

Our Ref:



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Gcobani Sipoyo
Tel: 021 465 2198
Email: gsipoyo@sahra.org.za
CaseID: 12901

Date: Thursday October 18, 2018
Page No: 1

Final Comment

In terms of Section 8(2) [Sec 38(8)] of the National Heritage Resources Act (Act 25 of 1999)

Attention: Mr Frederik Saaiman Vermeulen
MLH Architects & Planners
3rd Floor
Graphic Centre
199 Loop Street
Cape Town
8001

Total demolition of buildings on Erf 154709 Cape Town in order to allow for redevelopment of the site for mixed use purposes.

Thank you for submitting your application to the South African Heritage Resources Agency for comment. The application was reviewed by the South African Heritage Resources Agency, (SAHRA) Built Environment Unit. The application was reviewed using the documents below, which form part of the submission. The application is for the demolition of buildings on erf. 154709 224 Sir Lowry Road, Woodstock. The following supplementary documents were assessed as part of the application:

1. Erf 154709 stamped plan.pdf
2. Erf 154709_HWC Comment Form.pdf
3. 20180830_145345a.jpg
4. 20180830_145728a.jpg
5. Erf 154709_HWC Comment Form.pdf
6. Locality Map.jpg
7. Erf 154709 stamped plan.pdf

SAHRA agrees with the City of Cape Town that the following should be taken into account when redeveloping the site;

Broad principles for proposed redevelopment has been discussed and include the following:

- 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

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Page No: 2

- 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

Please note: A closing report must be submitted to SAHRA Built Environment Unit upon completion of works as a matter of record.

Therefore, SAHRA Built Environment Unit, in principle, has no objection and gives support to the above application and the carrying out of the demolition of buildings on **erf. 154709 224 Sir Lowry Road, Woodstock**, the provided that all heritage related principles are adhered to by the applicant. Should you have any queries please do not hesitate to contact Mr. Ben Mwasinga Manager: Built Environment Unit at bmwasinga@sahra.org.za and Mr. Gcobani Sipoyo, Heritage Officer at gsipoyo@sahra.org.za.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

Gcobani Sipoyo
Heritage Officer
South African Heritage Resources Agency

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Page No: 3

Ben Mwasinga
Manager: Built Environment Unit
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/511970>
(, Ref:)

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
3. SAHRA reserves the right to request additional information as required.