

THE DROSTDY CENTRE, ERF 5357 STELLENBOSCH

DEVELOPMENT PROPOSAL
17 MARCH 2017



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SECTION 0
PRE-PLANNING DOCUMENTS

0.1 PAC MEETING APPLICATION/RESPONSE



Our ref: Erf 5357 [Stellenbosch]

2016-06-03

Mr J Struwig
dhk Architects
6th Floor
De Waterkant Centre
9 Somerset Road
CAPE TOWN
8001

Mr Struwig

SECTION 34 APPLICATION: PROPOSED PARTIAL DEMOLITION, ALTERATIONS AND ADDITIONS, RESTORATION AND NEW BUILDING, ERF 5357, c/o ALEXANDER & BIRD STREET, STELLENBOSCH

Your application with reference in the above regard, refer.

The above mentioned application was tabled at the Planning Advisory Committee Meeting held on 2016-05-30.

The Planning Advisory Committee recommended as follows:

"That the proposed concept application is supported.

CONDITIONS

- (a) *That the final plans must be submitted.*
- (b) *That a permit from Heritage Western Cape be obtained.*
- (c) *That the applicant needs to comply with the Land Use planning conditions, relating coverage, parking, etc."*

For further information or any clarification regarding abovementioned application, you can contact the Office of Spatial Planning, Heritage & Environment.

Yours sincerely


pp K MAKATI
Heritage Planner
Spatial Planning, Heritage and Environment



16th March 2017

The Secretary
Planning Advisory Committee
Stellenbosch Municipality

ERF 5357 C/O ALEXANDER AND BIRD STREET STELLENBOSCH: PROPOSED DROSTDY DEVELOPMENT: REVISED SUBMISSION TO THE PAC FOLLOWING PREVIOUS PROPOSALS SUBMITTED: HWC CASE NO.:16090506HB0907M

A/ Revised submission by DHK Architects

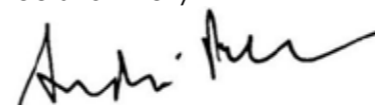
DHK Architects are submitting to the PAC revised designs for the proposed development on Erf 5357 Stellenbosch. This follows from a decision by HWC that revised designs be submitted to the BELcom, along with comments from the IAP's.

B/ Timeline of events to date

1. 30 May 2016: Development proposals prepared by DHK Architects were tabled at the PAC.
2. 03 June 2016: The PAC supported the proposals in principle subject to a permit from HWC being obtained.
3. 25 July 2016: A 'draft for comment' permit application/ heritage statement was prepared by the heritage practitioner and submitted to IAP's (SAHRA, SIG, & SHF) for comment.
4. 7 September 2016: A final permit application/ heritage statement was submitted to HWC with IAPs' (SAHRA, SIG, & SHF) comments.
5. 28 September 2016: The matter was discussed at a HWC Belcom meeting and it was decided to conduct a site visit.
6. 21 October 2016: Belcom committee members visited the site and requested further studies be made.
7. 31 October 2016: Updated plans and an architectural model were presented to the HWC Belcom.
8. 10 November 2017: ROD from HWC calling for proposals to be reconfigured.
9. 23 November 2017: Revised proposals submitted to HWC.
10. 30 January 2017: Revised proposals /additional information submitted to HWC.
11. 22 February 2017: Revised proposals discussed at the HWC Belcomm meeting.
12. 15 March 2017: ROD from HWC requesting further revisions, including that the revised scheme be re-submitted to IAP's for comment.

At time of writing we understand the architects are still busy with the revised designs, to be submitted to you on the 17th March 2017.

Yours faithfully



Andre Pentz (Heritage Practitioner)
for Urban Design Services cc

Attachments:

- 1/ Letter from the PAC dated 03 June 2016
- 2/ Heritage Statement/permit application dated September 2016 and comments from the SIC SAHRA and SHF



ARCHITECTS - PLANNERS
HERITAGE CONSULTANTS

SECTION 0

0.2 POWER OF ATTORNEY



14 March 2017

Stellenbosch Municipality

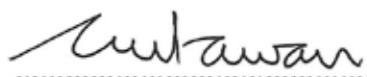
TO WHOM IT MAY CONCERN

I, CN Howard, Director of Eikestad Mall (Pty) Ltd, the registered owner of erf 5357, duly authorise:

Joe Struwig
dhk Architects
9 Somerset Road
6th Floor, De Waterkant Centre
Cape Town
8001


to submit the PAC Meeting application with supporting documents to Stellenbosch Municipality on behalf of the owner.

Signed at Stellenbosch this 14th day of March 2017 in the presence of the undersigned witnesses.



 CN Howard

AS WITNESSES:

1. 

2. 

0.3 BELCOM PERMIT APP. MATTERS

Our ref.: drostd/ap/rp-2

30th January 2017

The Case Officer, Members of BELcom
Department of Cultural Affairs and Sport
Heritage Western Cape

For Attention: Heidi Boise

Dear Heidi

CASE NO.: 14090506HB0907M

**BELcom: MATTERS ARISING: ERF 5357 C/O ALEXANDER AND BIRD STREET
STELLENBOSCH: PROPOSED DROSTDY DEVELOPMENT**

1.0 BACKGROUND

The Decision of the BELcom meeting held on 31 October 2016 refers (copy of ROD attached). DHK Architects have now made substantial revisions to the proposals, which are now submitted for approval. Please find attached the revised proposals (2X A3 reports, sketch plans, and CD). A model showing the "before and after" will be brought to the BELcom meeting. Photographs of the model are included in the report.

2.0 ASSESSMENT OF REVISED PROPOSALS

The revisions are illustrated in plan, section and elevation. Highlighted below is a summary of the salient points, demonstrating how the revised proposals have responded to the design indicators, particularly the additional design indicators requested by BELcom, as outlined in the ROD.

- The questionable Heuer building façade, or remnant thereof, has been removed and the Bird Street edge is more fully developed in line with its commercial character, following the principle of perimeter block development, with the height of the new street frontage consistent with the ridge line of the existing Drostdy building. The new building is separated by a double volume 'poort', providing access to the block interior.
- The existing entrance on Alexander Street is celebrated on-axis with a double volume glass structure clipped on to the rear of the Drostdy building, below eaves level, leading to the new hotel building. The new building is now completely separated from the Alexander Street wing of the Drostdy building, and is set back behind a courtyard, which takes the form of a landscaped open garden. The revised plans also show the retention of the existing Drostdy building timber stair, and new lightweight (transparent) stoep structures to the street facades.



- The first floor continues with the new development on the perimeter of the block on Bird Street, integral with the Drostdy building, with the new hotel accommodation set back from the Alexander Street wing, and confined to the north-west corner indent of the site. Likewise, the second floor reiterates this arrangement, with the existing Drostdy building at roof level.
- From the third floor of the new building there is a progressive set-back from the Alexander and Bird Street frontages. The 3rd floor is confined to the north-west corner indent of the site and the 4th floor is further confined to the remaining northern segment.
- The revised "before and after" view corridor visual studies clearly indicate the substantial reduction in the potential visual impact of the new building, especially in relation to the Braak and environs, with visual impact now shown as "none to barely visible".

3.0 RECOMMENDATIONS

Based on the revised proposals, it is recommended that the heritage authority grant a permit for the proposed alterations to the old Drostdy building, on condition that:

- 1/ The existing timber entrance staircase is to be restored.
- 2/ Openings (doors and windows) on Alexander and Bird Street facades to follow existing. Existing doors and windows are to be conserved, and where this is not possible, to be formed of timber painted to match existing.
- 3/ Existing lean-to stoep structures are to be replaced with modern lightweight structures. A canopy/balcony element to the main entrance must be designed as integral to these structures with the same aesthetic in mind. Similarly, the stoep paving and finishing requires upgrading.
- 4/ Building services are to be concealed within the building envelope with strictly no visually exposed services to be permitted on the building street frontages or roof.
- 5/ Detail drawings of the stoep structures, façade interventions and staircase restoration are to be submitted to Heritage Western Cape.
- 6/ Archaeological monitoring should take place during excavations.

Please advise soonest if there is any additional material or information required and kindly ensure that the matter is placed on the agenda for the BELcom meeting of the 22nd February 2017, as our client is anxious that a final decision is made without any further delay.


Kind regards

Andre Pentz
for Urban Design Services cc

0.4 HERITAGE RESOURCE AGENCY PERMIT

Drostdy Centre Development Erf 5357 Stellenbosch

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@wc.sahra.org.za
CaseID: 9932

Date: Thursday August 18, 2016
Page No: 1

Final Comment

In terms of Section 8(2) [Sec 34(1)] of the National Heritage Resources Act (Act 25 of 1999)

Attention: Mr Andre Gideon Pentz
Urban Design Services cc
Amperbo Studio, South gate, Steenberg Estate, Tokai

Proposed development of a hotel and related facilities on an existing business site including alterations to a PHS being the facade of the old Drostdy Inn building on the corner of Bird and Alexander Streets facing The Braak in Stellenbosch which is also a PHS and has been put forward as a Grade 1 site by the Stellenbosch Heritage Foundation, Western Cape

Thank you for submitting your application for the Drostdy Centre Development Erf 5357 Stellenbosch to SAHRA Built-Environment Unit for assessment. A set of drawings and supporting documentation was submitted to SAHRA Built-Environment Unit for assessment and comment.

The following documents were submitted for assessment:

Heritage Report:Heritage Study for permit application July 2016 by Mr. A Pentz


Architects Proposals Drostdy Centre June 2016 by DHK Architects

"The proposed development involves the retention and refurbishment of the existing historical double-storey building, the demolition of the existing modern shop and office additions to the rear, and in their place a new building incorporating basement parking, a hotel, and some retail facilities." (Pentz,; 2016)

The heritage study submitted by the applicant clearly identifies the heritage resources, namely the Drostdy Building (Provincial Heritage Site) on Bird and Alexander Street, and how it will be impacted upon by the development. (Page 14-18 of Heritage Study) The study goes further to describe the context and gives Heritage Design Indicators that must be considered in order to ensure that the development of the new building does not have a negative impact on the heritage resource. The South African Heritage Resources Agency Built Environment Unit is of the opinion that if these were adopted as part of the design of the new building, the character and significance of the area would be enhanced.(3.4 Heritage Indicators: Pentz;2016)

Drostdy Centre Development Erf 5357 Stellenbosch

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
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Date: Thursday August 18, 2016
Page No: 2

The heritage study goes further to analyse the visual impact of the new development.(Pentz;2016;p.24-26) SAHRA_BEU has concern on the massing and scale of the building as shown on view corridors 4 and 5. and a careful strategy needs to be employed in order to ensure that the building blends into the back round. Some of the strategies suggested in the architectural proposal could provide a viable mitigation. This would ensure that the visual impact of the new development is significantly low.

Final Comment:

In conclusion SAHRA-BEU commends the effort and overall detail assessment contained in the heritage study and in principle agrees with the recommendations set out in the report by the applicant. No objection is given regarding the current application for the proposed development provided that these recommendations are adhered to in the carryout of the work.

Should you have any queries please do not hesitate to contact the Built Environment Manager, Mr. Gregory Ontong at gontong@sahra.org.za, Mr. Gcobani Sipoyo at gsipoyo@sahra.org.za or Mr. Ben Mwasinga at bmwasinga@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

SECTION 0
0.5 HERITAGE FOUNDATION REPORT

STELLENBOSCH
HERITAGE FOUNDATION

30 AUGUST 2016

URBAN DESIGN SERVICES

Dear Sir/ Madam

RE: DROSDY CENTRE DEVELOPMENT, ERF 5357, STELLENBOSCH

We refer to the above and the heritage report and annexures thereto.

We do not have an objection to the demolition of modern sections of the building.

We agree with the heritage indicators of the heritage consultant but are of the view that the height of the new building will have a negative visual impact on the surrounding heritage resources. We are also of the opinion that all services should be included within the new building structure to avoid visual clutter on the roof of the new building.

The replacement of the entrance with a bigger contemporary entrance is not supported.

The removal and relocation of the staircase is not supported and should be retained in its location.

We request that HWC require detailed drawings of the intervention of the old structures to avoid the over-restoration of the building as has happened with the Panorama building owned by the Applicant.

Regards

On behalf of Stellenbosch Heritage Foundation

Stellenbosch Erfenis Stigting / Stellenbosch Heritage Foundation

Voorsitter / Chairman – Hannes van Zyl

Onder – Voorsitters / Vice Chairpersons - Jolanda de Villiers Morkel - Corlie Smart - Dean Carstens

0.6 URBAN DESIGN SERVICES REPORT



Belangegroep Stellenbosch Interest Group

HM/CB/0815/32
24 August 2016

Andre Pentz
Urban Design Services
Tokai
urbands@iafrica.com

Dear Mr Pentz

The Drostdy Centre, Erf 5357, Stellenbosch
Application in terms of Sections 27/34 of the NHRA

Alexander Street, as seen from the Braak presents an impressive combination of architectural styles: The Drostdy / Masonic (Victorian, 1880, Grade IIIB proposed), the Winelands District Council Building (Cape Revival, 1940's, IIIB), Laetitia (Georgian, 1860, IIIB), Martinus Bijleveld House (Georgian Revival, reconstruction 1980's, IIIB) and the Coachman's Cottage (Cape Dutch, c1791, Grade II), with the Burgher House (Cape Dutch, 1797, Grade II) in Market Street slightly to the left. Any development that affects this streetscape should be informed by the Municipal Policy Document, Kruger-Roos Development Guidelines.

The following directives are relevant:

- The new buildings or additions should not stand out, but rather be quiet background buildings, allowing the focus to be on the surrounding historical architecture. Infill buildings and extensions should not try to imitate the historical architecture, but should be simple and modern. The aim should be to conform sufficiently to the characteristics of the historical urban fabric (such as scale, proportions and materials) so that the new building blends harmoniously into the environment. (p. 42)
- Historical buildings in Stellenbosch are seldom higher than two storeys. The height of new infill buildings should not vary by more than 10% from the height of historical buildings in the vicinity. With careful design greater height can be acceptable towards the rear of the site, with the extra floors set back from the façade so that they are not visible from the street. (p. 54)
- The length of historical buildings is proportional to their height. If a new building is considerably longer than the buildings in the area (e.g. when erven are consolidated) the façade should be articulated to form bays of appropriate length. (p. 54)

✉ 2217, Dennesig 7601 021 886 4741 info@stellenboschinterestgroup.org

Reduce Height with Infill Building

The Stellenbosch Interest Group welcomes the proposal for a new hotel in the centre of town. There are concerns, however, about the design and excessive height.

The indicator supplied in the proposal states that "existing landmark historic fabric to dominate." In reality the new building dominates. The five storey block directly behind the Drostdy overwhelms the streetscape of Alexander Street. This is clear from view Corridors, especially numbers 4 and 5. The structure will be highly visible from Die Braak, Beyers Street, Bird Street and more distant views. It is imperative, however, that the views from the graded buildings surrounding the Braak and the Braak itself are not compromised by such intrusive bulky structures which dominate the finely drawn historic surrounds.

The existing courtyard is an unsuccessful design which has always been an eyesore. The irrelevant "Heuer arch" is a rebuilt double-storey gabled façade. As such, it has no heritage value and is a mockery of the original building and meaningful conservation, and should be demolished. The oversized dimensions of the surrounding structures are also bleak and uninviting. The opportunity for improvement should therefore not be missed.

To retain the traditional pattern of uninterrupted buildings, a new infill section could be accommodated in the resulting wide gap. By extending the hotel rooms across the full width of the opening, but leaving a 4 – 5m 'tunnel' at street level to give access to a substantially scaled-down courtyard, could be an option. A similar design behind De Wet's Centre (access from Church Street) is very attractive and successful. Shops line the entrance walkway and the courtyard itself, which is surrounded by flats on the upper two storeys.

An opportunity for the extension of the hotel with an infill section in the courtyard will also be created. Furthermore the need to reduce the intrusive 5 storey block behind the Drostdy to three storeys, could be achieved without substantial loss of accommodation options.

The need to conserve the heritage ambience of the oldest town in South Africa on this site next to the iconic Braak must not be compromised.

The SIG trusts that the suggested options will be considered and that every effort will be made to find solutions.

Stoops

The current stoep structures should be removed from the Drostdy façades. Reference should be made to the Masonic Hotel (see photo on p7 of Pentz's document) and a much lighter modern structure which captures the style of the Victorian verandahs of 1900 could be an option. No masonry, heavy steel columns or glass should be used. A wooden or corrugated iron roof structure supported by light steel columns and low railings would be acceptable. The structure should be designed in such a way that it does not dominate the façades.

0.6 URBAN DESIGN SERVICES REPORT cont. SECTION

Windows and Doors

The proposed plans do not clearly indicate window and door openings or red lines where changes are proposed. Mention is made of a new entrance on Alexander street 'linking through into the new hotel foyer' (page 2 of the Development Proposal brochure). A new covered entrance (see page 61 of the brochure), however, appears to give access to the gallery while the existing entrance only gives access to the foyer.

It appears that the arched door and side windows on Alexander Street have been removed from the façade and replaced by a new door set back by at least a meter. This alteration is unacceptable. The historic entrance is the most important defining element of the façade. (Please refer to page 28, Ground floor plan 5.3. This plan differs from the elevation 7.11, page 60.)

Bird Street façade

According to the plans the new Bird Street section will be 60 meters long. It should be articulated into at least two sections.

The proposed steel colonnade and balconies mimic the aggressive design further north in Bird Street. It will be at odds with the traditional quiet façade of the old Coetzenburg Hotel directly opposite, as well as with the adjoining Drostdy. A light canopy separated from individual balconies above could be an option. It would be a positive contribution to the residential use of the building as opposed to the strongly commercial flavour of the proposed design.

A model of the proposal in its context would be advantageous for a balanced assessment.

Kind regards

Patricia Botha (Chairperson)

Our Ref: HM/ CAPE WINELANDS / STELLENBOSCH /ERF 5357
 Case No.: 16090506HB0907M
 Enquiries: Heidi Boise
 E-mail: heidi.boise@westerncape.gov.za
 Tel: 021 483 9680
 Date: 15 March 2017

Mr C Howard
 C/O Eikestad Mall (Pty) Ltd
 1st Floor Mill Square
 Cnr of Plein & Adringa Streets
 Stellenbosch
 7700
 E-mail: neels@gam.co.za; urbands@iafrica.com



Issued in terms of Section 27(18) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

APPLICATION FOR A PERMIT FOR ADDITIONS TO EXISTING STRUCTURE & ALTERATION IN TERMS OF SECTION 27 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999): ERF 5357, CORNER ALEXANDER & BIRD STREETS, STELLENBOSCH

CASE NUMBER: 16090506HB0907M

The matter above has reference.

Your application for additions to existing structure and alteration of a Provincial Heritage Site was tabled at the **Bull Environment and Landscapes Committee (BELCom) meeting held on 22 February 2017.**

In the discussion it was noted that:

- The revised scheme addresses massing and scale issues which were previously noted as concerns.
 - the Committee was of the opinion that the setting back of the building mass from the Alexandra Street edge is an improvement to the scheme;
 - the retention of the historic main staircase is noted and supported.
- There are concerns about:
 - The choice of fenestration arrangements, particularly on the Bird Street façade, and of the facades of the fifth floor – i.e. where the new proposed building becomes visible above the skyline of the existing fabric of the area. Proposed fenestration patterns are a strong contrast with the historic contextual fenestration patterns.
 - The uninterrupted frontage along Bird Street; which, due to its extended length, is not in keeping with the general shorter frontages in that street.
 - The gasket space linking the new building to the existing on Bird Street lacks suitable design resolution.
 - The urban roof scape pattern of the proposed new building inserts, - which proposes predominantly flat concrete roofs, is over scaled and out of character.
 - The proposals for the Bird Street elevation lack a supporting analysis of the streetscape.

DECISION

The Committee resolved that the concerns above need to be addressed by the applicant and that revised designs be submitted, along with commentary from relevant I&AP's, to this Committee.

NOTE:

- This decision is subject to an **appeal period of 14 working days.**
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 working day appeal period.**

Should you have any further queries, please contact the official above and quote the case number provided.


 Mr Mxolisi Dlamuka
 Chief Executive Officer, Heritage Western Cape westerncape.gov.za/cas

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SECTION 1
OVERVIEW

1.1 OVERVIEW

Drostdy centre erf 5357, stellenbosch

architectural report for development
proposal development description

DEVELOPMENT DESCRIPTION

CURRENT SITUATION

Erf 5357 comprises the historic Drostdy building and the remainder of the Heuer façade defining the edge of Alexander and partly Bird Street; with the remainder of the back portion of the site as strip retail around a central court yard – facing Bird Street. The Drostdy building faces the Braak on the Alexander Street side and plays an important role in the street scape of Stellenbosch, it's a double storey historic building.

ARCHITECTURAL BRIEF

A comprehensive market research undertaking revealed that the Drostdy site was desirable for the re-development of a hotel up to (150 keys). A need for a public restaurant and small conference facilities and commercial space on Bird Street, was identified. There is also a great potential for improving the parking situation on the site thru' the introduction of basement parking.

PROPOSAL

The re-development of the site will include the preservation and restoration of the Drostdy building, and the developer will see that this building remains the defining structure on the site. In so far as the balance of the buildings on the site, they aren't of any architectural significance and will be demolished to make way for the new hotel development, taking into account the recommendations of the 'Stellenbosch Conservation Development Guidelines'.

GENERAL DESIGN

The site is composed of three zones: a street front, relevant in terms of the historic Stellenbosch town scape, a central open space (court yard) and a new development to the back of the site.

The site area to the back of the Drostdy building will be cleared and excavated, to provide on-site basement parking and service management of the buildings to be demolished, is to be excavated to provide parking and service management facilities for the project as a whole. A traffic study has validated acceptable vehicular access off the northern corner of Bird Street.

Street Front

The historic street front is composed of the historic Drostdy building on Alexander Street and a new retail / hotel wing building along Bird Street. The street facades have a 10m height restriction and street setbacks are 15m for any level above.

The historic Drostdy building with its period detailing is to be completely renovated, restored and retained. The street verandas are to remain in a more simplified and discreet design. The only contemporary intervention envisaged is a new entrance on Alexander Street, linking through into the new hotel foyer. This modern element will fit into the position of the current historic entrance point.

The new building on Bird Street has been restricted to three levels, with the upper levels set back, and expressing the existing horizontal lines of the historic Drostdy buildings and free standing façade buildings. This new hotel will be a contemporary building that respects it's significant heritage surrounds and will be complimentary in terms of scale and rhythm.

Centre of site

The court yard will be for the use of public / hotel functions, with lounges and restaurants spilling out into a landscaped plaza, for private outdoor use. This central space is of importance to mediate between the street building scale and the higher hotel structure to the rear of the site.

Rear of site

The rear of the site developed is in keeping with the 'Stellenbosch Conservation Strategy Development Guidelines', which recognises this perimeter to be an 'infill opportunity site'. Here the building has been lifted to the full permissible levels / height, concentrated in the back corner of the site. The simple and modern facades have been designed as neutral back-drops, not competing with the historic buildings which they overlook.

Link between Drostdy and hotel building

The back walls of the Drostdy building had been replaced over time and have no historical value / significance. This allows linking the ground floor of the old and new buildings in a generous manner. A further internal link to the first floor conferencing will allow the hotel to serve the upper level of the Drostdy building. In terms of volume the new hotel building will stand apart from the historic building and be clearly distinguished in its materiality. All paint and other material colours blend with the historic buildings both on site and those of the abutting historic buildings.

All services are to be internal and not visible. All signage modest, homogenous and in scale. The new Bird Street elevation to have pavement edge covered verandas and recessed commercial fenestration in scale and keeping with existing historic Stellenbosch streetscapes. No visible on-site parking exists as all parking included in this design is underground. A green design aesthetic applies to this project with as many energy saving and conservation applications included in the detail and operational functioning of the buildings.

Summary

The proposed design, in keeping with the 'Stellenbosch Conservation Strategy Development Guidelines', achieves a continuity of the typical Stellenbosch streetscape, especially along Bird Street. The street facades will be fresh but discreet and creates animated street activity through commercial usage. The rear of the site contrasts a well needed densification of the urban fabric. The building will blend into the urban context in a modern way.

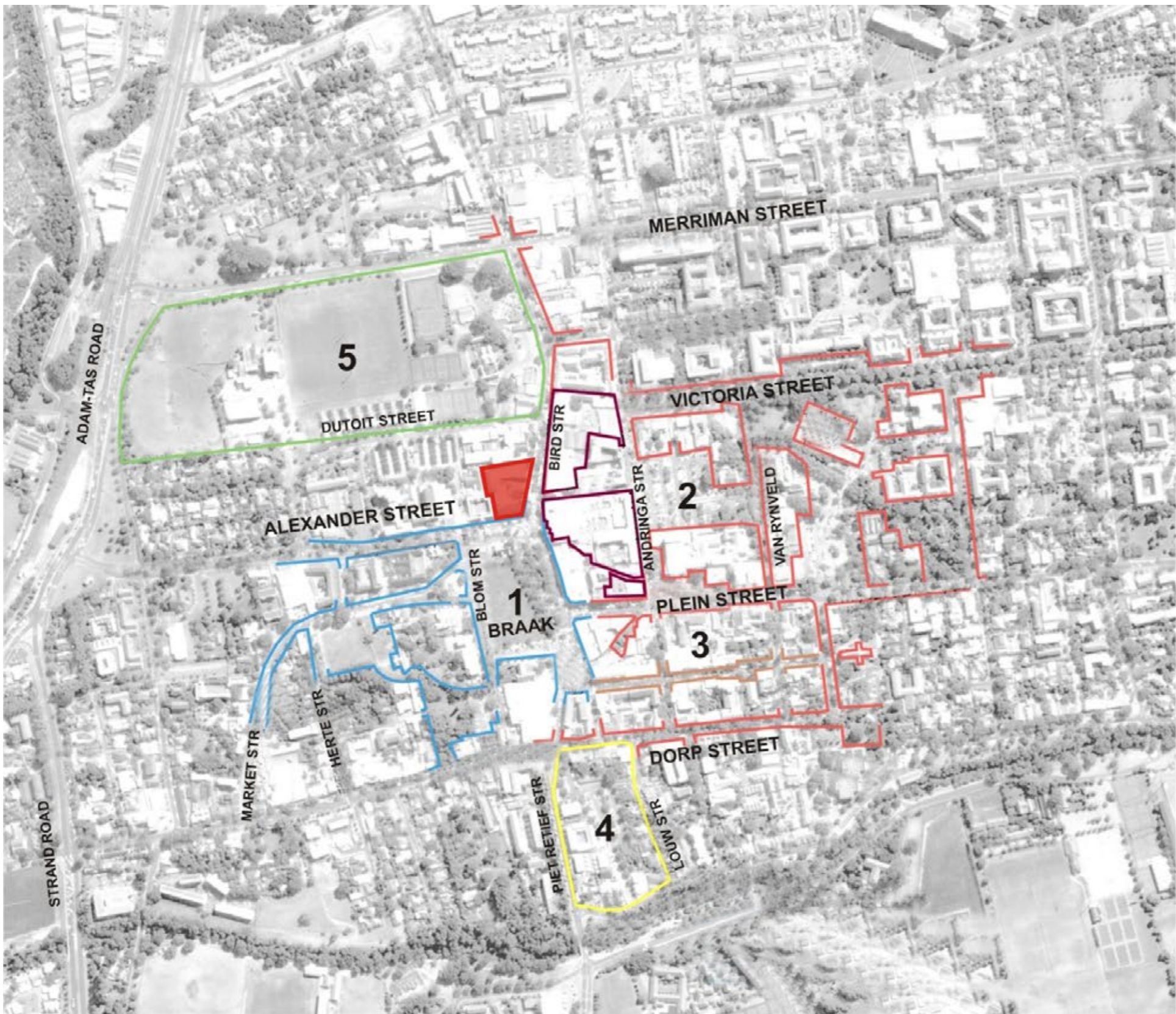
The redevelopment of the site also provides a new status to the obsolete Heuer façade. The introduction of a hotel on this site, with its central location in easy walking distance within the heart of historic Stellenbosch town, will fulfil a desirable need.

SECTION 2
CONTEXT

SECTION 2
2.1 LOCALITY PLAN

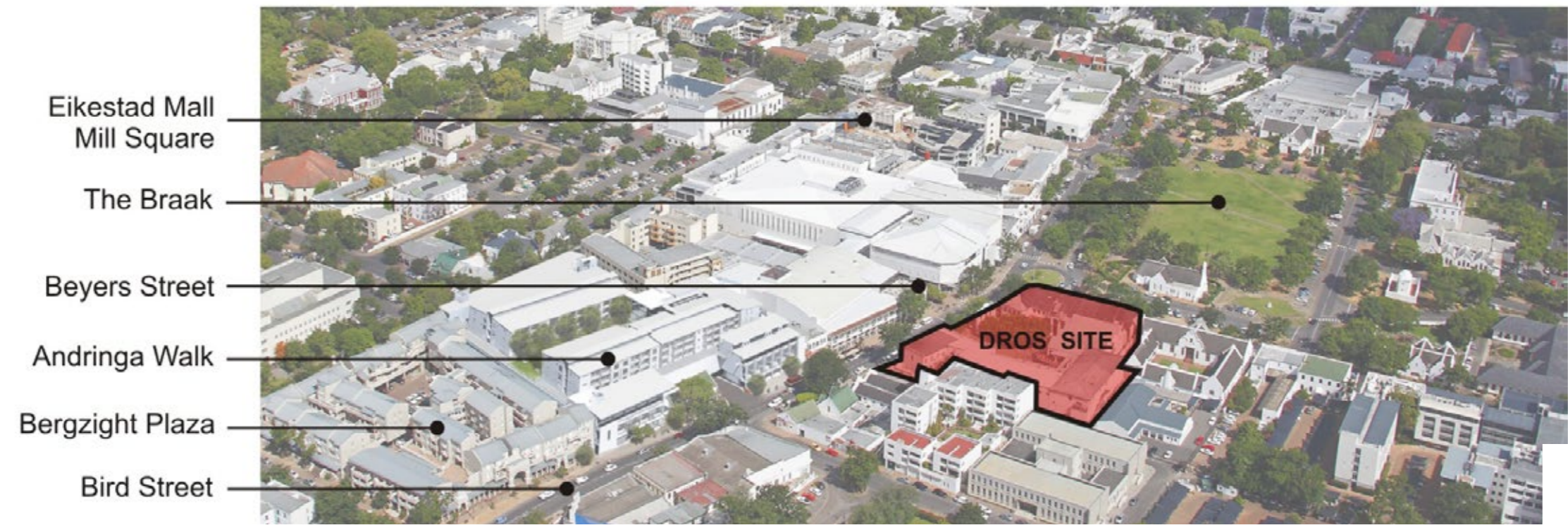


2.2 CONTEXT PLAN - HISTORIC CORE

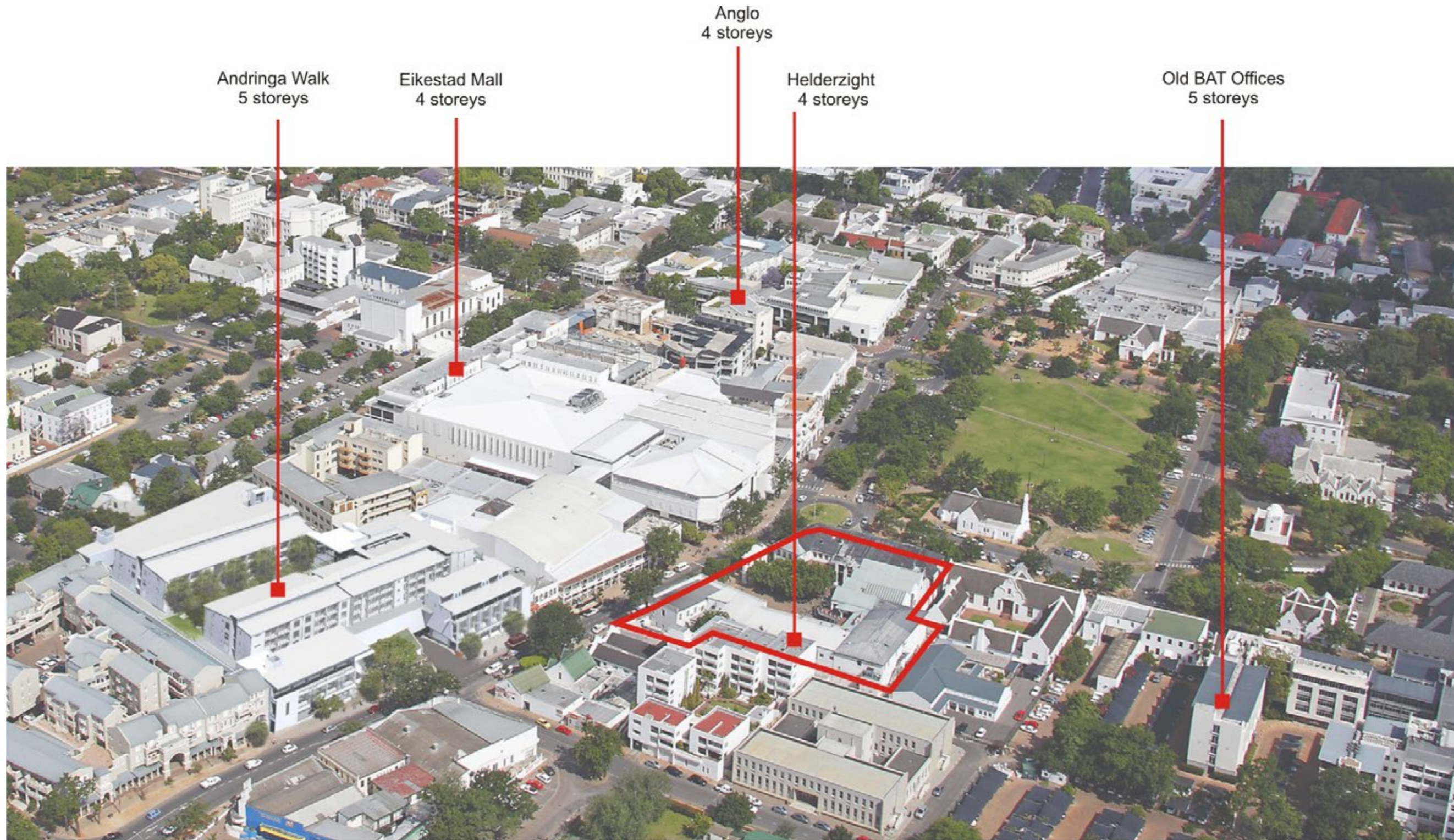


- 1  BRAAK PRECINCT
 - 2  BLOEMHOF-SANDHUIS PRECINCT
 - 3  CHURCH STREET PRECINCT
 - 4  PIET RETIEF PRECINCT
 - 5  BERGZIGHT VAN DER STEL PRECINCT
-  The Site

SECTION 2
2.3 AERIAL CONTEXT



2.4 CONTEXT - EXISTING BUILDING HEIGHTS



SECTION 3
SITE INFORMATION

SECTION 3
3.1 ZONING DIAGRAM



ERF 5357 - LAND DEVELOPMENT RIGHTS

Site Area:	4593 square metres
Zoning:	General Business
Land Use:	Shops, Office and Hotel
Coverage:	85% on ground floor 85% on upper levels (commercial) 50% on upper levels (hotel)
Height:	5 storeys
Building Lines:	0m on common boundaries 15m on street boundaries on levels above 10m (Historic Core setbacks)
Parking:	0,7 bays per room (hotel) 4 bays per 100 sqm (offices / shops)

SECTION 3
3.2 SITE IMAGES



Bird Street



Corner Bird Street and Alexander Street

SECTION 3
3.3 SITE IMAGES



Corner Bird Street and Alexander Street



Alexander Street

STREET SCENES

SECTION 3
3.4 SITE IMAGES



EXISTING BUILDINGS TO BE DEMOLISHED

SECTION 3
3.5 SITE IMAGES



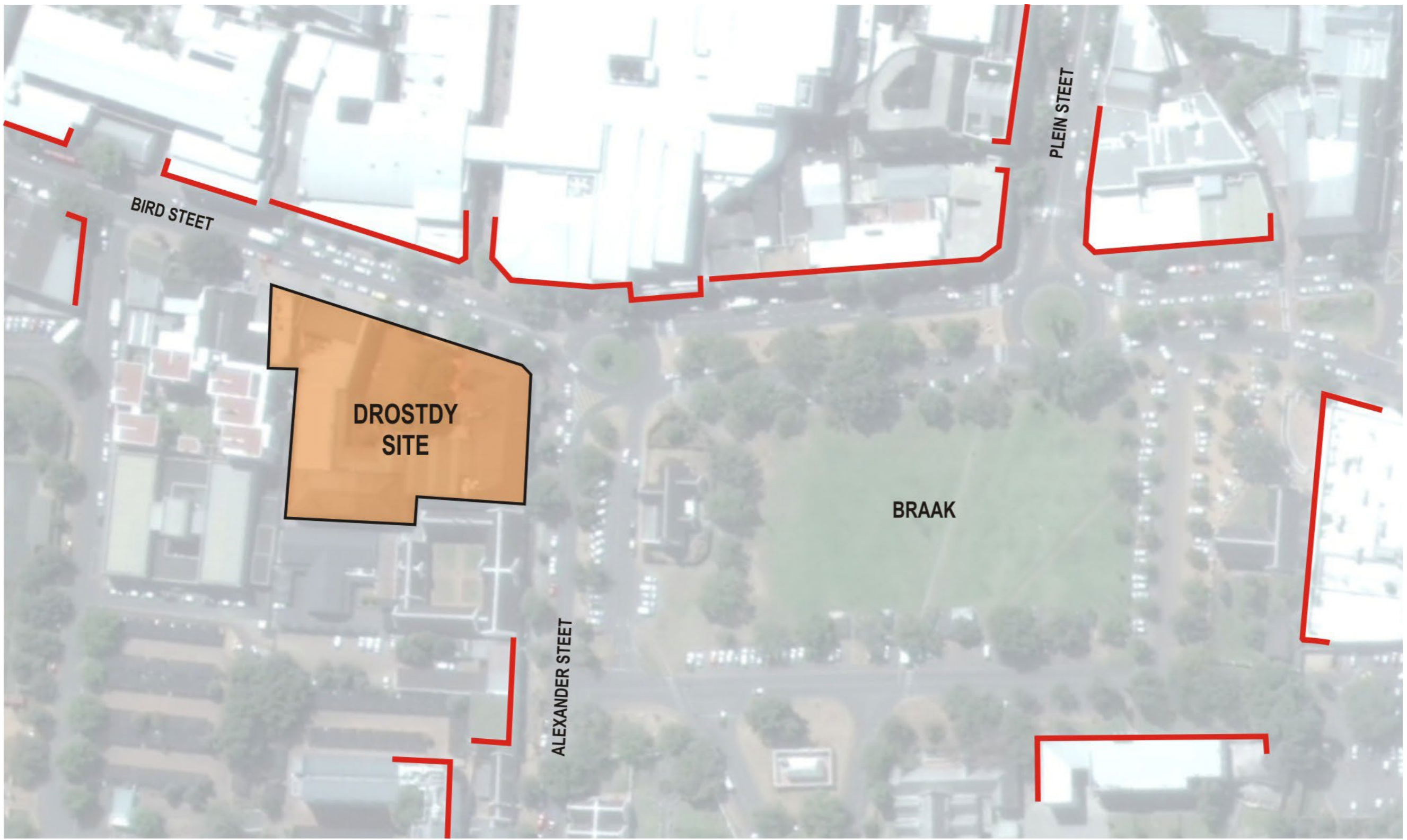
HISTORICAL BUILDINGS (TO BE RETAINED)

SECTION 3
3.6 SITE IMAGES



THE COURTYARD - BACK OF DROSTDY BUILDING (TO BE DEMOLISHED)

3.7 HISTORIC CORE: FLAT / LEAN-TO ROOFS



3.7 HISTORIC CORE: FLAT / LEAN-TO ROOFS



CORNER BIRD AND PLEIN STREETS



BIRD STREET



SECTION 4
CONSULTANT REPORTS

4.1 TRANSPORT IMPACT STATEMENT

TRANSPORT IMPACT STATEMENT
May 2016

ERF 5357, STELLENBOSCH

PREPARED FOR:

ABACUS ASSET MANAGEMENT (PTY) LTD

EFG Engineers (Pty) Ltd

Transport, Infrastructure, Municipal Services & Development
Reg. No. 2005/024246/07

3A Queen Street, Durbanville 7550
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Ref: 755/01/df

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016

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 7. PUBLIC TRANSPORT AND NMT6
 8. CONCLUSIONS & RECOMMENDATIONS7

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 Figure 4: Extract of Queue analysis output6

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SECTION 4

4.2 TRANSPORT IMPACT STATEMENT

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016

1. INTRODUCTION

Abacus Asset Management (Pty) Ltd appointed EFG Engineers (Pty) Ltd to assess the traffic implications of the proposed redevelopment of the Drostdy Site, Erf 5357 (see Figure 1). The proposal includes a 145 room Hotel and a smaller Retail (550 m²) and Office (615 m²) component.

The site which currently includes the Dros Pub has a total of 4 300 m² of Retail GLA with no on-site parking.

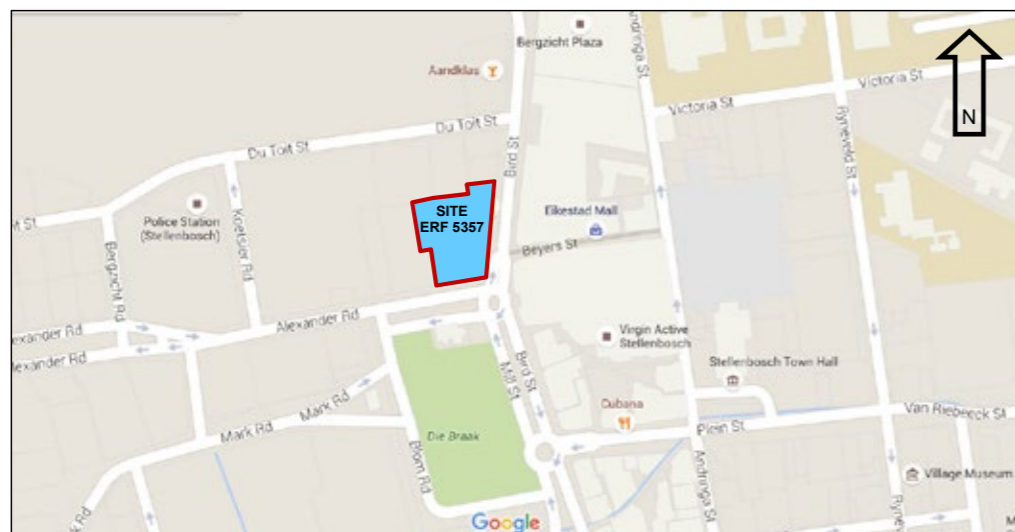


Figure 1: Locality Plan

2. EXISTING ZONING

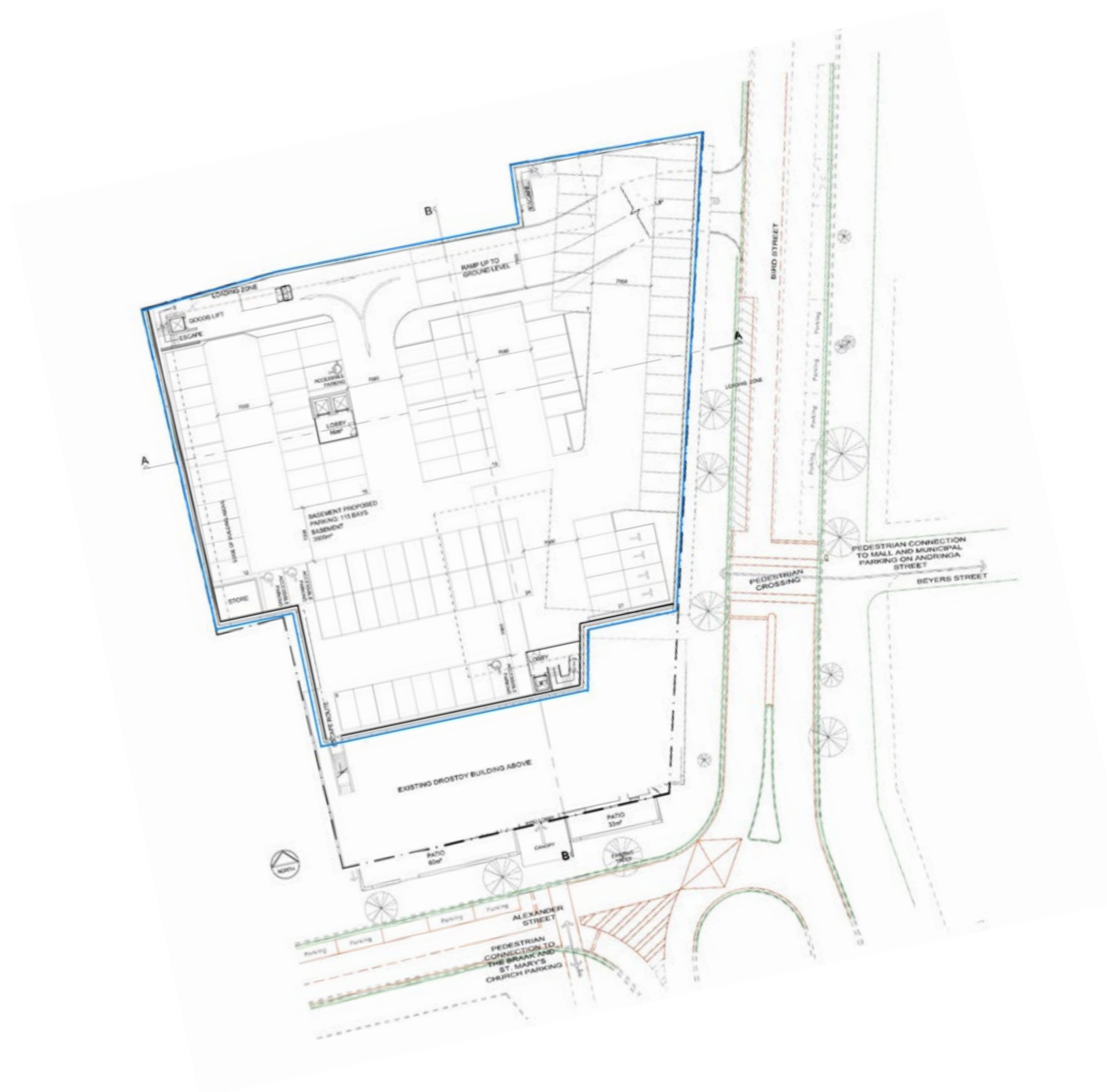
The existing site is zoned for General Business and includes the following uses: Shops, Offices and Hotel. The current development proposal is therefore within the zoned rights.

3. PROPOSED ACCESS

Bird Street is a Class 3 Road in an Urban Development Environment in terms of the Road Access Guidelines. The minimum access spacing for a side street is 90 m and a high volume driveway is 60 m.

Vehicular access to the basement parking for the Hotel is proposed from Bird Street. The access as shown on the SDP, see Figure 2 (Basement) and Figure 3 (Ground Floor) has been placed close to the northern boundary of the site approximately 80 m from Alexander Street (measured kerb-to-kerb). The position is very close to the existing carriageway crossing to a small yard on the existing site and the shoulder sight distances (both to the left and the right hand) leaving the access are considered to be adequate.

The access will also be used for small delivery vehicles (typical Sprinter Van which is just over 7 m long). A vertical clearance into the basement of 3 m will be provided in order to accommodate these delivery vehicles.



SECTION 4

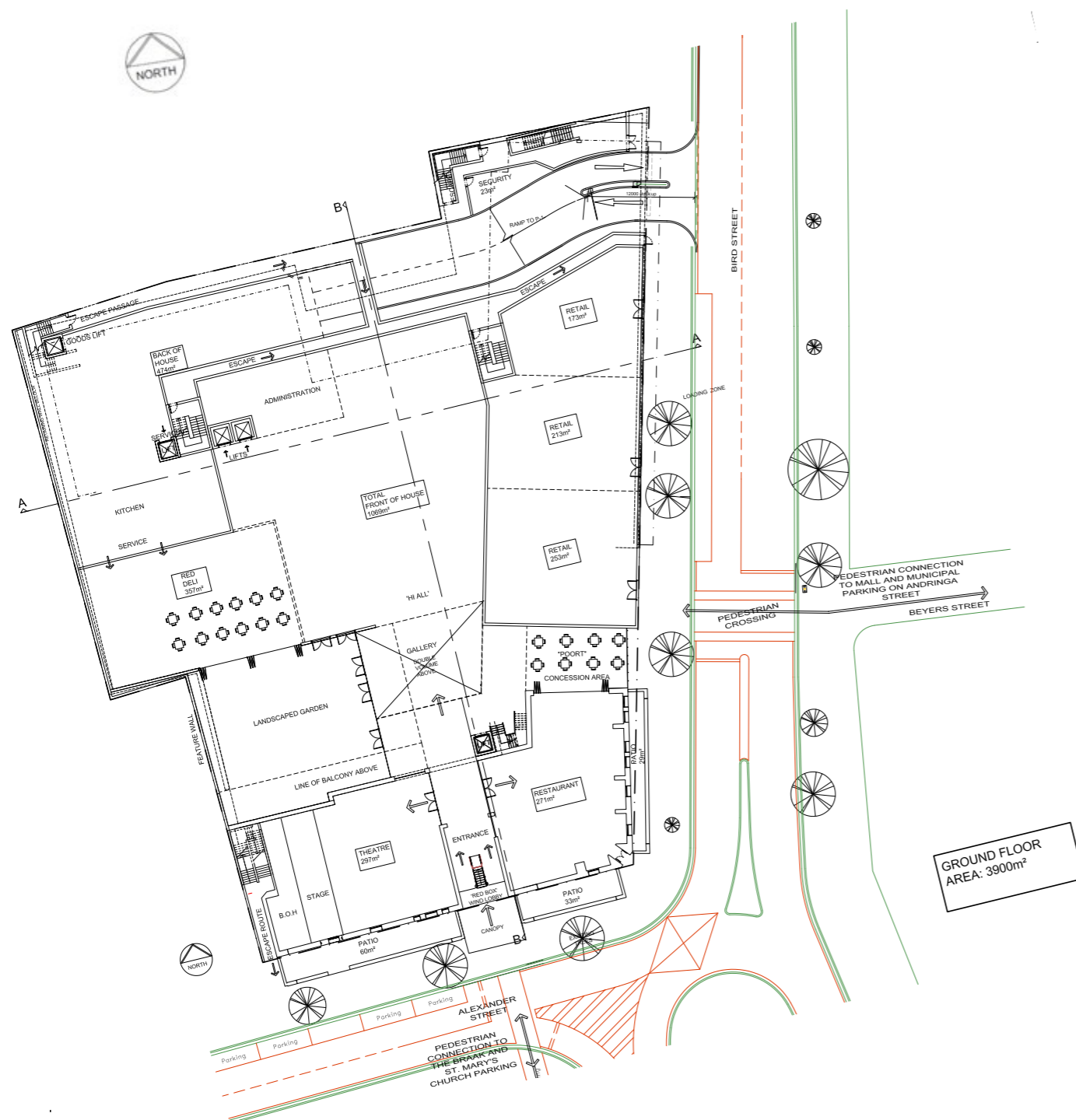
4.3 TRANSPORT IMPACT STATEMENT

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016



Refer to Architects plan for more detail

Figure 3: SDP - Ground Level

Provision is currently provided for on-street loading along Bird Street which will be maintained. The total length of the on-street delivery embayments on the western edge of Bird Street is approximately 30 m and is considered acceptable for the hotel use for larger trucks as and when necessary.

Alexander Street is considered to be a Class 4 Road and has on-street parallel parking on the northern edge. The main hotel access (i.e. pedestrian front door) is proposed from Alexander Street.

4. TRIP GENERATION

The TMH 17 Trip Data Manual indicates that for a Resort Hotel (primarily serving tourists and persons on holiday) is 0.3 trips/room in the AM peak hour and 0.4 trips/room in the PM peak hours. The trip generation for a residential Hotel is 0.5 trips/room in both the AM and PM peak hours. While it is anticipated that the hotel will primarily serve the tourist market a comparison of trip generation for both peak hours is summarised below.

Table 1: Comparison of Hotel Trip Generation Rates

Type of Hotel	Rooms	Peak Hour	Trip Gen Rate	Trips	Spilt		Trips	
					IN	OUT	IN	OUT
Hotel (Resort)	145	AM	0.3	44	60%	40%	27	17
		PM	0.4	58	50%	50%	29	29
Hotel (Residential)	145	AM	0.5	73	60%	40%	44	29
		PM	0.5	73	55%	45%	41	32

The Resort Hotel will generate **44 trips** (27 IN and 17 OUT) in the AM peak hour and **58 trips** (29 IN and 29 OUT) in the PM peak hour.

Of the existing 4 300 m² GLA Retail, 550 m² Retail will be maintained and 615 m² Offices will be built. This means that some 3 135 m² is being replaced by the 145 room tourist hotel. Taking this into account a reduction in trip generation can be anticipated when comparing the 3 135 m² which will be replaced by the 145 room tourist hotel. Conservatively at 6 trips/100m² retail GLA, the existing retail which is being replaced by the hotel could generate more than 180 trips in the PM peak hour which is significantly higher than the new anticipated hotel PM peak hour trip generation of 58 trips. The AM peak hour retail trip generation is typically 30% of the PM peak hour (i.e 60 trips) which is also higher than the hotel trip generation of 44 trips in the AM peak hour.

As the development is within the zoned rights and as a net reduction in trip generation is anticipated a full TIA is not required.

5. QUEUEING ANALYSIS

The access control queueing analysis spreadsheet (as compiled by Mr Willie Liebenberg of the City of Cape Town) was used to assess the probability of queues at the Bird Street Access.

Access control by means of booms during the day with the possibility of a roller shutter operating after hours is proposed. The boom typically has a service flow rate of 360 vph (coded card reader) while a roller shutter (similar to a swing/sliding gate) has a service flow rate of 200 vph.

SECTION 4

4.4 TRANSPORT IMPACT STATEMENT

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016

The output for the boom control is shown in Figure 4.

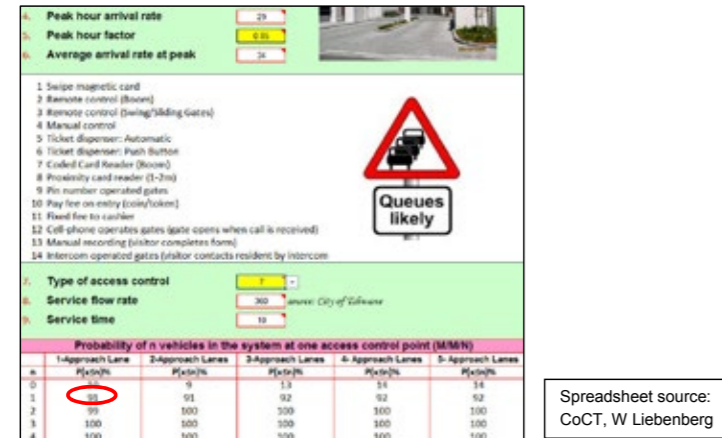


Figure 4: Extract of Queue analysis output

Based on one access lane into the development there is a 91% probability that the queue will be less than 1 vehicle. While this indicates that 6 m stacking should be adequate 12 m stacking can be provided and is preferable with the use of the access by small delivery vehicles.

6. PARKING

5.1 Parking Requirements and Parking Provision

Currently there is no on-site parking provided for the existing 4 300 m² retail GLA. Taking this into account it is motivated that parking only be provided for the hotel at 0.7 bays per room. In terms of this the minimum parking required for the hotel is 102 bays. The current proposed parking provision, which includes 3 disable bays, is 106 bays and is considered adequate.

With extensive on-street parking around the Braak it is not considered problematical that the small retail/office component has no parking.

5.2 Ramp Gradient

With a vertical clearance of 3 m in the basement a 30 m long ramp at a 10% gradient can be accommodated. This is considered to be acceptable and the gradient could be increase up to 12.5% or 15% provided blending grades are included over the first 3.7 m at the start and end of the ramp.

7. PUBLIC TRANSPORT AND NMT

The site is well located for access to/from the Bergzight taxi rank and minibus services are available along Bird Street. The Adam Tas train station is also within walking distance (approximately 1 km to the west).

The site is in the CBD with high pedestrian movements. As it is envisaged that hotel guests will visit the surrounding historical sites, tourist destinations and retail centres within walking distance of the hotel, the

Erf 5357, Stellenbosch

Transport Impact Statement – 18 May 2016

pedestrian movements are considered important. It is therefore proposed that the existing signalised crossing of Bird Street be maintained together with another unsignalised crossing of Bird Street just south of the Alexander Road/Bird Street traffic circle. It is noted that this has recently been upgraded. It is furthermore proposed that similar pedestrian crossing and paved linkages be created from the front door of the hotel on Alexander Street across Alexander Road and the service road next to St Mary's Church and linking to the pedestrian walkways around and across the Stellenbosch Braak.

8. CONCLUSIONS & RECOMMENDATIONS

The proposed hotel development is within the zoning rights and a net reduction of trips is anticipated when compared to the existing development.

Access to the site (basement parking) is proposed close to the northern boundary of the site (80 m kerb-to-kerb) from Alexander Road. The access will also serve small deliveries (typically a Sprinter Van which is just over 7 m long).

The queuing analysis shows that the 12 m stacking provided is adequate.

Adequate parking (106 bays) is provided for the hotel. This exceeds the parking requirement of 102 bays based on 0.7 bays/room. No parking is provided for the small retail and office component on the basis that the current development currently has no on-site parking and there is extensive on-street public parking on the roads surrounding the Braak.

The site has good access to public transport which include both the Bergsight taxi rank and the Adam Tas railway station.

It is however proposed that the pedestrian crossing across Alexander Road and the service road next to St Mary's Church be upgraded. The finishes and paving should ideally match the recent upgrades in the area.

Taking the above into account it is recommended that the development be approved.

David Faure (Pr Eng)

EFG Engineers (Pty) Ltd

SECTION 4
4.5 HERITAGE

31 March 2016

ERF 5357 DROSTDY CENTRE STELLENBOSCH DEVELOPMENT

DRAFT: STATEMENT OF SIGNIFICANCE



CK: 94/37657/23

ARCHITECTS - PLANNERS
HERITAGE CONSULTANTS

VAT NO. 4780148195

The Drostdy building on the corner of Alexander and Bird Street Stellenbosch is of heritage significance because of its landmark status as an entrance building to the business centre of Stellenbosch, as well as forming an edge and defining the space of the Braak. The site has had buildings on it since the late 18th C and was initially a dwelling and then a hotel for a lengthy period (social significance). The current structure is from the late 1800's with the verandah, windows and arches from the early 1900's. The building was much altered in the late 20C and the lean-to's are recent.

The Alexander Street façade, by virtue of its scale, architectural treatment and detail is typical of Stellenbosch and has architectural, aesthetic and cultural significance. This façade is protected (Previous National Monument 1967)

DRAFT HERITAGE INDICATORS

These heritage indicators are based on the attributes extracted from the statement of significance.

1. Retain the main building as is, especially the Alexander Street Façade. The lean-to is recent and can be altered.
2. Late 20C buildings on the site have no heritage significance and can be demolished.
3. Build to line along Bird Street, keeping in character with existing buildings along this street. Employ continuity as a strategy. Maintain local scale, massing, rhythm, proportion materials and level of detail. Retain existing freestanding landmark façade element on Bird Street.
4. Develop tall building/s to the far rear, as far back from Alexander and Bird Street as possible. A visual impact assessment is to be undertaken to assess impacts and mitigation for views from the Braak and Bird Street. New building to be a 'background' building to lessen potential visual impacts. There are the possibilities of using flat roofs, or using the roof space, or having a lightweight level to reduce the effect of the bulk. Ensure a restrained simple outline so as 'not to catch the eye'.
5. Employ an appropriate architectural strategy where new buildings connect to existing. A transitional element is recommended to resolve geometries and to act as a 'gasket' link between new and old fabric.
6. Ensure archaeological monitoring during clearing of the site and for excavations.
7. Archaeologist to investigate water course on northern perimeter of the site (Vos 1994).

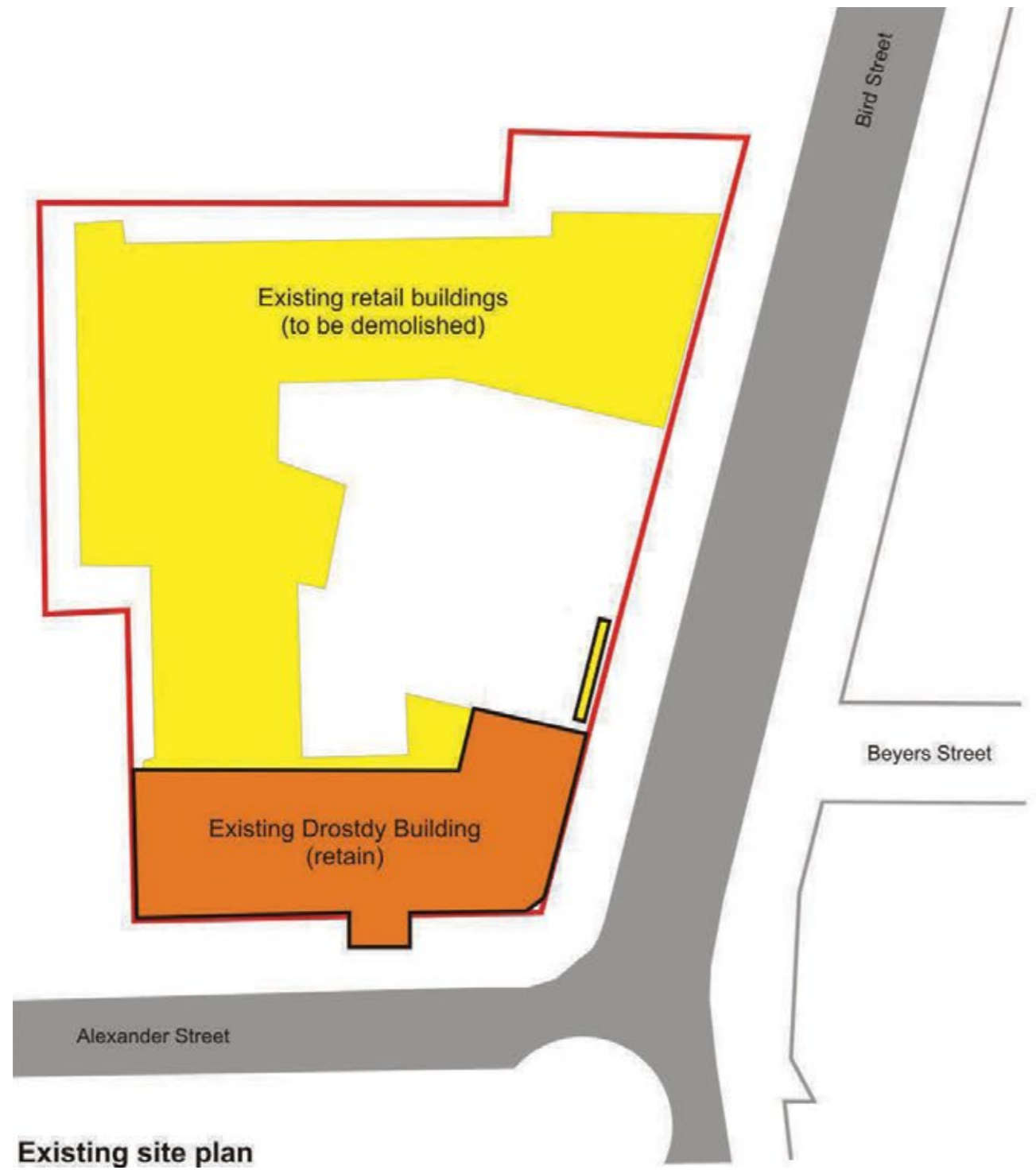
PREPARED BY: **ANDREW BERMAN**

The Drostdy Centre – A Survey of Historical and Structural Fabric 1994: H.N. Vos
Stellenbosch Heritage Foundation Survey

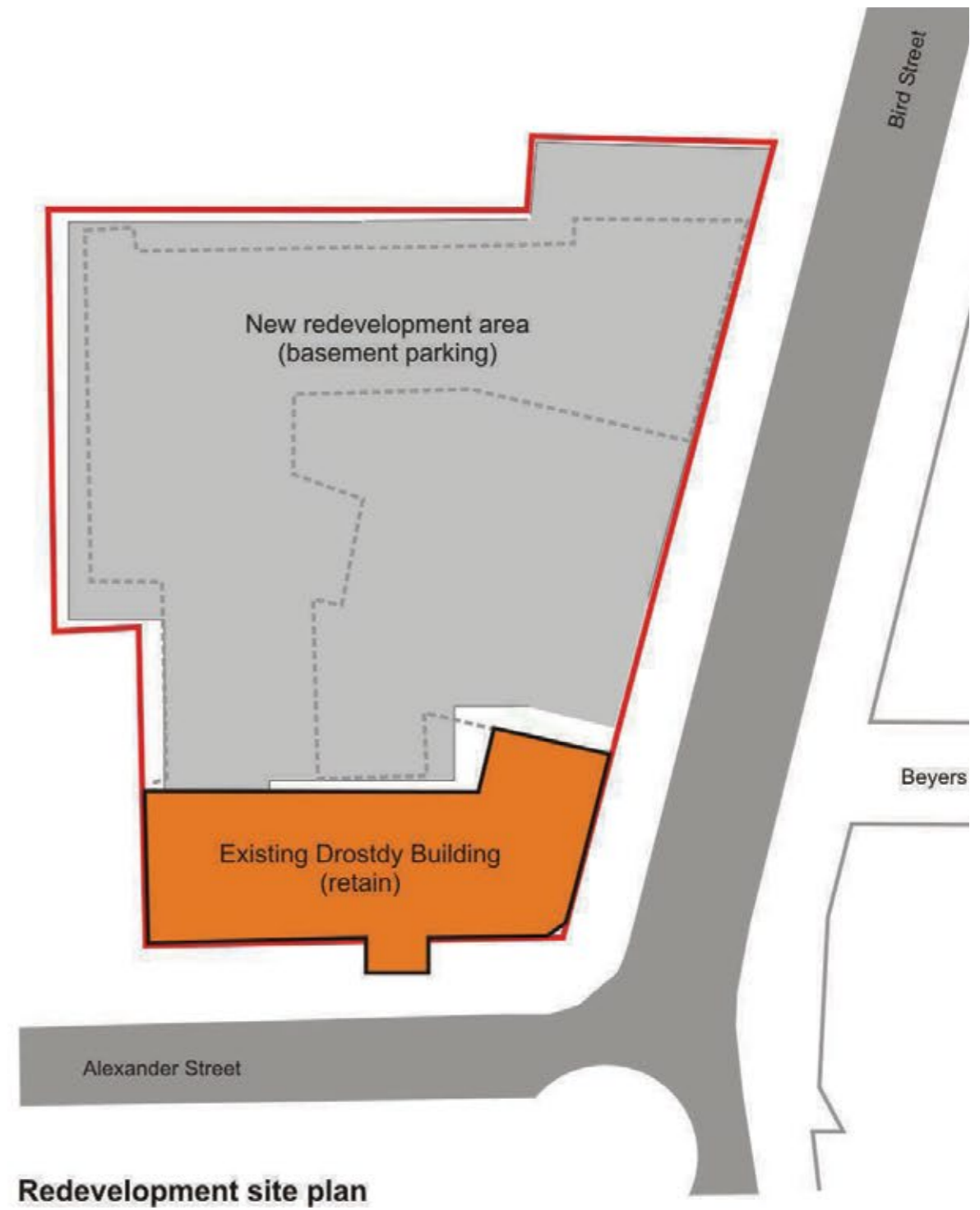
P.O.BOX 30595 TOKAI 7966 "AMPER BO" STUDIO OÜ KAAPSE WEG TOKAI 7945 TEL(021) 7121861 FAX(021) 7128014
A.G. PENTZ TRP (SA) BARCH MCPUD(UCT) ARCH (SA) UDISA AHAP * A.Z.BERMAN BARCH MCPUD(UCT) ARCH(SA) UDISA AHAP
E-mail urbands@iafrica.com

SECTION 5
CONCEPTUAL APPROACH

5.1.1 SITE DEVELOPMENT PLAN



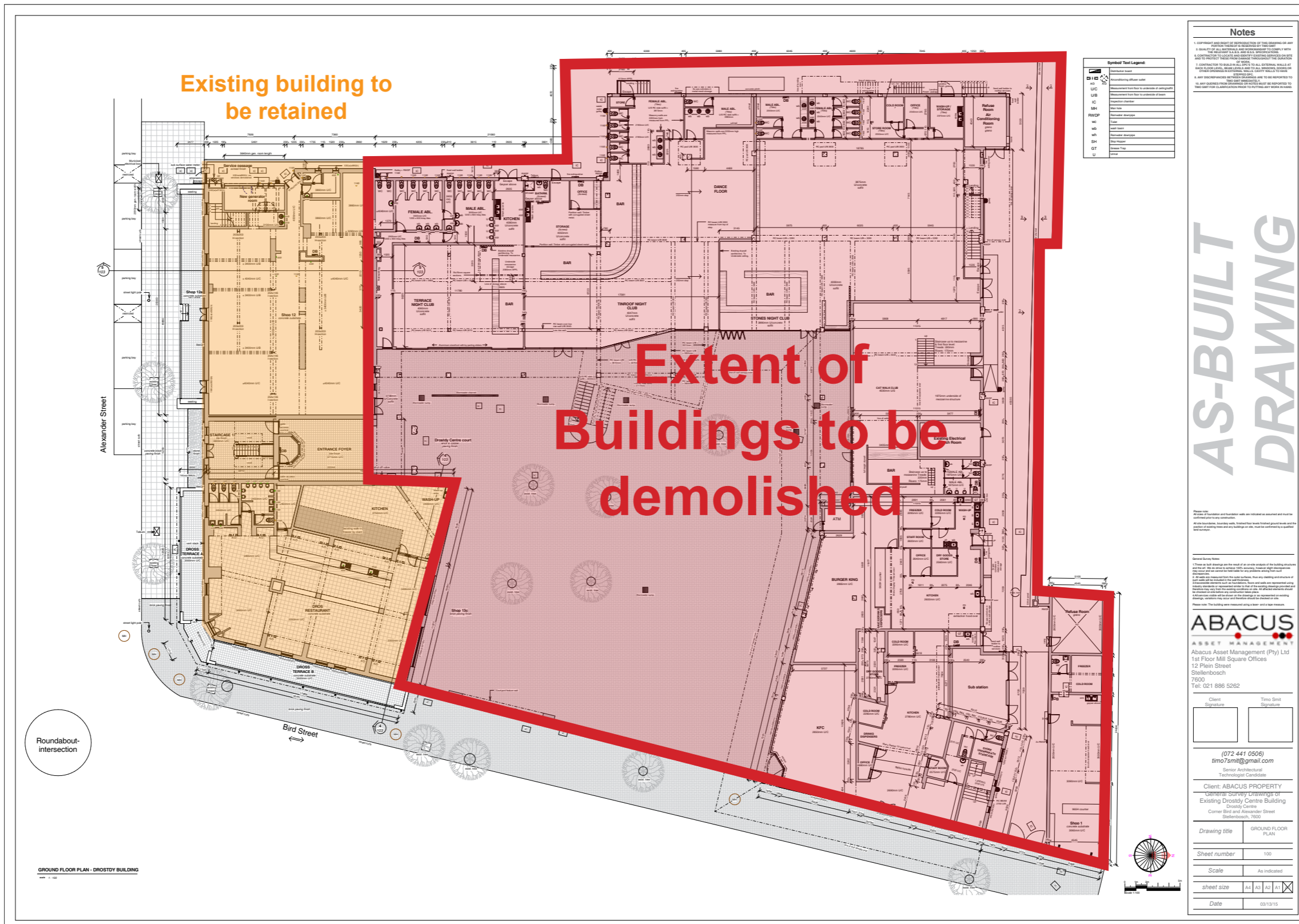
Existing site plan



Redevelopment site plan

SECTION 5

5.1.2 AS BUILT GROUND FLOOR PLAN



Symbol Text Legend

AS	Asbestos sheet
UC	Unfinished concrete
IC	Insulation
US	Unfinished plaster
MC	Masonry
FWCP	Fire wall
WC	Water closet
WH	Water heater
SH	Shower
QT	Quartz
LT	Lift

Notes

1. All dimensions are in millimetres unless otherwise stated.

2. All dimensions are to the centre of lines unless otherwise stated.

3. All dimensions are to the face of lines unless otherwise stated.

4. All dimensions are to the face of lines unless otherwise stated.

5. All dimensions are to the face of lines unless otherwise stated.

6. All dimensions are to the face of lines unless otherwise stated.

**AS-BUILT
DRAWING**

**Extent of
Buildings to be
demolished**

ABACUS
ASSET MANAGEMENT
Abacus Asset Management (Pty) Ltd
1st Floor Mill Square Offices
12 Plain Street
Stellenbosch
7600
Tel: 021 886 5262

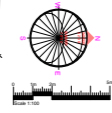
Client Signature: Timo Smit Signature:

(072 441 0506)
timo7smit@gmail.com
Senior Architectural
Technologist Candidate

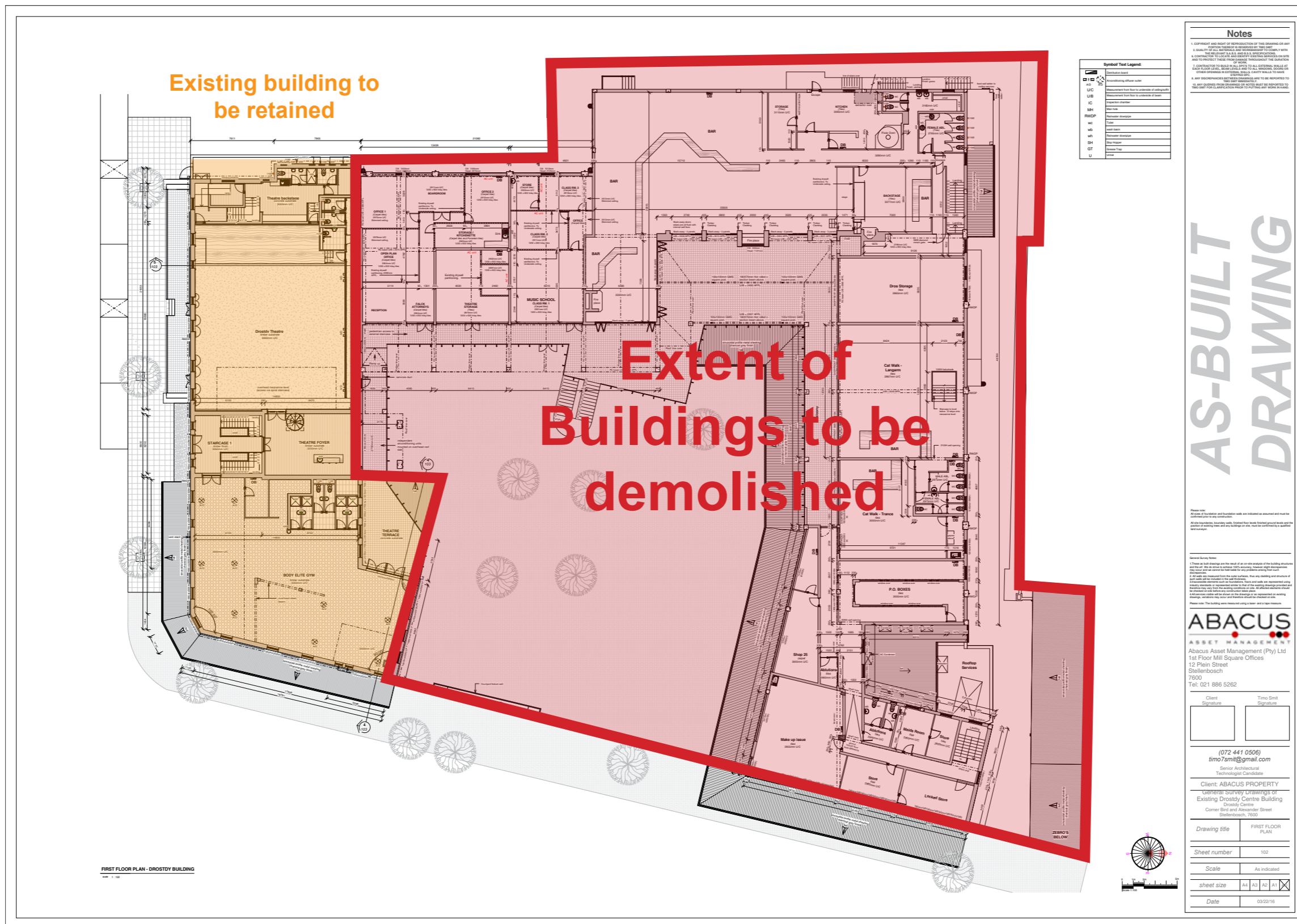
Client: ABACUS PROPERTY
Owner: Drostdy Drawings of
Existing Drostdy Centre Building
Drostdy Centre
Corner Bird and Alexander Street
Stellenbosch, 7600

Drawing title	GROUND FLOOR PLAN
Sheet number	100
Scale	As indicated
Sheet size	A4 A3 A2 A1
Date	05/13/15

GROUND FLOOR PLAN - DROSTDY BUILDING



SECTION 5
5.1.2 AS BUILT FIRST FLOOR PLAN



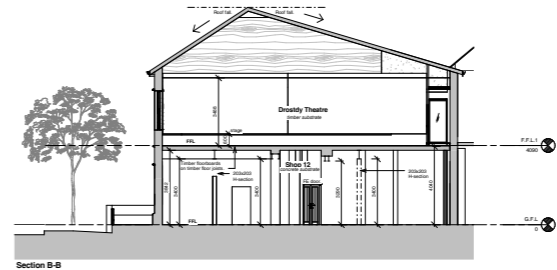
SECTION 5 5.1.1 AS BUILT ELEVATIONS



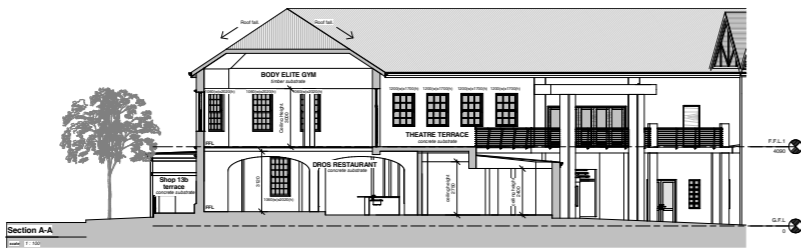
South East Elevation-Bird Street



South Elevation-Alexander Street



Section B-B



Section A-A



Corner Street front Perspective



Streetfront Perspective of Courtyard



Courtyard Perspective

Notes

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2. CONTRACTOR TO BUILD IN ACCORDANCE WITH ALL NATIONAL STANDARDS AND SPECIFICATIONS, AND TO OBTAIN ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**AS-BUILT
DRAWING**

Please note:
All dimensions and heights are indicated on drawings and must be used as a guide only.
The drawings are for information only. Contractors must refer to the relevant specifications and standards for all materials and workmanship.
The drawings are for information only. Contractors must refer to the relevant specifications and standards for all materials and workmanship.

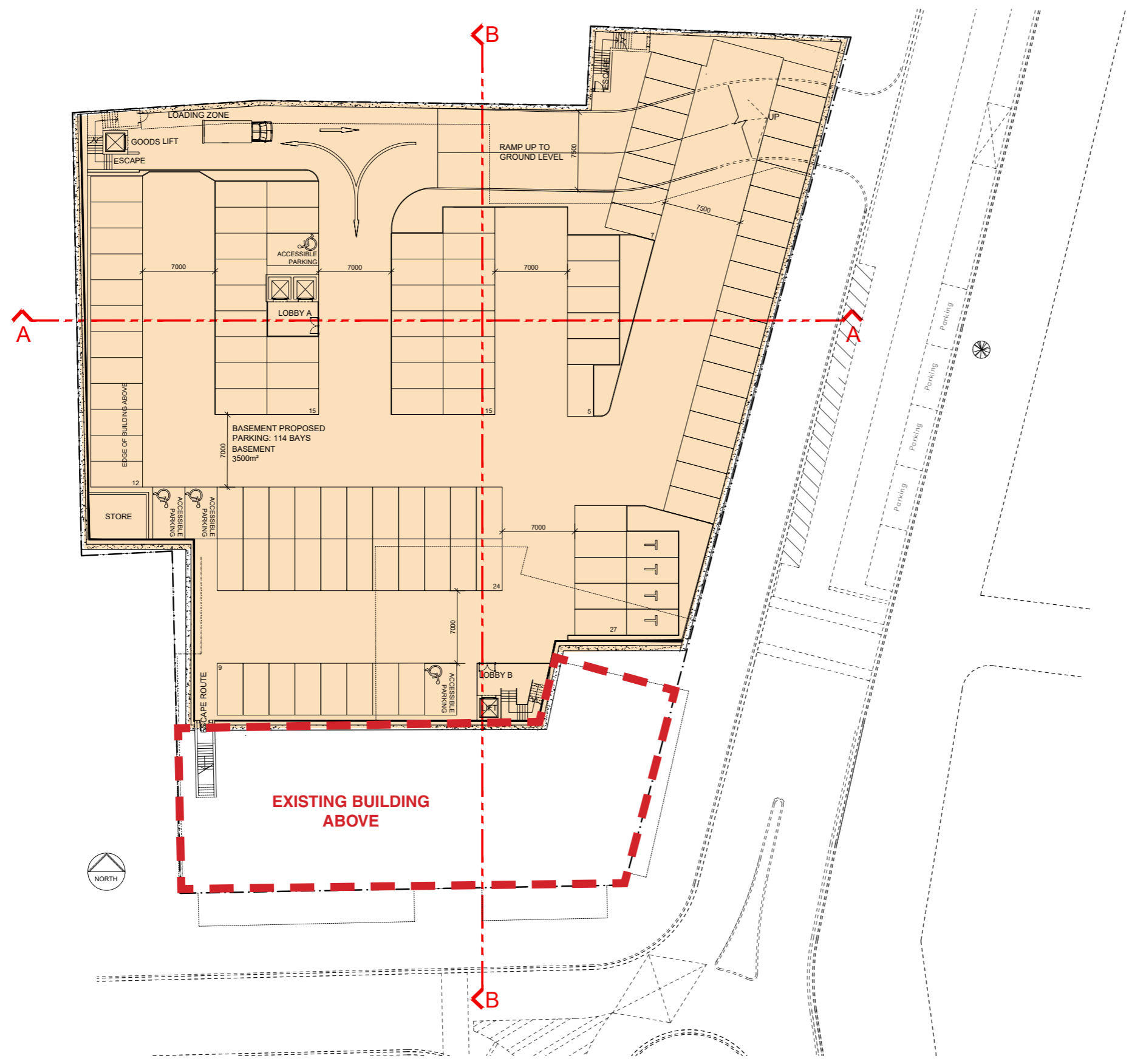
ABACUS
ASSET MANAGEMENT
Abacus Asset Management (Pty) Ltd
1st Floor Mill Square Offices
12 Plain Street
Stellenbosch
7600
Tel: 021 886 5262

Client Signature	Timo Smit Signature

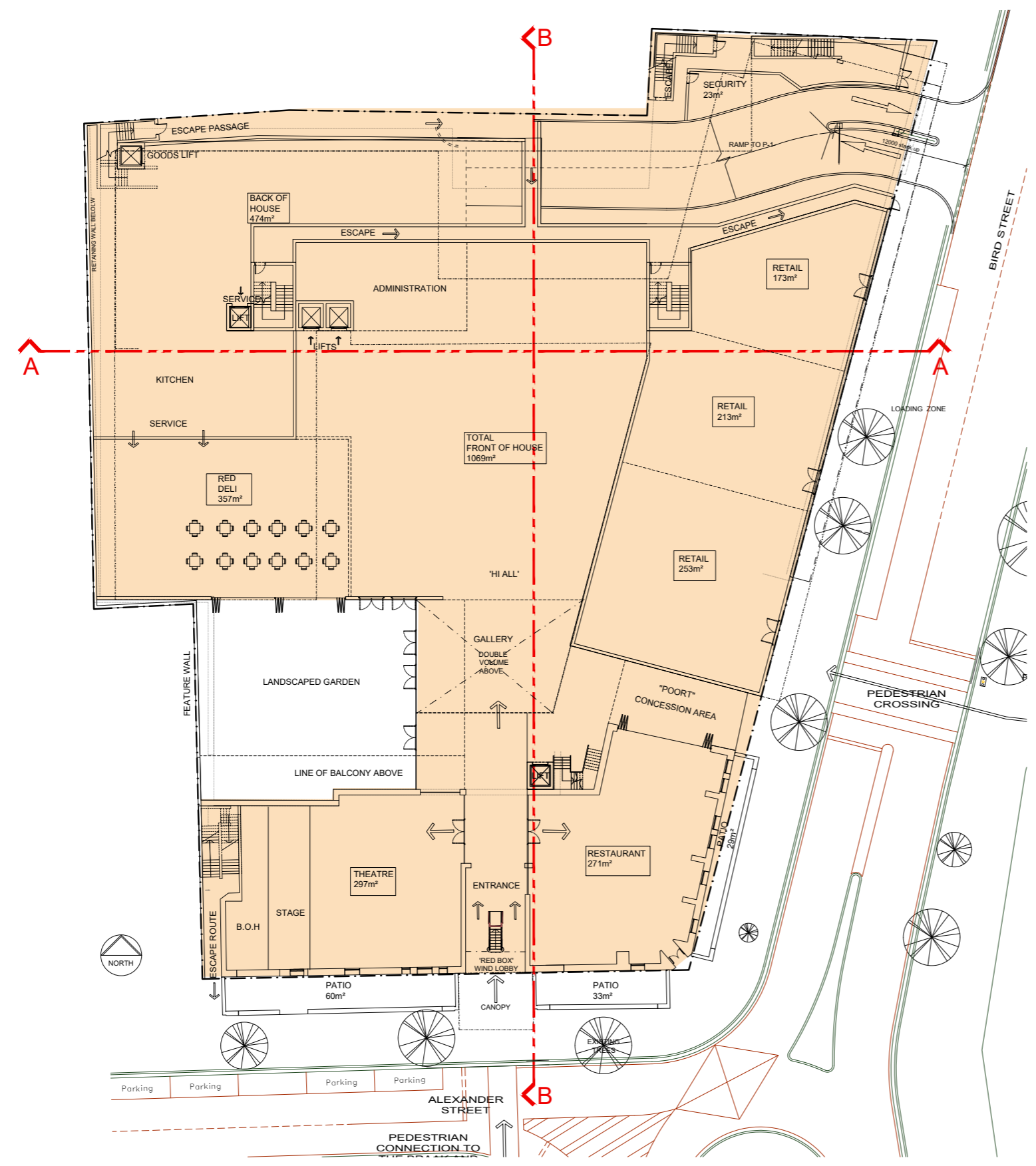
(072 441 0506)
timo7smit@gmail.com
Senior Architectural Technologist Candidate
Client: ABACUS PROPERTY
Centre survey drawings of Existing Drotsky Centre Building
Drotsky Centre
Corner Bird and Alexander Street
Stellenbosch, 7600

Drawing title	ELEVATIONS
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Scale	1:100
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Date	03/23/16

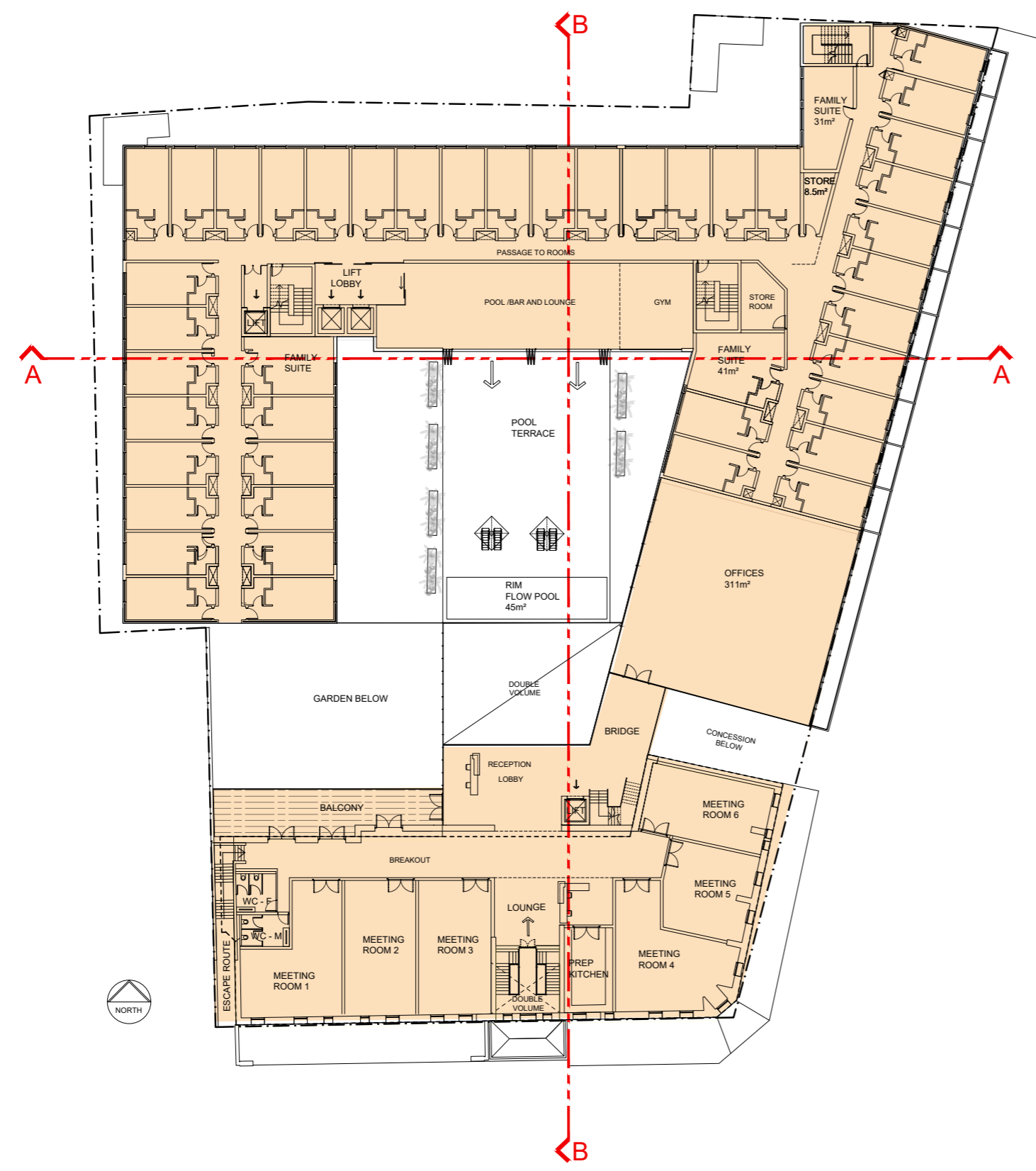
SECTION 5
5.2 BASEMENT PLAN



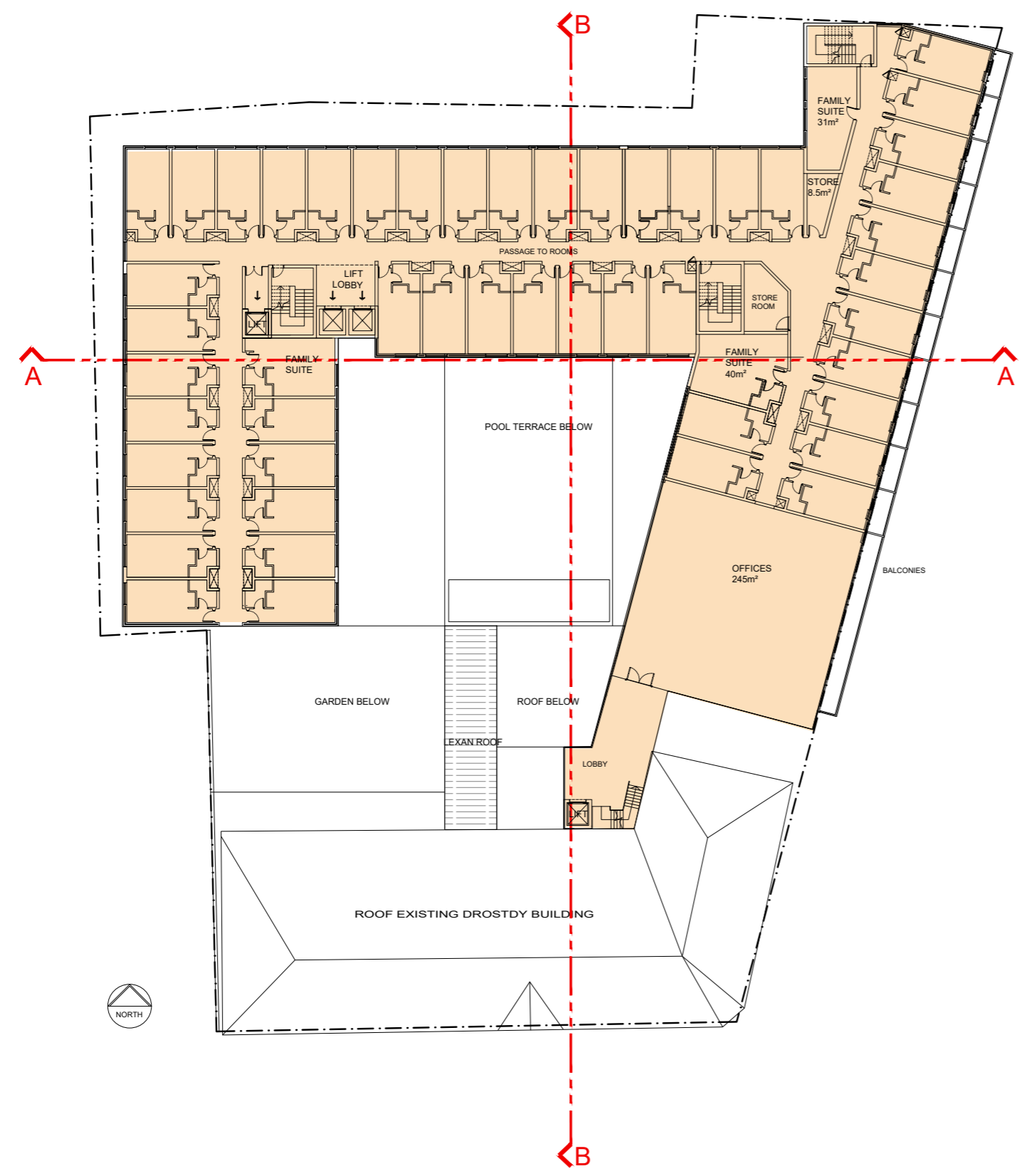
SECTION 5
5.3 GROUND FLOOR PLAN



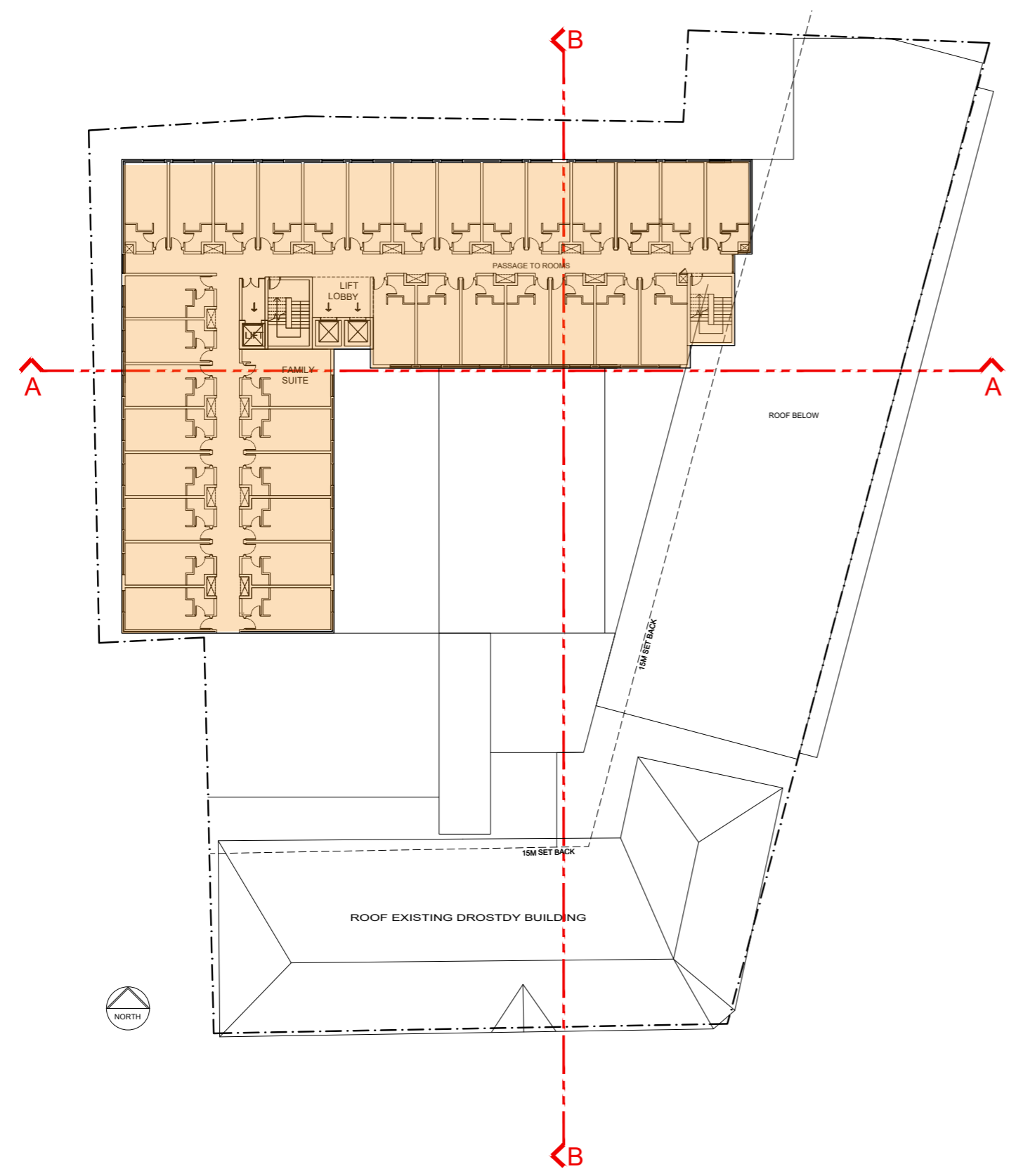
SECTION 5
5.4 FIRST FLOOR PLAN



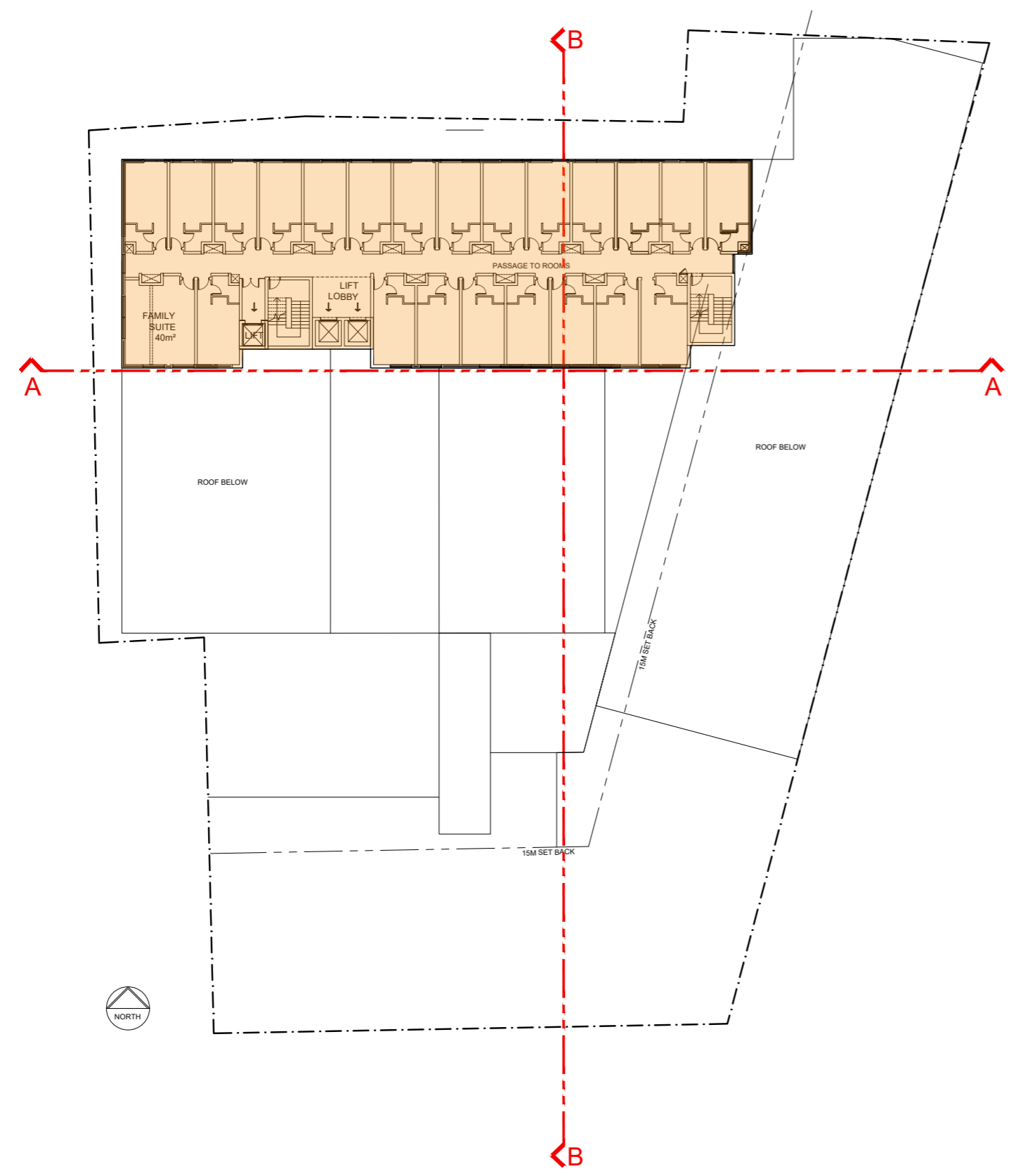
SECTION 5
5.5 SECOND FLOOR PLAN



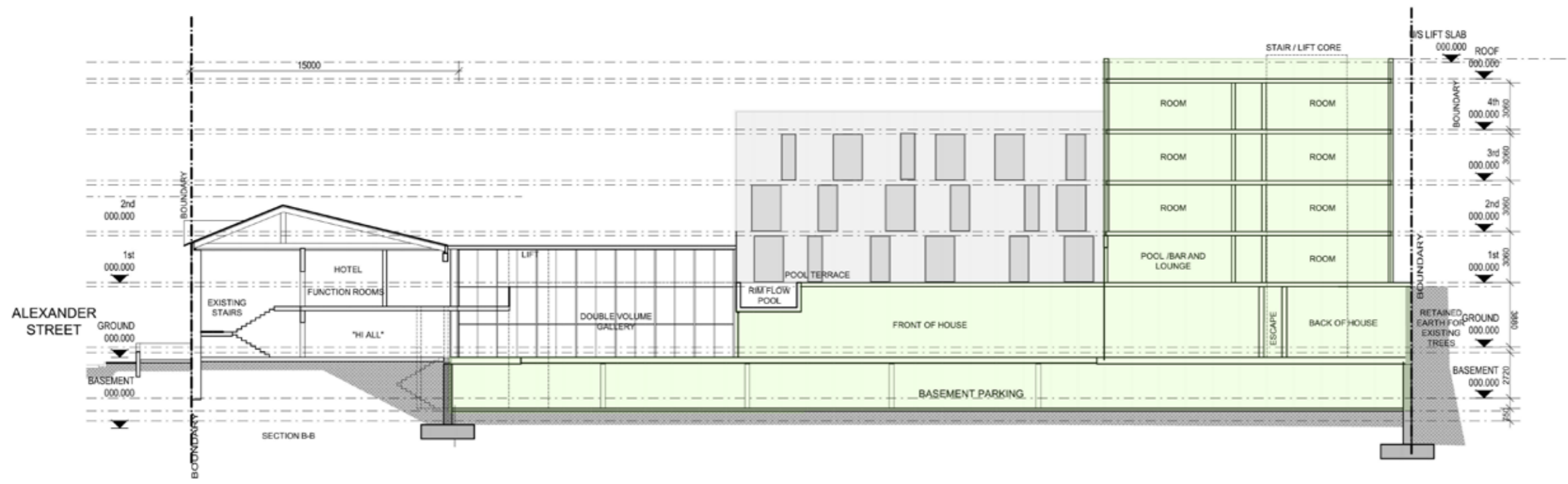
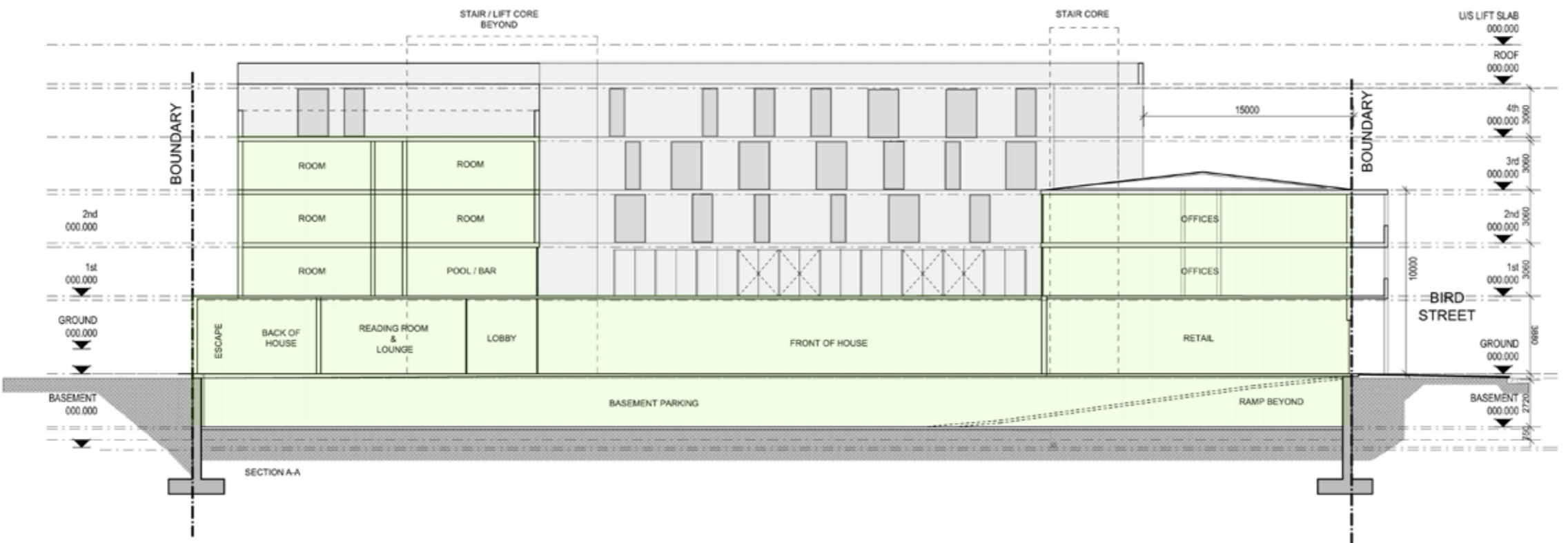
SECTION 5
5.6 THIRD FLOOR PLAN



SECTION 5
5.7 FOURTH FLOOR PLAN



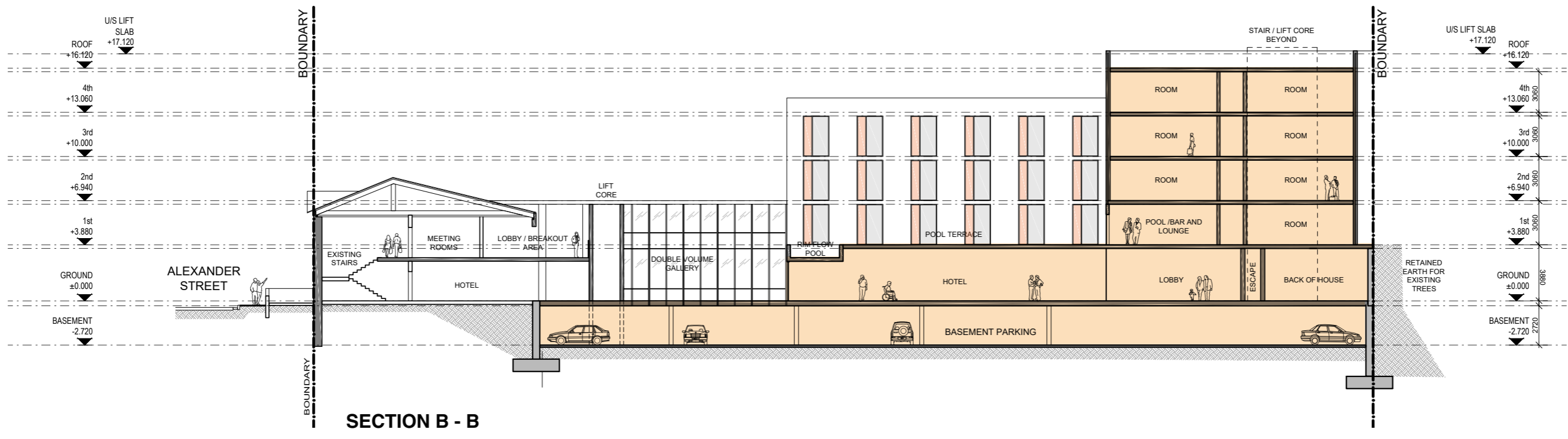
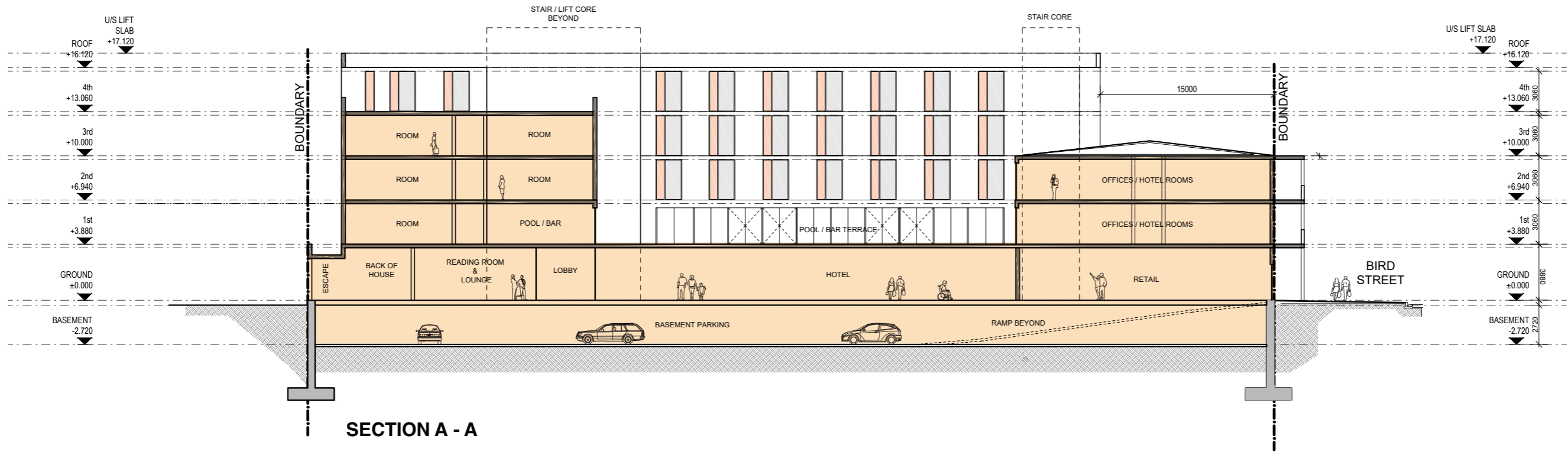
SECTION 5 5.8.1 SCHEMATIC SECTIONS (PREVIOUS)



PREVIOUS SCHEME

SECTION 5 5.8.2 SCHEMATIC SECTIONS (NEW)

UPDATED PROPOSED SCHEME

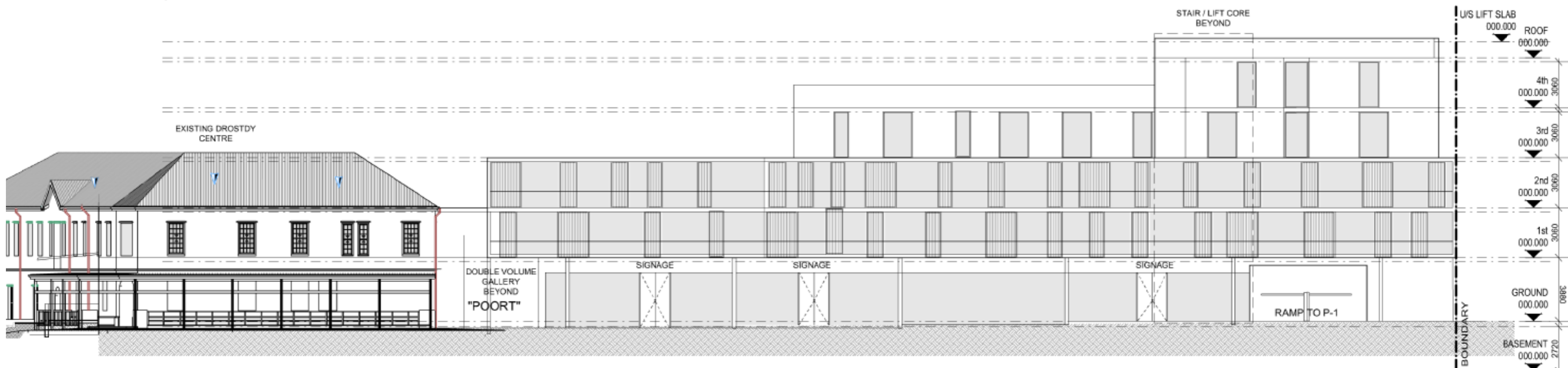


SECTION 5
5.10 ELEVATIONS (PREVIOUS)

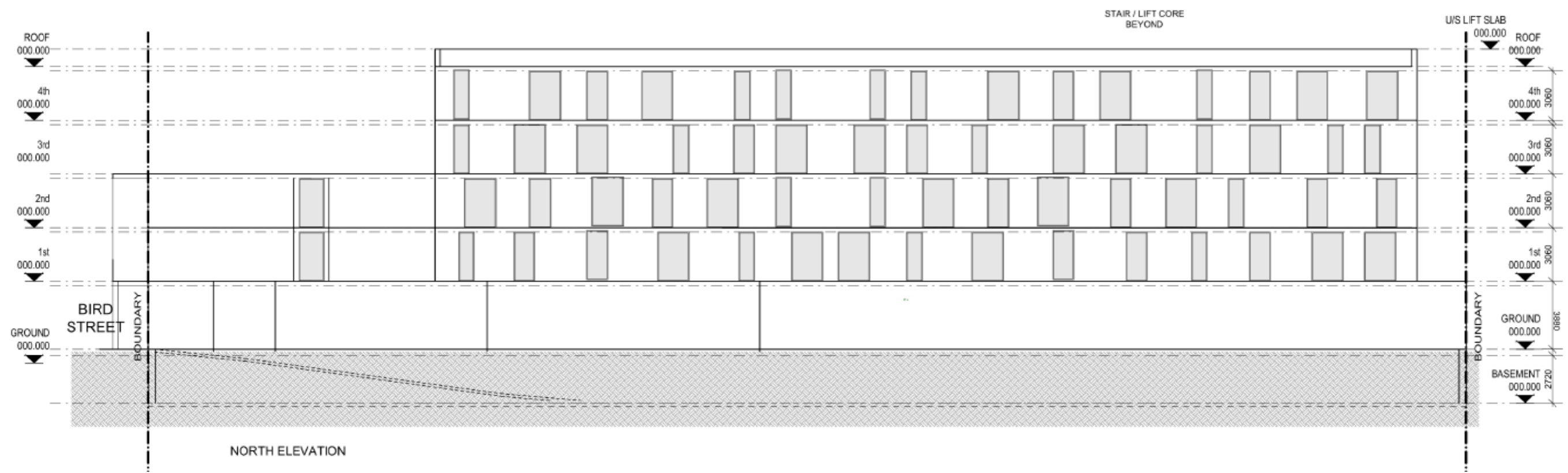


PREVIOUS SCHEME

SECTION 5
5.11 ELEVATIONS (PREVIOUS)



EAST ELEVATION



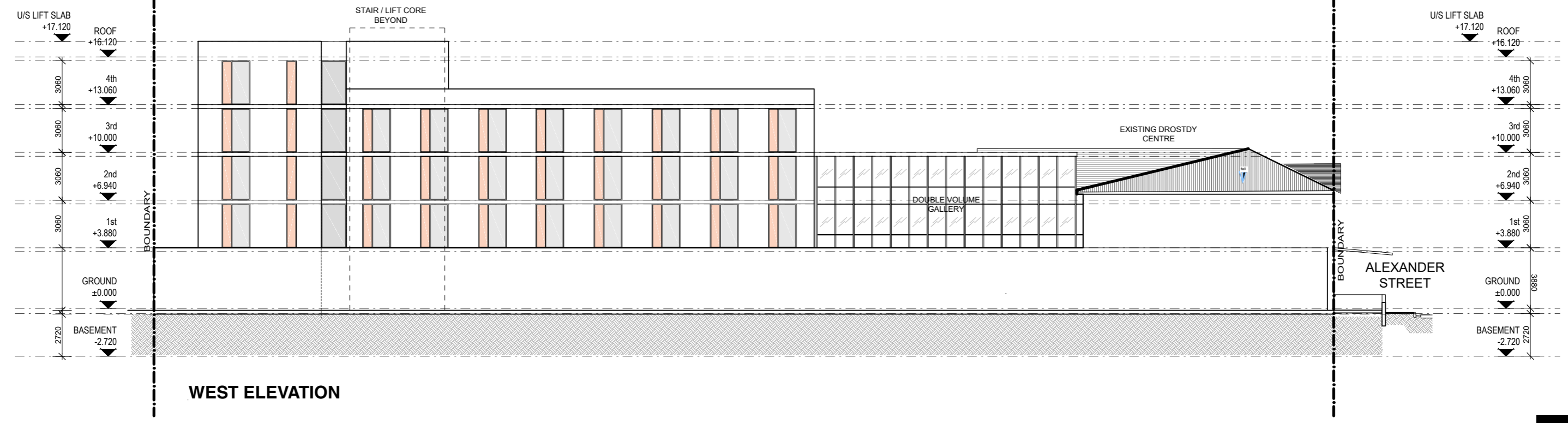
NORTH ELEVATION

PREVIOUS SCHEME

SECTION 5
5.12 ELEVATIONS (NEW)



SOUTH ELEVATION

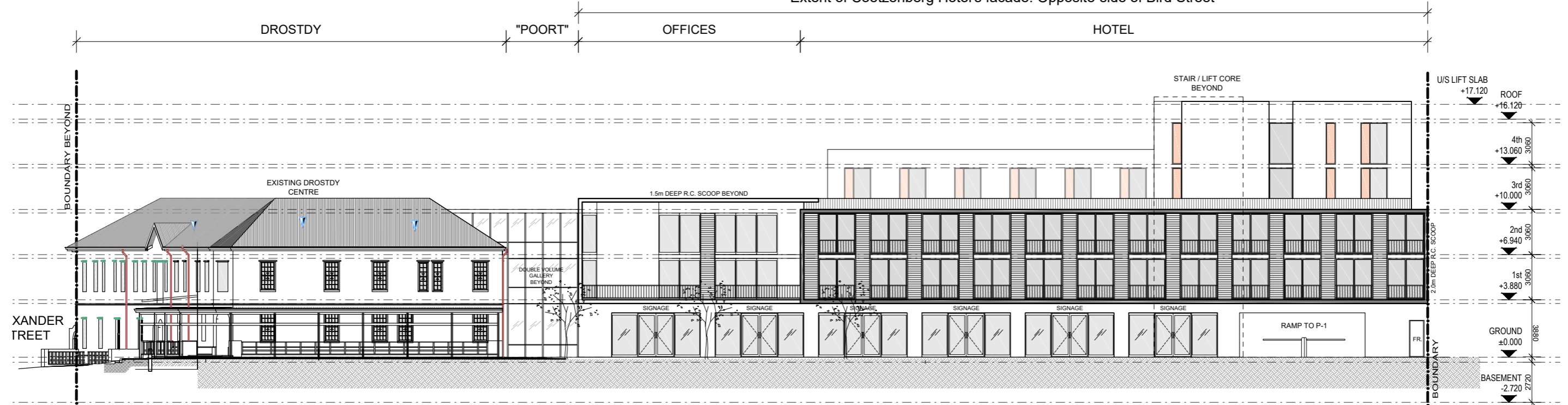


WEST ELEVATION

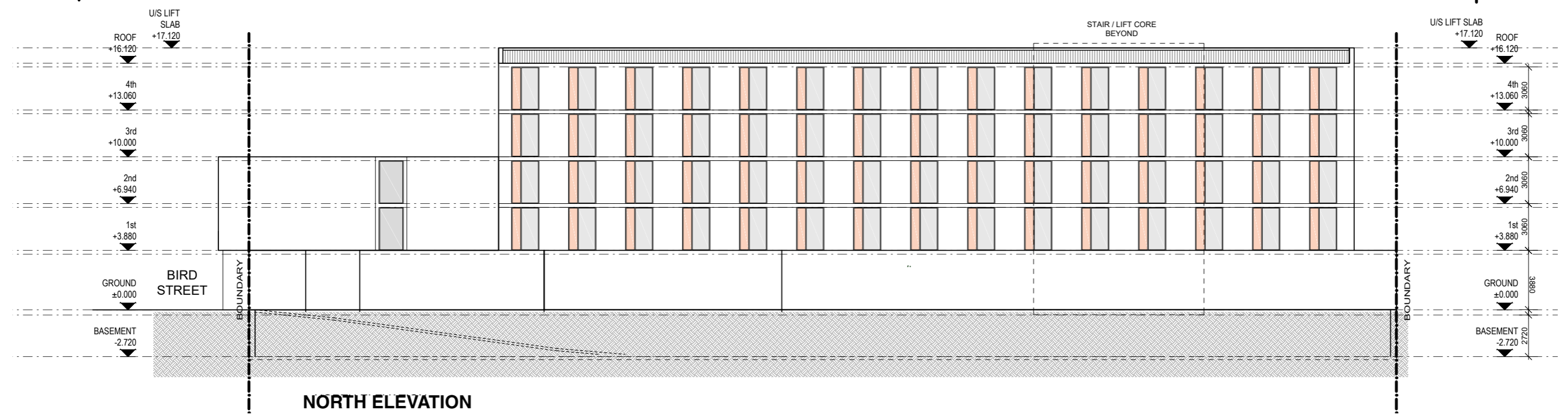
UPDATED PROPOSED SCHEME

SECTION 5 5.13 ELEVATIONS (NEW)

Extent of Coetzenberg Hotel's facade: Opposite-side of Bird Street



EAST ELEVATION



NORTH ELEVATION

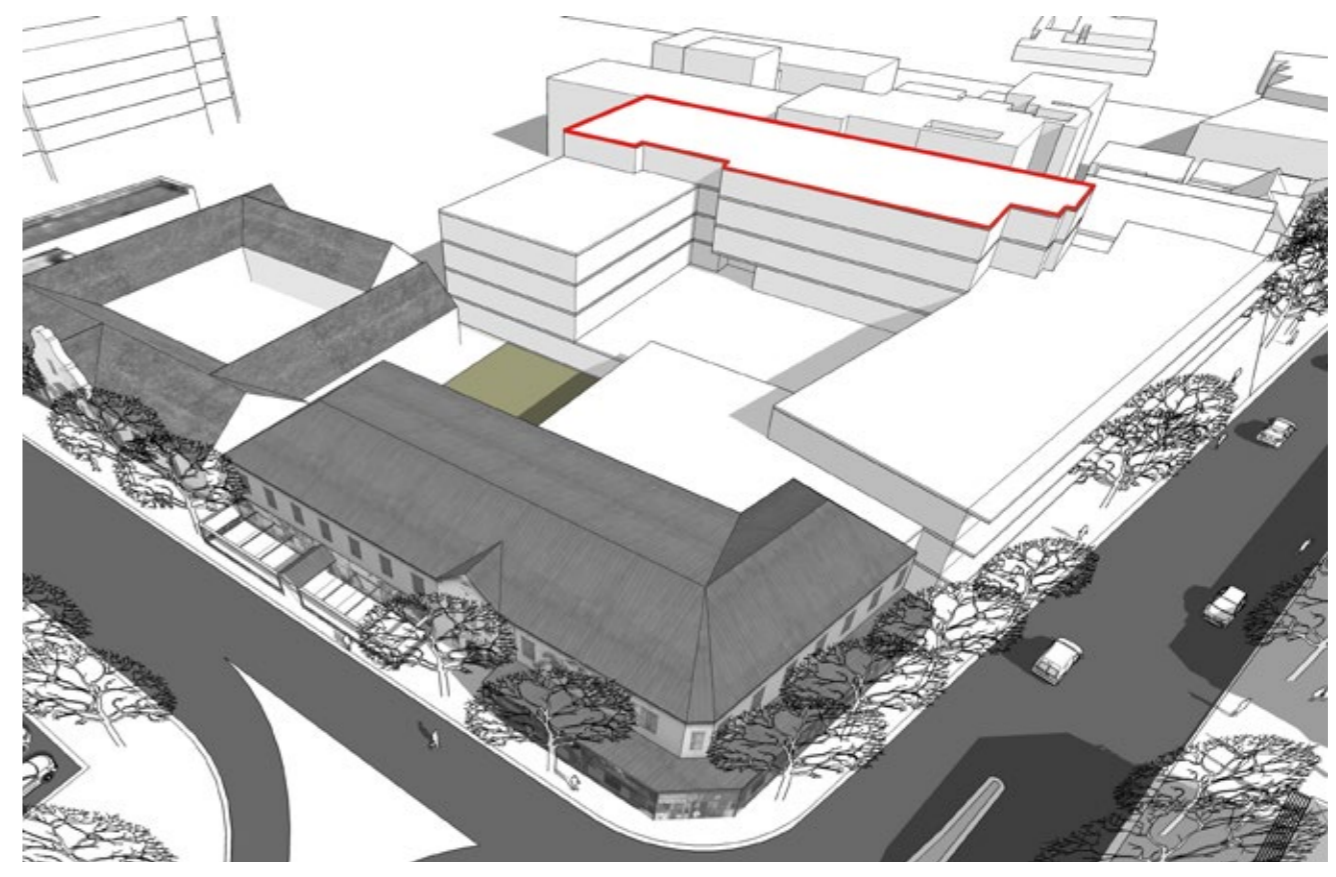
UPDATED PROPOSED SCHEME

5.12 COVERAGE COMPARISON

ORIGINAL SCHEME



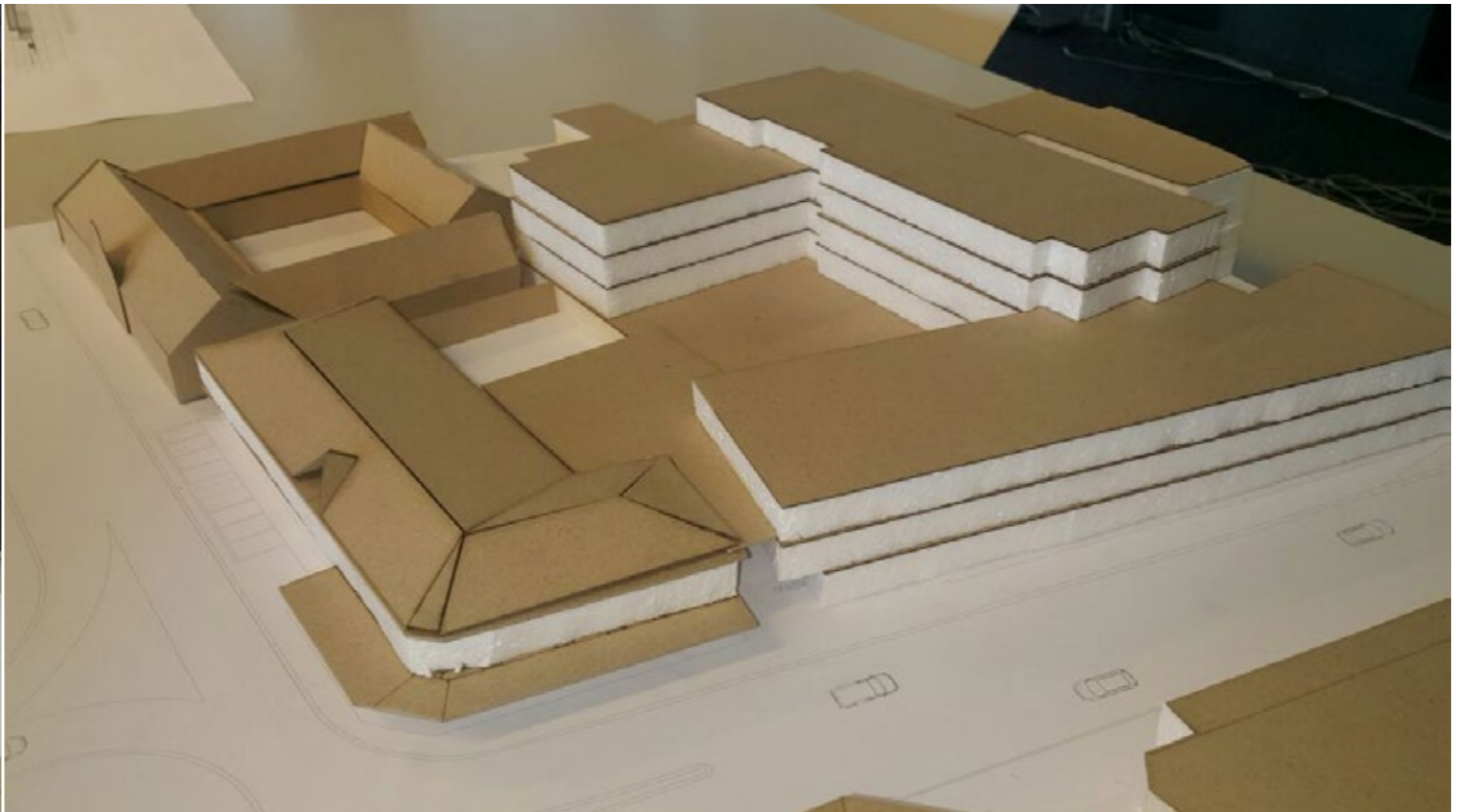
CURRENT SCHEME



SECTION 5
5.13 MASSING COMPARISON



ORIGINAL SCHEME



CURRENT SCHEME

5.14 MASSING COMPARISON



ORIGINAL SCHEME



CURRENT SCHEME

5.15 ACCOMMODATION SCHEDULE

	Basement	Ground floor	1st floor	2nd floor	3rd floor	4th floor	Total
USE - AREAS:							
Retail		639 m ²					639 m ²
Offices			311	245			556 m ²
Hotel (area)		3918 m ²	2354m ²	2304 m ²	1 280 m ²	876 m ²	10732m ²
Hotel (rooms / suites)		public functions	44 keys	51 keys	35 keys	23 keys	153 keys
PARKING:							
Retail 4/100 - 25,6 bays							154,9 bays required
Offices 4/100 - 22,2 bays	3 500 m ² : 114 bays						114 bays provided
Hotel 0,7/key - 107,1 bays							(40,9 bay shortfall)
COVERAGE:							
Proposed		85%	50%	50%	28%	19%	
Permissible : Hotel		85%	50%	50%	50%	50%	
Permissible : Commercial		85%	85%	85%	85%	85%	
SETBACKS:							
Common boundaries	0m						
Street boundaries	15m above 10m height						
HEIGHT:	5 storeys						

EXISTING RETAIL / COMMERCIAL
EXISTING PARKING REQUIRED
PARKING PROVIDED CURRENTLY

4 300 m²
172 bays
0 bays

SECTION 6
3D STREET VIEWS

SECTION 5
6.1 VIEW CORRIDORS



- 1 BRAAK
- 2 ALEXANDER STREET
- 3 BIRD STREET
- 4 KRUIHUIS - BLOM STREET
- 5 ST MARY'S CHURCH

SECTION 5
6.2 VIEW CORRIDOR 1



BRAAK

SECTION 5
6.3 VIEW CORRIDOR 1

PREVIOUS SCHEME



CURRENT SCHEME



SECTION 5
6.4 VIEW CORRIDOR 2



ALEXANDER STREET

SECTION 5
6.5 VIEW CORRIDOR 2

PREVIOUS SCHEME



CURRENT SCHEME



ALEXANDER STREET

SECTION 5
6.6 VIEW CORRIDOR 3



BIRD STREET

SECTION 5
6.7 VIEW CORRIDOR 3

PREVIOUS SCHEME



CURRENT SCHEME



BIRD STREET

SECTION 5
6.8 VIEW CORRIDOR 4



KRUITHUIS - BLOM STREET STREET

SECTION 5
6.9 VIEW CORRIDOR 4

PREVIOUS SCHEME



CURRENT SCHEME



KRUIHUIS - BLOM STREET STREET

SECTION 5
6.10 VIEW CORRIDOR 5



ST MARY'S CHURCH

SECTION 5
6.11 VIEW CORRIDOR 5

PREVIOUS SCHEME



CURRENT SCHEME



ST MARY'S CHURCH

SECTION 7
DESIGN RESPONSE

7.1 RESPONSE TO HERITAGE INDICATORS

Heritage Informants and Design Response

Introduction

This proposal is concerned with the redevelopment of erf 5357. The site area affected by the redevelopment proposals measures approximately 4593 sqm. The site contains a number of existing structures and buildings dating back as far as the late 18th Century, with subsequent alterations and additions as recent as the late 20th Century. The 'Drostdy' building, on the corner of Alexander and Bird Street, dates from the late 1800's. Originally a dwelling, it was then a hotel for considerable period. The current uses on the site include a mix of fast food outlets and beverage/ bars. This proposal seeks to return the use of the site to a hotel with associated facilities and street edge retail.

Statement of Significance

The following is a quote from the draft Statement of Significance dated 31 March 2016 by Andrew Berman, Urban Design Service:

"The Drostdy building on the corner of Alexander and Bird Street Stellenbosch is of heritage significance because of its landmark status as an entrance building to the business centre of Stellenbosch, as well as forming an edge and defining the space of the Braak"

Following an assessment of the site, the Statement of Significance provides the following draft heritage indicators:

1. Retain the main building as is, especially the Alexander Street Façade. The lean-to is recent and can be altered.
2. Late 20C buildings on the site have no heritage significance and can be demolished.
3. Build to line along Bird Street, keeping in character with existing buildings along this street. Employ continuity as a strategy. Maintain local scale, massing, rhythm, proportion materials and level of detail.
4. Develop tall building/s to the far rear, as far back from Alexander and Bird Street as possible. A visual impact assessment is to be undertaken to assess impacts and mitigation for views from the Braak and Bird Street. New building to be a 'background' building to lessen potential visual impacts. There are the possibilities of using flat roofs, or using the roof space, or having a lightweight level to reduce the effect of the bulk. Ensure a restrained simple outline so as 'not to catch the eye'.
5. Employ an appropriate architectural strategy where new buildings connect to existing. A transitional element is recommended to resolve geometries and to act as a 'gasket' link between new and old fabric.
6. Ensure archaeological monitoring during clearing of the site and for excavations.
7. Archaeologist to investigate water course on northern perimeter of the site (Vos 1994).

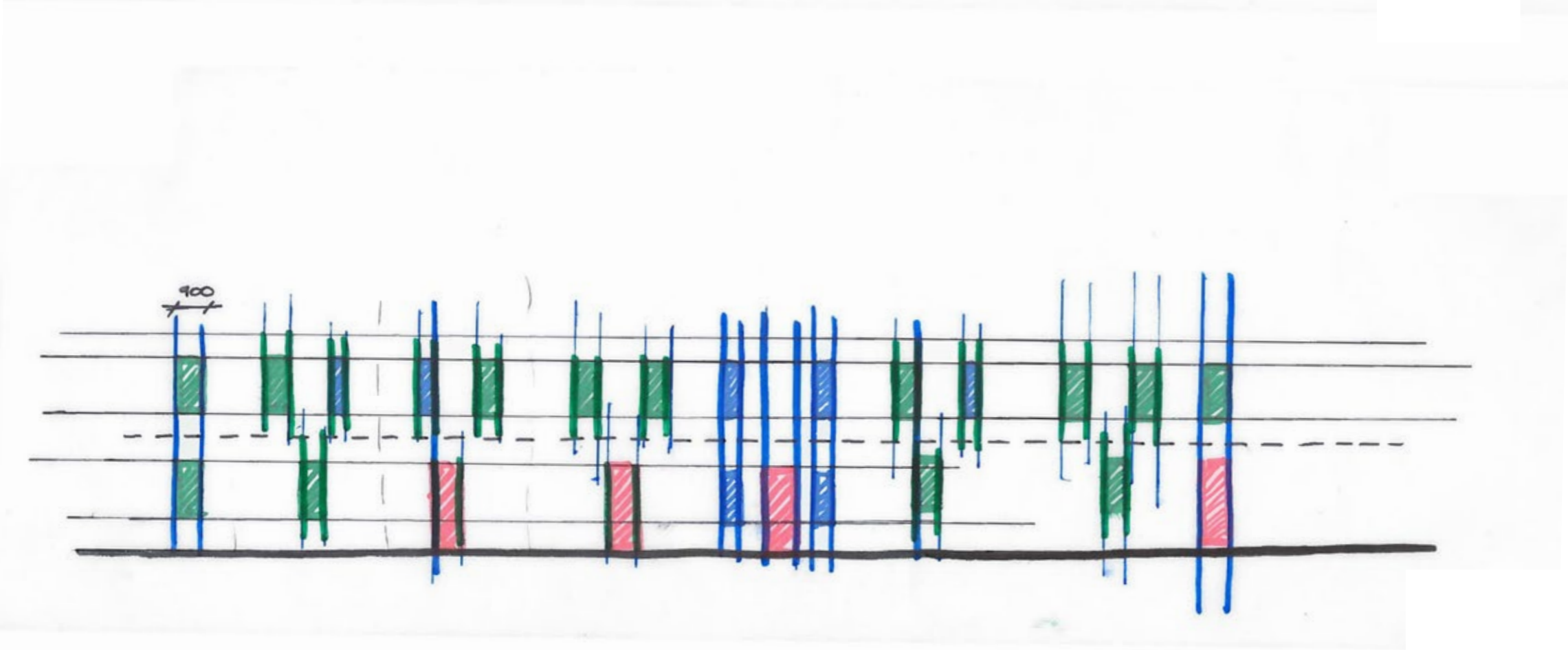
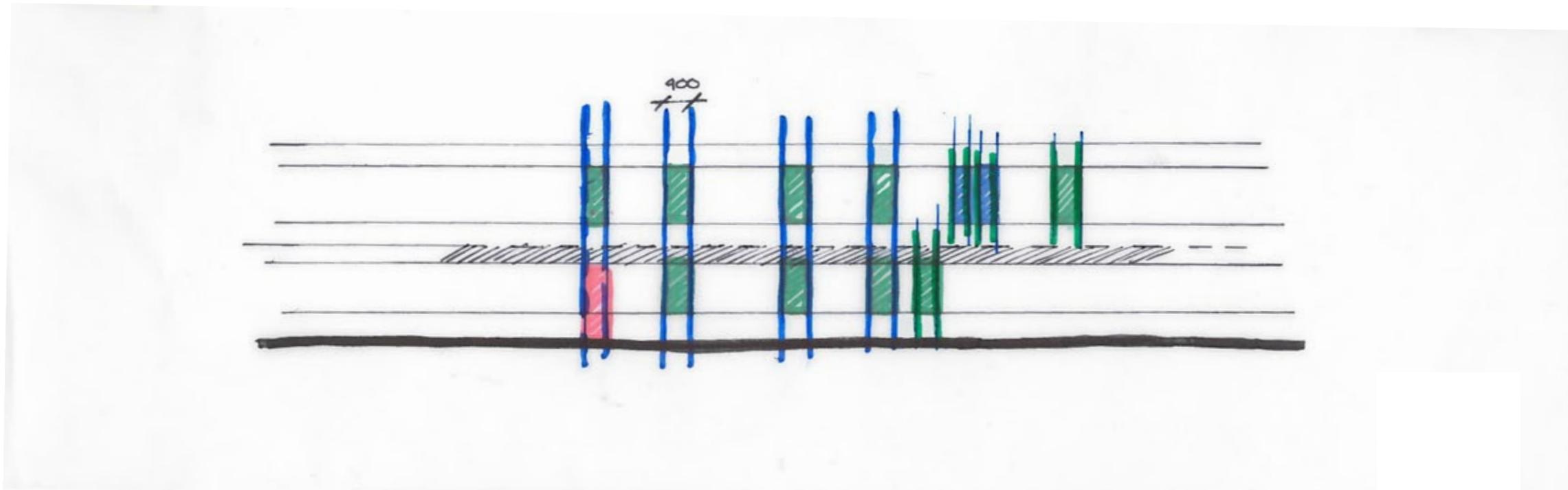
Principles of Design Response

The heritage indicators and sensitive heritage context informed the development of the design concept. In response, the following principles have been followed:

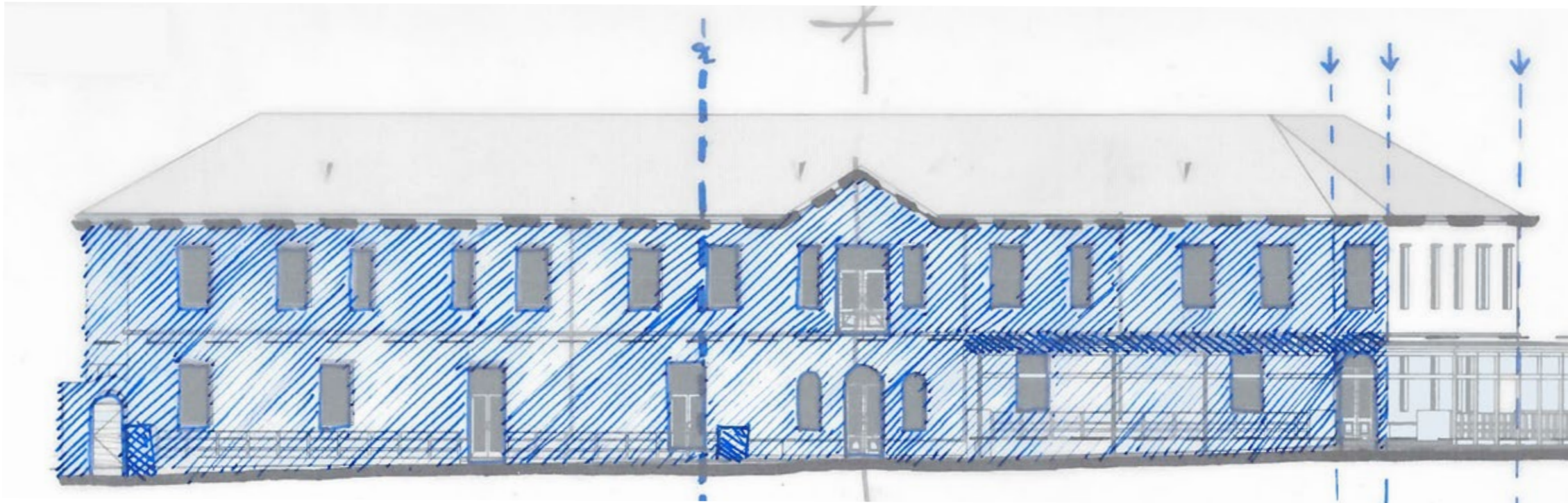
1. **Heritage Indicators** - ensure compliance with the Heritage Indicators in the Statement of Significance.
2. **Selective Demolition** - existing historically significant structures have been retained. Later and less significant structures will be demolished.
3. **Appreciation of existing** - to inform the proposals it was necessary to understand and appreciate the qualities of the existing structures; the form, scale, proportion, rhythm, architectural treatment/ details, materials, colour and continuity. These elements can be successfully interpreted and applied to the new structures.
4. **Contemporary Approach** - the design team wanted to avoid pastiche and propose a building of its time. We therefore adopted a contemporary and contextual approach that integrates with and compliments the existing historic fabric.
5. **Quiet & Respectful** – new additions to be recessive 'background' buildings to lessen the potential visual impact, i.e. existing landmark historic fabric to dominate. Colour, as well as form, placement and massing have been employed to achieve a backdrop to the retained structures.
6. **Integration and Transition** – employ the use of 'transitional' elements between new and old such as 'gaskets' and spaces.
7. **Form and Massing** - the existing heritage building and courtyard inspired the configuration of the proposals. The 'street edge' portion of the proposal along Bird Street is designed to be in contrast with the accommodation set back from the street edge. The majority of the new accommodation is set back from the street edge so as not to overshadow the scale of the Drostdy, and is arranged around the reconfigured courtyard.
8. **Use** - proposed as a hotel as per the historic use (social and cultural significance). In addition, we propose the creation of a semi-public courtyard space at ground floor off Bird Street
9. **Architectural Language** - treat the façade in a manner that is contemporary, but when seen together with the existing structures, forms a pleasing and complimentary composition. We propose the use of modern technologies and materials, a 'borrowing' and re-interpretation of window proportions and 'solid to void' ratios, a celebration of the fenestration and attention to detail.
10. **Materials & Textures** – a simple and familiar pallet of materials is proposed such as textured and un-textured plaster walls, brickwork, glass, natural untreated timber and steel to complement the surrounding historical fabric. The street edge façade is layered with the incorporation of balconies and a colonnade. Timber screening is used as a softening material. A metal roof will reflect that of the Drostdy.

SECTION 7

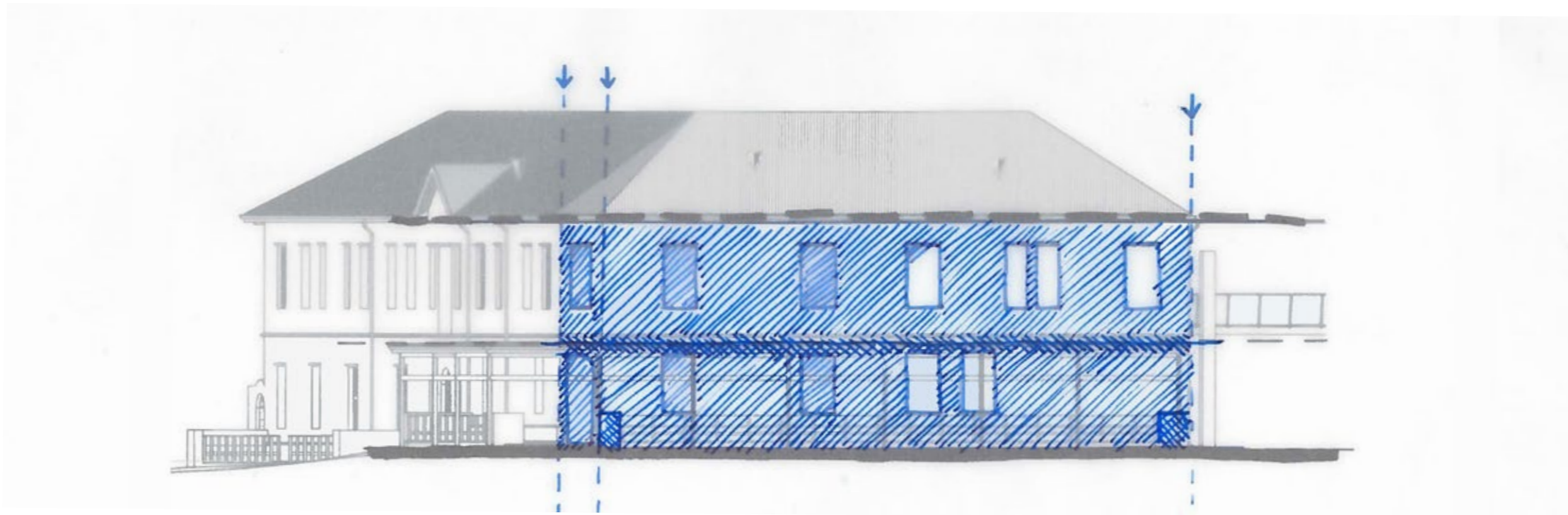
7.2 DROSTDY RHYTHM AND PROPORTIONS



7.3 DROSTDY RHYTHM AND PROPORTIONS

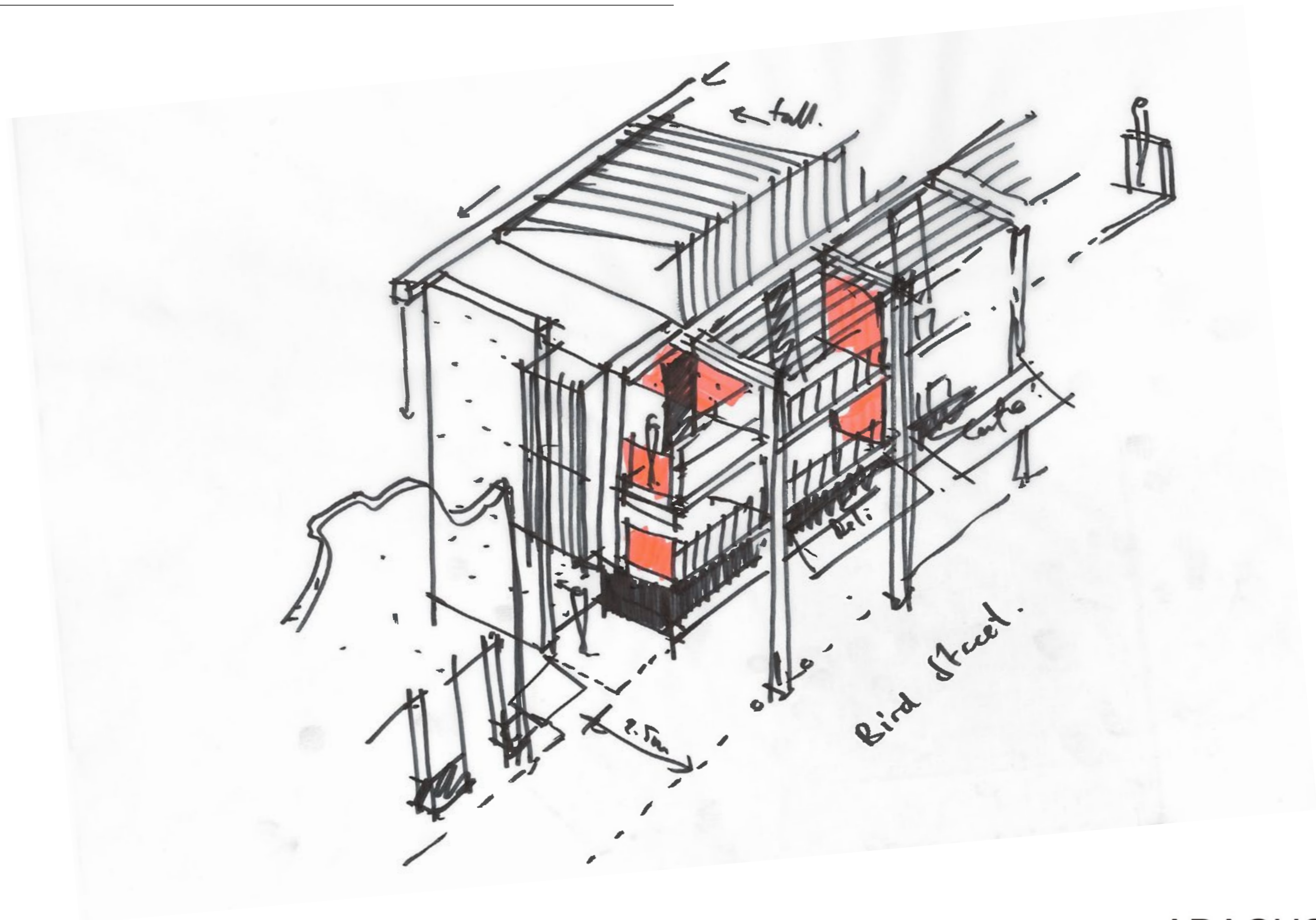


84% WALL TO 16% WINDOWS

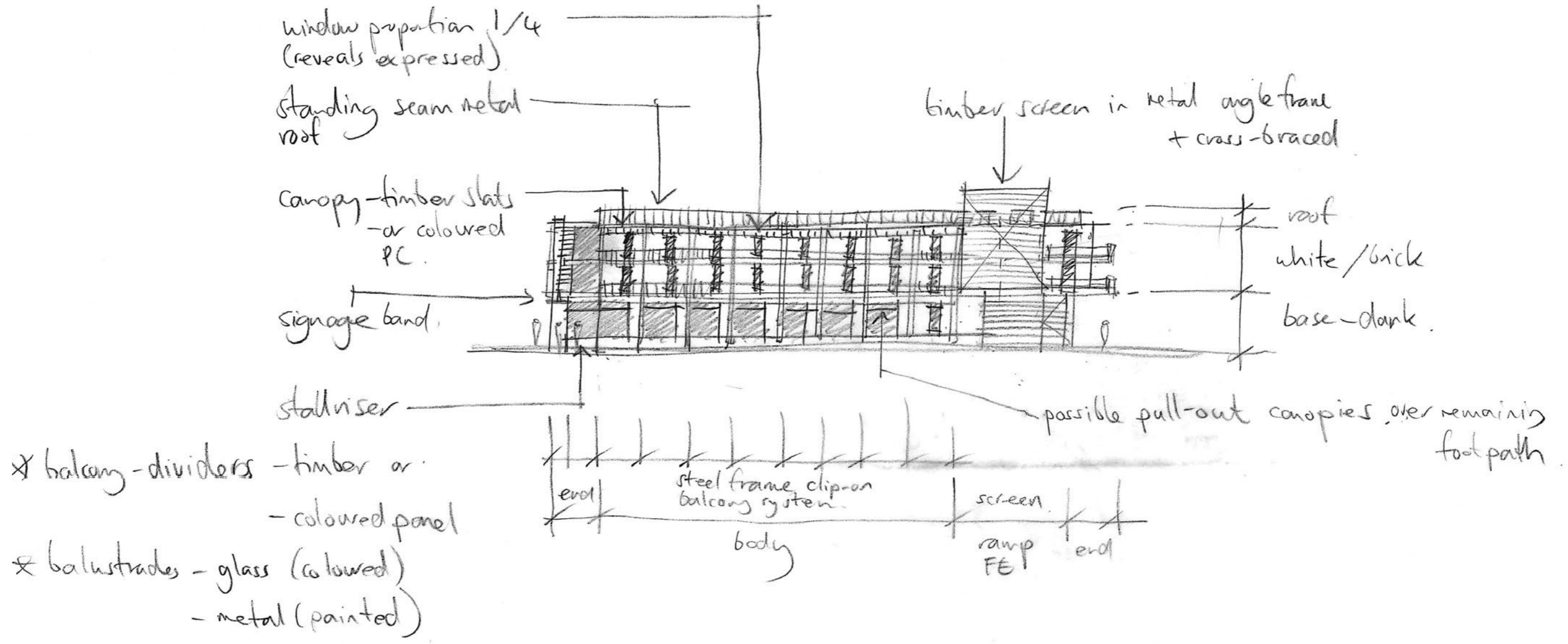


84% WALL TO 16% WINDOWS

SECTION 7
7.4 NEW HOTEL - FAÇADE LAYERING



7.5 NEW HOTEL - MATERIALS AND PROPORTIONS



SECTION 7
7.6 STREET VIEW (BIRD STREET)



SECTION 7
7.7 STREET VIEW (POORT)



SECTION 7
7.8 STREET VIEW (DROSTDY)



SECTION 7
7.9 CONCEPTUAL ELEVATIONS

