

Bo-Kaap Erf 141378, 12 van der Meulen Street

**Section 34 Application to Heritage Western Cape in terms of the National
Heritage Resources Act**

**Report on Existing Housing Condition and Assessment of Recommended
Work on City Owned House in Bo-Kaap.**

**Compiled by Dieter Bossow of Architects Associated for the City of Cape Town.
June 2018.**

1.0 Introduction

The submission of this application continues the process initiated by the Council in the late 1980's to effect the sale of Heritage Houses in Bo-Kaap to the tenants. This property forms part of 20 houses that remain to be sold. All properties were inspected and 'as built' drawings were prepared by the architect. Whilst being cognisant of the historical character of the houses, the proposed work shown on the drawings and described in the report consists of repairs and minor works to be carried out by Council to ensure compliance with National Building Regulations.

2.0 Locality



City Map Viewer



Snow 1862



Thom 1898

3.0 Property Details:

Address:	12 van der Meulen Street
Erf No:	141378 (not registered) / mother erf 127749
Title Deed:	T25217/1986
Owner:	City of Cape Town
Tenant:	
Property reference:	not available
Date of dwelling:	approximately
Description of property:	2 bay, double storey semi
Present use:	Residential
Site Features:	None
Current Grading:	3 B
Location:	Inside proposed Heritage Overlay Zone (Grade 1 Heritage Area)
Zoning:	SR 1
Inspected:	October 2017

3.1 Heritage Aspects

In 'The Buildings of Cape Town Vol 3' the property (inspected 1983) is described as : not available

3.2 Current condition

3.2.1 Exterior

Roof not inspected

The exterior of the dwelling is generally in good condition, including windows and doors, most of which are recent replacements. The front façade and stoep balustrade walls have been covered with stone tile cladding. The remainder of the walls are plastered and painted.

3.2.2 Interior.

The interior of the dwelling has been extensively refurbished and is in very good conditions.

12 vd Meulen Street

4.0 Recommendations of building work to be done by the City of Cape Town

It is the intention of the City to repair the buildings and to carry out minor works only to achieve compliance with NBR. It is not the intention to restore the buildings to their original state. All interventions however will be carried out in a manner that is mindful of the historical character of the building and the proposed work will not detract from it.

4.1 Exterior

Roof

Check roof for leaks, seal at parapet walls, where required.

Front façade

Remove stone tile cladding, make good walls and paint

Remove cladding to balustrade walls, plaster and paint.

Courtyard

Paint walls on ground and first floor.

4.2 Interior

No work is required

4.3 Plumbing

Plumbing to be checked, compliance certificate to be obtained.

4.4 Electrical

Electrical installation to be checked, compliance certificate to be obtained.

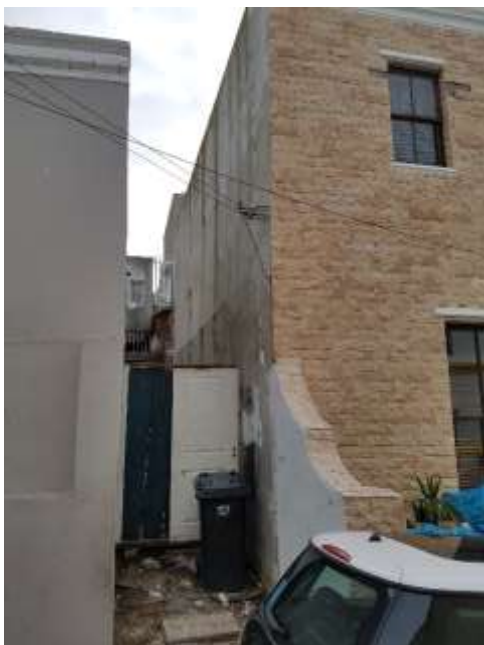
4.5 Beetle Inspection

Certificate to be obtained

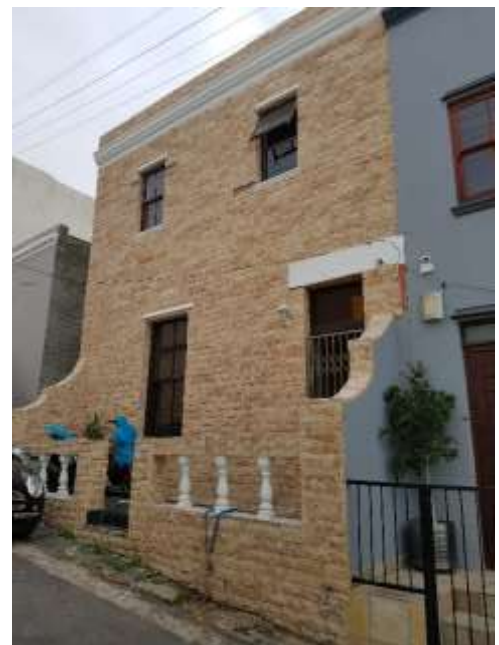
5.0 Photographic Record (October 2017)



Street facade



Street façade/ side space



Street facade



Courtyard



Courtyard



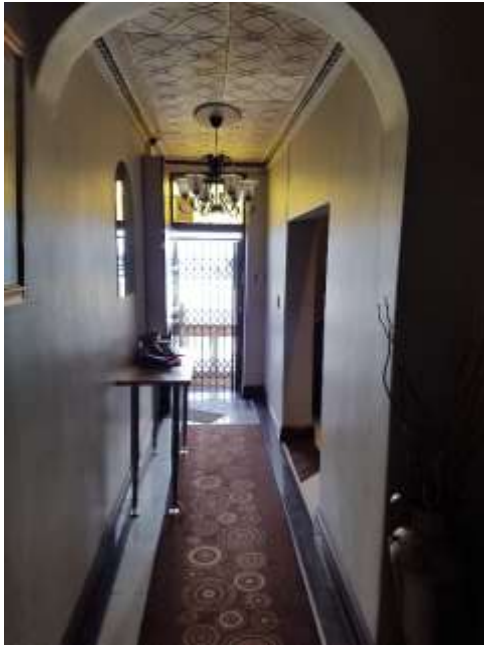
Courtyard



First floor deck over courtyard



First floor deck



Entrance hall



Entrance hall



Stair to first floor