

BOSCHENDAL RETREAT

Farm 1674/11

Paarl

INSPECTION OF EXISTING BUILDINGS.

Following our visual inspection of the 8 existing buildings we comment as follows.

The current status of the buildings is as shown on the photographs below.







The photographs are a good representation of the condition of all 8 buildings.

The following must be considered when looking at salvaging any of the superstructure for the proposed new development.

COMMUNITY AND RECEPTION BUILDINGS

- The brickwork above window and door height has lost all structural integrity and will not support a roof structure. This section of brickwork will have to be removed.
- The plaster has lost its integrity and will have to be removed.
- New window and door positions will require brickwork remedials.
- In-fill brickwork will need remedials.
- New plaster will require mesh and mortar enhancing.
- The floor slabs can remain but will require a 100mm overlay.
- A new concrete ringbeam will need to be constructed to fix the new roof trusses and new brickwork built above to form the gables.
- There are no roof trusses currently so all roof construction will be new.
- Foundations and plinth brickwork is salvageable and will be re-used

VISITORS COTTAGES AND LEARNING/DINING/LOUNGE BUILDINGS

- The interventions are such that none of the above slab superstructure brickwork can remain.
- The foundations and plinth brickwork can be re-used.
- The existing floor slab can remain and will be overlain by a new 100mm thick slab.
- All new superstructure brickwork will be new.
- A new concrete ringbeam above windows and doors will be cast.
- Roof structure will be new.

MH&A Consulting Engineers.

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