

House Carelse – Erf 9799 Heritage Report

1. Introduction / Background

23 Upper Bloem Street is located on Erf 9799, portion of Erf 1803 in Bo-Kaap and is owned by Aubrey Carelse since 28th May 1982. Military Road borders on the western boundary and Upper Bloem Street on the eastern boundary. The site measures 453 square meters.

The property features an independent living quarters on Lower Ground Storey, consisting of two bedrooms, a kitchen, bathroom and a living room. The Upper Ground Storey previously featured two semi-detached units.

2. Purpose of report

The owner intends demolishing the existing kitchens and bathrooms at the rear at the Upper Ground Storey, including the unsightly lean-to roof. Add a new Kitchen and Bathroom in its place. The proposed new roof over this area will sport an appropriate hip rafter roof system to complement the front of the house. The existing timber floor remains intact and is not affected by the proposed changes. The balcony is to be extended on either side of the existing balcony.

At lower Ground Storey the owner wants to position the existing bathroom nearer the Bedroom with the Kitchen abutting the outside wall. The proposed internal changes are to benefit the owner's 90 year old mother and will not be reflected on the outside. The bathroom will be mechanically ventilated and will be connected to the light switch. The existing timber ceiling remains intact and is not affected by the proposed changes.

It is the intention to replace all windows with timber finish aluminium windows to match the original windows.

3. Site Location

The property comprises Erf 9799 portion of Erf 1803, 454m² and is located at no. 97 Upper Bloem Street Bo-Kaap. The property is zoned as General Residential Zone GR4.

CAPE TOWN CBD LOCAL OVERLAY ZONE



HERITAGE PROTECTION OVERLAY ZONE

4. Legal, Policy and Planning Context

The building is older than 60 years and falls within the Bo-Kaap Heritage Protection Zone.

Therefore the following applications are required:

- Special consent to alter a building in a conservation area from the City of Cape (Section 108 of the zoning scheme)
- A permit to alter a building older than 60 years (Section 34 (1) of the National Heritage Resources Act to the Heritage Authority, Western Cape.
- Special Consent to alter a building in a conservation of National Heritage Resources Act, (Section 25 of 1999), SAHRA.