

Bo-Kaap Erf 141385, 4 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:	4 van der Meulen Street
Erf No:	141385 (not registered) / mother erf 127749
Title Deed:	T25217/1986
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 21A 52
Record:	Millard c1859 – flat roofs visible Snow c1862 – site developed Pocock c1884 – flat roofs, part double storey clearly visible
Date of dwelling:	approximately 156 years old
Description of property:	3 bay, single storey on van der Meulen Street, double storey to rear
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 :
 'Single storey on Van Der Meulen Street, double storey to rear. Raised stoep, concrete tiles, modern timber balustrade, chamfer mould door frames, fanlights and panel doors, moulded plaster string course and triangular gable, timber gable louvres, pitched roof, cast iron rain water heads. Wide internal panel doors and encaustic floor tiles to hall way. Apparently converted from early 19th century flat roof and parapet construction to existing form in the early 20th century.'

3.2 Current condition

3.2.1 Exterior

Roof not inspected, but recent gutters and downpipes are evident.

The exterior of the dwelling is generally in good condition, apart from some untidy water pipe reticulation in the yard. Walls are generally plastered and painted, apart from courtyard walls.

3.2.2 Interior.

The interior of the dwelling has been extensively refurbished and is generally in good conditions. The stair to the first floor does not conform to building regulations and must be rebuilt as shown on the building plans. The existing bathroom is inadequate and needs to be enlarged.

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 stoep

Repair cement paving and steps.

Courtyard 1 (at living room)

Extend corrugated iron cladding at stair and paint existing and new.

Repair plaster and paint

Service existing windows and paint

Kitchen yard 2

Increase size of bathroom as shown on the drawings, fit new sanitary ware and gully.

Replace kitchen door with side light as shown

Repair plaster around existing windows as shown and paint

Service existing windows and re-paint

Repair plaster and paint

4.2 Interior

Dining room

Repair ceiling and repaint

Stair to first floor

Demolish existing and build new stair as shown

Bedroom 6, 7

Rehang existing door and build new steps as shown

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 façade



Entrance door



Existing sash window



Kitchen Yard



Kitchen yard



Kitchen Yard



Kitchen yard



Kitchen yard



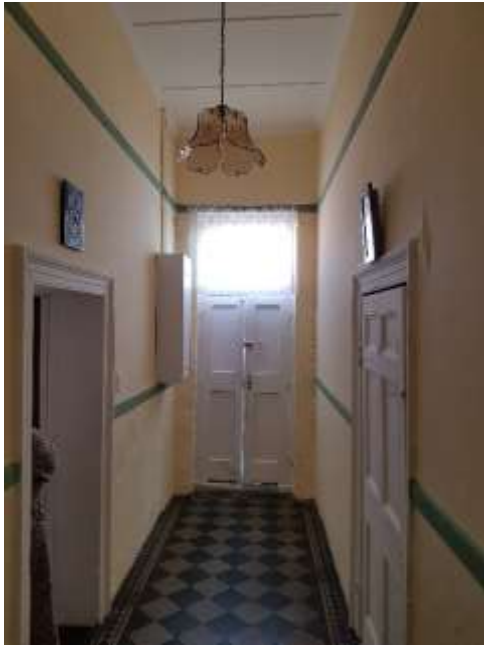
Kitchen yard



Living room yard



Living room yard



Entrance hall



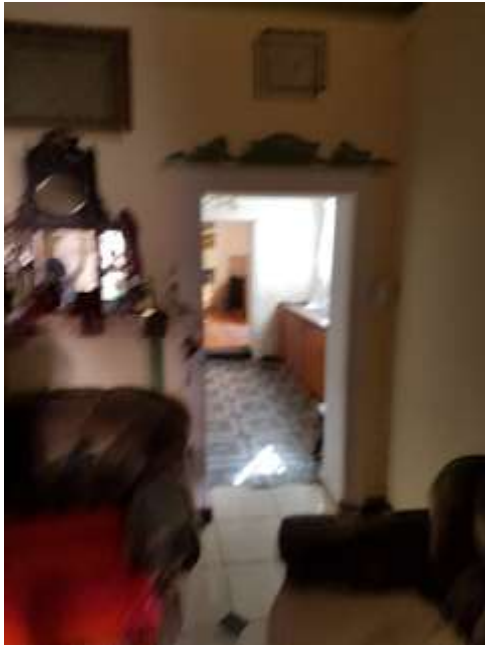
Entrance hall



Existing stair (to be replaced)



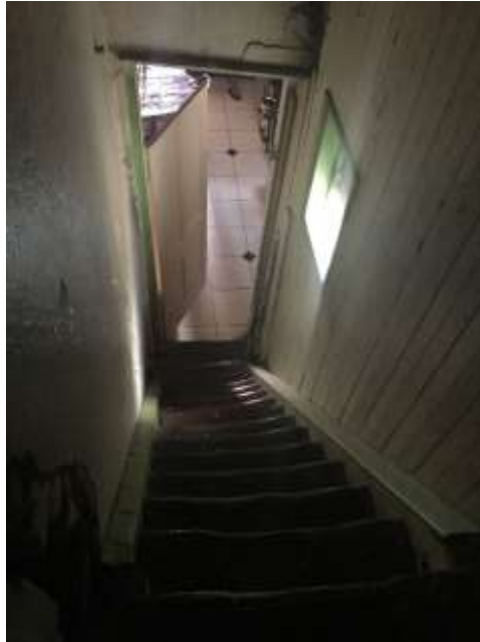
Dining room



Dining room/ kitchen



Dining room ceiling



Stair (to be replaced)