

ANNEXURE 8.1 (iii)

MOTIVATION FOR THE REDEVELOPMENT OF THE WESTERN LANDPARCELS

During the formulation of the Development Framework for the Constitution Hill precinct, the need was identified early on for an income-generating component of the precinct to cross-subsidise heritage components, such as the Old Fort, Section 4&5 and the Women's Gaol. These components have great historical and cultural significance, but due to restrictions on their use necessitated by this significance, opportunities for income generation are limited.

The sites located between the Queen Victoria Hospital and the Women's Gaol on the Western Portion of the precinct were identified as the best option for the location for new development that will satisfy the economic requirements for sustainability of the entire Constitution Hill precinct.

The influences on this decision were as follows.

Firstly, the historical and cultural significance of the existing buildings located on these sites is arguably less than most of the existing buildings located throughout the remainder of the precinct.

Secondly, the location and nature of these sites make them suitable for the type of development proposed, in terms of access, the feasibility of consolidating one large developable site, and physical separation both from important heritage components like the Old Fort and from the new Constitutional Court building.

Lastly, in terms of the overall Development Framework for the precinct, the buildings on these sites were deemed the least compatible with proposed form, scale and use intended for the precinct, consisting as they do of a series of detached houses and a Mortuary complex. The Queen Victoria Hospital and the associated Art-Deco Apartment buildings are proposed for retention since they can be more easily integrated into the proposed development.

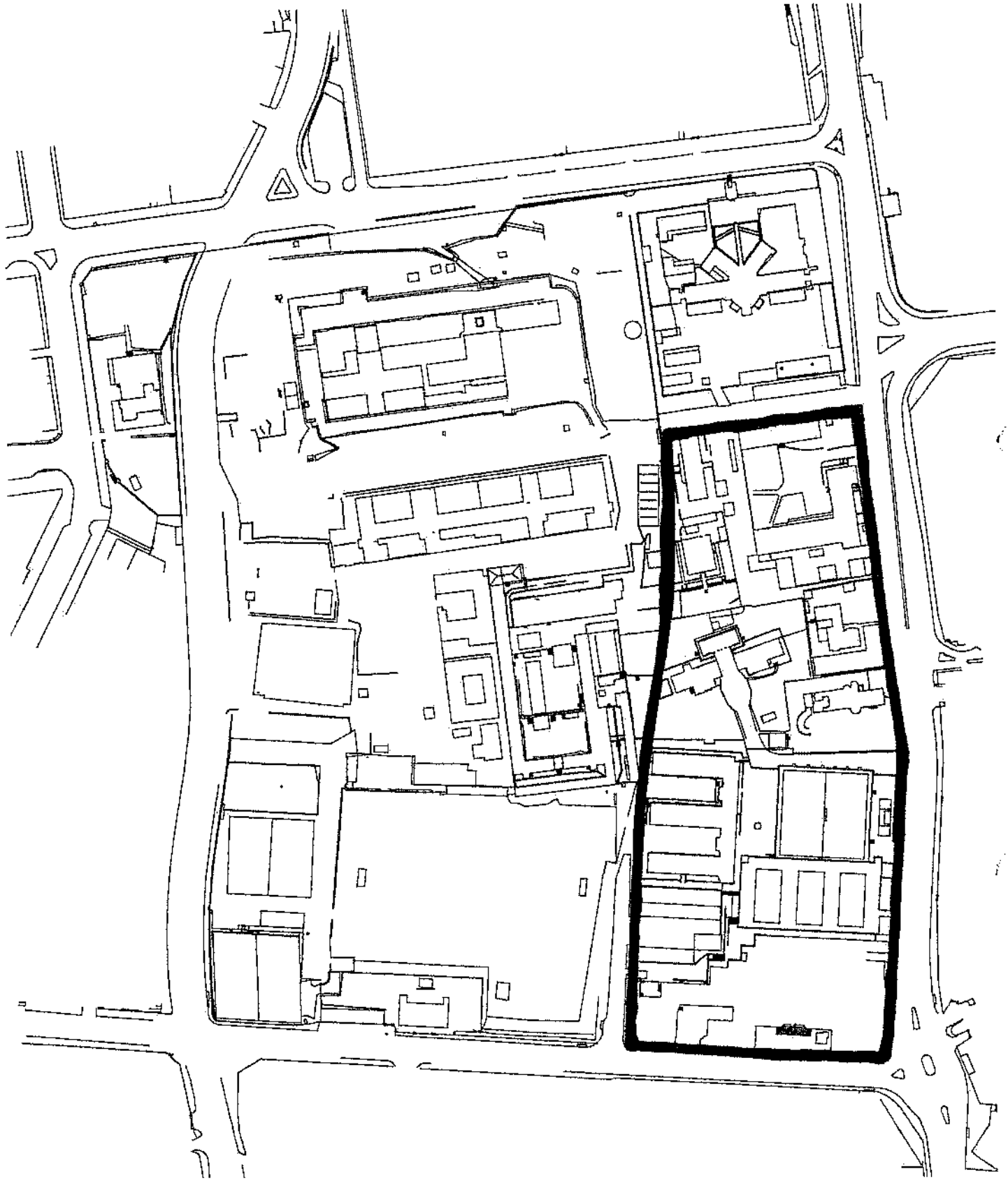
The proposed development of the Western landparcels of the precinct will take place within strict parameters, in keeping with the importance of the precinct. Parking for the entire precinct will be accommodated in a basement located beneath the new development, to avoid the need for extensive off-street parking in and around the Old Fort, Section 4&5, Women's Gaol and the new Constitutional Court.

Above ground, new buildings will be required to adhere to build-to-lines and to specific height requirements of 3 to 4 storeys. The intention of these parameters is to control the shape and form of public spaces between buildings, both the proposed buildings and

retained existing buildings such as the Queen Victoria Hospital and the Art-Deco Apartment buildings. Additionally, it is the intention to ensure that the new buildings are sensitive both to the existing heritage buildings and the new Court.

Prepared by OMM Design Workshop and Urban Solutions

November 2001



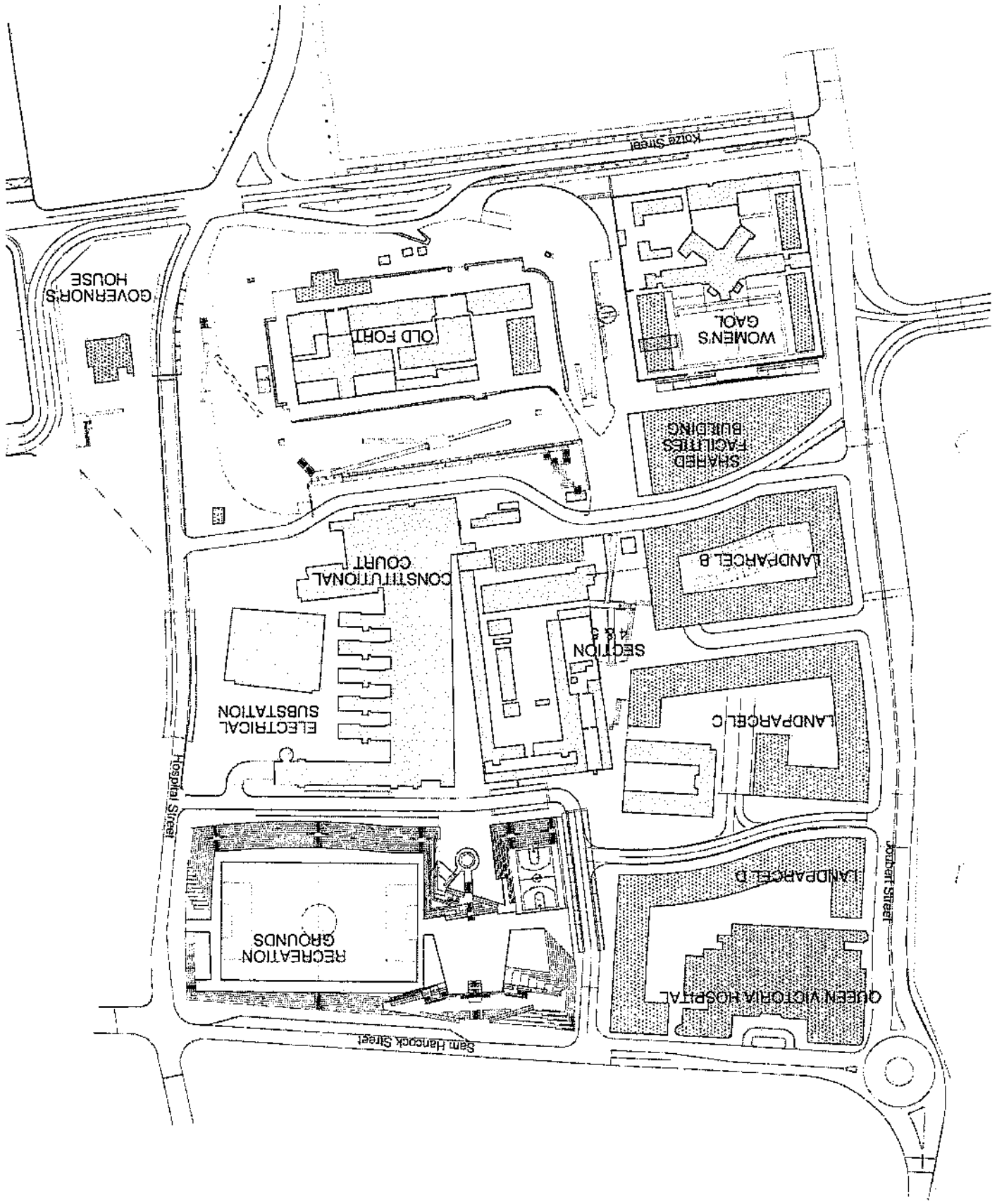
ANNEXURE 8.2 (i): Plan Drawing No 1
Extent of Western Portion of Constitution Hill



ANNEXURE 8.2 (ii) Plan Drawing No 2

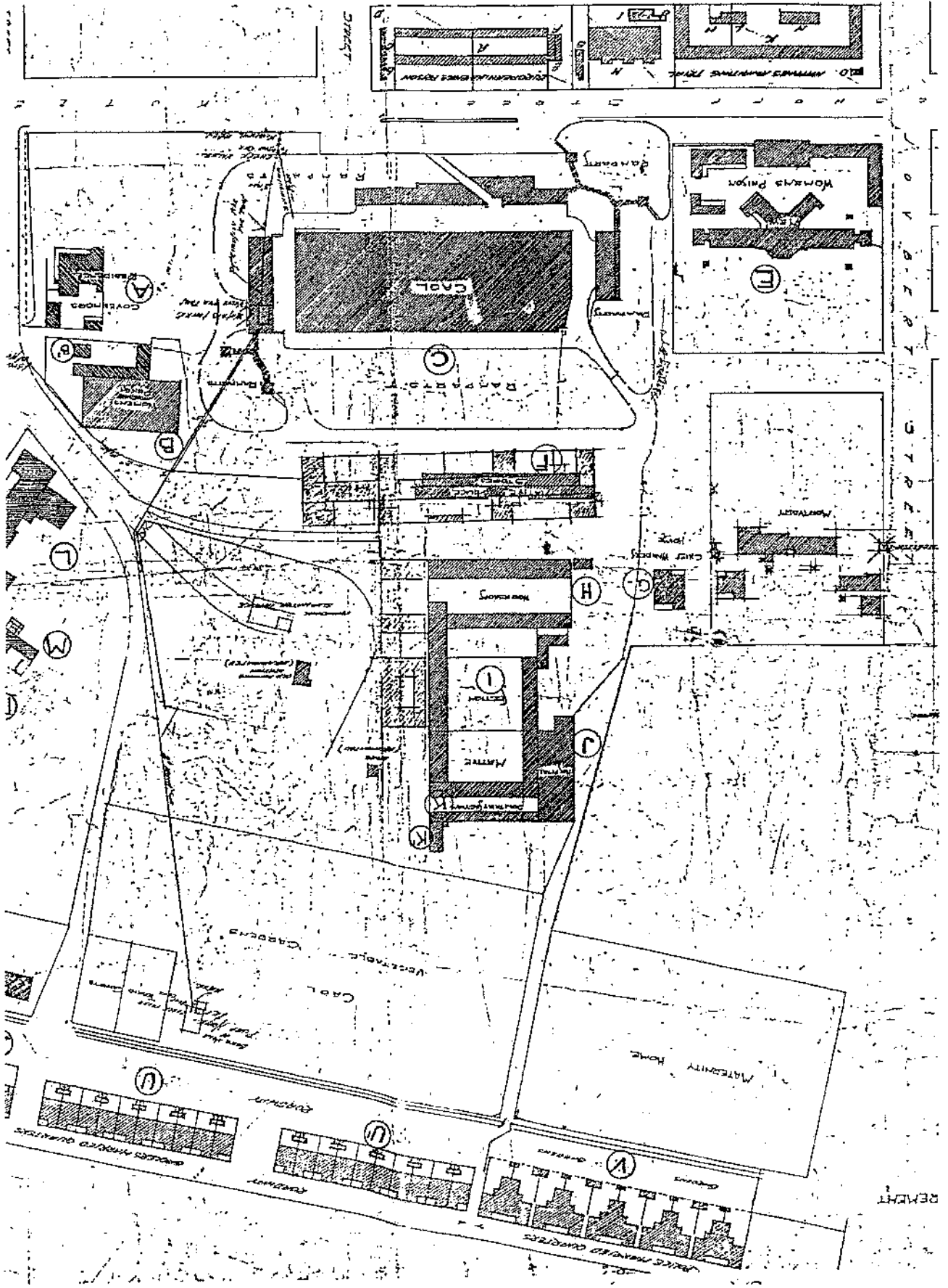
ANNEXURE 8.2 (iii): Plan Drawing No 3

Proposed Site Development of the Western Portion

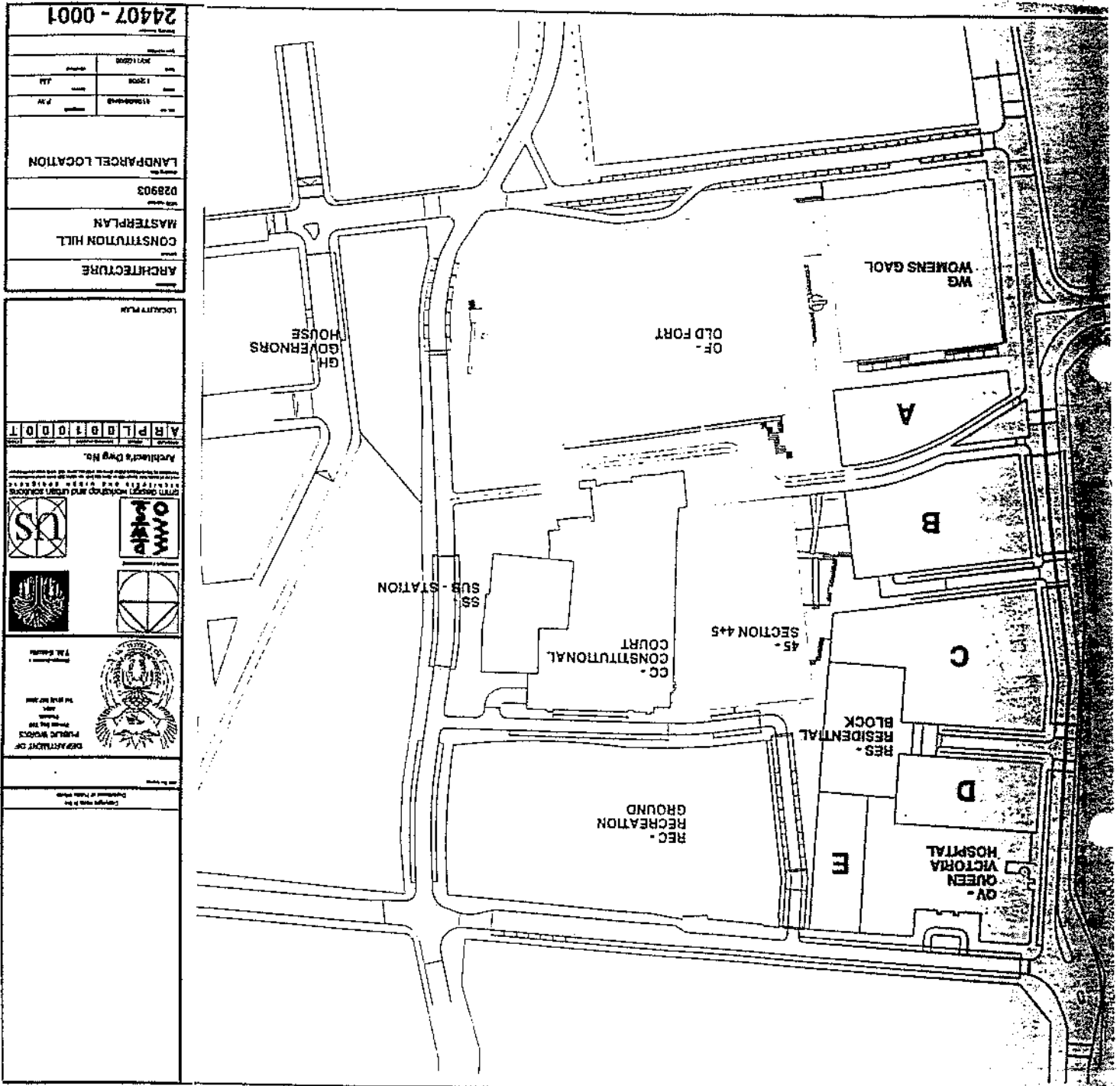


ANNEXURE 8.2 (v): Plan Drawing No 5

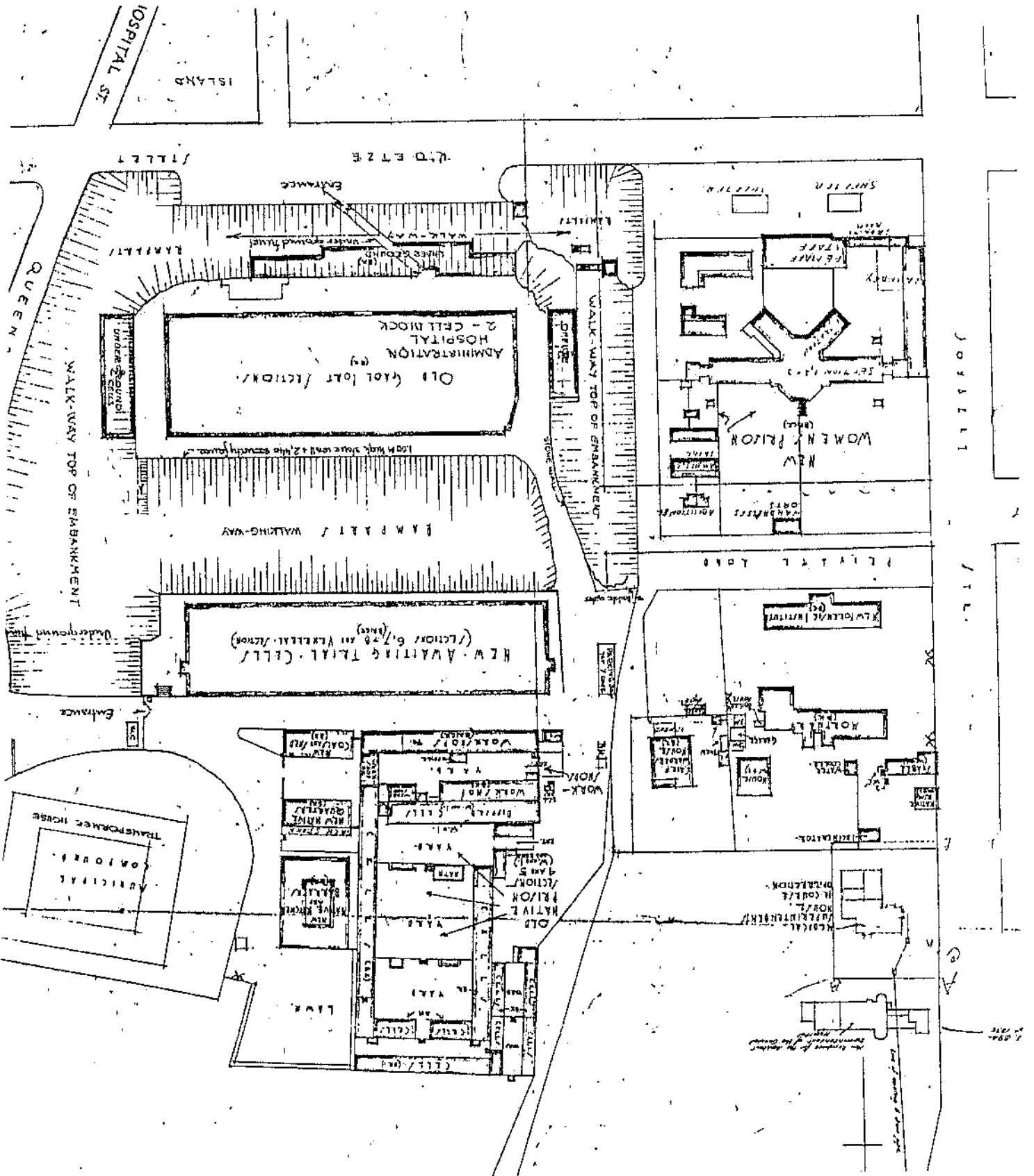
PWD Johannesburg; (Extract from) Site Plan circa 1905



ANNEXURE 8.2 (iv) Plan Drawing No 4
 OMM Urban Solutions Drawing No 2447-0001

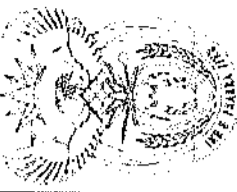


ANNEXURE 8.2 (vi) : Plan Drawing No 6
PWD Johannesburg; (Extract from) Site Plan 26 July 1936



NO.	DATE	AMENDMENT	D.P.W.



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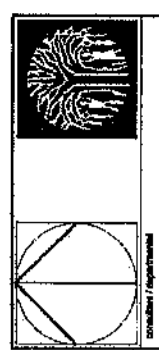
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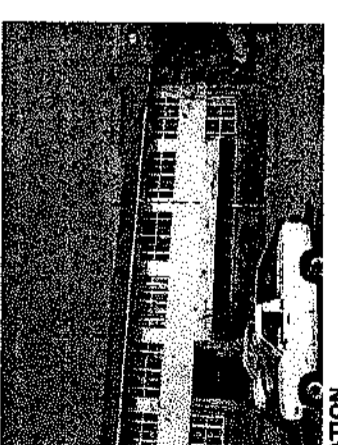
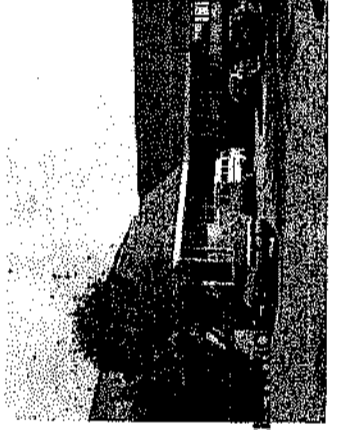
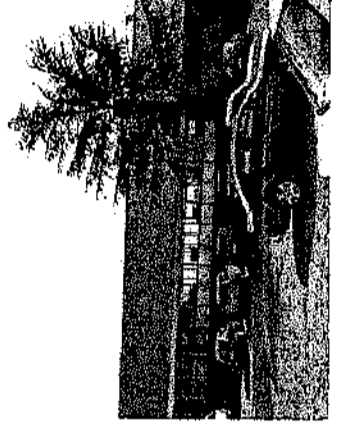
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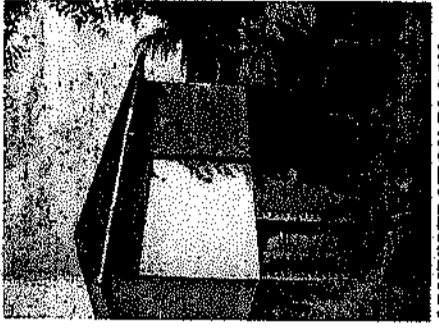
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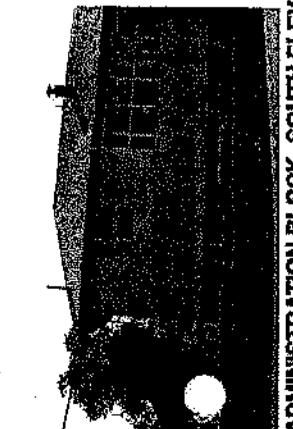
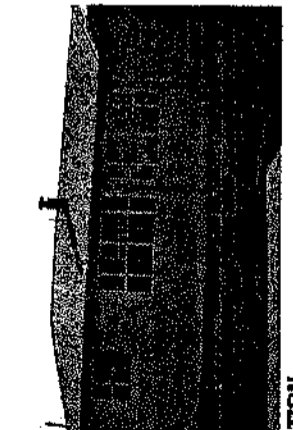
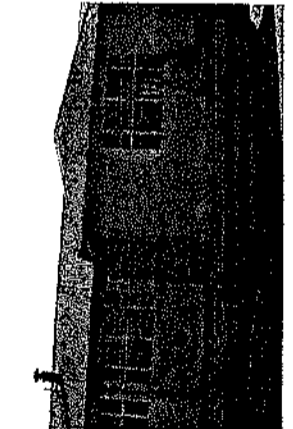
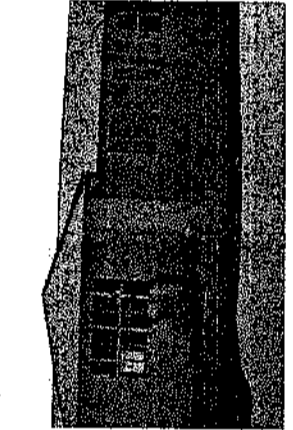
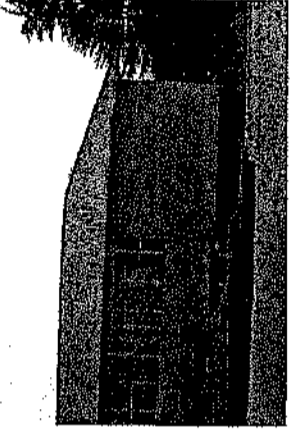
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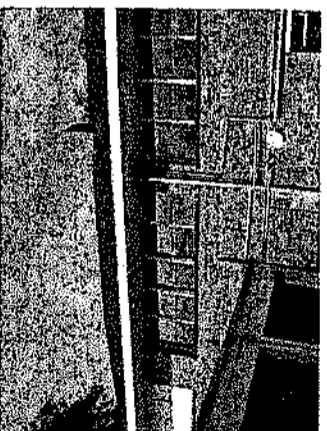
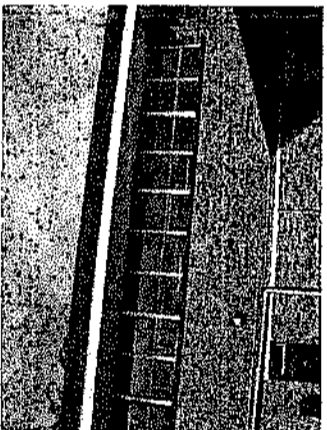
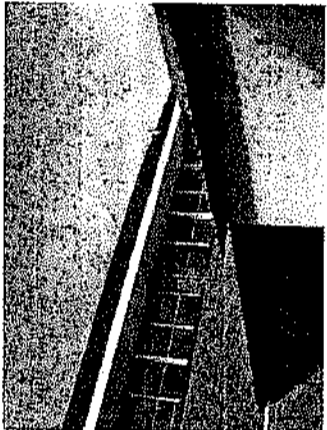
ADMINISTRATION BLOCK - NORTH ELEVATION



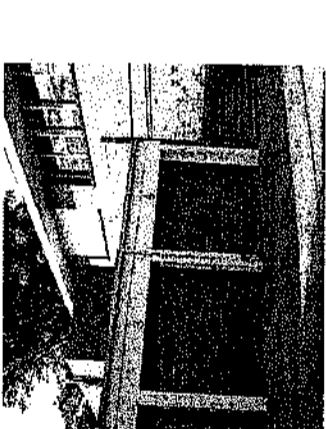
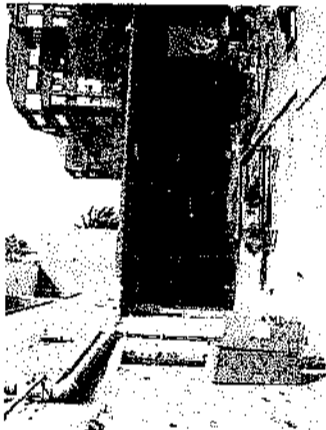
ADMINISTRATION BLOCK -EAST ELEVATION



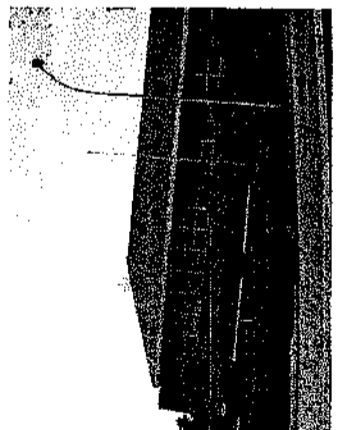
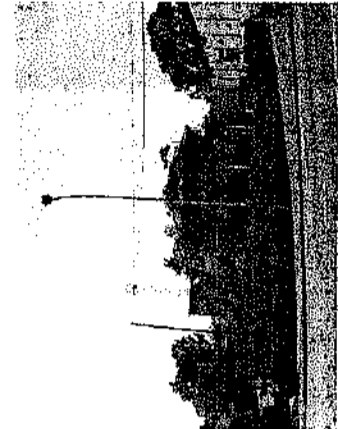
ADMINISTRATION BLOCK -SOUTH ELEVATION



MORTUARY BLOCK -NORTH ELEVATION



MORTUARY BLOCK BASEMENT YARD -LOOKING WESTWARDS



JOUBERT STREET (WEST) ELEVATION

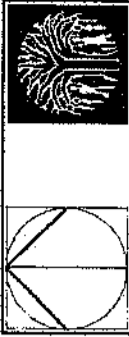
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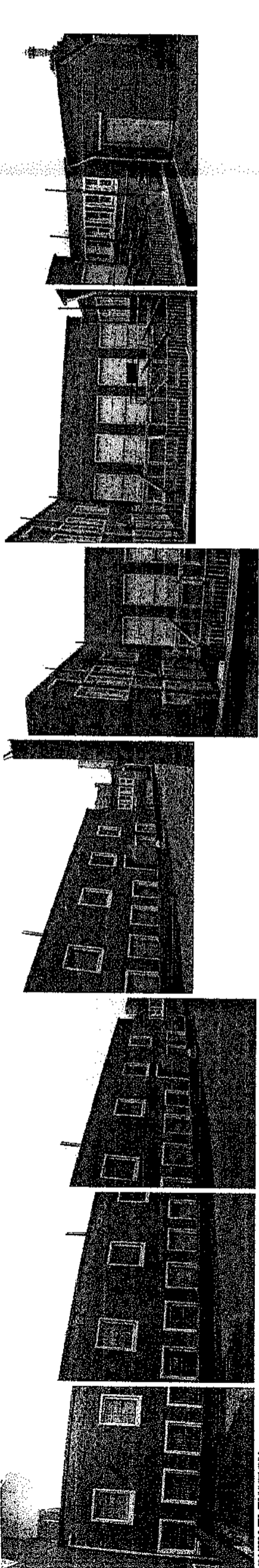
Development:
T.M. SOHRE



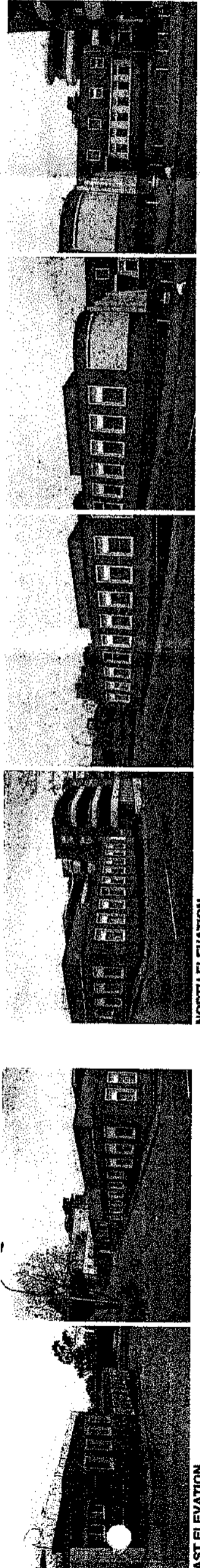
WWO
world design workshop and urban solutions
ARCHITECTS AND URBAN PLANNERS
P.O. BOX 10001, SANDTON, 2013, SOUTH AFRICA
Tel: (011) 798 1000 Fax: (011) 798 1001
Architect's Dwg No.

ARCHITECT'S DWG No.
A R S I 0 1 6 0 0 0 T

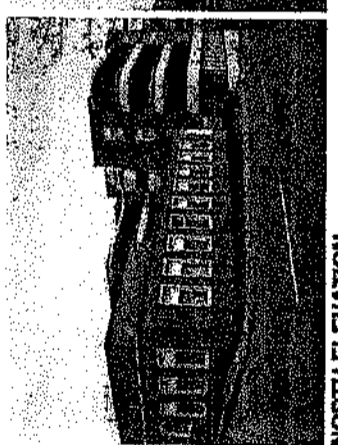
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Project	ARCHITECTURE
Client	THE NEW CONSTITUTIONAL COURT FOR SOUTH AFRICA
DWG No.	000567
Project No.	Q. VIC. HOSPITAL APRTMNT BLDG + KITCHEN PHOTOGRAPHS
Scale	1:100
Date	8/15/2001
Drawn	T.M.S.
Checked	T.M.S.
Project No.	24407 - 0018



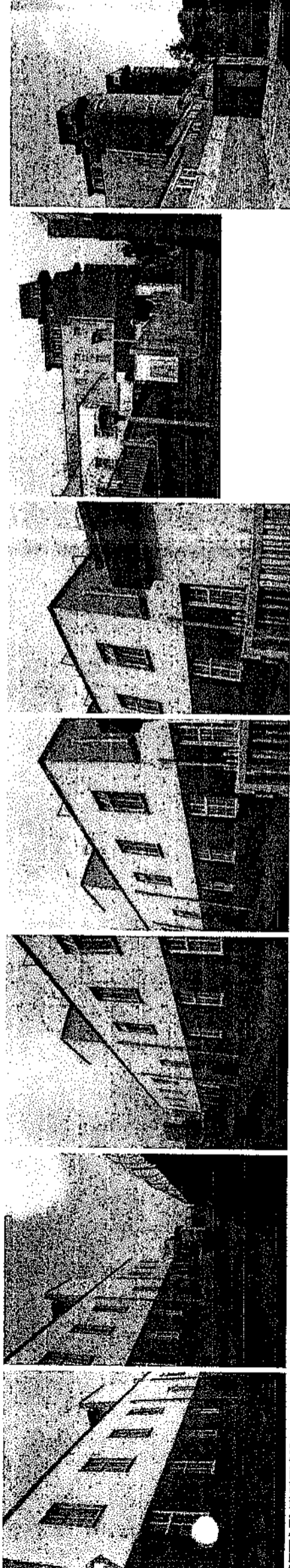
SOUTH ELEVATION



EAST ELEVATION (KITCHEN BLOCK)



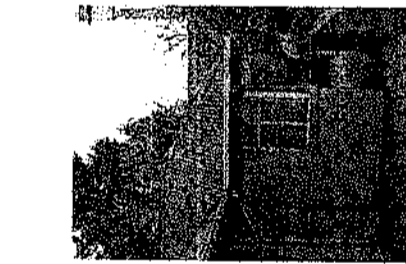
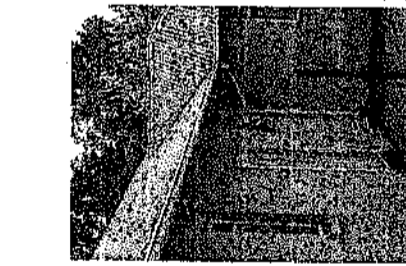
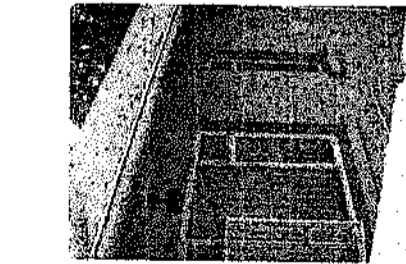
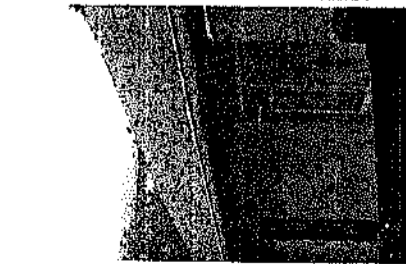
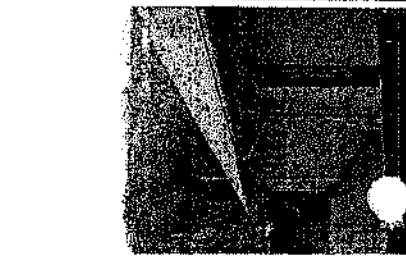
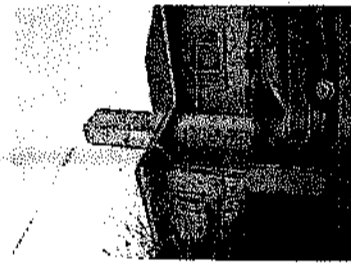
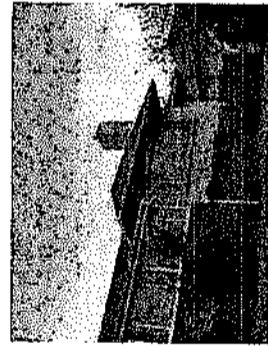
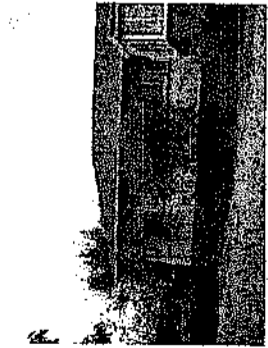
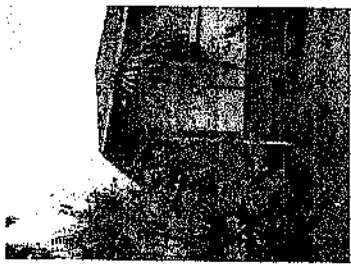
NORTH ELEVATION



ORTH ELEVATION

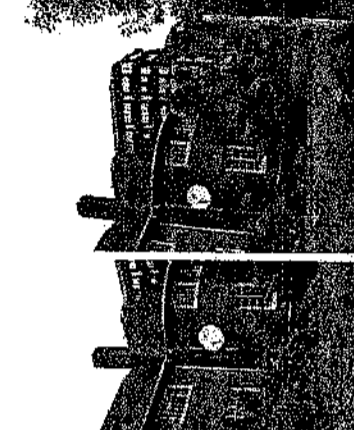
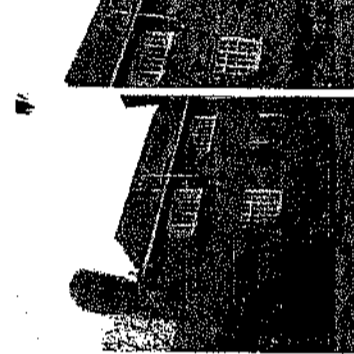
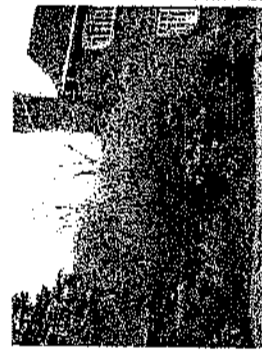


OUTH ELEVATION (APARTMENT BLOCK B)



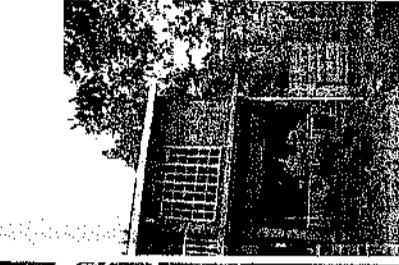
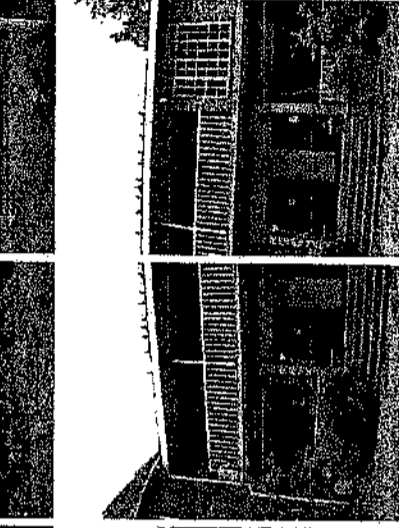
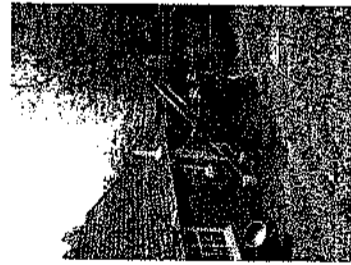
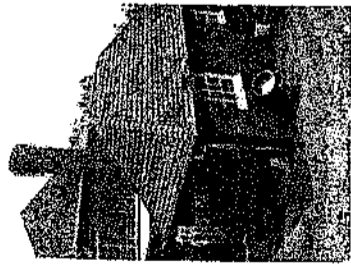
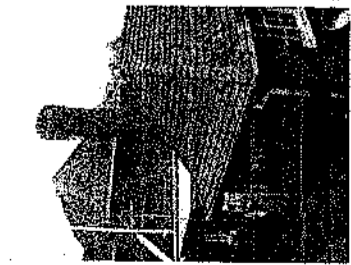
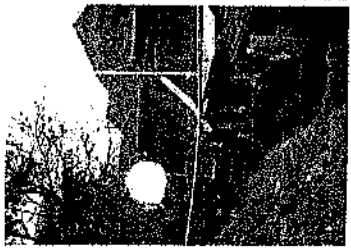
**SOUTH ELEVATION
HOSPITAL STAFF HOUSES**

NORTH ELEVATION



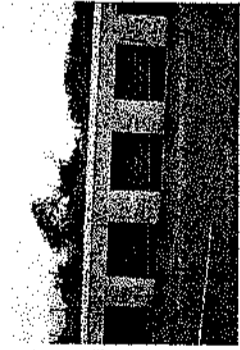
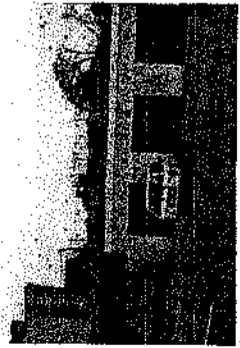
WEST ELEVATION

NORTH ELEVATION



WEST ELEVATION



**MEDICAL SUPERINTENDENT'S HOUSE
10. 14 JOUBERT STREET**



**AM HANCOCK
STREET HOUSES**

NORTH ELEVATION

WEST ELEVATION

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 <p>WVO Urban design workshop and urban solutions ARCHITECTS AND URBAN DESIGNERS</p> <p>Architect's Dwg No. ARS 1017000T</p>		
LOCALITY PLAN		
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