

**HERITAGE ASSESSMENT REPORT
ALTERATIONS TO THE EXISTING KITCHENS IN THE 90 PLEIN STREET BUILDING
ERF 9557 CAPE TOWN**

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1. BUILDING & SITE DESCRIPTION

90 Plein Street Building

90 Plein Street is a large modern commercial building located on Erf 9557 Cape Town. The building is part of the greater Parliamentary Precinct. The building is 14 stories high and is faced in an exposed aggregate concrete panel typical of buildings of its era.

Site

The site for the proposed work is as follows:

- The kitchens in the 90 Plein Street Building are located on the ground and first floor of the building. They sit at the back of the building facing onto an existing service yard.
- The lower level of the kitchen includes a prep area and storage areas. This is connected to the upper kitchen by a spiral staircase. The upper kitchen is used for cooking and serving food to the adjacent dining area.
- 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 90 Plein Street Building:

- Despite being included as part of the National Heritage Site of the Parliamentary Precinct the building has little cultural significance.
- The building is less than 60 years old and would not be protected by the general protections of the NHRA.
- The building provides functional support to the activities of parliament.
- The kitchens are similarly 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 have been recently refitted with none of the existing fittings or finishes being more than 60 years old. They appear to date from 1980s or a possible later retrofit as per the National Assembly and Marks Building.

2. NATURE OF WORK TO BE UNDERTAKEN

The proposed work to the kitchens of the Marks Building are as follows:

- All existing wall and floor tiles are to be removed.
- All existing movable fixtures will be removed and, where possible, reused.
- The existing spiral staircase is to be removed and replaced by a new staircase.
- 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 a service lane adjacent to 90 Plein street (see images below).

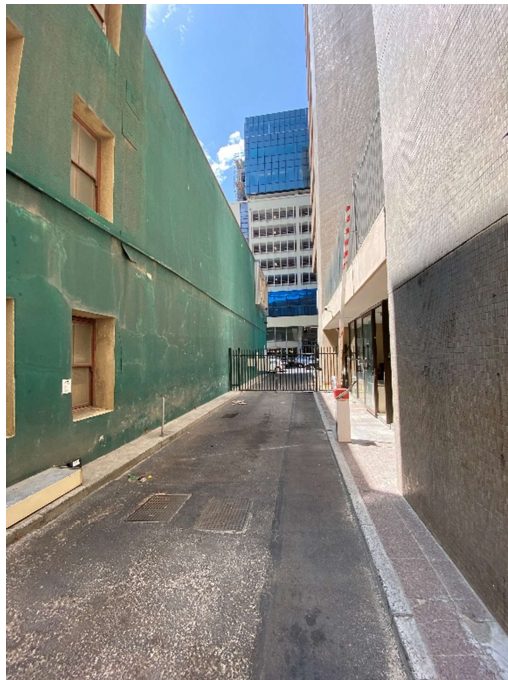


Figure 1: Access gate on Plein Street

2. The Kitchens of the 90 Plein Street Building are accessed from a service yard at the back of the building shared with the Marks Building (see image below). The lower prep kitchen is directly accessed from the service yard. The upper kitchen is accessed via an internal staircase (see images below).



Figure 2: Service yard shared with the Marks Building



Figure 3: Access door and loading areas for the lower prep kitchen

3. No access is to be permitted beyond the access route through the service yard to the kitchen.
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 service yard.
2. All building rubble should be stored in the existing kitchen service yard.
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 90 Plein Street Building is of limited heritage significance. The potential risk posed by the construction to the building as a heritage resource is negligible. The potential risk to the adjacent heritage resources on site (the Marks Building which the building shares a service yard) are limited but need to be addressed. The risk will be limited to the construction period. The following mitigation measures are however recommended:
 - All construction and delivery vehicles should be limited in size to allow easy access.
 - 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.

4. ASSESSMENT OF IMPACT AND PROPOSED MITIGATION MEASURES

90 Plein Street is less than 60 years old. While part of the National Heritage Site of the Parliamentary Precinct the building is of a low cultural significance. The kitchens of the building are of a similarly 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 and precinct.

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 mitigation measures and limitations 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 90 Plein Street Building with the implementation of the mitigation measures included in the Construction Management Plan included as conditions of approval.

5. SITE PHOTOGRAPHS



Figure 4: dining area adjacent to the kitchen. No work to occur in the dining area.



Figure 5 & 6: lower prep kitchen.



Figure 7: internal spiral staircase from lower prep kitchen to upper kitchen



Figures 8 & 9: upper kitchen cooking and serving areas



Figures 10 & 11: upper kitchen prep and storage areas