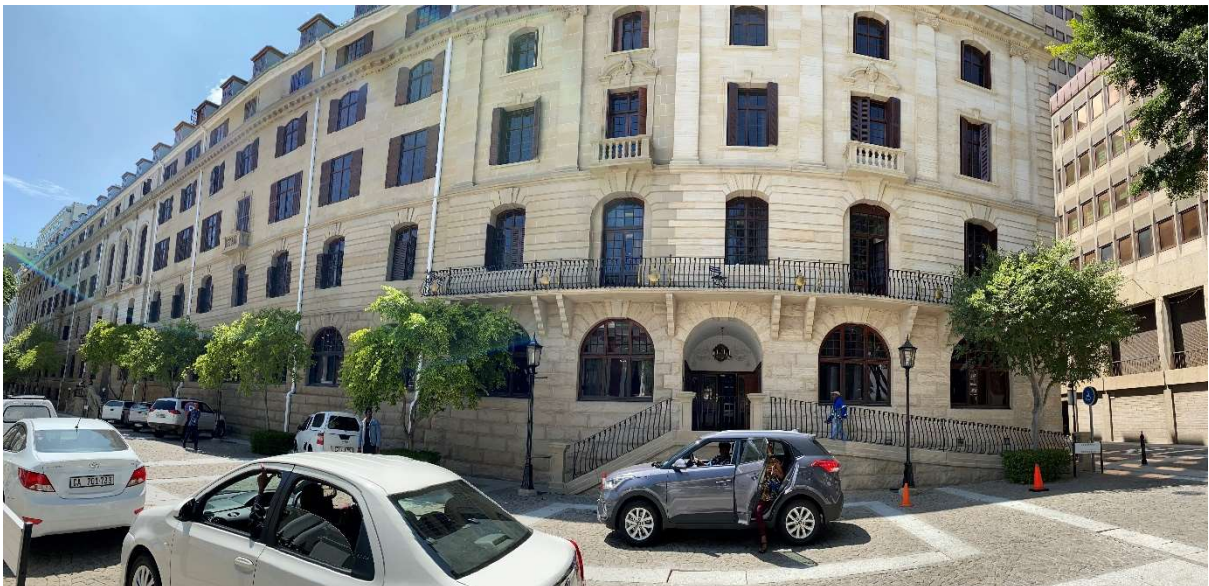


**HERITAGE ASSESSMENT REPORT
ALTERATIONS TO THE EXISTING KITCHENS IN THE MARKS BUILDING
ERF 9557 CAPE TOWN**



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1. BUILDING & SITE DESCRIPTION

Marks Building

The Marks building was constructed between 1903 and 1905. The building was designed for local businessman Sammy Marks. The building is the work of the well known local architectural firm of Baker and Masey, a partnership between Sir Herbert Baker and Frances Edward Masey. The practice existed between 1899 and 1906 until the name was changed to Baker, Masey and Kendall. Baker moved to Johannesburg in 1902 leaving Masey to run the Cape Town office. Masey was the design architect on the project.

The building is fairly typical of the practices commercial work from the period. The façade makes use of a light coloured sandstone with rusticated base and pilasters in shallow relief for the upper stories. Doors and windows are in timber. The buildings main façade is on Parliament Street, originally a public street but now access controlled as part of the greater Parliamentary Precinct.

Source: <https://www.artefacts.co.za/main/Buildings/bldgframes.php?bldgid=500>

Site

The site for the proposed work is as follows:

- The Kitchens in the Marks Building are located on the upper ground floor of the building. They sit at the back of the building facing onto an existing service yard.
- The kitchen is accessed from the existing service yard either by an original service staircase or an existing service lift. The service yard is accessed down a private access lane adjacent to 90 Plein Street.
- The kitchens are currently tiled and fitted out with contemporary stainless steel kitchen equipment.
- The only part of the original buildings fabric still visible in the kitchens are the original windows and the original service staircase.

Cultural Significance

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

- The Marks building is of clear cultural significance as is demonstrated by its declaration as part of a National Heritage Site. This significance is connected to it forming part of the greater parliamentary precinct.
- In addition to this the building is of cultural significance due to:
 - Its connection with its original owner, well known local business man, Sammy Marks.

- The building is significant because it is the product of an important local architectural practice, Baker and Masey, particularly Masey who was the lead architect on the project.
- The buildings architecture is significant in its own right.
 - The building is a good example of the work of its practice and a good example of a neoclassical commercial building from its era.
 - The building has been well maintained retaining many original architectural fittings and features.
 - The building forms part of an important street scape with its relationship to its adjacent buildings as well as the Old National Assembly buildings directly across the road from it.
- 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 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 90 Plein Street kitchens.

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.
- Existing glazed openings to the adjacent dining room to be closed.
- 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).

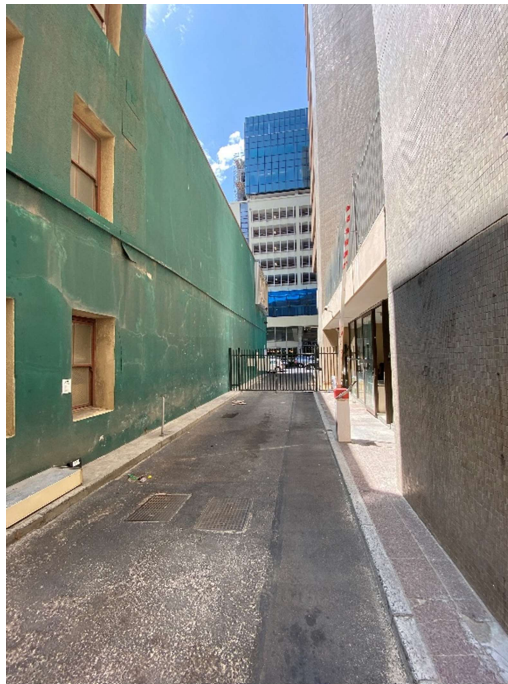


Figure 1: Access gate on Plein Street

2. The Kitchens of the Marks Building are accessed from a service yard at the back of the building (see image below). From the service yard the kitchen is either accessed up an existing service stair or a lift (see images below).



Figure 2: Service yard

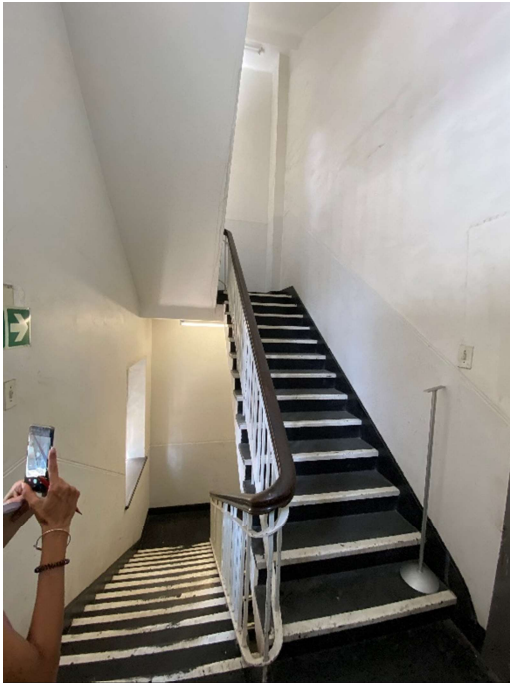


Figure 3 & 4: Access stair and service lift to the kitchen from the service yard

3. No access is to be permitted beyond the access route through service yard to the kitchen.
4. No access to the existing dining area will be permitted other than to close up the existing glazed openings and subsequent remedial work. 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 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.
 - 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.
 - Existing original windows should be protected during construction.
 - Access routes (lifts, stairs etc) should be protected from damage during the construction process. For the original staircase this should include the protection of the floors, stair treads, handrail and walls.
 - The adjacent dining areas should have a small area cordoned off during the closing of the existing openings. The floor, walls and ceiling should be protected during the proposed work.

4. ASSESSMENT OF IMPACT AND PROPOSED MITIGATION MEASURES

The kitchens of the Marks 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 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 Marks Building with the implementation of the mitigation measures included in the Construction Management Plan included as conditions of approval.

5. SITE PHOTOGRAPHS



Figure 5: dining area adjacent to the kitchen with glazed openings (right) which are to be closed as part of the kitchen upgrade. No other work to occur in the dining area.



Figure 6: entrance to the kitchen area from the dining room.



Figures 7 – 9: interior of the kitchen