APPLICATION UNDER SECTION 34 OF THE NATIONAL HERITAGE RESOURCE ACT (25 OF 1999)

ATHLONE POWER STATION DECOMMISSIONING

HWC CASE REFERENCE:

May 2025
Sec34 V3

Prepared by Hearth Heritage: Emmylou Rabe Bailey
for Zutari (Pty) Ltd on behalf of The City of Cape Town

HEARTH HERITAGE

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1 EXECUTIVE SUMMARY

Hearth Heritage has been appointed by Zutari (Pty) Ltd. to complete the Section 34 permit application in terms of the National Heritage Resources Act (25 of 1999) for proposed decommissioning work at Athlone Power Station, Erf RE/32564, cnr Bunga Avenue and N1 Kewtown on behalf of the City of Cape Town.

The site is 36h in extent and is zoned as Utility.

The site contains the Athlone Power Station which consists of a group of industrial buildings, mostly older than 60 years in age and extant railway tracks and roads that previously serviced the now defunct coal powered electrical station. The power station was built by the City of Cape Town in phases starting in 1957 to meet the growing electricity demands of the city. It is the last coal-based power station of its type and scale in the Western Cape.

According to the City of Cape Town's Map Viewer (accessed Feb 2025), the part of the site on which the Athlone Power Station structures are located is graded as a 3A heritage site, for its built environment heritage significance as a mid C20th custom-built power station. It is recognised as a rare and intact period facility with high potential for adaptive reuse and as a significant landmark. The portion of the site on which the facility is located has been proposed as a Cultural Landscape heritage area (Figure 2).

The site lies directly adjacent to the N2 and the Langa Initiation Site which is graded as a 3A heritage site and the Langa Sports Stadium, graded 3B, within the proposed Langa Heritage Core Area, a Proposed Heritage Protection Overlay Zone.

The site is provisionally protected as a Provincial Heritage Site but the declaration is currently under High Court review after appeal from the City of Cape Town.

2 SITE LOCATION AND DESCRIPTION

Remainder Erf 32564 is a 36ha site located on the N2 at the Jan Smuts Drive turn off, Cape Town, mid-way between the City and Cape Town International Airport. The site is located between the suburbs of Pinelands, Langa and Athlone Hazendal, with the Athlone Wastewater Treatment Works to the south, over the N2, the Pinelands/Langa railway line to the north-west, and the Langa sports ground and initiation site to the east. The Athlone Regional Transfer Station waste facility is located within the erf boundary.

The study site contains the Athlone Power Station, opened in 1963, its smoke-stacks and various equipment for conveying coal, railway lines, workshops, an ash disposal facility, a transformer house and staff change rooms. The two large cooling towers to the southwest of the plant were demolished in 2010 for structural reasons (Docomomo, 2020). The land parcel includes internal roads and services, as well as open space that in the past was used for the coal stockpile. An area of the site that has in the past been vacant land includes the Langa initiation site which is now an important community resource where traditional rites of passage are carried out (ACO, 2019).

Figure 1: Site locality Erf RE/32564 (SRK, 2024) showing Athlone Power Station within the larger site extent.

3 HERITAGE PROCESS TO DATE

2019 – Sec34 permit application for limited demolitions reviewed at BELCOM (25 Feb 2020)

HWC Reference No.	NHRA Section	Summary of Proposal	Application Status (Approved, Not Approved, Pending)	Permit / Record of Decision Date
19091609	34	Demolition of asbestos clad conveyors Demolition of ash and dust bunkers Replacement of asbestos roof sheets. Removal of boiler house	Partially approved – please see detail.	10 March 2020

		mezzanine, exhaust ducts, machinery and boilers. Demolition of stack tops. Repair PS top parapet.		

RoD issued 10 March 2020:

1. The Committee resolved to approve the removal of the dust scrubbers on the boiler house as not negatively impacting heritage significance.
2. The Committee resolved to approve the removal of the asbestos throughout linked to an environmental management plan (EMP) with the further condition that the removal of the asbestos cladding must be simultaneously replaced, and the relevant structures made weather proof for the duration of the period prior to new development.
3. The Committee resolved to approve the removal of a portion of each tower (chimney) not exceeding 15m from each apex. This work must be immediately followed by reconstruction to original height of 100m
4. The demolition of buildings marked 11, 12 and 13 on page 47 of the application is refused. The Committee is of the opinion that spalling concrete is reparable.
5. The demolition of other structures is refused.

2020 - Clauses 3 and 4 of this RoD were subsequently appealed by the applicant.
The Appeal was heard at the HWC Appeals meeting of 15 July 2020. The outcomes of that meeting were issued on 3 August 2020, and the Appeal was upheld. The Committee further indicated that:

1. It was agreed that the chimney can be demolished to a level at least 1m above the octagonal base
2. The complete demolition of the ash plant is approved

This ruling was subsequently challenged by Docomomo-SA (supported by the Cape Institute for Architecture) and the Pinelands Ratepayers Association, who called for the overturning of the Appeal outcome, and the reinstatement of the BELCom decision of 10 March 2020.

2021 – The Heritage Appeals Tribunal overturned the Docomomo and PRRA appeal and upheld the decision by HWC Appeals committee:
1. The chimney can be demolished to a level at least 1m above the octagonal base
2. The complete demolition of the ash plant is approved
This decision still holds.

Since February 2021 a heritage process for the declaration of the Athlone Power Station site as a Grade 2 Provincial Heritage Site has been ongoing. HWC and its grading committee, the IGIC, as well as HWC Council have supported the nomination by Docomomo for the grading of the site as a Provincial Heritage Site. This was appealed by the site's owner, the City of Cape Town.

In March 2024, the Member of the Executive Council (MEC) for Cultural Affairs and Sport convened a heritage tribunal to review the appeal by the City. The tribunal conducted a site inspection on March 7, 2024, followed by an appeals meeting on March 8, 2024. During these proceedings, the tribunal provisionally upheld the PHS designation, emphasizing the site's historical and architectural significance. In May 2024 HWC informed the City of HWC Council's intent to provisionally protect the site for 6 months under Section 29 of the NHRA (25 of 1999). This Provisional Section 29 Protection has been Gazetted and is in place for a maximum of two years until 17 May 2026.

The City has maintained its position and challenged the provisional protection under Section 29 of the NHRA at the High Court, expressing concerns that the PHS status might impede future development plans. As a result, the final decision regarding the site's permanent heritage status is still pending review by the High Court, with ongoing discussions between heritage authorities and city officials to reach a resolution. The site is formally nominated by Docomomo for protection as a PHS, however the boundary of the site is to be confirmed.

This Section 34 permit application is thus made with the understanding that
1) the Provisional Protection of the site under Section 29 of the NHRA (May 2024) is in effect designating it as a Provincial Heritage Site,
2) the Provisional Protection has been challenged by the City and is under High Court review,
3) the Feb 2021 Appeals Tribunal ruling still holds,
4) the site on which the structures in this application are located is graded as a 3A site by the City of Cape Town local heritage authority,

4 PROPOSED DEVELOPMENT SUMMARY

The Decommissioning of the Athlone Power Station including Alterations, Demolitions and Renovations (42Q/2024/25 pg 263) includes a broad Scope of Works for necessary processes (pg37). This SoW was drawn from the Architects Proposal which was completed in August 2020 by Rudolf Esterhuyse Pr. Arch of SVA International (Pty) Ltd.

In summary, the works comprise the removal of all asbestos materials, removal and reconstruction of defective and dangerous structures and brickwork , structural repairs to brickwork and concrete works to remain, removal of defective steelwork, replacement of all asbestos roofs, re-waterproof flat roofs, rectify defective rainwater goods, making secure all existing doors and windows, reducing the height of the existing two chimneys down to approximately 18m in height, securing the perimeter and complete demolition of ash handling plant. All as more fully described on the tender drawings and specifications which can be found from page 37 onwards and .

Specifically, the following work is proposed per structure:

Table 1: Demolition and Maintenance Scope of Works (SRK, Athlone PS Decommissioning SEM May 2024, page 5-6)

APS Component	Decommissioning and Maintenance Activities
All structures	Remove and replace asbestos roof structures.
Services	Maintain or upgrade water, sewerage and stormwater services if required
Cooling Tower area and area north of the Coal Store	Clear these asbestos contaminated areas of grass, weeds and other vegetation Remove all visible pieces of asbestos on the surface and dispose off site Cap contaminated area
Coal Store	Demolish disused internal structural elements (such as beams, walkways, staircases, floor slabs and concrete funnels) Sand blast remaining steel structural members to remove surface corrosion Coat and repaint remaining steel structural members Repair concrete spalling Dewater Refill bunkers with concrete Construct new access at ground level
Turbine Hall and Boiler House	Decontaminate and retain one generating unit consisting of the turbine, generator, valves, pumps, condensers, etc. Demolish corroded mezzanine staircases and flooring Remove / demolish steel flues Remove / demolish mezzanine flooring and staircases at steel flues Close Boiler House with new brickwork where steel flues have been removed Remove machinery Install new handrailing at voids in the floor slabs Sand blast remaining steel structural members to remove surface corrosion Coat and repaint remaining steel structural members Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) Repair concrete spalling Repair concrete cracks with filler Demolish parapet walls Rebuild parapet wall with additional bracing Replace external cat ladders
Chimney Stacks 1&2	Demolish stacks to 1 m above octagonal base approximately 18 m above natural ground level.
Administration building	Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) Repair concrete spalling Repair concrete cracks with filler
Separator House, Coal Plant Switchgear & Junction Houses 1 & 2	Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) Repair concrete spalling
Tippler House	Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) Repair concrete spalling Sand blast steel structural members to remove surface corrosion Coat and repaint steel structural members Retain the wagon and the tippler.
Ash Handling Plant	Demolish
Coals and Ash Conveyors	Demolish ash conveyor and coal conveyors Replace corroded/damaged steel rivets on remaining conveyors with bolts Close off all remaining conveyors Sand blast remaining steel structural members to remove surface corrosion Coat and repaint remaining steel structural members
Switch House and Control Room	Repair brickwork cracks with filler Repair concrete spalling
Water Treatment House	Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) Repair concrete spalling
Workshop	Repair concrete spalling Sand blast steel structural members to remove surface corrosion Coat and repaint steel structural members
Steel & Concrete Structure outside Main Building	Repair
External Access Road (Bhunga Avenue)	Rehabilitate existing asphalt road
Fencing	Replace existing boundary fencing with new 2.4 m high fence around perimeter of

The works to be carried out comprises the following:

- Strip, clear and remove all redundant and unused mechanical plant, disused electrical infrastructure and other vestiges of the power plant from within buildings to render the buildings reusable as may be determined by CoCT.
- Remove redundant plant, equipment, infrastructure and certain structures from the site.
- Complete demolition of ash handling plant.
- Remove all asbestos containing material from site.
- Rehabilitate contaminated soil area.
- Remove and reconstruct defective and dangerous structures and brickwork, structural repairs to brickwork and concrete works to remain, removal of defective steelwork.
- Replace all asbestos roofs, re-waterproof flat roofs, rectify defective rainwater goods, making secure all existing doors and windows.
- Reduce the height of the existing two chimneys from 100m down to approximately 18m in height.
- Secure the perimeter of the site by installation of new fencing.
- Rehabilitation of Bhunga Road access road

5 FURTHER HERITAGE RECOMMENDATIONS

It is further recommended that

1) The document archive on site preferably be accommodated in a suitable facility dedicated to such a purpose on site and made available to the public via a database and an onsite library. If this is not feasible, it is important that these are catalogued and stored under safe conditions in a national library, archive or possibly the heritage section of the City of Cape Town.
2) As far possible, the extant and in situ railways tracks on the site, associated with historic operations of the Athlone Power Station, be retained and included in any future development.

6 METHODOLOGY

6.1 Study Methodology

Previous reports for the proposed decommissioning were reviewed. The specialists had independently conducted site surveys and the information was used to inform this report. The identified heritage resources were assessed for significance taking into account the information received from the specialists in terms of the grading as set out in Section 3 of the NHRA. An updated and integrated Section 34 permit application was compiled using the information from the specialist reports with the addition of historical background information and a review of other relevant impact assessments and surveys in the broader area.

6.2 Public Participation Process

The Section 34 report will be circulated to identified interested and affected parties and registered conservation bodies for public comment for a period of 30 days, as per the Heritage Western Cape Guidelines and NHRA.

List of identified interested and affected parties that will be contacted directly via email:

Name	Email
Docomomo	info@docomomo-sa.org
Pinelands Residents and Ratepayers Association	pinelands.ratepayers@gmail.com
Thornhill Community Trust	082 903 3585
Heidi Grunebaum Centre for Humanities Research, UWC	heidigrunebaum@gmail.com
Nomthunzi Jacobs, GugaS'thebe Art, Culture &Heritage Langa Development Forum	thunzij@gmail.com
Premesh Lalu, Director: Centre for Humanities Research, UWC	centreforhumanitiesresearch@uwc.ac.za
Cape Institute for Architects	info@cifa.org.za
Cape Town Heritage Trust	admin@heritage.co.za
Langa Embo Initiation Org.	embochair@gmail.com

Heritage-related comments received, will be included in the final report to Heritage Western Cape for their consideration.

6.3 Constraints and Limitations

Visibility

Due to safety precautions the heritage specialist was not able to personally inspect or view the internal fabric of the buildings on site and has relied on previous documentation to depict the internal elements of structures, including machinery.

General

It is trusted that the information provided by the client for this report is true and fair.

6.4 Author Declaration of Independence

I, Emmylou Bailey, hereby declare that I act as an independent, objective specialist in this assessment and that I do not and will not have any financial interest in the undertaking of the proposed activity, other than remuneration for my work performed according to the National Heritage Resources Act (25 of 1999).

March 2025

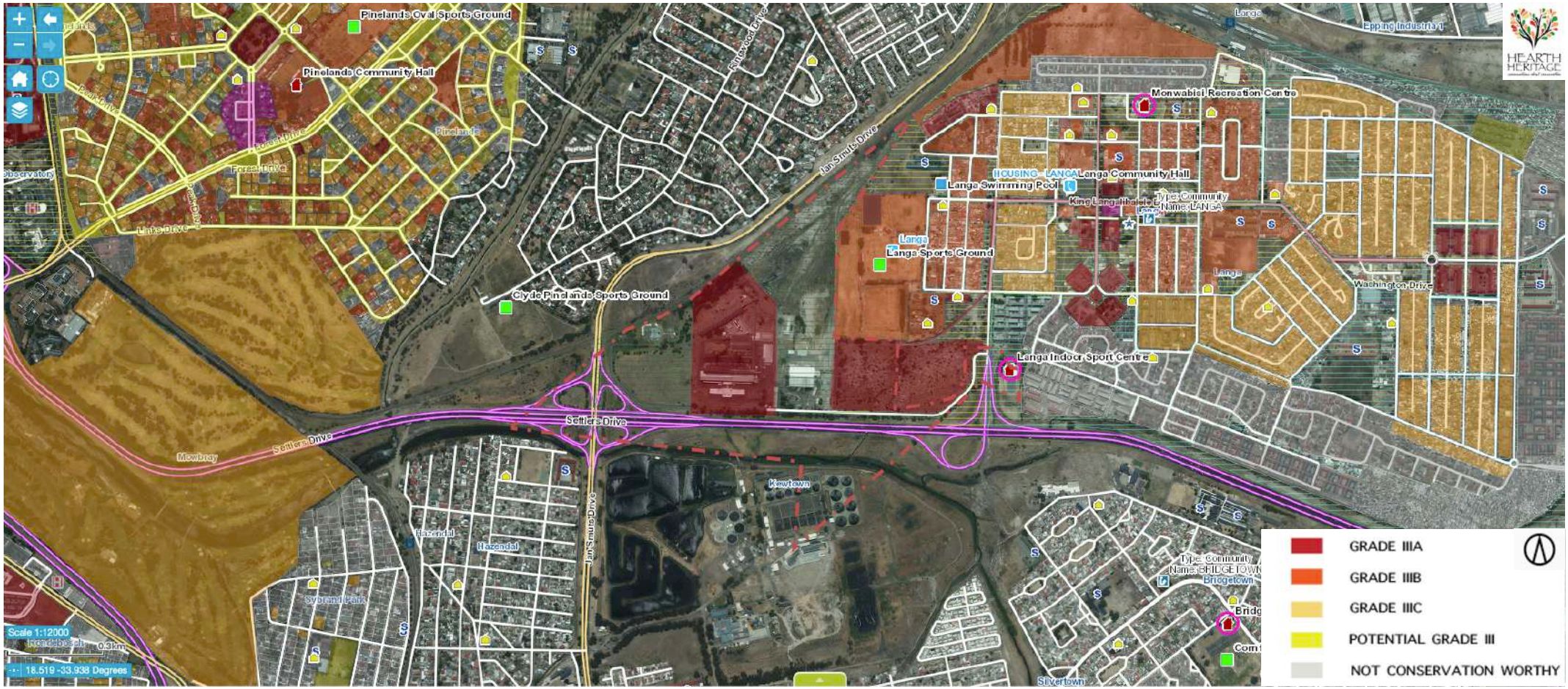


Figure 2: Map of site Erf RE/32564 (red dashed outline) showing City's heritage gradings of the site and surrounds (Cape Town City Map Viewer, 3 March 2025) – Note the proposed Cultural Landscape Heritage Area on the site shown in hatched green lines.

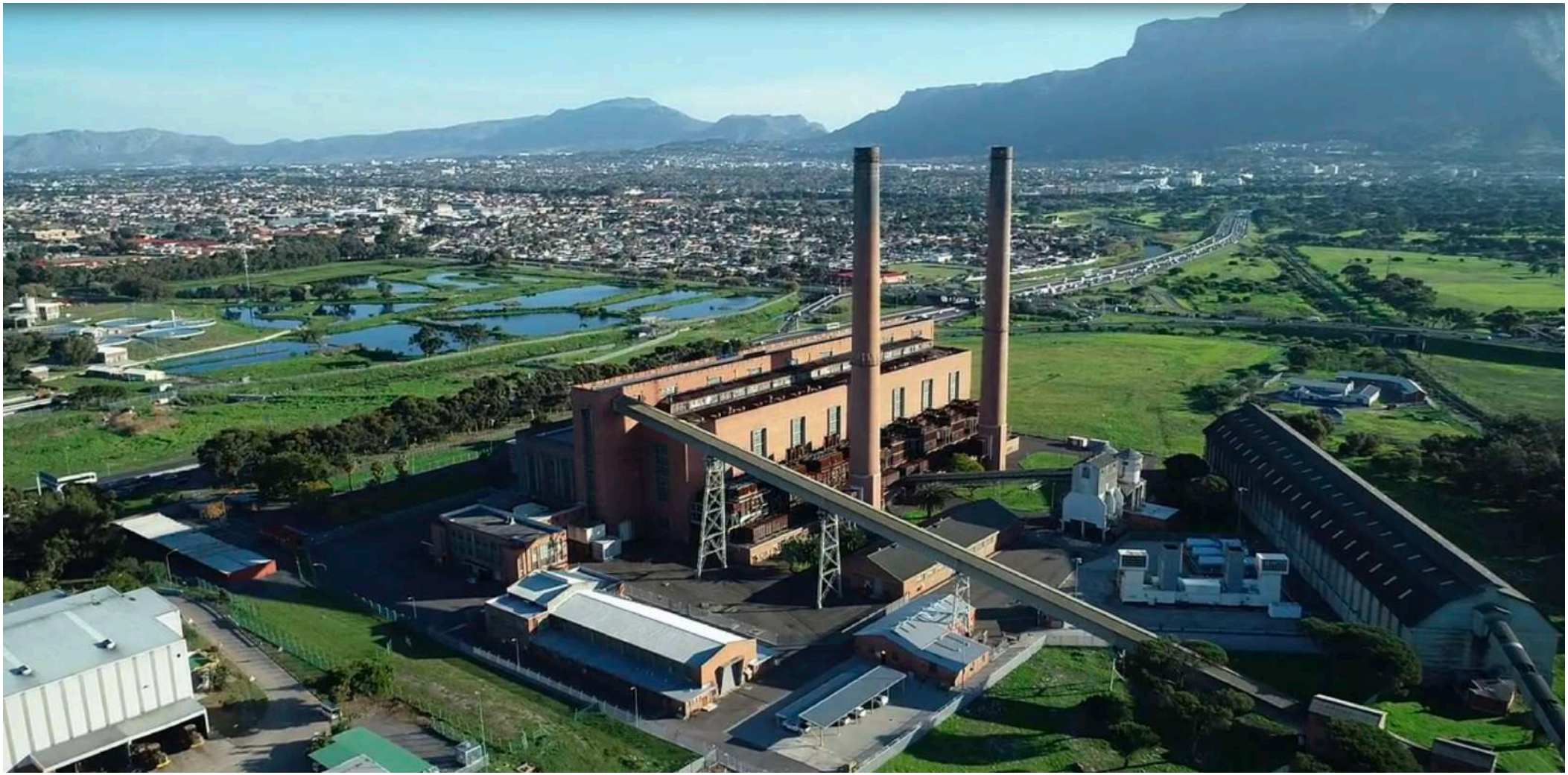


Figure 3: Oblique aerial view of the Athlone Power Station looking south over the N2 highway and Water Treatment Works towards Athlone and Wynberg Hill beyond (Esterhuyse, 2020)

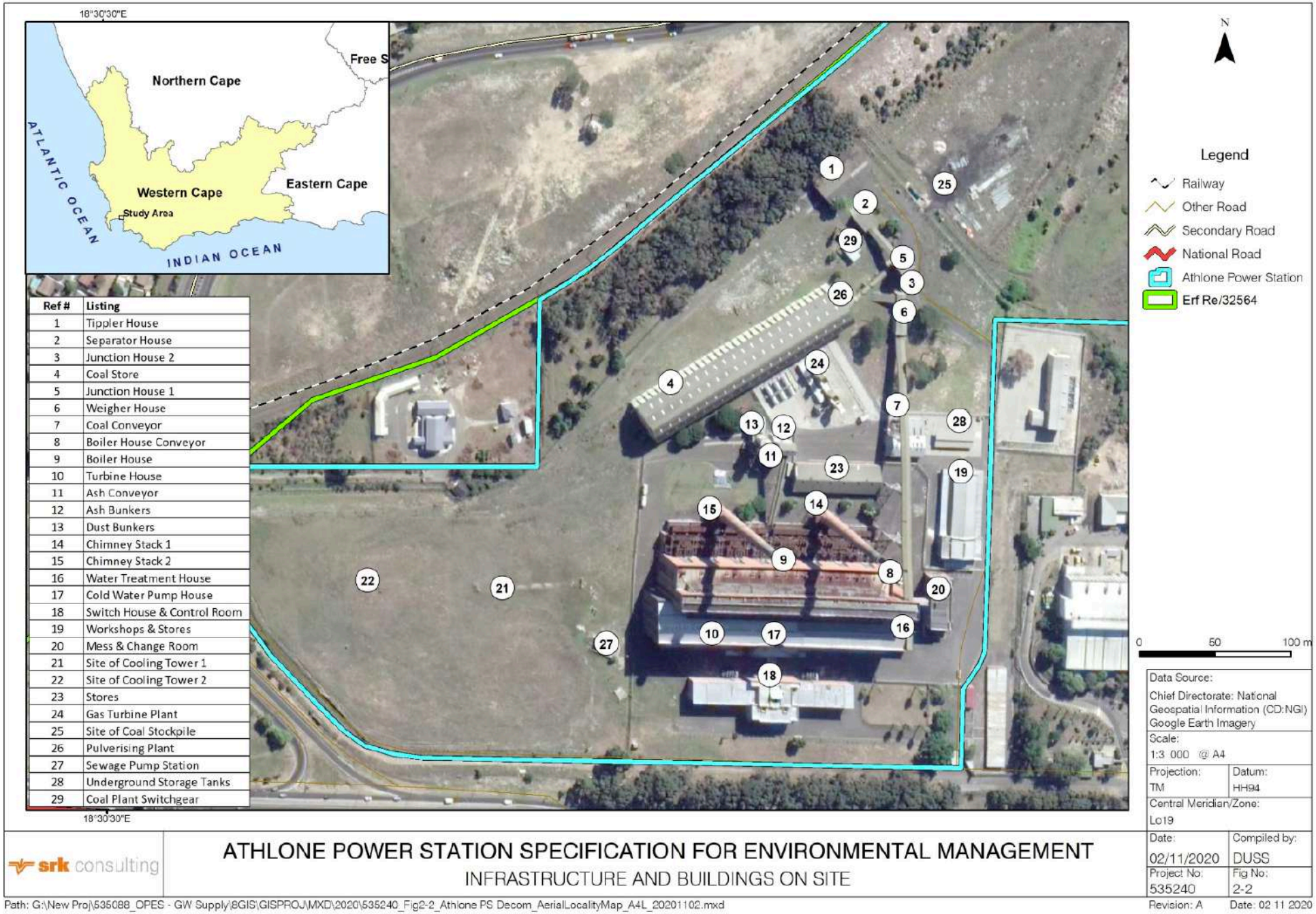


Figure 4: Infrastructure and buildings on site (SRK, 2020)

Figure 5: Composite overlay of roof reference plan (Esterhuyse, 2020) and aerial photograph (Hearth Heritage, 2025)

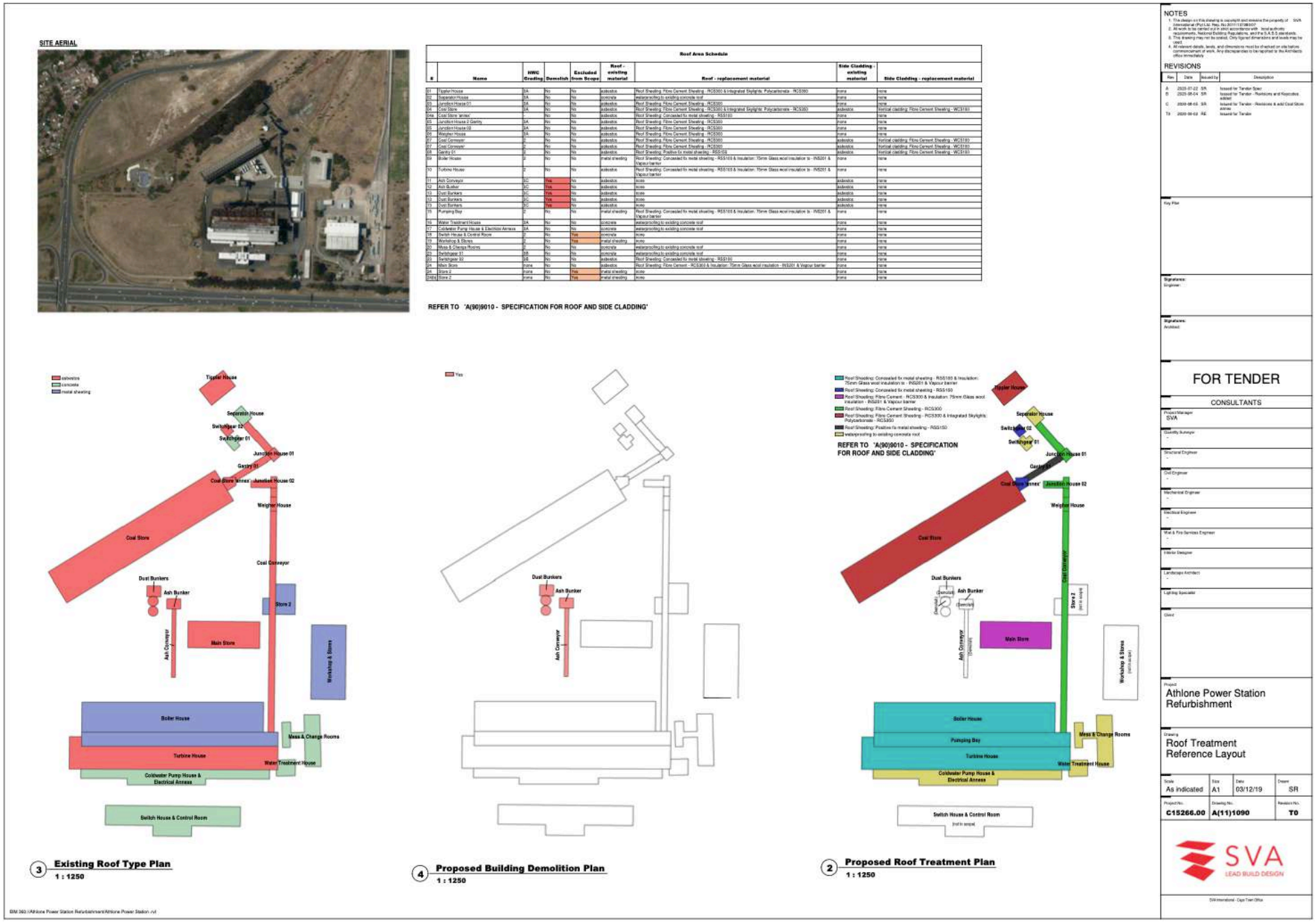


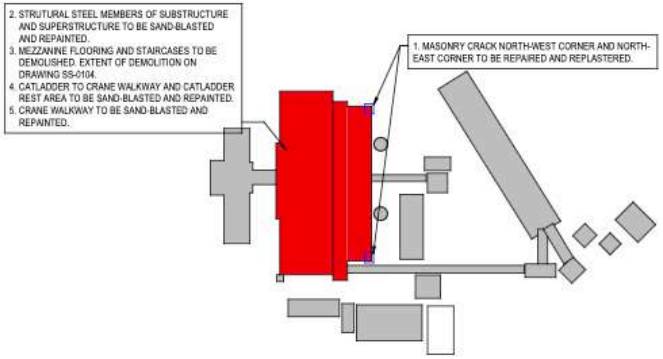
Figure 6: Council Submission Drawing for Athlone Power Station Refurbishment – Roof Treatment Reference Layout Dr#: C15266.00 A(11)1090RevB (SVA, 12.3.19)

CONCRETE CRACKS TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0004.

IMAGE OF MASONRY CRACKED WALL ON THE NORTH-WEST AND NORTH-EAST CORNER TO BE REPAIRED AND REPLASTERED

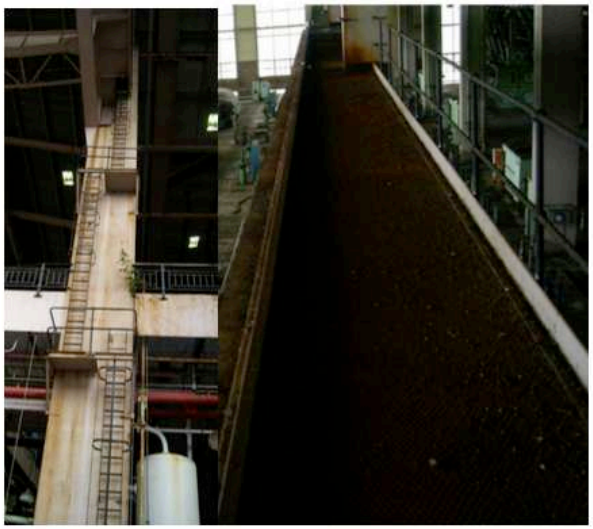
NTS

(ALLOW APPROXIMATELY FOR 25 m OF CRACKS)



MAIN BUILDING

NTS



SURFACE CORROSION TO BE REPAIRED AS PER METHOD STATEMENT AND DETAIL ON DRAWING SS-0007.

IMAGE OF CORRODED CATLADDER, CATLADDER RESTING AREA AND WALKWAY NEXT TO CRANE TO BE SAND-BLASTED AND REPAINTED

NTS

(ALLOW APPROXIMATELY FOR 1280 m² PAINTED AREA OF WALKWAY NEXT TO CRANE)

(ALLOW APPROXIMATELY FOR 3.2 m LENGTH OF CAT LADDER)

(ALLOW APPROXIMATELY FOR 4 m² PAINTED AREA OF CATLADDER REST AREA)

DEMOLITION PROCEDURE AS PER METHOD STATEMENT.EXTENT OF DEMOLITION AREAS, REFER TO DRAWING SS-0104.

IMAGE OF SEVERELY CORRODED MEZZANINE STAIRCASE AND FLOORING TO BE ALL BE DEMOLISHED

NTS

(ALLOW APPROXIMATELY FOR 4460 m² SURFACE AREA OF MEZZANINE FLOORING)

(ALLOW APPROXIMATELY FOR 185 m LENGTH OF MEZZANINE STAIRCASES)

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REV	DATE	REVISION DETAILS	APPROVED
T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN: A.TOPKIN
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF
APPROVED: F. CALITZ
DATE:

PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
MAIN BUILDING
INTERNAL
SHEET 1

DRAWING NUMBER

PROJECT No.	WBS	TYPE	DISC.	NUMBER	REV
503274	0000	DRG	SS	0103	T0

Figure 7: Drawing for Athlone Power Station Refurbishment – New Works to Turbine and Boiler Hall Main Building (Zutari, 2020)

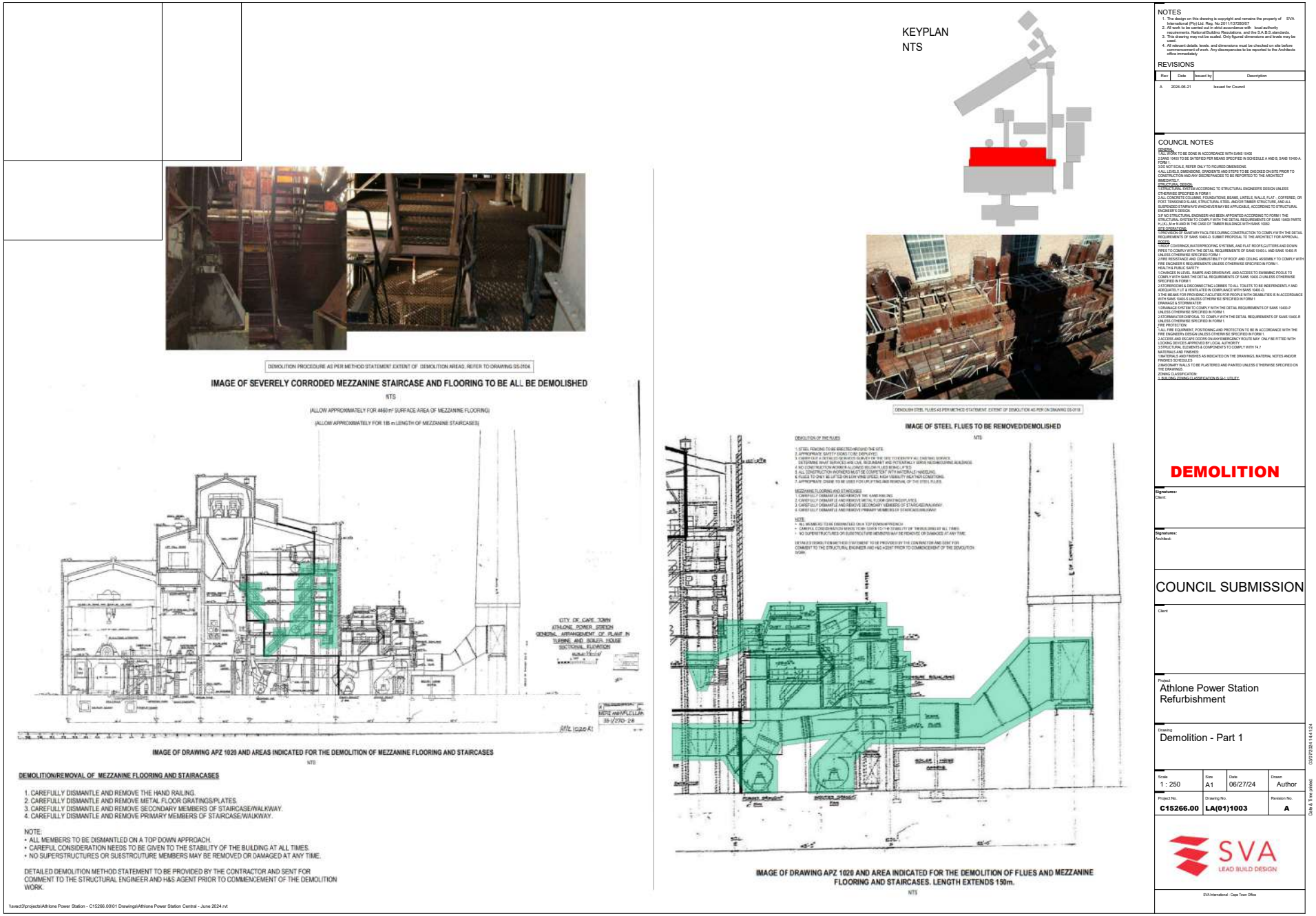


Figure 8: Council Submission Drawing for Athlone Power Station Refurbishment – Demolition- Part 1 Dr#: C15266.00 LA(01)1003RevA (SVA, 27.6.24)

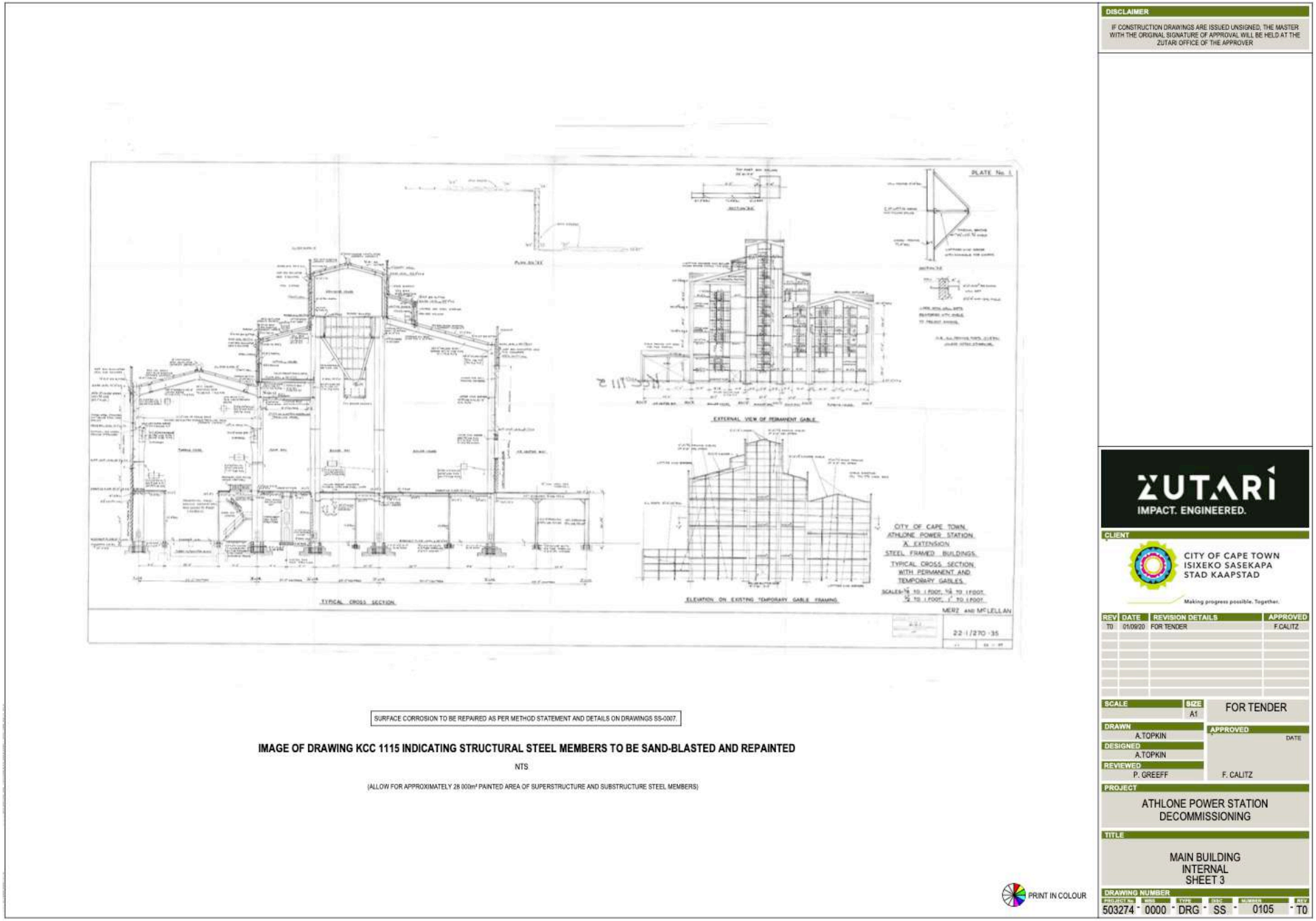


Figure 9: Athlone Power Station Refurbishment – New Maintenance Work to Steel Structures on Main Building (Zutari, 2020)

Figure 10: Athlone Power Station Refurbishment – New External Works to Main Building (Zutari, 2020)

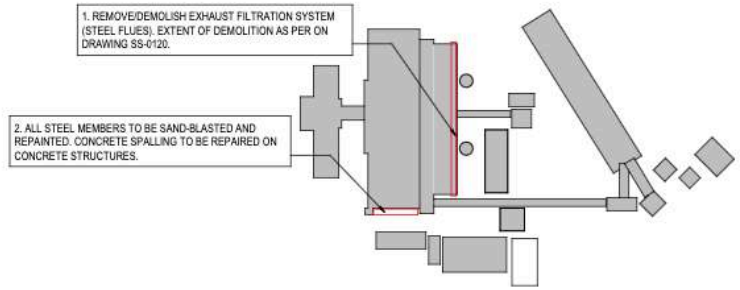
DEMOLISH STEEL FLUES AS PER METHOD STATEMENT. EXTENT OF DEMOLITION AS PER ON DRAWING SS-0119

IMAGE OF STEEL FLUES TO BE REMOVED/DEMOLISHED

NTS

1. REMOVE/DEMOLISH EXHAUST FILTRATION SYSTEM (STEEL FLUES). EXTENT OF DEMOLITION AS PER ON DRAWING SS-0120.

2. ALL STEEL MEMBERS TO BE SAND-BLASTED AND REPAINTED. CONCRETE SPALLING TO BE REPAIRED ON CONCRETE STRUCTURES.



OTHER STRUCTURES

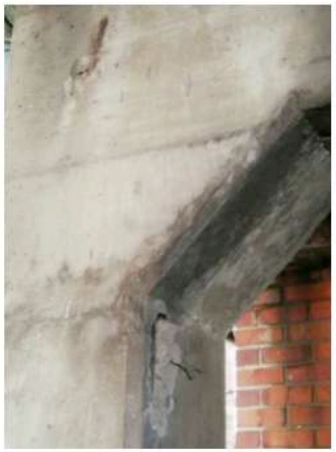
NTS

SURFACE CORROSION TO REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF STEEL MEMBERS TO BE SAND-BLASTED AND REPAINTED NEXT TO THE MAIN BUILDING.

NTS

(ALLOW APPROXIMATELY FOR 250 m² PAINTED AREA FOR THE STEEL MEMBERS)



CONCRETE SPALLING TO REPAIRED AS PER THE METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE STRUCTURES TO BE REPAIRED NEXT TO THE MAIN BUILDING.

NTS

(ALLOW APPROXIMATELY FOR 3% PER m² OF BEAMS AND COLUMNS)

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REV	DATE	REVISION DETAILS	APPROVED
T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN: A.TOPKIN	APPROVED DATE
DESIGNED: A.TOPKIN	
REVIEWED: P. GREEFF	F. CALITZ

PROJECT

ATHLONE POWER STATION
DECOMMISSIONING

TITLE

OTHER STRUCTURES
STEEL & CONCRETE

DRAWING NUMBER

PROJECT No	SUB	TYPE	DISC	NUMBER	REV
503274	0000	DRG	SS	0118	T0

Figure 11: Athlone Power Station Refurbishment – New External Works to Main Building (Zutari, 2020)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DRAWING ON SS-0005.

IMAGE OF CONCRETE SPALLING OF LINTEL/FIN TO BE REPAIRED

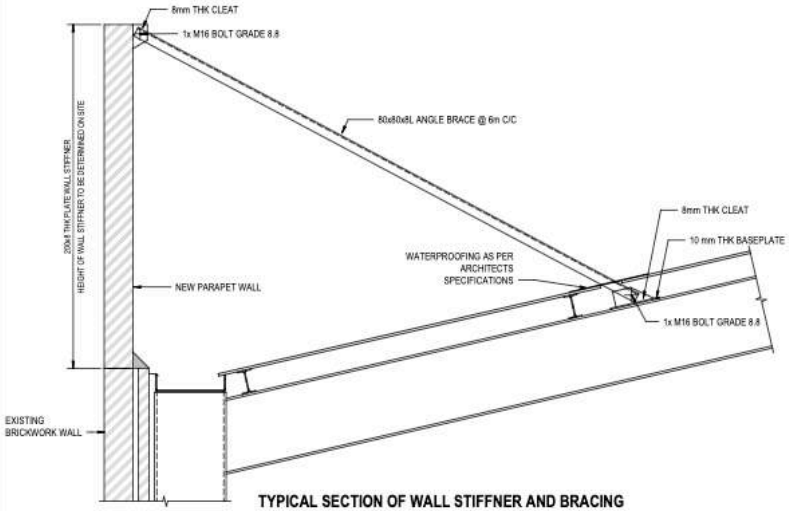
NTS

PARAPET WALL TO BE DEMOLISHED AND RECONSTRUCTED AS PER METHOD STATEMENT AND DRAWING SS-0106.

IMAGE OF UNSTABLE PARAPET WALL TO BE DEMOLISHED AND RECONSTRUCTED

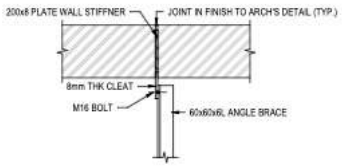
NTS

(ALLOW APPROXIMATELY FOR 3% PER m LENGTH FOR SOUTH ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 3% PER m LENGTH FOR NORTH ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 1% PER m LENGTH FOR EAST ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 2% PER m LENGTH FOR WEST ELEVATION LINTELS/FINS)



TYPICAL SECTION OF WALL STIFFNER AND BRACING

NTS

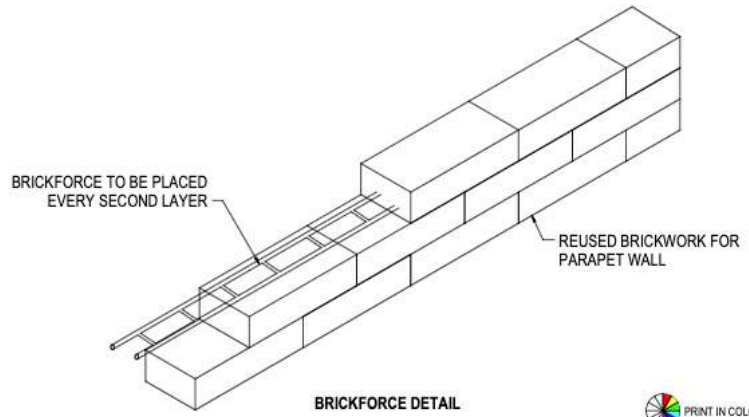


PLAN LAYOUT OF WALL STIFFNER

NTS

DEMOLITION AND CONSTRUCTION OF THE PARAPET WALLS

1. PLACE NETTING JUST BELOW THE PARAPET WALL IN THE CASE THAT SOME BRICKS COULD FALL INTO THE GROUND BELOW THE PARAPET WALL.
2. CAREFULLY REMOVE THE WALL SUPPORT BRACKETS AND BRACING MEMBERS THAT ARE TIED TO THE ROOF AT EACH PANEL. (WHERE APPLICABLE)
3. CAREFULLY BREAK AWAY MORTAR AROUND THE BRICKWORK WITHOUT DAMAGING THE BRICKS.
4. REMOVE THE BRICKS ONE LAYER AT A TIME UNTIL THE PARAPET WALL IS COMPLETELY DEMOLISHED.
5. CLEAN AND REPAIR DAMAGED BRICKS FOR RECONSTRUCTION.
6. REBUILD THE PARAPET WALL USING THE ORIGIONAL BRICKS AND AN APPROPRIATE MORTAR APPROVED BY THE HERITAGE CONSULTANT.
   A) BRICKFORCE TO BE PLACED IN EVERY SECOND LAYER OF BRICKWORK.
   B) NEW 200x8 THK GALVANIZED STEEL STIFFNER PLATES TO BE INSTALLED AT EACH 6m JOINT POSITION.
7. TO ENSURE THE LATERAL STABILITY HIGH PARAPET WALLS, NEW ±2500mm LONG 60x60x6L ANGLE BRACING MEMBERS HAVE TO BE INSTALLED TO CONNECT TO THE TOP OF EACH STEEL STIFFENER PLATE TO THE ROOF STRUCTURE.
8. LEAVE THE SITE IN A NEAT CONDITION AND REMOVE ALL DEMOLITION MATERIAL FROM SITE.



BRICKFORCE DETAIL

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DESIGNED: A.TOPKIN	
REVIEWED: P. GREEFF	F. CALITZ

PROJECT
ATHLONE POWER STATION DECOMMISSIONING

TITLE
MAIN BUILDING EXTERNAL SHEET 2

DRAWING NUMBER

PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
503274	0000	DRG	SS	0107	T0

Figure 12: Athlone Power Station Refurbishment – New External Roof and Parapet works to Main Building (Zutari, 2020)

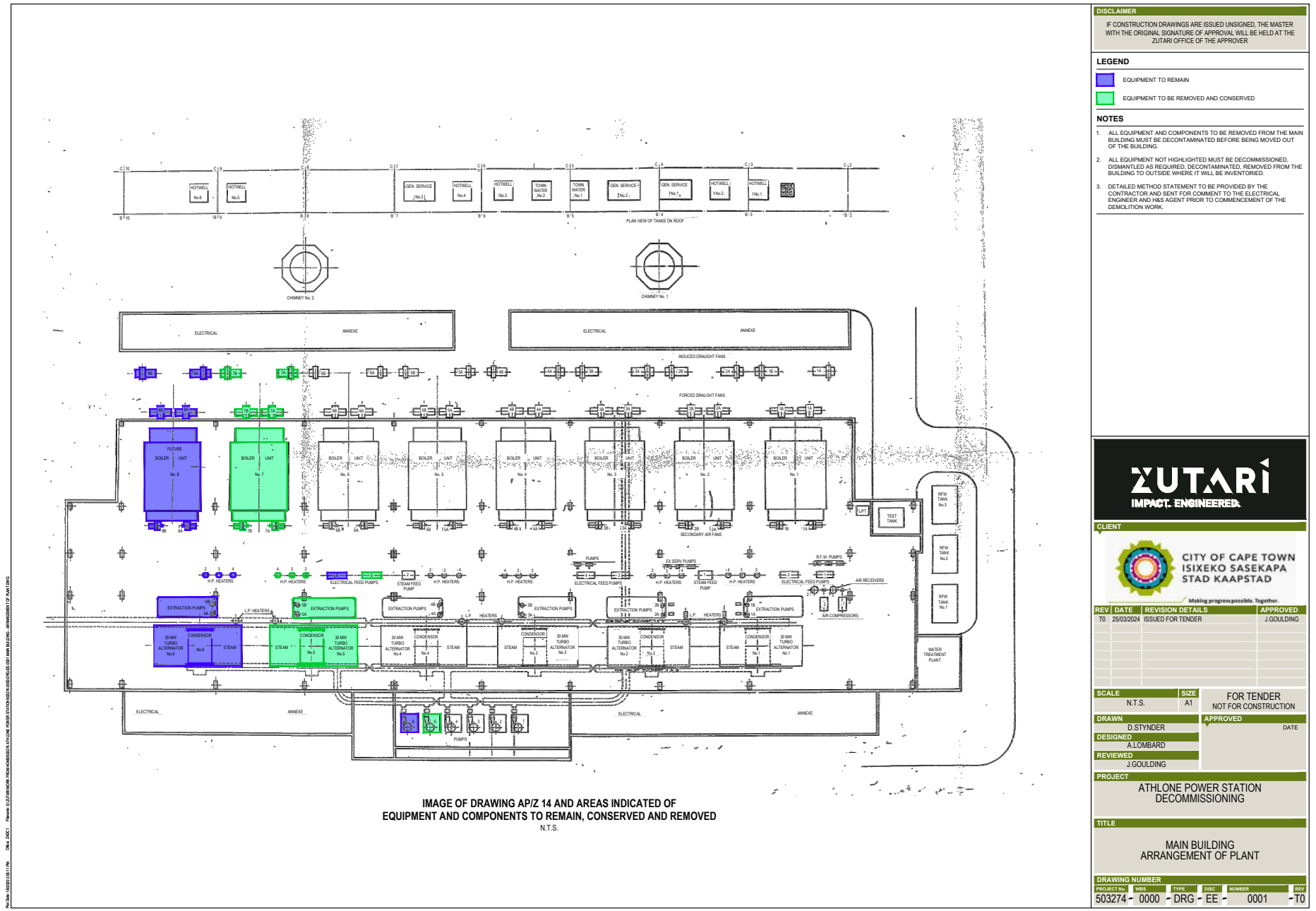


IMAGE OF DRAWING AP/Z 14 AND AREAS INDICATED OF EQUIPMENT AND COMPONENTS TO REMAIN, CONSERVED AND REMOVED
N.T.S.

Figure 13: Tender drawings for Main Building Arrangement indicating equipment and components to remain, be conserved or removed in the Cold Water Pumphouse and Electrical Annexe building (Zutari, 2024)

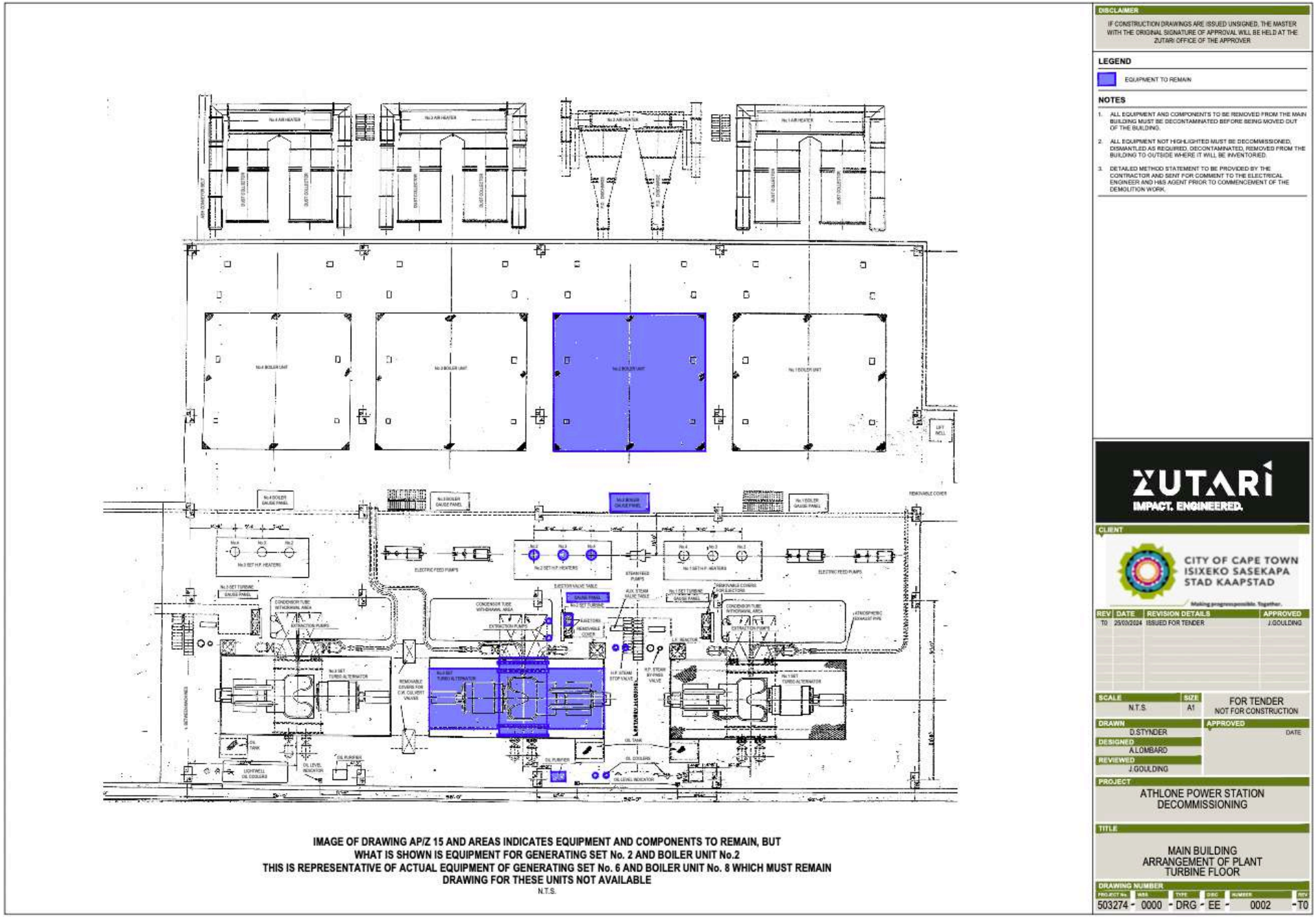


Figure 14: Tender drawings Main Building Arrangement of Plant Turbine Floor indicating equipment and components to remain (Zutari, 2024)

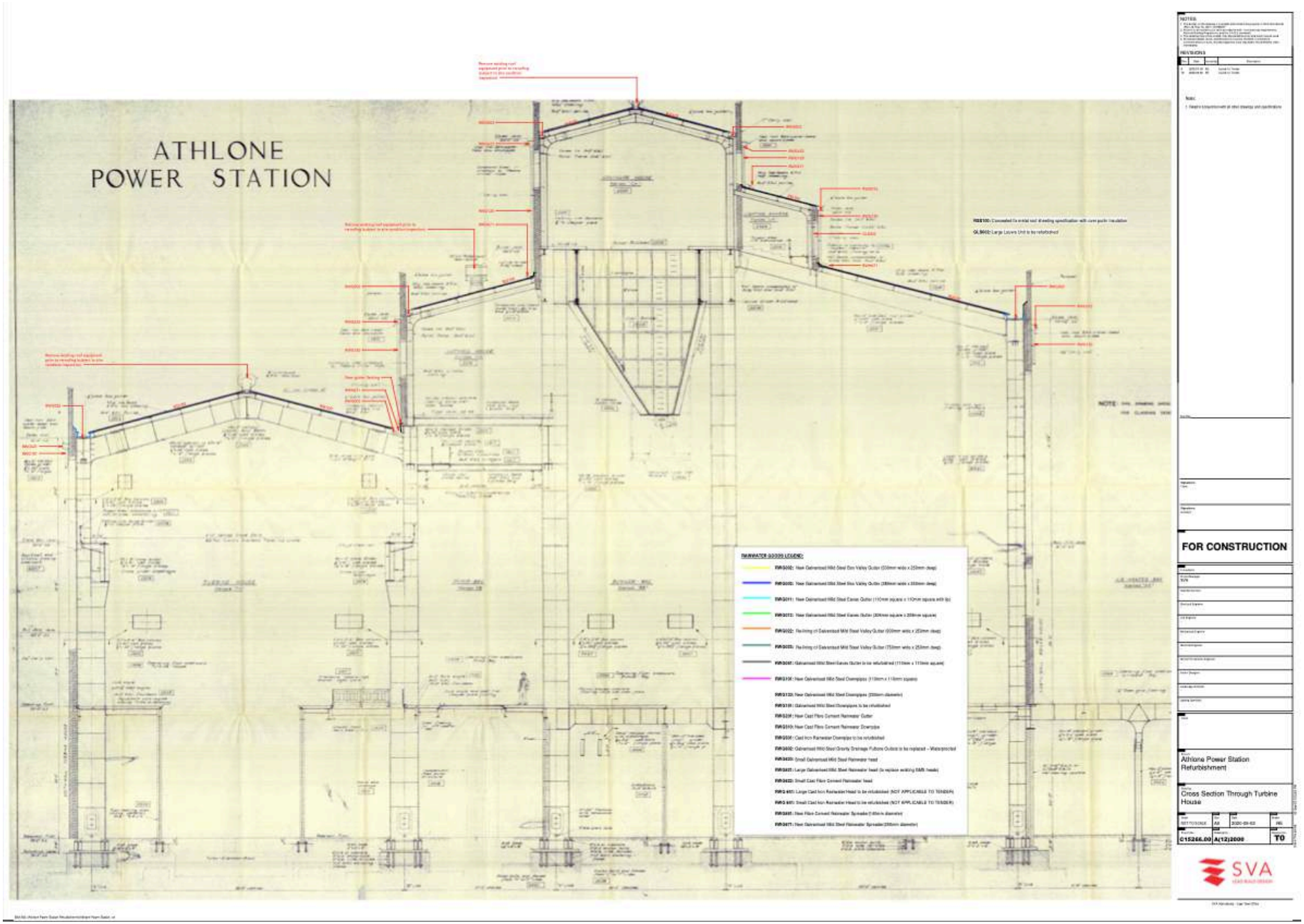


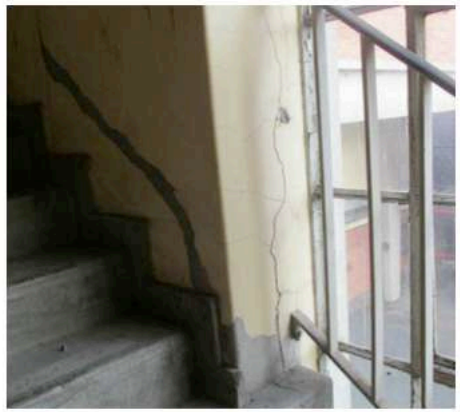
Figure 15: Turbine Hall section (Zutari, 2024)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF CONCRETE BEAM LOCATED ON GROUND FLOOR TO BE REPAIRED

NTS

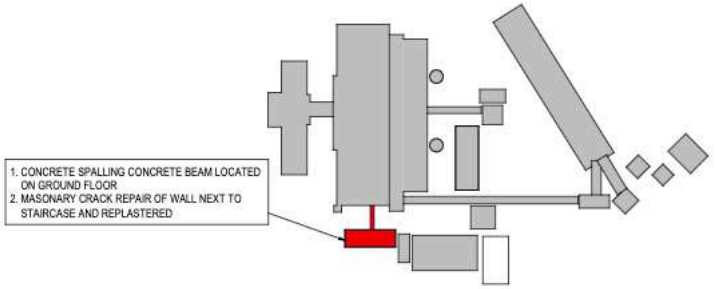
(ALLOW APPROXIMATELY FOR 5% PER m² SURFACE AREA OF CONCRETE BEAM)



MASONRY CRACKS TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0002.

IMAGE OF MASONARY CRACKS OF WALLS NEXT TO STAIRCASES TO BE REPAIRED AND REPLASTERED

NTS



ADMIN BUILDING - INTERNAL

NTS

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING UNDERNEATH EMERGENCY STAIRCASE TO BE REPAIRED

NTS

PRINT IN COLOUR

DISCLAIMER

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ZUTARI
IMPACT. ENGINEERED.

CLIENT

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

REV	DATE	REVISION DETAILS	APPROVED
T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN: A.TOPKIN
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF
APPROVED: F. CALITZ
DATE:

PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
ADMIN BUILDING
INTERNAL

DRAWING NUMBER

PROJECT NO.	ZONE	TYPE	DISC.	NUMBER	REV
503274	0000	DRG	SS	0108	T0

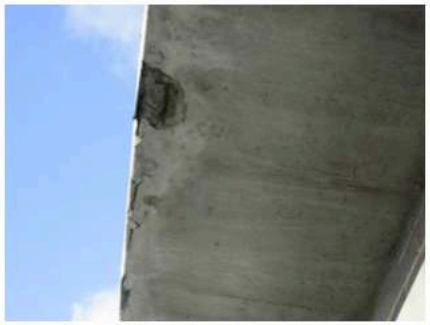
Figure 16: Athlone Power Station Refurbishment – Administration Building (Zutari, 2024)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE ROOF TO BE REPAIRED AND WATERPROOFING TO BE REPLACED

NTS

(ALLOW APPROXIMATELY FOR 2% PER m² SURFACE AREA OF CONCRETE ROOF SLABS)



CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF OVERHANGING SLAB TO BE REPAIRED

NTS

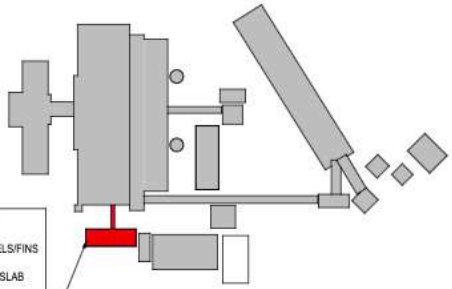
(ALLOW APPROXIMATELY FOR 2% PER m² SURFACE AREA OF CONCRETE OVER HANGING ROOF SLAB)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF LINTELS/FINS TO BE REPAIRED

NTS

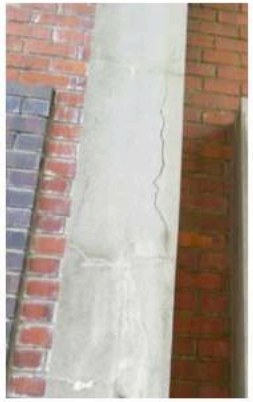
(ALLOW APPROXIMATELY FOR 2% PER m LENGTH FOR LINTELS/FINS)



1. CONCRETE SPALLING CONCRETE ROOF SLAB TO BE REPAIRED.
2. CONCRETE SPALLING REPAIRS OF LINTELS/FINS OF THE ADMIN BUILDING
3. WATERPROOFING OF CONCRETE ROOF SLAB TO BE REPLACED
4. REPAIR BRICKWORK CRACKS WITH FILLER. ADD MORTAR WHERE NECESSARY.

ADMIN BUILDING - EXTERNAL

NTS



CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005. CONCRETE CRACK REPAIR TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWINGS SS-0004.

IMAGE OF CONCRETE SPALLING AND CONCRETE CRACK OF ADMIN BRIDGE COLUMNS TO BE REPAIRED

NTS

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF ADMIN BRIDGE BEAM TO BE REPAIRED

NTS

PRINT IN COLOUR

DISCLAIMER

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ZUTARI
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CLIENT

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

REV	DATE	REVISION DETAILS	APPROVED
T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN: A.TOPKIN
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF
APPROVED: F. CALITZ
DATE

PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
ADMIN BUILDING
EXTERNAL

DRAWING NUMBER

PROJECT №	ORIG	TYPE	DISC	NUMBER	REV
503274	0000	DRG	SS	0109	T0

Figure 17: Athlone Power Station Refurbishment – Administration Building (Zutari, 2020)

IMAGE OF STEEL METAL CAP TO BE REMOVED AND REFURBISHED

NTS

DEMOLITION OF CHIMNEY 1 & 2 TO A LEVEL 1m ABOVE OCTAGONAL BASE (±18m ABOVE GROUND LEVEL.

1. STEEL FENCING TO BE ERECTED AROUND THE SITE.
2. APPROPRIATE SAFETY SIGNS TO BE DISPLAYED.
3. CARRY OUT A DETAILED SERVICES SURVEY OF THE SITE TO IDENTIFY ALL EXISTING SERVICE, DETERMINE WHAT SERVICES ARE LIVE, REDUNDANT AND POTENTIALLY SERVE NEIGHBOURING BUILDINGS.
4. CARRY OUT ANY NECESSARY SERVICES DIVERIONS AND DECOMISSIONING WORKS. NECESSARY SAFETY EQUIPEMENT TO BE USED, LIKE A SAFETY HARNESS AND LIFE LINE WHEN WORKNG AT HEIGHTS.
5. ALL EQUIPMENT TO BE REMOVED BEFORE DEMOLITION.
4. NO CONSTRUCTION WORKER ALLOWED BELOW RUBBLE BEING LIFTED.
5. ALL CONSTRUCTION WORKERS MUST BE COMPETENT WITH MATERIALS HANDELING.
6. RUBBLE TO ONLY BE LIFTED ON LOW WIND SPEED, HIGH VISIBILITY WEATHER CONDITIONS.
7. APPROPRIATE CRANE TO BE USED FOR UPLIFTING AND REMOVAL OF THE RUBBLE.

STEEL PLATFORMS AND CATLADDER

1. CAREFULLY DISMANTLE AND REMOVE PLATFORMS AND CATLADDER

NOTE:

- ALL MEMBERS TO BE DISMANTLED ON A TOP DOWN APPROACH.
- CAREFUL CONSIDERATION NEEDS TO BE GIVEN TO THE STABILITY OF THE STRUCTURE AT ALL TIMES.
- NO PART OF THE REMAINING ±18m OF CHIMNEY 1 & 2 CAN BE DAMAGED AT ANY TIME.
- REMOVE METAL CAP SITUATED AT THE TOP OF CHIMNEY BEFORE ANY DEMOLITION PROCEEDS.
- BREAKAWAY MORTAR AROUND THE BRICKWORK WITHOUT DAMAGING THE REMOVED BRICKS OF CHIMNEY 1 & 2.
- REMOVE THE BRICKS ONE LAYER AT A TIME UNTIL REQUIRED HEIGHT AND STOCKPILE BRICKS TO BE USED ELSEWHERE.
- LEAVE THE REMAINING ± 18m CHIMNEY NEAT AND UNDAMAGED.

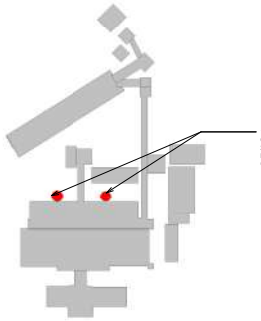
THIS OUTLINE METHOD STATEMENT IS PROVIDED AS A GUIDE ONLY. THE CONTRACTOR CONDUCTING THE DEMOLITION WORK MUST PRODUCE A DETAILED DEMOLITION STATEMENT SPECIFYING THE METHODOLOGY TO BE USED.
THIS CONSTRUCTION METHOD STATEMENT MUST BE SENT TO THE STRUCTURAL ENGINEER AND H&S AGENT FOR COMMENT BEFORE ANY DEMOLITION WORK CAN COMMENCE.
THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION MATERIAL IS MANAGED, STORED AND DISPOSED OF APPROPRIATELY IN ACCORDANCE WITH RELEVANT LEGISLATION;

PLEASE NOTE THAT ALL DEMOLITION WORK MUST BE CONDUCTED IN COMPLIANCE WITH CONSTRUCTION REGULATION 14 AND MUST BE UNDER THE SUPERVISION OF A COMPETENT DEMOLITION SUPERVISOR APPOINTED IN WRITING BY THE CONTRACTOR TO SUPERVISE AND CONTROL ALL DEMOLITION WORK ON SITE.

ANY EXISTING ASBESTOS-CONTAINING MATERIALS HAVE TO BE REMOVED BY A REGISTERED ASBESTOS CONTRACTOR.

KEYPLAN

NTS



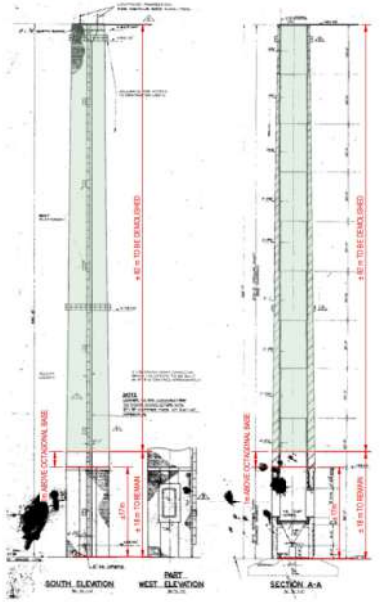


IMAGE OF CHIMNEY 1 & 2 ON THE LEFT. IMAGE OF DRAWING KCC-282 ON THE RIGHT. CHIMNEY 1 & 2 TO BE LOWERED TO A LEVEL 1m ABOVE OCTAGONAL BASE (± 18 m ABOVE GROUND LEVEL.)

NOTES

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2. All work to be carried out in strict accordance with local authority requirements. National Building Regulations, and the S.A.B.S standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued by	Description
A	2024-06-21		Issued for Council

COUNCIL NOTES

GENERAL:
1 ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2 SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A-FORM 1.
3 DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS
4 ALL LEVELS, DIMENSIONS, GRADIENTS AND SITEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

STRUCTURAL DESIGN:
1 ALL STRUCTURES TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2 ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT -, COFFERED, OR POST- TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN
3 IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1 PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL PRIOR TO USE

ROOFS:
1 ROOF COVERINGS,WATERPROOFING SYSTEMS, AND FLAT ROOFS,GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1.
2 FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:
1 CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2 STOREROOMS & DISH CONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O
3 PROVISION FOR THE DISABLED TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-S AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:
1 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2 STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

FIRE PROTECTION:
1 ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2 ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY
3 STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH TA 7

MATERIALS & FINISHES:
1 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2 MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS

ZONING CLASSIFICATION:
1 BUILDING ZONING CLASSIFICATION IS G-1 UTILITY.

DEMOLITION

Signatures:
Client:

Signatures:
Architect:

COUNCIL SUBMISSION

Client

Project
Athlone Power Station Refurbishment

Drawing
Demolition - Chimney 1 & 2

Scale	Size	Date	Drawn
As indicated	A1	06/27/24	Author

Project No.	Drawing No.	Revision No.
C15266.00	LA(01)1004	A

Date & Time printed: 03/07/2024 1:41:25

SVA LEAD BUILD DESIGN

SVA International - Cape Town Office

\\svact3\projects\Athlone Power Station - C15266.00\01 Drawings\Athlone Power Station Central - June 2024.rvt

Figure 18: Council Submission Drawing for Athlone Power Station Refurbishment – Demolition – Chimney 1&2 Dr#: C15266.00 LA(01)1004RevA (SVA, 27.6.24)

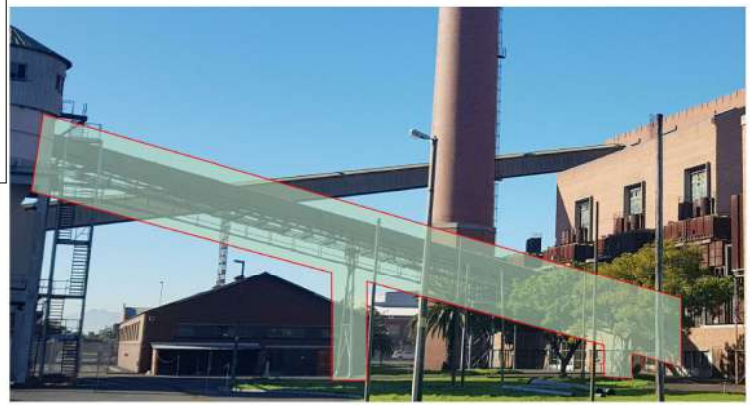
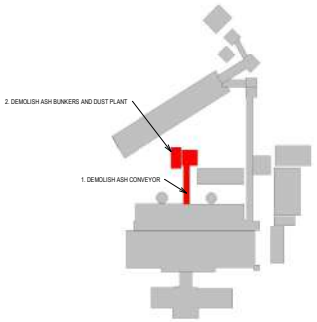


IMAGE OF ASH CONVEYOR TO BE DEMOLISHED

NTS

KEYPLAN

NTS



ASH BUNKERS, DUST PLANT AND ASH CONVEYOR
NTS

IMAGE OF ASH BUNKERS AND DUST PLANT TO BE DEMOLISHED

NTS

DEMOLITION OF THE ASH CONVEYOR

1. STEEL FENCING TO BE ERECTED AROUND THE SITE.
2. APPROPRIATE SAFETY SIGNS TO BE DISPLAYED.
3. CARRY OUT A DETAILED SERVICES SURVEY OF THE SITE TO IDENTIFY ALL EXISTING SERVICE. DETERMINE WHAT SERVICES ARE LIVE, REDUNDANT AND POTENTIALLY SERVE NEIGHBOURING BUILDINGS.
4. NO CONSTRUCTION WORKER ALLOWED BELOW STRUCTURAL STEEL BEING LIFTED.
5. ALL CONSTRUCTION WORKERS MUST BE COMPETENT WITH MATERIALS HANDELING.
6. STEEL MEMBERS TO ONLY BE LIFTED ON LOW WIND SPEED, HIGH VISIBILITY WEATHER CONDITIONS.
7. APPROPRIATE CRANE TO BE USED FOR UPLIFTING AND REMOVAL OF THE STRUCTURAL STEEL MEMBERS.

NOTE:
- ALL MEMBERS TO BE DISMANTLED ON A TOP DOWN APPROACH.
- CAREFUL CONSIDERATION NEEDS TO BE GIVEN TO THE STABILITY OF THE BUILDING AT ALL TIMES.

DETAILED DEMOLITION METHOD STATEMENT TO BE PROVIDED BY THE CONTRACTOR AND SENT FOR COMMENT TO THE STRUCTURAL ENGINEER AND H&S AGENT PRIOR TO COMMENCEMENT OF THE DEMOLITION WORK.

DEMOLITION OF ASH BUNKERS AND DUST PLANT

1. STEEL FENCING TO BE ERECTED AROUND THE SITE.
2. APPROPRIATE SAFETY SIGNS TO BE DISPLAYED.
3. CARRY OUT A DETAILED SERVICES SURVEY OF THE SITE TO IDENTIFY ALL EXISTING SERVICE. DETERMINE WHAT SERVICES ARE LIVE, REDUNDANT AND POTENTIALLY SERVE NEIGHBOURING BUILDINGS.
4. NO CONSTRUCTION WORKER ALLOWED BELOW STRUCTURES BEING LIFTED.
5. ALL CONSTRUCTION WORKERS MUST BE COMPETENT WITH MATERIALS HANDELING.
6. RUBBLE TO ONLY BE LIFTED ON LOW WIND SPEED, HIGH VISIBILITY WEATHER CONDITIONS.
7. APPROPRIATE CRANE TO BE USED FOR UPLIFTING AND REMOVAL OF RUBBLE.

NOTE:
- ALL DEMOLITION TO BE PERFORMED FROM A TOP DOWN APPROACH.
- CAREFUL CONSIDERATION NEEDS TO BE GIVEN TO THE STABILITY OF THE BUILDING AT ALL TIMES.

DETAILED DEMOLITION METHOD STATEMENT TO BE PROVIDED BY THE CONTRACTOR AND SENT FOR COMMENT TO THE STRUCTURAL ENGINEER AND H&S AGENT PRIOR TO COMMENCEMENT OF THE DEMOLITION WORK.

NOTES

1. The design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. Reg. No 2011/137260/07
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S.standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued by	Description
A	2024-06-21		Issued for Council

COUNCIL NOTES

GENERAL
1 ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2 SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A-FORM 1
3 DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS
4 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
STRUCTURAL DESIGN
1 CONSTRUCTION ACCORDING TO STRUCTURAL ENGINEERS DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2 ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT, - COFFERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN
3 IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.
SITE OPERATIONS
1 PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
ROOFS
1 ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2 FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
HEALTH & PUBLIC SAFETY
1 CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2 STORE ROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O
3 THE MEANS FOR THE PROVISION OF FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
DRAINAGE AND STORMWATER
1 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1
2 STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
FIRE PROTECTION
1 ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2 ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY
3 STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
MATERIALS AND FINISHES
1 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2 MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
ZONING CLASSIFICATION
1. BUILDING ZONING CLASSIFICATION IS G-1: UTILITY.

DEMOLITION

Signatures:
Client:

Signatures:
Architect:

COUNCIL SUBMISSION

Client

Project
Athlone Power Station
Refurbishment

Drawing
Demolition - Ash Bunkers and Dust Plant

Scale	Size	Date	Drawn
As indicated	A1	06/27/24	Author

Project No.	Drawing No.	Revision No.
C15266.00	LA(01)1005	A

SVA
LEAD BUILD DESIGN

SVA International - Cape Town Office

05/07/2024 1:44:1 PM
Date & Time printed

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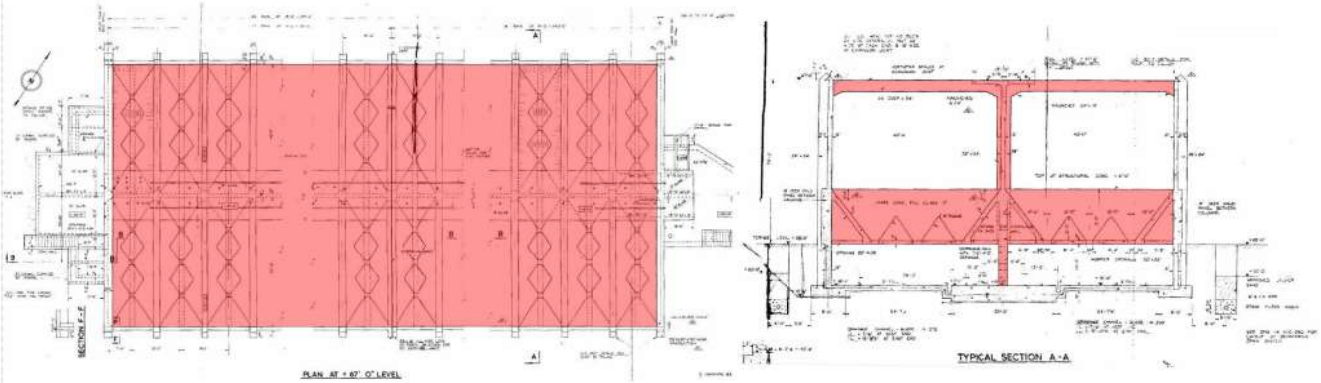
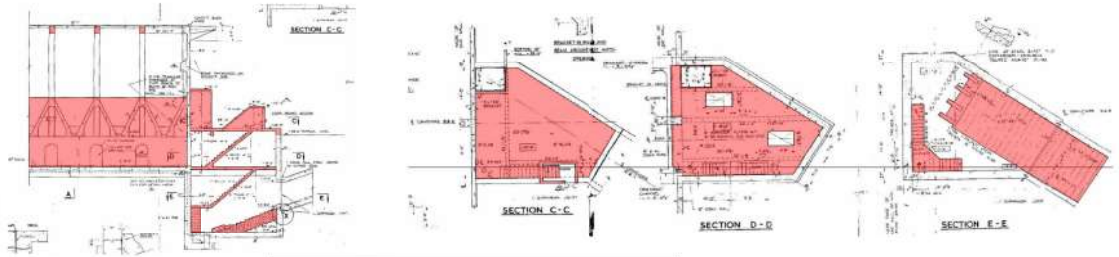
Figure 19: Council Submission Drawing for Athlone Power Station Refurbishment – Demolition – Ash Bunkers and Dust Plant Dr#: C15266.00 LA(01)1005RevA (SVA, 27.6.24)

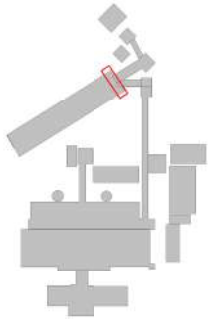




ALLOW APPROXIMATELY 7 m OF REINFORCED CONCRETE AND 1 m OF BRICKWORK AREA INDICATED IN RED TO BE DEMOLISHED

IMAGE OF DRAWING KCC 261 INDICATING AREA TO BE DEMOLISHED

NTS



KEYPLAN

NTS

DEMOLITION OF CONCRETE ELEMENTS INSIDE COAL STORE

1. STEEL FENCING TO BE ERECTED AROUND THE SITE.
2. APPROPRIATE SAFETY SIGNS TO BE DISPLAYED.
3. CARRY OUT A DETAILED SERVICES SURVEY OF THE SITE TO IDENTIFY ALL EXISTING SERVICE, DETERMINE WHAT SERVICES ARE LIVE, REDUNDANT AND POTENTIALLY SERVE NEIGHBOURING BUILDINGS.
4. NO CONSTRUCTION WORKER ALLOWED BELOW CONCRETE RUBBLE BEING LIFTED.
5. ALL CONSTRUCTION WORKERS MUST BE COMPETENT WITH MATERIALS HANDELING.
6. CONCRETE RUBBLE TO ONLY BE LIFTED ON LOW WIND SPEED, HIGH VISIBILITY WEATHER CONDITIONS.
7. APPROPRIATE CRANE TO BE USED FOR UPLIFTING AND REMOVAL OF THE CONCRETE RUBBLE.
8. DEMOLISHED CONCRETE RUBBLE SHOULD BE CRUSHED ON SITE BY MOBILE CRUSHER. REINFORCEMENT REMOVED AND THE STOCKPILED ON SITE TO SUPPLEMENT FILL MATERIAL REQUIRED TO FILL THE BASEMENT SPACE.

NOTE:
- ALL MEMBERS TO BE DISMANTLED ON A TOP DOWN APPROACH.
- CAREFUL CONSIDERATION NEEDS TO BE GIVEN TO THE STABILITY OF THE BUILDING AT ALL TIMES.
- NO SUPERSTRUCTURES OR SUBSTRCUTURE MEMBERS MAY BE REMOVED OR DAMAGED AT ANY TIME.

DETAILED DEMOLITION METHOD STATEMENT TO BE PROVIDED BY THE CONTRACTOR AND SENT FOR COMMENT TO THE STRUCTURAL ENGINEER AND H&S AGENT PRIOR TO COMMENCEMENT OF THE DEMOLITION WORK.

IMAGE OF INDICATING REINFORCED CONCRETE WALKWAY AND BEAMS, FUNNEL STRUCTURE AND STRUCTURE LEADING TO UNDERGROUND STAIRCASE, RESPECTIVELY FOR DEMOLITION

NTS

NOTES

1. This design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. Reg. No 2011/137280/07
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

REVISIONS

Rev	Date	Issued by	Description
A	2024-06-21		Issued for Council

COUNCIL NOTES

GENERAL
1 ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400.
2 SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3 DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
STRUCTURAL DESIGN
1 FOUNDATION DESIGN ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2 ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT - COFFERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.
3 IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.
SITE OPERATIONS
1 PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
ROOFS
1 ROOF COVERINGS WATERPROOFING SYSTEMS, AND FLAT ROOFS GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-M UNLESS OTHERWISE SPECIFIED FORM 1.
2 FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
HEALTH & PUBLIC SAFETY
1 CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2 STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-D
3 THE MAKE AND PROVISION OF SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
DRAINAGE & STORMWATER
1 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2 STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
FIRE PROTECTION
1 ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2 ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY.
3 STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH TA 7
MATERIALS AND FINISHES
1 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2 MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
ZONING CLASSIFICATION:
1. BUILDING ZONING CLASSIFICATION IS G-3 UTILITY.

DEMOLITION

Signatures:
Client:

Signatures:
Architect:

COUNCIL SUBMISSION

Client

Project
Athlone Power Station
Refurbishment

Drawing
Demolition - Coal Store

Scale	Size	Date	Drawn
As indicated	A1	06/27/24	Author

Project No.	Drawing No.	Revision No.
C15266.00	LA(01)1006	A

Date & Time printed 06/27/2024 1:44:1:27

SVA LEAD BUILD DESIGN

SVA International - Cape Town Office

\\svact3\projects\Athlone Power Station - C15266.00\01 Drawings\Athlone Power Station Central - June 2024.rvt

Figure 20: Council Submission Drawing for Athlone Power Station Refurbishment – Demolition Coal Store Dr#: C15266.00 LA(01)1006RevA (SVA, 27.6.24)

STRUCTURAL STEEL MEMBERS TO BE REPAIRED AS PER THE METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF ROOF STRUCTURAL STEEL MEMBERS TO BE SAND-BLASTED AND REPAINTED

NTS

(ALLOW APPROXIMATELY FOR 2800m² PAINTED AREA)

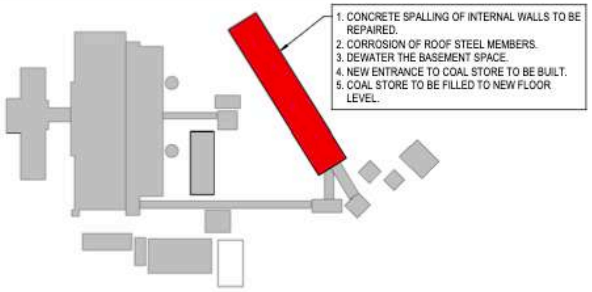
CONRCETE SPALLING TO BE REPAIRED AS PER THE METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE OF INTERNAL WALL TO BE REPAIRED

NTS

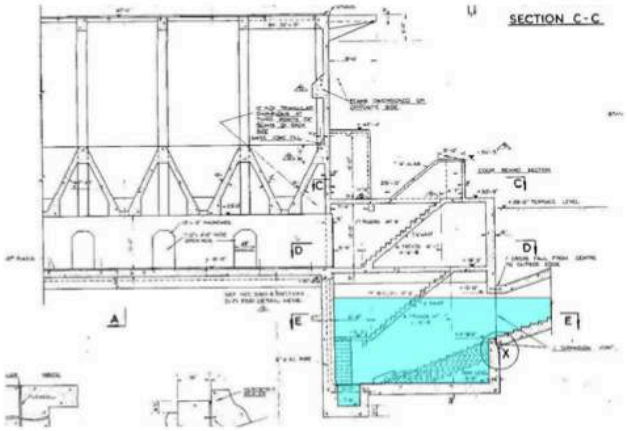
(ALLOW APPROXIMATELY FOR 5% PER m² OF BEAMS AND WALKWAY)

(ALLOW APPROXIMATELY FOR 1% PER m² OF INTERNAL WALL)



COAL STORE - INTERNAL

NTS



DEWATERING OF THE COAL STORE

1. STEEL FENCING TO BE ERECTED AROUND THE SITE.
2. APPROPRIATE SAFETY SIGNS TO BE DISPLAYED.
3. CARRY OUT A DETAILED SERVICES SURVEY OF THE SITE TO IDENTIFY ALL EXISTING SERVICE. DETERMINE WHAT SERVICES ARE LIVE, REDUNDANT AND POTENTIALLY SERVE NEIGHBOURING BUILDINGS.
4. ALL CONSTRUCTION WORKERS MUST BE COMPETENT WITH MATERIALS HANDELING AND CONFINED SPACE WORKING.
5. THE BASEMENT SPACE WILL HAVE TO BE DEWATERED BY MEANS OF PUMPING THE WATER INTO THE EXISTING MUNCIPAL SEWER OR STORMWATER NETWORKS.
6. PERMISSION FROM CITY OF CAPE TOWN WOULD BE REQUIRED AND WILL DEPEND ON THE LEVEL OF CONTAMINANTS IN THE WATER.
7. ON SITE SAMPLING AND TESTING BY INDEPENDENT LABRATORIES WILL BE REQUIRED.

NOTE: SHOULD THE CITY OF CAPE TOWN NOT GIVE PERMISSION TO DISCHARGE THE WATER INTO MUNICIPAL SEWER OR STORMWATER NETWORKS SYSTEMS DUE TO CONTAMINATION LEVELS, ON-SITE TREATEMENT WILL HAVE TO BE CARRIED OUT TO ACHIEVE THE REQUIRED STANDARDS.

DETAILED DEWATERING METHOD STATEMENT TO BE PROVIDED BY THE CONTRACTOR AND SENT FOR COMMENT TO THE STRUCTURAL ENGINEER AND H&S AGENT PRIOR TO COMMENCEMENT OF THE DEMOLITION WORK.

AREA INDICATED IN CYAN TO BE DEWATERED

IMAGE OF DRAWING KCC 261 INDICATING AREA TO BE DEWATERED

NTS

PRINT IN COLOUR

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IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

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CLIENT

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

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REV	DATE	REVISION DETAILS	APPROVED
T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
As indicated	A1	FOR TENDER

DRAWN: A.TOPKIN
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF
APPROVED: F. CALITZ
DATE

PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
COAL STORE
INTERNAL
SHEET 1

DRAWING NUMBER

PROJECT No	WBS	TYPE	DISC	NUMBER	REV
503274	0000	DRG	SS	0100	T0

Figure 21: Council Submission Drawing for Athlone Power Station Refurbishment – New Internal Works to Coal Store (Zutari, 2020)

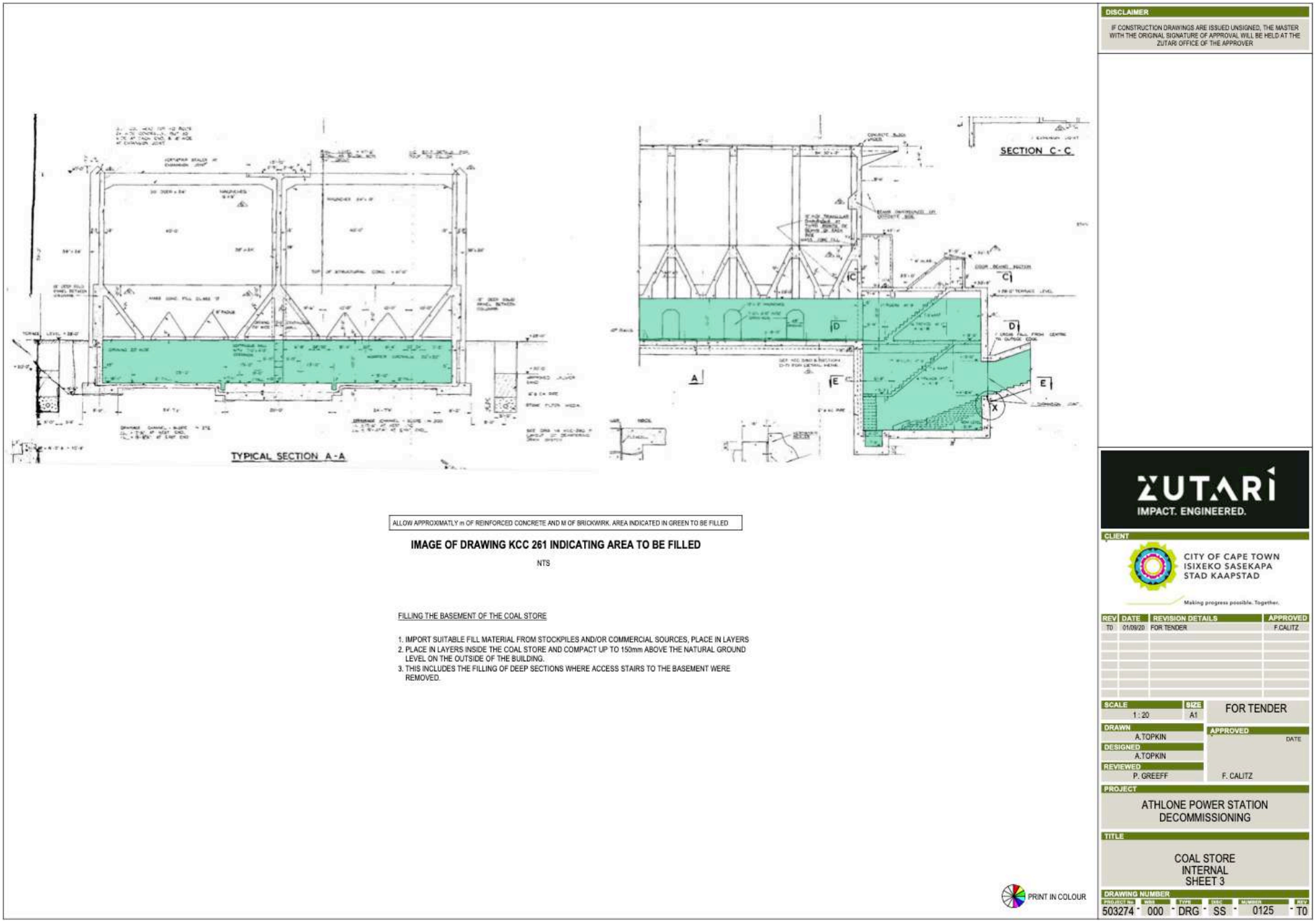


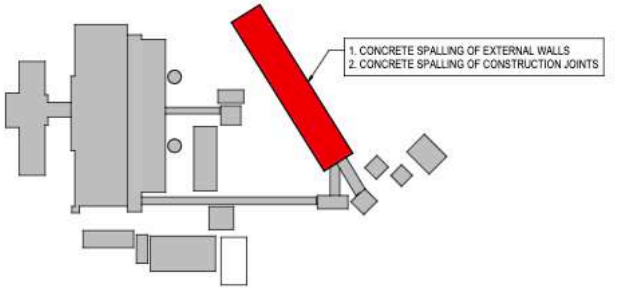
Figure 22: Athlone Power Station Refurbishment – Coals Store area to be filled (Zutari, 2020)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF COAL STORE EXTERNAL WALLS TO BE REPAIRED

NTS

(ALLOW APPROXIMATELY FOR 3% PER m² OF EXTERNAL WALL)



COAL STORE - EXTERNAL

NTS

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAIL ON DRAWING SS-0005 FOR JOINTS.

IMAGE OF CONCRETE SPALLING OF CONTRUCTION JOINTS TO BE REPAIRED

NTS

(ALLOW APPROXIMATELY FOR 3% PER m² OF EXTERNAL WALL)

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SCALE	SIZE	
As indicated	A1	FOR TENDER

DRAWN: A.TOPKIN
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF
APPROVED: F. CALITZ
DATE:

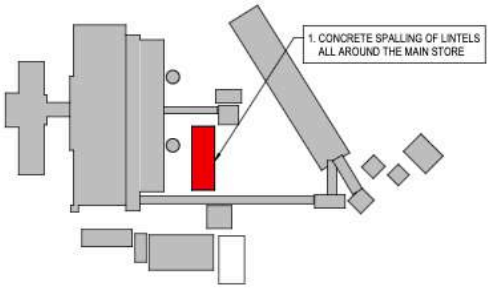
PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
COAL STORE
EXTERNAL

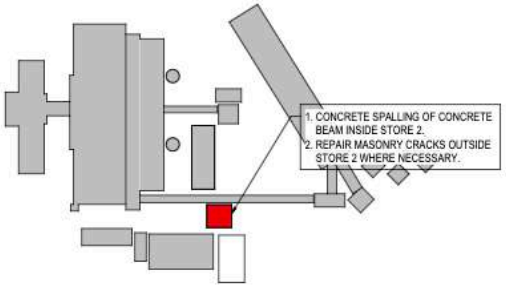
DRAWING NUMBER

PROJECT No.	WBS	TYP	DISC	NUMBER	REV
503274	0000	DRG	SS	0101	T0

Figure 23: Drawing for Athlone Power Station Refurbishment – New Enternal Works to Coal Store (Zutari, 2020)



MAIN STORE
NTS



STORE 2
NTS

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF LINTELS/FINS ALL AROUND AROUND THE MAIN STORE TO BE REPAIRED

NTS

(ALLOW APPROXIMATELY FOR 50% PER m LENGTH OF SOUTH ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 25% PER m LENGTH OF NORTH ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 5% PER m LENGTH OF EAST ELEVATION LINTELS/FINS)
(ALLOW APPROXIMATELY FOR 10% PER m LENGTH OF WEST ELEVATION LINTELS/FINS)

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE SPALLING OF BEAM INSIDE STORE 2 TO BE REPAIRED

NTS

(ALLOW APPROXIMATELY FOR 5% PER m² OF BEAM)

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SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN	A.TOPKIN
DESIGNED	A.TOPKIN
REVIEWED	P. GREEFF
APPROVED	F. CALITZ
DATE	

PROJECT

ATHLONE POWER STATION
DECOMMISSIONING

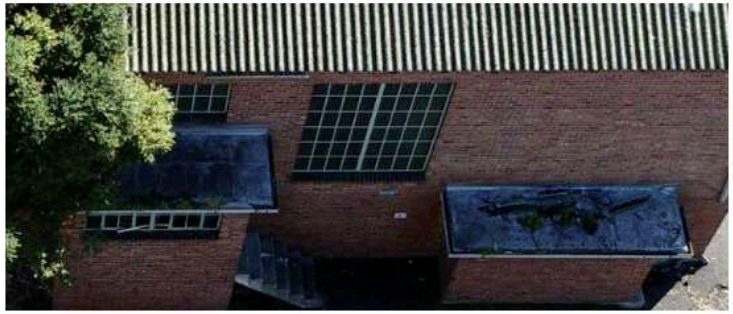
TITLE

MAIN STORE & STORE 2

DRAWING NUMBER

PROJECT No.	ORG	TYP	DISC	NUMBER	REV
503274	0000	DRG	SS	0102	T0

Figure 24: Drawing for Athlone Power Station Refurbishment – New Works Stores (Zutari, 2020)

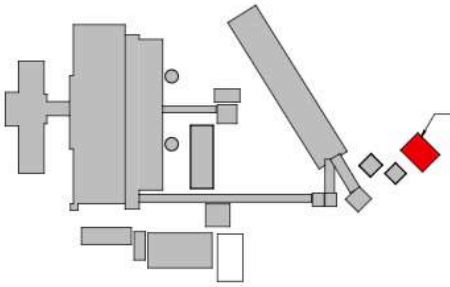


CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005.

IMAGE OF CONCRETE ROOF SLAB TO BE REPAIRED AND WATERPROOFING TO BE REPLACED

NTS

(ALLOW APPROXIMATELY FOR 2% PER m² SURFACE AREA OF CONCRETE ROOF SLABS)



TIPPLER HOUSE

NTS

SURFACE CORROSION TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF STRUCTURAL STEEL MEMBERS TO BE SAND-BLASTED AND REPAINTED

NTS

CONCRETE SPALLING TO BE REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0005

IMAGE OF CONCRETE SPALLING OF LINTEL/FIN TO BE REPAIRED

NTS

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T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN	APPROVED
A.TOPKIN	DATE
DESIGNED	
A.TOPKIN	
REVIEWED	
P. GREEFF	F. CALITZ

PROJECT

ATHLONE POWER STATION
DECOMMISSIONING

TITLE

TIPPLER HOUSE

DRAWING NUMBER

PROJECT	ORG UNIT	TYPE	DISC	NUMBER	REV
503274	0000	DRG	SS	0111	T0

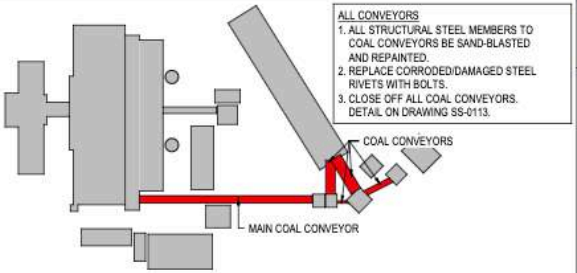
Figure 25: Athlone Power Station Refurbishment – Tippler House (Zutari, 2020)

SURFACE CORROSION TO REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF SURFACE CORROSION OF STRUCURAL STEEL MEMBERS UNDER COAL CONVEYOR TO BE SAND-BLASTED AND REPAINTED

NTS

(ALLOW APPROXIMATELY FOR 1600 m² PAINTED AREA FOR THE MAIN COAL CONVEYOR)
(ALLOW APPROXIMATELY FOR 1600 m² PAINTED AREA FOR THE COAL CONVEYORS)



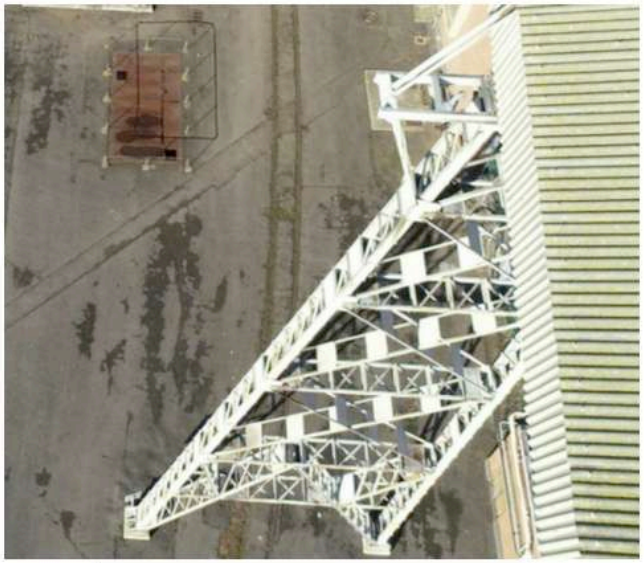
COAL CONVEYORS

NTS

SURFACE CORROSION TO REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF STRUCTURAL STEEL SUPPORTS TO BE SAND-BLASTED AND REPAINTED

NTS



SURFACE CORROSION TO REPAIRED AS PER METHOD STATEMENT AND DETAILS ON DRAWING SS-0007.

IMAGE OF STRUCTURAL STEEL MEMBER SUPPORTS TO BE SAND-BLASTED AND REPAINTED

NTS

PRINT IN COLOUR

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IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

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T0	01/09/20	FOR TENDER	F.CALITZ

SCALE	SIZE	
1 : 50	A1	FOR TENDER

DRAWN: A.TOPKIN
APPROVED: DATE
DESIGNED: A.TOPKIN
REVIEWED: P. GREEFF — F. CALITZ

PROJECT
ATHLONE POWER STATION
DECOMMISSIONING

TITLE
COAL & ASH
CONVEYOR
SHEET 1

DRAWING NUMBER

PROJECT No.	ORG	TYP	DISC	NUMBER	REV
503274	0000	DRG	SS	0112	T0

Figure 26: Athlone Power Station Refurbishment – Coal Conveyors Steel Structures (Zutari, 2020)

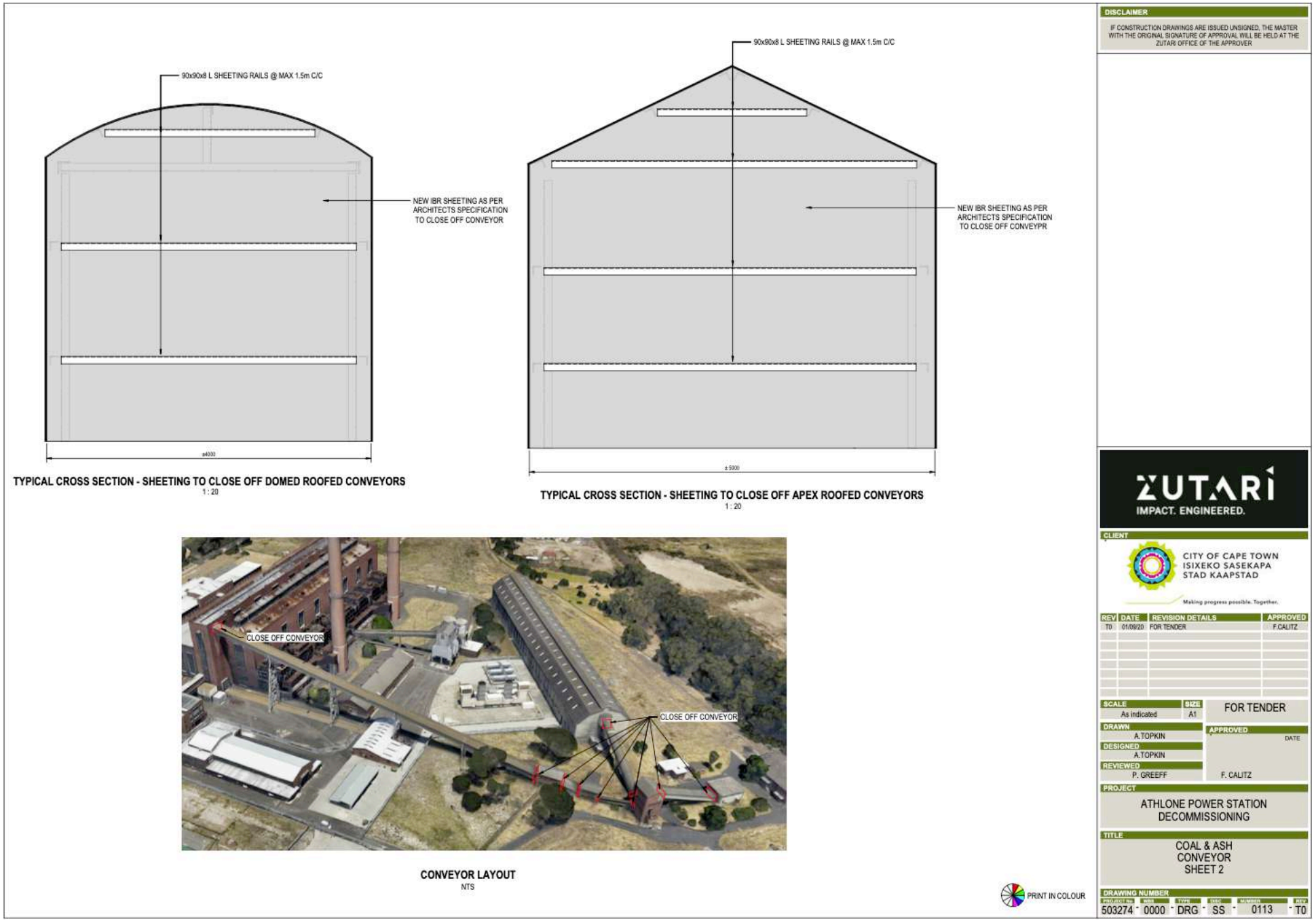


Figure 27: Athlone Power Station Refurbishment – Coal Conveyors External Works (Zutari, 2020)

7 PHOTOGRAPHIC SURVEY

Figure 28: Turbine Hall, Boiler House, chimney stacks, store 2 and coal conveyor with ash bunker to the right.

Figure 29:Turbine hall exterior with pump house annexe in front

Figure 30: Coal bunker/ store

Figure 31: Boiler house with ash collectors on top and chimney stacks with turbine hall behind

Figure 32: East elevation of the Main Building (Turbine Hall and Boiler House, showing Coal Conveyor structure (Hearth, 2025)

Figure 33: Junction House 2 & Weigher House (left) and Junction House 1 with Coal Conveyor with Coal Store behind (right) (Hearth, 2025)

Figure 34: Coal Conveyor structure running between Boiler House and Junction Houses (Hearth, 2025)

Figure 35: Tippler House with tippler truck inside (Left) and extant railway tracks to be retained (right) (Hearth, 2025)

Figure 36: Ash Conveyor and Ash Plant (Hearth, 2025)

Figure 37: Ash Plant (Hearth, 2025)

Figure 38: Chimney stack 2 with Ash conveyor overhead – note clad brick failure on chimney stack (Hearth, 2025)

Figure 39: Turbine Hall with Cold Pump House and Electrical Annexe in front (Hearth, 2025)

Figure 40: Cold water Pump to be retained/ conditioned (Hearth, 2025)

Figure 41: Turbine Hall and Boiler House openings and windows needing replacement/ repair (Hearth, 2025)

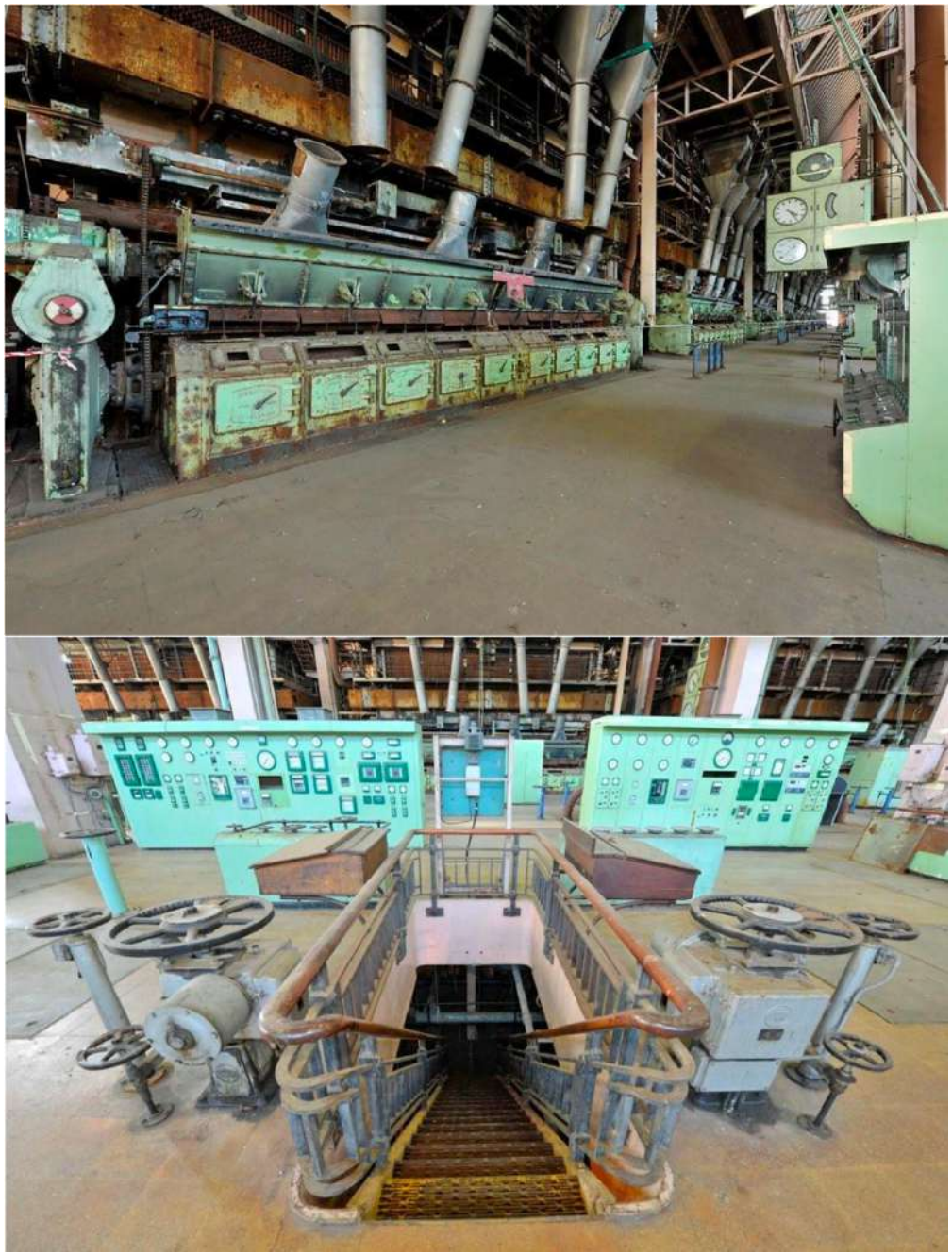


Figure 42: Interior photographs of Turbine Hall (2024)

Figure 43: Turbine Hall interior with Boiler Hall behind (2024)

Figure 44: Turbine house flat roof (Esterhuyse, 2020)

Figure 45: View across the turbine hall with the boiler hall in the background (Hart, 2019)

Figure 46: Photo of turbine hall, boiler house and coal conveyor and store showing railway tracks leading through the site (Sandra van der Merwe, 2008) – these railway tracks are no longer in situ as can be seen in Figure 28: Turbine Hall, Boiler House, chimney stacks, store 2 and coal conveyor with ash bunker to the right. (Hearth Heritage, 2025)

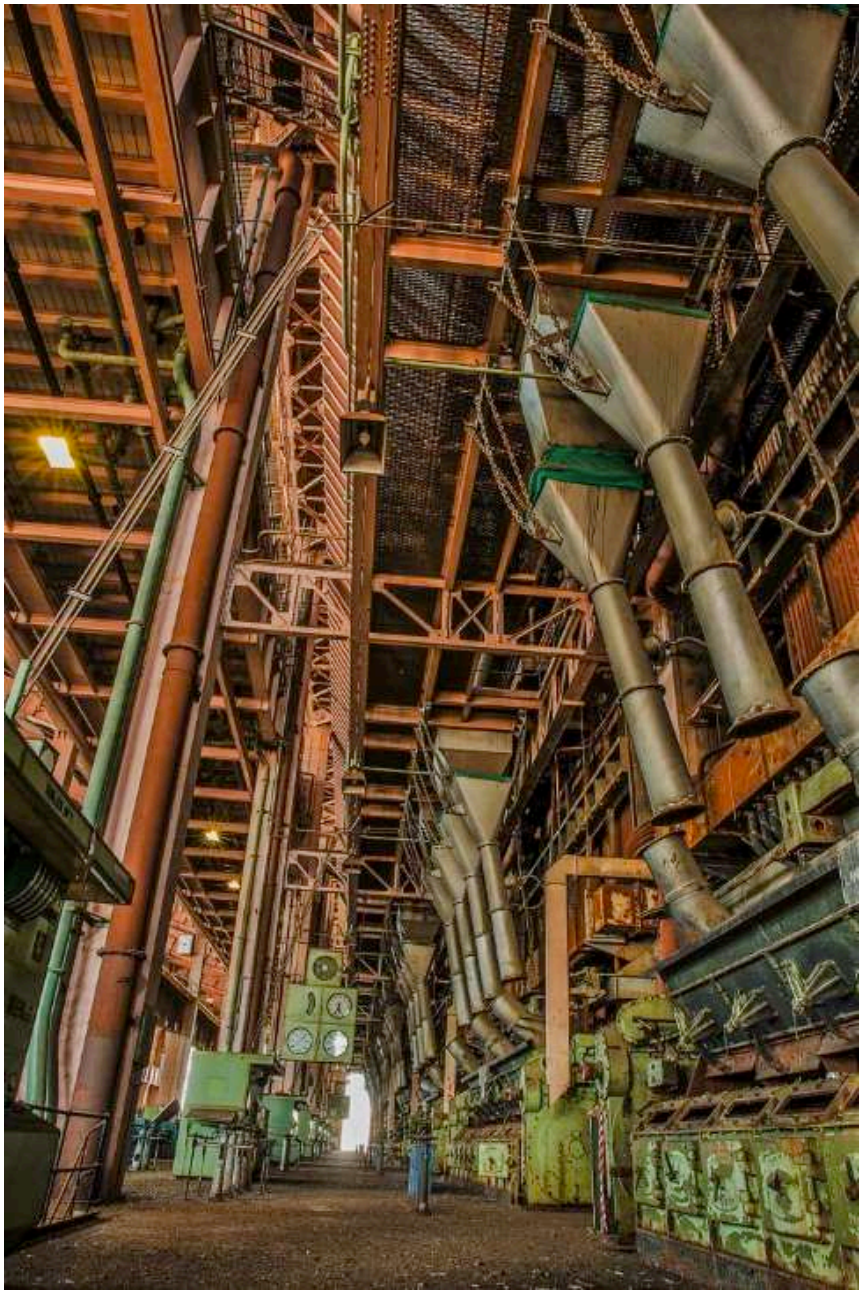


Figure 47: Boiler Hall interior (2024)

8 PROPOSED DEVELOPMENT

The Decommissioning of Athlone Power Station including Alterations, Demolitions and Renovations (42Q/2024/25 dated 23.1.2024) Scope of works stipulated the structural decommissioning procedures for the structures on site.

The following section includes the descriptions of structures and their condition as well as the proposed work set out in 2024, revised to align with the most recent heritage architect's recommendations (Esterhuyse, 2020) as well as the recommendations from the Baseline Heritage Assessment report (Hart, 2019). A tabulated summary of this can be found on page 48.

Currently all structures included in the Athlone Power Station are provisionally graded 2 with the boundaries of the PHS site under negotiation by heritage authorities. The City of Cape Town has the site and structures graded as 3A on the City Mapper (Figure 2). It is recognised that the site is provisionally protected as a Grade 2 heritage site, however, due to the uncertain nature of the heritage protection to be assigned to the site and structures in the future, this report will use the recommended assigned gradings from the Baseline Heritage Report (Hart, 2019) and supported by the current heritage resources' gradings assessment (Bailey, 2025)

8.1 All structures – roof sheeting

8.1.1 Current condition

Asbestos roof sheeting must be removed due to safety hazards. Non-asbestos roof sheets are showing signs of deterioration.

8.1.2 Proposed work

Remove and replace asbestos roof structures.

8.2 Services

Maintain or upgrade water, sewerage and stormwater services if required.

8.3 Cooling Tower area and area north of Coal Store

The cooling towers were demolished in 2010.

1. Clear these asbestos contaminated areas of grass, weeds and other vegetation
2. Remove all visible pieces of asbestos on the surface and dispose off-site
3. Cap contaminated area

8.4 Coal Store

The coal store on the northern side of the site is part of the original equipment of the power station and was used to store surplus coal is a concrete structure with average plan dimensions of 150 m by 30 m. The concrete walls are laterally supported by concrete fin-columns spaced at +/- 5m c/c. The huge concrete coal bunker can potentially be re-purposed but its presence is not essential in terms of understanding how the power station worked.

The basement is accessed from the conveyor side, and there are no lights in the basement and no openings. The concrete is in fair condition with minor spalling in certain areas. The headroom to the concrete hopper at the lowest point is +/- approximately 3 m. The basement houses the receiver machinery, which receive coal from the bunkers. This conveyor system operates by moving a receiving hopper underneath the storage hoppers on a central track.

The upper level of the coal store consists of a +/- 5m central walkway connected to the side walls with RC Beams at 5m c/c.

Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Proposed heritage Grade 3A (as part of a group).

8.4.1 Current condition

On the inside of the coal bunker, surface corrosion can be seen on most of the roof steel members with the worst cases being the angle iron truss members, spalling and exposed rebar could be seen occurring at the areas where the beams join the slab and on the inside of the wall of the coal store. On the exterior of the coal store, concrete spalling and exposed rebar were seen on the outside walls and columns, erosion of the structural joints from concrete spalling after previous repair attempts and deterioration of the asbestos roof sheeting.

The coaling system being outside the power station building has been subject to some damage – there has been copper theft while within the large coal bunker theft of fire hose fittings has resulted in the building being flooded and not accessible at present.

8.4.2 Proposed work

1. Demolish disused internal structural elements (such as beams, walkways, staircases, floor slabs and concrete funnels) concrete structures and mechanical system including the basement.
2. Sand blast remaining steel structural members to remove surface corrosion
3. Coat and repaint remaining steel structural members
4. Repair concrete spalling
5. Dewater
6. Refill basement with concrete and compact up to 150mm above natural ground level on

the outside of the building.
7. Construct new access at ground level

8.5 Boiler House and Turbine House including Cold Water Pump House and Electrical Annexe

Though the Boiler House and Turbine House structures are built quite differently, with their distinctiveness emphasised in the exterior treatment using different colour bricks, there is an aesthetic unity to the whole. **Proposed Grade 2.** The Cold Water Pump House and Electrical Annexe is partially attached to the Turbine House and the Baseline Heritage Assessment report recommends a heritage protection of **Grade 3A**.

Together, the Boiler House and the Turbine House form an impressively vast single space in the largest building on the site. Historically the primary function of the Boiler House was to generate steam, while that of the Turbine House was to generate electricity. The main building is essentially a steel framed structure with brick panels. In addition, there are heavy concrete columns supporting interior loadings.

As the machinery is entirely independent of the buildings, the generators, condensers and other items, can be removed without compromising the structure. The existence of an overhead gantry crane, running the entire length of the building, further means that items of machinery can be removed, using the gantry cranes, without any need for demolition.

8.5.1 Current condition (2020 and 2025) Boiler House

The following defects were noted on the inside of the Boiler House:

- The columns are in fair condition and no signs of structural distress are visible. Damage as a result of exposure of structural members to high temperatures is visible. This could affect the yield stress of the member.
- The steel substructure is in a fair condition with only surface corrosion visible.
- The steel structure located underneath the flues have surface corrosion and spalling of concrete at the plinths.
- The concrete floor does not have any defects of concern.
- Mezzanine flooring has surface corrosion and no longer aligned in certain areas and staircase steps are bent.
- Cracks were noted on the inside wall of the Boiler House on either side of the building.

8.5.2 Current condition (2020 and 2025) Turbine House

From the visual investigation on the inside of the building it was clear that the structure is in a fair condition and no structural distress is evident. The surface corrosion does not hold an immediate structural risk. The roof structure is made up of steel portal rafters at +/- 18m c/c which is supported by the main columns, intermediate rafters supported off eaves beams at 6m c/c divides the roof in 6m bays. Steel purlins at +/-1.5m c/c hold the asbestos sheeting in place. This system will easily be able to safely support new IBR roof sheeting or similar type material.

The Turbine House has one level of floor plates and this covers the area of the turbine bay, with numerous openings for stairwells and turbines. The floor consists of pre-cast hollow sections with steel supporting sub frame system below. The mezzanine flooring panels has surface corrosion and are lifting, leaving them no longer aligned. The staircase steps have also bent. The internal sides of the facades are mainly steel girts and wind girders with glass panels. The support system shows no signs of distress and is in a fair condition.

The outside facades of the Turbine House are in a fair condition. There are numerous broken window panes, and the framing structure forming the window frames can have an extended service life if these matters are attended to immediately. On the Southern façade the reinforced concrete structure surrounding the windows shows signs of cracking and spalling. This is not serious at this stage but will deteriorate further, if not attended to in the near future.

8.5.3 Current condition (2020 and 2025) Cold Water Pump House and Electrical Annexe

Waterproof damage was noted on concrete roof slabs. The Cold Water Pump House's parapet walls are unstable. There are signs of spalling concrete and exposed rebar of lintels. Spalling and slight cracking of beams can be seen on the outside of the electrical annexe.

8.5.4 Proposed work

1. Asbestos decontamination in the Boiler and Turbine House as currently both inaccessible.
2. Decontaminate and retain one generating unit consisting of the turbine, generator, valves, pumps, condensers, etc. as per heritage recommendation (Hart, 2019)
3. Demolish corroded mezzanine staircases and flooring
4. Remove / demolish steel flues
5. Remove / demolish mezzanine flooring and staircases at steel flues
6. Close Boiler House with new brickwork where steel flues have been removed
7. Remove machinery as per drawings.
8. Install new handrailing at voids in the floor slabs
9. Sand blast remaining steel structural members to remove surface corrosion
10. Coat and repaint remaining steel structural members
11. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary)
12. Repair concrete spalling
13. Repair concrete cracks with filler
14. Demolish parapet walls
15. Rebuild parapet wall with additional bracing
16. Replace external cat ladders
17. Waterproofing of flat roof structures.

8.6 Boiler House Conveyor

8.6.1 Proposed work

The mechanical conveyor system in the top of the boiler house that runs along the length of the building, including all electrical drives, instrumentation and cables must be fully decommissioned, carefully dismantled decontaminated from asbestos and removed from the building. The external structure will be retained or replaced with a suitable alternative simultaneously to removal.

8.7 Chimney Stacks

The two 100m tall brick chimney stacks are iconic landmarks in Cape Town. The Baseline Heritage Assessment report recommended declaring it a Grade 2 heritage resource of high intrinsic, associational and contextual heritage value within a provincial context. It required that the chimney stacks must be retained as complete as possible, subject to health and safety.

Demolition of the chimneys to a level at least 1m above the octagonal base as approved by HWC Appeals Committee July 2020 and upheld by the Heritage Appeals Tribunal in February 2021 as per RoD, "It was agreed that the chimney can be demolished to a level at least 1m above the octagonal base".

8.7.1 Current condition

The following defects were noted on the chimney stacks:

- Minor cracks on the lower levels.
- The steel access ladder is heavily corroded and unsafe. The corrosion is causing pieces of metal to break and fall to the bottom. This will get worse over time.
- Items such as lights that are attached to the chimney stacks have also begun to fall to the bottom due to deterioration.
- The brickwork to the top 15 m of the chimney stacks was seen to have combination of horizontal and vertical cracking, with the loose bricks and cracks controlled by steel bands at the top.
- Brickwork at lower octagonal level of Chimney No.1 has started to come loose and fall off, exposing concrete underneath (– pers obs. Feb2025)

8.7.2 Proposed work

1. Demolish stacks to 1m above octagonal base approximately 18m above natural ground level (as per 2021 Heritage Appeals Tribunal RoD).

8.8 Workshop

8.8.1 Proposed work

1. Repair concrete spalling
2. Sand blast steel structural members to remove surface corrosion
3. Coat and repaint steel structural members.

8.9 Bridge between Turbine House and Administration Building/ Mess and Change Rooms

8.9.1 Current condition

The bridge connects the Mess and Change Rooms to the Turbine House. Multiple cracks were noted across the roof slab of the bridge with signs of water seepage on the inside of the bridge. The outside inspection revealed slight sagging of the beam from the Mess and Change Rooms to the Turbine House as well as spalling of concrete columns at the ends of the bridge and concrete beams.

8.9.2 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary)
2. Repair concrete spalling
3. Repair concrete cracks with filler

8.10 Administration Building (Mess and Change Rooms)

The Administration/ Mess and Change Rooms building is significant enough to warrant formal protection as a Grade 2 heritage site. Hart's (2019) heritage assessment recommends retention and repurposing.

8.10.1 Current condition

The building has spalling that occurs at some of the lintels. The roof has areas affected by water seepage and waterproofing damage on the roof slab. The brickwork of the parapet wall seems to be unstable. A summary of the defects inside and outside the buildings are listed in the Structural Condition Assessment report (2020).

8.10.2 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary)
2. Repair concrete spalling
3. Repair concrete cracks with filler

8.11 Water Treatment House

The Water Treatment House is a demineralization plant which is a two-storey masonry building with concrete flooring and a concrete roof. It is semi-attached to the Turbine House.

The Hart's (2019) Baseline Heritage Assessment report recommends that the Water Treatment House building be assigned a heritage protection of Grade 3A. The plant and machinery inside the Water Treatment House may be demolished and removed.

8.11.1 Current condition

Cracks and joint can be seen along the edge of the floor slab inside the Water Treatment House. Vegetation growth and cracking on the concrete roof slab were seen outside the Water Treatment House. There are signs of water seepage and spalling and exposed rebar on lintels.

8.11.2 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.

8.12 Switch House and Control Room

The Switch House includes the switch and control rooms which are still in use and will not be decommissioned. The Baseline Heritage Assessment report (Hart, 2019) recommends protection as a heritage site of Grade 2 provincial significance.

8.12.1 Current condition

The building shows signs of spalling which occurs at some of the lintels. The roof slabs generally seem to be in a fair condition, with minor areas affected by water seepage and waterproofing. The brickwork of the parapet wall seems to be unstable. The transformers, the transformer house and electrical Control Room remain in order while the Switch House is in use today.

8.12.2 Proposed work

1. Repair brickwork cracks with filler.
2. Repair concrete spalling.

8.13 Exhaust filtration system/ Dust scrubbers

The exhaust filtration system is heavily corroded and structurally unsound.

8.13.1 Proposed work

Demolition of exhaust filtration system as approved by HWC BELCOM Committee in March 2020 as per RoD "approve the removal of the dust scrubbers on the boiler house as not negatively impacting heritage significance."

8.14 Ash Handling Plant including Ash conveyor

The Ash Handling Plant which includes the Dust Bunker and Ash Bunker is a concrete frame structure housing the ash handling conveyors and plant. The ash conveyor is a steel structures enclosed in asbestos sheeting. Hart (2019) proposed Grade 3C.

Demolition of dust bunkers and ash bunkers and cyclones as well as ash conveyor as approved by HWC Appeals Committee in July 2020 and upheld by Heritage Appeals Tribunal in February 2021 as per RoD "The complete demolition of the ash plant is approved".

8.14.1 Current condition

The structure shows signs of severe spalling and is beyond repair in most cases. Some attempt to repair the spalling has been taken. The repairs to the spalling are flaking off and reinforcement steel is exposed. Major concrete repairs are required, but it is recommended that this building be demolished. The asbestos roof sheeting of the ash conveyor is deteriorated to an extent where it falls onto the ground making it unsafe and the steel members, bolts and connections are corroded.

8.14.2 Proposed work

1. Demolish ash handling plant.
2. Demolish ash conveyor and replace corroded/ damaged steel rivets on remaining conveyors with bolts.
3. Close off remaining conveyors.
4. Sand blast remaining steel structural members to remove surface corrosion.
5. Coat and repaint remaining steel structural members.

8.15 Coal conveyors

The large inclined coal conveyor appears to be structurally sound and is considered to be an integral part of the power station and should be retained and repurposed. The coal conveyor is recommended as a Grade 2 heritage resource.

8.15.1 Current condition

The conveyors are steel structures enclosed in asbestos sheeting. The asbestos roof sheeting is deteriorated to an extent where it falls onto the ground making it unsafe and the steel members, bolts and connections are corroded.

8.15.2 Proposed work

1. The mechanical conveyor system, including all electrical drives, instrumentation and cables inside this structure must be fully decommissioned, carefully dismantled and removed from the structure.
2. The mechanical conveyor system in the top of the boiler house that runs along the length of the building, including all electrical drives, instrumentation and cables must be fully decommissioned, carefully dismantled decontaminated from asbestos and removed from the building.

3. Demolish coal conveyor and replace corroded/ damaged steel rivets on remaining conveyors with bolts.
4. Close off remaining conveyors.
5. Sand blast remaining steel structural members to remove surface corrosion.
6. Coat and repaint remaining steel structural members.
7. External structure to be retained or replaced with an appropriate alternative simultaneously to removal.

8.16 Tippler House

Built in the same masonry as the power station, the Tippler House contains the mechanism that emptied the coal trucks. This is a utilitarian functional structure that shares some associative and group value with other elements of coal handling. The tippler mechanism should be kept in place along with a SAR railway coal wagon/ truck which is "parked" inside. Proposed Grade 3A (as part of a group).

8.16.1 Current condition

The Tippler House is in a fair condition with minor cracks in the brickwork and spalling of the reinforced concrete lintel beams spanning the opening. There are no signs of structural distress. The roof structure with only surface corrosion on the steel members and asbestos sheets are beginning to deteriorate. Vegetation growth, waterproofing damage can be identified on the concrete roof slab.

8.16.2 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.
3. Sand blast steel structural members to remove surface corrosion.
4. Coat and repaint steel structural members.
5. Retain the wagon and tippler.

8.17 Junction Houses Nos 1 and 2

This small cluster of simple brick buildings form part of the coal handling system, receiving coal from the Tippler House and distributing it to the coal stores, or onto the main inclined conveyor to the eastern corner of the Boiler House, where it entered at the highest level. In addition to the visible above ground inclined conveyors linking these buildings, there is an underground conveyor from the Tippler House to the Weigher House, and another from the Coal Store back to Junction House No.2. These buildings contain electric motors and belt drive mechanisms essential to the operation of the Boiler House. They are utilitarian, functional structures that form an attractive group. Proposed Grade 3A (as part of a group).

8.17.1 Current condition

The junction houses are in a fair condition. The concrete slabs do not show any signs of distress with minor spalling in some cases. The reinforced concrete stairs are in fair condition. The structures however are shaped to the purpose for which they are designed and are very difficult to reuse, despite its group value as it is designed around the machinery it contains.

8.17.2 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.
3. Remove conveyor belt and machinery.

8.18 Weigher House

The Weigher House (which forms part of Junction House no. 2) is in a fair condition with most of the weigh equipment still intact. However, the structures are difficult to re-adapt despite its group value as it is designed around the machinery it contains. Proposed Grade 3A (as part of a group).

8.18.1 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.
3. Remove conveyor belt and machinery.

8.19 Separator House

The separator house has vegetation growth and signs of cracking on the roof slab. The separator house is in fair condition with minor concrete spalling due to insufficient concrete cover of the rebar. This is a difficult structure to re-adapt, despite its group value, as it is designed around the machinery it contains. Proposed Grade 3A (as part of a group).

8.19.1 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.

8.20 Coal Plant Switchgear

The coal plant switchgear is in fair condition, but there are signs of slight water seepage through cracks on the roof slab which can be seen on the inside and outside of the building.

8.20.1 Proposed work

1. Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary).
2. Repair concrete spalling.

8.21 Parapets

The demolition of parapets will alter proportions of the façade.

8.21.1 Proposed work

1. Demolish existing unstable parapets.
2. Repair and rebuild with matching brick recommended and strengthen existing parapet from the inside with bracing where necessary.

8.22 External Access Road (Bungha Ave)

Rehabilitate existing asphalt road

8.23 Fencing

Replace existing boundary fencing with new 2.4 high fence around perimeter of the site.

8.24 Further Recommended Work

8.24.1 Document Archive

It is further recommended that the document archive on site preferably be accommodated in a suitable facility dedicated to such a purpose on site and made available to the public via a database and an onsite library. If this is not feasible, it is important that these are catalogued and stored under safe conditions in a national library, archive or possibly the heritage section of the City of Cape Town.

8.24.2 Railway tracks

As far possible, the extant and in situ railways tracks on the site, associated with historic operations of the Athlone Power Station, be retained and included in any future development.

Table 2: Roof Area Schedule Table summarising work proposed (APS Decommissioning Tender Document, Zutari, 2024)

Roof Area Schedule								
#	Name	HWC Grading	Demolish	Excluded from Scope	Roof - existing material	Roof - replacement material	Side Cladding - existing material	Side Cladding - replacement material
01	Tippler House	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300 & Integrated Skylights: Polycarbonate - RCS350	none	none
02	Separator House	3A	No	No	concrete	waterproofing to existing concrete roof	none	none
03	Junction House 01	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	none	none
04	Coal Store	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300 & Integrated Skylights: Polycarbonate - RCS350	asbestos	Vertical cladding: Fibre Cement Sheeting - WCS100
04a	Coal Store 'annex'	-	No	No	asbestos	Roof Sheeting: Concealed fix metal sheeting - RSS100	none	none
05	Junction House 2 Gantry	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	none	none
05	Junction House 02	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	none	none
06	Weigher House	3A	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	none	none
07	Coal Conveyor	2	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	asbestos	Vertical cladding: Fibre Cement Sheeting - WCS100
07	Coal Conveyor	2	No	No	asbestos	Roof Sheeting: Fibre Cement Sheeting - RCS300	asbestos	Vertical cladding: Fibre Cement Sheeting - WCS100
08	Gantry 01	2	No	No	asbestos	Roof Sheeting: Positive fix metal sheeting - RSS150	asbestos	Vertical cladding: Fibre Cement Sheeting - WCS100
09	Boiler House	2	No	No	metal sheeting	Roof Sheeting: Concealed fix metal sheeting - RSS100 & Insulation: 75mm Glass wool insulation to - INS201 & Vapour barrier	none	none
10	Turbine House	2	No	No	asbestos	Roof Sheeting: Concealed fix metal sheeting - RSS100 & Insulation: 75mm Glass wool insulation to - INS201 & Vapour barrier	none	none
11	Ash Conveyor	3C	Yes	No	asbestos	none	asbestos	none
12	Ash Bunker	3C	Yes	No	asbestos	none	asbestos	none
13	Dust Bunkers	3C	Yes	No	asbestos	none	asbestos	none
13	Dust Bunkers	3C	Yes	No	asbestos	none	asbestos	none
13	Dust Bunkers	3C	Yes	No	asbestos	none	asbestos	none
15	Pumping Bay	2	No	No	metal sheeting	Roof Sheeting: Concealed fix metal sheeting - RSS100 & Insulation: 75mm Glass wool insulation to - INS201 & Vapour barrier	none	none
16	Water Treatment House	3A	No	No	concrete	waterproofing to existing concrete roof	none	none
17	Coldwater Pump House & Electrical Annexe	3A	No	No	concrete	waterproofing to existing concrete roof	none	none
18	Switch House & Control Room	2	No	Yes	concrete	none	none	none
19	Workshop & Stores	2	No	Yes	metal sheeting	none	none	none
20	Mess & Change Rooms	2	No	No	concrete	waterproofing to existing concrete roof	none	none
23	Switchgear 01	3B	No	No	concrete	waterproofing to existing concrete roof	none	none
23	Switchgear 02	3B	No	No	asbestos	Roof Sheeting: Concealed fix metal sheeting - RSS100	none	none
24	Main Store	none	No	No	asbestos	Roof Sheeting: Fibre Cement - RCS300 & Insulation: 75mm Glass wool insulation - INS201 & Vapour barrier	none	none
24	Store 2	none	No	Yes	metal sheeting	none	none	none
24(b)	Store 2	none	No	Yes	metal sheeting	none	none	none

9 PREVIOUS SPECIALIST RECOMMENDATIONS

The Civil and Electrical Decommissioning of the site relates to this Section 34 application in so far as the machinery and components of the decommissioned power station serve as examples of an industrial heritage and part of the narrative of the working power plant.

Most of the **railway tracks** that were not cast in concrete or asphalt have unfortunately already been removed. They would have been an important part of the power plants working narrative. No further removal of railway tracks is being requested at this stage.

Site of coal stockpile should be marked with signage for future reading of the site. At this stage it is assumed that the coal stockpile area will remain in its current state.

Coal conveyor and boiler systems components are recommended for removal. A single boiler set with ancillaries (control panels) should be retained in situ for heritage demonstration and educational purposes.

Instrumentation and electrical switchgear panels are obsolete and are recommended for scrapping and sale. It is important that elements, including control systems, gauges and switchgear/ switchboards be retained after removal until they are evaluated and inventoried in terms of the conservation contribution they can make.

Steam turbines are in tact and in place on the turbine floors with respective control systems. They cannot be reused and should be removed. The primary heritage conservation goal is to create opportunities for demonstration and explanation. A turbine set, generator, chain stoked boiler, associated switchgear and control systems should be identified for in-situ conservation so the story from coal to electricity is legible and demonstrable. A second system can be retained with its components sectioned to demonstrate inner workings.

Transformers are bespoke designs for the Athlone Power Station and cannot be re-used at the city's other generation station due to amongst others a mismatch in power and voltage ratings. A single transformer can be made safe and kept in situ for educational purposes.

In the Baseline Heritage Report, Hart concluded the following and summarised the proposed work in a table (Table 3: Hart (2019) Summary of proposed demolitions):

Main Structure

- The Turbine Hall is one structure that should be re-adapted as an open space (interior) as its size and form are one of its most powerful qualities.
- The boiler house (aside from boiler components that are to be conserved) can be gutted and re-adapted.
- It is important that all elements from large mechanical components, to control systems, gauges and switch gear, notice boards and documentation be retained until it is evaluated and inventoried in terms of the conservation contribution it can make.
- A primary conservation goal will be to create opportunities for demonstration and explanation. Ideally a turbine set, alternator, chain stoked boiler, associated switch gear, control systems and perhaps even part of a rail system should be identified for in-situ conservation so the story of the journey from coal to electricity is legible and demonstrable.
- It is also recommended that a second system as indicated above is retained with its components sectioned to demonstrate inner workings. This could involve unbolting a turbine casing to expose the rotor with turbine blades and stators as well as opening one of the alternators. A boiler could be sectioned to show the inner heating surfaces and the way the hot gas was transported through the system converting heat energy to electricity. The vast bulk of space within the structures can be rededicated to alternative uses.

Other red brick structures

- The smoke stacks must be retained (subject to health and safety) as whole as possible.
- The transformer house and control room must be retained as much as possible and potentially repurposed. The transformers may be scrapped.
- The inclined conveyor must be retained and repurposed.
- The staff change rooms must be retained and repurposed.
- The older of the two workshops is an original structure and should be repurposed.
- The future of field grade 3 buildings is negotiable.

Table 3: Hart (2019) Summary of proposed demolitions

Reference	Listing	Proposed demolition	Conservation recommendation
01	Tippler House	Make safe by removing asbestos roofing, replace with alternative.	Repair and re-adapt, retain coal truck on site.
02	Separator House	Demolish conveyers and remove asbestos, demolish structure.	Difficult structure to re-adapt despite its group value as it is designed round the machinery it contains. Consider demolition.
03	Junction House No.1	Demolish conveyers and remove and replace asbestos with alternative.	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition
04	Coal Store	Demolish conveyers and remove and replace asbestos with alternative. Consider demolition.	A very difficult structure to re-adapt due to its lack of openings and toxic materials. Deep basement partially flooded and very polluted. Interior and basement are singled volume but divided into bunkers.
05	Junction House No.2	Demolish.	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition.
06	Weigher House	Demolish	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition.
07	Coal Conveyor	Remove asbestos cladding, replace. Remove conveyor belt and machinery.	Retain and conserve steel frame and supports for possible adaptive re-use. Re-clad with zinc sheet or equivalent to retain appearance. Replace corroded steel rivets with bolts (riveting skills difficult to obtain).
08	Boiler House Conveyor	Remove asbestos, demolish	
09	Boiler House	Demolition of all boilers, demolition of rusted steel mezzanine and walkways.	One boiler and ancillary equipment, and control panels be retained in-situ.
10	Turbine House	Scrapping of all mechanical components.	One complete turbine and alternator with condenser, pipes, valves and controls be retained, A second turbine and alternator be retained with a view to future conservation and display on site or at a suitable facility.
11	Ash Conveyor	Demolish	
12	Exhaust filtration system affixed to power station.	Structurally unsound, demolish	
13	Dust Bunkers and ash bunkers and cyclones.	Structurally unsound, demolish.	
14	Chimney No.1	Deterioration of top 15 m of brickwork and steel walkway and cat ladder. Demolition of top 15 meters of 100 m stack desired.	Iconic structure – demolish diseased brick work and catwalks. Rebuild in sympathetic brickwork (consider re-use of brick from other demolished structures) to original height of 100 m.
15	Chimney No.2	Deterioration of top 15 m of brickwork and steel walkway and cat ladder. Demolition of top 15 meters of 100 m stack desired.	Iconic structure – demolish diseased brick work and catwalks. Rebuild in sympathetic brickwork (consider re-use of brick from other demolished structures) to original height of 100 m.
16	Water Treatment House	Scrap machinery	Scrap machinery
17	Cold Water Pump House	Scrap machinery	Scrap Machinery
18	Switch House & Control Room	In active use	In active use
19	Workshops & Stores	Asbestos removal and replacement	Conserve, repair windows sympathetically.
20	Mess & Change Rooms	Asbestos removal and replacement	Conserve, repair windows sympathetically.
21	*Cooling Tower No.1 (site of)*	Demolished	
22	*Cooling Tower No.2 (site of)*	Demolished	
23	Coal Plant Switchgear	Demolish conveyors	Demolish
24	New Stores	No grade	
25	Gas Turbine Plant	after 1976 – ungraded	
26	*Coal Stockpile (site of)*		
27	Power station roof parapet.	Demolish/repair	Demolition will alter proportions of the façade. Repair with matching brick recommended, or strengthen existing parapet from the inside.

The architect's proposal by Esterhuyse (2020) then recommended the proposed work for the Athlone Power Station decommissioning along the following design principles:

The following design and specification principles were employed in selecting methods and materials for the proposed decommissioning and maintenance work:

- Respect the original fabric and aesthetic
- Retain and refurbish elements which can be refurbished. Avoid unnecessary replacement
- Replace products with like for like, similar or equivalent contemporary products where replacement is inevitable
- Where new work is required, remain as far as possible and practical within the aesthetic and material and colour pallet of the original buildings, unless new work is entirely hidden from view, i.e. additional concealed ceiling substructure.
- Repaint in colours as close to existing colours as possible.
- Where elements to be installed are 'temporary' i.e. enhanced security, until redevelopment takes place, such elements shall be easily removable without any significant damage to the original fabric.

This resulted in the following proposed work:

(Further detail of the 2020 Architect's Proposal report by Esterhuyse is contained in the appendices of this report.)

Table 4: Existing Asbestos Element Replacement: Proposed Work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Demolisions, Replacement and/or additions
Ash Conveyor, Ash Bunker, Dust Bunkers	*To be demolished per previsions Heritage Approvals*	*n/a*	*n/a*
Coal Store, Tipler House,	*Unpainted Big6 Asbestos roof sheeting with polycarbonate roof light inserts and asbestos roof flashings*	*n/a*	*Unpainted Big6 Nutek fibre cement sheeting with polycarbonate inserts and fibre cement roof flashings*
Switch Gear 03, Junction House 01 and 02, Ganrty 02, Weighter House, Coal Conveyor, Turbine House	*Unpainted Big6 asbestos roof sheeting and asbestos roof flashings*	*n/a*	*Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings*
Junction House 01, Gantry 01, Gantry 02, Coal Conveyor, Cole Store	*Unpainted Big6 asbestos side cladding*	*n/a*	*Unpainted Big6 Nutek fibre cement side cladding*
Coal Store, Tipler House, Switch Gear 02, Junction House, Main Store, Water Treatment House, Turbine House	*Unpainted 150mm diameter half-round asbestos gutters, 150mm diameter asbestos downpipes (or smaller)*	*n/a*	*Similar sized and profiled unpainted fibre cement gutters and downpipes*
Boiler House and Turbine House	**200mm diameter asbestos downpipes & asbestos rain water heads (material to be confirmed once access is available)*	*n/a*	*Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting*
Boiler House and Turbine House	**Cast Iron Hoppers and downpipes (material to be confirmed once access is available)*	*n/a*	*Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting*
Gantry 01	*Curved Big6 asbestos roof sheeting*		*Curved matt light grey pre-coated light grey pre-coated concealed fixed standing seam roof sheeting I,e, Safintra Saflok or similar*

Table 5: Existing metal roof sheeting replacement: Proposed work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Demolitions, Replacement and/or additions
Store 2, Workshop and Shops	Metal Roof sheeting to be retained	n/a	n/a
Turbine House and Boiler House	IBR metal sheeting, generally rusted through	n/a	Matt Light grey pre-coated concealed fixed standing seam roof sheeting I,e, Safintra Saflok or similar with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting
Turbine House and Boiler House	Existing roof mounted mechanical equipment in metal roof sheeting	n/a	Demolition Proposed

Table 6: Existing flat roofs: Proposed work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Replacement and/or additions
Mess & Change Rooms, Cold Water Pump House & Electrical Annexe, Separator House & Switch Gear	Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused (torch-on) waterproofing with protective silver aluminium waterproofing paint over.	n/a

Table 7: Roller shutters: Proposed work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Replacement and/or additions
Boiler House, Cold water pump house,, Main Store	Rusted unperforated steel roller shutters in poor condition.	n/a	New unperforated powder coated steel or aluminium roller shutters with closest matching profile to replace existing.
Boiler House	Rusted metal reveals to roller shutter openings	n/a	New painted galvanised mild steel reveals to roller shutter openings

Table 8: Doors proposed work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Replacement and/or additions
Throughout	Timber doors and frames in various conditions of wear	Yes	Hasp and Staples with paddocks and brass hinges where required.
Plantroom	1no. missing door leaf in timber frame	Frame	New solid timber framed-leg and brace door in existing frame with new hinges, hasp and staple and padlock.

Table 9: Windows proposed work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Replacement and/or additions
Throughout	Rusted metal window frames – not rusted through	Yes	Hasp and Staples with paddocks and brass hinges where required.
Various locations, in Turbine House Boiler House and Mess and Change rooms	Rusted metal window frames – unsound, not salvageable sections and/or windows	Existing framing members cut out and replaced with new painted galvanised mild steel framing members	Existing windows cut out and replaced with new painted galvanised mild steel windows of similar look and profile
Various locations	Broken and missing Georgian Wire glass louvres and windows	n/a	Replace with similar Georgian wire glass, unless laminate safety glass is required from a safety and compliance perspective
Various locations, predominantly window panes in Turbine House and Boiler House	Broken and missing existing stipple glass	n/a	Replace with closest available alternative, being Pacific glass panes

Table 10: Proposed internal work (Esterhuyse, 2020)

Location	Existing	Proposed - Refurbishment	Proposed Replacement and/or additions
Turbine House and Boiler house	Equipment to be removed per HWC approvals	n/a	Unpainted galvanised mild steel handrail bolted to floor around holes following equipment removal
Offices	Water damaged walls with flaking paintwork	Repaint with lead free paint to similar sheen and colour as existing.	n/a
Offices	Water damaged plasterboard ceiling	Repair ceilings and cornices (with replacements as required) and repaint to matching skimmed plasterboard ceiling	n/a

Table 11: Table of proposed work alignment with Baseline Heritage Assessment (Hart, 2019) and Architects Proposal (Esterhuyse, 2020) as well as relevant Legal status and heritage permits.

REF	Listing	Proposed development this application	Heritage Grading (Hart, 2019)	Proposed demolition (Hart, 2019)	Conservation recommendation (Hart, 2019)	Legal status/ permits	Existing condition/ status (Esterhuyse 2020)	Proposed – refurbishment (Esterhuyse 2020)	Proposed Demolitions, Replacement and/ or additions (Esterhuyse 2020)	Alignment of current proposed work with heritage authority permits/ RoDs and/ or recommendations
1	Throughout	Remove and replace asbestos roof structures and replace with similar alternative.				BELCOM 2020: Approval of removal of asbestos linked to EMP with simultaneous replacement and weather proofing for duration of period prior to new development.	Timber doors and frames in various conditions of wear	Yes	Hasp and Staples with paddocks and brass hinges where required.	**Heritage condition:** Approval of removal of asbestos linked to EMP with simultaneous replacement and weather proofing for duration of period prior to new development. **Aligned with existing:** Remove and replace asbestos roof structures and replace with similar alternative.
							Rusted metal window frames – not rusted through	Yes	Hasp and Staples with paddocks and brass hinges where required.	
							Broken and missing Georgian Wire glass louvres and windows	n/a	Replace with similar Georgian wire glass, unless laminate safety glass is required from a safety and compliance perspective.	
							Broken and missing existing stipple glass	n/a	Replace with closest available alternative, being Pacific glass panes.	
2	Tippler House	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling. 3.Sand blast steel structural members to remove surface corrosion. 4.Coat and repaint steel structural members. 5.Retain the wagon and tippler.	3A (as part of group)	Make safe by removing asbestos roofing, replace with alternative.	Repair and re-adapt, retain coal truck on site.		Unpainted Big6 Asbestos roof sheeting with polycarbonate roof light inserts and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting with polycarbonate inserts and fibre cement roof flashings.	**Heritage Recommendation:** Retain coal tippler truck on site with weigh bridge in situ for demonstration purposes within future development. **Aligned with existing:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling. 3.Sand blast steel structural members to remove surface corrosion. 4.Coat and repaint steel structural members. 5.Retain the wagon and tippler.
							Unpainted 150mm diameter half-round asbestos downpipes (or smaller)	n/a	Similar sized and profiled unpainted fibre cement gutters and downpipes.	
3	Separator House	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling.	3A (as part of group)	Demolish conveyers and remove asbestos, demolish structure.	Difficult structure to re-adapt despite its group value as it is designed round the machinery it contains. Consider	BELCOM 2020: Demolition not approved. Approval of removal of asbestos with simultaneous replacement and weather proofing for duration of period prior to new	Flat roofs with waterproofing.	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	**New proposed work:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling.

					demolition.	development.				
4	Junction House No.1	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling.	3A (as part of group)	Demolish conveyers and remove and replace asbestos with alternative.	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition.	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings.	**New proposed work:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling.
							Unpainted Big6 asbestos side cladding.	n/a	Unpainted Big6 Nutek fibre cement side cladding.	
							Unpainted 150mm diameter half-round asbestos downpipes (or smaller)		Similar sized and profiled unpainted fibre cement gutters and downpipes.	
5	Coal Store	1.Demolish disused internal structural elements (such as beams, walkways, staircases, floor slabs and concrete funnels) concrete structures and mechanical system including the basement. 2.Sand blast remaining steel structural members to remove surface corrosion. 3.Coat and repaint remaining steel structural members 4.Repair concrete spalling 5.Dewater 6.Refill basement with concrete and compact up to 150mm above natural ground level on the outside of the building. 7.Construct new access at ground level	3A (as part of group)	Demolish conveyers and remove and replace asbestos with alternative. Consider demolition.	Very difficult structure to re-adapt due to its lack of openings and toxic materials. Deep basement partially flooded and very polluted. Interior and basement are single volume but divided into bunkers.	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting with polycarbonate roof light inserts and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting with polycarbonate inserts and fibre cement roof flashings.	**New proposed work:** 1.Demolish disused internal structural elements (such as beams, walkways, staircases, floor slabs and concrete funnels) concrete structures and mechanical system including the basement. 2.Sand blast remaining steel structural members to remove surface corrosion. 3.Coat and repaint remaining steel structural members 4.Repair concrete spalling 5.Dewater 6.Refill basement with concrete and compact up to 150mm above natural ground level on the outside of the building. 7.Construct new access at ground level
							Unpainted Big6 asbestos side cladding.		Unpainted Big6 Nutek fibre cement side cladding.	
							Unpainted 150mm diameter half-round asbestos downpipes (or smaller)		Similar sized and profiled unpainted fibre cement gutters and downpipes.	
6	Junction House No.2	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling. 3.Remove conveyor belt and machinery	3A (as part of group)	Demolish.	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition.	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings.	**Aligned with existing:** Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). Repair concrete spalling. **New proposed work:** Remove conveyor belt and machinery.
							Unpainted 150mm diameter half-round asbestos downpipes (or smaller)		Similar sized and profiled unpainted fibre cement gutters and downpipes.	
7	Weigher House	Remove conveyor belt and machinery.	3A (as part of group)	Demolish.	Difficult structure to re-adapt despite its group value as it is designed around the machinery it contains. Consider demolition.	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings.	**New proposed work:** Remove conveyor belt and machinery.

8	Coal Conveyor	1.Works on the structure that houses the inclined conveyor between the coal bunker and top of the boiler house will be in accordance with drawing 503274-0000-DRG-SS-0112 and 503274-0000-DRG-SS-0113. The mechanical conveyor system, including all electrical drives, instrumentation and cables inside this structure must however be fully decommissioned, carefully dismantled and removed from the structure. 2.Demolish coal conveyor and replace corroded/ damaged steel rivets on remaining conveyors with bolts. 3.Close off remaining conveyors. 4.Sand blast remaining steel structural members to remove surface corrosion. 5.Coat and repaint remaining steel structural members. 6.External structure to be retained or replaced with an appropriate alternative simultaneously to removal.	2	Remove asbestos cladding, replace. Remove conveyor belt and machinery.	Retain and conserve steel frame and supports for possible adaptive re-use. Re- clad with zinc sheet or equivalent to retain appearance. Replace corroded steel rivets with bolts (riveting skills difficult to obtain).	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings. Unpainted Big6 asbestos side cladding.	n/a n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings. Unpainted Big6 Nutek fibre cement side cladding.	**Aligned with existing:** 4.Sand blast remaining steel structural members to remove surface corrosion. 5.Coat and repaint remaining steel structural members. 6.External structure to be retained or replaced with an appropriate alternative simultaneously to removal.. **Previously denied:** 2. Demolish coal conveyor. **New proposed work:** 1. Works on the structure that houses the inclined conveyor between the coal bunker and top of the boiler house will be in accordance with drawing 503274-0000-DRG-SS-0112 and 503274-0000-DRG-SS-0113. The mechanical conveyor system, including all electrical drives, instrumentation and cables inside this structure must however be fully decommissioned, carefully dismantled and removed from the structure. 2.Replace corroded/ damaged steel rivets on remaining conveyors with bolts. 3.Close off remaining conveyors
9	Boiler House Conveyor	The mechanical conveyor system in the top of the boiler house that runs along the length of the building, including all electrical drives, instrumentation and cables must be fully decommissioned, carefully dismantled decontaminated from asbestos and removed from the building. The external structure will be retained or replaced with a suitable alternative simultaneously to removal.	2 (form and external structure) 3A (conveyor machinery)	Remove asbestos, demolish.		BELCOM 2020: Demolition not approved	n/a	n/a	n/a	**New proposed work:** Remove internal conveyor belt and machinery. If required, external structure to be replaced by suitable alternative simultaneously.
10	Boiler House	1.Asbestos decontamination in the Boiler and Turbine House as currently both inaccessible. 2.Decontaminate and retain one generating unit consisting of the turbine,	2	Demolition of all boilers, demolition of rusted steel mezzanine and walkways.	One boiler and ancillary equipment, and control panels be retained in-situ.	BELCOM 2020: Demolition of dust scrubbers approved – other demolitions denied.	*200mm diameter asbestos downpipes and asbestos rainwater heads (material to be confirmed once access is available)	n/a	Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin	**Heritage condition (BELCOM 2020):** 1.One boiler and ancillary equipment, and control panels be retained in-situ. 2. Demolition of dust scrubbers approved.

		generator, valves, pumps, condensers, etc. 3.Demolish corroded mezzanine staircases and flooring 4.Remove / demolish steel flues 5.Remove / demolish mezzanine flooring and staircases at steel flues 6.Close Boiler House with new brickwork where steel flues have been removed 7.Remove machinery 8.Install new handrailing at voids in the floor slabs 9.Sand blast remaining steel structural members to remove surface corrosion 10.Coat and repaint remaining steel structural members 11.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) 12.Repair concrete spalling 13.Repair concrete cracks with filler 14.Demolish parapet walls 15.Rebuild parapet wall with additional bracing 16.Replace external cat ladders 17.Demolition of exhaust filtration system (dust scrubbers)							below roof sheeting.	**Heritage recommendation:** 3. It is important that all elements from large mechanical components, to control systems, gauges and switch gear, notice boards and documentation be retained until it is evaluated and inventoried in terms of the conservation contribution it can make – This can only be completed once access to boiler house is possible. 4. Roof mounted mechanical equipment has not been assessed and were not accessible. **Aligned with existing:** 1.Asbestos decontamination in the Boiler and Turbine House as currently both inaccessible. 2.Decontaminate and retain one generating unit consisting of the turbine, generator, valves, pumps, condensers, etc. 3.Demolition of exhaust filtration system (dust scrubbers) **Previously denied:** Any demolitions other than dust scrubbers incl. 3.Demolish corroded mezzanine staircases and flooring 4.Remove / demolish steel flues 5.Remove / demolish mezzanine flooring and staircases at steel flues. 7.Remove machinery. **New proposed work:** 6.Close Boiler House with new brickwork where steel flues have been removed 7.Remove machinery 8.Install new handrailing at voids in the floor slabs 9.Sand blast remaining steel structural members to remove surface corrosion 10.Coat and repaint remaining steel structural members 11.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) 12.Repair concrete spalling 13.Repair concrete cracks with filler 14.Demolish parapet walls 15.Rebuild parapet wall with
							*Cast iron hoppers and downpipes (material to be confirmed once access is available)	n/a	Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting.	
							IBR metal sheeting, generally rusted through	n/a	Matt light grey precoated concealed fixed standing seam roof sheeting i.e. Safintra Saflok or similar with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting.	
							Existing roof mounted mechanical equipment in metal roof sheeting.	n/a	Demolition proposed.	
							Rusted unperforated steel roller shutters in poor condition.	n/a	New unperforated powder coated steel or aluminium roller shutters with closest matching profile to replace existing.	
							Rusted metal reveals to roller shutter openings	n/a	New painted galvanised mild steel reveals to roller shutter openings.	
							Various metal window frames – unsound, not salvageable sections and/ or windows.	Existing framing members cut out and replaced with new painted galvanised mild steel framing members.	Existing windows cut out and replaced with new pained galvanised mild steel windows of similar look and profile.	
							Broken and missing existing stipple glass	n/a	Replace with closest available alternative, being Pacific glass panes.	
							Equipment to be removed per HWC approvals	n/a	Unpainted galvanised mild steel handrail bolted to floor around holes following equipment removal.	

										additional bracing 16.Replace external cat ladders
11	Turbine House	1.Asbestos decontamination in the Boiler and Turbine House as currently both inaccessible. 2.Decontaminate and retain one generating unit consisting of the turbine, generator, valves, pumps, condensers, etc. 3.Demolish corroded mezzanine staircases and flooring 4.Remove / demolish steel flues 5.Remove / demolish mezzanine flooring and staircases at steel flues 6.Remove machinery 7.Install new handrailing at voids in the floor slabs 8.Sand blast remaining steel structural members to remove surface corrosion 9.Coat and repaint remaining steel structural members 10.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) 11.Repair concrete spalling 12.Repair concrete cracks with filler 13.Demolish parapet walls 14.Rebuild parapet wall with additional bracing 15.Replace external cat ladders 16.Waterproofing of flat roof structures.	2	Scrapping of all mechanical components.	One complete turbine and alternator with condenser, pipes, valves and controls be retained, A second turbine and alternator be retained with a view to future conservation and display on site or at a suitable facility.	BELCOM 2020: Demolition not approved	Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings.	**Heritage condition (BELCOM 2020):** 1.One boiler and ancillary equipment, and control panels be retained in-situ.. **Heritage recommendations**: 1.One complete turbine and alternator with condenser, pipes, valves and controls be retained, A second turbine and alternator be retained with a view to future conservation and display on site or at a suitable facility. 2. It is important that all elements from large mechanical components, to control systems, gauges and switch gear, notice boards and documentation be retained until it is evaluated and inventoried in terms of the conservation contribution it can make. – cannot assess prior to asbestos decontamination. 3.Roof mounted mechanical equipment has not been assessed and were not accessible. **Aligned with existing:** 1.Asbestos decontamination in the Boiler and Turbine House as currently both inaccessible. 2.Decontaminate and retain one generating unit consisting of the turbine, generator, valves, pumps, condensers, etc. **Previously denied:** Any demolitions other than dust scrubbers incl. 3.Demolish corroded mezzanine staircases and flooring 4.Remove / demolish steel flues 5.Remove / demolish mezzanine flooring and staircases at steel flues. 6.Remove machinery. **New proposed work:** 7.Install new handrailing at voids in the floor slabs 8.Sand blast remaining steel structural members to remove surface corrosion 9.Coat and repaint remaining steel structural members
							Unpainted 150mm diameter half-round asbestos downpipes (or smaller)	n/a	Similar sized and profiled unpainted fibre cement gutters and downpipes.	
							*200mm diameter asbestos downpipes and asbestos rain water heads (material to be confirmed once access is available)	n/a	Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting.	
							*Cast iron hoppers and downpipes (material to be confirmed once access is available)	n/a	Similar sized and profiled galvanised mild steel rainwater goods with silver faced mineral fibre insulation on straining wires installed over purlin below roof sheeting.	
							IBR metal sheeting, generally rusted through	n/a	Matt light grey precoated concealed fixed standing seam roof sheeting i.e. Safintra Saflok or similar with silver faced mineral fibre insulation on straining witres installed ober purlin below roof sheeting.	
							Existing roof mounted mechanical equipment in metal roof sheeting.	n/a	Demolition proposed.	
							Various metal window frames – unsound, not salvageable sections and/ or windows.	Existing framing members cut out and replaced with new painted galvanised mild steel framing members.	Existing windows cut out and replaced with new pained galvanised mild steel windows of similar look and profile.	
							Broken and missing existing stipple glass	n/a	Replace with closest available alternative, being Pacific glass panes.	
							Equipment to be removed per HWC approvals	n/a	Unpainted galvanised mild steel handrail bolted	

									to floor around holes following equipment removal.	10.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) 11.Repair concrete spalling 12.Repair concrete cracks with filler 13.Demolish parapet walls 14.Rebuild parapet wall with additional bracing 15.Replace external cat ladders 16.Waterproofing of flat roof structures.
18	Cold Water Pump house and Electrical Annexe		3A	Scrap machinery	Scrap machinery		Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	
12	Ash Conveyor	1.Demolish ash handling plant. 2.Demolish ash conveyor and replace corroded/ damaged steel rivets on remaining conveyors with bolts. 3.Close off remaining conveyors. 4.Sand blast remaining steel structural members to remove surface corrosion. 5.Coat and repaint remaining steel structural members.	3C	Demolish		Demolition denied at BELCOM 2020. Demolition approved at HWC Appeals Comm. (July 2020) and Heritage Appeals Tribunal (2021).		n/a	n/a	**Aligned with existing:** 1.Demolish ash handling plant. 2.Demolish ash conveyor and replace corroded/ damaged steel rivets on remaining conveyors with bolts. **New proposed work:** 3.Close off remaining conveyors. 4.Sand blast remaining steel structural members to remove surface corrosion. 5.Coat and repaint remaining steel structural members.
13	Ash Bunkers	Demolish	3C	Structurally unsound, demolish						
14	Dust Bunkers	Demolish	3C	Structurally unsound, demolish						
15	Chimney No.1	Demolish stacks to 1 m above octagonal base approximately 18 m above natural ground level.	2	Deterioration of top 15 m of brickwork and steel walkway and cat ladder. Demolition of top 15 meters of 100 m stack desired.	Iconic structure – demolish diseased brick work and catwalks. Rebuild in sympathetic brickwork (consider re-use of brick from other demolished structures) to original height of 100 m.	Approved at BELCOM 2020 HWC Appeals Comm. decision (July 2020) and Heritage Appeals Tribunal (2021) - To be demolished to a level at least 1m above octagonal.		n/a	n/a	**Aligned with existing:** Demolish stacks to 1 m above octagonal base approximately 18 m above natural ground level.
16	Chimney No.2	Demolish stacks to 1 m above octagonal base approximately 18 m above natural ground level.	2	Deterioration of top 15 m of brickwork and steel walkway and cat ladder. Demolition of top 15 meters of 100 m stack	Iconic structure – demolish diseased brick work and catwalks. Rebuild in sympathetic brickwork			n/a	n/a	

				desired.	(consider re-use of brick from other demolished structures) to original height of 100 m.					
17	Water Treatment House	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling.	3A	Scrap machinery	Scrap machinery		Unpainted 150mm diameter half-round asbestos downpipes (or smaller)	n/a	Similar sized and profiled unpainted fibre cement gutters and downpipes.	**New proposed work:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling
18	Cold Water Pump house		3A	Scrap machinery	Scrap machinery		Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	
							Rusted unperforated steel roller shutters in poor condition.	n/a	New unperforated powder coated steel or aluminium roller shutters with closest matching profile to replace existing.	
19	Switch House and Control room	1.Repair brickwork cracks with filler. 2.Repair concrete spalling.	2	In active use	In active use		Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	**New proposed work:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling
20	Workshops	1.Repair concrete spalling 2.Sand blast steel structural members to remove surface corrosion 3.Coat and repaint steel structural members.	2	Asbestos removal and replacement	Conserve, repair windows sympathetically.	Approved at BELCOM 2020.	Metal roof sheeting to be retained	n/a	n/a	**New proposed work:** 1.Repair concrete spalling 2.Sand blast steel structural members to remove surface corrosion 3.Coat and repaint steel structural members.
21	Administration Building/ Mess and Change Rooms	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling 3.Repair concrete cracks with filler.	2	Asbestos removal and replacement	Conserve, repair windows sympathetically.		Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary) 2.Repair concrete spalling 3.Repair concrete cracks with filler
							Various metal window frames – unsound, not salvageable sections and/ or windows.	Existing framing members cut out and replaced with new painted galvanised mild steel framing members.	Existing windows cut out and replaced with new pained galvanised mild steel windows of similar look and profile.	

22	Cooling Tower No.1 (site of)		report, signage and urban forms	Demolished			n/a	n/a	n/a	
23	Cooling Tower No.2 (Site of)		report, signage and urban forms	Demolished			n/a	n/a	n/a	
24	Coal Plant Switchgear	1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling	3B	Demolish conveyors	Demolish	BELCOM 2020: Demolition not approved.	n/a	n/a	n/a	**New proposed work:** 1.Repair brickwork cracks with filler (replacing bricks and adding mortar where necessary). 2.Repair concrete spalling
	Switch Gear 1		3B				Unpainted 150mm diameter half-round asbestos downpipes (or smaller)	n/a	Similar sized and profiled unpainted fibre cement gutters and downpipes.	
	Switch Gear 2		3B				Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	
							Unpainted Big6 Asbestos roof sheeting and asbestos roof flashings.	n/a	Unpainted Big6 Nutek fibre cement sheeting and fibre cement roof flashings	
	Switch Gear 3		3B				Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	
							Unpainted Big6 asbestos side cladding.	n/a	Unpainted Big6 Nutek fibre cement side cladding	
25	New Stores/ Main Store		Ungraded	Ungraded			Unpainted 150mm diameter half-round asbestos downpipes (or smaller)	n/a	Similar sized and profiled unpainted fibre cement gutters and downpipes.	Excluded from scope.
							Rusted unperforated steel roller shutters in poor condition.	n/a	New unperforated powder coated steel or aluminium roller shutters with closest matching profile to replace existing.	
26	Gas Turbine Plant		After 1976 - ungraded				n/a	n/a	n/a	
27	Coal Stockpile (site of)		Report, signage and place names only				n/a	n/a	n/a	

28	Power Station Roof Parapet	1.Demolish existing unstable parapets. 2.Repair and rebuild with matching brick recommended and strengthen existing parapet from the inside with bracing where necessary.		Demolish/ repair	Demolition will alter proportions of the façade. Repair with matching brick recommended, or strengthen existing parapet from the inside.		n/a	n/a	n/a	**Heritage condition:** Repair with matching brick or strengthen existing parapet from inside. **Aligned with existing:** 1.Demolish existing unstable parapets. 2.Repair and rebuild with matching brick recommended and strengthen existing parapet from the inside with bracing where necessary.
29	Windows	Various metal window frames – unsound, not salvageable section and/ or windows. 1.Existing framing members cut out and replaced with new painted galvanised mild steel framing members. 2.Existing windows cut out and replaced with new pained galvanised mild steel windows of similar look and profile.								**New proposed work** 1.Existing framing members cut out and replaced with new painted galvanised mild steel framing members of similar look and profile. 2.Existing windows cut out and replaced with new pained galvanised mild steel windows of similar look and profile.
30	Langa Initiation Site		2				n/a	n/a	n/a	
31	Document archive	**Recommendation** It is further recommended that the document archive on site preferably be accommodated in a suitable facility dedicated to such a purpose on site and made available to the public via a database and an onsite library. If this is not feasible, it is important that these are catalogued and stored under safe conditions in a national library, archive or possibly the heritage section of the City of Cape Town.			Should be catalogued and stored under safe conditions suitable to archival material.		Flat roofs with waterproofing	Waterproofing to be stripped and replaced with 2 layer heat fused waterproofing with protective silver aluminium waterproofing paint over.	n/a	**Heritage condition:** Should be catalogued and stored under safe conditions suitable to archival material. **Recommendation supported** It is further recommended that the document archive on site preferably be accommodated in a suitable facility dedicated to such a purpose on site and made available to the public via a database and an onsite library. If this is not feasible, it is important that these are catalogued and stored under safe conditions in a national library, archive or possibly the heritage section of the City of Cape Town.
32	Railway tracks	**Recommendation** As far possible, the extant and in situ railways tracks on the site, associated with historic operations of the Athlone Power Station, be retained and included in any future development.								**Recommended heritage condition** As far possible, the extant and in situ railways tracks on the site, associated with historic operations of the Athlone Power Station, be retained and included in any future development.

10 HISTORIC BACKGROUND

The information contained in this section is drawn largely from previous studies done on the site by the Archaeological Contracts Office (2019) and the Docomomo Provincial Heritage Site Nomination Dossier (2020).

10.1 Short history of the site

10.1.1 Site History

The Power Station was built after Eskom decided, in 1957, to terminate its pooling agreement with the City of Cape Town, leading the Council to build its own power station rather than have to buy additional capacity from Eskom to make it through the Cape's winter.

It has been argued that the site was selected for this facility for practical reasons: rail access for coal delivery, clean and plentiful water supply, and proximity to areas where the electricity was needed. It cannot be discounted, however, that proximity to cheap labour, from Langa, was a consideration.

Construction began in 1957 and Athlone was expanded to its full size in 1959, although without the installation of all component parts. By 1960, pressure was raised on the first boiler, and almost a year of testing and adjustment was undertaken. By 1962 four boilers and five turbo-alternators were operational, producing 120 MW of power. The station was officially opened in 1963, and the final turbine and turbo-alternator came online only in 1967 when the full output of 180 MW was reached.

Operation of the facility led to many complaints from nearby residents, regarding noise levels, dust and particle pollution, sulphurous smells and even effluent - the water for cooling the plant was provided from the Kewtown water treatment facility. Over the years, many mitigatory systems were put in place, including noise damping, improvements in coal handling, dust extraction and particulate filtering.

In 1985 the plant was placed on standby due to recession as it again became cheaper to procure power from Eskom. By the time the plant was reopened in 1995, a decade of inactivity resulted in a skills shortage, and from 1996 to 2003, the plant operated at a reduced capacity, principally providing back up during peak demand.

By 2003, further investment was required to keep the plant operational, the cost of transporting coal to Cape Town had made the facility uneconomic, and modern coal-dust fired boilers and modern turbines outcompeted with the 50 year old facility. These factors lead to Athlone Power Station's closure in 2006, at which time it was the last of the Western Cape's oil or coal fired power stations.

10.1.2 Contextual History

The site of the power station is located at a nexus that represents graphically the effects of hundreds of years of social engineering and racially segregated spatial development.

Given the poor soils of the area, it was never prime grazing territory for the local Goringhaicona people, and after the VOC settled the Cape, their exclusion from the fertile lands now behind van Riebeeck's hedge and fortified lines, played a key role in the collapse of their society.

The settlers too failed to thrive on the Cape Flats, and it was relegated to the very margins of productive, successful ventures at the Cape. Up until the C20th, most development remained west of the Liesbeeck, the boundary van Riebeeck had identified as the eastern extent of desirable farming land.

In the early years of the C20th, an outbreak of bubonic plague was used by the government as a pretext to move black migrant labourers out of the City and to a site known as Uitvlug, now Ndabeni.

With the expanding City needing room to grow, the answer to development was sought in the Garden City movement, which held segregation along wealth and class lines as a central tenet to its design. It was under this movement, that the suburbs of Pinelands, Maitland and even Langa were conceived and laid out.

Athlone was established on a small holding area known as "West London", that was developed from the 1800s on, and was one of the few places where Cape Malay people could own and farmland (Hart, 2019). Development increased during the first half of the C20th, and this was compounded by the influx of people from District Six and elsewhere in Cape Town who had been subject to forced removals. Athlone was famously the site of the 1976 uprising against the Apartheid regime.

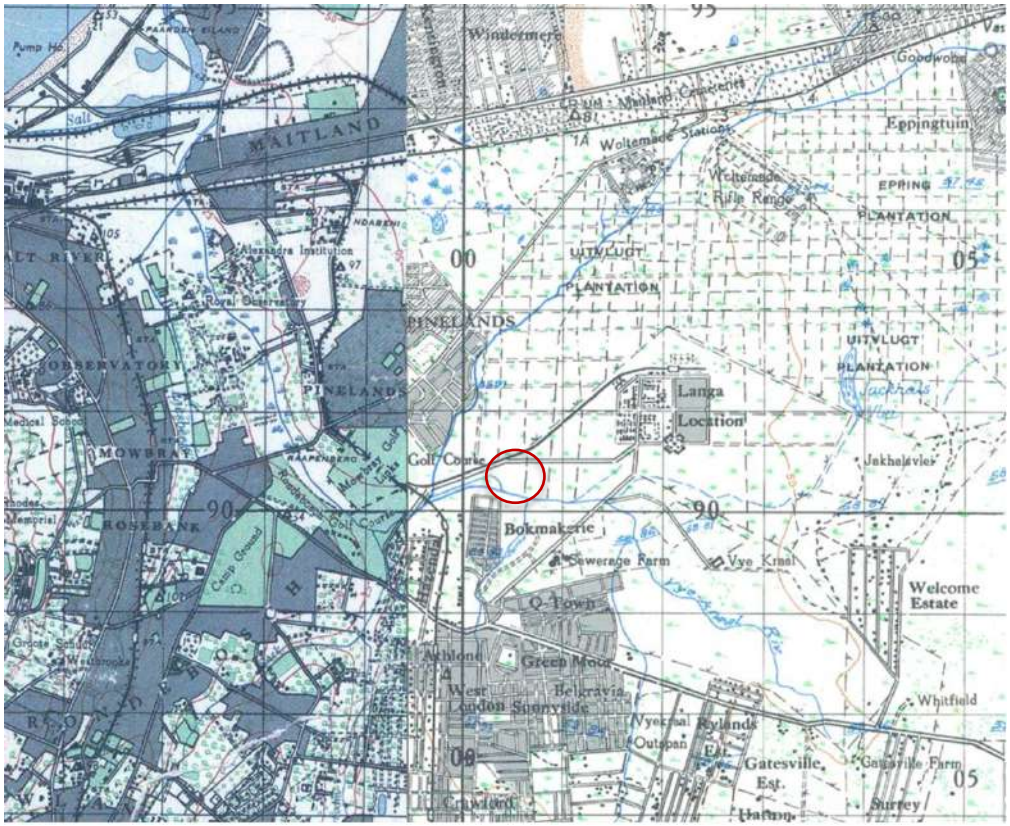


Figure 48: 1940s 1:50 000 map showing West London and Langa Locations. The N1 has not yet been built and the road to Langa passes directly through the Athlone Power Station site. (Hart, 2019). Site is show in red.

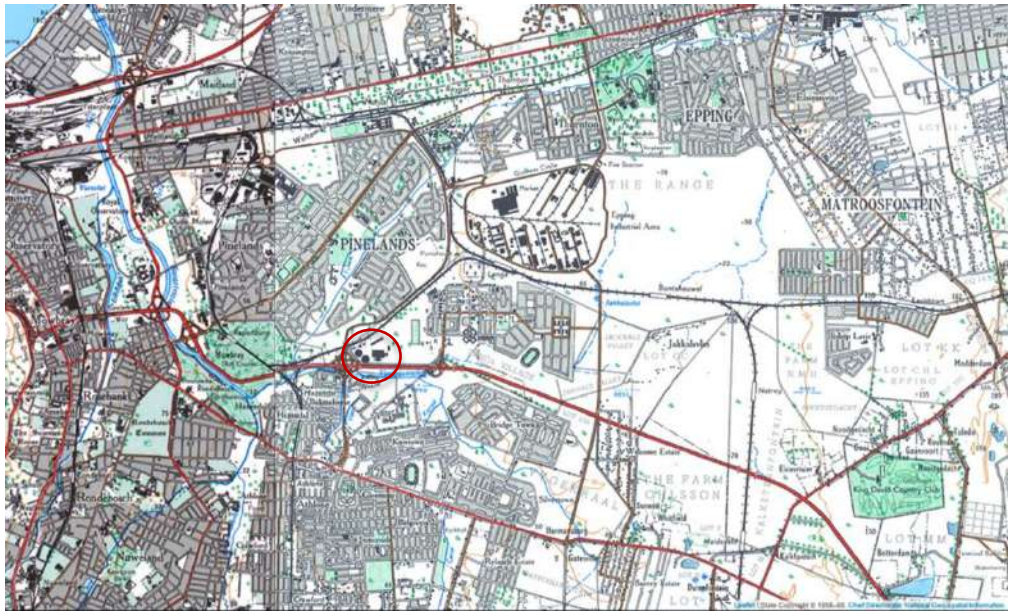


Figure 49: 1960s map showing site in red. The colling towers and main structures are visible.

Figure 50: 1973 Aerial photograph of the site (NGI, 2020)

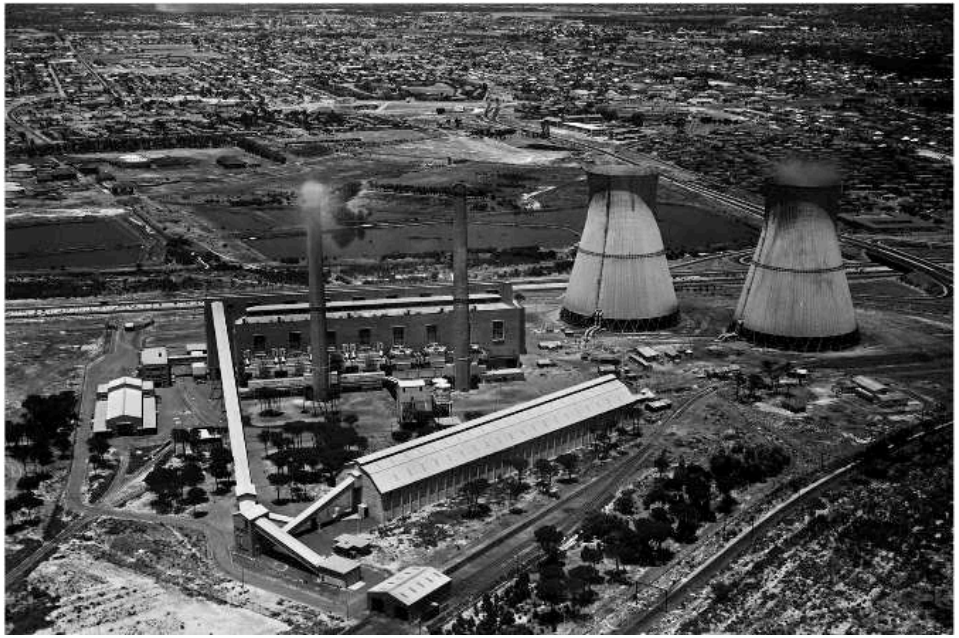
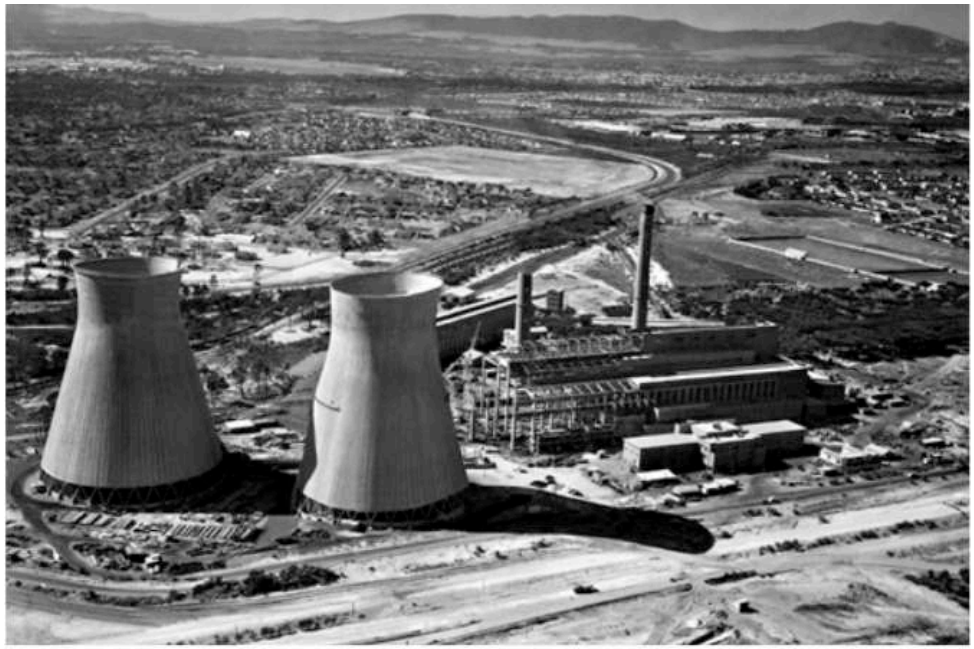


Figure 52: Athlone Power Station, undated image c.1960s (Docomomo, 2020)



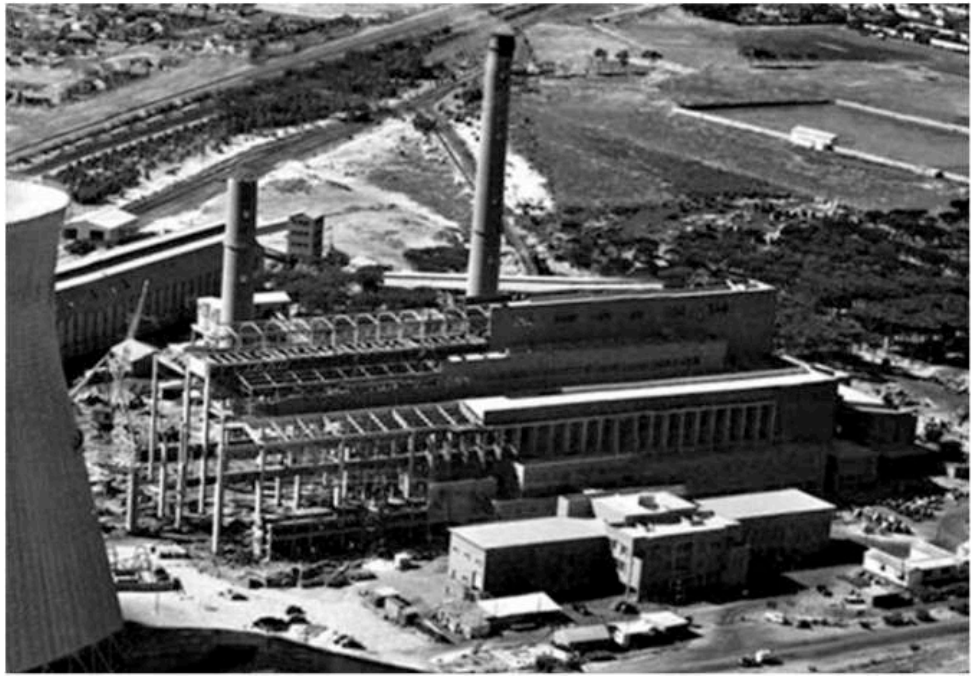


Figure 51: Athlone Power Station and N2 under construction, c.1961 (Docomomo, 2020)

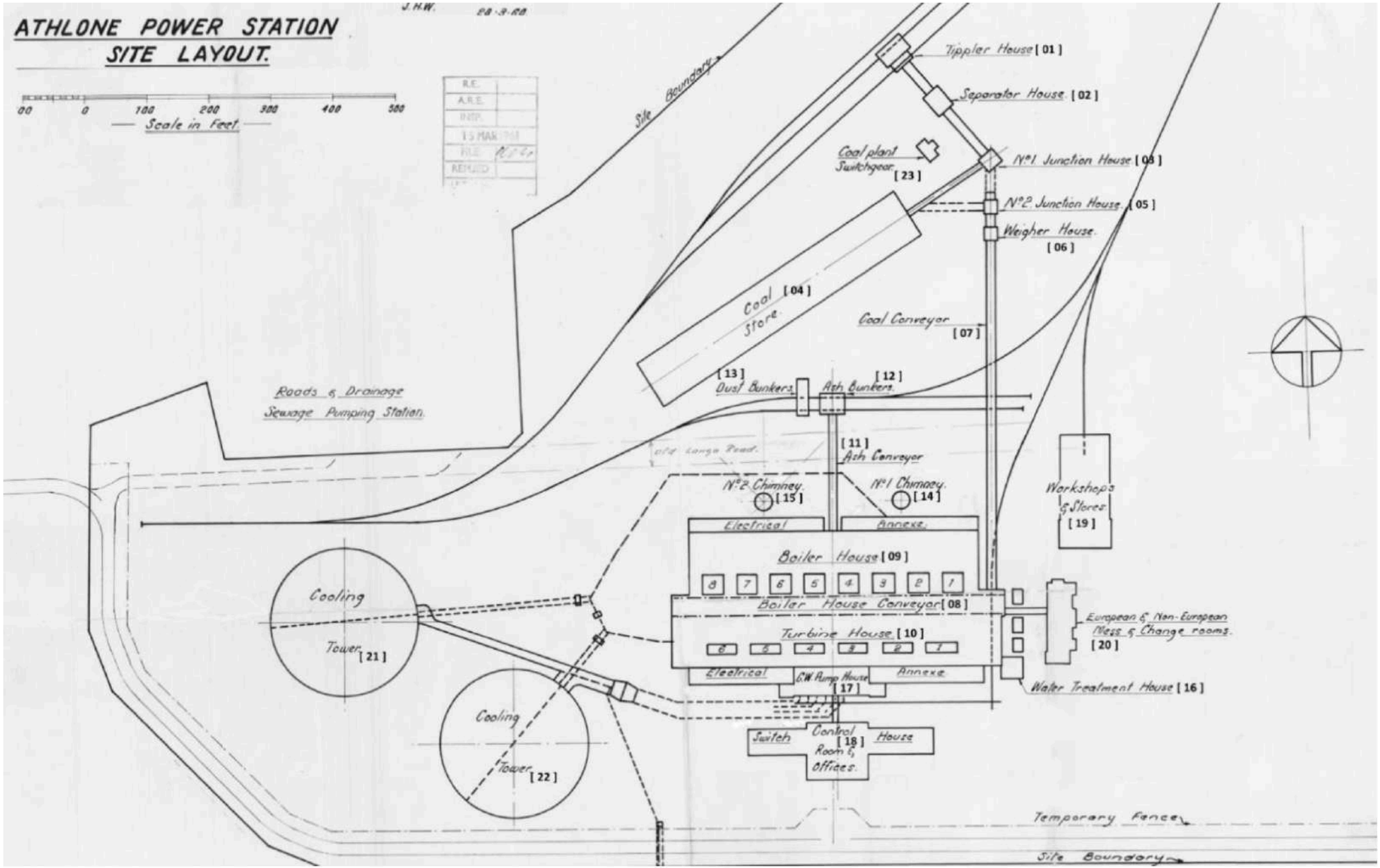


Figure 53: 1960s map of the Ahtlone Power Station structures

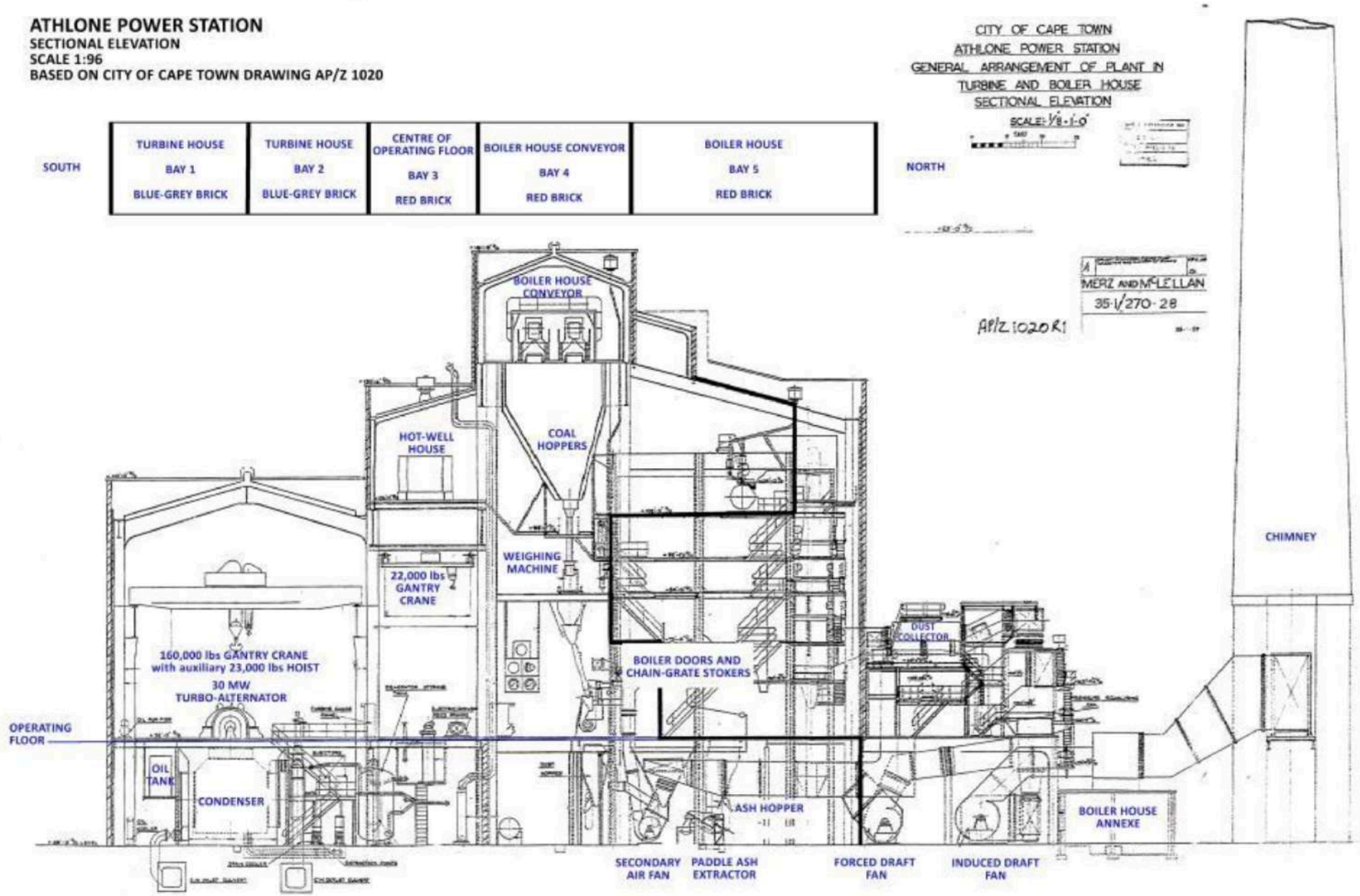


Figure 54: Sectional elevation of the Athlone Power Station Turbine Hall, Boiler House and chimney stacks (Hart, 2019 – drawing reference AP/Z 1020)

11 HERITAGE SIGNIFICANCE

The 2019 report by Tim Hart from the Archaeological Contracts Office concluded the following proposed gradings for the structures on site:

Table 12: Summary of proposed heritage gradings

Reference	Listing	Tentative HWC grading
01	Tippler House	Grade 3A (as part of group)
02	Separator House	Grade 3A (as part of group)
03	Junction House No.1	Grade 3A (as part of group)
04	Coal Store	Grade 3A (as part of group)
05	Junction House No.2	Grade 3A (as part of group)
06	Weigher House	Grade 3A (as part of group)
07	Coal Conveyor	**Grade 2**
08	Boiler House Conveyor	**Grade 2** (form and external structure) Grade 3A (conveyor machinery)
09	Boiler House	**Grade 2**
10	Turbine House	**Grade 2**
11	Ash Conveyor	Grade 3C
12	Ash Bunkers	Grade 3C
13	Dust Bunkers	Grade 3C
14	Chimney No.1	**Grade 2**
15	Chimney No.2	**Grade 2**
16	Water Treatment House	Grade 3A
17	Cold Water Pump House	Grade 3A
18	Switch House & Control Room	**Grade 2**
19	Workshops & Stores	**Grade 2**
20	Mess & Change Rooms	**Grade 2**
21	*Cooling Tower No.1 (site of)*	report, signage and urban forms
22	*Cooling Tower No.2 (site of)*	report, signage and urban forms
23	Coal Plant Switchgear	Grade 3B
24	New Stores	No grade
25	Gas Turbine Plant	after 1976 – ungraded
26	*Coal Stockpile (site of)*	report, signage and place names only
27	Langa initiation site	**Grade 2**

Figure 55: Identification of structures on site with heritage gradings (Hart, 2019)

Hart concluded that the aspects of the Athlone Power Station are significant enough to warrant formal protection as a heritage site of provincial significance and that the assigning of a grade 2 significance to the main structure and chimney stacks does not preclude redevelopment or repurposing, but demands that steel framed brick structures retain essentially their current form. The machinery was given a lower grading, grade 3, due to its local significance.

Further Hart (2019) described the elements of the power station as follows:

> The site is quite a large land parcel (36 hectares) and contains a number of separate structures, almost all of which played a role in the operation of the main power station. Many of these structures are rendered in high quality and beautifully executed masonry, with red or blue brick on the exteriors, while in the interiors much of the brickwork is glazed. While steel industrial style windows are used throughout, on the Turbine House the architraves are carefully detailed and well resolved in grey plaster.
>
> Aesthetically, the various buildings that make up the power station have strong group value and shared the common care that is manifested in the quality of the masonry, the careful proportions and detailing of architraves. Even the two 100 m tall brick chimneys [14] & [15] and the Switch House [18], form an essential aspect of what is a harmonious set of buildings. The power station echoes the last days of 1950's industrial art-deco, and as such is a very pleasing structure.

As noted by Hart in 2019, there is a considerable archive of documents, photographs, drawings and objects at Athlone that apply not only to this site but also other City owned power stations in the Cape including Dock Road. This amounts to some 8000 documents that are stored on site, currently in a room in the workshop. It is important that these are catalogued and stored under safe conditions in a national library, archive or possibly the heritage section of the City of Cape Town.

DOCOMOMO's 2020 Provincial Heritage Nomination Dossier included the following on the site and structures' heritage significance, taking into account Hart's (2019) gradings and discussion on the heritage value of the site:

11.1 Historical Value

11.1.1 It is important in the community, or pattern of history

i. Importance in the evolution of cultural landscapes and settlement patterns

The Athlone Power Station has importance for its association as the backdrop, the landmark that pinpoints the setting, of important events in the liberation struggle against Apartheid. These include The Langa March, 30 March 1960, when between 30 000 to 50000 protesters from Langa and Nyanga marched to the police station in Caledon Square, Cape Town, lead by the young Pan Africanist Congress (PAC) leader, Philip Kgosana (Figure 57).

The only surviving film footage of this event was taken from the height of the Athlone Power Station (Lalu 2020). Similarly, the film footage by CBS journalists of the 1985 Trojan Horse incident in Thorton Road in Athlone show the power station's cooling towers looming ominously in the background.

iv. Importance as an example for technical, creative, design or artistic excellence, innovation or achievement in a particular period

The Athlone Power Station is representative of the technological achievements and development in power generation within the post WWII era when there was an increased roll-out of coal-based power stations by both ESKOM and local authorities. It is evident from comparing Athlone Power Station to its contemporaries in the province, Eskom's Salt River 2 and Hex River power stations, that there was a power station typology that was adapted to the particular location and resources of the setting.

The Athlone Power Station illustrates the application of embedded empirical knowledge combined with contemporary construction, tectonics and aesthetics associated with Modernism. This can be seen in the large uninterrupted planes of brickwork, tall industrial fenestration and window surrounds, which was executed with a great amount of care and attention to detail. The brickwork cladding to the turbine hall and main secondary buildings cannot be replicated in the same manner under present-day construction regulations.

The approximately 100 meter tall brick chimneys (**Error! Reference source not found.**) are an i mmense technical achievement – see more under 'Rarity' below.

Figure 57: March from Langa to Cape Town Parade, 1990 (Docomomo, 2020)

Figure 56: View of chimney from below, 2005 (Docomomo, 2020)

11.1.2 It has strong or special association with the life or work of a person, group or organization of importance in history

i. Importance for close associations with individuals, groups or organizations whose life, works or activities have been significant within the history of the nation, Province, region or community.

Hart (2019: 25-26) notes that the plans for the power station carry the name of the firm "F.E. Kanthack and Partners, Consulting Engineers". Name partner Francis Kanthack was a hydrological engineer whose many achievements include the pioneering design in 1934 of cooling towers that use minimal water. The practice specialised in important hydroelectric engineering projects, and over time, also the design and construction of power stations. At the time of the design and construction of the Athlone Power Station, Mr Kanthack would have neared retirement, so it is more likely that his partner Tom Watermeyer, who ran the company from 1950, was involved. During his time at FE Kantack and Partners and later Watermeyer, Legge, Piesold & Uhlmann (today Knight Piesold Consulting), Mr Watermeyer recalls having worked on 25 power stations (Civil Engineering 1965: 34).

The architectural design of the Athlone Power Station is credited to William John Henry (Gregs) Gregory (1895-1972), who was the first appointed Chief Architect at the newly established City Architect's Department, for the Cape Town Municipality in 1938, and continued in this role until 1957. (https://www. artefacts.co.za/main/Buildings/bldgframes.php?bldgid=12984; Van Graan 2011: 179-180). Gregory was an influential although conservative architect, who had trained at the University of Liverpool School of Architecture and worked as chief assistant to Sir Edwin Lutyens, before coming to Cape Town in 1928 and filling the role of Head of Design at the School of Architecture at the Michaelis School of Art. Other notable projects completed under Gregory's supervision during his time at the City include the Steenbras Dam Filtration Plant (1941- 1943) and City Hospital (1940s).

Christiani and Nielsen (S.A) (Pty) Ltd was a Civil Engineers and Contractors known for undertaking large infrastructure projects, particularly marine and port projects, which led to them being fully amalgamated into well-known South African firm Murray & Roberts in 1978. (http://www.marine.murrob.com/images/brochures/documents/10_Murray__Roberts_Marine_Main_Brochure.pdf, accessed 28.11.2020).

11.2 Aesthetic Value

11.2.1 It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

i. Importance to a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
ii. Importance for its creative, design or artistic excellence, innovation or achievement.

The Athlone Power Station is remarkable for its enduring mid-twentieth century modernist design aesthetics. Although it is an industrial precinct, great pride and care was taken in the architectural composition, detailing and execution, especially the facebrick work. Despite a lack of maintenance and being subjected to tough environmental factors, the power station buildings have remained in a fair condition thanks to the robust finishes and quality of execution, which sets an example to follow for all public infrastructure.

iii. Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.

In the context of the Cape Flats, the Athlone Power Station, and especially the pair of 100 meter high chimneys, is highly significant as one of the few tall landmarks in the otherwise fairly flat landscape. Also refer to "Social Value" below.

iv. In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

It is significant that the buildings and structures of the Athlone Power Station have remained remarkably materially intact and relatively unaltered since their initial construction (with the exception of the demolished cooling towers). Therefore there is a remarkable consistency and cohesion in the architectural quality of the buildings and structures that form the precinct. It is inevitable that the precinct will be affected by the decommissioning of the power station.

Although it is essential for the future longevity of the precinct that asbestos- based cladding and roof sheeting to remove as part of this process, care must be taken not to over-strip the facility or to place structures at risk in the interim period between decommissioning and development.

11.3 Scientific Value

11.3.1 It is important in demonstrating a high degree of creative or technical achievement at a particular period

i. Importance for its technical innovation or achievement.

See 'historical value' above.

A particular technical achievement of the Athlone Power Station was the use of recycled water from the nearby Athlone Wastewater Treatment Plant for cooling purposes within the power generation cycle. At the time (early 1950s), this was becoming common practice in England and Europe to co- locate thermal electrical power stations and urban sewage treatment plant, but it had not yet been tested in South Africa (Kanthack, 1953).

11.4 Social Value

11.4.1 It has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

i. Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, symbolic, aesthetic or educational associations.

ii. Importance in contributing to a community's sense of place.

The Athlone Power Station, and particularly the landmark chimneys, has great cultural significance in contributing to the surrounding communities' sense of place and identity, but

also to the wider Cape Town community's understanding of space and place.

The Athlone Power Station is effectively a no-go area, creating an enduring spatial buffer between the historically segregated communities of Athlone, Langa and Pinelands. The Power Station is located adjacent the to the Athlone Refuse Transfer Station and the Athlone Waste Water Works, and is further buffered by the Langa Sports Grounds, Langa Initiation Site, Settlers Way and Jan Smuts Drive. When the power station was still in operation, the cooling towers and chimneys were billowing out steam and smoke, paired with the smells from the adjoining waste facilities. So even though the site was meant to distance adjoining communities and in the past shield Pinelands from Langa and Athlone, subjected to oppressive apartheid legislation, the facility's assault on one's senses only achieved the opposite in creating a constant awareness of the power station and its neighbours' presence and location.

The two massive cooling towers and 100 meter tall chimneys could be seen from many kilometres away, serving as a point of orientation and locating oneself. When the cooling towers where demolished in 2010, the impact of the remaining brick chimneys became even more impactful (Figure 18). The chimneys serve "to locate Athlone in the spatial imagination of Capetonians … The remaining chimneys are highlights of an otherwise repressed memory, a testimony to community, hardship, and stunted modernisation in the wake of forced removals" (Lalu 2020). The chimneys are so tall that on misty mornings they can be seen poking through the mist bank.

Figure 58: View across Cape Flats from Devils Peak showing chimney stacks stickingout above the mist bank (Smith, 2020)

The heritage and identity of Langa is tied to the Athlone Power Station. "Langa is popularly known as Skom, a shortened version of Eskom. Because of this name people coming from Langa are referred to as ooSkomline in other communities. There are some businesses that are called Skom or some version of this. Some utilise the image of the chimneys in their logo, very as Table Mountain is used to represent Cape Town (). The site, especially the chimneys are regarded as the landmark for Langa" (Mamputa 2020).

Figure 59: Mural at Guga S'Thebe, Langa, with the Athlone Power Station in the background (Docomomo, 2020)

The Langa Initiation site is located on open veld between the Athlone Refuse Transfer Station and Bungha Avenue. This is a highly respected place with high social and cultural significance associated with the rights of passage of young men, since the 1930s. It is included in the proposed Grade 1 Langa areas identified by SAHRA and the Langa Heritage Protection Overlay Zone proposed by the City of Cape Town. The initiation site has a reach beyond the community of Langa as there a very few locations for initiation schools within the Cape Town urban area. There is a special association between the initiation site and Athlone Power Station, particularly the remaining chimneys, as they serve as the landmark for locating the initiation site.

11.5 Rarity

11.5.1 It possesses uncommon, rare or endangered aspects of natural or cultural heritage

i. Importance for rare, endangered or uncommon structures, landscapes or phenomena.

The Athlone Power Station is the last remaining power station of its type (coal -based) and scale in the Western Cape. Similar power stations of the same era include Eskom's Hex River Power Station, Worcester and the Salt River 2 Power Station, Cape Town, both demolished decades ago.

The chimney stacks, in particular, are rare or uncommon for their height and construction as approximately 100 meter high, free-standing, load-bearing brickwork structures. In comparison, newer industrial chimney stacks of similar height and function are constructed of reinforced concrete or steel. Furthermore, the height of the chimneys is significant as one of the few tall landmarks within an otherwise flat landscape.

The chimneys' landmark value ranks on par with chimneys at Bankside Power Station (Tate Modern Museum) and Battersea Power Station, London (Docomomo-SA, 2019). The height of the chimneys rank them as some of only handful of buildings and structures at/or exceeding 100m height (Figure 60). As at 2018, there were only 9 other buildings in Cape Town at 100 meters or taller (Docomomo, 2020) (Figure 61).

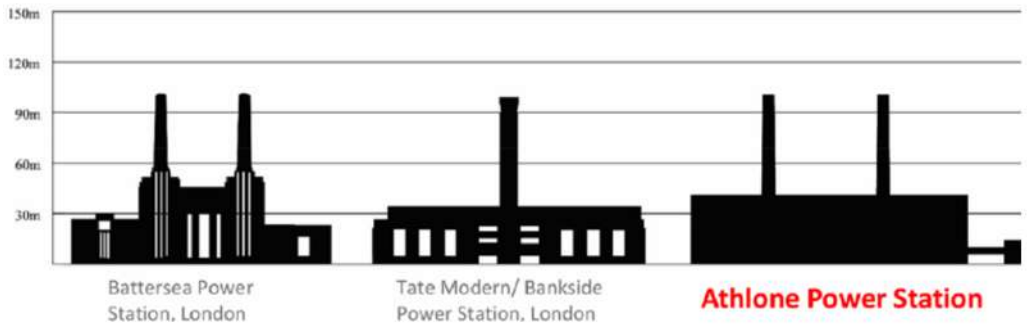


Figure 60: Relative heights of iconic power stations (Docomomo, 2019)

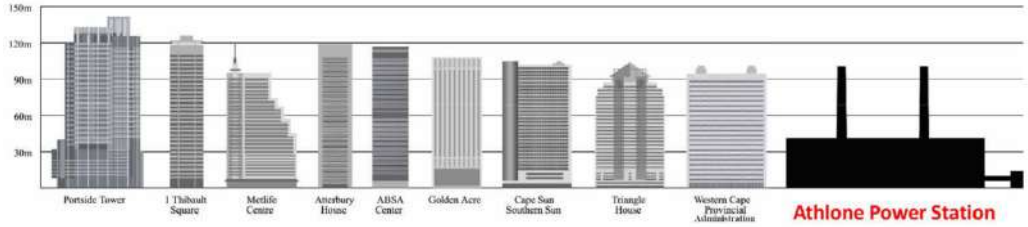


Figure 61: Relative heights of landmark Cape Town buildings and Athlone Power Station (Docomomo, 2020)

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Our Ref: HM/ CAPE TOWN METROPOLITAN/ ATHLONE/ RE ERF 32564
Case No. 19091609WD1129E
Enquiries Waseefa Dhansay
E-mail waseefa.dhansay@westerncape.gov.za
Tel 021 483 9533
Date 10 March 2020

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Heritage

City of Cape Town
Bongani Sithole
PO BOX 127
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7151

APPLICATION FOR A PERMIT FOR THE PROPOSED PARTIAL DEMOLITION IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999): RE ERF 32564, ATHLONE POWER STATION, CORNER BHUNGA AVENUE AND THE N2 HIGHWAY

The matter above has reference.
Your application for the proposed partial demolition was tabled at the Built Environment and Landscapes Committee (BELCom) meeting held on 25 February 2020.

FURTHER REQUIREMENTS:
The Committee cannot approve demolitions of the various buildings in the property without a full and clear indication of the future proposals for the property. Full particulars including phased plans where relevant will therefore be required.

RECORD OF DECISION:
1. The Committee resolved to approve the removal of the dust scrubbers on the boiler house as not negatively impacting heritage significance.
2. The Committee resolved to approve the removal of the asbestos throughout linked to an environmental management plan (EMP) with the further condition that the removal of the asbestos cladding must be simultaneously replaced, and the relevant structures made weather proof for the duration of the period prior to new development.
3. The Committee resolved to approve the removal of a portion of each tower (chimney) not exceeding 15m from each apex. This work must be immediately followed by reconstruction to original height of 100m.
4. The demolition of buildings marked 11, 12 and 13 on page 47 of the application is refused. The Committee is of the opinion that spalling concrete is reparable.
5. The demolition of other structures is refused.

Our Ref: HM/ CAPE TOWN METROPOLITAN/ ATHLONE/ RE ERF 32564
Case No.: 19091609WD1129E
Enquiries. Waseefa Dhansay
E-mail: waseefa.dhansay@westerncape.gov.za
Tel 021 483 9533
Date: 10 March 2020

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Heritage

PERMIT
CASE NUMBER 19053115HB0604E
Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

This permit is issued for:

Proposed Action: Partial Demolition of structures as indicated on page 1 of this record of decision
Site: RE Erf 32564, Athlone Power Station Corner Bhunga Avenue and the N2 Highway

- This decision is subject to an **appeal period of 14 working days.**
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times** and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so
- **A copy of this permit must be prominently displayed on site at until the permitted work has been completed**

Should you have any further queries, please contact the official above and quote the case number

pp
Mr. Xolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

Our Ref:	HM/CAPE TOWN METROPOLITAN/ATHLONE/ ERF 32564
Case No.:	19091609WD1129E
Enquiries:	Waseefa Dhansay
E-mail:	waseefa.dhansay@westerncape.gov.za
Tel:	021 483 9533
Cell:	076 481 8392 (during the lock-down period)
Date:	3 August 2020

City of Cape Town
Bongani Sithole

Outcome of Appeal lodged in terms of Section 49 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

APPEAL IN TERMS FOF SECTION 49 OF THE NATIONAL HERITAGE RESOURCES ACT: PROPOSED DEMOLITION AND PARTIAL DEMOLITION, ERF 32564, ATHLONE POWER STATION, CORNER BHUNGA AVENUE AND N1 HIGHWAY, ATHLONE, CAPE TOWN

The matter above has reference.

This matter was discussed at the Appeals meeting held on 15 July 2020.

Decision:
Appeal is upheld.

1. **It was agreed that the chimney can be demolished to a level at least 1m above the octagonal base.**
2. **The complete demolition of the ash plant is approved.**

- This decision is subject to an **appeal period of 21 working days.**
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal.
- Appeals must be addressed to the Minister of Cultural Affairs and Sport and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.

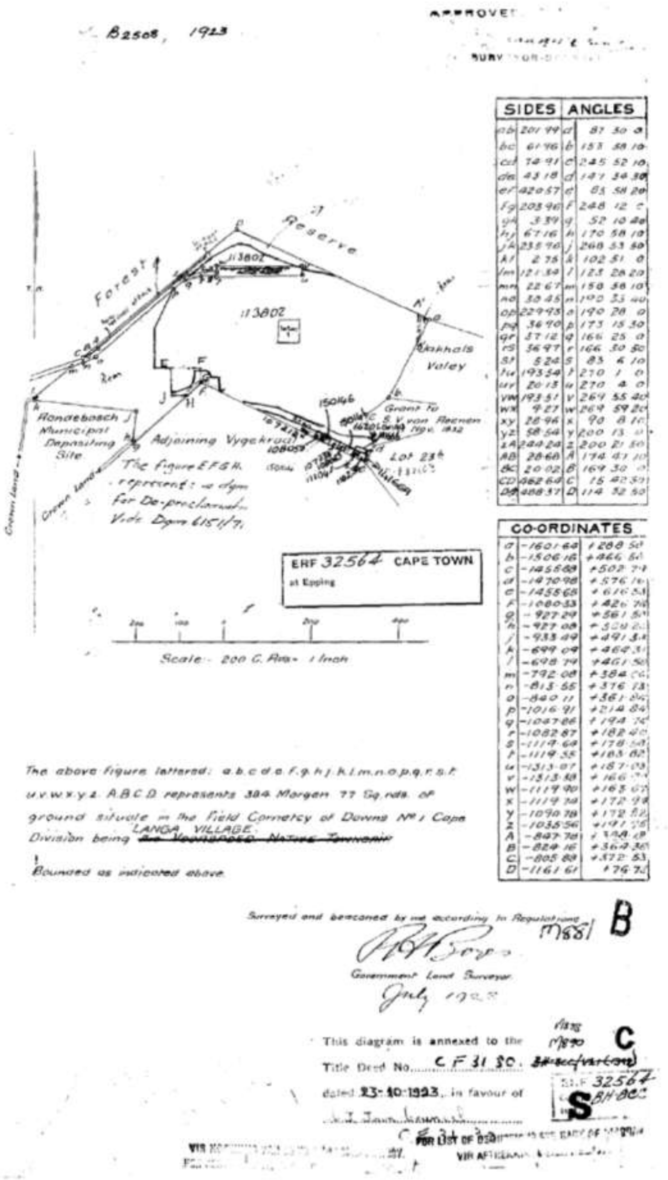
Should you have any further queries, please contact the official above and quote the case number.

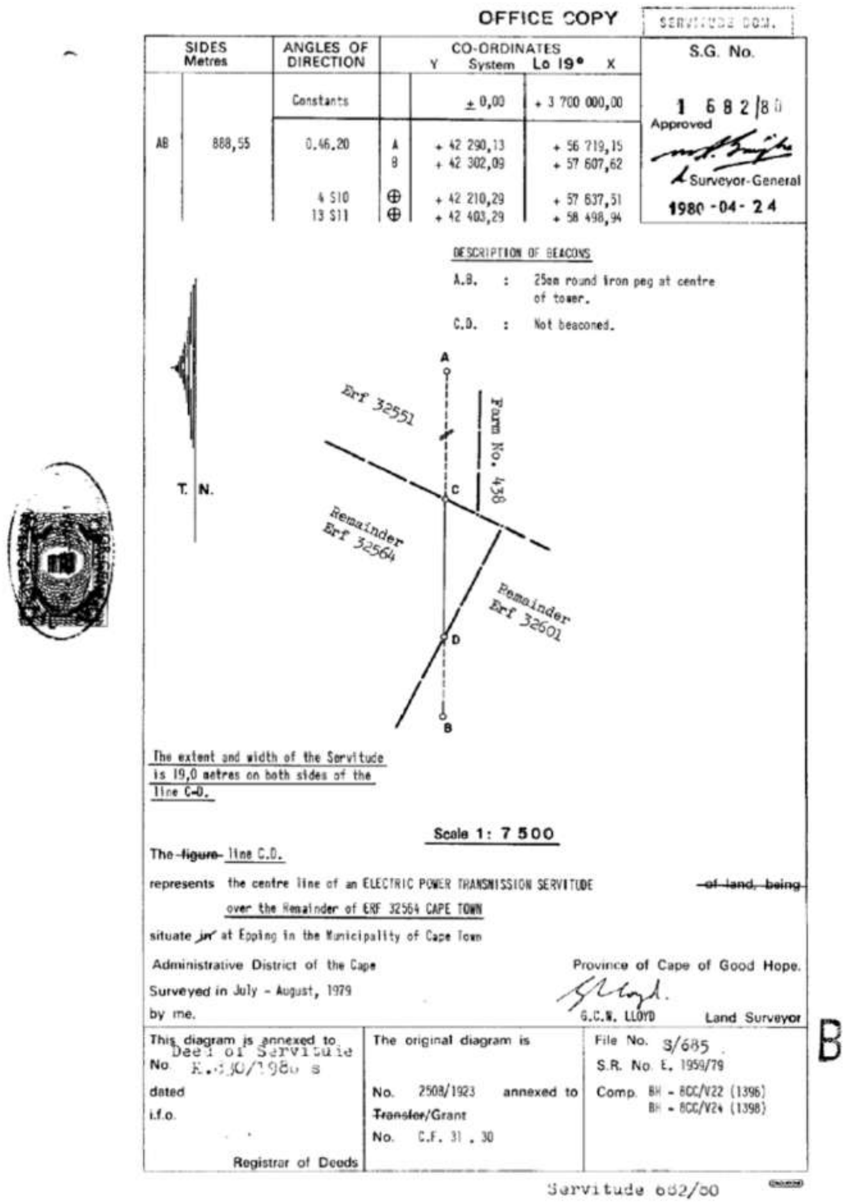
Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

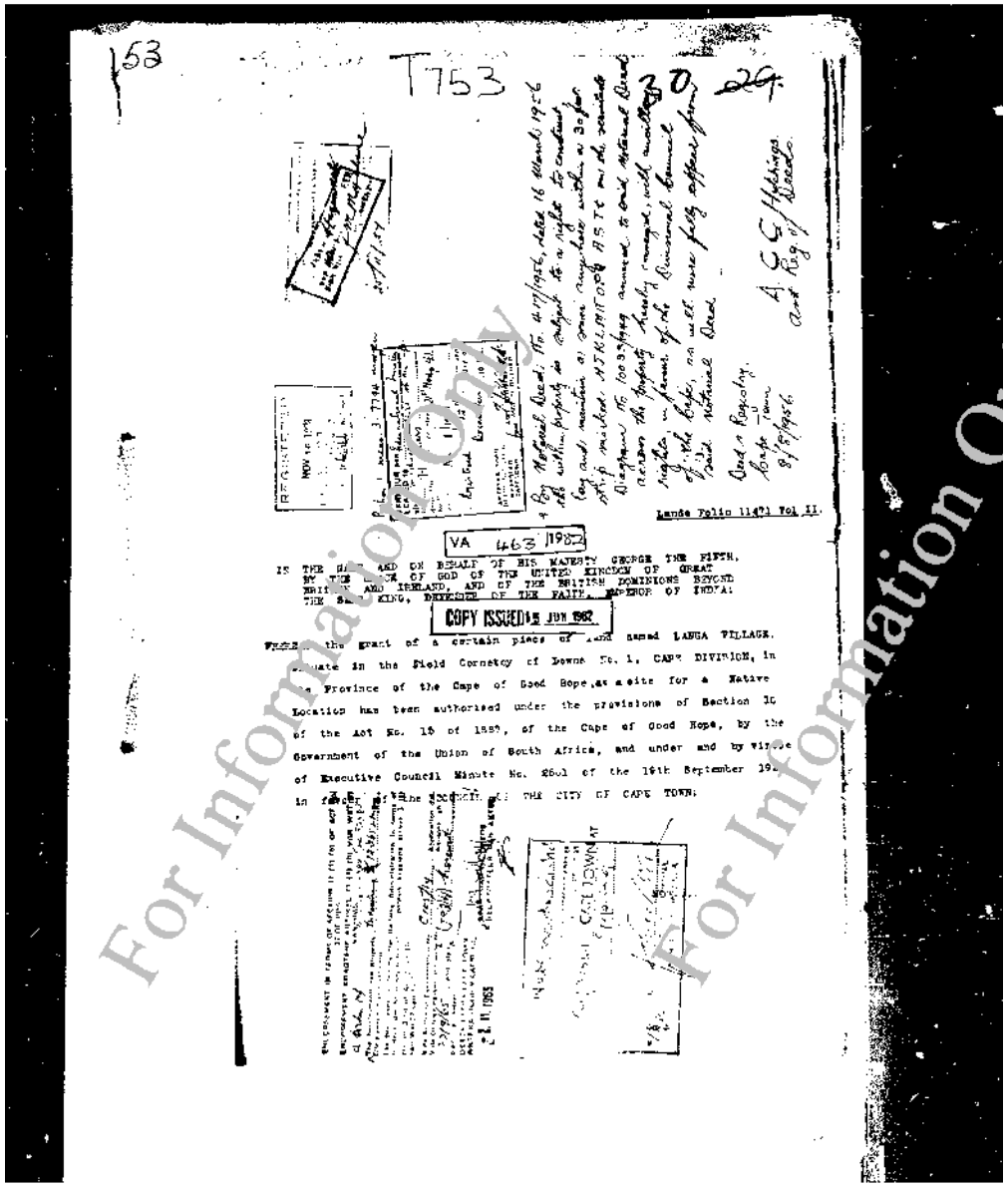
THE RULING

[95] In the result, the following ruling is made:

1. The Appellants appeals are dismissed.
2. Regarding the two Chimney Stacks the following ruling is made:
   - 2.1 The Second Respondent can demolish the pair of brick Chimney Stacks at a height of at least 17m.
   - 2.2 Where necessary, the Second Respondent must ensure that the Chimney Stacks must be compliant with seismic loading requirements and that significant structural improvements are made.
   - 2.3 The Second Respondent must ensure that reasonable measures are put in place to maintain the chimneys to prevent further deterioration.
   - 2.4 The Second Respondent must ensure that regular inspections are done by an appropriate professionally registered engineer to render the chimneys safe and to maintain the structures in a manner that the site remains safe for impending use.
3. The demolition of the Ash Handling Plant is granted.


B2508, 1923
SIDES ANGLES
CO-ORDINATES
Forest Reserve
113802
Rondebosch Municipal Depositing Site
Adjoining Vygekraal
Lot 23
ERF 32564 CAPE TOWN
at Epping
Scale:- 200 C. Rds. = 1 Inch
The above figure lettered: a.b.c.d.e.f.g.h.j.k.l.m.n.o.p.q.r.s.t.
u.v.w.x.y.z. A.B.C.D. represents 384 Morgen 77 Sq. rds. of
ground situate in the Field Cornetcy of Downs No. 1 Cape
Division being LANGA VILLAGE
Bounded as indicated above.
Surveyed and beaconed by me according to Regulations
Government Land Surveyor
July 1923
B
C
This diagram is annexed to the
Title Deed No. C.F. 31 30.
dated 23-10-1923 in favour of


OFFICE COPY
SIDES Metres
ANGLES OF DIRECTION
CO-ORDINATES Y System Lo 19° X
S.G. No.
Constants ± 0,00 + 3 700 000,00
1 682/80
Approved
Surveyor-General
1980-04-24
AB 888,55 0.46.20
A + 42 290,13 + 56 719,15
B + 42 302,09 + 57 607,62
4 510 + 42 210,29 + 57 637,51
13 511 + 42 403,29 + 58 498,94
DESCRIPTION OF BEACONS
A.B. : 25mm round iron peg at centre of tower.
C.D. : Not beaconed.
T.N.
Erf 32551
Farm No. 438
Remainder Erf 32564
Remainder Erf 32601
The extent and width of the Servitude is 19,0 metres on both sides of the line C-D.
Scale 1: 7 500
The line C.D.
represents the centre line of an ELECTRIC POWER TRANSMISSION SERVITUDE
over the Remainder of ERF 32564 CAPE TOWN
situate at Epping in the Municipality of Cape Town
Administrative District of the Cape
Province of Cape of Good Hope.
Surveyed in July - August, 1979
by me.
G.C.W. LLOYD
Land Surveyor
This diagram is annexed to Deed of Servitude
No.
dated
i.f.o.
Registrar of Deeds
The original diagram is
No. 2508/1923 annexed to
Transfer/Grant
No. C.F. 31 . 30
File No. S/685
S.R. No. E. 1959/79
Comp. BH - 8CC/V22 (1396)
BH - 8CC/V24 (1398)
B
Servitude 682/80



153

T753

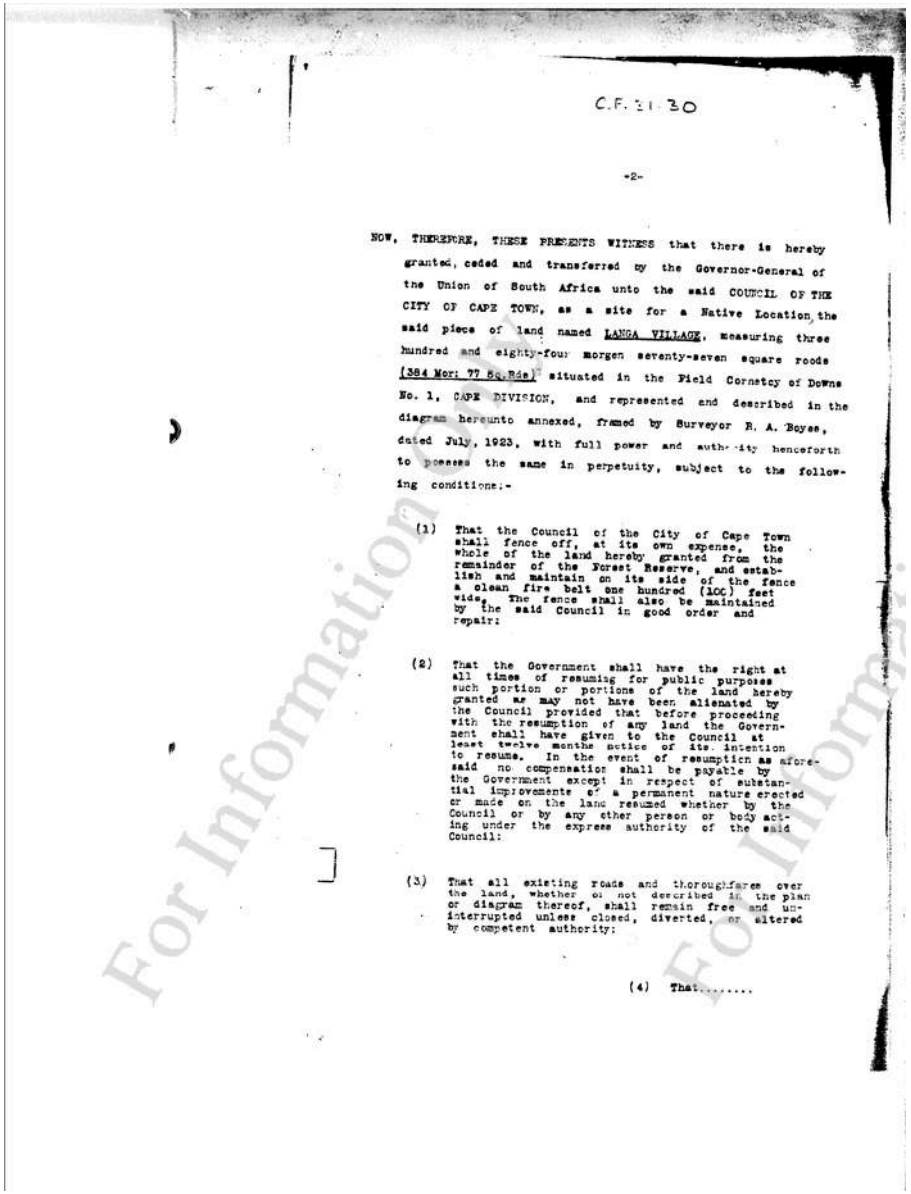
30 29

Lands Folio 11471 Vol II.

VA 463 1982

COPY ISSUED 15 JUN 1982

IS THE GRANT OF A certain piece of land named LANGA VILLAGE, situate in the Field Cornetcy of Downe No. 1, CAPE DIVISION, in the Province of the Cape of Good Hope, as a site for a Native Location has been authorised under the provisions of Section 10 of the Act No. 18 of 1936, of the Cape of Good Hope, by the Government of the Union of South Africa, and under and by virtue of Executive Council Minute No. 2801 of the 19th September 19..



C.F. 21/30

-2-

NOW, THEREFORE, THESE PRESENTS WITNESS that there is hereby granted, ceded and transferred by the Governor-General of the Union of South Africa unto the said COUNCIL OF THE CITY OF CAPE TOWN, as a site for a Native Location the said piece of land named LANGA VILLAGE, measuring three hundred and eighty-four morgen seventy-seven square roods (384 Mor: 77 Sq.Rds) situated in the Field Cornetcy of Downe No. 1, CAPE DIVISION, and represented and described in the diagram hereunto annexed, framed by Surveyor R. A. Boyse, dated July, 1923, with full power and authority henceforth to possess the same in perpetuity, subject to the following conditions:-

(1) That the Council of the City of Cape Town shall fence off, at its own expense, the whole of the land hereby granted from the remainder of the Forest Reserve, and establish and maintain on its side of the fence a clean fire belt one hundred (100) feet wide. The fence shall also be maintained by the said Council in good order and repair:

(2) That the Government shall have the right at all times of resuming for public purposes such portion or portions of the land hereby granted as may not have been alienated by the Council provided that before proceeding with the resumption of any land the Government shall have given to the Council at least twelve months notice of its intention to resume. In the event of resumption as aforesaid no compensation shall be payable by the Government except in respect of substantial improvements of a permanent nature erected or made on the land resumed whether by the Council or by any other person or body acting under the express authority of the said Council:

(3) That all existing roads and thoroughfares over the land, whether or not described in the plan or diagram thereof, shall remain free and uninterrupted unless closed, diverted, or altered by competent authority:

(4) That.....