

THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY HERITAGE IMPACT ASSESSMENT

BACKGROUND & SENSITIVITIES

A **Heritage Impact Assessment** was undertaken by **Lize Malan** and **Cindy Postlethwayt**, informed by a Visual Impact Assessment and Socio-economic Impact Assessment. The site used to form part of the Green Point Common (Erf 1056) which was subdivided in 2016, resulting in Erf 2187 (the project site) being registered **separate to the Green Point Common**. Heritage resources onsite are listed below with their heritage significance as well as their respective heritage gradings.



The **Colin Eglin Library and Sea Point Civic Centre** with forecourt: Architectural & social significance (IIIA). To be retained and maintained, with architecturally sensitive interventions where required.



The **newest of the bowls club buildings** – now housing the Pinocchio crèche: Not Conservation Worthy (NWC) - none of the *buildings* are of sufficient merit to warrant their retention. The proposal includes space allocation for an ECD centre.



The historic **electrical substation building**: Architectural significance (IIIB). However, it is *not required* to be retained due to its limited reuse potential.



The remnant of the **eucalyptus avenue** that lined Main Road and the southern boundary of the Green Point Common: Historical significance (IIIB). The trees will be retained and maintained.



The **original bowls clubhouse**: Not Conservation Worthy (NWC) - none of the *buildings* are of sufficient merit to warrant their retention.



The **later bowls clubhouse building** - now housing the Western Cape bridge club: Not Conservation Worthy (NWC) - none of the *buildings* are of sufficient merit to warrant their retention.

