

# DEVELOPMENT PROPOSALS ON WITS HERITAGE SITES

Development on heritage sites tended to **narrowly focus** on an architectural heritage locked in a specific era. The result was a **singular narrative** that **excluded** other histories and readings. This **negated a critical evaluation of heritage in the contemporary post-apartheid context**.

A **Holistic Critical Approach** should consider the following

- HERITAGE VALUE ASSESSMENT
- CONCEPTUALISING IDENTITY
- URBAN FABRIC
- LANDSCAPE VALUE ASSESSMENT
- SUSTAINABILITY
- GENUS LOCI- sense of place



# HERITAGE VALUE ASSESSMENT – GENERAL PRINCIPLES

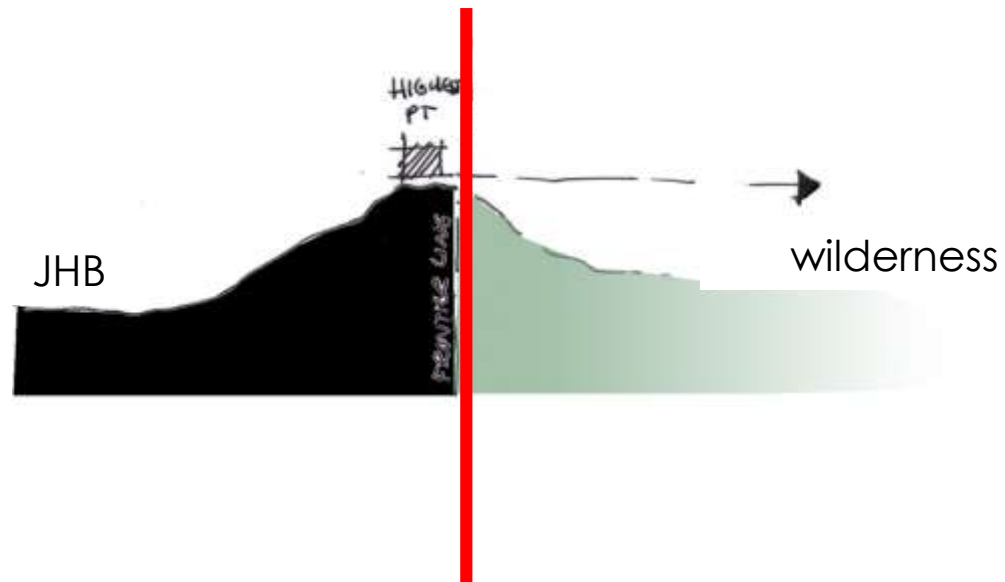
- Understand the **historical layering**
- **Urban heritage** – contextualize in relation to city/ suburb/ street development
- **Social heritage** - unearthing lost history and conflating/layering with documented history
- **Political heritage** – contextualize within political history; question the reinforcement of a specific era/ viewpoint in current context
- **Economic heritage** – buildings are products of economic relationships and lay bare economic stratifications of societies
- **Architectural heritage** – Age; condition ; architectural value
- **Landscape heritage**- Development of landscape in urban/ political/social/ economic context ; design heritage and type of planting ;connection of building to landscape

# HERITAGE VALUE ASSESSMENT – JUBILEE ROAD SITES

- **Urban heritage** – Jubilee Road was the **Frontier line** of a developing city



equation between power  
and topographical elevation



***“empty space began to have an extraordinary importance in Western discourse at precisely the time that it was discovered that none was left”***

–Stephen Kern, *The Culture of Time and Space, 1880-1919*, Cambridge Mass. , 1983

## HERITAGE VALUE ASSESSMENT – JUBILEE ROAD SITES

- **Urban heritage – Ridge line** - Jubilee Road named after Queen Victoria's 50th Jubilee



*“Gable Ends and the other early residences depicted in the postcard, on Parktown Ridge, Beyond the northern edge of the town, were built to afford their owners “ private continental views of the north”, tranquility ,and a sense of prosperity in remoteness, in the “post-bellum period of British supremacy”*

- Johan Bruwer incl quotes from J. Wentzel and CM: Johannesburg Style and Ibid

# HERITAGE VALUE ASSESSMENT – JUBILEE ROAD SITES

- **Social heritage –**

- Johannesburg grew through the efforts of two main groups:  
the **mining magnates** and their **exploitation of the vast pool of regimented, documented, strictly controlled men of all races** (and women, although their history is even less documented), **men who made fortunes, but not their own.**
- Strict social hierarchy in Parktown Ridge residences – Social Elite served by a controlled, segregated and ordered staff

- **Political Heritage**

- First gated suburb
- First armed response
- Segregated trams
- Social and political elite held all power

***“Zulu night watchmen, armed with knobkerries and tins of stones to rattle”***

*Cecily Niven - Remembering Old Johannesburg, Claire Robertson editor, 1986, Johannesburg*

- **Economic heritage**

***“the alliance of territorial control and economic exploitation, which lay at the heart of European imperialism”***

*-Jeremy Foster, Landscape Phenomenology and the Imagination of a New South Africa on Parktown Ridge, African Studies*



# HERITAGE VALUE ASSESSMENT – JUBILEE ROAD SITES

- **Architectural heritage –**

- Residences noteworthy in terms of their Jubilee Road grouping
- Individually good examples of the **varied architectural styles of residences** of the time, however not noteworthy as the best of their genre nor due to their architects



- **3 Jubilee Road – Gable Ends/ Forest Hill** – 1903- Waterson & Veale - **Victorian Tudor** style with some hybrid elements Outbuildings noteworthy bell curve roofs. **Good condition**



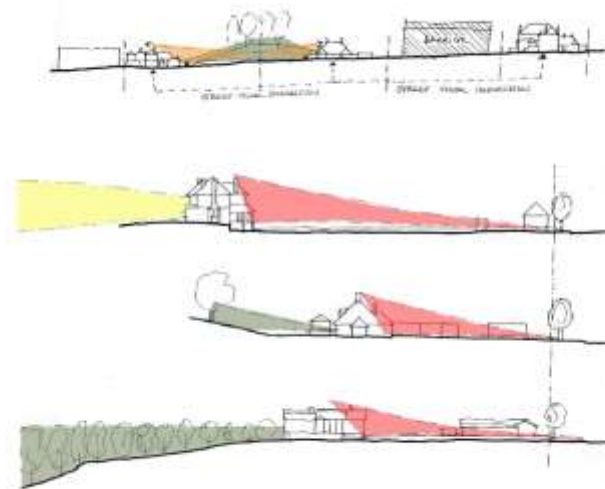
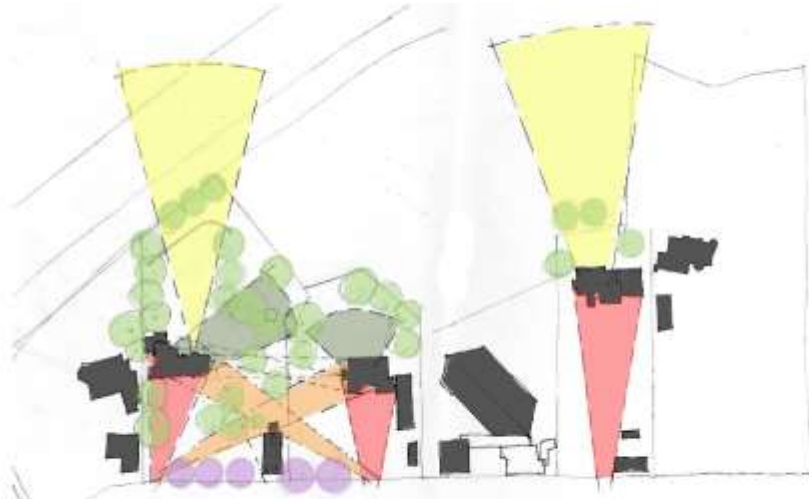
-**5 Jubilee Road – Penicuik / Ravenscraig**– 1918 – Solomon & Marshall - **Baker Style House** – the first local style. **Average to poor internal condition**



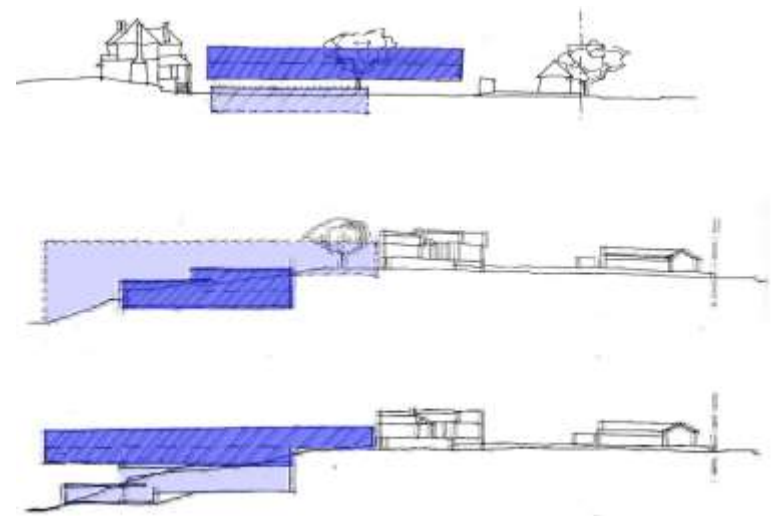
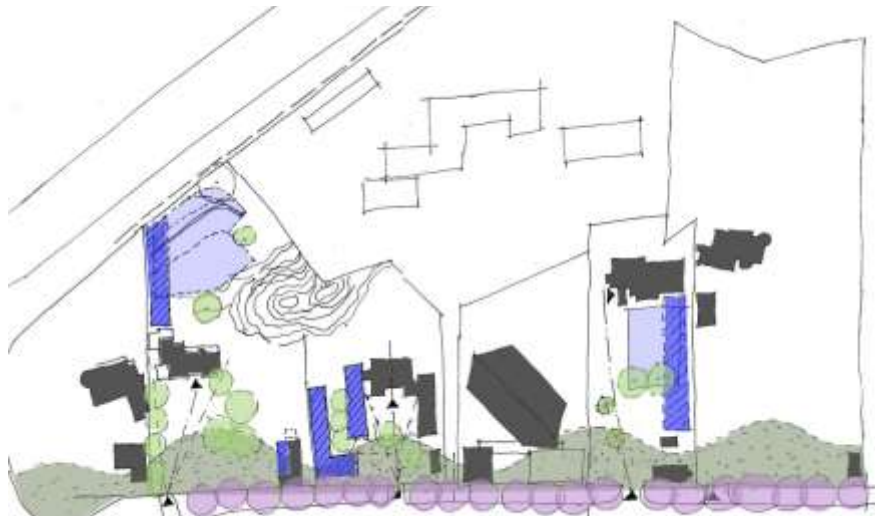
-**9 Jubilee Road – The Mount** – 1910 – R Smith – Murdoch - Non-stylistic **Average to poor internal condition**

# HERITAGE VALUE ASSESSMENT – JUBILEE ROAD SITES

- **Architectural heritage** – View sheds, height zones and viewlines



Mapping viewlines – street; neighbouring buildings; landscape; north wilderness



Identify zones for infill development – view-sheds and height zones

# INSTITUTIONAL IDENTITY – GENERAL PRINCIPLES

- **Wits** University of Higher Learning - Beacon of **Visible // Invisible knowledge** – frontier of thinking// physical frontier
- **Layered** – layering of new buildings/ interventions with heritage buildings reflects how new knowledge is created from and building on past knowledge
- **Research Institutes Identity**
  - Research knowledge creation
  - Research Institute Corridor – group identity
  - Individual Institutes clearly differentiated within Corridor
- **Contemporary Identity** – reflects forward thinking knowledge creation of Research Institutes
  - Identity of new structures to be clearly of a different time frame than the architectural nature of the heritage buildings
- **City Identity** - clear presence of WITS and Research Institutes in the city, providing an **Anchor** point



# INSTITUTIONAL IDENTITY – JUBILEE ROAD SITES

## STRONG INSTITUTIONAL IDENTITY EDGE/ BOUNDARY

- **Wits Identity**

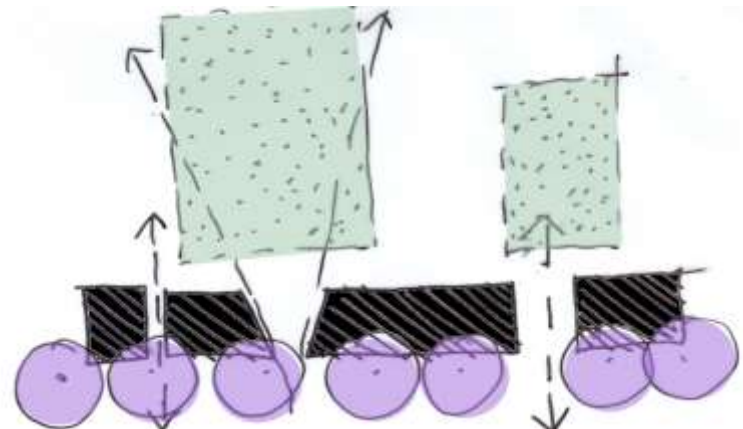
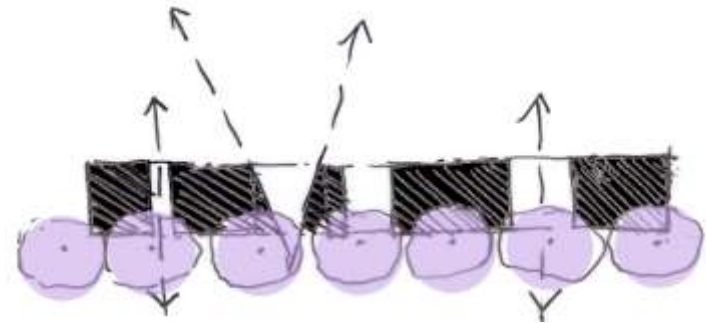
- Create a “university corridor” between Medical School and Wits Business School via a **continuous physical identifiable structure** that challenges residential typology

- **Layered Identity**

- Ex heritage streetscape **jacarandas** & **stone boundary walls** maintained
  - Continuous identifiable structure permeated with **heritage viewlines**

- **Research Institutes Identity**

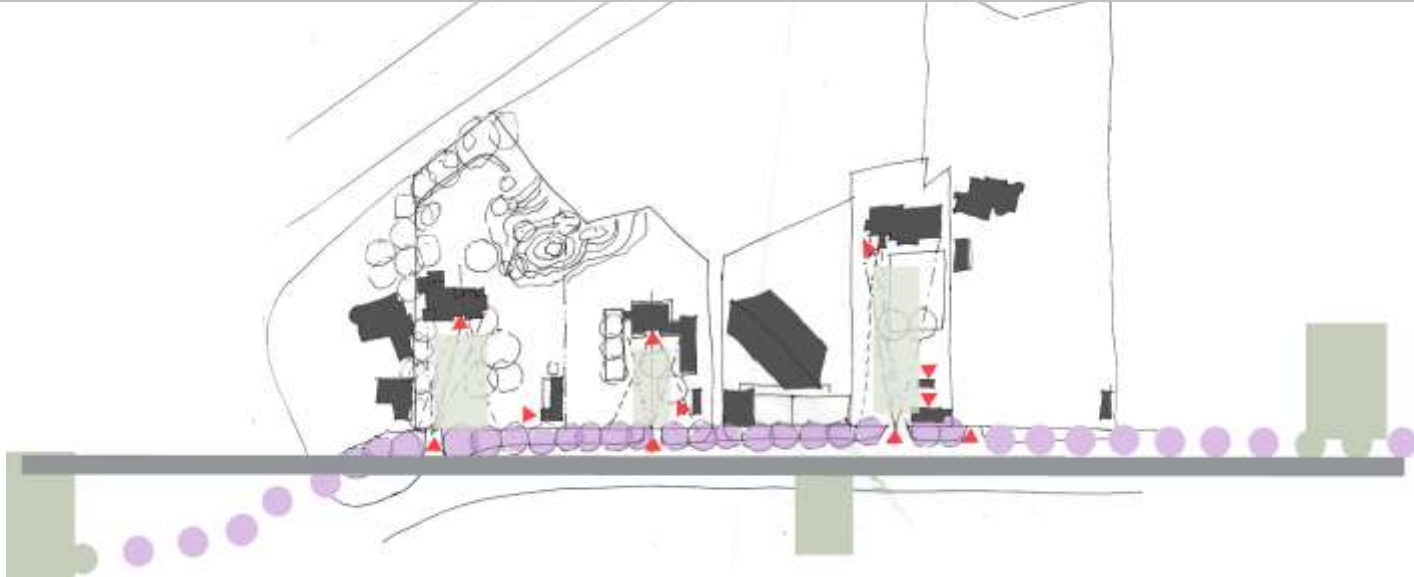
- Individual Institutes differentiated within Corridor – various entrances link to **individual institute forecourts**



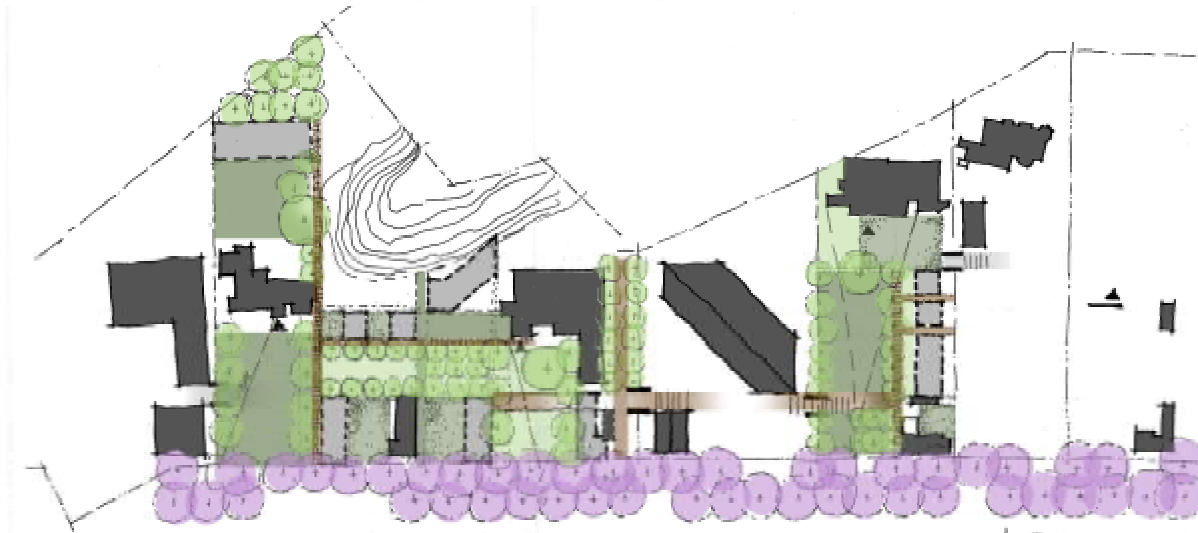
## URBAN FABRIC– GENERAL PRINCIPLES

- Integrate with **Wits Urban Development Framework**
- Engage and reinforce or challenge the **connectivity of entrances, routes and heritage structures**
- Address issues of **access, visibility, security, maintenance, formality**, informality
- Respond to existing transportation nodes and routes
- Intersections and forecourts
- Removal of divisive site boundaries

## URBAN FABRIC– JUBILEE ROAD SITES



**Wits Urban Development – campus connections – Institute Corridor**



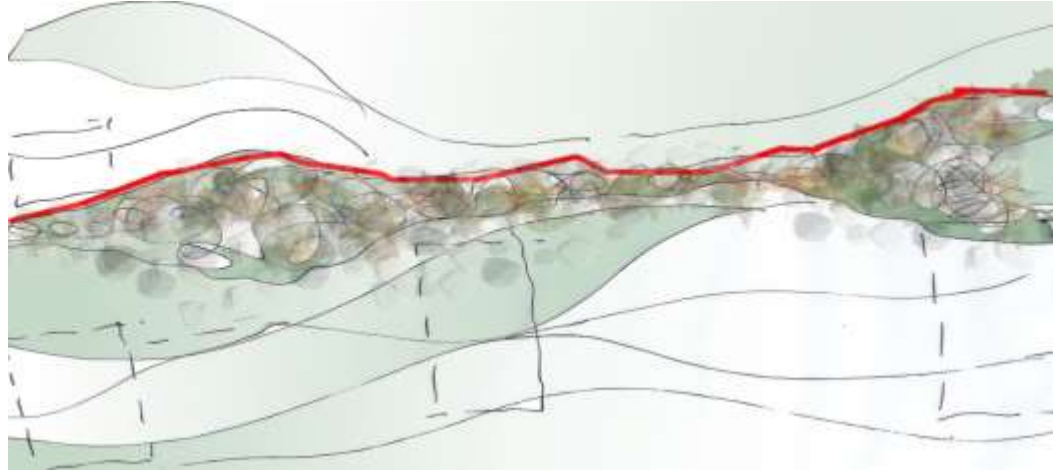
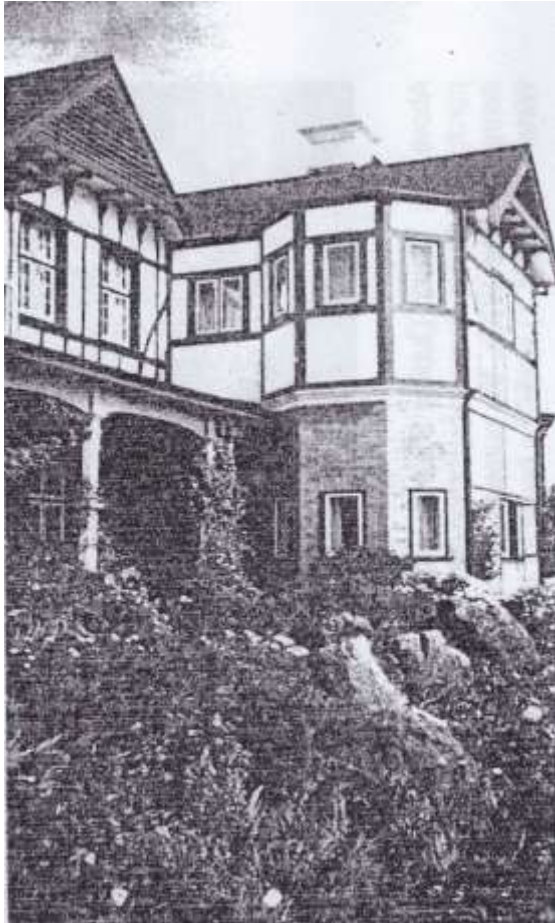
**Internal site connections**

# LANDSCAPING VALUE ASSESSMENT– GENERAL PRINCIPLES

- **Landscape Heritage**
  - Assess heritage value of existing plants/ trees/ hard landscaping
  - Assess heritage value of landscape/ garden design or layout – in whole or parts
- **Botanical value** – of individual plants/ trees in terms of category of invasiveness –and assess removal of Category 3 invaders
- **Physical condition-** and dimensions of plants / trees/ hard landscaping
- **Age** – of plants /trees/ hard landscaping
- **Connection of building to landscape** – building setting and relation to landscape
- **Unearthing lost obliterated landscapes**
- **Geology**

# LANDSCAPING VALUE ASSESSMENT– JUBILEE ROAD SITES

- **Unearthing lost obliterated landscapes** - Connection of building to landscape



Reinstating wilderness terrace gardens & maintaining/ restoring highveld garden kopje

***The English lawn which required copious amounts of water to maintain –was therefore only seen in more wealthy gardens- “those for whom the collector of water rates has no terrors”***

Harmsworth – Pleasure and Problems in South Africa- 1908 ; “Parktown’s Landscape Heritage – Dayson in “Parktown 1892-1992 – A past with a future



# LANDSCAPING VALUE ASSESSMENT– JUBILEE ROAD SITES

- **Botanical value** -Physical condition/  
Age of plants /trees/ hard landscaping



- **Heritage value** –Garden layout;  
Jacarandas; Pepper Trees; Hedges of  
'macro carpa' or Hakea



***“every morning our servant took a yoke of buckets to the well to collect water”***

*-Cecily Niven - Remembering Old Johannesburg, Claire Robertson editor, 1986, Johannesburg*

# FRONTIER LINE



South of the ridge line has been changed from its' **wilderness origins** by successive projects of terraces, lawns, and parking tarmacs. Proposal is to **overlay a memory of the organic indigenous landscape** upon this more **historically ordered** and largely exploited landscape. The wilderness was tamed, as its people were, on a social, economic and political level. By **bringing back the wilderness we contesting the power of a controlled landscape.**

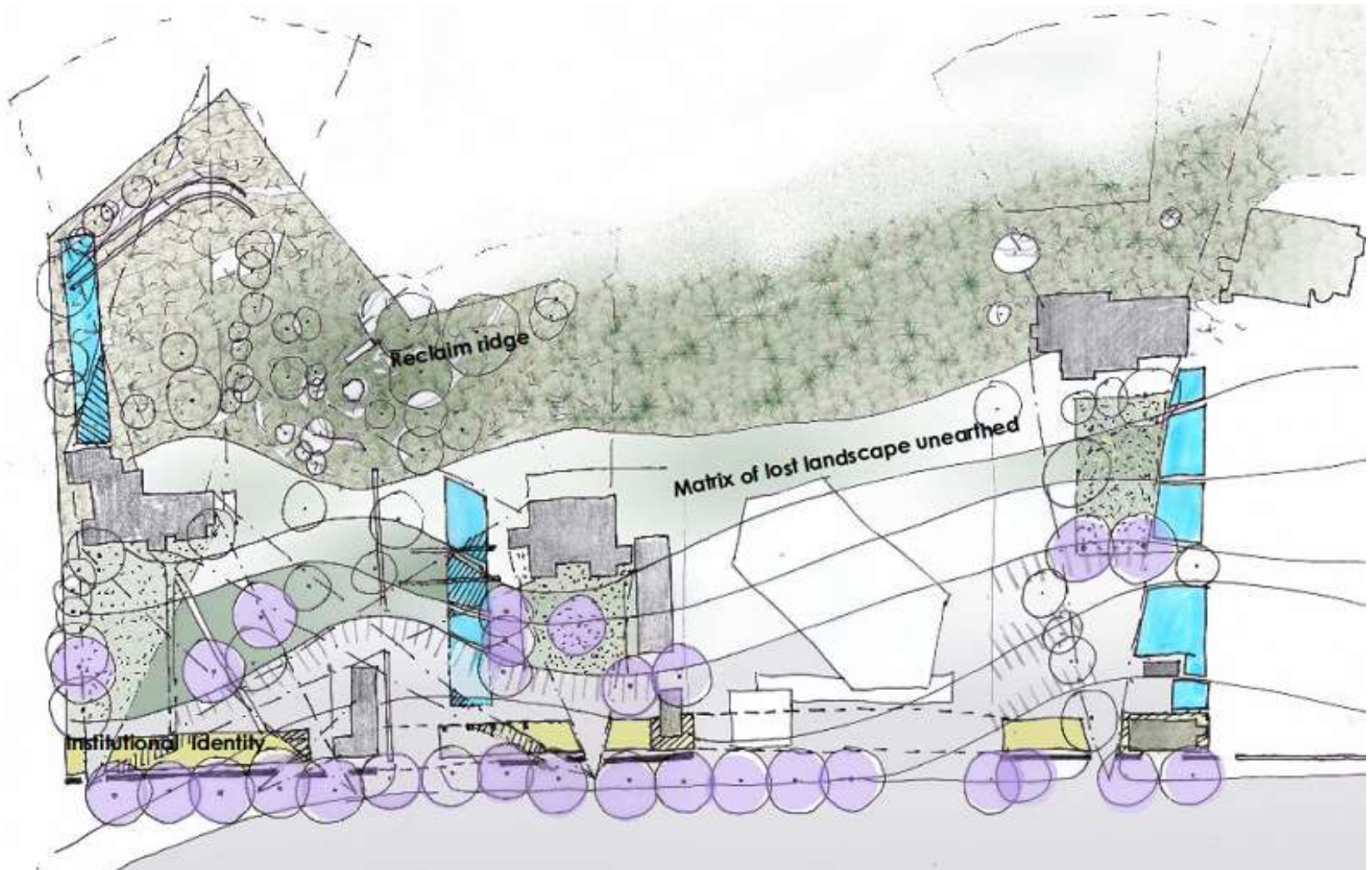
# INSTITUTIONAL IDENTITY



The **manicured manor house streetscape** is contested by **layering a strong urban edge** which links two Wits university campuses to form an **Institutional Corridor**. This institutional band is dissected by important heritage viewlines from the street to allow glimpses into the heritage band beyond. Entrance off the street is purposefully shifted to the outbuildings thereby **inverting existing power relations** between the manor house and the buildings that served them.



# LANDSCAPE MATRIX



Connective landscape matrix contests divisive site boundaries by **layering a new order** which forges new **physical and visual connections** across the site. The matrix allows for the **unearthing of subverted histories** whilst respecting the manor house setting in relation to its landscape through the forecourts. The **matrix lines echo the reclaimed wilderness line** and subverts the formal landscape hierarchy.

# INTEGRATED PROPOSAL



A new **connective indigenous tree line** knits together the various campuses of wits, as well as drawing the **public realm into historically controlled private space**. Layering of connective matrix allows for a platform of a **strong institutional edge** with a **protected heritage zone** to co-exist, while at the same time creating a new reading. New infill buildings allow for future development needs, within the heritage principles.



# INTEGRATED PROPOSAL

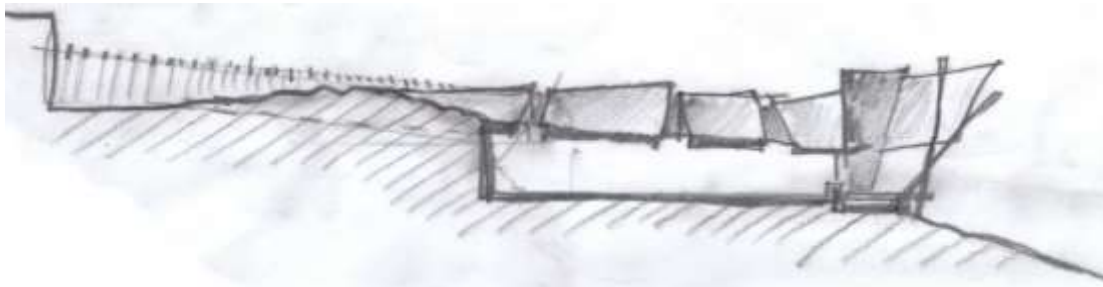


# FONTIER LINE BUILDING

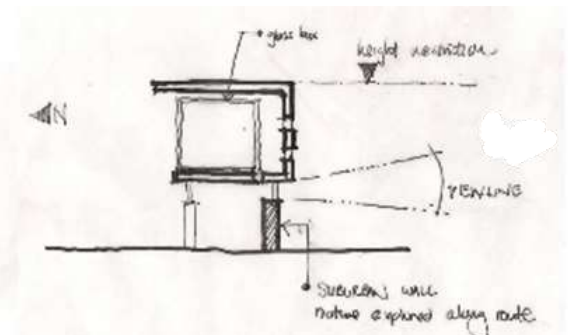
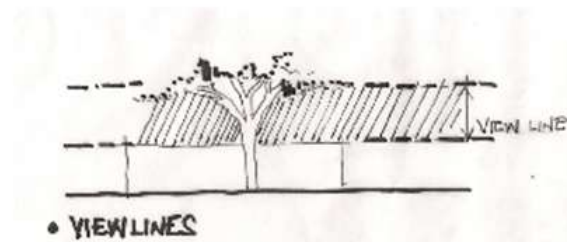
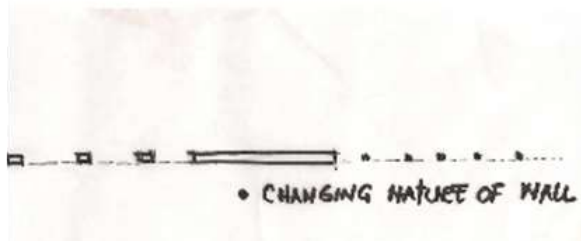




# FONTIER LINE BUILDING



# INSTITUTIONAL IDENTITY

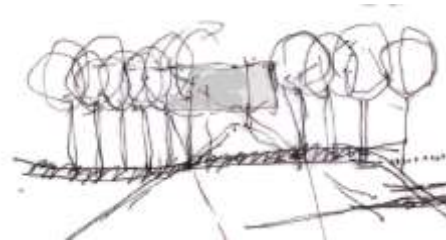
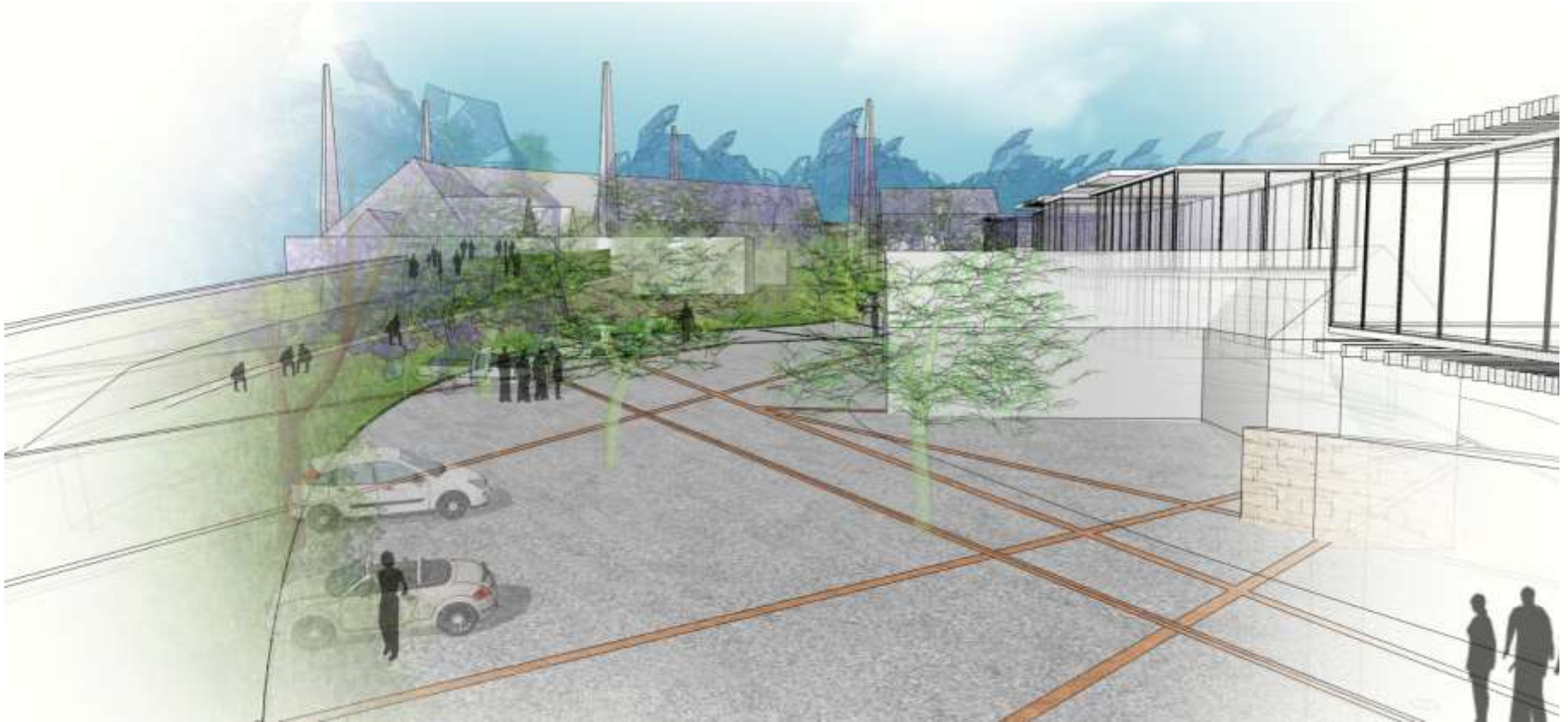


# INSTITUTIONAL IDENTITY





# LANDSCAPE MATRIX



# HOLISTIC CRITICAL APPROACH

- 
- **HERITAGE VALUE ASSESSMENT**
  - **CONCEPTUALISING IDENTITY**
  - **URBAN FABRIC**
  - **LANDSCAPE VALUE ASSESSMENT**
  - **SUSTAINABILITY**
  - **GENUS LOCI- sense of place**

This broader approach lays the framework that layers the heritage context and allows for a multiplicity of readings and interventions, current and historic.