



OFFICIAL USE ONLY:
SAHRA Ref:
Date received:
Application No:
Application approved:
Not approved:
Date of permit notification:

APPLICATION

To destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a Provincial Heritage Site or a Provisionally Protected Place, or to alter or demolish a Structure 60 years old or more, as protected in terms of the National Heritage Resources Act (Act No. 25 of 1999).

PLEASE FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION.

1. APPLICANT

Name: Johannesburg Development Agency (JDA)
 Address: 90 Market Street
Johannesburg
 Post Code: Telephone: Fax:
 Identity Number: N.A. e-mail:

2. OWNER OF PROPERTY (when this is not the applicant)

Name: JDA
 Address: as above
 Post Code: Telephone: Fax:
 Identity Number: N.A. e-mail:
 Signature: [Signature] Date: 10/12/2000
P.P. J.D.A

3. SITE (indicate by means of a cross in the appropriate space(s) below):

- Provincial Heritage Site (previously a National Monument) Gazette No:
- Provisionally Protected Place
- Structure older than 60 years
- Situated Within a Heritage Area (previously Conservation Area)

Current use: *Varied*

Proposed Use: *Development of the Constitution Hill*

Name of Property: *Constitution Hill - Western Portion*

Address: *including Queen Vic Hospital, Mortuary etc -
Hendrick / Touart, Katze*

Erf/ Stand/ Farm no:

Magisterial District: *Johannesburg*

Address of Local Authority: *Metro Centric*

4. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect, Designer, etc.)

Name: *H. M. J. PRINS*

Qualification: *Heritage Consultant*

Company: *H. M. J. PRINS, ARCHITECT*

Address: *501 Mentone Court, Riviera Rd, Kildare*

Post Code: *2193* Telephone: *(011) 6169643* Fax: *(011) 6169643* E-Mail:

5. PROPOSED WORK (indicate by means of a cross in the appropriate space(s) below):

- Total Demolition of *some bldgs* Alteration Subdivision
- Partial Demolition of *Queen Vic Hospital* Restoration Rezoning
- Excavation Landscaping Departure *to develop Constitution Hill*

Other:

Drawing Reference Numbers and their Dates:

Document submitted
.....
.....
.....

Detail the manner in which the proposed work is carried out:

See document
.....
.....
.....
.....
.....
.....

Motivation For Proposed Work (Please motivate fully, with reference to conservation principles where appropriate. This space may also be used for additional details required above.)

As part of the development of Constitution Hill and the conservation of heritage buildings on the Eastern portion demolition is sought in order to make the retention of the heritage buildings i.e. the Last Women's Gael, Sections 4 & 5 and portion of Queen Victoria Hospital financially viable and sustainable
.....
.....

Approximate value of proposed work: R More than R100,000,000.00

Old buildings require special treatment in terms of specifications, techniques and planning of alterations:

What experience does the Primary Agent have in working with historical sites?

Member of N.M.C Plans application
Committee for ± 30 years.

What experience does the contractor working on the site have in working with historical sites?

Not appointed yet.

6. APPLICANT

I, H.M.J. PRINS
undertake fully to observe the terms, conditions, restrictions, regulations, guidelines and directions under which the South African Heritage Resources Agency may issue the permit to me.

Signature: H.M.J. Prins p.p. J.D.A.

Place: Johannesburg Date: 10/12/2000

ITEMS TO ACCOMPANY THIS FORM:

- * THREE SETS OF DRAWINGS, ONE OF WHICH MUST BE COLOURED-UP
- * PHOTOGRAPHS OF STRUCTURES IN THEIR PRESENT FORM AND IN CONTEXT
- * ANY OTHER INFORMATION REQUESTED BY SAHRA

PLEASE NOTE:

- * UNLESS THIS FORM IS SIGNED IT WILL NOT BE PROCESSED
- * IT IS AN OFFENCE IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT TO MAKE ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION

GUIDELINES FOR THE PREPARATION OF PLANS COMMITTEE SUBMISSIONS

INFORMATION

It is important to submit sufficient information to clearly describe the property and your proposals. To avoid delay in the consideration of your application, please make sure that your submission is complete.

The information required may vary according to the extent of your proposals. For example, if the proposal is very minor, the completed application form and photographs of the affected area may be sufficient. For a major structural alteration or addition to a national monument, however, historical and architectural reports and a full set of plans, sections, elevations and details may be required. If in doubt about the extent of information required, please discuss your proposals with the NMC's Regional Manager (see page 8).

Please note that the information submitted is required for NMC records. Two approved and stamped sets of plans will be returned to the applicant.

PLANS

Plans (see nos 1-3 and 8 below) must be copies of the original, and must be submitted in triplicate. All sets must be coloured in accordance with the instructions below, and signed in ink by the owner and the architect or designer and dated. One set will be kept by the NMC.

Plans should not be smaller than A4 size (210 x 297 mm) and should preferably not be larger than A0 size (841 x 1189 mm).

1. SITE PLAN

The site plan may be drawn at 1:1 000, 1:500, 1:200 or 1:100 scale, and the scale must be clearly stated on the plan. The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show -

- the north point
- the location of the site and any structures on it in relation to surrounding roads, buildings and other features
- existing buildings, structures, and pools on the site (coloured grey or uncoloured), proposed work (coloured red) and buildings or portions of buildings which it is proposed to demolish (in dotted lines)
- the erf/property/farm number of the site
- the extent of the declared area (in the case of a national monument)

2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, sections and elevations must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned.

The position of section lines must be indicated on the plan.

The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

MATERIALS	COLOUR
all existing	grey
demolition	dotted lines
new masonry	red
new concrete	green
new iron or steel	blue
new wood	brown
other	clearly indicated using colours other than those above

3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the plans submitted, a measured floor plan of the structure as it exists is required. It should preferably be at the same scale as the plans of the proposed work to facilitate comparison.

4. PHOTOGRAPHS OF EXISTING STRUCTURE(S) AND SURROUNDINGS

Sufficient photographs (colour or black and white) must be submitted to clearly illustrate the features of the affected building which are relevant to the application. Photographs showing all the elevations which will be affected by the proposed work, as well as a general view showing the building in its context, must be provided.

Photographs should preferably be mounted with photo corners on A4 sheets, and be keyed (indicating position and direction of view) to a suitable copy of the plan. Photographs not mounted are to be placed in an envelope. They will be kept and entered into the NMC's photographic data base.

5. HISTORICAL REPORT

When the building or site is of historical importance, a brief history of the occupation of the site and the phases of construction, as well as an assessment of historical significance is necessary. Consult the NMC's Regional Manager if you are in doubt about the amount of information required.

6. ARCHITECTURAL REPORT

An assessment of the condition of the building should usually be given. When required, provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance.

7. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials). If shutters are to be changed or added, this information should be included.

8. SURVEYOR'S DIAGRAM

A land surveyor's diagram is required for any application to subdivide a national monument. All copies must be signed by a registered land surveyor.

9. ARCHAEOLOGICAL REPORT

If the development is likely to disturb buried features and artefacts of historical, archaeological or palaeontological interest, a professional archaeologist must be hired to do an impact assessment and a written report must be submitted to the NMC. See the NMC publication "Archaeology for Planners, Developers and Local Authorities" for details.



SOUTH AFRICAN HERITAGE RESOURCES AGENCY

NORTHWARDS, 21 ROCKRIDGE ROAD, PARKTOWN 2194

P. O. BOX 87552, HOUGHTON, 2041

TEL: (011) 482 8365 FAX: (011) 482 8196

OUR REF: 9/2/228/35

YOUR REF:

ENQUIRIES: Ms J Kitto

DATE: 14 June 2002

Mr H Prins
22 Mentone Court
Riviera Road
KILLARNEY
2193

BY FAX: 646-9643

Dear Mr Prins

PROPOSED RESTORATION AND ALTERATION (INCLUDING PARTIAL DEMOLITION): EXISTING BUILDINGS AT WOMEN'S GAOL, CONSTITUTION HILL PRECINCT, (KOTZE AND JOUBERT STREETS), BRAAMFONTEIN

1. Your proposal and permit application in the above connection, dated 26 April 2002, refers.
2. In having considered the application in question, we herewith confirm that, in principle, we Support same and have no objection to the proposed alterations (including demolition) as envisaged in the proposal.
3. However, this in principle agreement is subject to the following conditions:
 - 3.1 the submission of a proposal demonstrating the retention of the memory of the buildings to be demolished (as they were part of an existing specific context); and
 - 3.2 the submission, for approval, of alteration plans for the existing main buildings as well as plans for the proposed new building/s (as undertaken in the application). **Please note that alteration plans should conform to the SAHRA draft conservation policy document for the Women's Gaol.**

4. The necessary letter of final approval will be issued subsequent to the receipt and consideration of the documents pertaining to the above two conditions.

Should you require any clarification, please contact us at the above telephone or facsimile number.

Yours Sincerely



Jennifer Kitto
Assistant Provincial Manager, Special Projects
For HEAD: PROVINCIAL OFFICE, GAUTENG