixtures will be reinstalled
- The existing freezers will be retained.
- The existing layout will remain with no structural work.
- No work will take place in the adjacent dining areas.

3. CONSTRUCTION MANAGEMENT PLAN

Access

The access to the building and site is as follows:

1. The site is accessed through an existing gate on Plein Street. The building is accessed through the basement of 120 Plein Street (see images below).

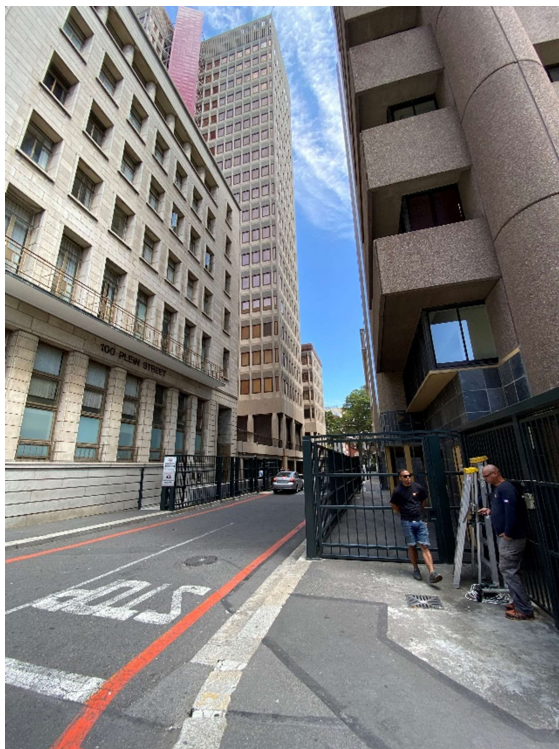


Figure 1: Access gate on Plein Street



Figure 2: Basement access route through adjacent building

2. The Kitchens of the National Assembly Building are accessed from the basement of the building. The basement level prep area is accessed directly from an existing loading bay in immediately adjacent to it. The upper level kitchen area is accessed either through a service lift or staircase. See pictures below.

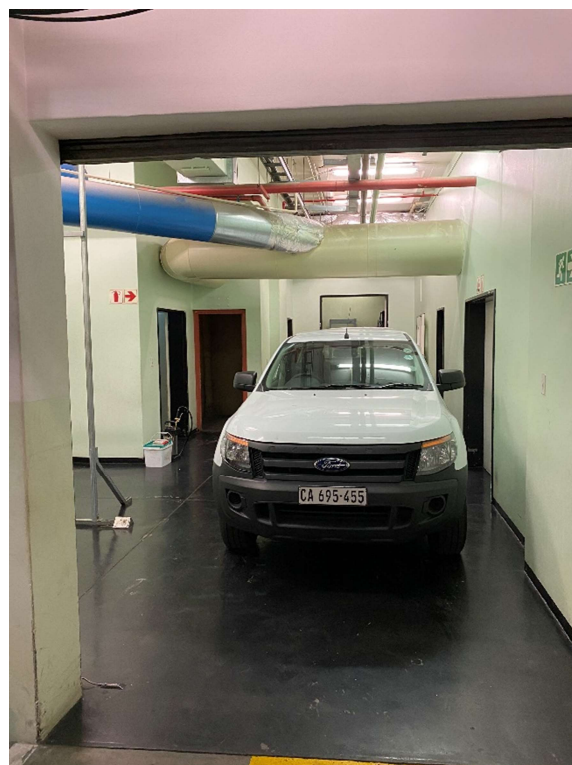


Figure 3: Basement loading area for the kitchens



Figure 4: Lift to the Upper Kitchen from the Loading Area

3. No access is to be permitted beyond the access route through the basement to the loading area and kitchens.
4. No access to the existing dining area will be permitted. All entrances to this area should be closed during construction.

Material Storage

1. All building materials should be stored in the existing kitchen loading area adjacent to the prep area.
2. All building rubble should be stored in the existing kitchen loading area adjacent to the prep area until removed from site.
3. Large pieces of equipment that cannot be stored in the loading area should be removed from site and temporarily stored until installed.

Risk Mitigation

1. The potential risk to the heritage resources on site during the construction period are limited. The following mitigation measures are however recommended:
 - All construction and delivery vehicles should be limited in size to allow easy access through the existing basement.
 - Access to the site should be limited to the kitchens, access route and material storage areas only.

- The use of heavy machinery should be limited. Jackhammers used to remove tiles should be limited as far as possible with adjacent rooms monitored for damage. Work should continue by hand should any cracks etc become visible.
- All plumbing and electrical points should be closed off and made safe by a registered plumber and electrician to reduce the risk of damage through flooding or fire during construction.
- Access routes (lifts, stairs etc) should be protected from damage during the construction process.

4. ASSESSMENT OF IMPACT AND PROPOSED MITIGATION MEASURES

The kitchens of the National Assembly Building are of a low cultural significance. They are functional spaces which need to be upgraded to allow for their continued support of the other functions of the building.

The proposed work is limited in scope and area. As such it has very little potential to have an impact beyond its immediate site.

The greatest risk posed by the proposed work is by the construction process as well as the access required to get to the site. This risk is however limited and will be negligible should the proposed limited included in the construction management plan included in this report be implemented.

This report therefore recommends the approval of the proposed alterations to the kitchen of the National Assembly Building with the implementation of the mitigation measures included in the Construction Management Plan included as conditions of approval.

5. SITE PHOTOGRAPHS

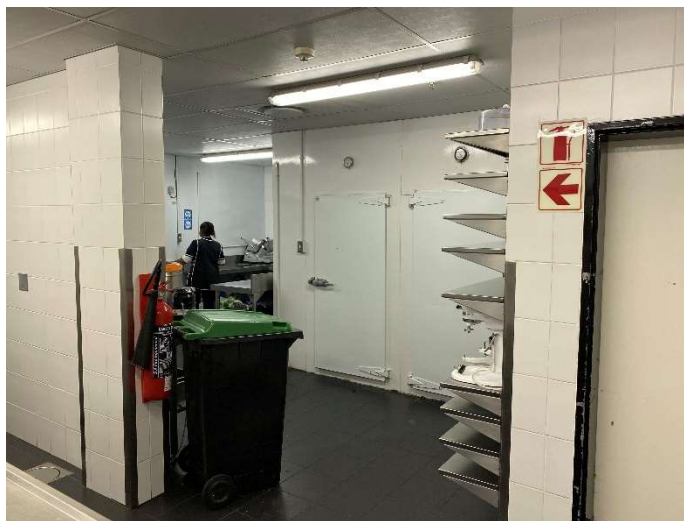
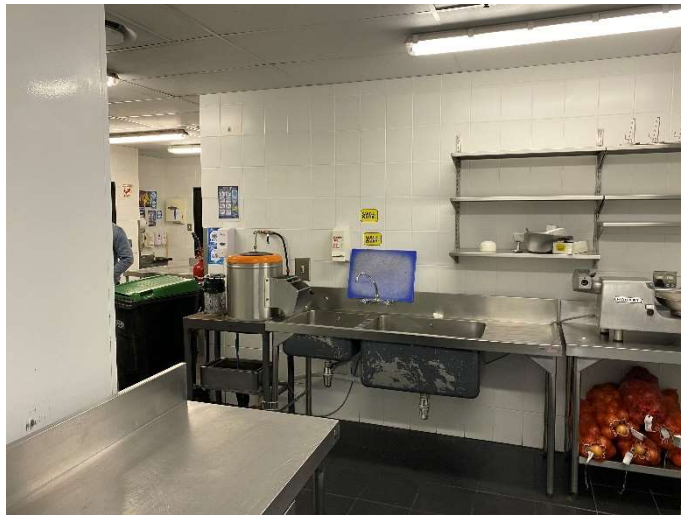


Figure 5: basement level prep kitchen



Figures 6 – 8: basement level prep kitchen

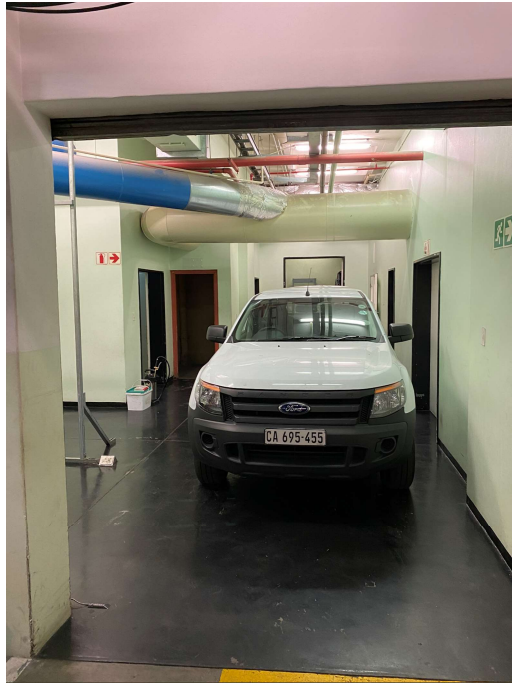
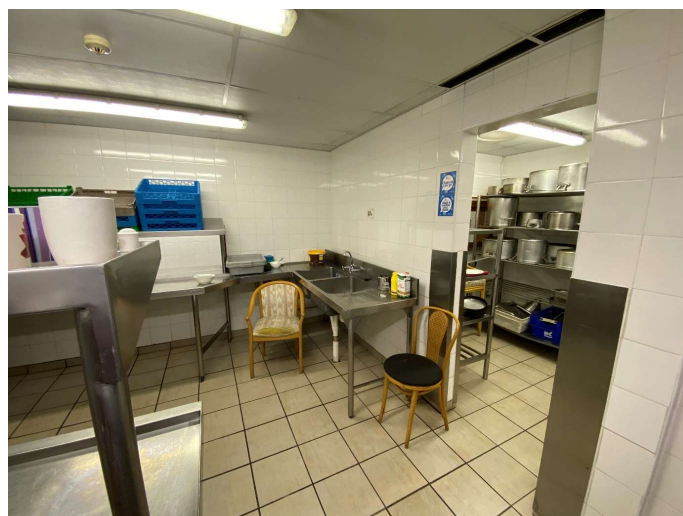
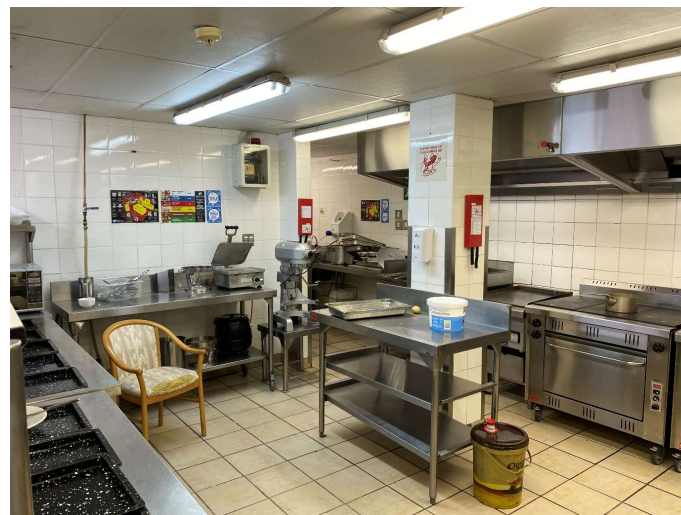


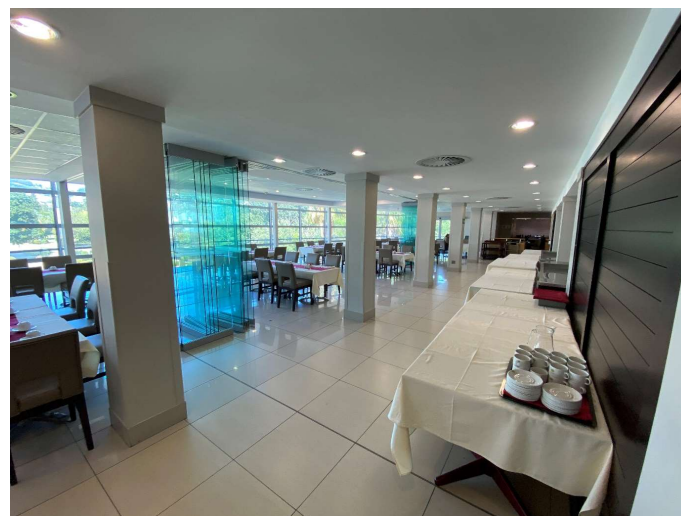
Figure 9: basement loading area and access



Figures 10 & 11 – 8: upper level kitchen storage and wash areas



Figures 12 & 13: Upper kitchen cooking areas



Figures 14: adjacent dining areas – NO WORK DONE IN THIS AREA