



TDA
CAPE TOWN

The City of Cape Town's Transport
and Urban Development Authority

FORM E&HM1(a)
APRIL 2018

TRANSPORT & URBAN DEVELOPMENT AUTHORITY
ENVIRONMENTAL MANAGEMENT
Environmental and Heritage Management Branch

CITY HERITAGE COMMENT ON DEVELOPMENT APPLICATIONS POTENTIALLY AFFECTING HERITAGE RESOURCES

PART 1 SITE AND PROPOSAL PARTICULARS		Reference No:	2018 YYYY	09 MM	06 DD	Applicants initials
Site address	224 Sir Lowry Rd, Woodstock			Erven	154709	
Owner	Tel	Applicant	Frik Vermeulen		Tel	
Proposal summary	Demolition & redevelopment of site (9 storey mixed use building)					

OFFICIAL USE ONLY

PART 2 HERITAGE TRIGGERS & SIGNIFICANCE		NHR Act Section: 34	HPOZ <input checked="" type="checkbox"/>		Other:			
Declared NHS / PHS <input type="checkbox"/>	CCT Grade (pre-2007)		1 <input type="checkbox"/>	2 <input type="checkbox"/>	3A <input type="checkbox"/>	3B <input type="checkbox"/>	3C <input type="checkbox"/>	Not graded <input type="checkbox"/>
CCT Grading (2015 audit underway)	National I <input type="checkbox"/>	Provincial II <input type="checkbox"/>	Metro IIIA <input type="checkbox"/>	Neighbourhood IIIB <input type="checkbox"/>	Street Context IIIC <input type="checkbox"/>	Not Cons. Worthy <input checked="" type="checkbox"/>	Exemption <input type="checkbox"/>	
Aesthetic <input type="checkbox"/>	Architectural <input type="checkbox"/>	Contextual/ In group <input type="checkbox"/>		Historical <input type="checkbox"/>	History of slavery <input type="checkbox"/>	Struggle history <input type="checkbox"/>		
Social <input type="checkbox"/>	Spiritual <input type="checkbox"/>	Community significance <input type="checkbox"/>		Associational <input type="checkbox"/>	Oral traditions <input type="checkbox"/>	Linguistic <input type="checkbox"/>		
Creative <input type="checkbox"/>	Natural features <input type="checkbox"/>	Tree(s)/Avenue <input type="checkbox"/>		Landscapes <input type="checkbox"/>	Uncommon <input type="checkbox"/>	Burial grounds <input type="checkbox"/>		
Archaeological <input type="checkbox"/>	Paleontological <input type="checkbox"/>	Technological <input type="checkbox"/>		Potential for information <input type="checkbox"/>	Scientific <input type="checkbox"/>			

PART 3 CITY COMMENT ON PROPOSED DEVELOPMENT TO HWC

This does not in any way constitute approval or refusal of an application

Drawing No(s) Heritage Statement dated September 2018	Rev	Date
<ul style="list-style-type: none"> E&HM is in agreement with the assessment that the building is a nondescript, utilitarian structure with insufficient architectural value or contextual contribution to merit its retention. E&HM is supportive of the demolition. <p>- Broad principles for proposed redevelopment has been discussed and include the following:</p> <ul style="list-style-type: none"> - A podium level to respond to the datum of 2/3 storey buildings in close proximity to the site; - A sensitive response in terms of scale and interface along Brook Street to respond to the low rise residential fabric; - A positive interface of the podium level with Sir Lowry/ Victoria Road, to create a 'presence' and defined edge; - Active ground floor uses; - Public realm improvement and landscaping; - The mitigation of parking facades and entrances; - Sufficient setbacks and articulation of upper levels to avoid a monolithic tower typology. 		
Suggested conditions: Principles as outlined above		

Support <input checked="" type="checkbox"/>	Not Supported <input type="checkbox"/>	Official's Name B.Irrgang	Official's Signature	Date 06/09/18
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