

NATIONAL COUNCIL OF PROVINCES BUILDING, PARLIAMENT

REPAIR, RESTORATION & UPGRADE OF THE EXISTING
PARLIAMENT BUILDING



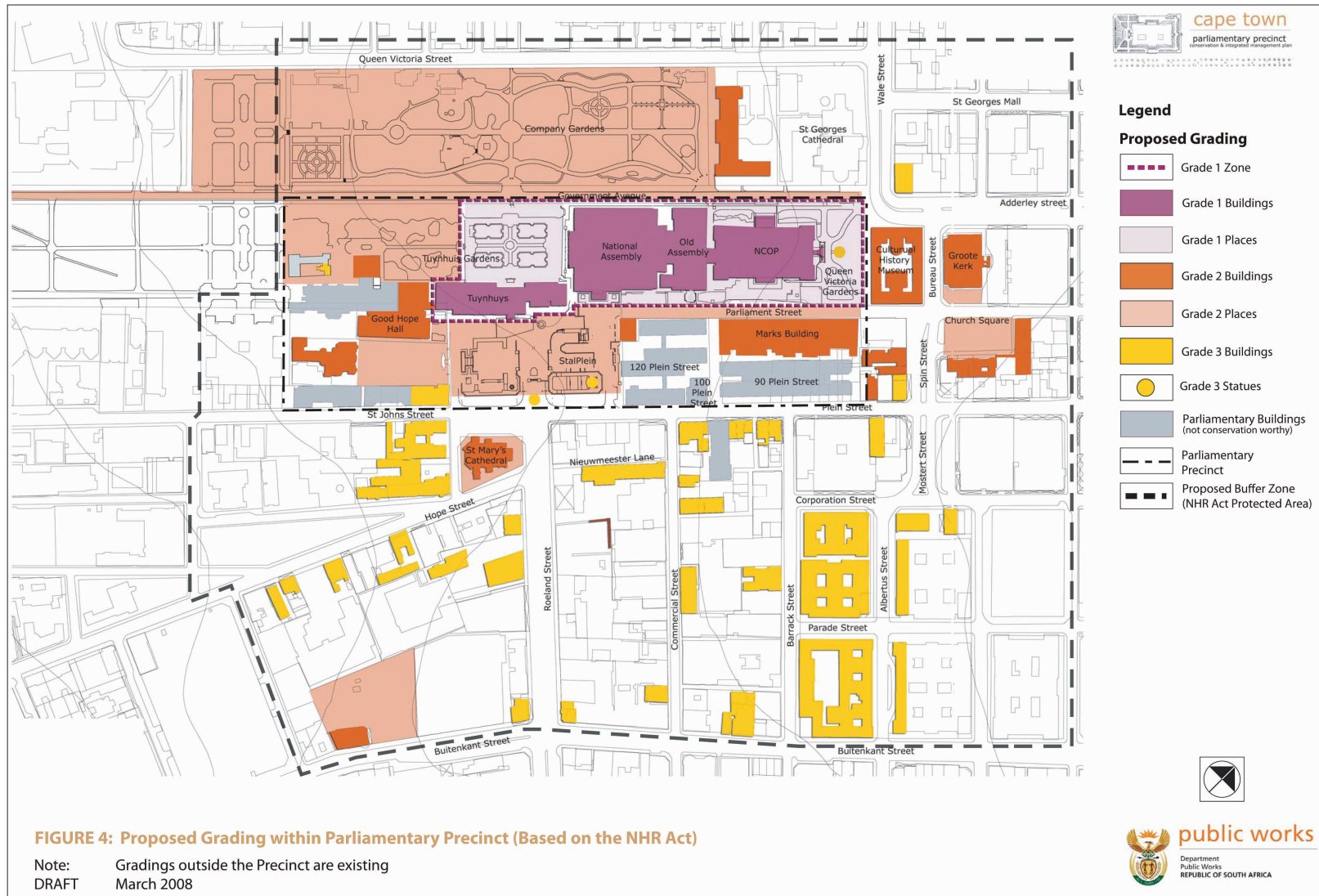
1. CONTEXT

GOOGLE 3D VIEW OF PARLIAMENT PRECINCT



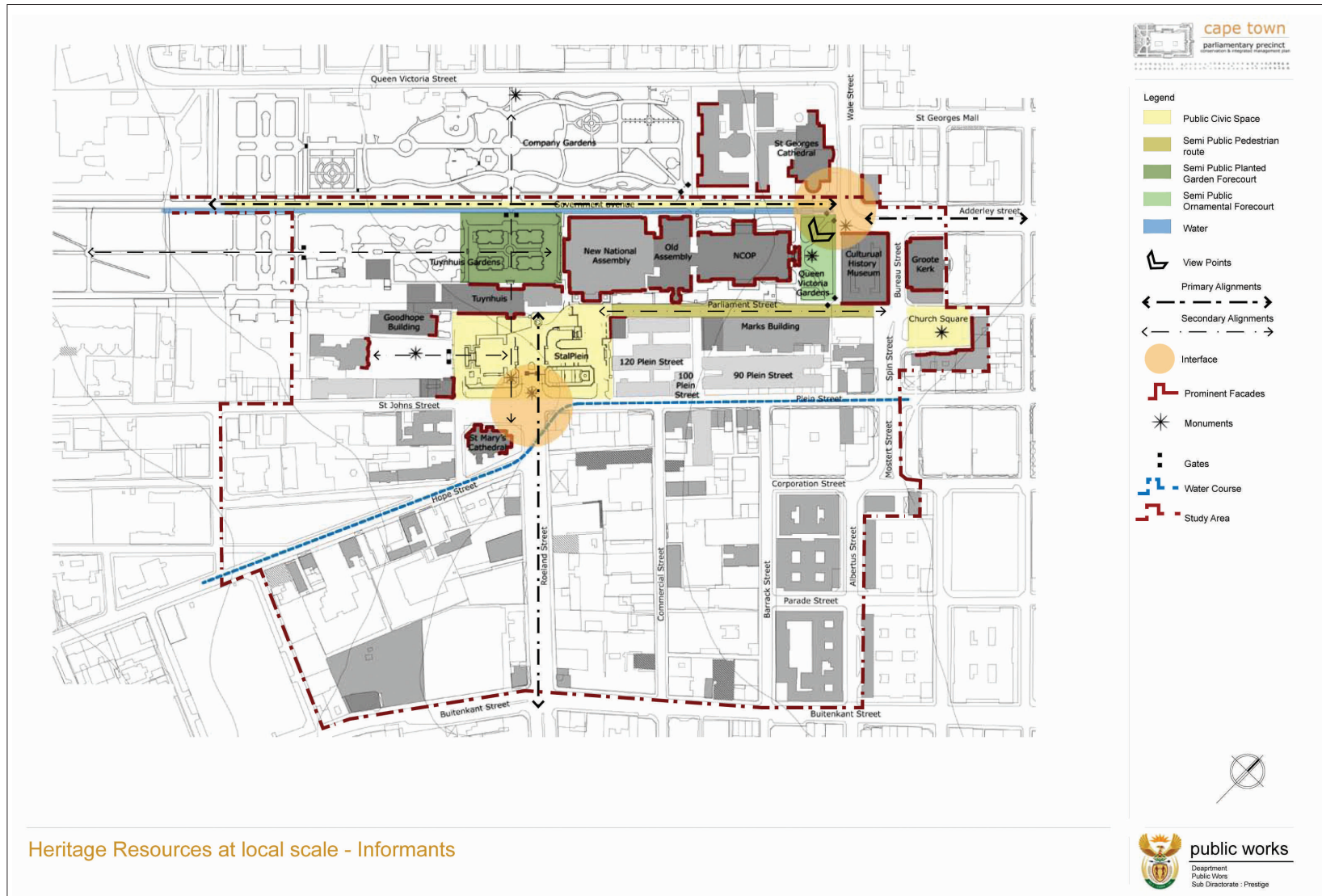
2. HISTORICAL CONTEXT

PROPOSED GRADING CMP



3. URBAN DESIGN INFORMANTS

INFORMANTS CMP



cape town INTRODUCTION: FIGURE 6, HERITAGE RESOURCES AT LOCAL SCALE - INFORMANTS
parliamentary precinct
introduction to integrated management plan CAPE TOWN: PARLIAMENTARY PRECINCT CONSERVATION MANAGEMENT PLAN

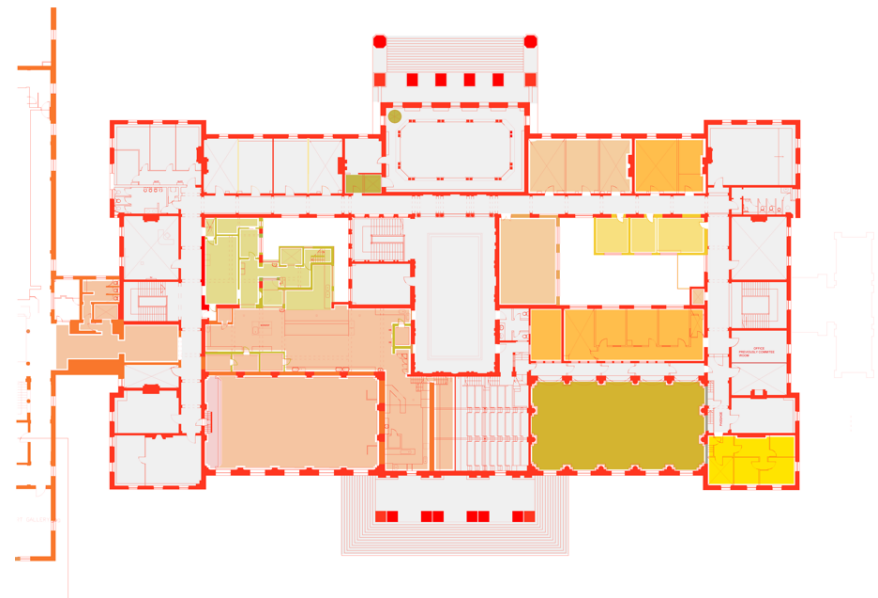
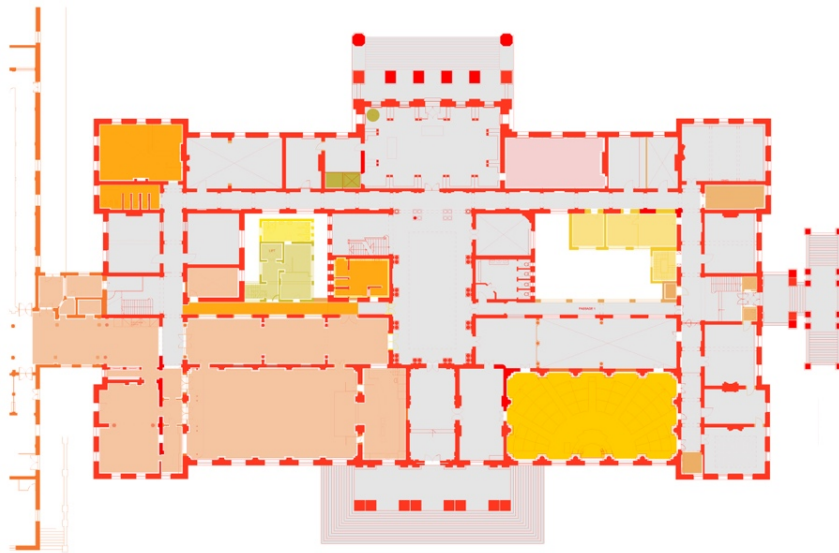
4. SEQUENCE OF ALTERATION

FROM 1885 – 2005



SEQUENCE OF ALTERATION KEY

- 1. ORIGINAL STRUCTURE
- 2. PRE 1910
- 3. BAKER, MASEY, KENDAL 1910
- 4. PRE 1938
- 5. POST 1938
- 6. CALDER 1955
- 7. HILL KAPLA 1964
- 8. POST 1965
- 9. REVEL FOX 2001-2002
- 10. LIBRARY RENOVATIONS 2005
- 11. ORIGINAL FABRIC



5. STATUS QUO

AREAS OF CONCERN



Planning blight



Incremental destruction



Insensitive or No maintenance





Raising damp & Leaks



Redundant services



5. SCOPE OF WORKS

SCOPE OF WORKS AND CLIENT OUTCOMES

- Provide the building with a service life extension.
- Improve habitability.
- Improve security.
- Improve compliance to regulations
- Identify, design and implement any structural repairs
- Resolve all damp and leaking problems
- Restore and repair historical elements where required
- Replace and repair incremental damage to the building or its elements
- Resolve possible additional accommodation requirements
- Redesign, renovate and repair the parliamentary kitchen
- Repair & restore all facades where required
- Repair and restore stonewalls and walkways and aprons in the surrounding gardens

6. GOVERNING PRINCIPALS DESIGN INFORMANTS

AREAS OF BUILDING

- Retain the integrity and landmark status of the buildings particularly in respect of the Company Gardens and Government Avenue (CMP)
- Maintain, protect and enhance the Parliamentary Precinct as a place of outstanding cultural significance (CMP)
- The built environment has the potential to grow in recognition with time; therefore all interventions should be implemented with sensitivity towards the potential significance of the building, this should include protecting the conservation options available to future generations.
- The entire precinct should be viewed as an aesthetic whole, which includes the perimeter fence, Queen Victoria Garden, flanking gardens and spaces and the assembly building. Each element forms an intrinsic part of the over all composition of the precinct and the continuity of the Victorian aesthetic.
- This point also should extend to the spatial character of the building. with each element contributing to the spatial character of each room and the holistic experience of the entire building.
- The building has suffered extensively from the incremental destruction of its original fabric; all new interventions and strategies should not facilitate the further destruction of the existing fabric.
- It is not possible to control the day to day actions within the precinct, especially those which impact on the existing fabric; therefore it is imperative that all new services be co ordinated to ensure future maintenance and extension without the need major interventions in the existing fabric.
- Ensure that new all development (infill buildings, alterations and additions) are an appropriate response to the high architectural, environmental cultural and urban design quality of the parliamentary precinct (CMP)

- The precinct consists of an intricate layering of different interventions each with the own significance and social value. All layers within the precinct should be respected as part of the character of the environment. However respect for the layering of the precinct does not exclude critical judgment and therefore the significance of each layer will vary in many cases.
- The sensitivity of the spaces and environments should guide the character and degree of intervention in all respects.
- Ensure that the appropriate public participation is carried out with regard to future interventions affecting the heritage value of the Parliamentary Precinct (CMP)
- Ensure the protection of possible archaeological finds (CMP)
- The appropriate repair and maintenance and reuse of materials and elements, is a vital component of conservation practise, replacement should always be seen as the last option.

URBAN SPATIAL & VISUAL CONSIDERATIONS

- As a landscape the context is of high urban spatial significance and consists of a unique combination of scenic environment and historical built form. All proposals should respond appropriately to this point.
- The site forms part of broader series of precincts (namely the parliamentary & company gardens precincts) all are considered unique and highly significant urban environments. The NCOP precinct also contributes significantly to the character and quality of these precincts, therefore, all proposals should respond positively to this unique relationship.

- The site consists of strong neoclassical arrangements and axial relationships which project beyond the building. These elements ground the building in its context and emphasize its connectivity to the parliamentary and gardens precinct. These relationships should not be diluted or destroyed by any new proposals.
- The site is highly visible from all the surrounding pedestrian movement routes, the view from these routes on to the site is considered to be a vital part of the character of the city. These view areas should not be obscured in anyway and increased visual permeability should be encouraged through the skilled pruning of the existing foliage.
- The building is situated at the head of the parliamentary precinct and forms part of a broader chain of grade 1 & 2 environments, all of which contribute to the overall character of the parliamentary and the company gardens precinct.
- Avoid and remove intrusive elements which detract from the significance of the precinct (CMP)
- New finishes and detailing which compromise the aesthetic quality of the precinct should be removed. The original finishes should be reinstated where possible, although materials can be substituted where they compliment the aesthetic wholeness of the composition.

ARCHITECTURAL AND AESTHETIC CONSIDERATIONS

- Incremental damage to the existing fabric should be repaired and measures taken to prevent future deterioration of the existing fabric.
- Incremental destruction or replacement of the historic fabric should be avoided; similarly future proposals should not encourage the further degradation of the existing fabric.

- All new interventions should respond positively to the spatial significance of the building and grade the responses accordingly to the significance of the space.
- New proposals should not be intentionally historicist, it would be preferable for all new work to be of a contemporary nature and implemented with an understanding of the proportions, scale, spatial character and architectural aesthetic of the existing building.
- The dilution of the authenticity of the original fabric should be avoided and only persuaded in cases where continuity of the existing aesthetic is necessary to maintain the quality of the composition. In these cases the designer should follow good conservation practise and provide well designed clues as to nature of the proposed intervention.
- Insensitive modern conveniences and electrical fittings are to be removed and accommodated without compromising the aesthetic or spatial integrity of the space. Their positioning should be unobtrusive and form part of the overall composition.
- Served spaces i.e. toilets etc. should be restricted to their existing or original positions within
- the existing buildings and not intrude into the more significant spaces.
- All of the proposed new work is to be incorporated into the existing built envelope and not to project beyond this envelope.
- A heritage management plan is to be drawn up to manage the impact of the proposed construction work on the existing structure and to outline the various degrees of sensitivity required and elements to be protected.
- The upgrade of all courtyard spaces in terms of materials and furniture (CMP)

TECHNOLOGY AND TECHNOLOGICAL ARTEFACTS

- Security installations in the building are often inappropriate and intrusive, however they are part of the reality of the precinct and cannot be avoided. Review the design and functioning of the security entrances and develop a coherent policy with respect to points of entry and their different functions. New security interventions should aim to reduce their impact on the existing fabric and increase its reversibility. Their visual impact should be graded according to the sensitivity of the situation and should be reduced to the minimal in the most sensitive of environments.
- All existing electrical, gas, ventilation & communication: fittings, conduits, ducts and trunking relating to the technology employed in the late 19th and early 20th century should be retained, where possible.
- The existing 1920/30's lift is to be retained and restored if required.
- All intrusive service runs, ducting and equipment to be rationalized and concealed in general. In areas of high sensitivity, all intrusive elements are to be removed.
- All new electrical or mechanical fittings are to be incorporated with an understanding of the proportions, scale, spatial character and architectural aesthetic of the existing space.
- Due to the sensitive nature of the context and the existing buildings. All new services should respect the aesthetic quality of the existing buildings and their facades. No services are to be placed on the existing facades; all services are to be consolidated in areas that are not visible from the public realm. Services confined to the courtyards should not unnecessarily clutter facades or spaces, especially highly visible ones. It is also preferable for the majority of new services to be concealed, screened and carefully positioned to reduce impact.

ARTEFACTS & PRESEVATION OF THE SOCIO-CULTURAL & HISTORICAL SIGNIFICANCE

- Promote the continued use of the Parliamentary Precinct as culturally significant national institution, the seat of legislative power and a home of parliamentary democracy. This will maintain the viability of the structure and its connection to the legislative governance of the country. Furthermore, it allows the building to grow in recognition as contributor to the history of country.
- The intangible context of the building should be considered in all design strategies and proposals.
- Identification and education is an important part of the preservation of the buildings character, therefore a holistic interpretation strategy should be developed with the parliamentary staff and integrated into the proposed work to be implemented.
- The building should retain its significance as a repository of South African history and culture.
- Furthermore, it should continue to serve as a canvas and library for the various significant collections, which it houses.
- The parliamentary staff in conjunction with the heritage consultants and SAHRA should develop a conservation strategy for the safe removal packaging and storage of various artifacts affected by the proposed construction work. SAHRA is the administrative authority on the matter will provide the final endorsement of the process. This will form part of the HMP.
- The building contains many artifacts, which are immovable .e.g. glass panels, emblems and badges. These are to be identified and protected during construction.
- The parliamentary staff responsible for the care of the various parliamentary collections and the project heritage consultants will notify SAHRA of any additional artifacts, which might be affected, through unforeseen changes to the scope of works.

ENVIROMENTAL

- All proposals to comply with the requirements of NEMA and the National Forestry Act.
- Reinstatement of the original garden character of parliament is not feasible and largely unnecessary. Although the resurfacing of the pathways in the Queen Victoria garden, with a more appropriate finish would contribute to the aesthetic quality of the environment.
- Significant trees are to be identified and clearly marked with signage.
- Undertake substantial pruning of the Queen Victoria Gardens to enable improved visual spatial relationships. Identification and pruning to be overseen by a specialist tree surgeon. (CMP)
- The proposed relocation of the palm trees should be set aside for this project, and revisited once a new location become available.

ARCHAEOLOGY

- An archaeologist will be appointed to evaluate any excavations on a watching brief and conduct archaeological investigations if required.

7. RECOMENDATIONS

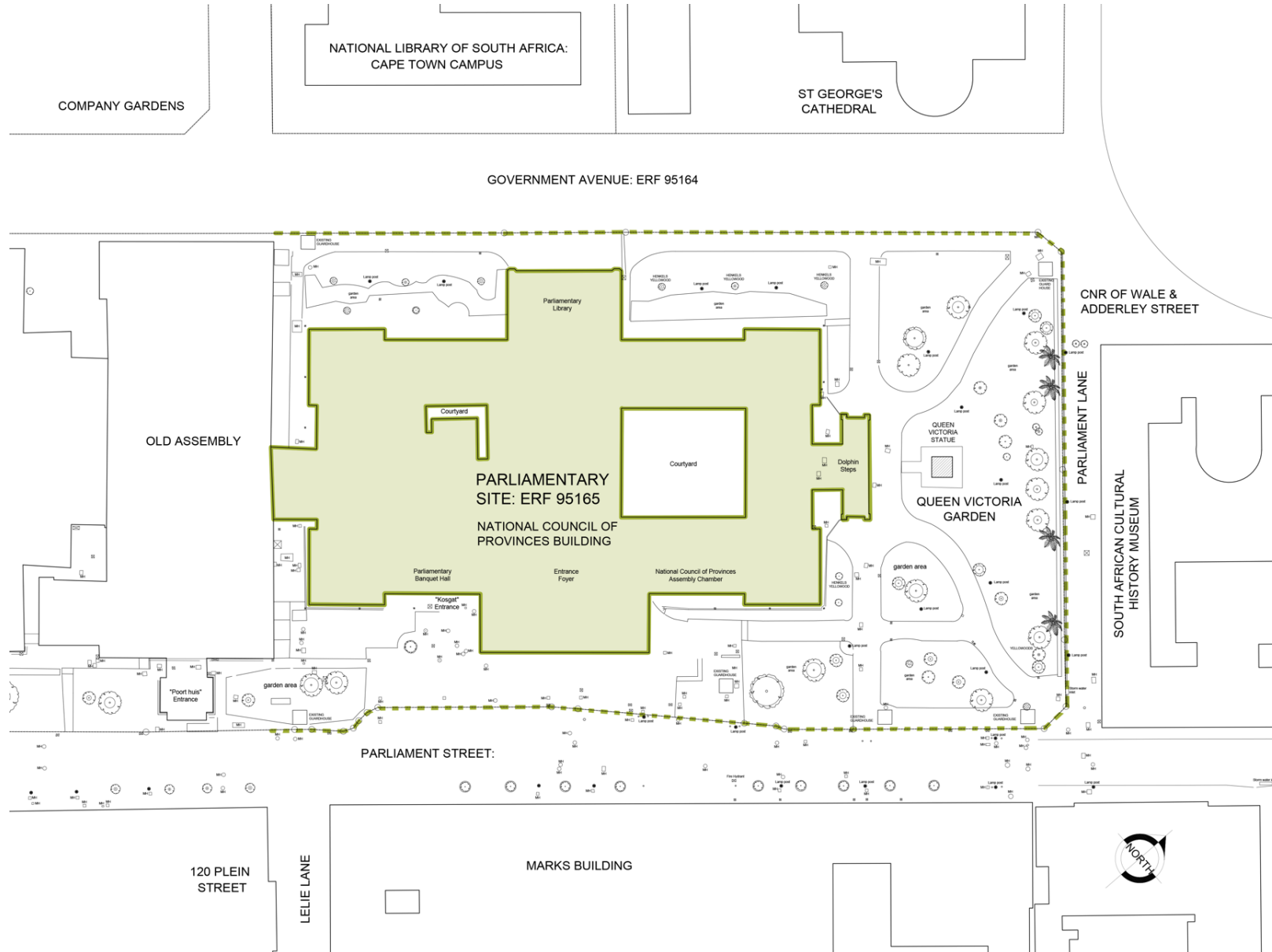
DESIGN, REFURBISHMENT & UPGRADE

The following recommendations are suggested for discussion:

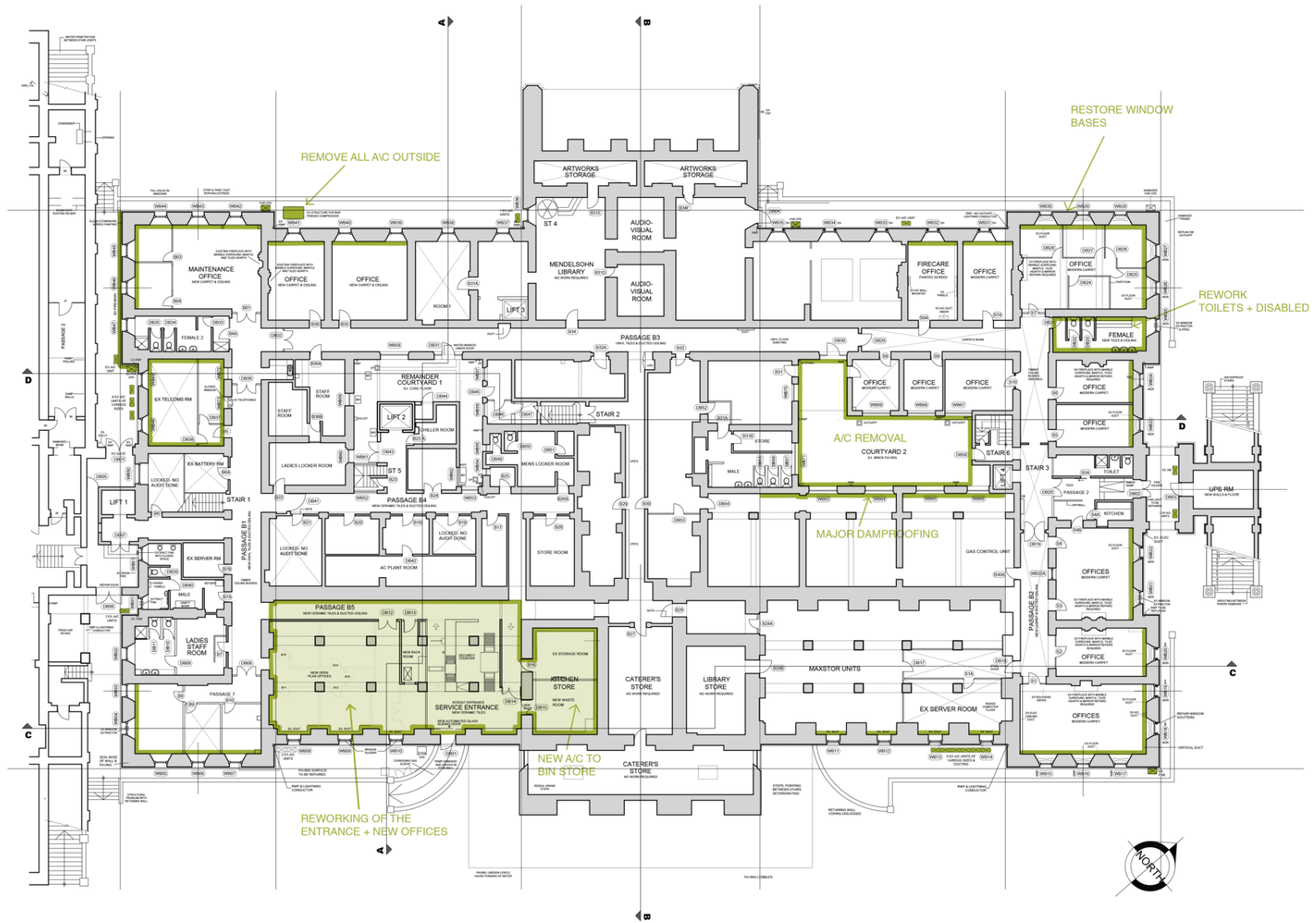
- That the informants put forward will ensure the preservation of the NCOP building and not encourage further destruction of the existing
- That proposed heritage related informants are utilized as guidelines in the future planning and design of the project.
- An archaeologist be appointed on a watching brief, to inspect any excavations for possible artefacts related to the previous occupation of the site.
- That a heritage management plan be drawn up for the proposed work to be undertaken and submitted as part of the next report.
- That the involvement of HWC and the City of Cape Town in the evaluation of further proposals is an important constituent of the public participation process and should continue throughout the course of the heritage assessment process.
- That a holistic interpretation/education strategy be developed with the client to highlight significance aspects of the building, this would assist in educating the users and encouraging the preservation of the building and its elements.

8. ARCHITECTURAL INTENTIONS

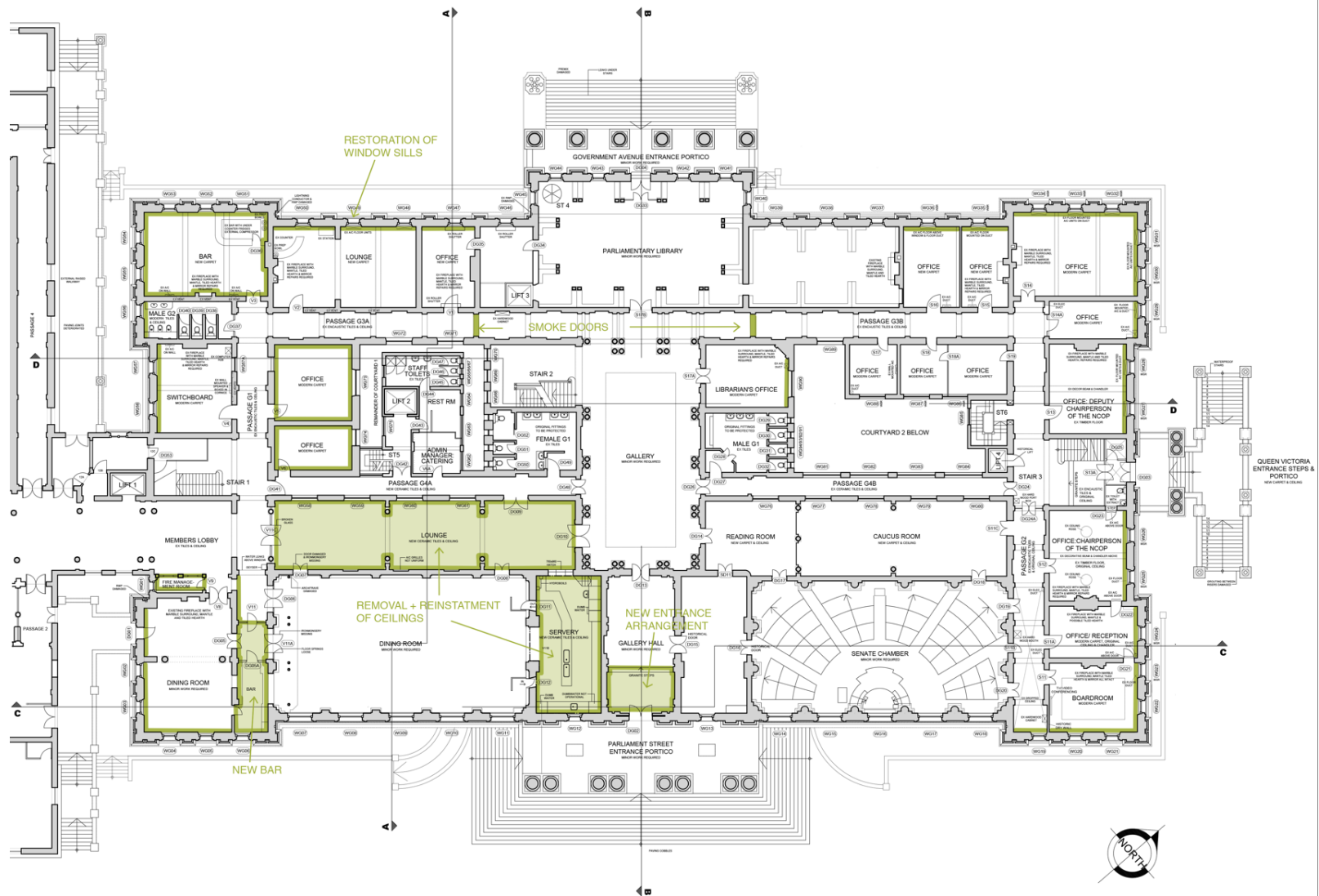
PROPOSAL DRAWINGS



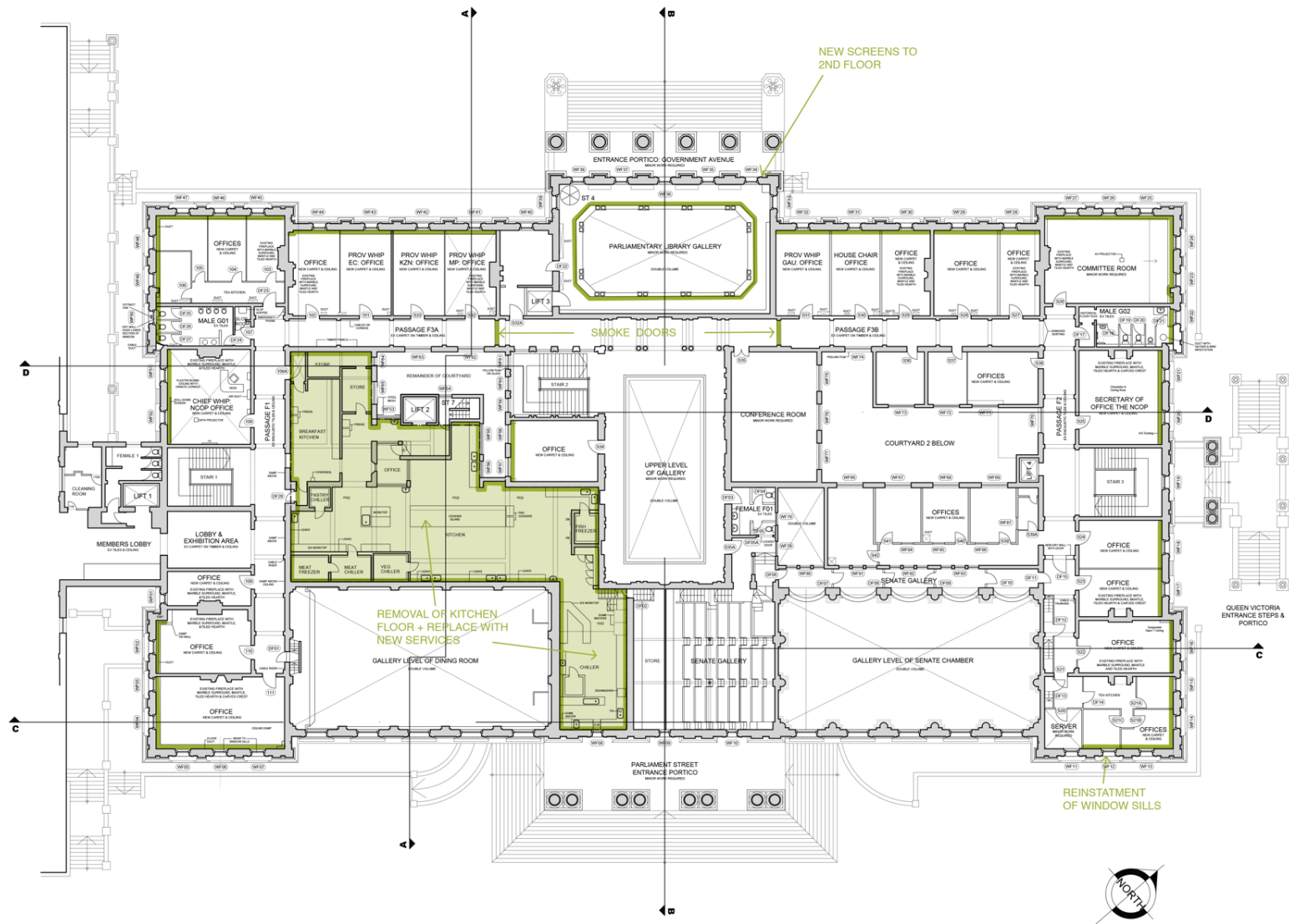
SITE PLAN



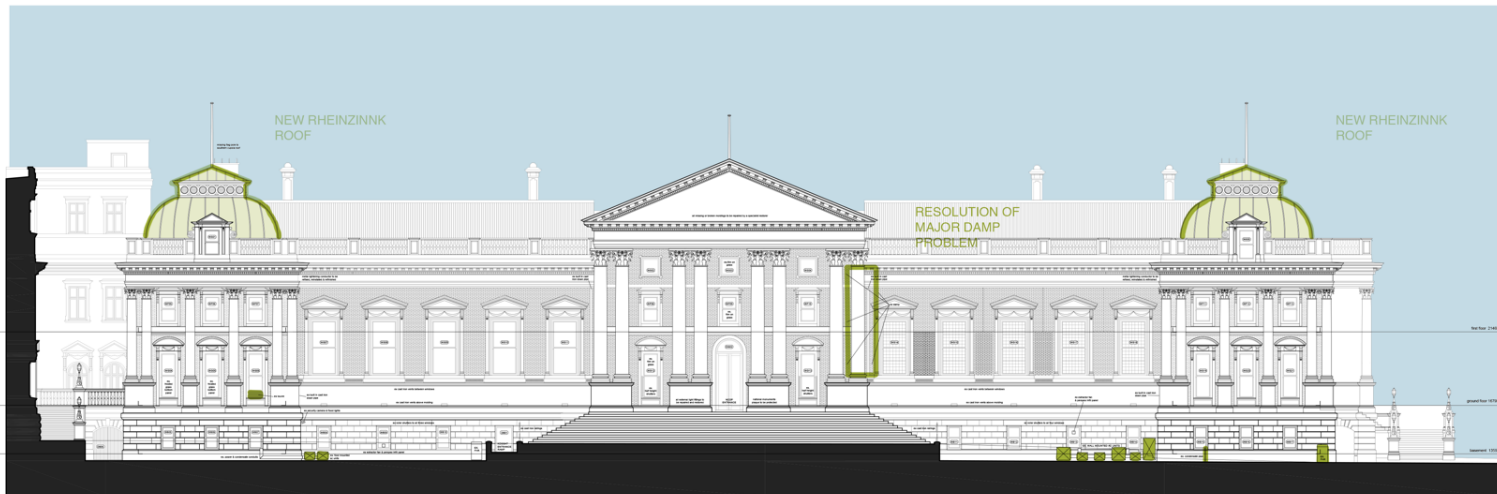
BASEMENT PLAN



GROUND FLOOR PLAN

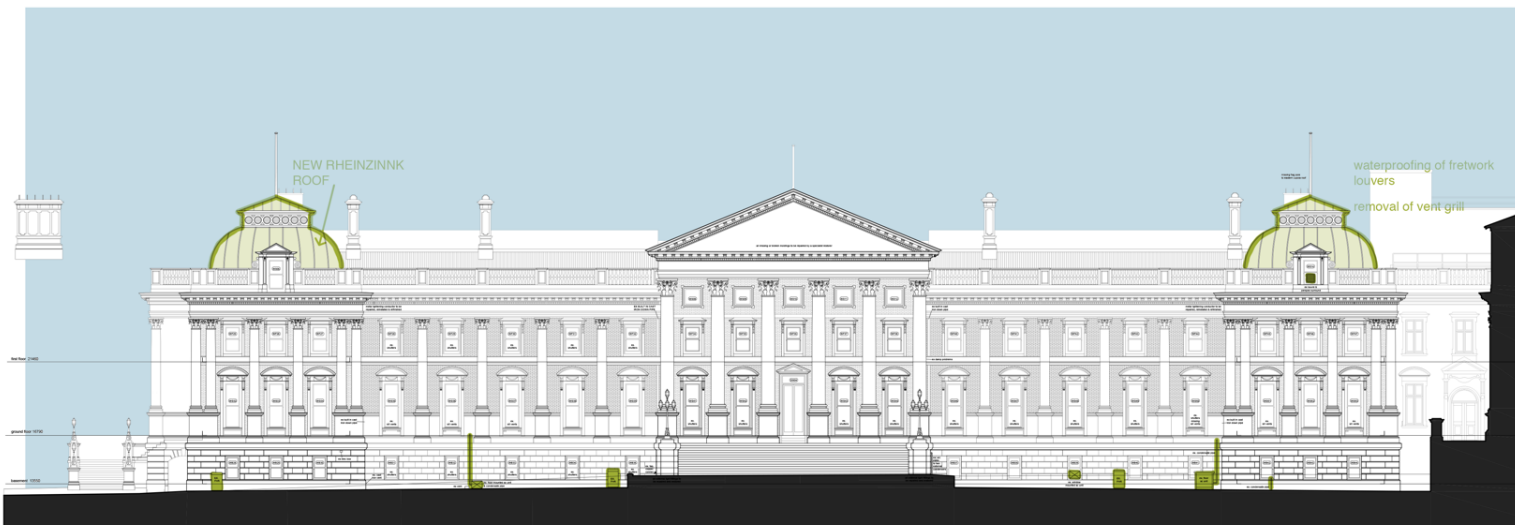


FIRST FLOOR PLAN



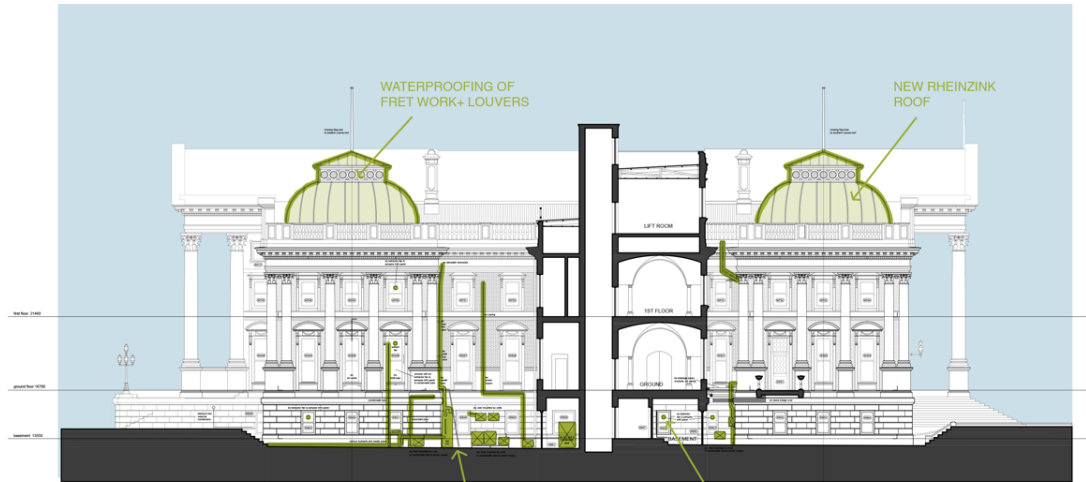
SOUTH EAST ELEVATION: PARLIAMENT STREET 1:100

REMOVAL OF A/C UNITS



NORTH WEST ELEVATION: GOVERNMENT AVENUE 1:100

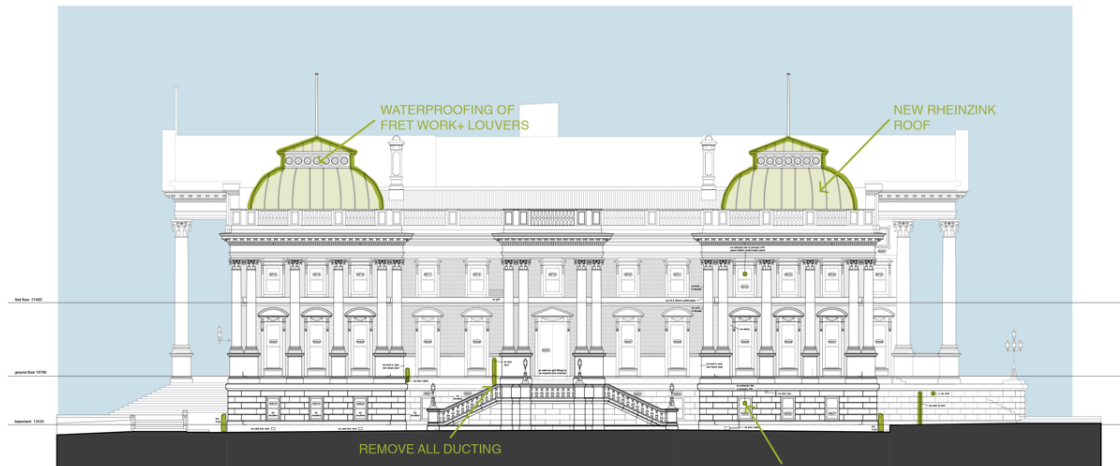
REMOVAL OF A/C UNITS



SOUTH WEST ELEVATION: OLD ASSEMBLY 1:100

REMOVAL OF ALL CONDUITS/
DUCTS + A/C UNITS

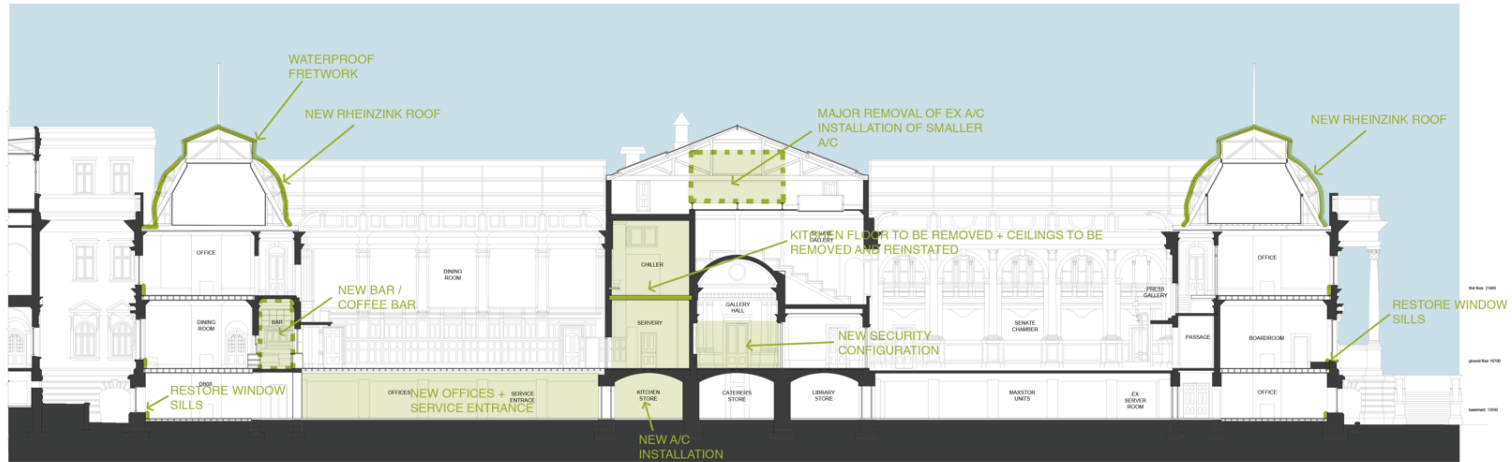
REMOVAL OF ALL
WINDOW VENTS



NORTH EAST ELEVATION: QUEEN VICTORIA GARDENS & PARLIAMENT LANE 1:100

REMOVE ALL DUCTING

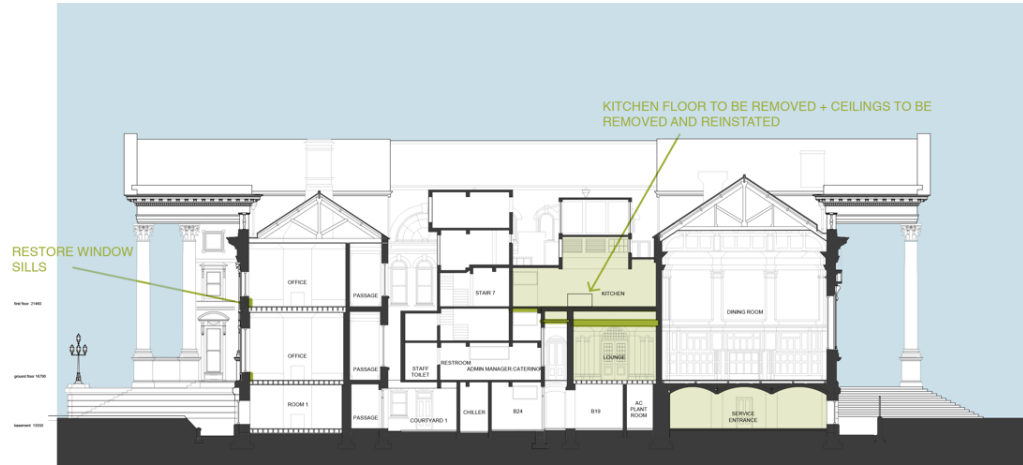
REMOVAL OF ALL
WINDOW VENTS



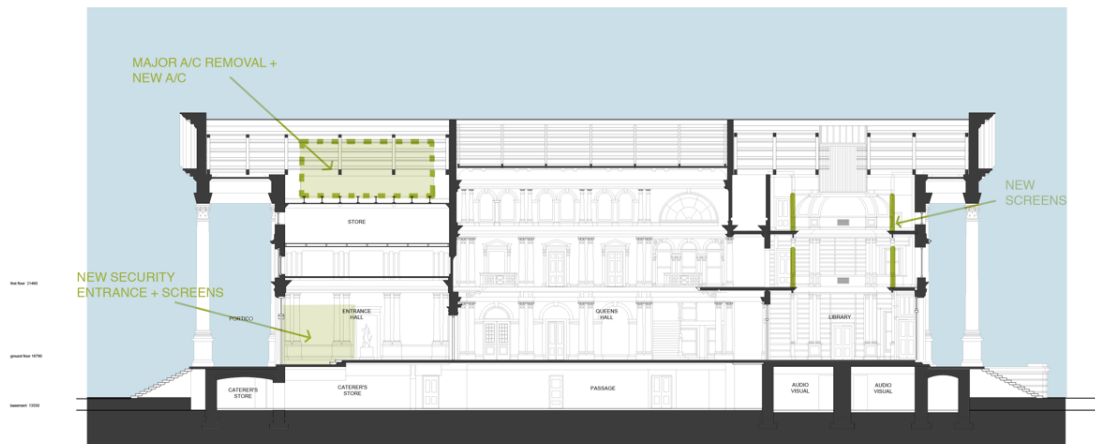
CC: LONGITUDINAL SECTION THROUGH NCOP CHAMBER AND DINING ROOM 1:100



DD: LONGITUDINAL SECTION THROUGH COURTYARDS 1:100

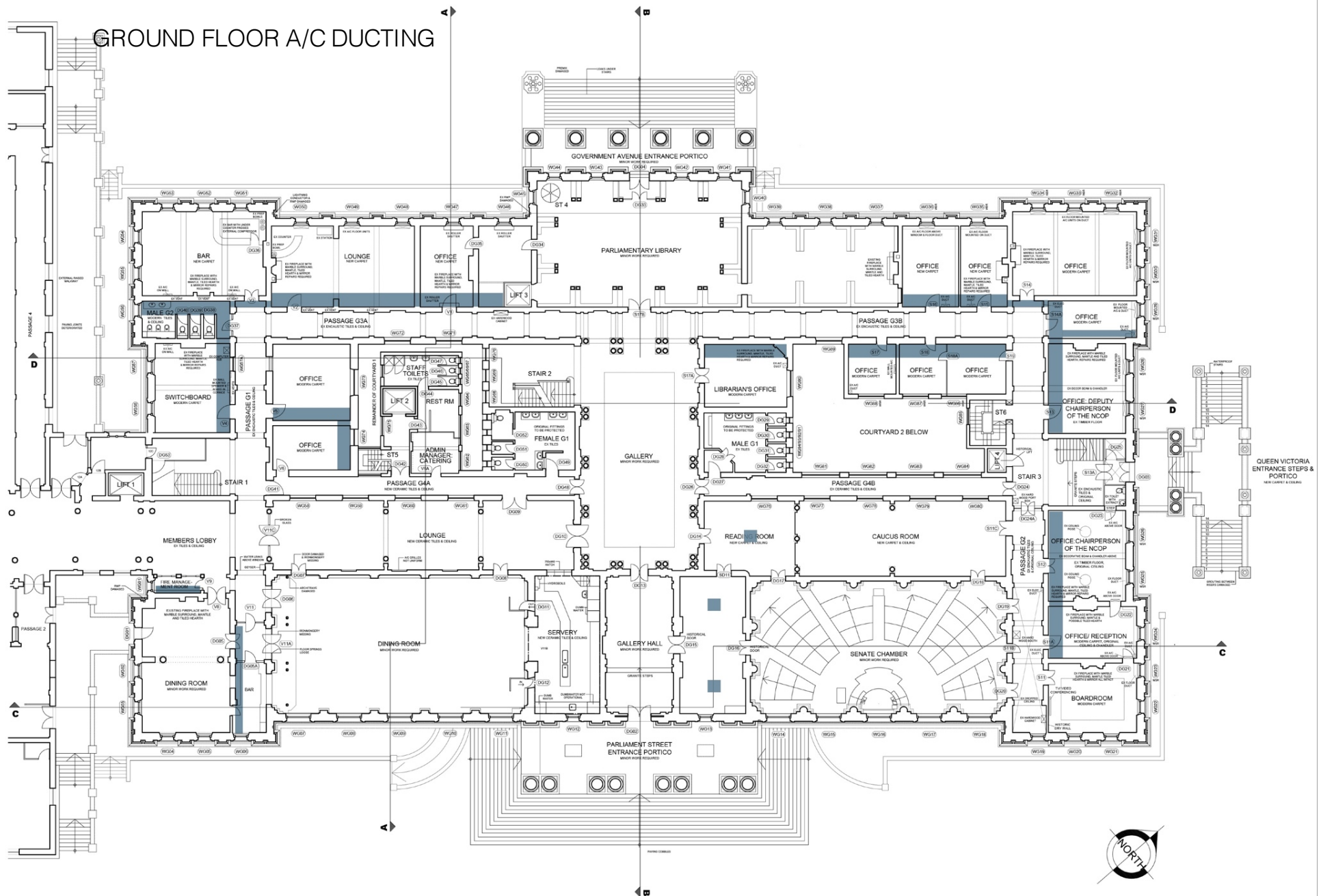


AA: CROSS SECTION THROUGH KITCHEN AND COURTYARD 1:100

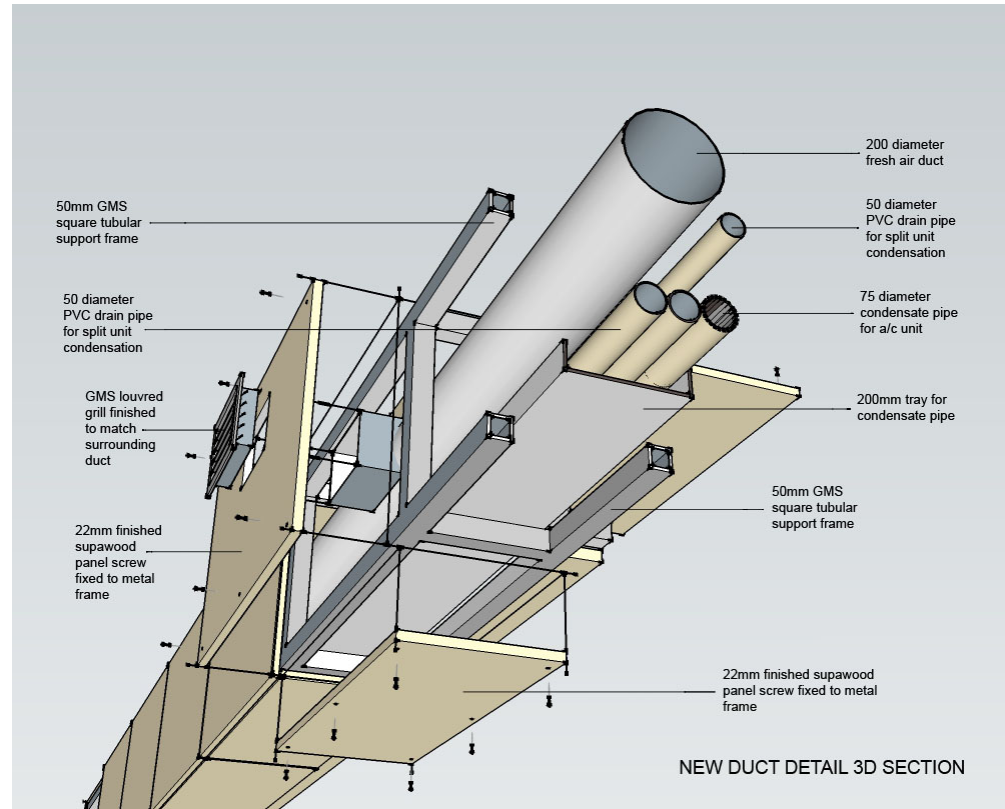
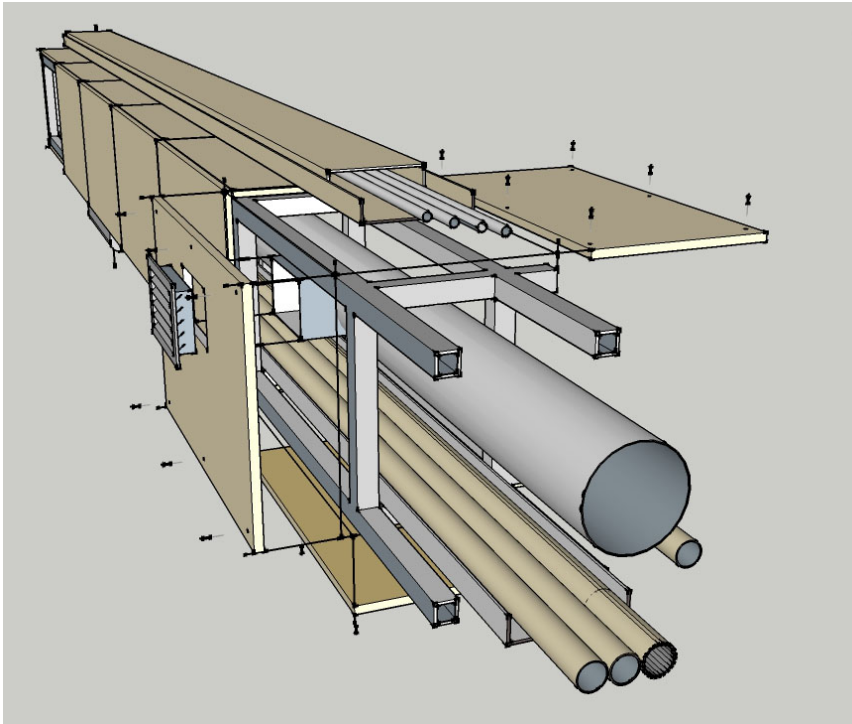


BB: CROSS SECTION THROUGH GALLERY 1:100

GROUND FLOOR A/C DUCTING



GROUND FLOOR A/C DUCTING OPTION 1



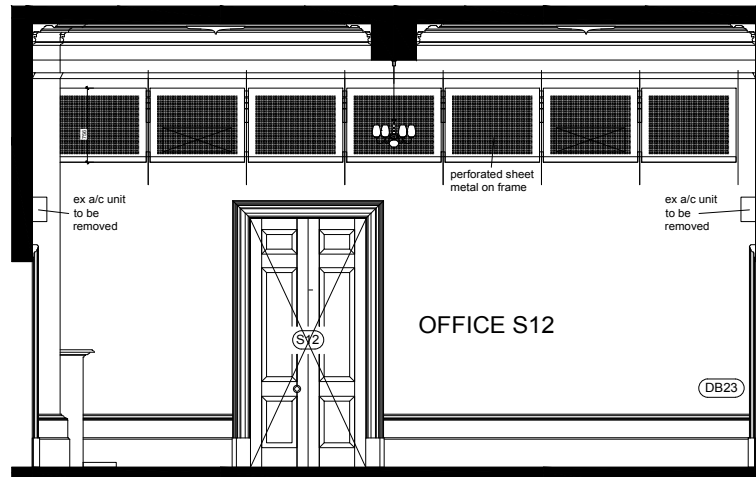
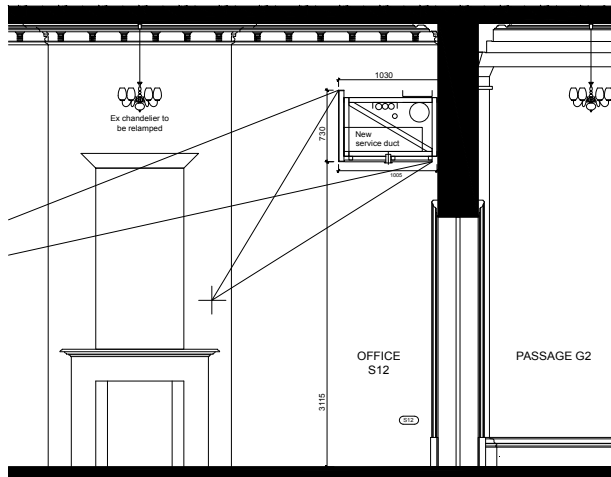
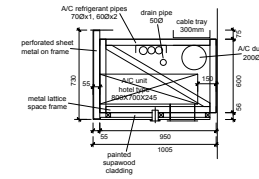
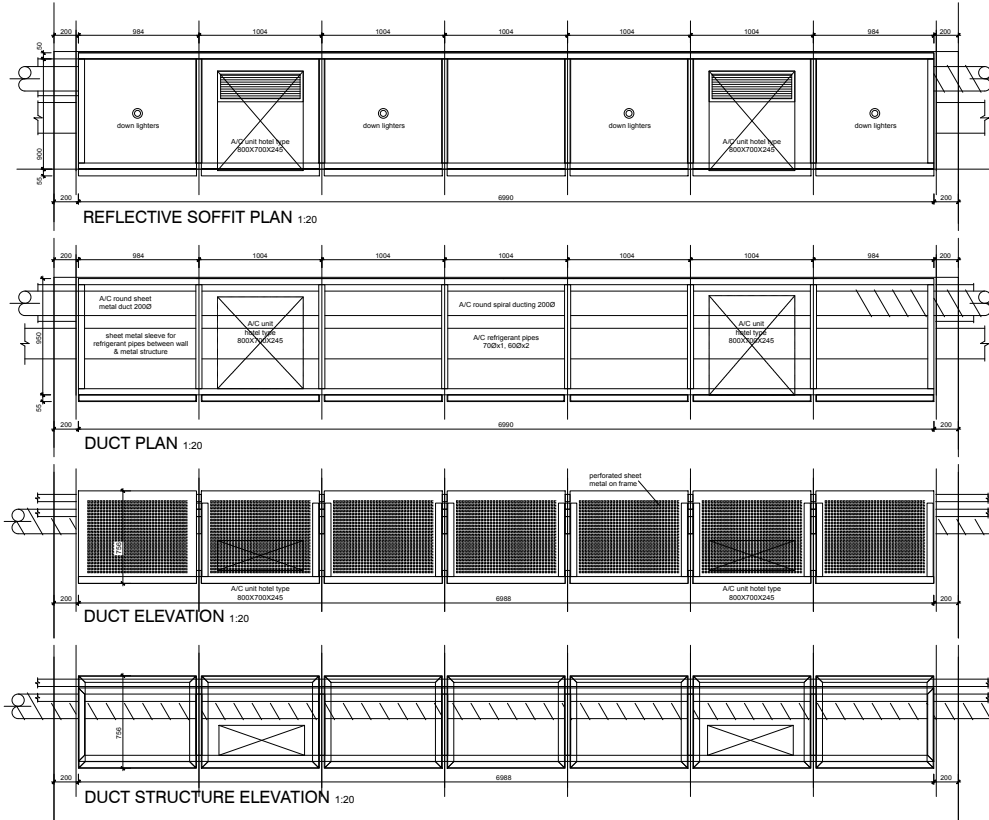
GROUND FLOOR A/C DUCTING OPTION 1



GROUND FLOOR A/C DUCTING OPTION 1



GROUND FLOOR A/C DUCTING OPTION 2



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FOR INFORMATION ONLY

ISSUES & AMENDMENTS

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HOLM JORDAAN
 ARCHITECTS
 URBAN DESIGNERS

CLIENT
 DEPARTMENT OF PUBLIC WORKS: PRESTIGE

PROJECT
 WCS 044232 - REFURBISHMENT OF NCOF, INCLUSIVE OF HVAC, ELECTRICAL AND ELECTRONIC INSTALLATIONS

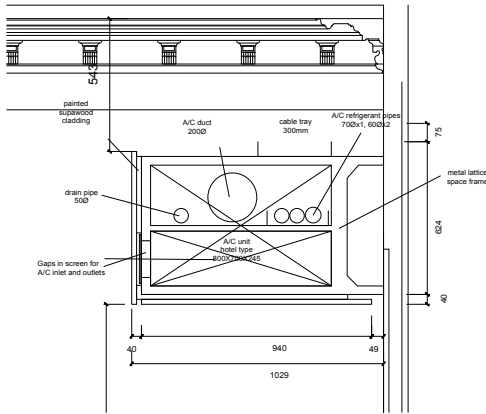
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 A/C DUCT GROUND FLOOR

DRAWING No.
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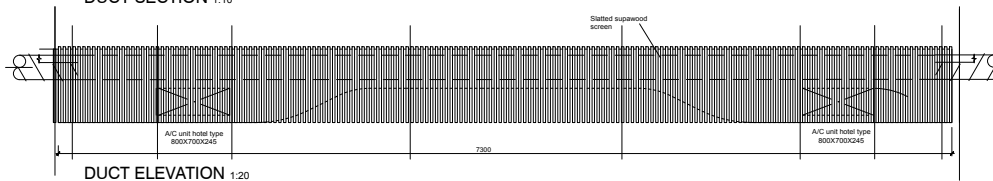
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SIGNATURE
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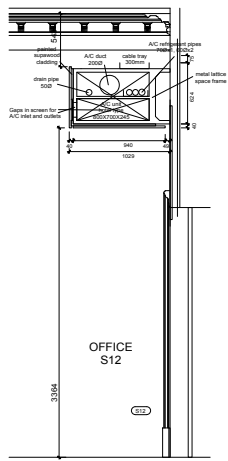
GROUND FLOOR A/C DUCTING OPTION 3



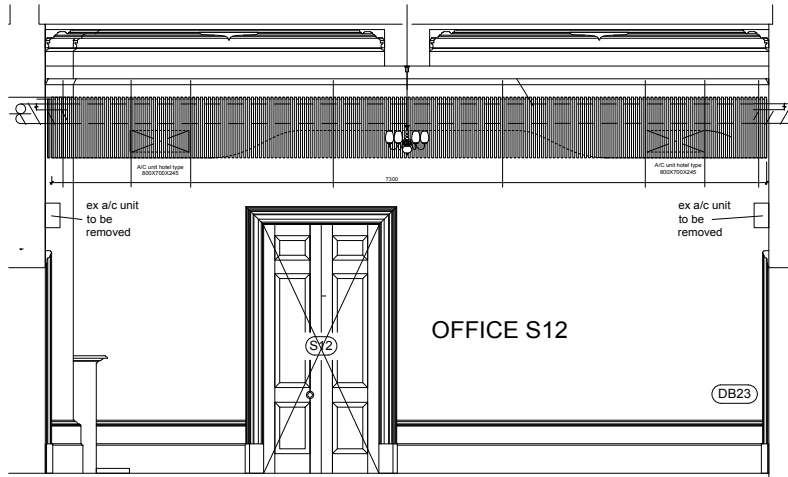
DUCT SECTION 1:10



DUCT ELEVATION 1:20



ROOM CROSS SECTION 1:25



ROOM LONGITUDINAL SECTION 1:25

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FOR INFORMATION ONLY

ISSUES & AMENDMENTS

DEPARTMENT OF PUBLIC WORKS
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 ARCHITECTS
 URBAN DESIGNERS

CLIENT
 DEPARTMENT OF PUBLIC WORKS: PRESTIGE

PROJECT
 WCS 044232 - REFURBISHMENT OF NCOF, INCLUSIVE OF HVAC, ELECTRICAL AND ELECTRONIC INSTALLATIONS

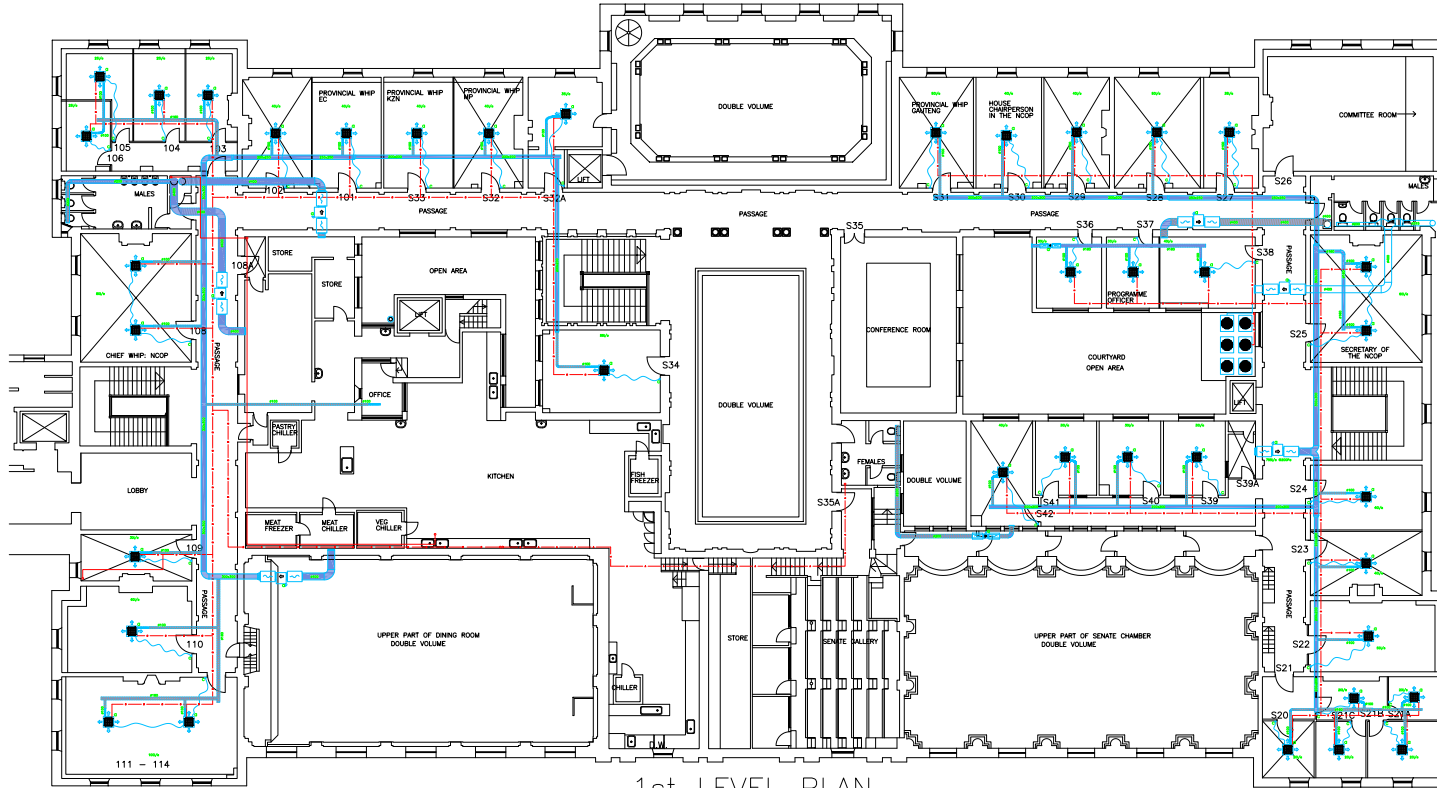
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SIGNATURE
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FIRST FLOOR A/C DUCTING



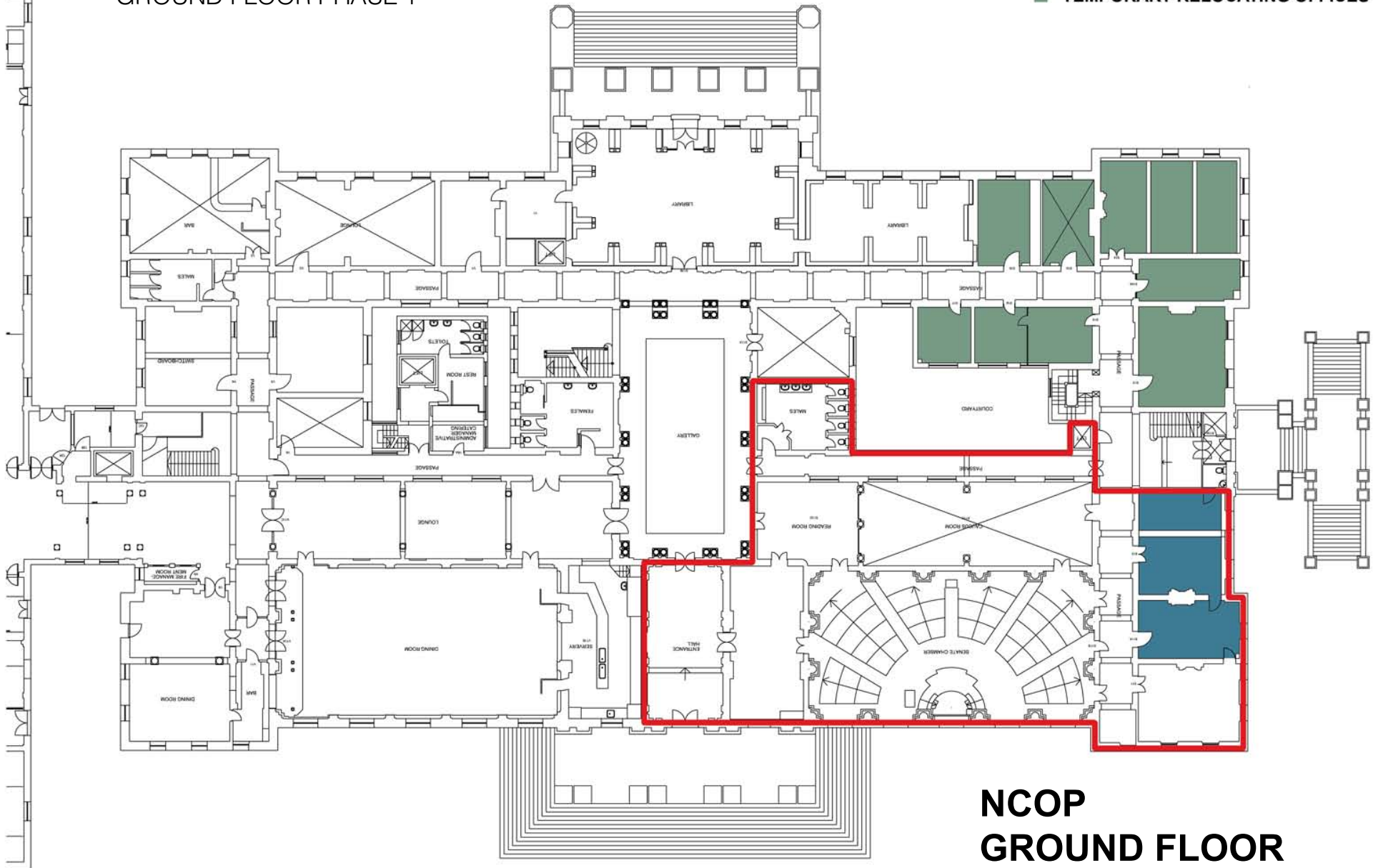
1st LEVEL PLAN
SCALE 1:100

REVISION HISTORY	
NO.	DATE
CONFIDENTIAL	
 DEPARTMENT OF PUBLIC WORKS Private Bag 909 Pretoria 0001 Tel: (012) 302 3000 Deputy-General T.M. Schabro	
MECHANICAL	
DEPARTMENT OF PUBLIC WORKS	
HOLM JORDAAN ARCHITECTS	
 CONSULTING MECHANICAL & ELECTRICAL ENGINEERS 101 Bona Vista Drive, Bona Vista, Sandton, Johannesburg Tel: (011) 635 1111 Fax: (011) 635 1112	
PROJECT	
NCOP, RETIREMENT	
NO. 04232	
DRAWING	
NCOP, FIRST FLOOR HVAC LAYOUT	
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DESIGNED BY	CHECKED BY
MD	MD
DRAWN BY	DATE
MD	08/11/2011
PROJECT NO.	DWG. NO.
6302/AC03	01

9. PHASING

GROUND FLOOR PHASE 1

- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES



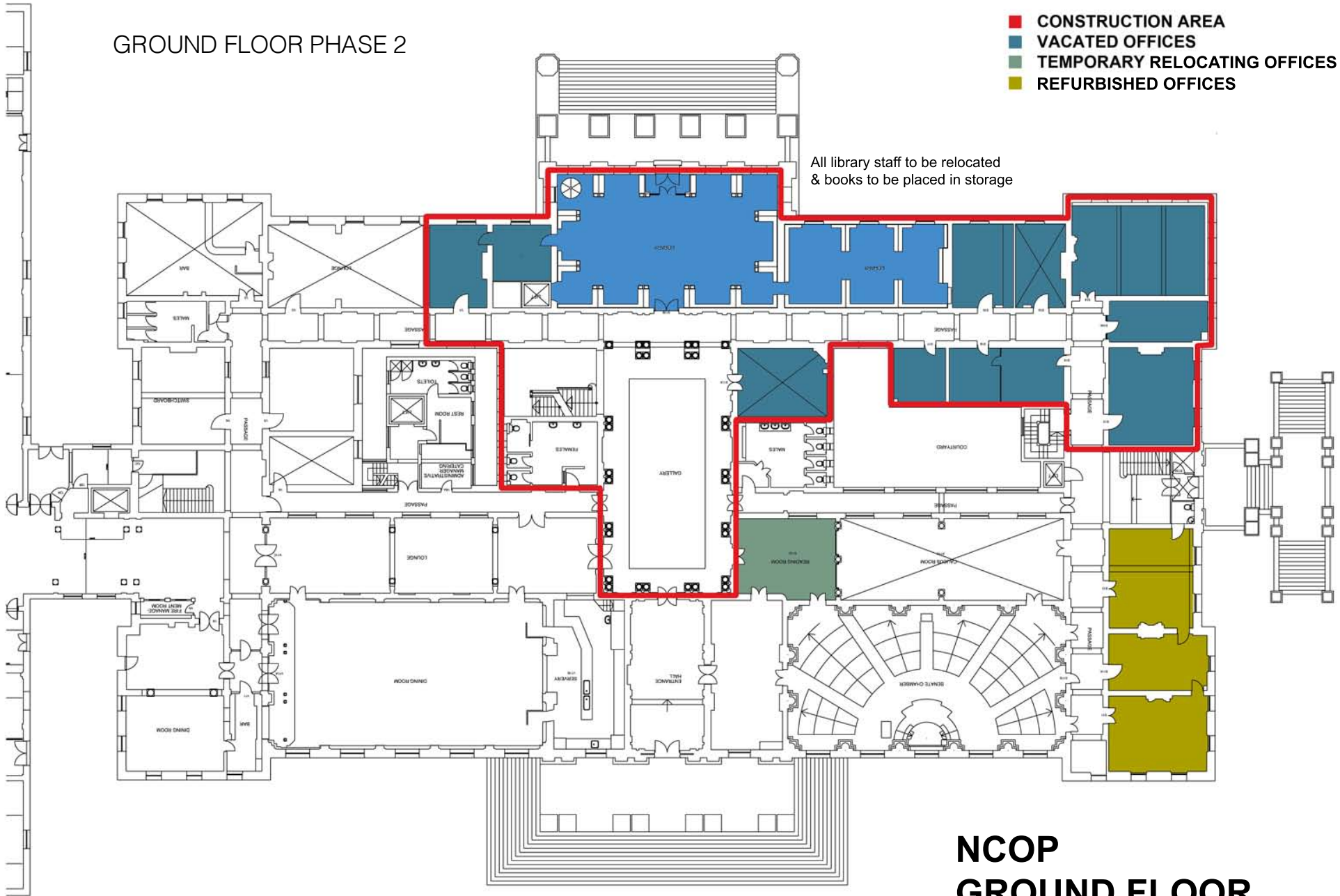
NCOP GROUND FLOOR PHASE 1

SITE PLAN

GROUND FLOOR PHASE 2

- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES
- REFURBISHED OFFICES

All library staff to be relocated & books to be placed in storage

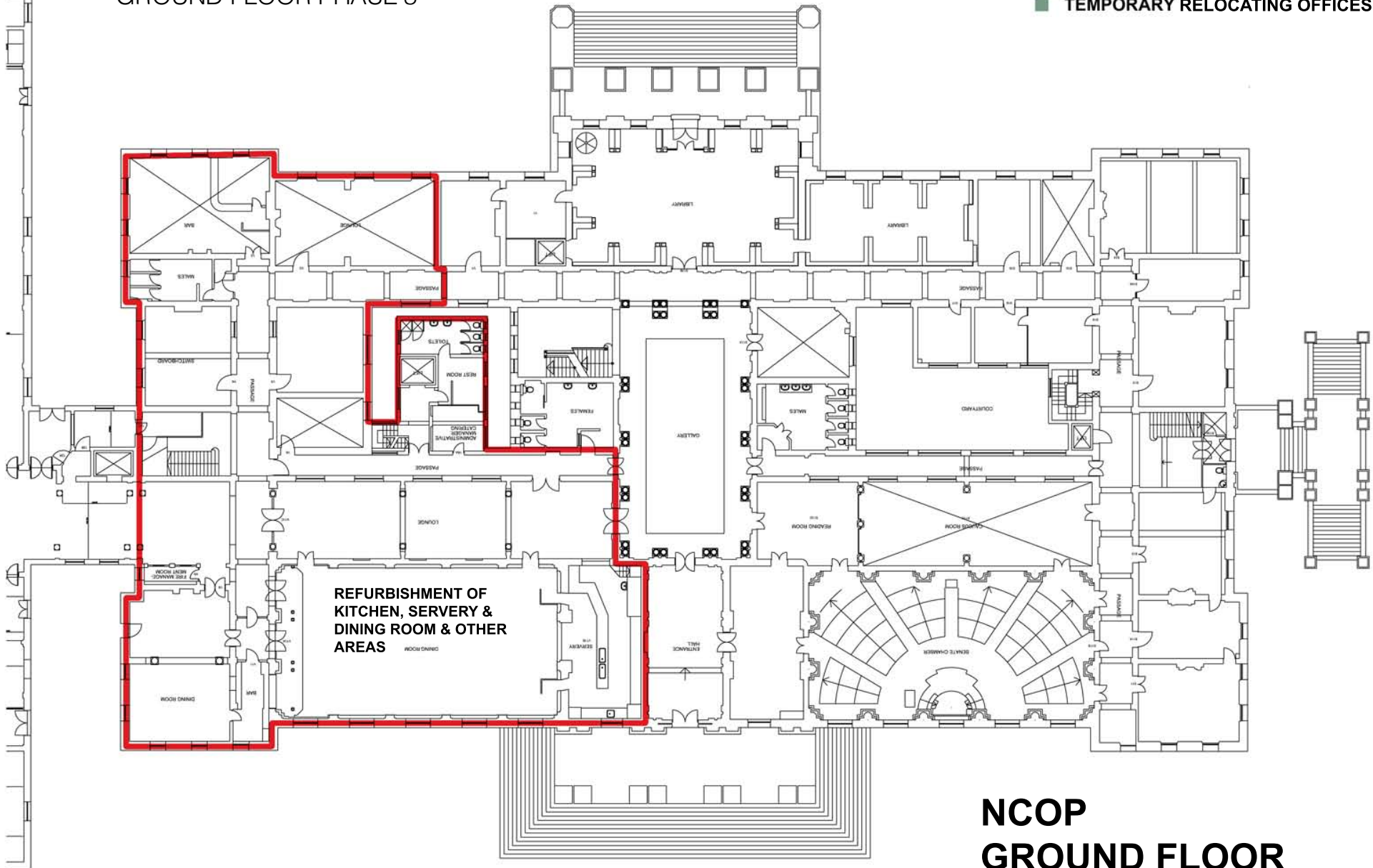


SITE PLAN

NCOP GROUND FLOOR PHASE 2

GROUND FLOOR PHASE 3

- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES



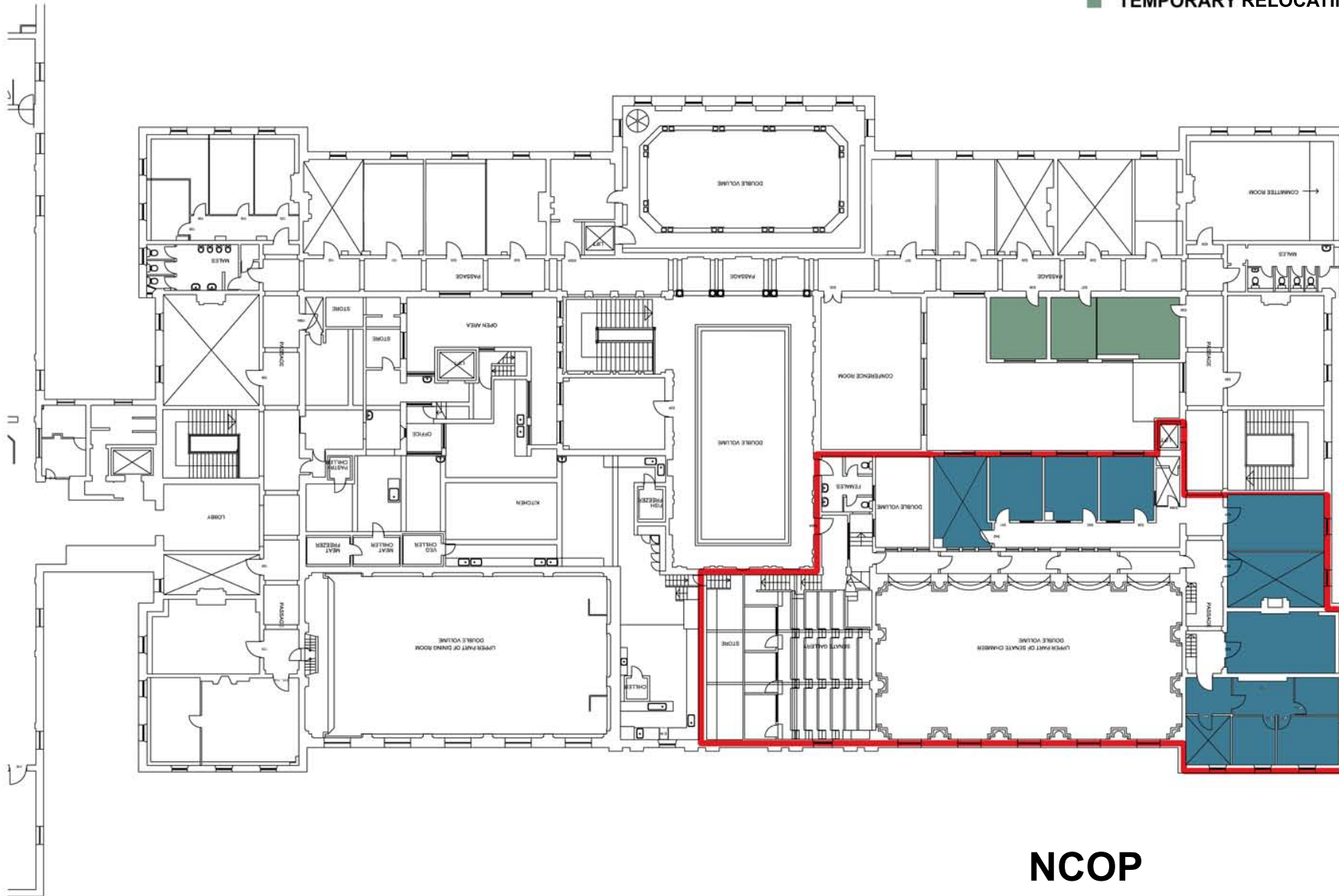
REFURBISHMENT OF
KITCHEN, SERVERY &
DINING ROOM & OTHER
AREAS

**NCOP
GROUND FLOOR
PHASE 3**

SITE PLAN

FIRST FLOOR PHASE 1

- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES



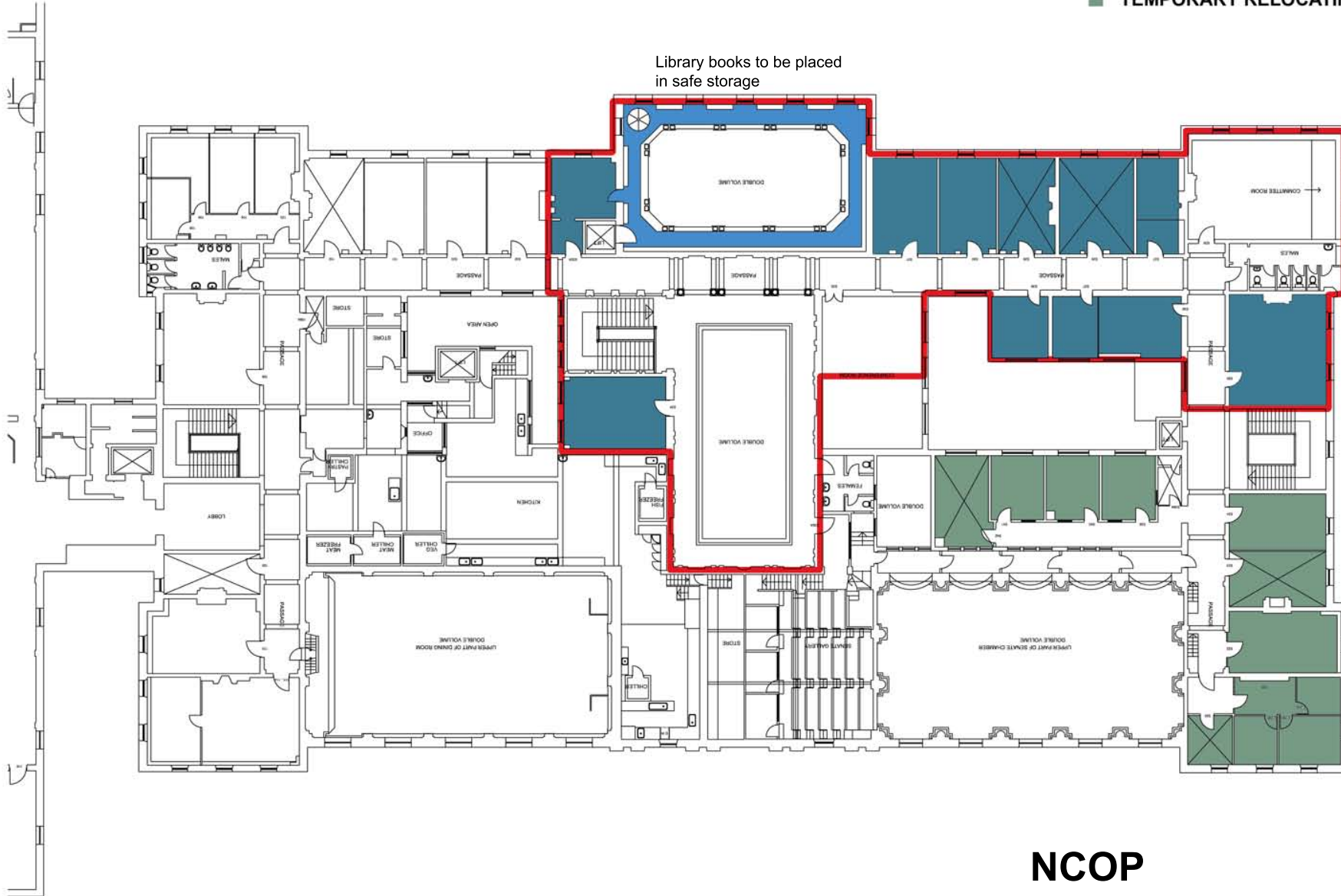
SITE PLAN

**NCOP
FIRST FLOOR
PHASE 1**

FIRST FLOOR PHASE 2

- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES

Library books to be placed
in safe storage

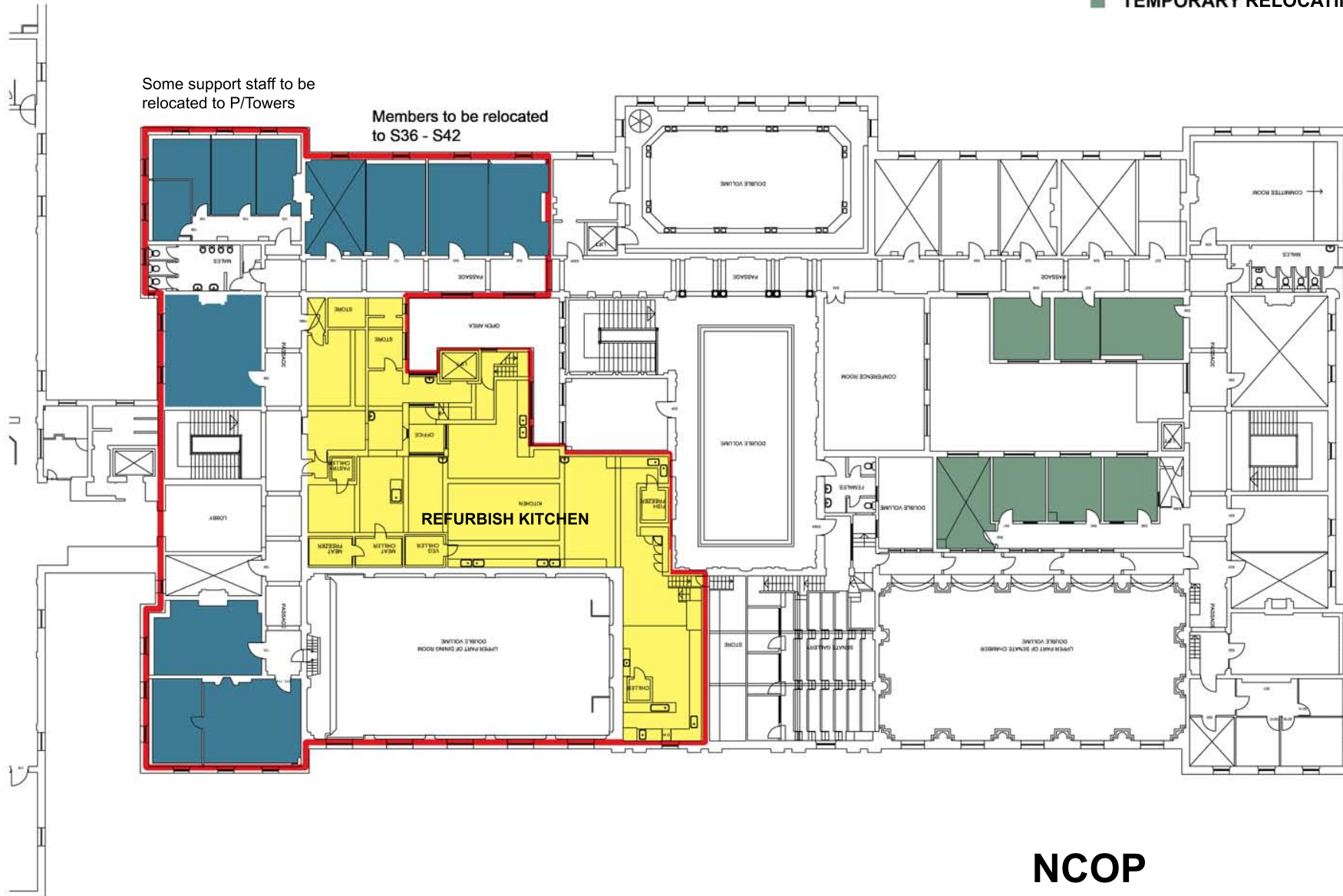


SITE PLAN

NCOP FIRST FLOOR PHASE 2

FIRST FLOOR PHASE 3

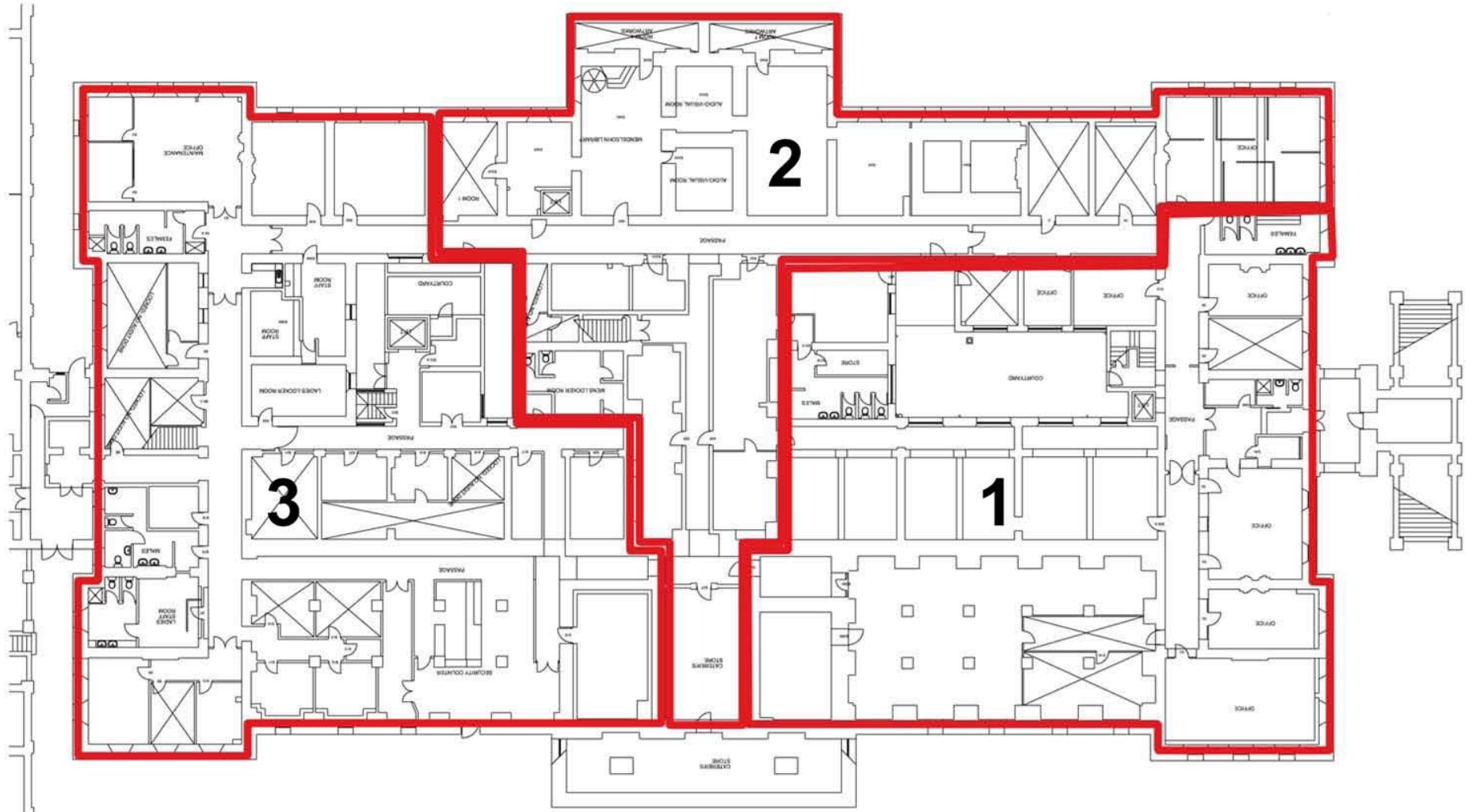
- CONSTRUCTION AREA
- VACATED OFFICES
- TEMPORARY RELOCATING OFFICES



SITE PLAN

NCOP FIRST FLOOR PHASE 3

BASEMENT FLOOR PHASES 1 - 3



SITE PLAN

NCOP BASEMENT FLOORPLAN PHASING DIAGRAMME

10. PUBLIC & INSTITUTIONAL PARTICIPATION

SAHRA , HWC & CITY

2012

Pre 10/ 2012 - Informal meeting with Calvin van Wyk.

10/ 2012 - Presentation of a draft report on the significance and recommendations to SAHRA. ROD accepting recommendations.

11/2012 - Site walk around with city representatives, Johan and Demtri. Verbal confirmation that the indicated work was largely maintenance.

2014

01/ 2014 - Drilling of exploratory core samples to identify sub soil structural issues. Samples taken from the NCOP garden and Government Avenue. Engagement with HWC, SAHRA, City Heritage and Company Garden management. ROD received for Government Avenue hole.

2015

04/ 2015 - Presentation to SAHRA and discussions of revised proposals and drawings
Informal acceptance of proposals and agreement on requirements and process moving forward.

From 06/05/ 2015 - Requests to city heritage unit for meeting. Still awaiting a response on arrangements.

27/05/ 2015 - BELCOM presentation .