

Our Ref. DROS/AP

1<sup>st</sup> June 2017



ARCHITECTS ~ PLANNERS  
HERITAGE CONSULTANTS

## HERITAGE REPORT JUNE 2017

**CASE NO.: 16090506HB0907M**

**ADDENDUM TO HERITAGE STATEMENT: REVISED DEVELOPMENT PROPOSALS:  
ERF 5357 C/O ALEXANDER AND BIRD STREET STELLENBOSCH: PROPOSED  
DROSTDY DEVELOPMENT**

### **1.0 BACKGROUND**

DHK Architects are now submitting to IAP'S a revised proposal for comment on the proposed development on Erf 5357 Stellenbosch. This follows from a decision by HWC on 13 March 2017 that revised designs be submitted to the BELcom, along with commentary from relevant IAP's.

Written comment from IAP's is to be included in the submission to HWC of the revised proposal.

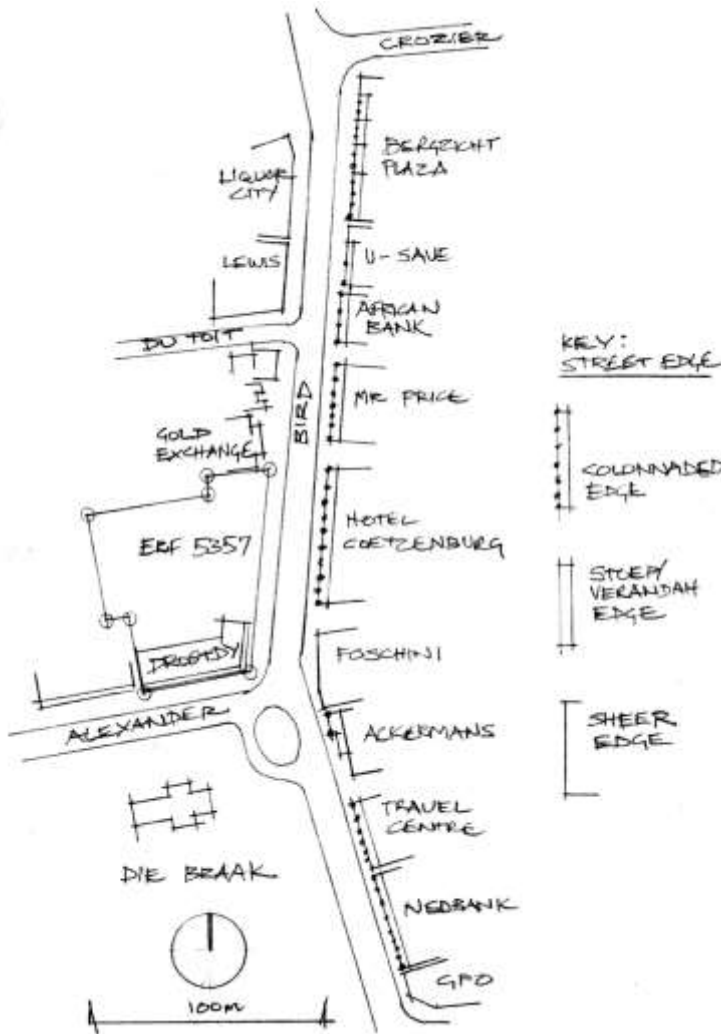
#### **1.1 Timeline of events to date**

1. Development proposals prepared by DHK Architects were submitted to the PAC.
2. The PAC endorsed the proposals in principle subject to a permit from HWC being obtained.
3. A 'draft for comment' heritage statement was prepared by the heritage practitioner and submitted to IAP's for comment.
4. An updated heritage statement was submitted to HWC with IAP's comments.
5. The matter was discussed at a HWC Belcom meeting and it was decided to conduct a site visit.
6. Belcomm 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 Belcomm.
8. 10 November 2017: ROD from HWC calling for proposals to be reconfigured.
9. 30 January 2017: Revised proposals submitted to HWC.
10. 22 February 2017: Revised proposals discussed at the HWC Belcomm meeting.
11. 13 March 2017: ROD from HWC requesting further revisions, including that the revised scheme be re-submitted to IAP's for comment.

## 1.2 Analysis of existing streetscape (as requested by BElcom)

The attached diagram represents an analysis of the existing streetscape along Bird Street. The following is noted:

- All the frontages appear to be within the 10m height restriction as determined by the bylaw.
- There are basically 3 conditions: 1/ colonnaded (as in the case of Hotel Coetzenburg), 2/ stoep or verandah (as in the case of the existing Drostdy building) or 3/ sheer edge (as in the case of the Foschini building on the other side of the road from the Drostdy building).
- There are no colonnaded edges on the Drostdy (west) side of Bird Street; the edge condition comprises in the main sheer edges with the buildings north of the Drostdy site and south of Du Toit Street providing little support to the street.
- Other than providing support to the street frontage, transparent active edges and limiting height, there is no specific pattern to follow on the west side of Bird Street. The existing Drostdy building mainly addresses Alexander Street.



**ANALYSIS OF THE BIRD STREET STREETScape (UDScc)**

## 2.0 REVISED DHK ARCHITECTS PROPOSALS

### 2.1 Assessment

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 3<sup>rd</sup> floor is confined to the north-west corner indent of the site and the 4<sup>th</sup> 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".

#### Proposed Bird Street elevation

The Bird Street frontage of the Drostdy Hotel development is a potentially important visual addition to the streetscape. The building addresses the street in a positive manner:

- There are active edges at street level and above.
- The height of the Bird Street façade is regulated by the ridge line of the existing Drostdy building and is within the 10m height restriction.

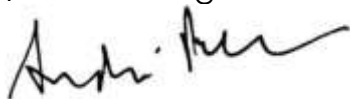
- The edge is built to line to provide support to the street.
- The plain geometry of the façade(s) with openings lining up vertically presents as a contemporary architectural interpretation of a building that remains consistent with the character of the historic core.
- The Bird Street façade is articulated to provide visual interest and is broken up into different parts, with form reflecting function. At street level, from Alexander Street: 1/ the existing Drostdy building, 2/ the “poort” link separating the old and new buildings, 3/ the office component, 4/, the shopfronts and 5/ the access to the basement. The glazed “poort” entrance provides a visual link into the hotel entrance foyer and courtyard beyond.
- Above the shopfronts are the balconied hotel bed rooms. The balconies look out onto the street and provide shade to the street level shopfronts below.

**The re-instatement of a hotel on the site must be seen as a positive development for Stellenbosch.**

### 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.



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