

Revel Fox & Partners

Architects and Planners

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6th November 2019

Non Pareille – Dal Josaphat

Scope of Works

The scope of works for Non Pareille include the following 4 buildings:

- Homestead
- Barn
- Trix Cottage
- Jonkershuis

Homestead

The fire that occurred on the 29th June 2019 has had a devastating impact on the condition of the existing Homestead Building.

Neighbouring structures were unaffected by the fire.

Prior to the fire, the buildings on Non Pareille farm were unoccupied that resulted in vandalism and theft of building material.

Extensive loss of building fabric due to theft and neglect has seriously degraded its heritage value.

It was recommended that emergency measures be put in place to ensure the security and the historic fabric protected especially securing against weather.

At the inspection on the 2nd July 2019 it is evident that the thatch and all the roof timbers are totally destroyed resulting in the existing walls especially the gables being vulnerable and at the risk of collapse due to the roof timbers support that are now non-existent. A few door architraves and timber block flooring remain intact.

It is strongly recommended that a structural engineer with experience in restoration buildings be immediately appointed to assess the structural condition of the Homestead building and make the necessary recommendations to ensure that the building is structurally stable in order to avoid further collapse. Once the report is received, an experienced contractor to be appointed to carry out the works immediately.

Once emergency measures have been completed then restoration can commence. New poplar trusses and thatch roofing to be installed. Installation of new timber sliding sash windows and doors to match what was previously destroyed. Surviving timber elements (architraves, cills, parquet flooring etc) to be re-used. Wall surfaces to be stripped and limewashed.

New services: electric, plumbing, fire detection to be installed. New internal en-suite bathrooms as indicated on plan to be constructed with glazed screens and new sanitaryware installed. No walls to be demolished and no new brickwork is planned.

The building to be utilised for the hospitality industry with proposed 4 bedrooms, reception, lounge and admin areas.

Barn

Thatch to be repaired or replaced where required. New services: electric, plumbing, fire detection to be installed. Surviving timber elements (architraves, cills, window and door frames etc) to be re-used. Installation of new timber sliding sash windows and doors to match what was previously destroyed . Wall surfaces to be stripped and limewashed. New corcoleum floor to be laid. New internal walls to be built for ablution facilities

The building to be utilised for the hospitality industry with proposed conference room, reception, admin areas and ablutions.

Trix Cottage

Thatch to be repaired or replaced where required. New services: electric, plumbing, fire detection to be installed. Surviving timber elements (architraves, cills, window and door frames etc) to be re-used. Installation of new timber sliding sash windows and doors to match what was previously vandalised and removed. Wall surfaces to be stripped and limewashed. New corcoleum floor to be laid. New internal walls to be built for ablution facilities

The building to be utilised for the hospitality industry with proposed staff accommodation.

Jonkershuis

Thatch to be repaired or replaced where required. New services: electric, plumbing, fire detection to be installed. Surviving timber elements (architraves, cills, window and door frames etc) to be re-used. Installation of new timber sliding sash windows and doors to match what was previously vandalised and removed . Wall surfaces to be stripped and limewashed. New corcoleum floor to be laid. New internal walls to be built for ablution

facilities. New internal en-suite bathrooms as indicated on plan to be constructed with glazed screens and new sanitaryware installed. Three non-load bearing internal brick walls that was not part of the original fabric to be demolished.

The building to be utilised for the hospitality industry with proposed self catering 5 bedroom units and en-suites.

Mark Meyer

A handwritten signature in black ink, appearing to be 'Mark Meyer', with a stylized, cursive script.

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Annexures:

- A. Homestead plan
- B. Barn plan
- C. Trix Cottage
- D. Jonkershuis
- E. Site Plan