

Architecture & Heritage August Report

A&H has had a busy lockdown- despite the recession, developers are keen to take advantage of reduced property prices and desperate architects.

Here's some news about what big developments are on the horizon and also an update on the 'backpackers' at 289 Lower Main Road.

1. Is your professional who they say they are? We have had an influx of plans drawn up by people who are not actually registered architectural professionals. Often, the people who have employed them have no idea. OCA urges you to please ask your architect/technologist/draughtsperson for their SACAP number and then to check that the number matches the correct name using this link: <https://www.sacapsa.com/search/custom.asp?id=2741> Please note that if your chosen architect/technologist/draughtspersons name does not match the number given, they are committing fraud and we will be forced to report them to SACAP, who will then report them to the SAPS. We will not approve plans drawn up by unregistered persons. There are many wonderful registered professionals who can do the job legally listed on SACAP's database.

2. 289 LMR: After numerous complaints by residents, we have complained to both John Gerber of BDM about the illegal building (bricking up neighbours' servitudes, knocking down neighbours' walls) and Greg September of LUMS about the illegal land use (the property was approved as a backpackers and is now being rented out as long term accommodation). We know how concerned residents are, and we are continuing to apply pressure to council. Please if you have further complaints, email us so we can add it to the raft of complaints that we have already submitted.

3. 22 Collingwood Road: A&H was approached by the Urban Designers and Architects for a preliminary consultation. We have included images below of the proposal. A&H felt that the scale was too great, we questioned the affordability of the units and we asked questions about the use. As soon as the minutes are made available to us, we will make them public. The A&H committee will be having a meeting on Monday evening where we discuss our game plan to deal with the proposal when it reaches us in a formal application. If you as a resident have any thoughts or comments, please email them to us so we can include them in this meeting.



View of factory, cnr Collingwood Road and Seymour Street



View of factory, cnr Collingwood Road and Blake Street
Building to be demolished to make way for the new development

Community Shared Facilities - Distribution

COMMUNITY SHARED FACILITIES - DISTRIBUTION



BACKYARD / URBAN GARDEN



- Landscaped public realm and roof terraces
- Braai / Beer Garden
- Gym

RETAIL / STUDIOS / OFFICES



- Co-working environment
- Creative hot-spot

COMMUNAL LOUNGE / KITCHEN



- Co-working environment
- Creative hot-spot

SHARED SERVICES

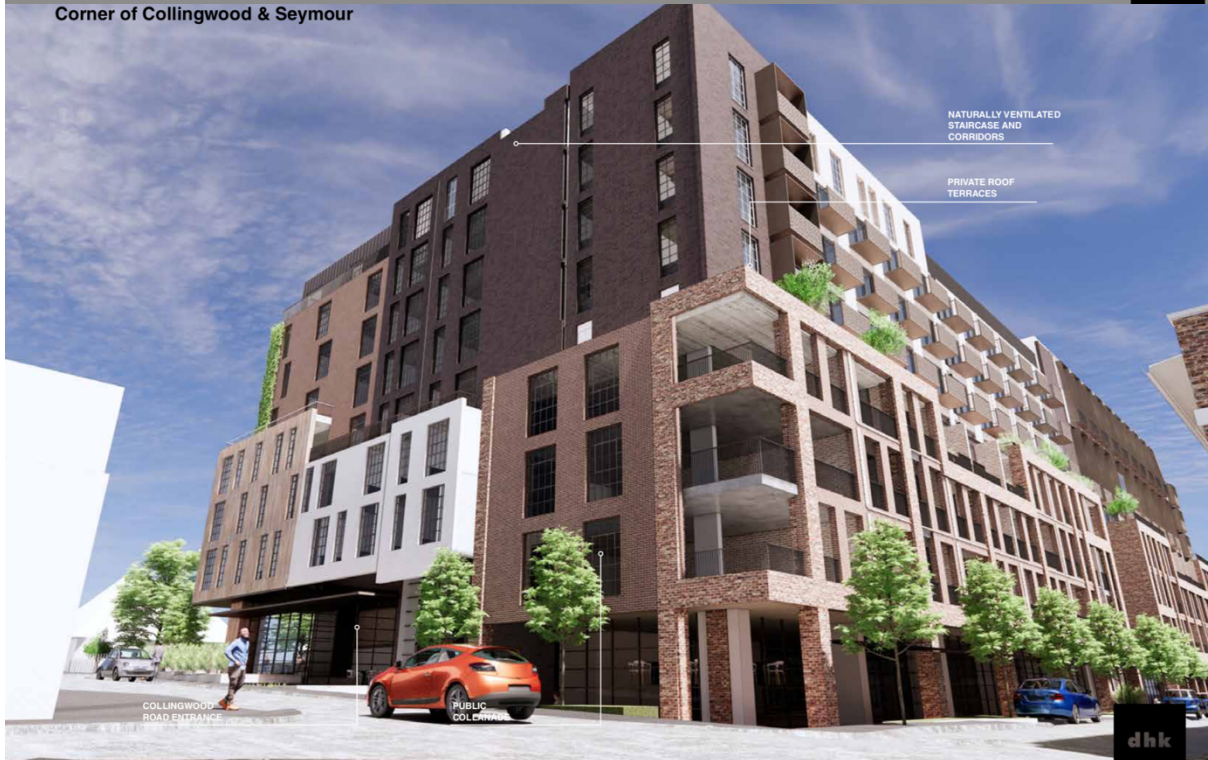


MY APARTMENT



dhk

Corner of Collingwood & Seymour

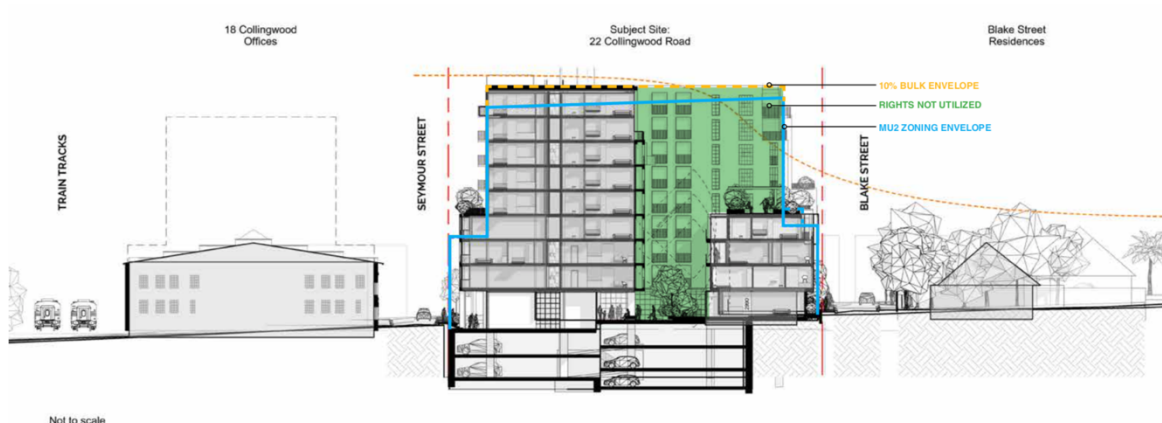




BY ANALYSE
View of Roof Terrace



Duplex apartments on Blake street

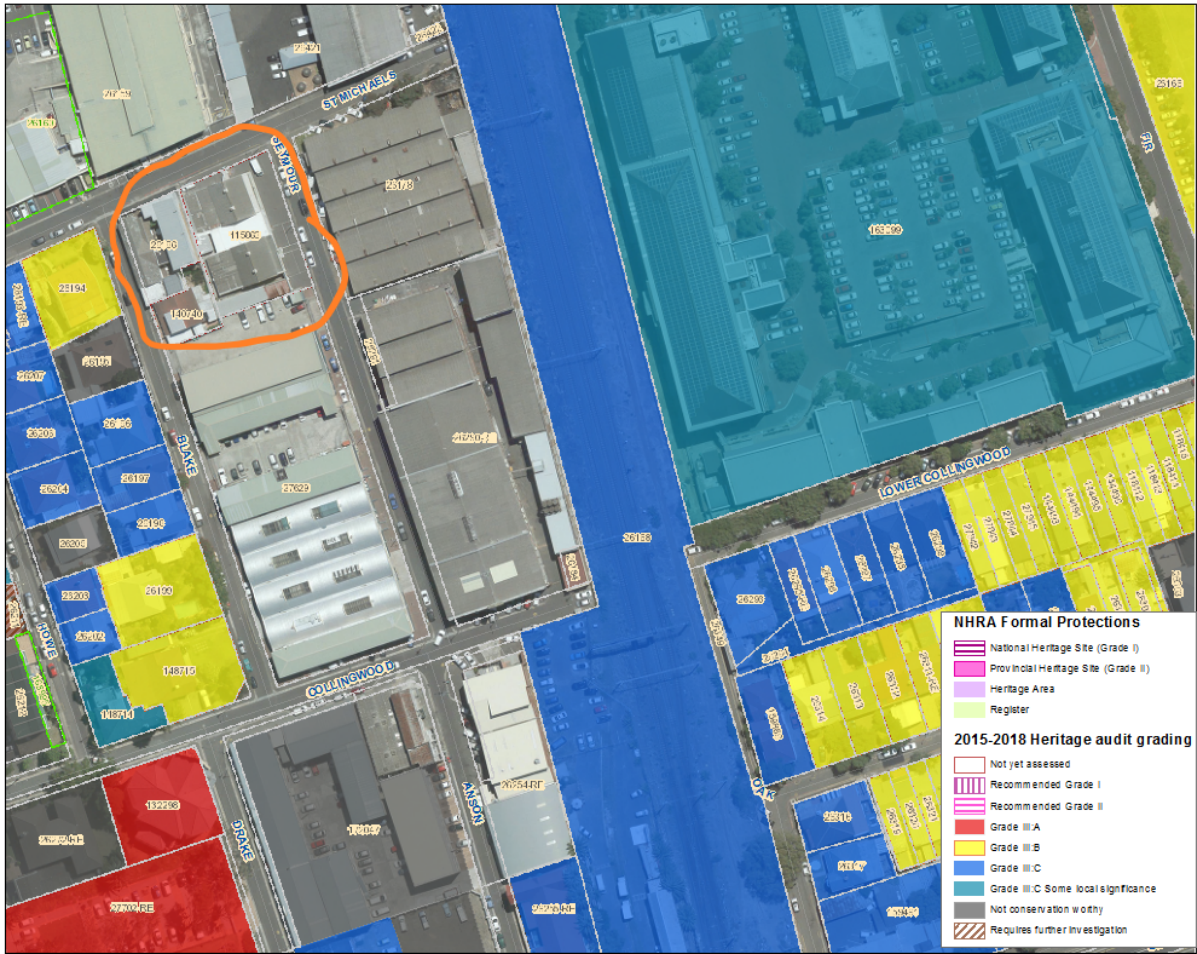


Section showing how it dwarfs the Victorian houses on Blake St and the beautifully newly restored Collingwood Studios. This proposed building will be much higher than any other existing building in the area.



Plans showing the small size of the apartments- we assume that these will be marketed at a relatively high cost as investment properties to rent to students. We are awaiting the pricing (we asked for it in the meeting).

4. Seymour & Blake Street: We were approached by the Heritage Practitioner about a development that is in the initial design phase between Blake & Seymour. We will share the proposal when we get it, but here are the location of the sites and the buildings that stand to be demolished.



Blake Street cnr St Michaels Road: Blake Street is the edge of HPO



Seymore Street: Left: the two subject houses

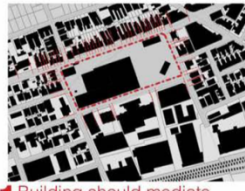
5. **6 Nansen Street:** This application came through to regularise an extra story being added illegally by the Architects and Owner. This is the second matter on this newsletter under the management of Two Five Five Architects. The other being 289 Lower Main Road. We objected strongly to it.

6. **The Lion Match Factory:**

This development was approved in 2006. DHK and the developer have now revised the proposal. While OCA appreciates the effort by the architects to enliven what would previously been a very unfriendly street edge, we have concerns about the scale of the building. We raised concerns that we are awaiting a follow up meeting to see the results of, namely: the scale, the lack of Observatory characteristics, the fact that datum points as a reference link between old and new seem to have been missed. We asked for streetscape sections, we asked how they could better integrate the building and how it could be an asset to the community at large. We received minutes from the meeting and will make these public.

9 principles

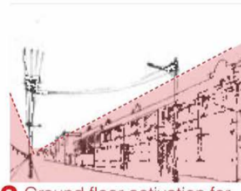
The following nine principles were agreed upon, with the CoCT official, as imperative to the Heritage application



1 Building should mediate between the fine- and course grained fabric.



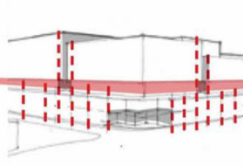
2 Streetscape character is varied and differentiation adds value.



3 Ground floor activation for majority of street frontage.



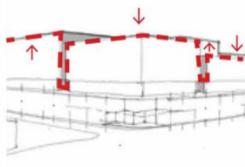
4 Use fenestration rhythms, columns and datums to reference older fabric.



5 Introduce vertical breaks and gaskets into the façade.



6 incorporate a subtle reference to brick in the architecture.



7 Create differentiation in the roofline to break the mass.



8 Retain or replace existing trees where possible.



9 Reduce or mask expansive glazing.



DRAFT 22/06/2020

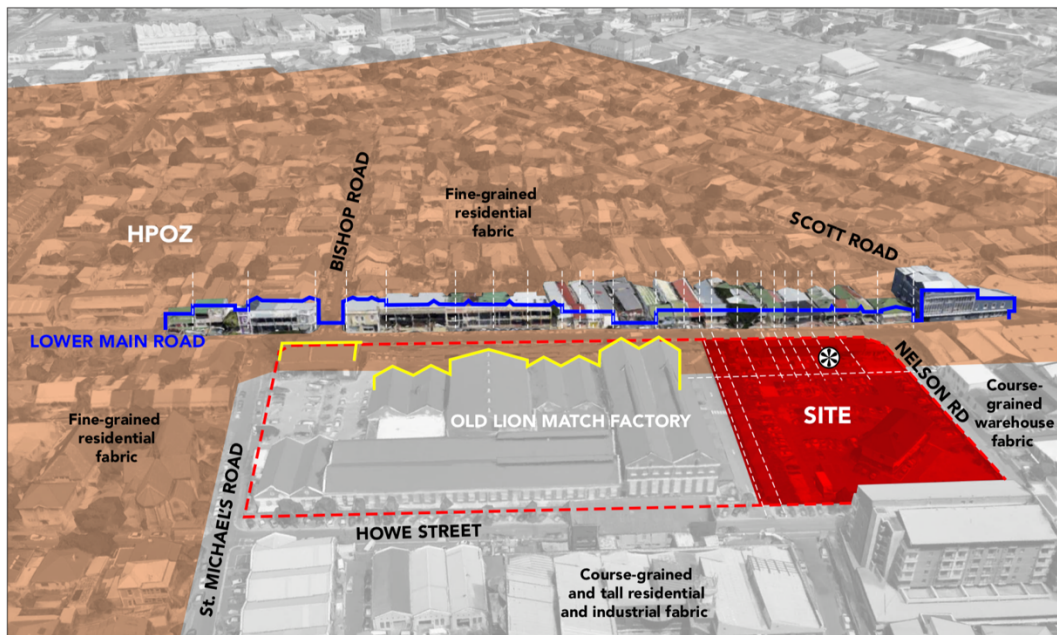


Figure 11: Analysis of the streetscape context of the site.

⊗ It is clear that the Lower Main Road edge of the property falls into a streetscape zone where a higher degree of variation and fragmentation is evident. The fabric here is fine-grained. The onus to respond to this is reinforced by the presence of an HPOZ

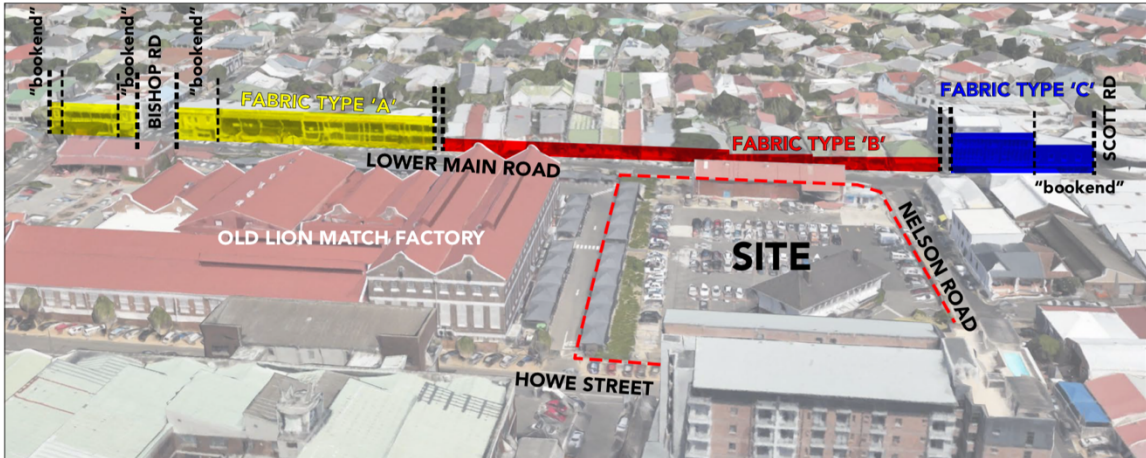


Figure 12: Streetscape analysis of Lower Main Road in the vicinity of the site.

Approved foreground (2006)
Approved background (2006)



2006 APPROVED ELEVATION



LOWER MAIN ROAD - EXISTING



2020 PROPOSED ELEVATION



AREAS OF DIFFERENCE

Figure 13: Streetscape comparison of the Lower Main Road edge.

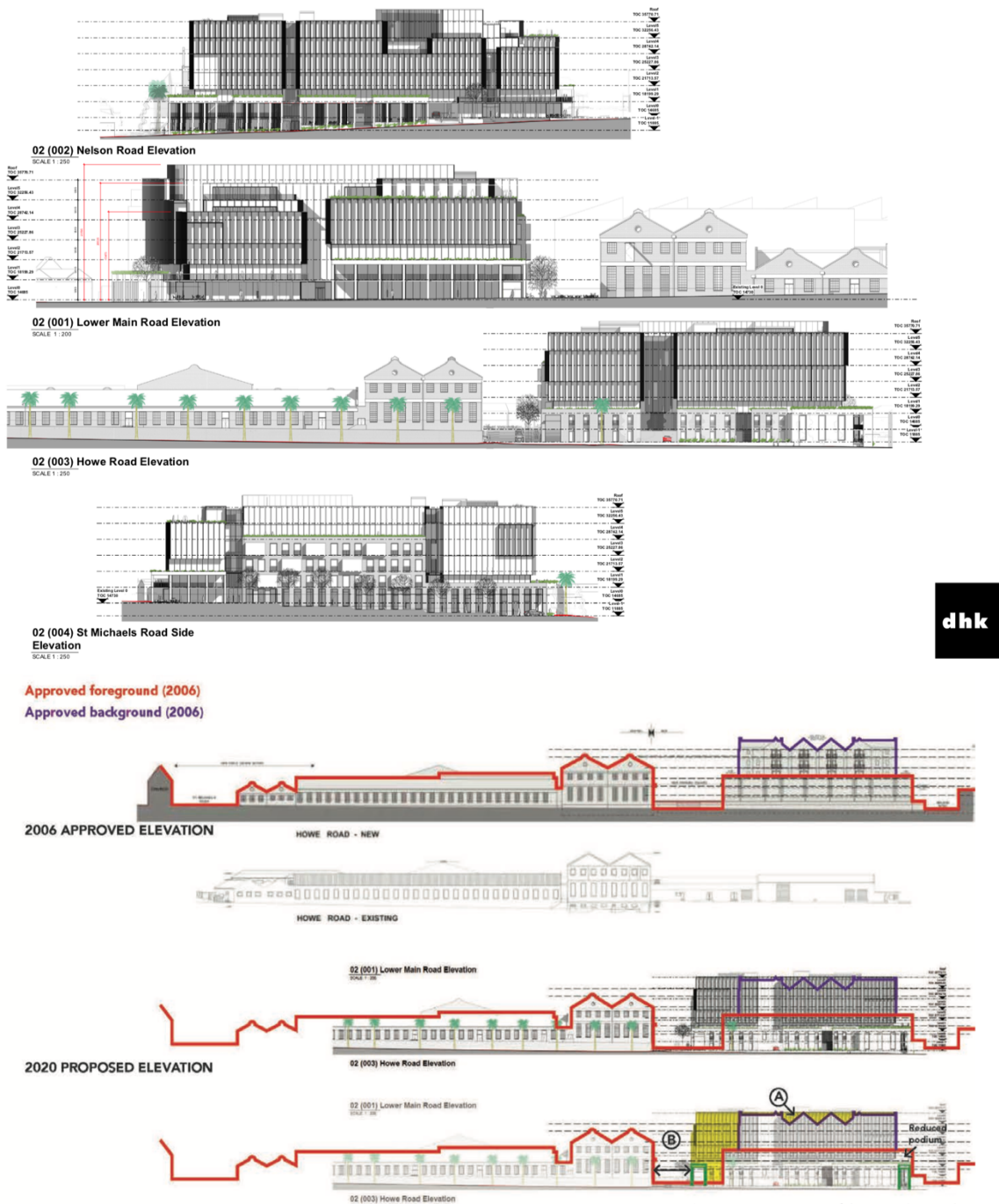


Figure 14: Cross-section comparison of the Main Street side

7. Demolition at corner of Howe & Nelson: We were alerted by a resident of demolition taking place at the corner of Howe & Nelson (the old Nampak building). We have emailed council to ask if this is legal. As the site is not in the HPOZ nor a heritage building, we would not have been asked for comment on this anyway. But we will attempt to find out what is going on.

Residents are asked to please email any comments on the above matters to ah@obs.co.za. Our objections to these massive developments are made stronger with your input, whether you are an architect or not!