

IDENTIFICATION OF HERITAGE RESOURCES IN AND AROUND THE PRECINCT

-SHOW COURTYARDS TO QUEEN VIC.

CONSTITUTION HILL URBAN DESIGN CONTROLS
URBAN DESIGN CONTROLS (DRAFT)
 MARCH 2012

HERITAGE PACKAGING AND APPROACH

A significant agglomeration of independent but related heritage resources exist within the Constitution Hill Precinct. Due to the distribution of the resources within a managed precinct, it is suggested that a protected area be declared. The protected area would protect all resources within a defined area. The proposed protected area is indicated in the red outline.

ISSUES

Matters of concern regarding the future development of the Constitution Hill precinct include:

- The relationship of new structures to heritage resources
- Views and vistas of and from heritage resources
- *Sense of place* that is afforded by the structures should not be compromised

Where particular vulnerable areas exist, guidelines have been put in place to mediate between new and old structures.

SOUTH AFRICAN HERITAGE RESOURCES AUTHORITY

The rich heritage resources located within the Constitution Hill Precinct demands that the heritage authority be informed of any intention to develop the site. Consultation has taken place in September 2010 with the SAHRA Chairperson, Phil Mashabane, a member of the SAHRA Council, who in principle has agreed that the area shown on this drawing can be motivated for declaration as a protected area. This consultation has occurred pending the appointment of a SAHRA Council by the Minister. Mr Mashabane has communicated that he will motivate for the adoption of declaring the proposal a protected area once the Council is properly in office.

Although not necessarily declared, the drawing refers to adjacent heritage resources that are protected under Section 34 of the NHR Act. These buildings are deemed to have cultural significance though not necessarily declared as heritage resources. These structures will form part of the area referred to as the affected area.

WAY FORWARD

The heritage authority would require suitable documentation that identifies a clear approach to development on the site.

KEY

1. The Old Fort
2. Constitutional Court
3. Number 4 and 5 prison
4. Womans Goal (old and extension)
5. Nelson Mandela Centre of Memory (proposed)
6. Nurses Home
7. Queen Victoria Hospital
8. Old Warden's House (proposed for demolition)
9. Kidneys event space (proposed for demolition)

**HERITAGE
 PACKAGING AND
 APPROACH**

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CONSTITUTION HILL – ITS HERITAGE STATUS BACKGROUND INFORMATION

The Fort was declared a National Monument in 1964 in terms of the National Monuments Act.

The National Monuments Act was repealed in 1999 and replaced by the National Heritage Resources Act (NHRA), in terms of which legislation (Section 58(2) applies).

Section 58(2)

“The National Monuments Council established by section 2 of the previous Act is hereby abolished and all its assets, rights, liabilities and obligations shall devolve upon SAHRA without formal transfer and without payment of any duties, taxes, fees or other charges. The officer in charge of registration of deeds registry must, on submission of the title deed and on application by the authority concerned, endorse such a title deed with regard to such development”.

In terms of regulations gazetted, all “National Monuments” became Provincial Heritage Sites pending classification in terms of Section 7 of the NHRA, but a few exceptions were made, and the Fort was one of those classified as a National Heritage Site.

When the Justices of the Constitutional Court decided that the Constitutional Court should be located adjacent to, on the north side, of the ramparts of the Fort, the South African Heritage Resources Agency (SAHRA) let it be known that it intended to extend the area of the already declared Fort, to include the whole of Constitution Hill. It is not clear whether such an intention was ever implemented, but be that as it may, the appropriateness of such a step has merit and any development on Constitution Hill should take this real possibility seriously. The consultants are aware of the sensitive heritage issues pertaining to the Hill and the proposed.

In 2001, when the JDA was intent on the development of the super basement on the west side of Constitution Hill, it was required to provide a heritage impact assessment (HIA). The proposal submitted to SAHRA involved the demolition of a number of structures on the western side of the Hill that were protected under Section 34 of the NHRA. The SAHRA was loath to approve the demolitions and it reluctantly agreed, but with the proviso that those structures to be demolished, having, as it was claimed, cultural significance, should be suitably commemorated when the structures above the super basement were developed. This undertaking needs to be taken into account and is addressed later. (See Urban Design Concept on page 4)

The HIA referred to above was in name only and took place at a time when the NHRA was comparatively new, and some of the provisions of Section 38 were not included. For example, Section 38(3)(e) calls for consultations with interested and affected parties. This never took place. Nonetheless SAHRA approved the HIA (sic) that was limited to the western portion of the Hill and included the renovations to the Fort, the Ramparts, the Women’s Gaol and the demolition of all the structures that once existed between the Womens’ Gaol in the south and the Queen Victoria Hospital in the north. It did not include:

- The Constitutional Court;
- Work on the Nurses Home or Queen Victoria Hospital (the Queen Vic);
- developments above the super basement; nor
- the land north of the Constitutional Court, on the east side of the Queen Vic and fronting onto Sam Hancock Street.

APPLICABLE SECTIONS OF THE NHRA

Four sections of the NHRA are applicable to the heritage resources of Constitution Hill as seen in the context of future developments there. These are Section 27, 28, 34 and 38.

Section 27 (1) relates to Heritage Sites and requires the SAHRA to:

“...identify those places with qualities so exceptional that they are of special significance...and must investigate the desirability of their declaration as national heritage sites”.

It is highly unlikely that SAHRA will react proactively to this section of the NHRA but it is certain that if a heritage impact assessment is called for (as is likely) the Court will be identified as possessing cultural significance. However, whether or not the Court is declared a heritage site, the proposals for the development of Sites B, C, D and E are based on the assumption that the Court warrants heritage status.

Section 28 (1) relates to protected areas and could, on a site like Constitution Hill, with its mix of old and new structures, be the best way to protect the heritage resources of the Hill. Furthermore, of all the provisions of the NHRA dealt with in this report, it provides the most holistic and long term protection of its heritage resources.

“SAHRA may, with the consent of the owner of an area, by notice in the Gazette designate as a protected area—

(a) such area of land surrounding a national heritage site as is reasonably necessary to ensure the protection and reasonable enjoyment of such site, or to protect the view of and from such site”

This provision has relevance to all the heritage resources of Constitution Hill and special relevance to the Constitutional Court and, in particular, the “view of and from” the Court.

Section 34 (Also known as the 60 Year Rule). At the time the Judges of the Constitutional Court decided that the Court should be built on what is now called Constitution Hill, SAHRA intimated that they were considering the declaration of the eastern portion of Constitution Hill as a Heritage Site. Such a declaration would not have included the Constitutional Court building which was under construction at the time and still remains unprotected in terms of any provision of the NHRA. Seen in the context of the other heritage resources on the Hill, the lack of protection is not desirable because changes to the exterior of the building could impact negatively on other heritage resources in proximity to it, and developments in proximity to the Court can be detrimental to its cultural significance.

It seems that the intention to proclaim the east side of the Hill was never implemented, possibly because, unlike the Court building, there was no need to do so because the structures there were already protected by Section 34(1) of the NHRA which states:

“No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority”

As defined in the NHRA “alter” means “any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or other decoration or any other means.”

Section 34 is relevant to the conservation of the Queen Vic, the Nurses Homes and any other heritage site or protected site that may need to be altered.

Section 38(1) prescribes the criteria that apply to developments for which heritage impact assessments (HIAs) may be required and calls upon a developer to inform the responsible heritage authority of such a development, and the heritage authority may then call for an HIA.

The proposed developments on Constitution Hill qualify on several grounds for an HIA. Taking this into account, the proposals for Site B, C, D and E have been designed to minimise the impact that developments may have on the heritage resources of the Hill.

IMPACT ON THE HERITAGE RESOURCES OF CONSTITUTION HILL

Of special note at this time, because care must be taken to ensure, when planning the developments on the areas marked B, C and D seen on the aerial photograph on page 1 of the Urban Design Proposal, that the developments on these sites do not impact negatively on the heritage or protected structures situated at Constitution Hill.

The Fort marked (1) and the Women’s Gaol, marked (4) are proclaimed national heritage sites. The Nurses’ Home marked (6) on the east side of Site C, the Queen Victoria Hospital, marked (7) on Site D are protected against demolition or unsuitable alteration by Section 34 of the National Heritage Resources Act (NHRA), as is Section Four and Five marked (3). All warrant either national or provincial heritage site status.

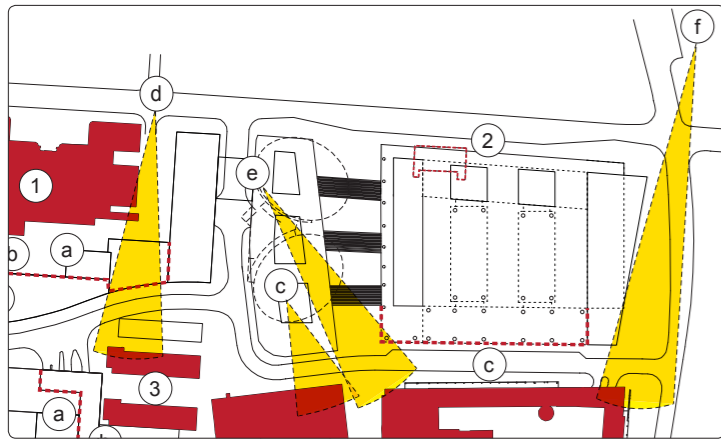
The Constitutional Court marked (2) on the aerial photograph has not been declared a heritage site. Nor is it protected from demolition or alteration in terms of the NHRA, but does warrant proclamation as a national heritage site by virtue of its historic, architectural, aesthetic and social significance. Therefore the impact on it of developments at Constitution Hill must be assessed, together with all the other heritage resources existing at Constitution Hill.

The Heritage resources that are likely to be affected by the developments of B, C and D are:

- The Womens’ Gaol;
- The Nurses’ Homes;
- The Queen Victoria Hospital (Queen Vic)
- Section Four and Five

and on Site E:

- The Queen Vic;
- The Nurses’ Homes
- The Constitutional Court (including the African Steps)
- Section Four and Five



ELEMENTS OF HERITAGE VALUE PERTAINING TO PARCEL E
THE URBAN DESIGN CONCEPT

The urban design concept that this report supports begins with the recognition that Constitution Hill is a site of extraordinary cultural significance; that the Court warrants national heritage status and that the development proposed for Sites B, C, D and E must respect and enhance the cultural value of the heritage resources of the Hill. This is translated into the following proposals: (1) for Sites B, C and D and (2) for Site E.

1. DEVELOPMENTS ON SITES B, C AND D

Developments on Sites B, C and D are situated above a parking garage that covers the entire western side of Constitution Hill and encroaches slightly on Site E. The height and plan configuration of future developments above the roofs of the garage are constrained by structural considerations, i.e. by where the columns are below, and what load the columns below are designed to carry.

It follows that the developments on Sites B, C and D are already largely predetermined, but guidelines are required to inform developers as to how to minimise the negative impact of developments on the heritage resources identified above. Put in a more positive light, the guidelines should direct attention towards enhancing the cultural significance of the heritage resources affected by a development.

The guidelines should provide developers with insights into the following. The treatment of:

- The horizontal surfaces between developments;
- The edge at both pavement and at podium level on the west side where the developments interface with Joubert Street;
- The edge at both ground level and at the podium level where the developments interface with Section Four and Five;
- The interface between developments on Site C and D where these developments impact on the Nurses' Homes;



NUMBER FOUR AND FIVE AND THE COURT

- The interface between Sites B and C where these developments impact on Section Four and Five; and
- The interface between Site D and the Queen Vic. Site D in relation to the Queen Vic is problematical because it is situated so close to the south side of the Queen Vic and if not handled sensitively, could damage the amenity of the south facing rooms at the Queen Vic and the north facing rooms of the development on Site D.

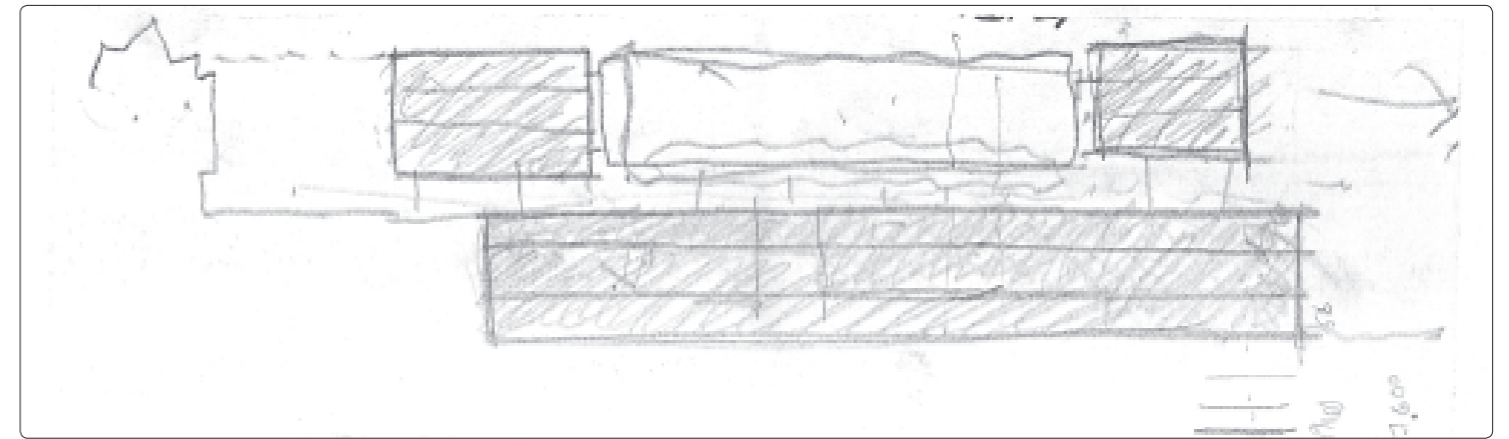
COMMEMORATION

The buildings that were demolished to make way for the super basement will be suitably commemorated. This is a commitment made when SAHRA approved the demolitions of the structures that once existed on the west side of Constitution Hill, prior to the construction of the super basement. It was conditional that what was demolished should be suitably commemorated in the future development, i.e. Sites A, B, C and D.

2. THE DEVELOPMENT ON SITE E

The site is characterised by the following features: Structures of cultural significance adjacent to the Site E. They are:

- The Constitutional Court and the African Steps on the south side;
- Section Four and Five also on the south side;
- Still on the south side but to the west, are the two Nurses' Homes; and
- Due west is the Queen Vic.
- Sam Hancock Road on the north;
- Hillbrow to the east;
- The Pieter Roos Park and Parktown to the north;
- The steeply sloping site from south to north has been cut and filled with the result that ground level is well below the level of the Constitutional Court on its north side; and



CONCEPTUAL SKETCH SHOWING BUILDING ILLUSTRATING RELATIONSHIP TO COURT AND TOPOGRAPHY

- The concrete structure of the super basement projects above the ground level on the west and is between Site E and the Queen Vic.

The characteristics referred to above have, to a greater or lesser extent, influenced the proposals for Site E. Therefore steps have been taken to ensure that the architectural elements relating to the various culturally significant structures are maintained and even enhanced. The two structures perceived to be most affected are Section Four and Five and the Constitutional Court

THE CONSTITUTIONAL COURT

The Court is a modest structure. It does not proclaim its importance but it does have a number of iconic elements or views of the building that should be protected. The declaration of the Court as a Heritage Site, seen in the context of the other heritage resources of Constitutional Hill affords the best opportunity to conserve these resources holistically.

- The iconic elements referred to are:
- The north east corner of the building and the view as seen when approaching via Queens Road from the north;
- The view from the entrance to the Site from Queens Road (not the entrance to the Parking Garage);
- The main entrance on the east side of Constitution Square;
- The north-west corner of the building at the lower end of the African Steps;
- The conserved stair towers of what once the Awaiting Trial Block, demolished to make way for the building of the Court;
- There may be others that should be added to the list.

Without diminishing the value of heritage site status it should be noted that this protects a structure itself, standing alone, but it does not protect a heritage

structure from incompatible developments adjacent to, or in close proximity to a heritage site. Thus in the case of the Court the views to and from a heritage site, and the iconic elements referred to above, are not protected.

Further iconic elements of the Constitutional Court are as follows:

- The Forecourt on the north side of the Court Library On the north side of the Court there is a road that runs parallel to the north face of the Court. The land on which the Court is built falls steeply from south to north with the result that the road referred to above is well below the top of the African Steps. Still further to the north the natural slope has been altered, by cut and fill, to form terraces, the lowest of which is at the level of Sam Hancock Street.

As it exists today the Court benefits very little, if at all, from the space in front of its library (i.e. Site E) because the drop from the upper road (at the level of the Court's parking garage) and Sam Hancock Street is three floors high.

The proposal for the development of Site E grasps the opportunity afforded by the land fall to create a landscaped, open civic space at the level of the upper road. Therefore the proposed development on Site E can be described as a building below the level of the upper road with its roof becoming a landscaped space with panoramic views of the Pieter Roos Park and Parktown. In effect, therefore, the three floors below the upper road form a podium with columns supporting three quite low structures and a fourth one that is higher, fronting onto Queens Road and Hillbrow.

- The north east and south west corner of the Court The north face of the Court, housing the library, is distinguished by two iconic elements at its east and west ends.



CONSTITUTION COURT LIBRARY (HEIGHT)
THE EAST END

The east end of the library wing is what one sees when approaching the Court from the north along Queen Road. The end is made special by architectural details culminating in two pyramidal tiled roofs and above the entrance to the garage the name of the Court is visible in all the official languages.

THE WEST END

At present the African steps terminate at the north-west end of the Court's library. It is proposed that the African Steps should be extended to meet Sam Hancock Street. Thus the north-west corner of the library is given even greater significance than before by virtue of it becoming a pedestrian and vehicular node, further enhanced by the extension of the African Steps to connect the heart of Constitution Hill to Sam Hancock Street and the north. Furthermore, like the east end of the library, the architectural treatment is different from the treatment that lies between the two ends and the logo of the Court is prominently displayed at the west end.

Seen in relationship to what is described later as Conhill Park, the fact that the Park is at the level of the upper road makes the north-west corner of the Court building as visible, and possibly more so, than it is at present.

• **THE IMPACT OF THE PROPOSAL ON THE NORTH FAÇADE OF THE COURT**

At present the entire north façade of the library is visible from afar, but it is contended that what lies between the iconic elements of the north façade is a concrete grille that is repetitious. This is not intended to be a criticism of the façade. The concrete grille takes its form from the function behind it, but what is suggested is that, provided the east and west ends are visible from the north, what lies between does not warrant the preservation of the distant view that presently exists. From the upper road the full view of the façade is preserved but it should be noted that due to the fall in the site, the view from Sam



NUMBER FOUR AND FIVE STONE WALL

Hancock Street is seriously compromised whilst from the public space at the upper road level, more of the façade will be visible.

• **THE STONE WALL ON THE NORTH SIDE OF SECTION FOUR AND FIVE**

The stone wall has been identified as culturally significant because it encloses and defines a place of historic importance. Within the notorious prison enclosure black prisoners were kept under appalling conditions, amounting frequently to torture. Seen from the north it provides the best view of the building. With time the stone has weathered beautifully and, together with its historic importance, it has aesthetic and architectural value.

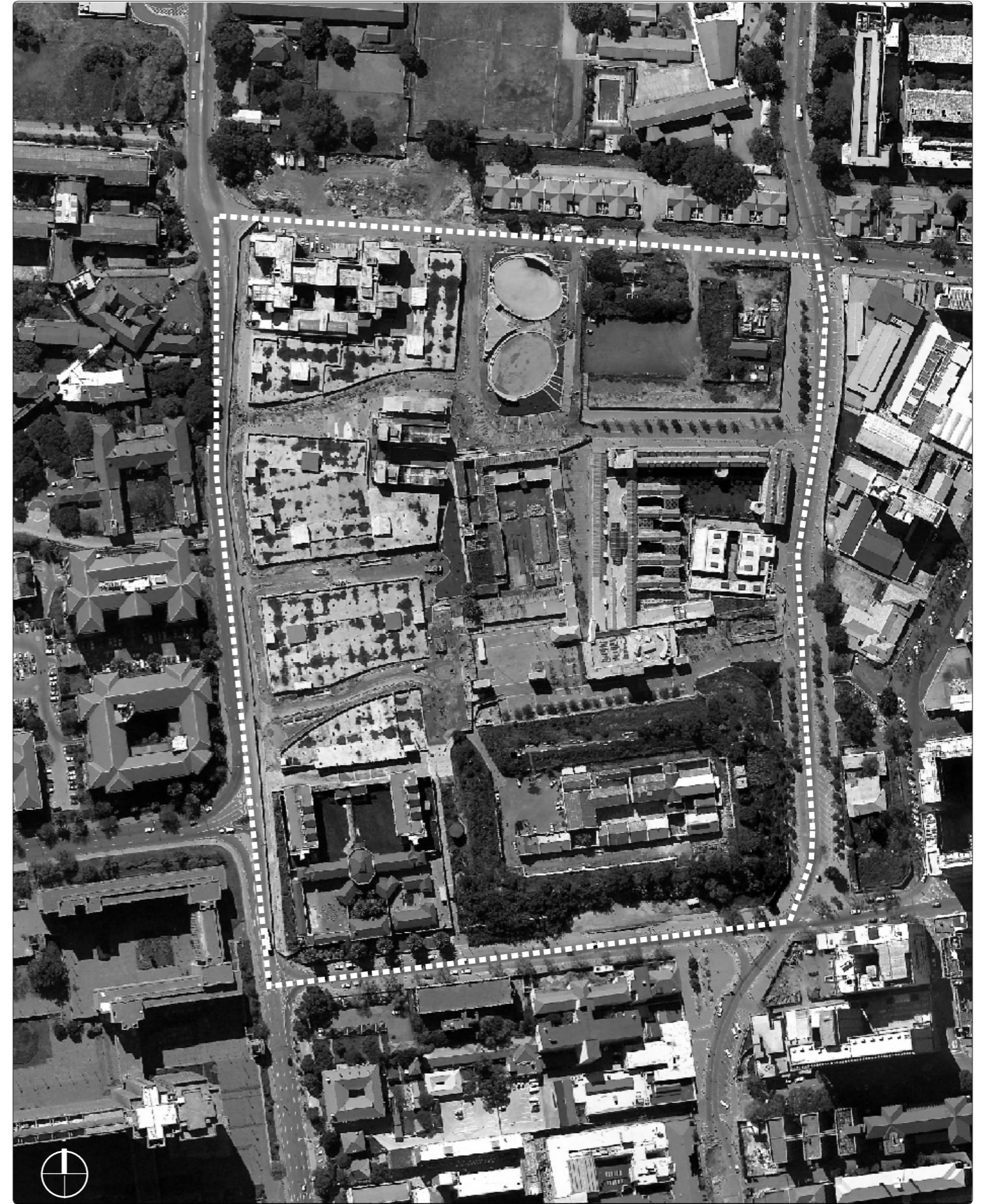
The proposal for Site E takes into account that, to be appreciated, the wall must be visible from the north. Therefore, the roof of the structure, referred to as Conhill Park, is limited to the level of the road that runs along the north side of the Court. Thus the stone wall should be fully exposed to views from the north.

• **CONHILL PARK**

The roof of the structure at the level of the road is to be planted and landscaped and by so doing the open space that Conhill Park affords is strategically placed because from this point of vantage the full extent of the north façade of the Constitutional Court; the African Steps; one of the Nurses' homes; the stone wall of section Four and Five, and the Queen Vic are all visible.

• **BUILDING HEIGHTS**

The scale of the structures on Site E is compatible with those existing at the Court library, the Queen Victoria Hospital and the Nurses' Home. The one exception is the structure adjacent to Queens Road, which is taller and is more in keeping with the scale of Hillbrow that it overlooks.



AERIAL VIEW OF STUDY AREA

MOTIVATION FOR THE PROTECTION OF CONSTITUTION HILL IN THE EVENT THAT SITES B, C ,D AND E ARE DEVELOPED, BUT NOT NECESSARILY ALL AT THE SAME TIME

1.0 THE STATUS OF CONSTITUTION HILL (CON HILL)

All the structures, with the exception of the Constitutional Court, are older than 60 years and are therefore protected in terms of Section 34 of the National Heritage Resources Act (NHRA).

In the case of the Constitutional Court it is a structure of architectural and aesthetic significance and is also of historic importance, notwithstanding its comparatively short history. The Constitutional Court enjoys no protection at present, except that the Chief Justice has the right to sanction all future developments at Con Hill. It is the opinion of the authors of this proposal that the Constitutional Court should be declared as a National Heritage Site, or be protected in some other way that entrenches its cultural significance.

There are two provisions of the NHRA that are available to protect the Constitutional Court and other heritage resources. These are Section 38 (Heritage Resources Management) and Section 28 (Protected Areas).

2.0 SECTION 38 OF THE NHRA (HERITAGE RESOURCES MANAGEMENT)

Section 38 requires inter alia that a development site exceeding 5000 square metres shall, at the discretion of the responsible heritage authority, require a heritage impact assessment (HIA). In order to perform an HIA the nature of the proposed development (i.e. coverage, bulk and height, massing etc.) must be taken into account in any assessment of the impact. Therefore if developments take place at different times, the HIA will deal only with the intended development or developments, and it will be necessary, as other developments come on stream, to perform HIAs in relation to the nature of such intended developments. By this means the Constitutional Court, as one of the heritage resources of Con Hill, will enjoy protection in as much as the impact on the Court and all other heritage structures has to be assessed.

The preparation of an HIA can be a lengthy process and an expensive one. Therefore on a site that is expected to develop, not necessarily all at the same time, this could necessitate having to repeat the HIA process whenever a development is mooted.

3.0 SECTION 28 (PROTECTED AREAS)

Section 28 would necessitate identifying all the heritage resources and proclaiming them as Heritage Sites. Section 28 is intended to protect the view of and from such Heritage Sites, an important objective at Con Hill. Each and every development of sites B, C, D and E would then have to take into account the reasonable enjoyment of such a site, ensuring its protection. It seems that this provision is best

suited to Con Hill and would allow development to take place at different times.

Subsection 5 of Section 28 states that "a heritage resources authority may make regulations providing for specific protections for any protected area which it has designated, including the prohibition or control of specified activities by any person in the designated area". This is also likely to benefit the long term protection of the Court.

Preliminary discussions have taken place with the immediate past Chairman of the South African Heritage Resources Authority (SAHRA), prior to his relinquishing office, and he was favourably disposed to a Section 28 (Protected Area) declaration for Con Hill. However, the Chairman is no longer in office and the Provincial Heritage Resources Authority, Gauteng (PHRAG) is now the responsible Heritage Authority, and the dialogue initiated with the previous Chairman would need to be re-opened with the responsible sub-committee of the PHRAG.



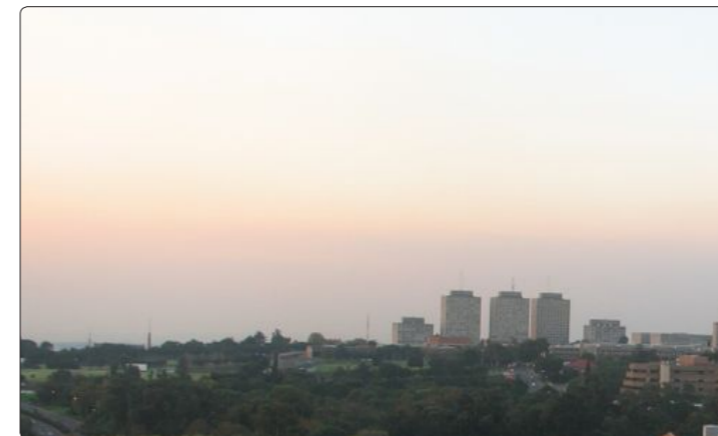
FORM-GIVING INFORMANTS

CONSTITUTION HILL URBAN DESIGN CONTROLS
URBAN DESIGN CONTROLS (DRAFT)
 MARCH 2012

- UPDATE POTENTIAL; WESTERN EDGE TREATMENT
- REVIEW AND UPDATE



VIEW OF TURRETS AS APPROACHING COURT (HOSPITAL STREET)



VIEW TOWARDS PARKTOWN (URBAN FOREST)



COURT TOWER WITH EMBLEM AND NO. 4 AND 5 STONE WALL

HERITAGE AND FORM-GIVING GUIDELINES

The existing structures on the site lend a great sense of place to the Constitution Hill Precinct. The nature and form of the proposed buildings and surrounding spaces would need to enhance this legibility through the careful making of outside spaces, vistas, views and building relationships.

To assist in managing new development and its relationship to the existing structures, the following measures have been established:

SETBACKS. The extending of the existing superbasements would result in poorly lit and defined interfaces between buildings. Establishing setbacks via terraces, balconies or courtyards for new buildings will enable a more sensitive relationship between the buildings and the in-between common space.

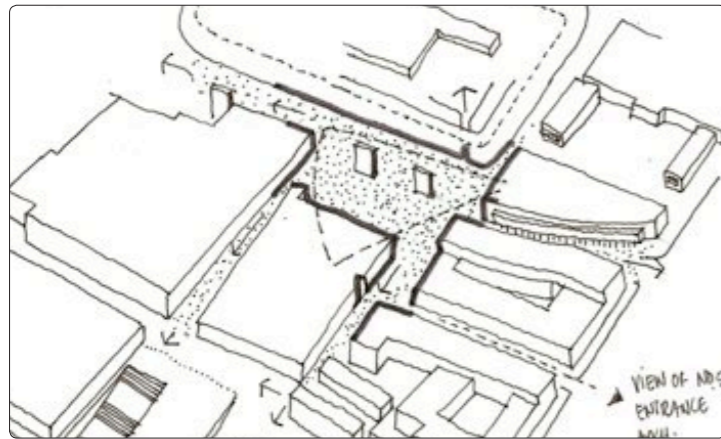
ACTIVE IN BETWEEN SPACES. Making spaces between buildings functional through the arrangement of openings, access points and movement routes.

REFERENCING / HEIGHT RESTRICTIONS. Using significant to symbolic physical structures to bring particular character in the making of public spaces. Examples include the stone wall to 4 and 5 as well as the height of the existing court library. The nature of any new structures, with particular reference to height is managed such that the existing elements are not 'lost'.

VANTAGE POINTS. Defining vantage points towards heritage structures and elements.

NELSON MANDELA CENTRE OF MEMORY. The vantage points from this site (building) are orientated towards Constitution Square.

In addition to the above, the following specific guidelines have been identified at various locations that will inform the bulk arrangement. It is intended that these preliminary guidelines form the basis of the redevelopment.



PARCEL A AND RELATIONSHIP TO CONSTITUTION SQUARE

H1. CONSTITUTION SQUARE

The legibility and definition of the square needs to be reinforced by the adjacent buildings through the careful consideration of opening, access points, scale and built edges. This is particularly relevant to the development of buildings on parcel A and parcel B.

The approach along Precinct Road A should acknowledge the approach and arrival onto Constitution Square.



VIEW OF 'TURRETS' FROM EMPIRE ROAD

H2. COURT LIBRARY 'TURRETS' (Sic)

The library turrets to the eastern end of the court library are of notable architectural significance in the role it plays as an urban marker. Approaching the court along Hospital Street, this marker should be clearly visible. A no-build line is created to protect this vantage.



COURT TOWER AND NORTH-FACING LIBRARY FACADE

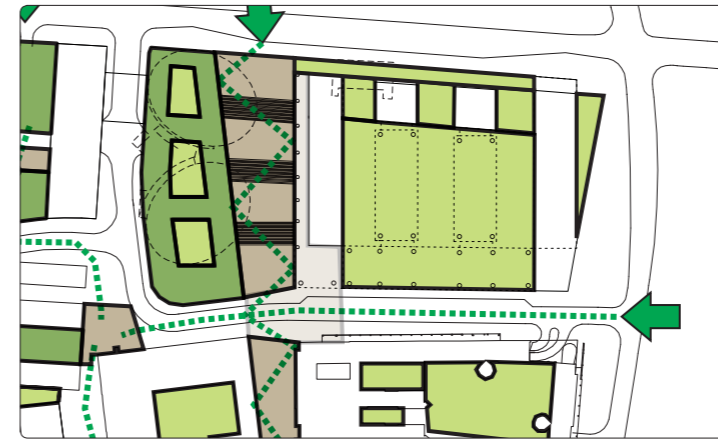
H3. CONCOURT EMBLEM AND TOWER

Maintain vistas and views of the Court emblem with particular attention towards the approach along the Great African Steps (extension) from Sam Hancock Street.

H4. COURT LIBRARY HEIGHT DATUM

The top of the court library is used as a datum such that any structure adjacent it does not dominate the reading of the court library. This datum line ensures that the court tower with emblem maintains its urban legibility.

* The tower on Parcel E will be the only exception to this guideline that is deemed necessary in order to achieve the bulk required to make the project viable and hence the heritage resources of Constitution Hill sustainable.



PROPOSED PLAN OF CONSTITUTION HILL PARK

H5. CONSTITUTION HILL PARK

An artificial ground plan is created on Parcel E to be on-grade with Precinct Road C. This open level makes reference to the original sports fields that occupied the site and lends itself to outdoor gatherings of a public or private nature. It also provides a forecourt for the Court and if landscaped as intended, an amenity for the court and Constitution Hill.



NORTH FACE OF STONE WALL TO NUMBER 4 AND 5

H6. STONE WALL TO NUMBER 4 AND 5 PRISON

The stone wall surrounding number 4 and Number 5 has significant heritage and architectural value. To lend particular character to 'place and make it visible, the space immediately in front of it is proposed to be a no-build area.

No building in front of the stone wall to be higher than the base of the stone wall (Precinct Road C).

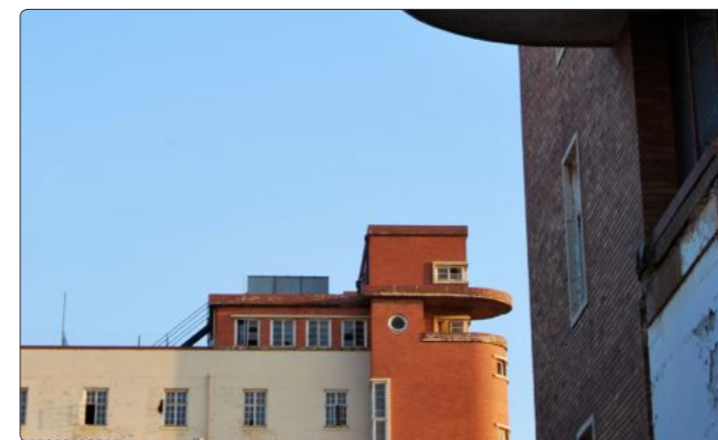


THE GREAT AFRICAN STEPS AT POINT OF TERMINATION

H7. GREAT AFRICAN STEPS EXTENSION

The existing Great African Steps is located between the Court and Number 4 and terminates here. By extending it to Sam Hancock Street, the African Steps achieve greater purpose in so far as they (The African Steps) are to be seen as a part of the public circulation system.

Key to its performance lies in the detailing of landscaping, lighting, and interface to adjacent building abutting the steps. The stairs need to be wheelchair friendly.



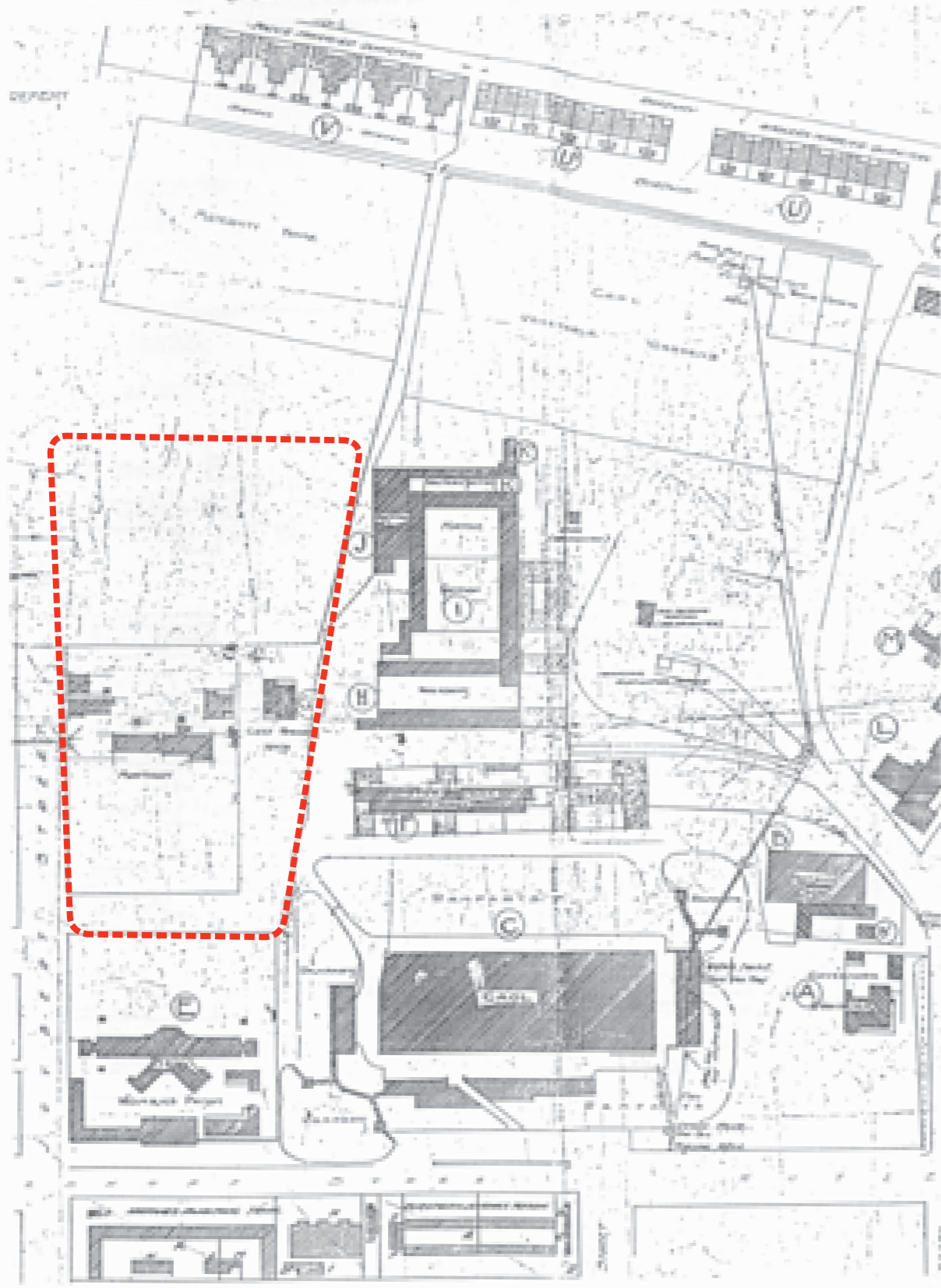
VIEW OF NURSES HOME DETAIL FROM SAM HANCOCK STREET

H8. NURSES HOME VISTA

A well maintained and important detail of the Nurses home is visible from the east of the Queen Victoria Hospital (at Sam Hancock). This existing vista lends a useful sense of orientation and place. A no-build area is proposed to a portion of Parcel D.

ANNEXURE 8.2 (v): Plan Drawing No 5

PWD Johannesburg: (Extract from) Site Plan circa 1905



Constitution Hill: Western Portion: November 2001

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ARCHIVAL PLAN SHOWING DEMOLISHED STRUCTURES AROUND THE OLD MORTUARY



AERIAL IMAGE OF WESTERN AREA AS IT STANDS TODAY



IMAGE OF OLD MORTUARY



MORTUARY STAFF QUARTERS (EX POLICE MARRIED QUARTERS)

COMMEMORATION

In the demolition of structures of heritage significance, appropriate commemoration of those structures is necessary. Within the current scope of development, commemoration may be limited only to the existing Wardens House (along Sam Hancock Street). The proposed demolition of the Kidneys may not warrant commemoration due to them holding limited heritage significance at this stage. Limited demolition is possible due to the new development predominantly responding to the existing built structures ie. the super basements.

COMMEMORATION LEGACY

During the construction of the Constitutional Court, the Old Mortuary and support buildings together with other structures rated highly by the heritage authority (SAHRA) needed to make way for the construction of the super basement on Parcel A to Parcel D. This demolition was granted on condition that the buildings be appropriately commemorated. To date, no commemoration has been exercised. It is therefore necessary that any development on Parcels A to D takes cognizance of appropriately commemorating the demolished structures.

Obvious examples of what commemoration might entail are:

- exhibitions,
- artworks,
- storyboards,

however other options are encouraged in addition to the above, to suit the unique qualities of Constitution Hill's chequered history better.

The built interface onto Joubert Street is particularly pedestrian unfriendly due to the parking basement and services dominating the facade. This edge provides an ideal opportunity for commemoration whilst also providing a more engaging interface between the street and Constitution Hill.



TERRACED WALKWAYS AND PASSAGES



BEACONS AND LANDMARKS: AWAITING TRIAL BLOCK TOWERS



HERITAGE STRUCTURES (EX. NURSES ACCOMMODATION)



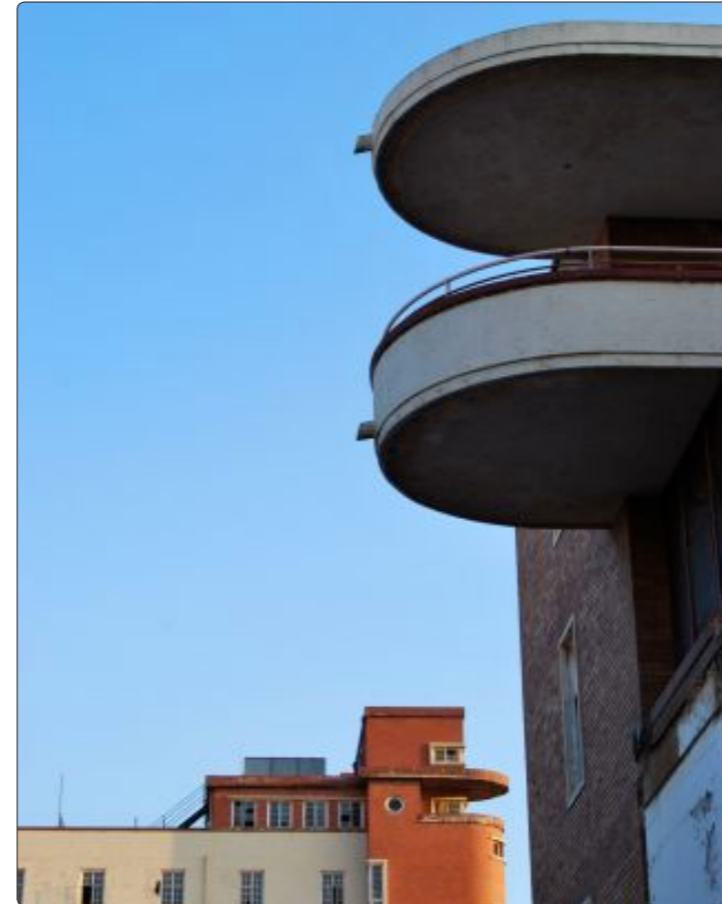
OPEN SPACE SYSTEM (GREAT AFRICAN STEPS)



SUPER BASEMENT FOOTPRINT AND INFRASTRUCTURE



PRESENCE OF THE OLD



PRESENCE OF THE OLD



CITY (HILLBROW AS NEIGHBOUR)

CONSTITUTION HILL URBAN DESIGN CONTROLS
URBAN DESIGN CONTROLS (DRAFT)
MARCH 2012

- ELAORATE ON THIS. TALK OF INHERITED STRUCTURE, LAYERS, CONTEXT, ETC,

CONTEXT AND ORIENTATION
PHYSICAL ELEMENTS



QUEEN VIC AND PARCEL D - EXISTING JOUBERT STREET INTERFACE



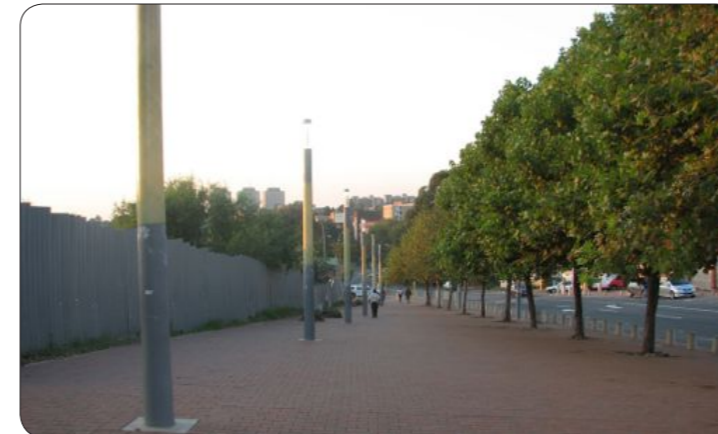
PARCEL B - EXISTING JOUBERT STREET INTERFACE



PARCEL C - EXISTING JOUBERT STREET INTERFACE



PARCEL D - EXISTING JOUBERT STREET INTERFACE



PARCEL E - EXISTING HOSPITAL STREET INTERFACE



SAM HANCOCK INTERFACE SHOWING PARCEL E, LOCATION OF GREAT AFRICAN STEPS EXTENSION AND THE OLD QUEEN VIC.

STREETSCAPES (EXTERNAL)

The external street edges are largely defined by the existing footprint. The relationship to Sam Hancock and the northern portion of Hospital Street are the few exceptions where a meaningful impact can be made within the new development.

ENTRANCES

The internal streets intersecting with the public roads provide public entrance ways into the precinct for both vehicles and pedestrians. These points should be viewed as 'gateways' that orientate and greet pedestrians through signage, lighting and the articulation of building edges. These spaces are key access points into the precinct and should be accessible at all times as a public entrance.

JOUBERT STREET

The existing edges to Joubert Street particularly are abrupt where high basement walls and service cores present themselves to the street further exacerbated by the narrow sidewalk at places. The high walls could provide a suitable edge for public artwork such as a mural augmented by suitable landscaping.

SAM HANCOCK

This north aspect street edge provides an opportunity for the Constitution Hill Precinct to have a 'public front'. This would integrate various and important physical elements such as, the historic Queen Victoria Hospital, the Great African Steps (extension) and the new development on parcel E. Overhangs, colonnades, and shop fronts along the edge will greatly assist in relating the precinct to the city.

HEIGHT

The height, particularly along Sam Hancock would need to be managed (set-backs and terraces) such that it is suitably scaled to the street (3-4 storeys).