



HERITAGE IMPACT ASSESSMENT OLD FORT, CONSTITUTION HILL

BRAAMFONTEIN, JOHANNESBURG

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BRAAMFONTEIN, JOHANNESBURG

by

MAYAT HART ARCHITECTS & HERITAGE PRACTITIONERS

2023

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COVER:

Main Entrance



*Figure 1:
View of Hillbrow from southern rampart*

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Figure 2:
Face brick guard house

1. EXECUTIVE SUMMARY

The Old Fort dates from 1895 and is an important heritage resource in the City of Johannesburg. It forms part of the greater Constitution Hill precinct and is a declared National Heritage Site under the National Heritage Resources Act. The ramparts (the earthen structure and subterranean rooms) that surround the central buildings of the Old Fort have experienced structural deterioration, subsidence and water related issues making parts of the ramparts dangerous and unusable. The proposed work looks to attend to these issues through a combination of repair, new structural intervention, excavation, waterproofing and careful reconstruction and restoration. The proposed work is focused these essential repairs with the intention of making the ramparts safe for use and the rooms below habitable.

2. INTRODUCTION

A. BACKGROUND

In early 2023 a consortium of built environment professionals was appointed to look at the proposed repair, refurbishment and restoration of the Rampart Buildings and Surrounding Walls at the Old Fort on Constitution Hill. The investigations and subsequent proposed scope of work aims at structurally rehabilitating failing structures (selected retaining walls and guard houses) on the ramparts as well as dealing with issues relating to waterproofing and water ingress in selected rooms below the ramparts to make these both safe and usable along with the associated repair and restoration works. The scope of work and methodology for repair has been developed by the professional team through a combination of site inspections and observations, historical research and assessment of cultural and historical value and significance. The scope of work has been developed through direct consultation between the client, heritage architect and structural engineer. This report summarises the proposed works but should be read in conjunction with the detailed specification documents and drawings prepared by Mayat Hart Architects and Paballo Engineering Services. The aim of the proposed work is to perform the proposed repairs in an effective and sensitive manner following conservation best practice while being cognisant of pragmatic realities relating to the protection and sustainable management of the site as a whole.

B. CONTEXT & LOCALITY

The site of the Old Fort is located within the greater Constitution Hill Precinct and forms part of the Constitution Hill National Heritage Site. The sites GPS coordinates are 26°11'17.96"S | 28°02'36.01"E with the main access bring from the entrance on Kotze Street.



Figure 3: Site Map (Google Maps 2023)



Figure 4:
Water Towers

C. DEFINITIONS & ABBREVIATIONS

- **The Act** – National Heritage Resources Act
- **Alter** – Any action affecting the structure, appearance or physical properties of the building including painting, plastering etc. (section 2 (1) NHRA)
- **Conservation** – The protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance (section 2(ii) NHRA)
- **Cultural Significance** – A statement of Heritage value or significance. Defined as having Aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value of significance (section 2(vi) NHRA)
- **CMP** – Conservation Management Plan
- **CoJ** – City of Johannesburg
- **Development** – Any physical intervention, or action (other than natural causes) which may in the opinion of a heritage authority result in a change to the nature, appearance or physical nature of a place as defined in the NHRA
- **Heritage Resource** – A place, object or structure of cultural significance (section 2(xvi) NHRA)
- **Heritage Value** = Cultural Significance
- **HIA** – Heritage Impact Assessment in terms of section 38 of the NHRA
- **IAP** – Interested and affected parties
- **JHF** – Johannesburg Heritage Foundation
- **Living Heritage** – Intangible aspects of inherited culture including cultural tradition, oral history, ritual, popular memory etc. (NHRA)
- **Management** – In relation to heritage resources includes conservation, presentation and improvement of a heritage resource (NHRA)
- **National Estate** – Heritage resources which are of cultural significance or other special value for the present community and for future generations (section 3 NHRA)
- **NHRA** – National Heritage Resources Act, Act number 25 of 1999
- **PHRAG** – Provincial Heritage Resources Authority Gauteng
- **Structure** – Any building, works, device or other facility made by people which is fixed to the land. This included all fixtures, fittings and equipment associated therewith (NHRA)

D. LEGISLATIVE PROTECTION

The Old Fort was initially constructed as the Johannesburg High Security Prison in 1892. The building was converted into a fort in 1896 through the addition of the ramparts surrounding the existing original prison building. The Old Fort is protected under the following sections of the National Heritage Resources Act (NHRA)

- Section 27 of the NHRA
 - The site was declared a National Heritage Site as part of the greater Constitution Hill precinct in 2017.
 - This category of declaration is reserved for “places with qualities so exceptional that they are of special national significance”
 - National Heritage Sites fall under the authority of the national heritage body, the South African Heritage Resources Agency (SAHRA), rather than the local Provincial Heritage Resources Authority Gauteng (PHRAG).
- Section 34 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”
- Section 38 of the NHRA which states:
 - “Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as— (c) (i) any development or other activity which will change the character of a site exceeding 5 000 m2 in extent ... must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.”
- With the building being included as part of the greater constitution Hill National Heritage Site the relevant heritage resources authority is the South African Heritage Resources Authority (SAHRA).

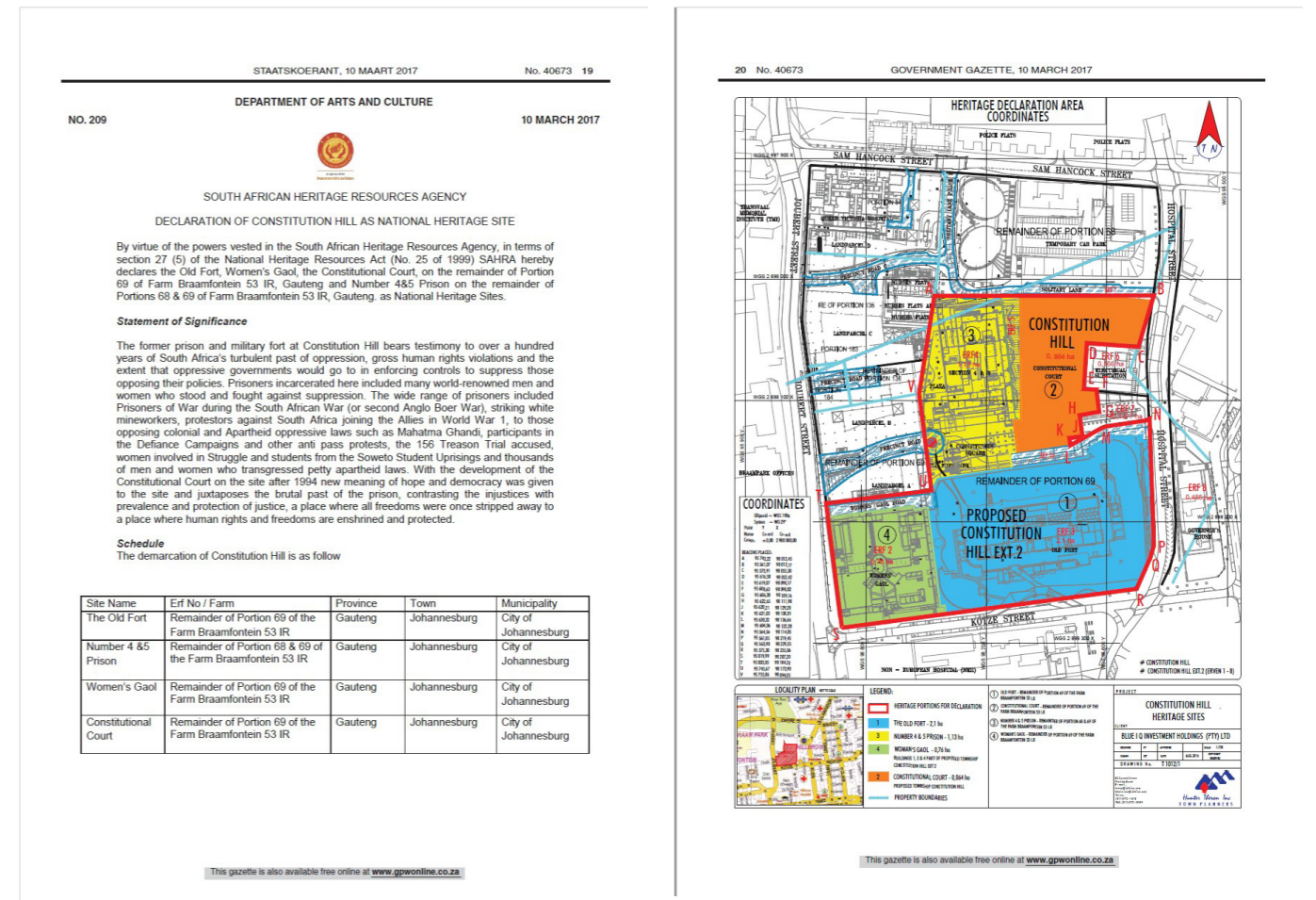


Figure 5 : Government Gazette dated 10 March 2017 declaring Constitution Hill (including the Old Fort) as a National Heritage site under Section 27 of the NHRA

E. APPROACH & METHODOLOGY

The aim of this report is to assess the potential impact of the proposed work on the culturally significant structures located on the site and immediate context. The approach and methodology used is as follows:

Historical Analysis

A study of the history of the building using the following sources:

- Previously completed studies and reports
- Historical drawings and photographs from various archives
- Historic photographs

Assessment of Significance

The assessment and understanding of the individual buildings cultural and historical significance is an important part of understanding the buildings potential heritage value. This becomes a guide against which all decisions are made. The assessment of significance is done using the definition and categories of significance as identified in the NHRA.

Site Inspections

The individual buildings on the site were visually inspected and documented to understand their physical structure and current condition.

LIMITATIONS

The following limitation must be noted:

- This HIA report is written at a specific point in time. Assumptions about the potential future changes and risks to the long term protection and management identified heritage resources are limited to the information available at the time.
- This HIA is limited to the level of design and development of the proposed scheme at the time of writing.

This HIA does not exempt the proposed development from future applications made under the NHRA that are not covered by this report.

F. LIMITATIONS

The following assumptions and limitation must be noted:

- Existing Databases & Reports
 - The assumption is made that, as far as possible, the information available on existing databases and reports is accurate and correct.
 - The completeness and extents of existing databases and reports is unknown. Attempts have been made to mitigate against this through the use of multiple sources as well as through fieldwork.
 - The subjectivity of existing sources. Attempts have been made to mitigate against this through the use of multiple sources as well as through fieldwork.
- Environmental Conditions and Access
 - Existing environmental conditions create limits with relation to the conducting of on-site fieldwork. These include:
 - The time available for on-site work
 - Limitations in terms of communications
 - The site is very remote and difficult to access making site inspections challenging.

G. PROFESSIONAL TEAM

Client

Gauteng Growth and Development Agency

Project Manager

New Earth Consulting

Heritage Architects

Mayat Hart Architects and Heritage Consultants

Structural Engineer

Paballo Engineering Services

Quantity Surveyor

KOSTHAUS



*Figure 6:
Wire fence above retaining wall*

3. HISTORICAL DEVELOPMENT

The site of the Old Fort dates back to 1892 when Zuid Afrikaanische Republiek (ZAR) President Paul Kruger built a prison, the Johannesburg Goal, on Hospital Hill. The prison was converted into the Fort in 1896 after a failed invasion on the ZAR by a troop of cavalry led by Dr Jameson. The building was designed by a government building committee, chaired by Commandant General Piet Joubert and Commandant Adolf Schiele, the chief of the ZAR Prison Services. They were assisted by the architect Sytze Wierda, the Chief of Public Works of the ZAR. The Fort included two bastions, on the north east and south west, and joined by earthen ramparts up to 7m high from which a canon could be fired. Excavations on the foundations started in November 1896, with the use of convict labour, and was completed in June 1899. Provision was also made for the housing of 100 men as well as for stores, food and ammunition.

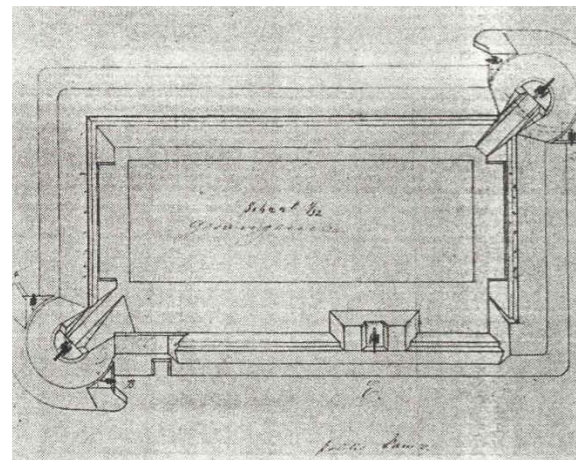


Figure 7: Early Plan of the Ramparts of the Fort by A Schiel showing North East and South West bastions with gun emplacements (JHF Archives)

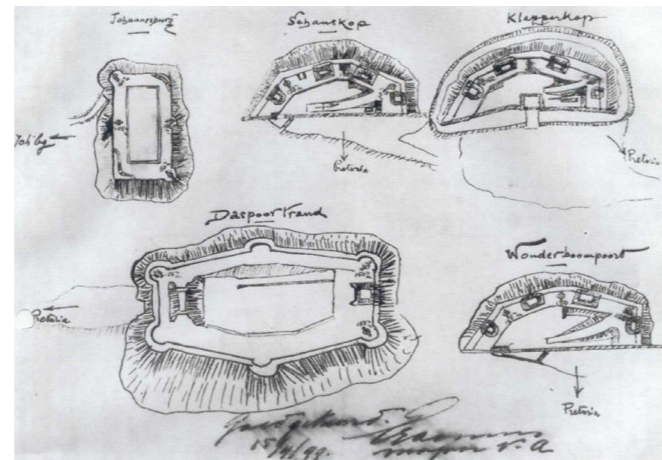


Figure 8: Sketches of the forts erected by the ZAR around Pretoria and Johannesburg (circa 1895) (Kate Otten Architects)

A Howitzer gun was positioned facing toward Johannesburg and another toward Pretoria and was installed to control Johannesburg and not defend it (Davie, 2020). Although it was a fort, no active shots were fired from it with a blank being the only shot fired when the War was declared in October 1899. Under the eastern ramparts are a series of tunnels that were used as armoury when the fort was operational.



Figure 9: South West bastion with gun emplacement manned by British troops circa 1900 (Museum Africa Archives)

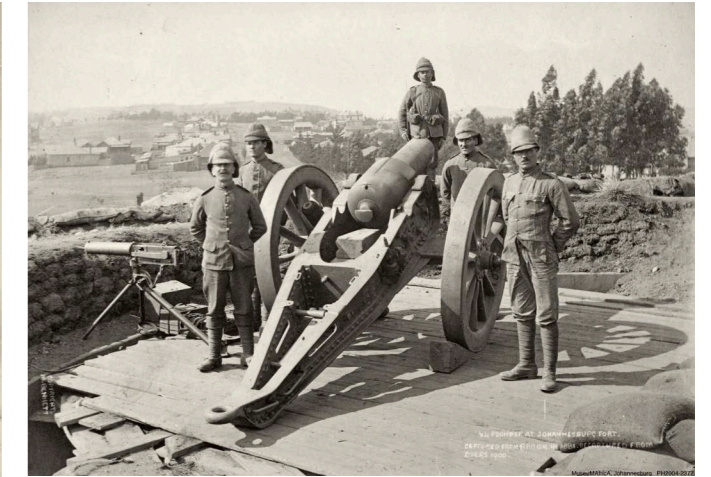


Figure 10 (above): North East bastion with gun emplacement manned by British troops circa 1900 (Museum Africa Archives)

Figure 11 (left): Machine Gun emplacement presumably on the South East rampart corner (possibly below the current guard house) (Museum Africa Archives)

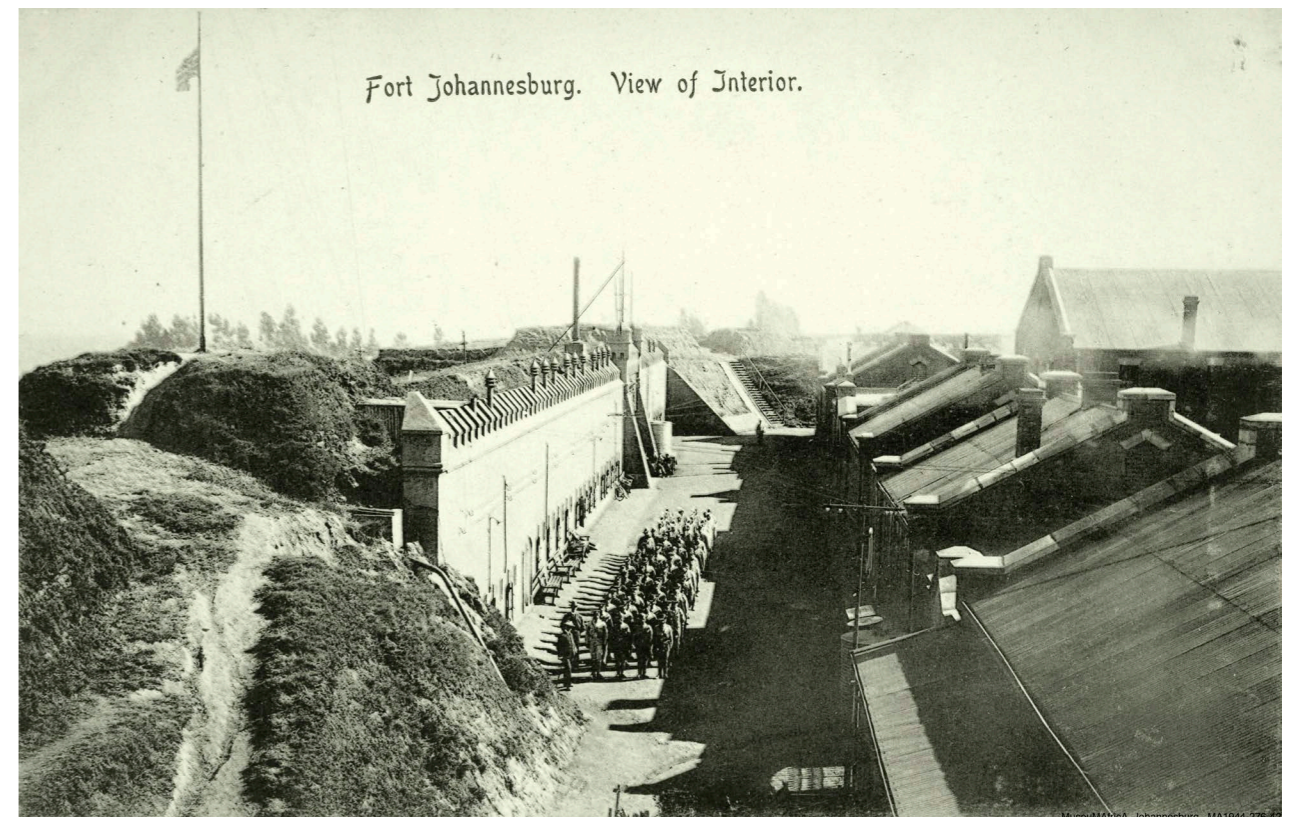


Figure 12: The Fort circa 1905 under British occupation. Note the stairs to the South West bastion (Museum Africa Archives)

The fort was captured the following year by the British forces during the Anglo Boer South African War in 1900. The British used it to house prisoners of war and strengthened the fortifications and added blockhouses above the ramparts. After the war, the Fort became a general prison again. During this time in 1904 a “native” prison, No 4 was built to the north of the fort. An additional entrance to the fort was cut through the ramparts to connect the fort for these prisoners. The Old Fort housed white male prisoners imprisoned for both political and criminal reasons, while No 4 remained the prison for black male prisoners and was used mainly for common criminals and pass offenders. After the return of the prison to civilian use from its function as a fort, various people were incarcerated ranging from trade unionists, strikers, pacifists and activists. The prison also held many civilians who contravened pass laws from the early 1900s with the Asiatic Registration Act, opposed by Mahatma Gandhi.



Figure 14 (above): British troops at the main entrance to the Fort circa 1900 (Museum Africa Archives)

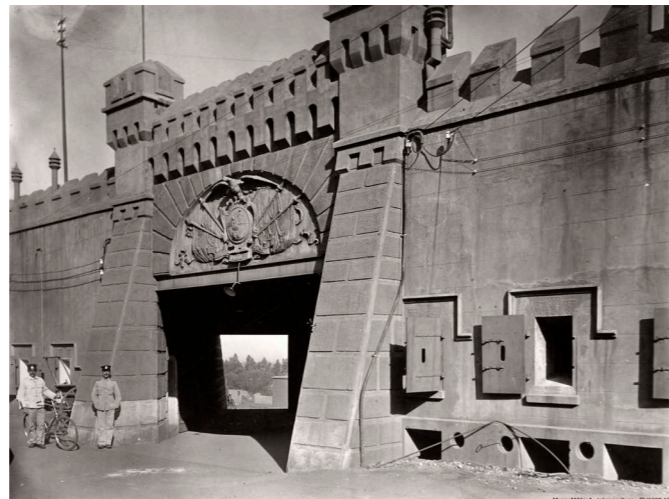


Figure 13: The main entrance with ZAR crest circa 1900 (Museum Africa Archives)

Figure 15 (right): 1905 Plan of the fort and Ramparts (JHF Archives)Archives)

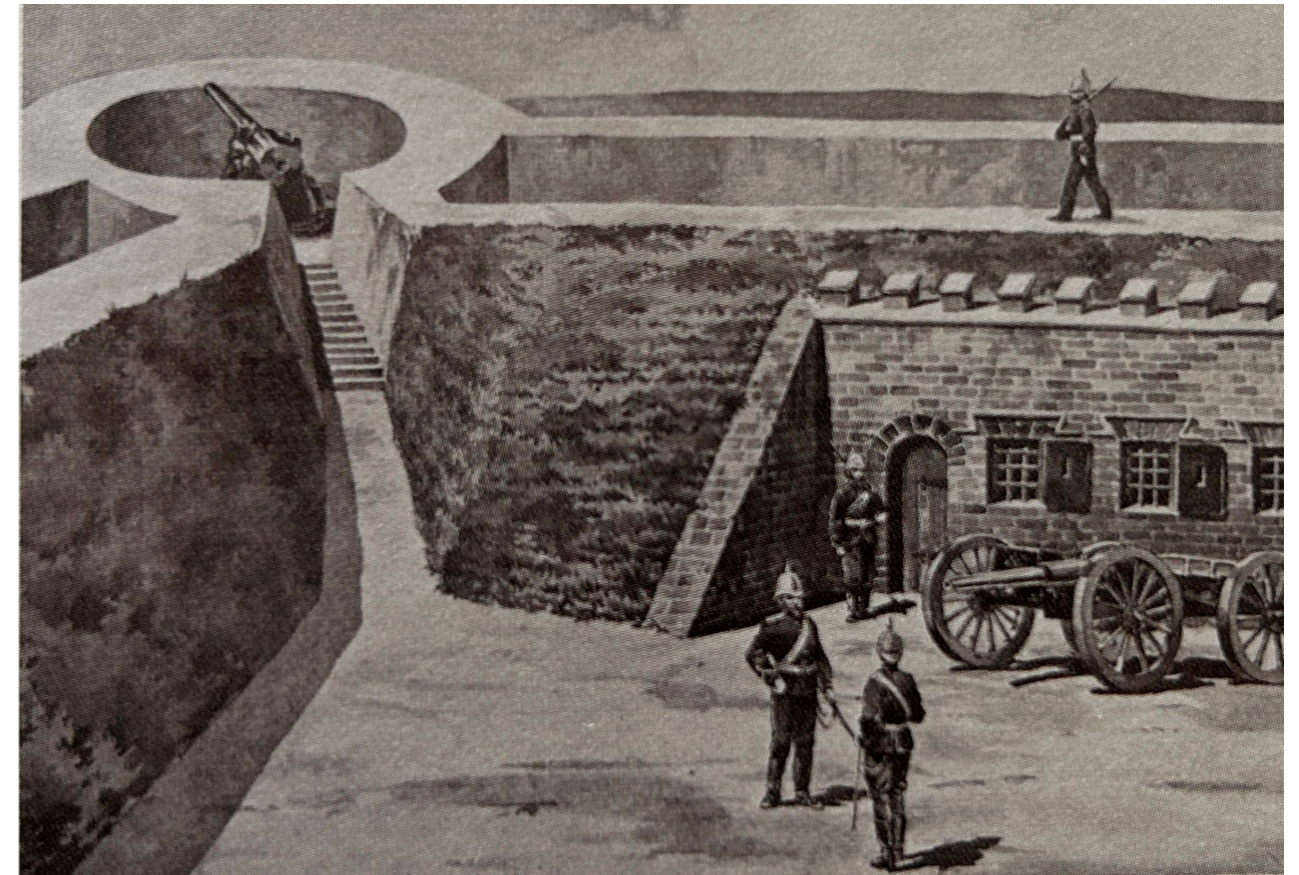
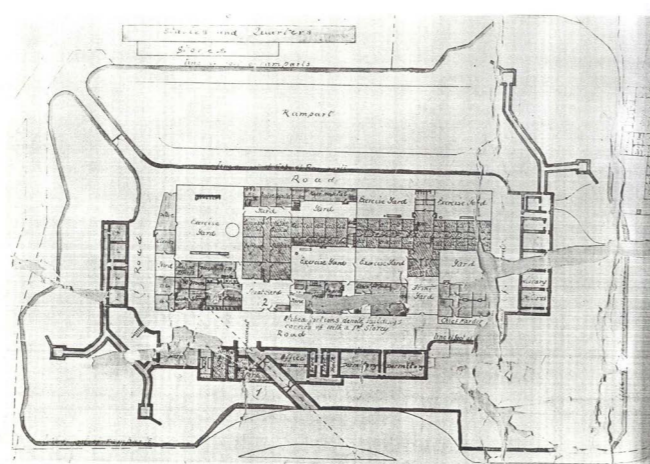


Figure 16: Drawing of the rampart rooms and gun bastion circa 1900 (Brodie 2014: 99)

This continued after the National Party came into power in 1948 and the apartheid regime. The fort prisons then became apartheid’s places of incarceration. The Old Fort confined a number of prominent political prisoners during its use, including Gandhi, and South African Communist Party leader, Joe Slovo. Nelson Mandela was also twice imprisoned there and was the Fort’s only black prisoner in 1956 and again in 1962.

In 1910 the Women’s Jail was built adjacent to the Fort. Common criminals like murderer Daisy de Melker were housed there, unionist Mary Fitzgerald, as well as political activists including Winnie Madikizela Mandela and Albertina Sisulu. The awaiting trial block was built in 1928 immediately to the north of the Fort. It has subsequently been demolished, except for a few stairwell towers, to make way for the Constitutional Court (Davie 2020). The fort was declared a National Monument under the old National Monuments Act on the 27th November 1964.

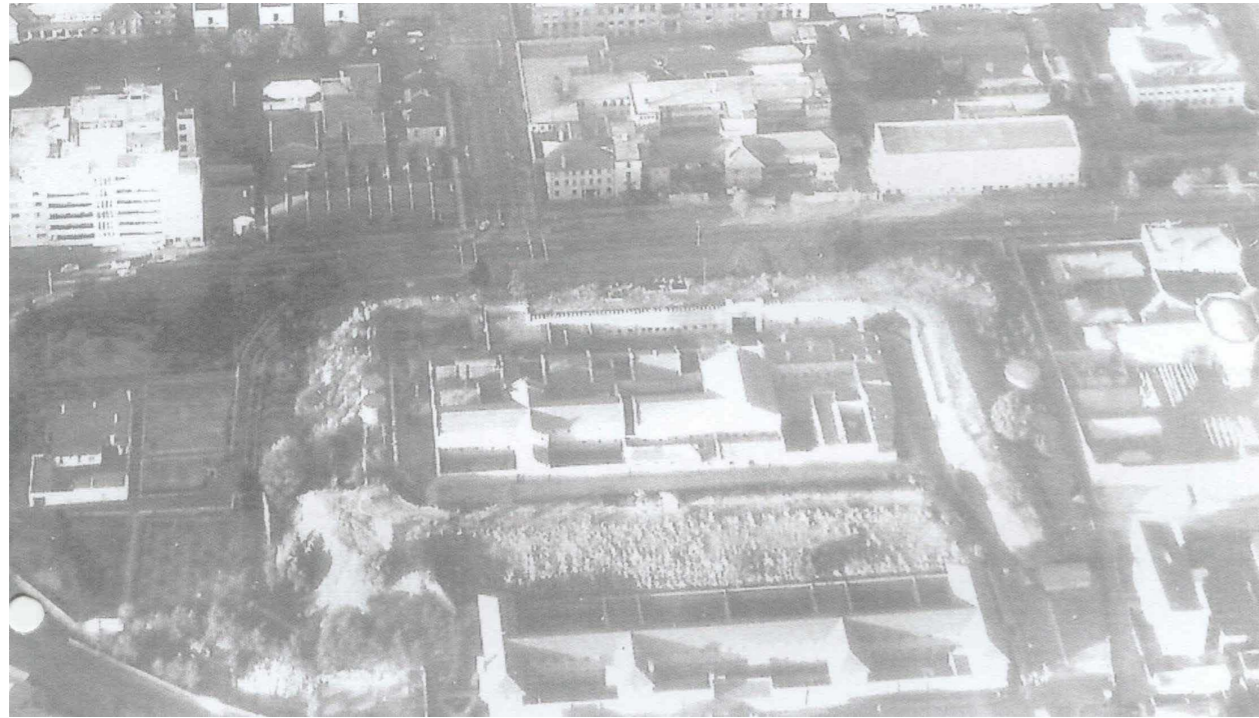


Figure 17 (above): Aerial photograph of the Fort while operating as a prison. Note the Woman's Jail to the right and the Awaiting Trail block at the bottom of the image (Kate Otten Architects)



Figure 18(right): The Fort viewed from Hillbrow circa 1930 when the site was functioning as a prison. Note that the rampart guard houses have not yet been constructed (Museum Africa Archives)

The Old Fort ceased to operate as a prison in 1983 and became home to squatters. In 1989 The Transvaal Scottish took occupation of the Fort and the Rand Light Infantry moved in 1992. During this time buildings were demolished in the courtyard below the northern rampart to make way for a parade ground. These barracks were built in the early 1900s and were converted into cells and later used as the prison hospital and psychiatric detention block. After the prison was closed down in the 1980s, the Rand Light Infantry required a parade ground and demolished the buildings for this function. Today a footprint of the original barracks can be seen on the ground traced in bricks. The Infantry maintained the Fort and rented out various spaces for social functions.



Figure 19 (above): The ZAR crest on the main entrance gate in original colours (Johannesburg Historical Foundation via the JHF Archives)



Figure 20 (right): The southern rampart rooms circa 1985 after the closure of the prison. Note the now demolished reception room (Chris Reilly via Herbert Prins)



Figure 21: The now demolished reception rooms in front of the retaining wall that is proposed to be rebuilt circa 1985 after the closure of the prison (Chris Reilly via Herbert Prins)



Figure 22: The eastern rampart rooms and water tower circa 1985 after the closure of the prison (Chris Reilly via Herbert Prins)

In 1996 the site was chosen as the location for South Africa's Constitutional which was opened in 2004.

ENTRANCE TO OLD FORT & PRISONER RECEPTION ROOMS

The main historic entrance of the Fort was built as part of the construction of the ramparts in 1896. It is an intimidating, angled entrance with wooden gates that emerges from the earth structure of the ramparts. Internally the walls are lined with slits which refer back to its time as a military Fort, when guns were placed there. Once the Fort became a prison again, vans deposited prisoners through this tunnel before being processed. All prisoners, both black and white males, political or common were brought through. The reception rooms for the receiving and processing of prisoners were built within existing rooms of the ramparts in 1904. These rooms are found to the east of the main entrance. They were poorly designed with one door acting as both entry and exit. Overcrowding was therefore an ongoing process with multitudes of prisoners processed each day. Additional rooms were added onto the cells later which were demolished by the Rand Light Infantry in the 1980's (these rooms were located in front of crumbling rampart retaining wall which is being repaired as part of this report). Prisoners were registered here; fingerprinted, given a prison number and their personal details recorded on a ticket. They were stripped and searched where all personal items were handed over to prison authorities.

ORIGINAL ARCHITECT – SYTZE WIERDA

Sytze Wopkes Wierda became the first engineer and architect to the Zuid Afrikaanse Republiek (ZAR) in 1887. Born in the Netherlands in 1839 he trained initially as a carpenter and was later employed by 1886 the Netherlands Railways as an architect and a chief inspector. During this time he was involved in the design of the Amsterdam Central Station, completed in 1889. He arrived in South Africa in late November 1887 to fill the new position of Chief Chief Engineer and Architect to the Zuid Afrikaanse Republiek. When the ZAR Departement Publieke Werken (Department of public works) was established in 1895 he was the first 'Government Engineer and Architect'. As part of this department Wierda designed most of the major public buildings of the ZAR including the Raadzaal and the later Palace of Justice (both in Church Square, Pretoria). During his fourteen years as the chief architect of the ZAR, Wierda built up a team of architects and draughtsmen who provided a high standard of design and expertise and provided the foundation of the Public Works Department in the later Union of South Africa. After the Anglo Boer South African War Wierda did not return to his position as a government architect and worked in private practice in Johannesburg, later settling in Cape Town (Artefacts) where he died in 1911.

4. ASSESSMENT OF SIGNIFICANCE

A. ASSESSMENT OF HERITAGE SIGNIFICANCE

The NHRA defines heritage resources that have cultural significance (heritage value) as being part of the “national estate” (section 3(1) of the NHRA). A building is deemed to have cultural significance if it fulfils the following criteria defined under section 3 (3) of the NHRA:

- a. It’s importance in the community, or pattern of South Africa’s history.
- b. It’s possession of uncommon, rare or endangered aspects of South Africa’s natural or cultural heritage.
- c. It’s potential to yield information that will contribute to an understanding of South Africa’s natural or cultural heritage.
- d. Its importance in demonstrating the principal characteristics of a particular class of South Africa’s natural or cultural places or objects.
- e. It’s importance in exhibiting particular aesthetic characteristics valued by a particular community or cultural group.
- f. It’s importance in demonstrating a high degree of creative or technical achievement at a particular period.
- g. It’s strong association with a particular community or cultural group for social, cultural or spiritual reasons.
- h. It’s strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa.
- i. Sites of significance relating to the History of slavery in South Africa.

B. STATEMENT OF SIGNIFICANCE

The identified significance of the Ramparts of the Old Fort act as an important guide to understanding how and where changes and adaptation can be made and where additional care, caution and conservation are necessary. The statement of significance below describes the Cultural Significance (Heritage Value) of the ramparts of the Old Fort using the definitions and terminology described in the Act. The Ramparts significance is represented as follows:

SIGNIFICANCE	LOW	MEDIUM	HIGH
Aesthetic			X
Architectural			X
Historical			X
Scientific	X		
Social			X
Spiritual	X		
Linguistic	X		
Technological			X

i. AESTHETIC & ARCHITECTURAL SIGNIFICANCE

- The ramparts of fort is the work of well-known architect, Sytze Wopkes Weirda. He was the chief architect of the ZAR government and responsible for a number of significant buildings including the Rissik Street Post Office in Johannesburg and Raadsaal and Palace of Justus in Pretoria.
- The building is a rare example of ZAR state architecture in Johannesburg.
- The building is a rare example of a large pre 1900 building in Johannesburg.
- The internal walls of the ramparts have a distinctive architectural identity and language with special significance given to the entry tunnel as well as the relief freeze on the internal façade of the entry being of particular significance.
- The planted form of the ramparts is of aesthetic significance in its context as it forms the external visual identity of the building.
- The rooms and spaces within the ramparts has a distinctive architectural and spatial identity which is of significance.

ii. SOCIAL & HISTORICAL SIGNIFICANCE

- The building has been the backdrop to and location of a number of significant historical events in Johannesburg and South Africa.
- The building is of significance due to its association with the ZAR and the Anglo Boer South African War.
- The building is significant as Johannesburg's first prison as well as the city's only piece of military architecture.
- The building is of significance due to its association with the history of struggle in Johannesburg for early passive resistance movements in 1908 to the anti-apartheid struggle.
- The building is of significance due to its association with prominent figures in the history of South Africa including Mahatma Gandhi and Nelson Mandela.
- The building now has associated significance due to its location adjacent to the Constitutional Court and as part of the collection of buildings that make up Constitution Hill.

iii. SCIENTIFIC & TECHNOLOGICAL SIGNIFICANCE

- The building has technological significance as a piece of military architecture.

iv. SCIENTIFIC & TECHNOLOGICAL SIGNIFICANCE



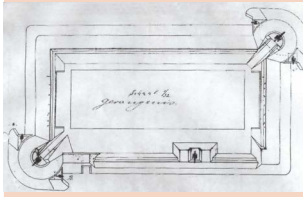
- The building has technological significance as a piece of military architecture.


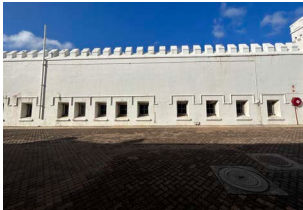
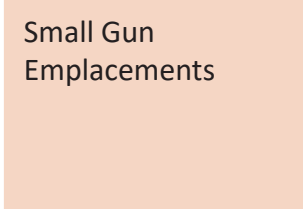

v. SPIRITUAL & LINGUISTIC SIGNIFICANCE




- The building has no known linguistic significance.
- The building has some spiritual significance due to its function as a prison.



C. MARKERS OF SIGNIFICANCE




The identified significance of the Ramparts of the Old Fort can be seen and read through the following physical elements of the building:

ITEM	DESCRIPTION	SIGNIFICANCE
<p>Water Tower</p> 	<p>Two water towers located on the eastern rampart.</p>	<ul style="list-style-type: none"> • Part of the visual identity of the fort. The current water tower replaced an earlier corrugated iron water tower. • Part of the prison and apartheid history of the fort • Medium level of significance
<p>Rampart</p> 	<p>The earthen structure surrounding the central prison building of the old fort.</p>	<ul style="list-style-type: none"> • Part of the conversion of the fort from a prison into a military establishment under the ZAR. • Part of the visual identity of the fort/prison • Part of the prison history of the fort • The original form of the rampart is important as its earthen construction. Where this has been eroded it should be considered for reinstatement • High level of significance
<p>Gun Emplacement</p> 	<p>Historic gun emplacements in the North East and South West corner of the ramparts.</p>	<ul style="list-style-type: none"> • Significant features and part of the ZAR military infrastructure/engineering of the fort. • The significance consist of the underground rooms as well as the now hidden gun emplacements on top of the ramparts. Remains of at least the North East emplacement exists below ground level. • These have been eroded in places and the rooms below uncovered (see North east corner). Reinstatement of this cover should be considered. • High level of significance

ITEM	DESCRIPTION	SIGNIFICANCE
Rampart Watchtowers 	4 x corner watch towers on the ramparts	<ul style="list-style-type: none"> • These structures relate to the building prison history and its connection with the anti-apartheid struggle • The buildings don't have inherent architectural value but there is value in their original materiality and form • High level of significance
Rampart Walls 	The white painted internally facing walls with crenelated parapet walls	<ul style="list-style-type: none"> • These relate to the military history of the fort and are an important part of the visual and architectural identity. • They are also part of the visual identity of the building as a prison. • High level of significance
Small Gun Emplacements 	Former machine gun emplacements	<ul style="list-style-type: none"> • These relate to the military history of the building. • They are no longer visible but exists as archaeological evidence/remnants. • These are of a medium level of significance
Building Footprint 	The marked footprint of a demolished building on the southern rampart.	<ul style="list-style-type: none"> • The original building was constructed in the 1950s when the building was functioning as a prison. • The building functioned as part of a processing centre for prisoners, especially pass offences, under apartheid. • The building was demolished in the 1980's. • While the building no longer exists this visual record of it is of significance. The current marking of the foot print of the building dates from circa 2006. • It is of a medium to high significance.

ITEM	DESCRIPTION	SIGNIFICANCE
Stone Retaining Wall 	10m high stone retaining wall in the southern rampart behind the footprint of the demolished building noted above	<ul style="list-style-type: none"> • This stone retaining wall would likely have been constructed circa 1950 when the now demolished building was constructed and forms part of the history of the building as a prison. • It is important in connection with the building above and as part of the material language of the fort. • It is of a medium to medium level of significance.
Inclined Stone Retaining Walls 	Inclined stone retaining walls in the South East and South West corners of the ramparts	<ul style="list-style-type: none"> • Originally the ramparts had sloping earth walls. The stone would have been added in the early 1900's to mid when the building functioned as a prison. • They are important as part of the overall form and visual identity of the ramparts. • They are of a high level of significance
Other Stone Retaining Wall 	Low stone retaining walls around the ramparts	<ul style="list-style-type: none"> • Originally the ramparts had sloping earth walls. The stone would have been added in the early 1900's to mid when the building functioned as a prison. • They are important as part of the overall form of the ramparts. • They are of a medium level of significance

ITEM	DESCRIPTION	SIGNIFICANCE
Rampart Rooms 	Internal rooms within the ramparts with vaulted concrete roofs	<ul style="list-style-type: none"> • These date to the construction of the ramparts and are a direct link to their military history and the buildings construction under the ZAR. • They are of architectural and technological significance • Their original materiality and fittings are of significance • Their spatial quality and atmosphere is of significance • Some areas on the eastern rampart have been uncovered. The recovering of these areas should be considered. • These rooms are of a high level of significance.
Main Entrance 	The main entrance tunnel with gates, gun slits, foundation stone and decorative eagle relief	<ul style="list-style-type: none"> • This dates to the origins of the building as a fort and ZAR military installation. • It is the most significant part of the visual identity of the fort. • This area was also used for the arrival of prisoners at the building. It has formed the visual backdrop for Gandhi and his passive resistance campaign and would have been the entry point for prisoners into the larger precinct under apartheid. • It is of architectural and historical significance. • Their original materiality and fittings are of significance • Their spatial quality and atmosphere is of significance • The internal façade with its relief sculpture and turrets is the most important part of the buildings architecture identity. • This area is of a very high significance.

ITEM	DESCRIPTION	SIGNIFICANCE
Ventilation Shafts 	Stone lined ventilation shafts in the southern ramparts	<ul style="list-style-type: none"> • These date to the origins of the building as a fort and ZAR military installation. • Their original materiality is of significance • They are of technological significance and add to the quality of the space of the rampart rooms • They are of a medium level of significance.
Wire Fences 	Remains of wire fences on the southern and eastern rampart	<ul style="list-style-type: none"> • These date to the prison era of the fort • They are part of the visual identity of the fort from this period and speak to its history • The majority of these have been removed. The entire rampart would have been surrounded by layers of these fences. • They are of a medium to high level of significance.
Face Brick Guard House 	Internal guardhouse adjacent to the stone wall on the western rampart	<ul style="list-style-type: none"> • This structure relates to the buildings prison history and its connection with the anti-apartheid struggle • The building does not have inherent architectural value but there is value in their original materiality and form • Medium level of significance

5. PROPOSED NEW DEVELOPMENT

A. SCOPE OF WORK

The scope of work for the project includes the following:

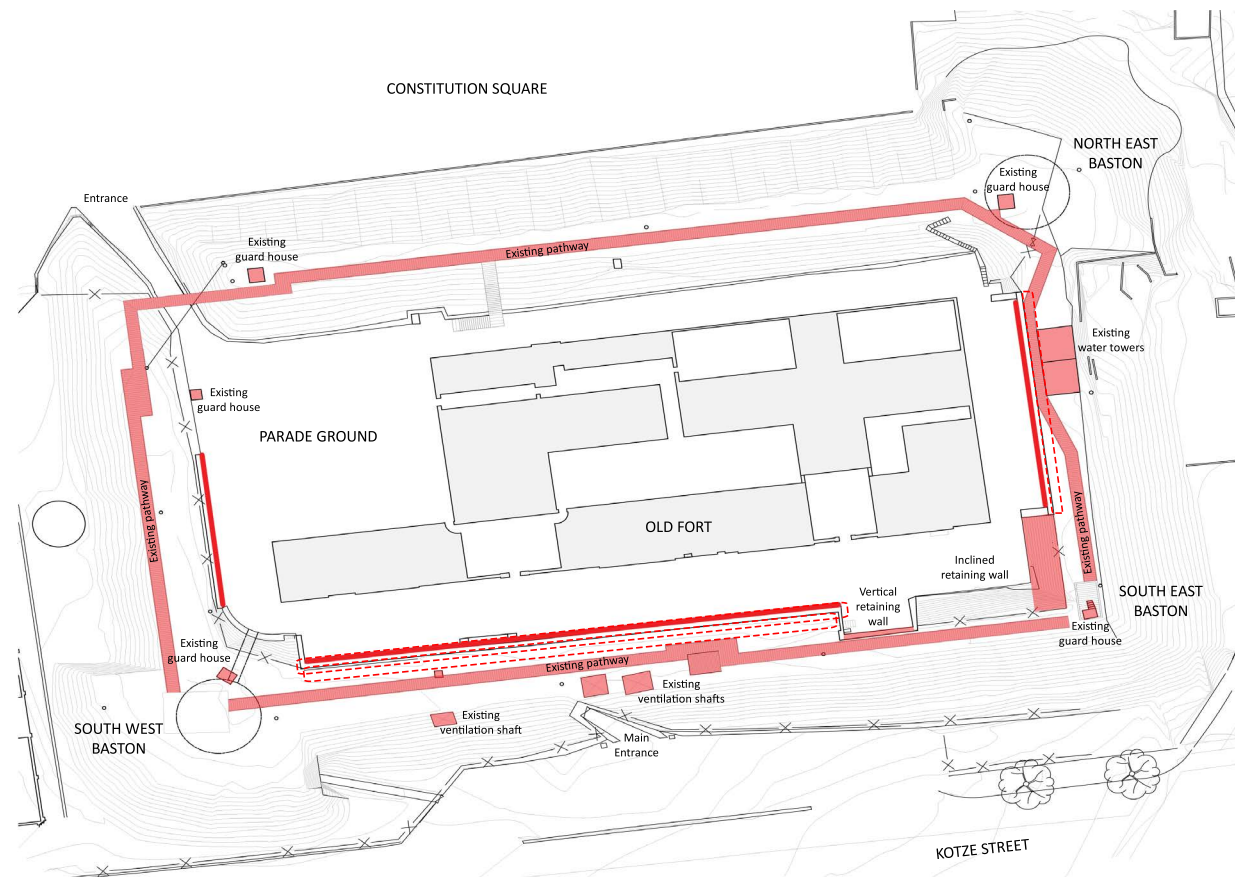


Figure 23: Site Plan indicating scope of work

A. Guard Houses

- Demolition and Reconstruction of the North East and South East Rampart Guard Houses.
- Repair of the North West and South West Rampart Guard Houses
- Repair of the face brick guard house on the Parade Ground

B. Retaining Walls

- Demolition and reconstruction of the inclined internal retaining walls in the east rampart
- Demolition and reconstruction of the collapsing retaining wall to the east of the southern rampart rooms

C. Waterproofing

- Waterproofing of the southern rampart rooms
- New water channels on top of the eastern and southern ramparts

- New covers for the vent shafts on the southern ramparts
- New covers/caps for the vent pipes on the southern rampart

D. Water tower

- Repainting of the water tower on the eastern rampart

E. Consequential Repairs

- Repainting of the internal façades of the rampart rooms
- Reinstating/repair of retained historic wire fences
- Repair of the paved rampart pathway
- Reinstatement of the landscaping

Please Note:

- The drawings and specifications made in this report (by the project Heritage Architect) should be read in conjunction with those made in the equivalent supporting report by the Project Engineer.
- Any discrepancies or contradictions between the work should be immediately referred to the professional team for comment.

B. WORKING WITH HERITAGE BUILDINGS

Working with heritage buildings requires additional care and specialised skills. The appointed contractor must:

- Comply with the conditions of the approved SAHRA permit for the works.
- Ensure the safety and protection of the site as a national heritage resource.

In order to be appointed the contractor must satisfy the following criteria:

- Have a demonstrable record of working with/on declared heritage sites and heritage projects with a similar value and level of complexity to that of the work described in this report. Supporting documentation for a minimum of 3 successfully completed projects should be provided to support this.
- Provided a written methodology statement for their approach to the works.
- Provide a minimum of three contactable references for successfully completed heritage projects.
- CIDB Grading to be determined by final project value

6. ASSESSMENT OF IMPACT & PROPOSED MITIGATION

A. ASSESSMENT OF IMPACT

i. ON THE GUARD HOUSES

- North West and South West Guard Houses:
 - The proposed work will have limited negative impact on the North West and South West Guard Houses which will be repaired and maintained as part of the proposed works.
- North East and South East Guard Houses:
 - The proposed works will have a substantial impact on the North East and South East Guard Houses as the works required their total demolition and reconstruction.
 - These two guard houses are in a poor structural condition and at risk of collapse.
 - The alternative to their controlled demolition is their eventual collapse and destruction by natural means with subsequent damage and risk.
 - Of the two alternatives a controlled demolition and reconstruction has a better chance of mitigating the potential negative impact on cultural and heritage significance.

ii. ON THE RETAINING WALLS

- The two retaining that are proposed to be reconstructed as part of the works are in a poor structural condition and at risk of collapse.
- The proposed will have a substantial impact on these walls as it requires their total demolition and reconstruction.
- The alternative to this controlled demolition is their eventual collapse and destruction by natural means with subsequent damage and risk.
- Of the two alternatives a controlled demolition and reconstruction has a better chance of mitigating the potential negative impact on cultural and heritage significance.

iii. ON THE RAMPARTS

- Ramparts
 - The proposed work involves substantial excavation of the sections of the ramparts.
 - This has the potential to negatively impact the cultural and historical significance of ramparts if necessary precautions and care to reinstate the ramparts and landscaping is not taken as part of the works.
- Archaeological remains
 - The proposed work involves substantial excavation of the sections of the ramparts.
 - The excavation of the new foundations for the guard houses is shallow and is unlikely to have any substantial negative impact if properly monitored.
 - The excavation for the retaining walls and waterproofing has the potential to negatively impact both known and unknown archaeological evidence and resources due to its extents and potentially destructive nature.
- Barbed Wire Fences

- The proposed work involves substantial excavation of the sections of the ramparts which may disturb sections of the original barbed wire fences.
- This has the potential to negatively impact these as heritage resources.
- Ventilation shafts
 - The new covers/repairs to the existing covers to the air shafts are removable and will have no negative impact on the ventilation shafts as heritage resources.
 - The proposed waterproofing work involves substantial excavation of the sections of the ramparts around the ventilation shafts which may disturb the stone structure of the airshafts.
 - The work and excavation has the potential to negatively impact the stone structure of the shafts.

iv. ON THE RAMPART ROOMS

- The proposed work is external to the rampart rooms and should have limited impact on the internal spaces.
- There is some risk of disturbance during excavation and reconstruction but this is limited.
- The proposed work will ensure the long term protection and use of these spaces. The limited potential negative impact is easily balanced by the protection and use of these spaces as important heritage resources.

v. ON THE WATER TOWER

- The proposed work is to repair, repaint and maintain the water tower. It will not structurally change what is existing and will protect it from deterioration.
- The proposed work will have very limited impact on the towers. The limited potential negative impact is easily balanced by the protection and preservation of the towers as important heritage resources.

vi. ON THE OLD FORT IN GENERAL

- The proposed work involved substantial excavation and large scale (re)construction. The process of doing the work has the potential to negatively impact the Fort as a heritage resource.
- The work in general is positive and will protect the Old Fort as an important heritage resource.

vii. ON CONSTITUTION HILL IN GENERAL

- The proposed work involved substantial excavation and large scale (re)construction. The process of doing the work has the potential to negatively impact the Constitution Hill site in general although it is limited to a small section of the Old Fort on the outskirts of the site.
- The work in general is positive and will protect the Old Fort as an important heritage resource.

B. PROPOSED MITIGATION MEASURES

The work that is proposed is generally perceived as positive and will aid in the long term protection and preservation of the Old Fort as an important heritage site. The process of doing the work however poses the greatest risk to the identified heritage value and cultural significance. This potential negative impact has already been addressed by the following mitigation measures which have been included in the detailed scope of work for the project prepared by the Heritage Architect. The summary below should be read in conjunction with the more detailed descriptions included in the specification.

THE SKILL AND EXPERIENCE OF THE CONTRACTOR:

- In order to be appointed the contractor must satisfy the following criteria:
 - Have a demonstrable record of working with/on declared heritage sites and heritage projects with a similar value and level of complexity to that of the work described in this report. Supporting documentation for a minimum of 3 successfully completed projects should be provided to support this.
 - Provided a written methodology statement for their approach to the works.
 - Provide a minimum of three contactable references for successfully completed heritage projects.
 - CIDB Grading to be determined by final project value

PROFESSIONAL SUPERVISION:

- Heritage Architect
 - All works should fall under the supervision and be to the approval of a qualified and experienced heritage architect
- Archaeologist
 - All excavations should fall under the supervision of a qualified and experienced archaeologist as per the brief supplied in the appendix of the specifications document

WORKING WITH HERITAGE BUILDINGS:

Working with heritage buildings requires additional care and specialised skills. The contractor will need to comply with these requirements as well as any requirements imposed by the South African Heritage Resources Agency (SAHRA) as part of the heritage approvals for the project. These requirements are, but not limited to, the following:

- SAHRA REQUIREMENTS
 - No work is to commence prior to the issuing of a permit from SAHRA
 - An A3 laminated copy of this permit must be kept on site at all times along with copies of

- the stamped and approved drawings/specifications.
- SAHRA must be notified when the work is completed.

- GENERAL REQUIREMENTS

- Additional caution needs to be taken when working with heritage buildings as damage can often not be repaired and items cannot be replaced.
- Recommended methodologies for the proposed works have been provided. The contractor is required to provide detailed methodologies for all works, especially where these differ from those recommended by the Heritage Architect and Engineer, for approval before any works can commence.
- Chasing, breaking or cutting into original surfaces should be limited where ever possible. Where this is necessary it should be away from existing fittings and decorative wall finishes (such as tiles). No original floor, wall, ceiling or stone surface can be chopped, chased or demolished without permission from the architect and heritage consultant.
- Items put into safe keeping should be securely locked away. No item is to be disposed of without approval of the architect and heritage consultant.
- Any items found on site, regardless of their perceived value, should be put to one side to be assessed by the architect and heritage consultant prior to disposal.
- Existing buildings should be kept weather proof throughout the construction period to prevent water damage.

- DEMOLITION/REMOVAL

- No demolition work is to take place without prior confirmation of its extents with the heritage architect.
- Any fittings or material recovered during demolition are to be retained and are not to be disposed of without permission from the architect and heritage consultant.
- Any fittings or material recovered for reused should be carefully documented and stockpiled in a clear and orderly manner.
- Areas for the storage and stockpiling of materials should be agreed with the Heritage Architect and clearly demarcated on site prior to the demolition.

- DOCUMENTATION

- The contractor must document the guard house and surrounds photographically prior to demolition and document the process of demolition.
- The contractor must keep a copy of the documentation and a copy of the architects drawings on site at all times.
- The position of the existing building should be pegged/surveyed for reconstruction in exactly the same position as the original.
- The contractor must document the retaining wall house and surrounds photographically prior to demolition and document the process of demolition.
- The contractor must keep a copy of the documentation and drawings on site at all times.
- The position of the existing wall should be pegged/surveyed for reconstruction in exactly the same position as the original.

- The contractor must document the area excavated and waterproofed and surrounds photographically prior to excavation and document the process of demolition.
- The contractor must keep a copy of the documentation and drawings on site at all times.
- The levels of the existing rampart (prior to excavation) should be marked/surveyed for reinstatement to the exact height of the original.
- PROTECTION
 - All surfaces, particularly those that remain unfinished such as stone work, existing original tiles/floor finishes, timber work etc., should be kept safe from damage and protected where necessary. Where protection is used this should be made out of soft board or ply wood boards and must not be directly fixed to the area that is being protected. Corners of window frames, sandstone projections etc. should be protected from damage, particularly in high traffic areas.
 - Any ironmongery, fittings or materials temporarily removed to aid the construction process or for safe keeping from potential damage should only be done so with the express permission of the architect and heritage consultant. These should be individually labelled and packed for safe keeping and future re-installation.
- SITE WORKS
 - The site should be kept secure at all times.
 - Areas used for the storage of building materials, establishing of a site office, parking etc. are to be confirmed with the architect and heritage consultants.
 - The extents of the area being used for building works should be clearly defined and no works, storage or disposal of materials should occur beyond these.
 - Caution should be taken when delivering materials and accessing the site to ensure that no damage is done to the existing building, retain walls etc.
- DETAILED HERITAGE REQUIREMENTS
 - The detailed requirements specified by the heritage architect in the detailed works specification for each section of the proposed works must be compiled with.

7. CONCLUSION AND RECOMMENDATIONS

The Old Fort is an very important heritage resource in the context of Johannesburg and, as part of the greater Constitution Hill Precinct, South Africa as a whole. Its complex and layered history speaks to much of the cities and countries turbulent past and is a physical reminder and touchstone for the this. The ramparts, while relating specifically to the history of the Fort as a military installation and fort, are an important part of its overall history and identity. The high level of cultural significance of the ramparts and associated structures has been shown in this report as has the structural and physical deterioration of the retaining walls, guard houses and rampart rooms. Without urgent action being taken there is a real risk of loss and consequential damage to the Fort. The proposed work, while substantial, is aiming at ensuring the long term protection and functioning of the Fort as a Heritage Site. While the methods of repair are, by the very nature of the work, destructive the alternative is potentially far worse and poses a far greater risk to the Fort and site. The buildings have been documented and the methods proposed aim at reducing the impact of the work. Mitigation measures have been embedded into the works specification to ensure that conservation best practice is followed and consequential damage limited. In addition to this it is proposed that only duly skilled and experience heritage contractors are employed and that the works are monitored by suitably qualified and experience heritage professionals (Heritage Architect and Archaeologist).

This report therefore recommends that the proposed works be approved with the following mitigation measures listed as conditions of approval:

- All work must comply with the specifications and mitigation measures included in the Heritage Architects report
- All work must be supervised by a duly qualified and experienced heritage architect
- All excavations must be supervised by a qualified archaeologist as per the terms of reference included in the specification document
- All work must be undertaken by a contractor with experience working with heritage sites as defined in the specification document

8. REFERENCES

Internet & Literary Sources

- Artefacts. (No Date). Sytze Wopkes Wierda. INTERNET <https://artefacts.co.za/main/Buildings/archframes.php?archid=1892>. Cited 12 June 2023
- Bird, F. (2017). The history of Johannesburg's most important heritage site. INTERNET <https://www.constitutionhill.org.za/blog/the-history-of-johannesburgs-most-important-heritage-site>. Cited 1 June 2023
- Constitution Hill. (Not Date). The Fort. INTERNET <https://www.constitutionhill.org.za/sites/site-old-fort>. Cited 1 June 2023.
- Davie, L. (2020). Looking Back at the Restoration of Johannesburg's Old Fort. INTERNET <https://www.theheritageportal.co.za/article/looking-back-restoration-johannesburgs-old-fort>. Cited 1 June 2023.
- Kate Otten Architects (2006). The Fort – Constitution Hill – Johannesburg: Proposals for Rampart Restoration and Development. Unpublished report and heritage application.
- SA History. (2019). Old Fort, Hospital Hill, Johannesburg. INTERNET <https://www.sahistory.org.za/place/old-fort-hospital-hill-johannesburg>. Cited 1 June 2023.

Archival Sources:

- Chief Directorate Geospatial Information (get the rest from the other reports)
- Johannesburg Heritage Foundation Archive, Holy Family Convent, Jan Smuts Avenue, Parktown
- Museum Africa Picture Collection, Museum Africa, Bree Street, Newtown, Johannesburg
- Information provided by the late Herbert Prins
- Information provided by the late Peter Digby

9. APPENDIX

A. ARCHITECTS DOCUMENT AND SPECIFICATION

C. ENGINEERS DOCUMENTATION AND SPECIFICATION

D. ENGINEERS DRAWINGS OF THE PROPOSED DEVELOPMENT

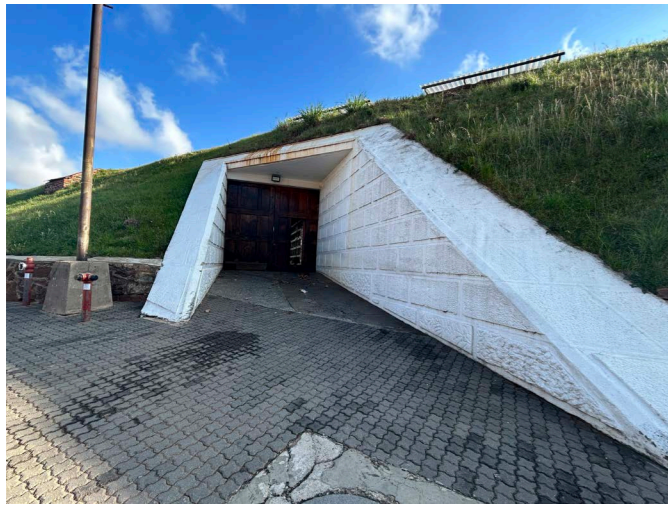


Figure 1: Southern rampart and entrance

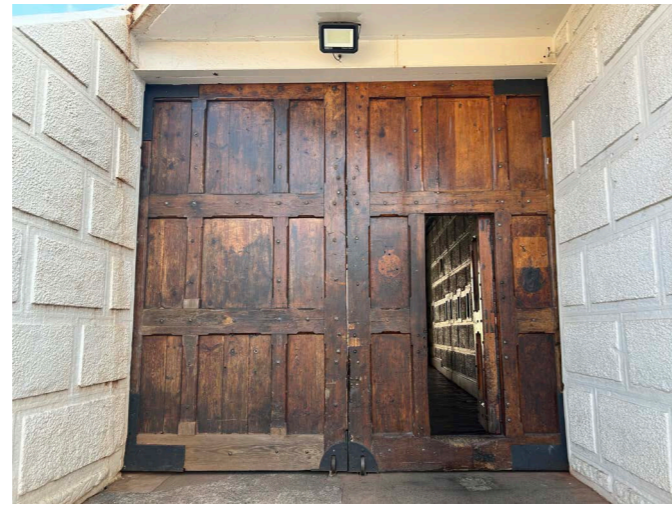


Figure 2: Entrance gate (exterior)



Figure 7: Main entrance



Figure 8: View along southern rampart to the east

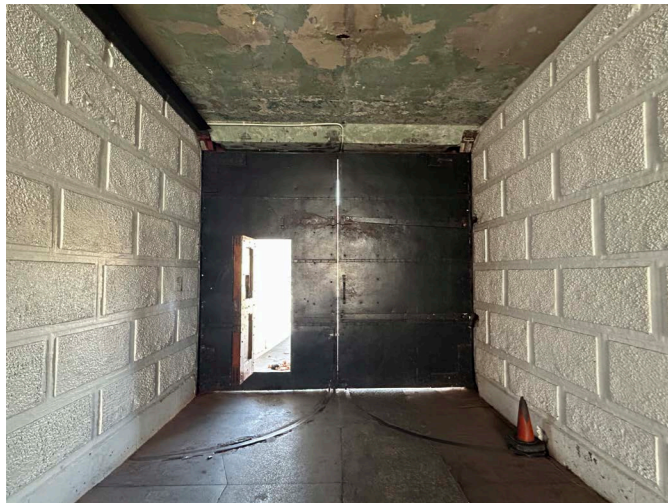


Figure 3: Entrance gate (interior)

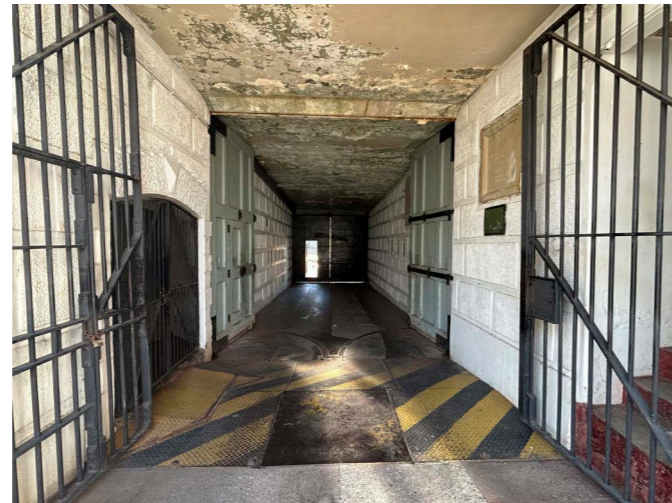


Figure 4: Entrance gate and tunnel under rampart



Figure 9: View along rampart to the west

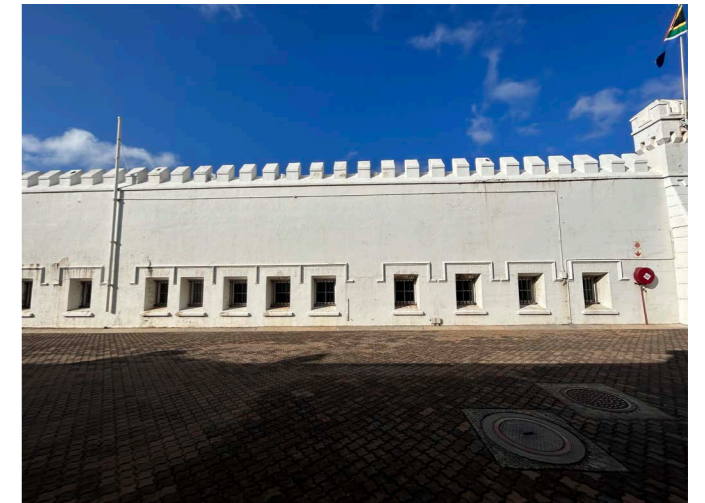


Figure 10: Southern rampart rooms



Figure 5: Blue heritage plaques



Figure 6: Tunnel under rampart



Figure 11: Southern rampart window



Figure 12: Demolished reception rooms

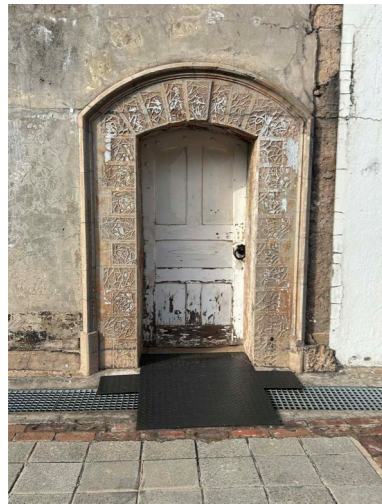


Figure 13: Demolished reception door

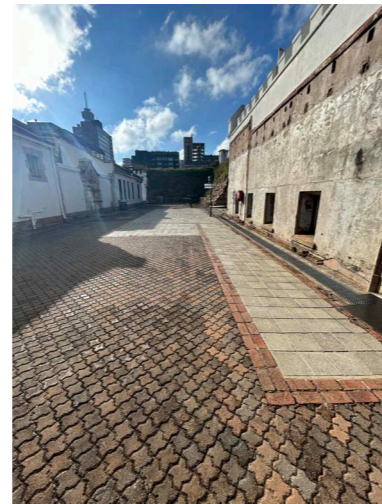


Figure 14: Building footprint on demolished reception rooms



Figure 19: Damaged wire fence



Figure 20: Wire fence and south east guard house

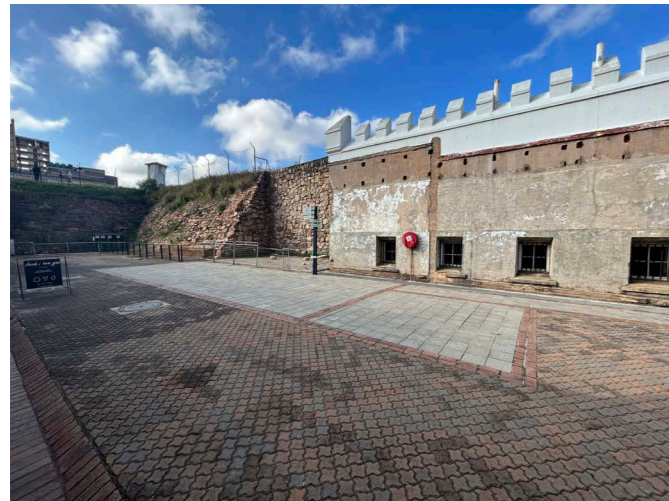


Figure 15: Building footprint on demolished reception rooms



Figure 16: Vertical retaining wall on southern rampart



Figure 21: Guard house at base of southern rampart



Figure 22: Building footprint/parade ground



Figure 17: Inclined retaining wall on southern rampart

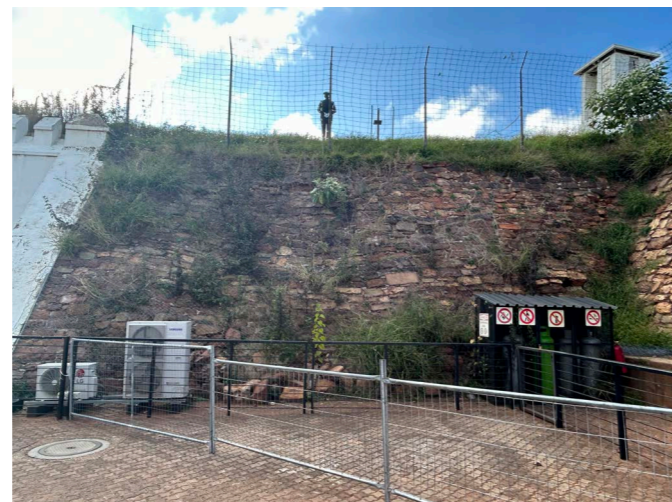


Figure 18: Inclined retaining wall on western rampart



Figure 23: Building footprint/parade ground



Figure 24: Western rampart rooms



Figure 25: Northern facade and staircase up to rampart



Figure 26: Western facade



Figure 18: Path on western rampart toward the south



Figure 19: View from western rampart



Figure 27: View of parade ground from top of northern rampart

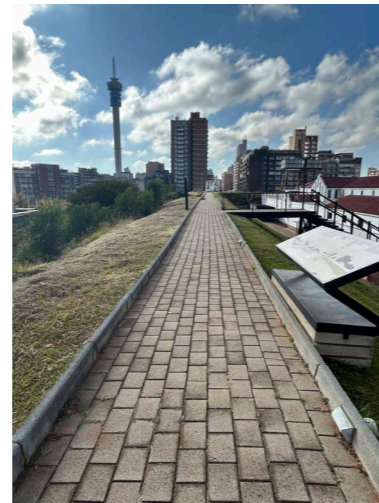


Figure 28: Path on northern rampart toward the east



Figure 20: View from western rampart

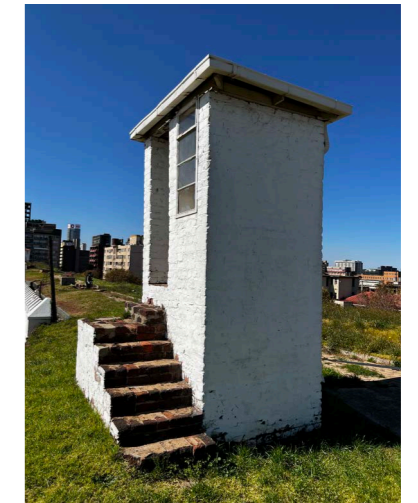


Figure 21: South west guard house



Figure 29: Path on northern rampart toward the west

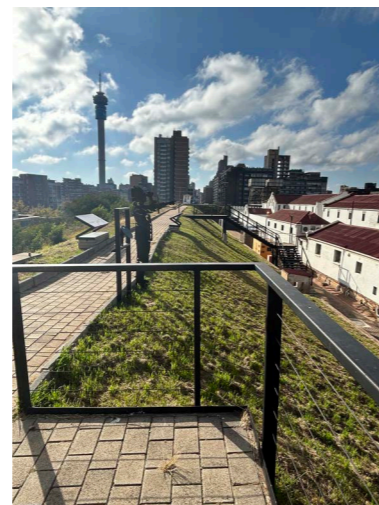


Figure 30: Viewing point along path

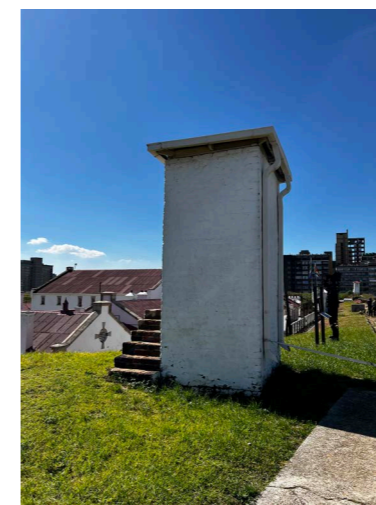


Figure 22: West elevation of south west guard house

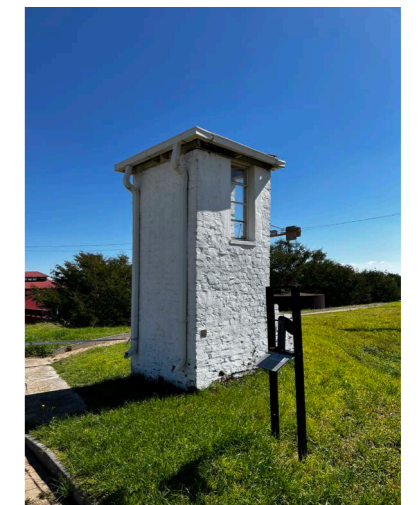


Figure 23: South west guard house



Figure 18: Interior of south west guard house

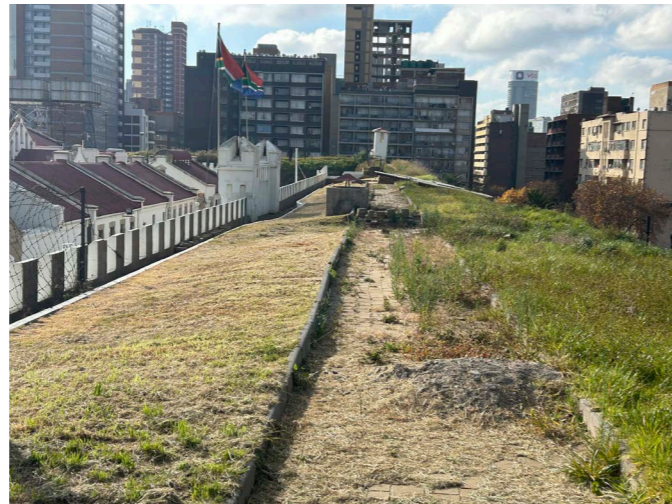


Figure 19: Path on southern rampart toward the east

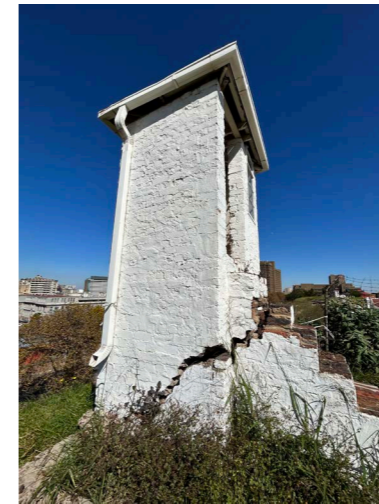


Figure 24: South east guard house eastern facade

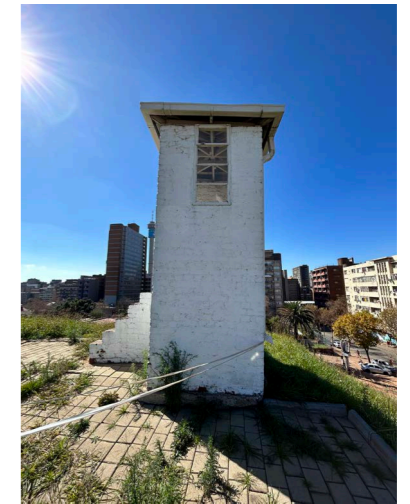


Figure 25: South east guard house western facade

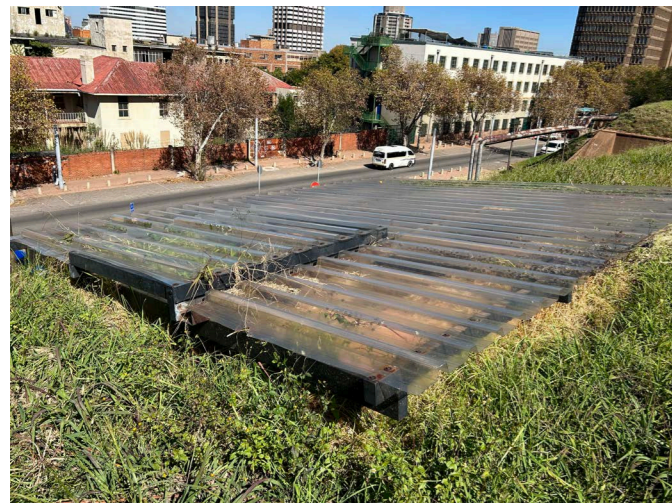


Figure 20: Vent shaft cover

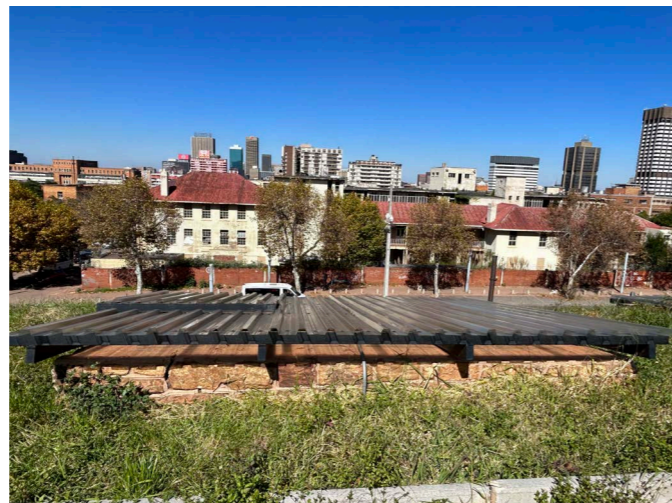


Figure 21: Vent shaft cover

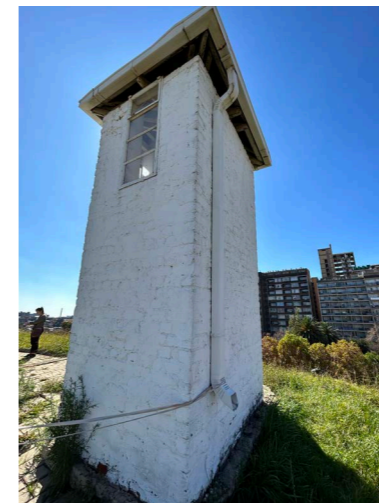


Figure 26: South east guard house



Figure 27: South east guard house brick steps



Figure 22: Vent shaft stone wall



Figure 23: South east guard house northern facade

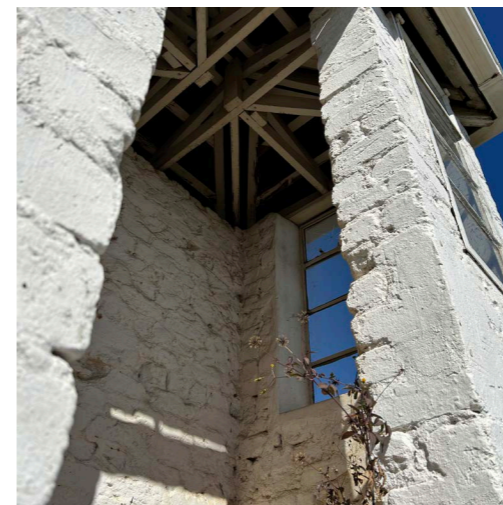


Figure 28: Interior of south east guard house

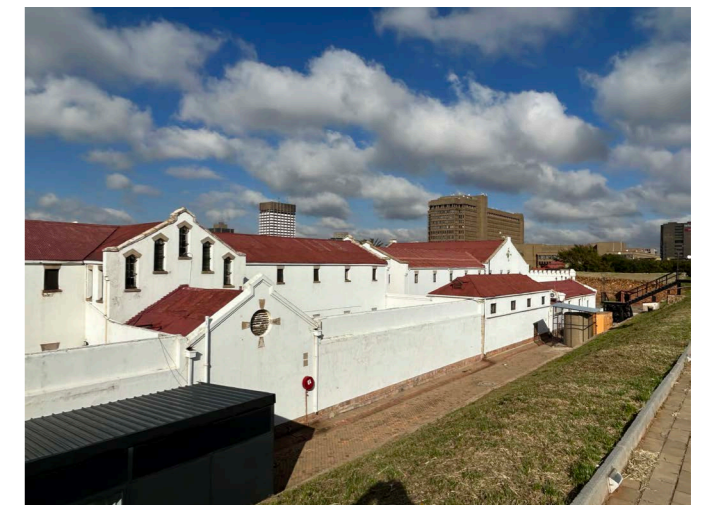


Figure 29: View of northern facade of fort from northern rampart

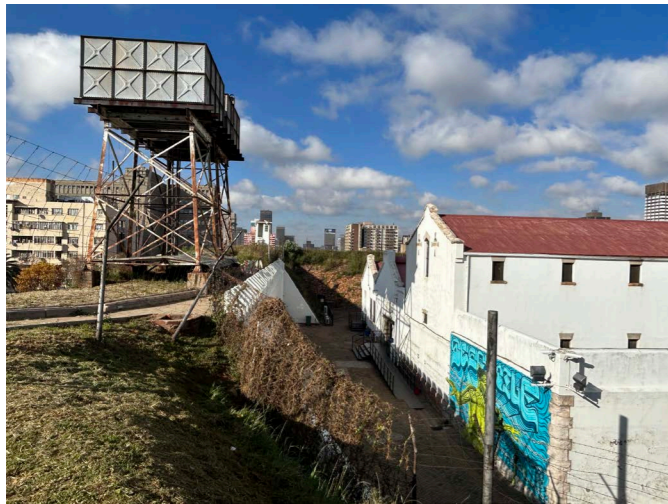


Figure 30: Water towers

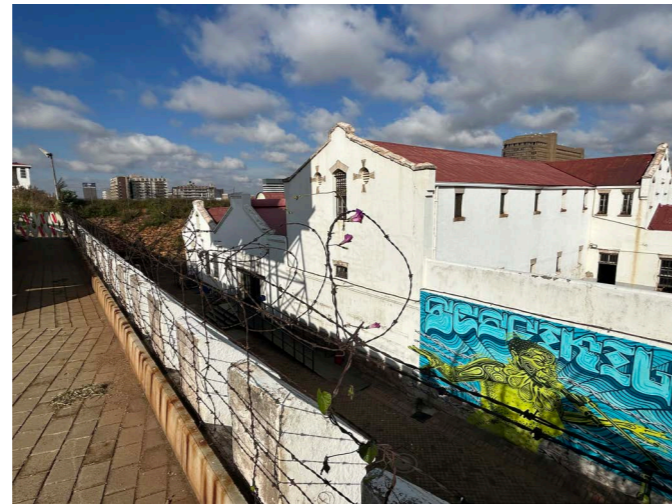


Figure 31: View of eastern facade from eastern rampart



Figure 36: North east guard house northern facade

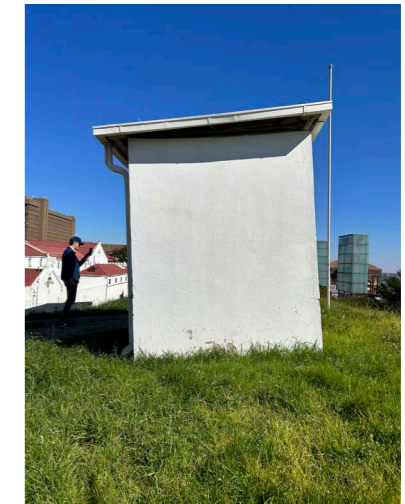


Figure 37: North east guard house eastern facade

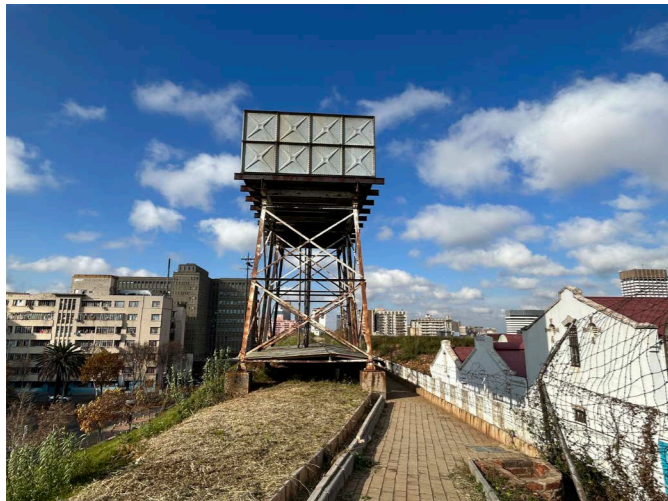


Figure 32: Water towers

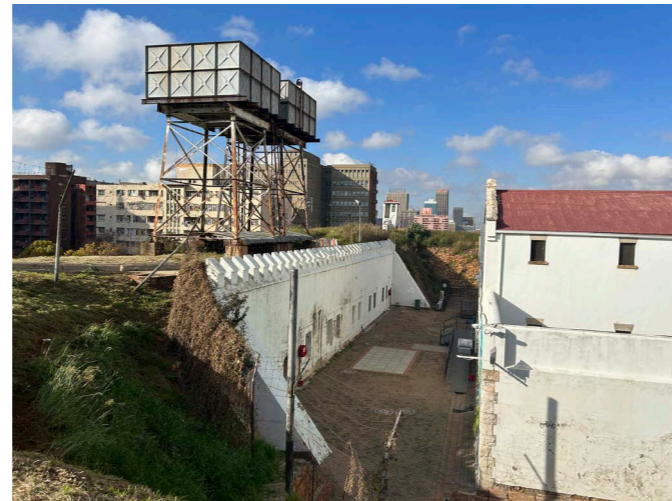


Figure 33: Water towers and eastern rampart rooms



Figure 38: North east guard house window



Figure 39: North east guard house window

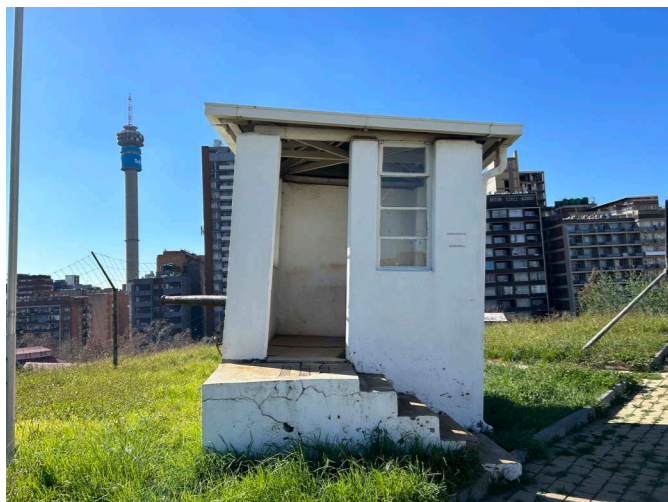


Figure 34: North east guard house western facade

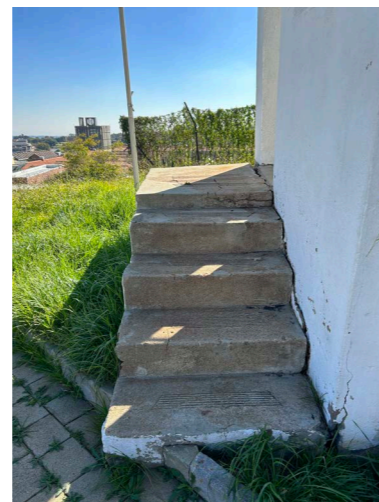


Figure 35: North east guard house steps



Figure 40: North east guard house window



Figure 41: North east guard house interior



Figure 42: North east guard house entrance



Figure 43: View of face brick guard house from northern rampart



Figure 48: Exterior view of western rampart

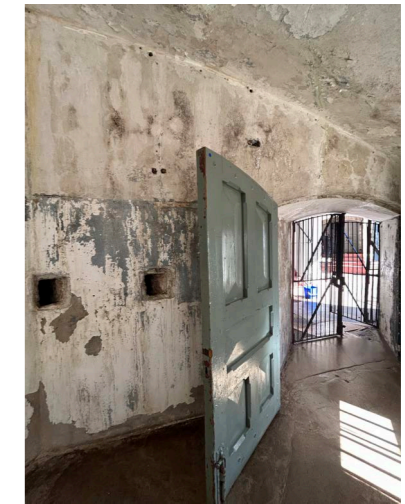


Figure 49: Southern rampart room



Figure 44: Face brick guard house



Figure 45: Exterior view of northern rampart



Figure 50: Interior of southern rampart room

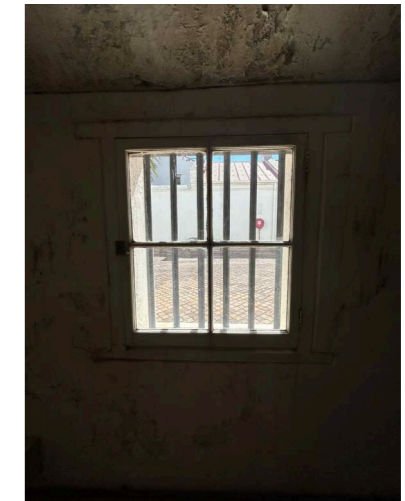


Figure 51: View of exterior from southern rampart room

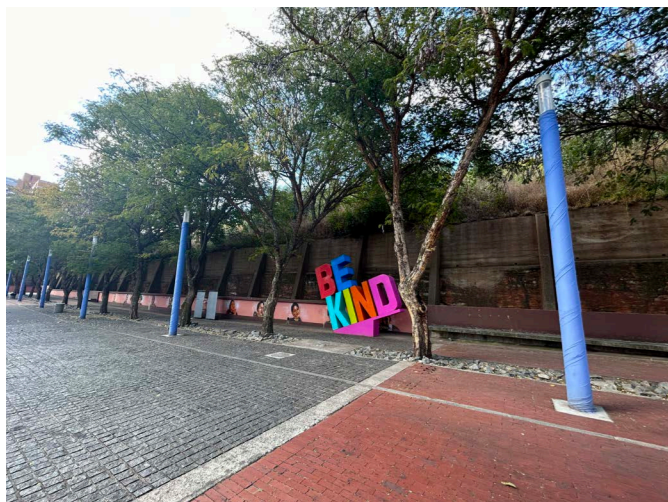


Figure 46: Exterior view of northern rampart



Figure 47: Exterior view of northern rampart

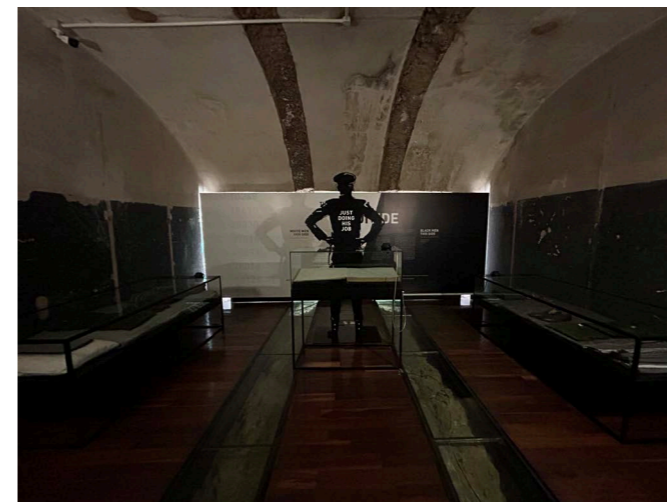


Figure 52: Museum display in southern rampart room



Figure 53: Museum display in southern rampart room

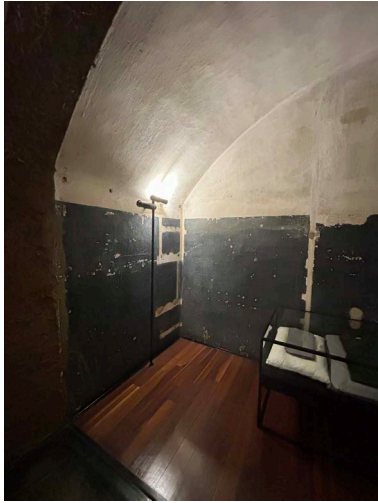


Figure 54: Museum display in southern rampart room

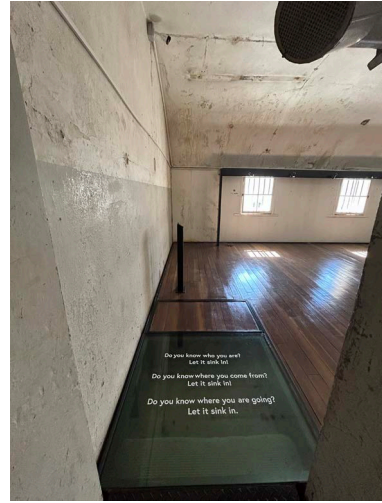


Figure 55: Museum display in southern rampart room

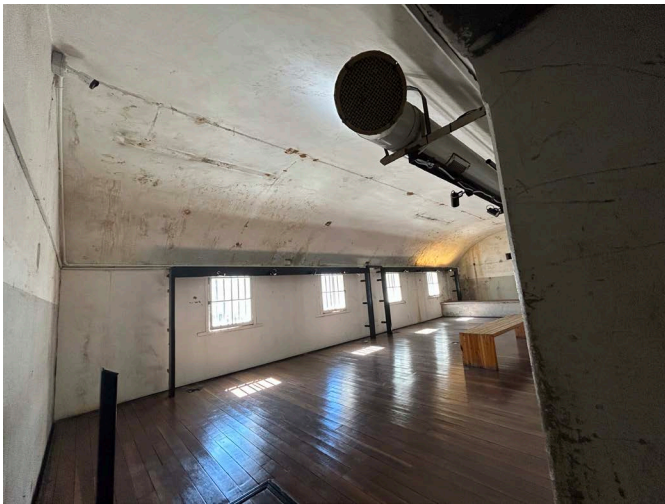


Figure 56: Museum display in southern rampart room