NETHERLANDS CONSULATE GENERAL

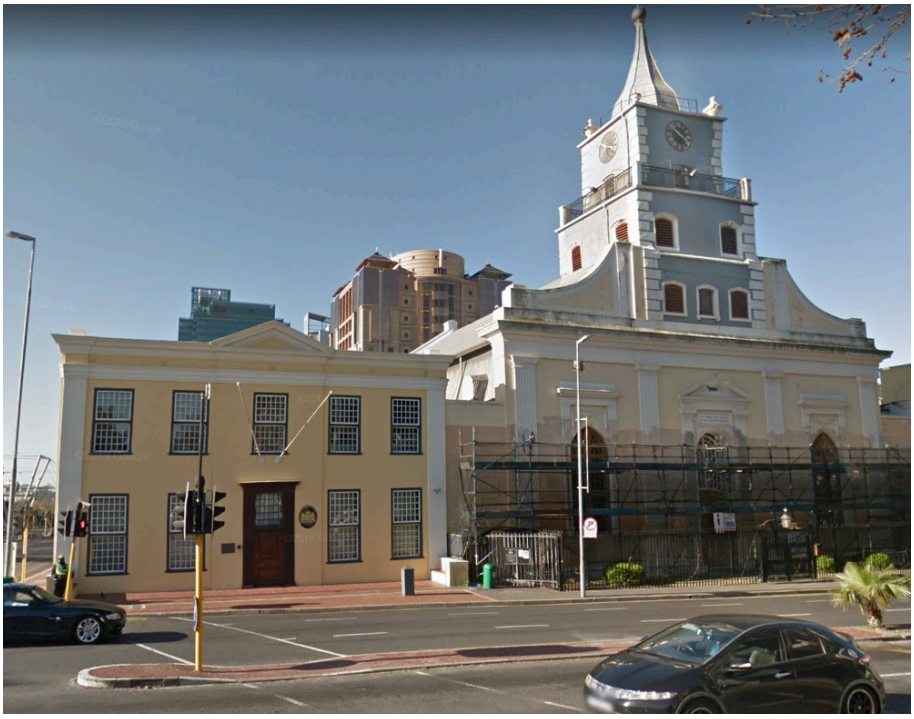
SEXTON'S HOUSE , EVANGELICAL LUTHERAN CHURCH COMPLEX

ERF 9245, cnr STRAND & BUITENGRACHT STREETS, CAPE TOWN

PROPOSED INSTALLATION OF ROOFTOP PHOTOVOLTAIC PANELS

SUPPORTING DOCUMENT FOR HERITAGE REPORT

in terms of Section 27 of the NHRA



(image from Google Streetview)

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1. BACKGROUND

The Ministry of Foreign Affairs of the Netherlands wishes to implement rooftop photovoltaic electricity generation on their Consulate-General located in the Sexton's House, a Grade II heritage resource which is part of the Grade I Lutheran Church Complex.

The proposed work follows the draft guidelines for the Netherlands Consulate General prepared for the ELC by Sally Titlestad and Rennie Scurr Adendorff Architects, in Assocation, dated 18 April 2016.

Consulation with the following I&APs took place: Heritage Western Cape, City of Cape Town, CIBRA, and the immediate neighbours.

SAHRA has noted that it is "compelled to take stakeholders comments into consideration and to this effect we would like to see a report from the applicant encompassing how you intend to accommodate the recommendations leveled by HWC relating to the viability of the cliplock profile sheets or similar before installing the solar panels for quality control and mitigating future maintenance issues as well as method statements and specifications that show us how you plan to make good when implementing and how the materials used will be compatible with the buildings historic fabric and cables to be as concealed as possible".

This supplementary report addresses these issues.

2. HWC BELCOM COMMENT

Extract from comment from Heritage Western Cape's Built Environment and Landscape Permit Committee (BELCom) dated 21 October 2020:

> Heritage Western Cape is in receipt of your application for the above matter. **This matter was discussed at the Heritage Western Cape Built Environment and Landscaping Committee Meeting** (BELCOm) held on 15 October 2020.
>
> **COMMENT:**
> The Committee has no objections in principle to the proposals but wishes to draw SAHRA's attention to the following:
> 1. It would be advisable to change the roof sheets to 'Cliplock' profile sheets or similar before installing the solar panels. This would avoid potential future maintenance issues while providing a better securing platform for the solar panels. It would also provide the opportunity for cables to be concealed under the roof.
> 2. Care must be taken, when making good, to use materials that are compatible with the buildings historic fabric e.g. by using lime mortars and renders etc.

3. ROOF SHEETS AND CABLES LOCATION

Replacing the roof sheets is not in line with current heritage principles - the heritage agreement between SAHRA and the building owners, the ELC, states that the "guiding principles for any interventions on the Site will be in accordance with the Burra Charter of 1979". These principles advocate a policy of maintenance rather than replacement; a cautious approach whereby doing only as much as is necessary to care for the heritage resource and changing as little as possible; ensuring that alterations, where permissible, are of a neutral and harmonius nature. It can be argued that although the corrugated roof sheeting is not historic fabric per se, it represents a particular phase of development of the Sexton's House and replacing it does not makes sense under the current circumstances.

Future maintenance may be slightly reduced should the existing sheeting be replaced. However, the intention to coat/paint the existing roof sheets will add additonal lifespan to the current roof sheets, which are in good

condition. It would be extremely wasteful to discard perfectly sound roof sheets from a financial and environmental aspect.

Proprietory fixing systems are in place for both corrugated and clip-type roof systems, and the installer will guarantee the fixing strength against uplift and water-tightness; the fixing system for corrugated sheets is similar to the normal sheet roof screw fixing, through the side of the corrugation. Precautions will be taken to ensure there is no galvanic reaction between the metal of the fixings and that of the roof sheets.

Concealing the cables under the roof will create a potential weak spot at the penetrations, resulting in possible leaks. Futhermore, monitoring, maintenance and service of the cables will not be possible should they be concealed under the roof sheets.

As was promoted when the electrical installation was extensively rationalsed and upgraded in 2019, penetrations through existing walls will be used where possible, and cable runs will be surface mounted on walls for clear service and maintenance, and allowing them to be fully removed should the need arise.

4. METHOD STATEMENTS AND SPECIFICATIONS

Appointed contractors will be required to follow a rigorous methodology with regard to working on the existing structure. Where necessary, ELC Method statements and specifications will be followed. Particular care will be taken to protect existing fabric and finishes during the installation and painting, and ensuring that materials compatible with the historic fabric such as lime mortars and renders are used when making good any work to existing fabric.

Method statement #5 (Non-Structural Mortar Plaster and Render Repairs) will form part of the tender documentation supplied to the contractor, to cover the repair of any fixings and penetrations through the existing walls. Touch up external wall paint will be managed under a separate external paint contract that does not form part of this application.

ROOF PAINTING METHOD STATEMENT AND SPECIFICATION:

Wash the roof sheets with a low pressure water jet and/or hard bristle brush and water to remove any mould and fungus, rinse thoroughly and allow to dry;

Remove and apply anti-fungus solution where required;

Seal and waterproof each roof screw individually using flexible polyurethane sealer;

Apply membrane and fibre waterproofing to roof and wall joints below parapets;

Apply one coat Plascon Galvanised Iron Primer, according to manufacturer's standards;

Apply two to three coats Plascon Nu-Roof Cool paint, colour soft grey, according to manufacturer's standards;

Protective sheets to be used against paint splatter.

The paint company must have a recorded Quality Management System in place.

5. RECOMMENDATIONS

It is recommended that SAHRA considers and supports this supplementary information as not impacting on the heritage resource, and issues the permit for the implementation of the installation as outlined in this report and the earlier hertage report that accompanied the initial submission.