



GOLD WORKINGS KNIGHTS C^o



KNIGHTS BATTERY



JOHANNESBURG CIVIC CENTRE COMPETITION 1962





MESSAGE FROM THE MAYOR OF JOHANNESBURG

The phenomenal growth of Johannesburg from the mining camp of some seventy five years ago to a throbbing, vital and modern metropolis, has been accompanied by a growth in population which has taxed the technical and administrative services of the City which have had to be built up to ensure continued efficiency in all aspects of the City's development.

In the early days the administration was housed in a collection of corrugated iron buildings which was given the picturesque name of "Tin Temple". The present City Hall and Municipal Offices were completed in 1915 but these have become quite inadequate and various Council Departments are accommodated in some twenty buildings in various parts of the City. This decentralisation does not lead to efficiency and some years ago the Council decided to acquire ground and erect a Civic Centre within which nearly all the administration could be housed, including the Council Chamber and auxiliary Committee Rooms, the Mayoral Suite with Reception Rooms, the various Museums, including the Africana Museum, and where suitable Concert and other Halls might be sited.

An eminently suitable site of approximately twenty five acres overlooking the City was procured and to ensure that the whole project should be worthy of Johannesburg, it was decided to invite not only local, but also overseas architects to submit designs in open competition and a panel of assessors consisting of Mr. B. L. Loffell, B.Sc.(Eng.)(Rand), M.I.C.E., A.M.I.Mun.E., A.M.S.A.I.C.E., M.R.S.H., M.I.S.P. (Chairman), Professor Sir William Holford, A.R.A., M.A., B.Arch., F.R.I.B.A., Hon.M.I.A., F.I.L.A., P.P.T.P.I., Mr. John Cowin, B.Arch., A.R.I.B.A., M.I.A., Professor John Fassler, B.Arch., A.R.I.B.A., M.I.A., A.M.T.P.I., S.A.I.T.P., and Mr. Norman Hanson, B.Arch., A.R.I.B.A., M.I.A., was appointed to determine the most suitable scheme submitted.

Entries were received from all parts of the world and literally hundreds of plans were submitted, all of which gave evidence of the great thought and care which had been given to the possible development of this unique site. On behalf of my Council I would like to place on record my appreciation to all those architects who submitted entries for the competition and assure them that the Council is certainly not unaware nor unappreciative of the tremendous work and sacrifice which has gone into the preparation and submission of the various schemes.

At the same time the thanks of the Council are accorded to the Assessors for the care and attention which they gave to the study of the many submitted schemes. They devoted their unstinted efforts, over many weeks, to this task and the outstanding nature of the winning design is emphasised by the fact that the Assessors' decision was a unanimous one.

The Assessors recommended that six designs be awarded prizes and the Council was happy to accept this suggestion. I would like to tender my congratulations to these prize winners, especially to the winners whose design will ensure for the City a Civic Centre of which it can be justly proud. I cannot fail to mention that the seven members of the consortium of architects which won the first award were all trained at the Architectural School attached to the University of the Witwatersrand which is in Johannesburg. It is, I suggest, a matter for congratulation and pride that our locally trained architects have established their ability to successfully compete with the foremost architects of the day and I wish them every success as their scheme is brought to fruition.

Keith G. Fleming
Mayor



AWARD AND GENERAL REPORT

ASSESSORS

B. L. LOFFELL (CHAIRMAN)

WILLIAM HOLFORD

JOHN COWIN

JOHN FASSLER

NORMAN HANSON



The aim of the competition, as stated in the Foreword and Introduction to the Conditions issued in September 1961, was to create "... a focal point for the cultural activities of the City and for local government." The Conditions called for "... a fine architectural setting and imaginative landscaping"; and went on to define in considerable detail the requirements for new Municipal offices (including the Health Department), the City Council Suite and Public Reception Halls, which would have to be met if an efficient and workable building, as well as a dignified one, were to be constructed.

The Assessors know, from the time and care which it demanded — in consultation with officers of the Council — to define these requirements, how complex was the problem set to competitors and what demands in turn it made upon them. It is not surprising that out of 392 architects or groups of architects who applied for the Conditions, the very much smaller (yet still substantial) number of 74 competitors submitted designs. Of these one was disqualified for failure to submit the Estimate of Cost.

The response represented by the 73 complete designs has, however, fully justified the competition, in the Assessors' opinion. The possibilities of the site have been fully explored; the designs themselves are of a quality equal in average standard to that of any international architectural competition since the last war; and the best among a small number of really outstanding schemes is one which the Assessors can confidently recommend to the Council as meeting precisely those requirements which the Conditions called for, and doing so with qualities of skill and imagination for which the Assessors hoped, but could not ensure by merely calling for them.

For these reasons the Assessors consider the competition to have been eminently successful.

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In judging the designs and making the award the Assessors have given particular attention to the following points:—

- (i) The layout and disposition of buildings in Stage I foreshadow, and to a large extent determine, the quality of the layout as a whole. In this sense Parts I and II of the competition merge, even though the buildings in Part I are specified in detail, and those in Part II indicated in outline only. The inter-relationship of the two parts was stressed in the first General Condition of the Competition which stated that "... the layout is therefore to be considered as a continuing design". The grouping of buildings on the site therefore for convenience of access, for apposite relationship of function and for full exploitation of the interesting levels of the site (falling from north-east to south-west), is clearly of the first importance.
- (ii) As to the buildings themselves, the Assessors looked for civic character and quality combined with reasonable economy. A municipal office building is not very different in its quality of sheer efficiency from a commercial office building, and it should possess the same capacity for flexibility and expansion. But the Council Suite and the Reception Halls, and even more the lobbies, galleries and courts which connect the different parts of a civic building complex, require something more than the minimum in quality of design and scale if appropriate appearance and ease of circulation are to be secured.
- (iii) Another major consideration is that of access to and egress from the site, not only for pedestrians and bus passengers, but also for the different categories of vehicles. This question is inseparable from that of parking provision, short-term and long-term. Particularly important too, is the access to service areas which, in a building of this sort, are far more complex than usual and cover such diverse functions as the delivery and despatch of goods of all sorts, catering, mail, musical instruments, exhibition material, movable furniture and equipment, as well as refuse disposal. If these services are cramped or badly planned, the main elements of accommodation, however fine, cannot function properly.
- (iv) Equally important in the Assessors' view is intercommunication between the main elements of the building programme, in particular the main administrative offices with their many sub-sections, the Town Clerk's Department (including the Council Chamber and Committee Rooms, the Mayoral Suite and the Licensing Court) and the Public Reception Halls. As specific examples of the importance (and the complexity) of good intercommunication, one would cite the City Health Department, for sections of which ground floor access for the public is required, while it has, though self-contained, to be linked with other Administrative sections housed on the site; and the Licensing Court, for which independent access

must be provided, on the one hand, at or near ground floor level for the public, and on the other hand, for City Councillors and officials of the Town Clerk's Department.

- (v) The Assessors looked for special qualities in each of the main groups of accommodation — offices in areas large enough to allow of easy circulation and flexibility, with good lighting and working conditions; council chamber and committee rooms of good arrangement, proportion and acoustics, without confused circulation but with pleasant and dignified approaches; reception halls capable of seating people comfortably and serving them efficiently whether for a banquet, a ball, a performance or a social assembly.

Most of all the Assessors looked for unity in the whole complex of buildings in their setting; so that they should not only be recognisable for what they are, but function in an orderly and effective way throughout the whole range of their varied and simultaneous activities.

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The Assessors have in this competition followed well established precedent in setting a cost limit for the buildings in Part I. In their view a restrictive framework of cost is not only a necessary discipline to impose on competitors but is also an effective supplementary method of defining the Promoter's intentions.

A more unusual feature of the estimate of cost called for in this case is the linking of the conventional net areas or functional requirements to be provided with given rates. The rates were, in fact, set at a fairly high level, somewhat above those prevailing in Johannesburg for buildings of good standard. Competitors were given the discretionary right of varying the rates according to the nature of their designs.

Most, indeed almost all, competitors have made use of the discretion given and the resulting estimates have been accepted by the Assessors, on the basis of the fulfilment of two conditions. Firstly, that the net areas and the functional requirements laid down have in fact been provided; and secondly, that under-developed architectural treatment or inadequate space standards would have to be brought up to an acceptable level, or, alternatively, that over-elaborate schemes would have to be simplified and over-generous space standards reduced, to meet the Promoter's budget.

It is to be noted that "External works forming part of main buildings" were covered, provisionally only, by a fixed token amount for all schemes — so that competitors were not bound in this important respect. The schemes submitted showed clearly that the complexities of the site development and the integration of this aspect with the design of the buildings in Part I will require a substantial increase in the sum to be provided.

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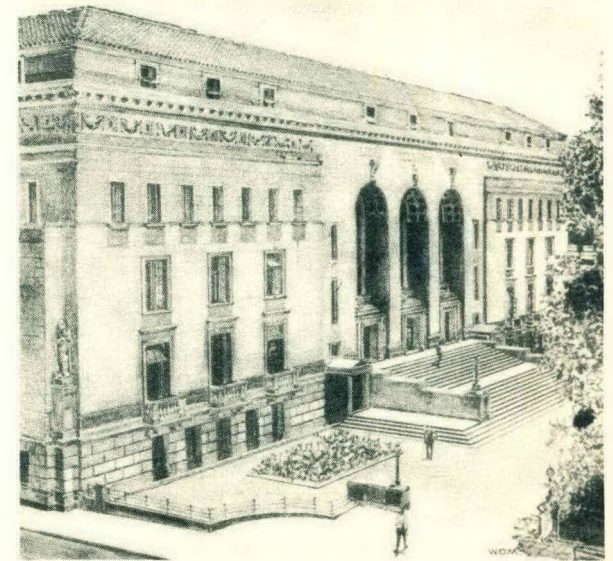
With these general criteria in mind, and after an unusually prolonged examination of the seventeen hundred or more drawings submitted, the Assessors made the following unanimous award.

<i>Part I:</i>	Design placed first, with a premium of R3,000.00	No. 40
	Design placed second, with a premium of R2,500.00	No. 70
	Design placed third, with a premium of R2,000.00	No. 35
	Design placed fourth, with a premium of R1,500.00 divided equally ..	Nos. 1, 72 and 74.
<i>Part II:</i>	Nos. 40, 70 and 35, to share equally the prize of R4,000.00.	

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Design Placed First in Part I: No. 40

The winning design is of exceptional quality: it is also the most fully developed of all the designs submitted. This degree of development was not called for by the competition conditions, but it has enabled the Assessors to check every detail, and thus confirm their opinion that when the civic centre is built to this design, with only relatively minor modifications, it will be not only an efficient and unified group of buildings, but a fine and impressive response to the challenge of the competition.



The design takes full advantage of the sloping site; it groups the social buildings (the Public Reception Halls and the future Conference Centre) and their attendant traffic, with the existing Civic Theatre, on both sides of Loveday Street; the Council Chamber with its surrounding garden at the head of Rissik Street; and the Health Department in the north-east corner of the site with a subway from Kotze Street. Public access to the site (although requiring some adjustment under the *porte cochères* to the Reception Halls) and pedestrian circulation within the site fall therefore into a simple and comprehensible pattern which suits the contours, the surroundings and the general traffic pattern of the area. On these basic lines of communication the whole complex of building forms a group of interrelated courts, from the spacious open garden on the south, through the great court with the Cenotaph re-sited in it, to the three-sided garden-courts off Joubert Street and Loveday Street, and then to the small enclosed courts overlooked by the clinics, the staff recreation rooms, and the future Library.

Within this superbly treated series of open and planted spaces, served also by a system of water channels, reflecting pools and fountains that flow naturally from the upper levels of the site down to the great lawn at the foot of the Council Chamber, the buildings to be erected in the first stage are effectively placed, from the point of view of use as well as appearance. Communication between the main administration building, 14 storeys high and with an openly treated ground floor, and the independently approached Health Department on the north, the Reception Halls on the west, and the Town Clerk's Department and Council Chamber on the south, is most skilfully arranged; and the only wing which seems to the Assessors to fail to reach the same high standard of planning and fenestration as the others, is that which contains the three committee rooms between the Mayor's entrance and the Licensing Court. Elsewhere the placing of the various Departments and sub-sections, their internal planning, external outlook, and treatment in elevation and section, are generally admirable.

There are surely few civic centres in the world in which a group of buildings and gardens of this complexity can have been handled with such assurance and such sensitivity. It is not only guests and visitors, but the office workers and their public clients who will feel at home in this group of buildings and proud of them at the same time.

Nevertheless, the Assessors recommend that when the development of the project takes place a number of features of this scheme be re-considered and, in some cases, re-designed. In doing so, they are mindful of the fact that the scheme falls into the category of the over-elaborate amongst those submitted. While paying tribute to the enthusiasm shown in evolving this remarkably consistent design, the Assessors feel that a simplification in many respects would not only reduce the cost of construction of the buildings but would also strengthen their practical basis and benefit their architectural quality. Brief reference only is made here to the fact that further study of many details is called for as the plans are developed from their present, preliminary sketch plan, stage. As one example, the wall and window system adopted generally is cited. The numerous indentations, set backs and projections producing elaborate and rather vulnerable moulded profiles, sometimes of dubious scale, could well be reduced to simpler terms and a more straightforward method of construction employed. Windows shaped 'on plan' to the extent indicated, would be elaborate in manufacture and unduly complicated in practical application.

Another example is a more fundamental matter. The levels chosen for the various parts of the scheme have led to deep excavations (themselves feasible but costly) and a complicated circulation pattern at basement and sub-basement levels. Here again a simplification should be attempted, with a possible reduction in the number of sub-natural-ground levels in mind, and the transfer of such elements as the workshops to positions where natural lighting and ventilation are possible. Traffic circulation too should be reconsidered at the points of entry into the site and of exit from it. The proposed exit onto the curve at the south-east corner of Joubert Street with its attendant back view of oncoming traffic may prove dangerous in practice. The Assessors therefore recommend that the planning of traffic circulation and of all intersections be reviewed for the Civic Centre as a whole before final decisions concerning the site alone are taken.

The future buildings on this site (forming Part II of the Competition) were not asked for in detail at this stage, and the Assessors consider that experience may decide during the next few years on certain modifications in the programme: e.g. the combination in one loosely-articulated building of the Africana Museum and the Institute of Man, or a reduction in the size of the additional office accommodation (suggested in the Conditions as 80,000 sq. feet net) leaving the greater expansion which the future may demand, to be accommodated on the Fever Hospital site north of Hoofd Street. But the winning design does locate the future buildings extremely well, and links them with subways, carparking provision and landscape treatment to the Stage I composition; and the Assessors recommend that the layout should be progressively carried out without any other major changes. It will certainly be a fine piece of civic design when completed, and an asset of permanent value to the city and its citizens.

The Assessors have had no hesitation in awarding a prize to this Design (No. 40) in Part II of the Competition.

It remains to record of this outstanding scheme that the Report submitted bears full evidence of the author's study of the site and of the nature of the problem set. This comprehensive document presents a lucid analysis of the programme and an excellent exposition of the solution offered. In the siting of buildings, in landscaping and architectural composition, in the use of sound and light and in the choice of the materials of building, a highly imaginative approach and the long view are tempered by sound judgement and a fine discrimination.

Design Placed Second in Part I: No. 70

The author of Design No. 70 has designed a well related group of buildings which are effectively placed on the site, the arrangement being such that the Civic Centre would have a feeling of completeness even if the buildings in Part I only were to be erected. The constituent parts effectively express the various important functions. They rise from a broad podium containing the parking garages and services. A tall office tower twenty-five storeys high is flanked on the east side by a low wing containing the Public Health Department, and on the west by another long low building containing the Town Clerk's Department and Mayor's Suite. The Council Chamber, Councillors' library and associated accommodation has been arranged as a tall circular pavilion projecting boldly from the south facade of the Town Clerk's Department. The form of the Council Chamber contrasts with the rectilinear masses which form its background. Very good use has been made of Loveday Street for access to the two parts of the Civic Centre which flank it. The eastern and western portions have been linked with a bridge from the podium on

the east to an elevated terrace on the west side of Loveday Street in front of the Civic Theatre. The Africana Museum is somewhat optimistically situated beneath the latter terrace. The Cenotaph rises from a terrace immediately beneath the podium and is well placed on the axis of the Council Chamber. From this point the layout sweeps down broadly and partly informally to Rissik Street. The future Auditorium is less effectively composed. Awkwardly shaped, it congests the foreground and does not appear to integrate with the whole composition.

The site north of the Main Administration building contains the Mayor's Garden and the V.I.P. vehicular approach. Both these features of the programme have been effectively handled. East of the Garden are the staff cafeterias and staff recreational facilities. Provision has been made in the vicinity for future office accommodation and the library. North of these elements at a higher level are the Public Reception Halls, some parking space, staff flats and the future shopping centre. This portion of the layout has not been handled as effectively as the remainder of the scheme. The Halls lack an adequate civic character, and fall well below an appropriate standard. The parking area on the ridge adjoining the halls would impart a bleak character to the layout at this point.

Although the overall conception and detail planning of Scheme No. 70 are of an exceptionally high standard, the architectural treatment does not evoke a character which would sufficiently distinguish it as a Civic Centre. The planning of the administration tower is unsatisfactory primarily because the placing of the service elements including the staircase is poor, and leads to a substantial projection on the north side of the tower. This projection becomes an unfortunate feature of the north elevation.

The layout shows an excellent use of the site which justifies its being premiated in Part II of the Competition. However, it lacks the subtleties of the site planning of the winning design.

Design Placed Third in Part I: No. 35

The author of Design No. 35 submitted a project which differs in a number of important respects from the other premiated designs. The salient features of this scheme are the placing of the whole complex on the highest portion of the site fronting Hoofd Street, and the inclusion within that complex of part of the administration section in the form of an office tower. The latter has been unified by an all round architectural treatment, and rises above a base which includes the Town Clerk and Mayor's suite, and a generously planned and visually effective entrance exhibition hall. At the eastern extremity the Public Health Department encloses an attractive court containing the staff cafeteria and recreation facilities. At the western extremity are the Public Reception Halls. These elements begin to define a Piazza as the heart of the scheme, the full definition of which could only be reached, when the future Conference Centre and Museums are built. The Rissik Street axis is of minor importance in the composition.

A good report defines the approach of the author and succeeds admirably in justifying the disposition of the component parts of the scheme. The buildings which are to form the first stage have been disciplined by a simple dignified architectural treatment which binds the whole conception together. In the design of the tower, however, the restricted floor area is a severe disadvantage; so too is the tightly planned Council Chamber which projects too prominently from the south facade and overshadows the rooms in the Mayor's suite beneath it. Though the location of the clinics in the Public Health Department is sound, the treatment

of the public entrances is over abrupt. As regards the Public Reception Halls the planning of the services does not adequately meet the requirements of the programme in that the Halls cannot be served separately when used for two simultaneous functions.

Within the framework of the conditions this scheme has achieved a singularly economical and unified group of buildings. The landscaping too is imaginative while reflecting an approach different in its objectives from those of Schemes Nos. 40 and 70. It is sufficiently skilfully handled to warrant inclusion amongst the prize winners in Part II.

Design Placed Equal Fourth in Part I: No. 1

The author of Design No. 1 has attempted to discipline the complex requirements for the initial programme in Part I into a monumental and arresting composition. The building encloses all the required elements within a symmetrical envelope with boldly modelled facades. In the facade treatment there is a contrast between the solid and transparent architectural elements at the lower levels which is most attractively repeated at the upper levels of the central tower by the inclusion of viewing terraces serving the staff lounges. The Piazza, however, is not a successful feature of the scheme. It has an unprotected featureless character, and suffers from the disadvantage that it is separated from the administration block by a sunken driveway which starts in Loveday Street and reaches ground level opposite the entrance to the Public Reception Halls. There is no indication in the drawings of the fate of the driveway thereafter. With such a bleak foreground the character of the Civic Centre would be unsatisfactory during the interim stage of development.

The planning of a typical floor of the tower is admirable in that the area available per floor is adequate and vertical circulation and service elements are effectively arranged. On the other hand the planning of the Health Clinics at Lower Ground Floor level is unsatisfactory. Much of this portion of the scheme and the adjoining Piazza close to the building would be subjected to heavy overshadowing by the tall administration block during winter months. Staff amenities including a swimming pool are unhappily overlooked by the public approach from Hoofd Street. The planning difficulties which are evident stem from the forced symmetrical nature of the scheme. The author has not been able fully to resolve these, yet has nevertheless produced a building group of considerable architectural merit.

Design Placed Equal Fourth in Part I: No. 72

The author of Design No. 72 has succeeded in planning the site for effective pedestrian use. The residual spaces between present and future buildings have been conceived as a series of well related Piazzas rising up the hill and linked through the various buildings. The location of the tall office block west of the centre line of the site offers an interesting variation. The approach to it from Loveday Street has been competently handled. The siting of the Public Health Department near the south-west boundary of the scheme is a doubtful feature of the layout. Access from buses in Loveday Street to the Child Welfare Clinic on the level of the principal terrace would present practical problems. The planning of the Public Reception Halls is attractive in that the larger overlooks the main Piazza and the smaller a cortile. Vehicular access to the parking garage from Loveday Street is rather abruptly handled at the south-west corner of the site. The exits from this parking garage and from the *porte cochères* on the east side of the Reception Halls are too restricted for efficient use. A disappointing feature of

this interesting and carefully planned scheme is the indifferent architectural treatment of the elevations. As drawn and detailed the treatment is cursory and undistinguished. The scheme would however, present an aspect of completeness during the interim stage of development.

Here again a planning problem of great complexity has been resolved with considerable skill even if the working out of the scheme as a whole falls below the level reached in planning.

Design Placed Equal Fourth in Part I: No. 74

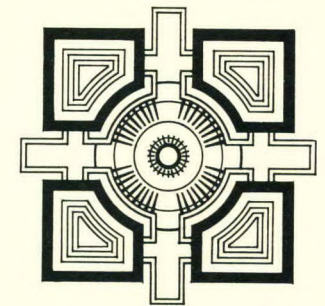
The author of Design No. 74 has achieved a well composed group of buildings which dominate the upper levels of the site and possess a strong and expressive architectural character. The Council Chamber and a twenty-seven storey office tower are placed on the axis of Rissik Street. The axial approach is emphasised too by the placing of the Branch Library, additional office accommodation, and the Institute for the Study of Man. These future buildings together with the Africana Museum define the available open space which in itself is intricately landscaped. In respect of the narrow office tower, the planning of the service elements on the north facade, and the lifts and stairs on the south fatally disrupts the continuity of the available floor space and fails to provide sufficiently large uninterrupted areas. In the handling of the south elevation, high and low rise lift shafts are ingeniously expressed.

The richly textured and complex character of the buildings is continued in the planning of the layout but with less success. The circuitous approach to the Administration Building from Joubert Street has disadvantages for both pedestrians and motor vehicles, not less marked by the multiplicity of entry and exit points proposed for this street.

Although marred by over complexity in circulation and site development, the scheme has remarkable unity in its architectural treatment.

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In conclusion the Assessors take this opportunity of congratulating the City Council of Johannesburg on its decision to hold this competition for the New Civic Centre. The outcome has fully justified the use of the traditional method of seeking a solution to a major architectural problem. In the event, Johannesburg should gain immeasurably in its possession of a work of architecture of the highest quality.



FIRST PREMIATED DESIGN

WINNING TEAM OF ARCHITECTS:

M. L. BRYER

M. M. BERNS

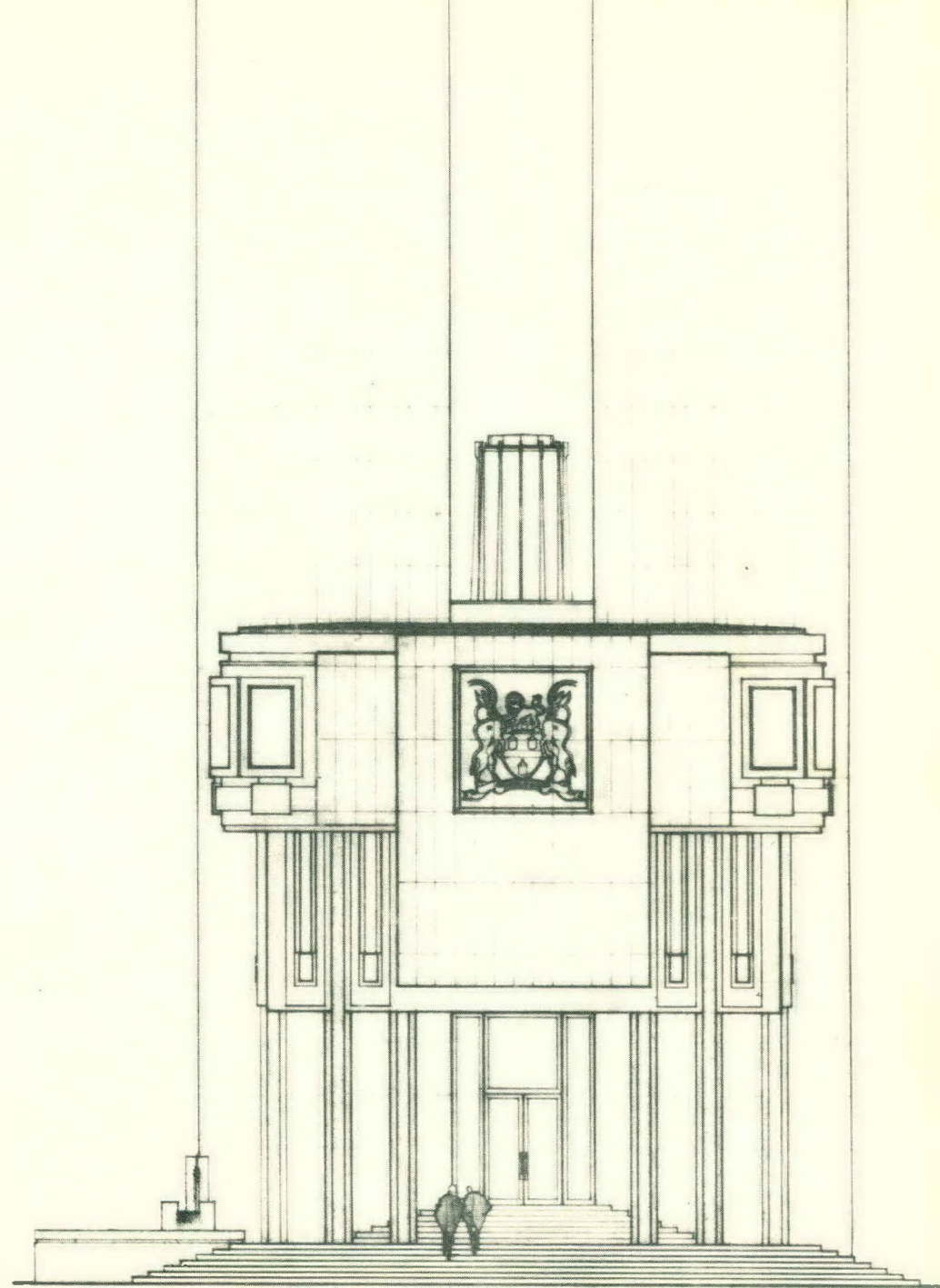
S. FEITELBERG

N. A. de H. LANGE

E. L. LASER

W. O. MEYER

P. L. SCHWELLNUS



PRECIS OF WINNERS' REPORT

The development of the site for the new Civic Centre complex has been based on four major considerations:

1. The relationship of the site to the city.
2. The motor traffic pattern.
3. Pedestrian movement particularly in relation to the marked slope to the South-West.
4. The integration of existing and future buildings.

1. THE RELATIONSHIP OF THE SITE TO THE CITY

A study of the dramatic relationship that exists between the site and the down-town area of the city shows that Rissik Street is not in fact on the axis of the site as it would appear to be in plan. The Bell Tower, as the focal point of the scheme, has accordingly been composed within the framework of the sky-line as seen from Rissik Street, allowing the axis of this street to continue into the Main Piazza. On the East of the site the Kotze Street axis has been drawn into the North Piazza thereby linking the Civic Centre with the densely populated area of Hillbrow. On the West, Stiemens Street provides an interesting approach from Braamfontein via the Piazza between the Civic Auditorium building and the existing Civic Theatre.

The heights of the buildings have been designed to be in harmony with the character of the Witwatersrand Ridge and whilst the plan relationships are in sympathy with the grid-iron lay-out of the city they have an individuality of their own which readily enables the Civic Centre to be identified especially from the air.

Johannesburg is a motor city and the site has therefore been developed to allow motorists to experience as far as possible the spatial concepts and relationships embodied in the scheme. The problem caused by the fact that Loveday Street divides the site into two parts has been overcome by making this street a great motor court from which access is provided to all the main elements of the scheme. The Mayoral access is through a portal beneath the Africana Museum, this approach being reminiscent of the Gateway to the Castle at Cape Town, the road-way terminating at the Mayoral entrance under the Council Chamber.

The idea of motor cars passing through the site affords the one vital way in which it is possible to integrate the Civic Centre into the life of Johannesburg. The main public buildings are grouped on both sides of the motor court and would present a bright and colourful scene especially on gala occasions.

The dramatic approach from the North over the brow of the hill via Joubert Street gives the motorist a panoramic view of the city. The design has therefore been opened up on the East of the site to provide a court embellished with fountains and trees. The Main Piazza would be screened by the colonnade under the East and West facing office block, the colonnade allowing only glimpses of the Main Piazza. The court would suggest a future development on the opposite side of Joubert Street in order to exploit the architectural possibilities of the available open space.

2. MOTOR TRAFFIC PATTERN

Parking Arrangements

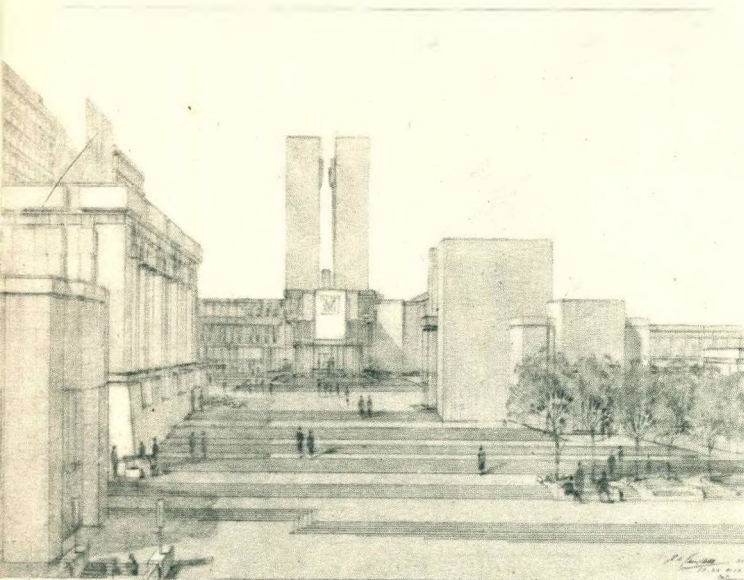
Occasional off-street parking space for cars in small groups has been provided to afford visitors the opportunity, for example, of watching the fountains and taking photographs. To facilitate the use of the porte cochères of the Reception Halls as well as the parking garage, the entrance to the latter has been placed beyond these porte cochères. Direct access is provided from the parking garage to the porte cochères, to the passenger lifts, to the sub-way which leads to the piazza on the West side of the motor court and to the garden reception area. The vehicular exits at the South-East boundary of the site are envisaged as being electronically controlled. The provision of additional garage space has been allowed for beneath the future Office and Civic Auditorium buildings.

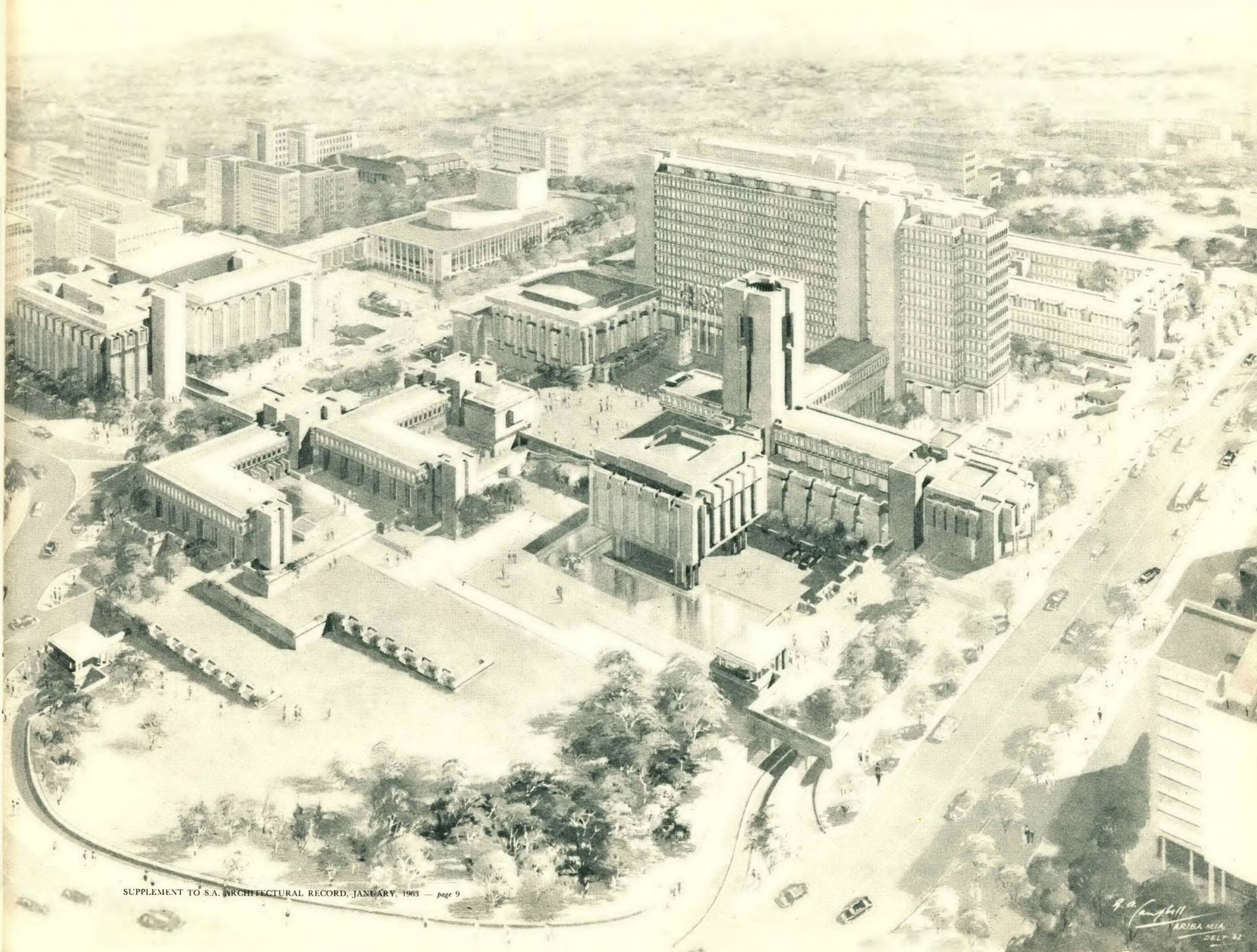
Service Road

A road-way with a 15 feet clearance has been located below the garage level for the servicing of the buildings. Both the entry and the exit points are as far down the site as possible to obviate the nuisance of noise and fumes from heavy lorries.

3. PEDESTRIAN MOVEMENT PARTICULARLY IN RELATION TO THE MARKED SLOPE TO THE SOUTH-WEST

The site plan has been conceived virtually as a giant staircase, the stairways and landings of which expand and contract in effect to provide platforms for the buildings and to create spaces of differing scales and magnitudes, thereby deliberately setting up a series of changing views from the piazzas and from the windows of the buildings. The terraces cascade, as it were, in a rhythmic order from the highest corner on the North-East to the lowest corner on the South-West of the site. This diagonal movement has been stopped and orientated towards the city





F. A. Campbell
ARIBA MIA
DELT 62

by the bulk of the Civic Auditorium building, the diagonal being the main pedestrian path-way across the site, a fact which is evident even from its present undeveloped state.

Two subways have been provided for with but a single change of level in order not to interrupt the flow of pedestrian movement. One of these subways links the West to the East portion of the site and is located near the main entrance steps which would serve pedestrians as an extension of the motor court, funnelling their movement towards the Main Piazza and focussing their attention on the Mayoral Entrance and the Bell Tower. The city, lost to view during the spectator's progress up the main entrance steps, would be dramatically revealed in the open space between the Council Chamber and the Institute for the Study of Man. It is envisaged that the main entrance steps with its fountains, seats and shady trees flanked by the Africana Museum on the one hand and the large Reception Hall on the other, would become a favourite meeting place in the city. The site between the Civic Auditorium and the existing Theatre building is flanked by the Restaurant building which serves to screen from view the neighbourhood to the West of the site and to enclose the piazza thereby making it small enough to create an air of being crowded, busy and gay.

The Health Department building has been placed in direct relationship with the Kotze Street axis, with the existing hospital facilities to the North and East of the site and with the densely populated area of Hillbrow. The level of the Clinic is related to that of the pavement so as to afford easy access especially for patients and expectant mothers.

The North entry to the site links the future Branch Library and Shopping Centre with the Teachers' Training College to the North and the University to the West. Staff facilities have been placed in two sunken courts with sunny aspects and are connected by a passage-way to both the present and the future office buildings.

The garden terraces on the North of the small Reception Hall are for use in conjunction with this Hall and the gardens and lawns at the South end of the site provide a setting for the buildings and also for open-air receptions.

4. INTEGRATION OF EXISTING AND FUTURE BUILDINGS

The entire site has been designed with the total building programme in mind so that all services and common facilities will link together satisfactorily. One of the main objects of the design is to ensure that the composition of the elements of the scheme will not suffer when the future buildings are added. The existing Civic Theatre has been related to the Civic Auditorium and Reception buildings to form a well-defined cultural centre.

BLOCK PLAN

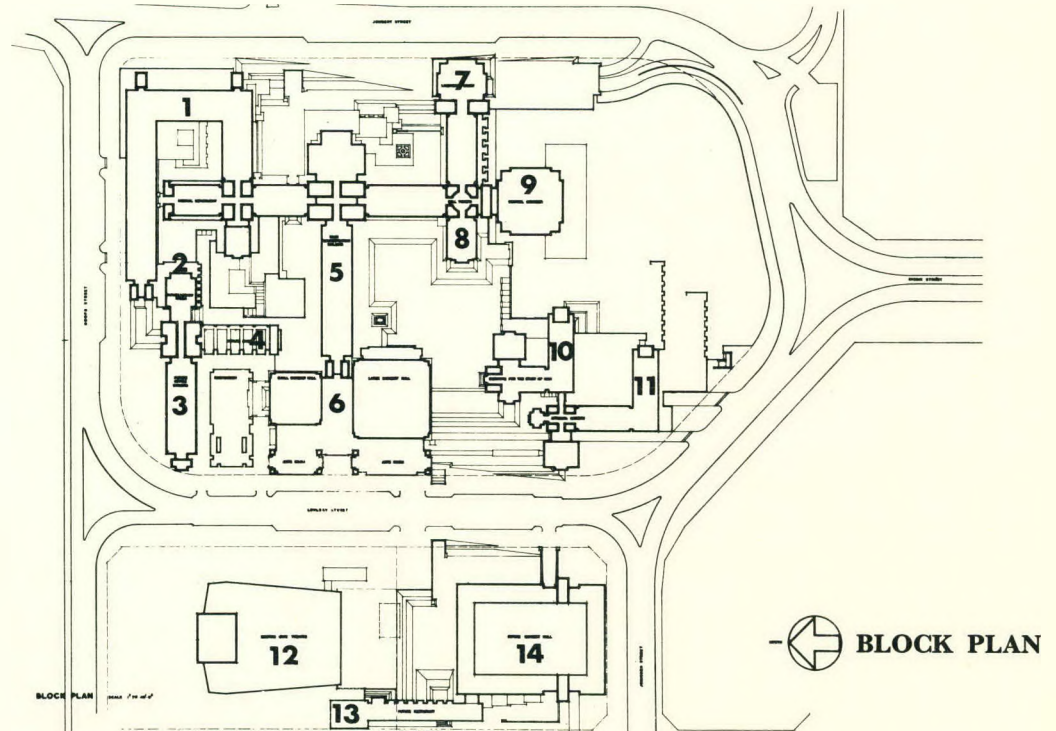
Scale 1:3500

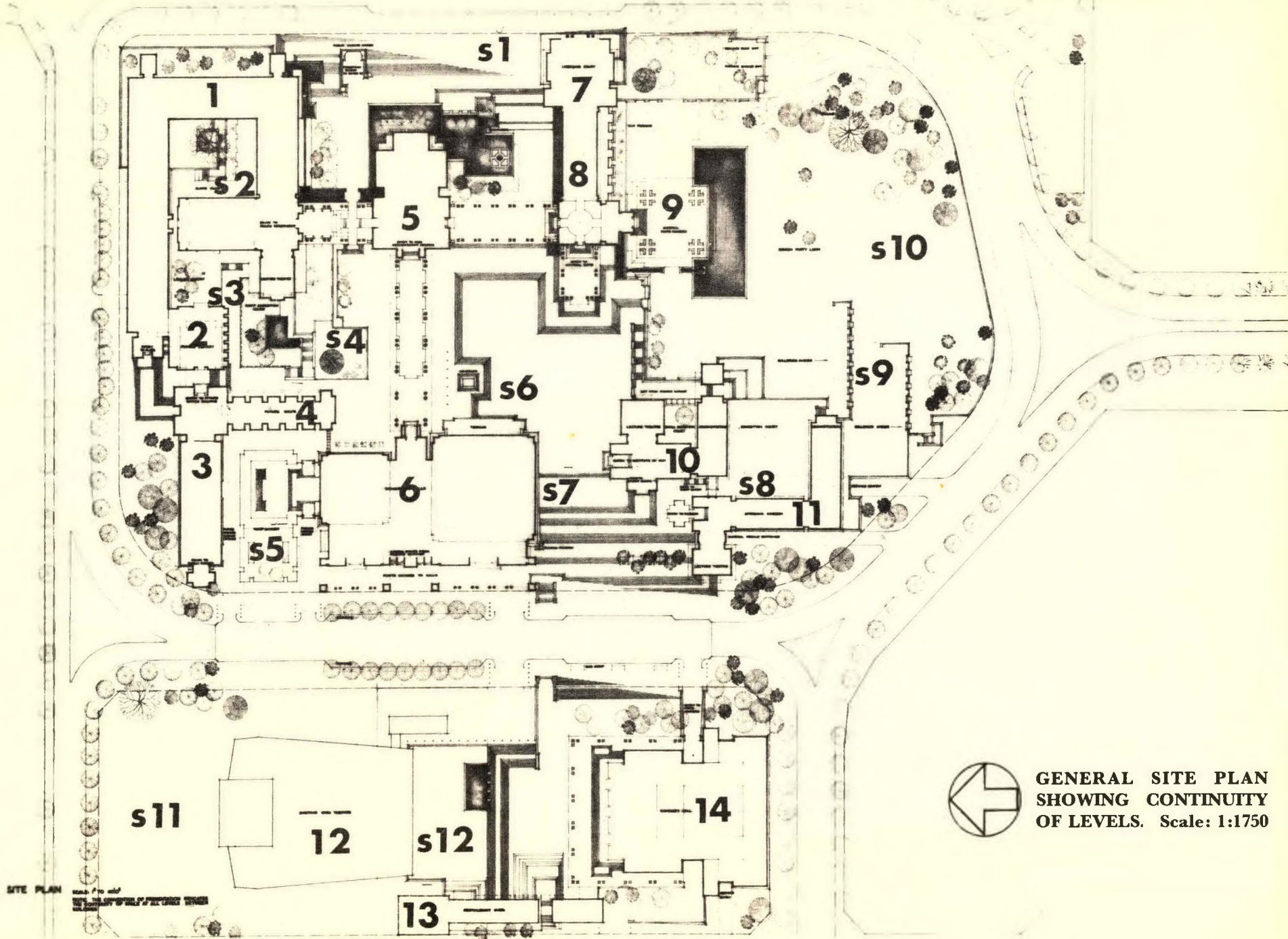
1. Medical Health Dept.
2. Branch Library
3. Future Office Building
4. Shopping Centre
5. Main Administration Building
6. Banqueting Halls
7. Licensing Court
8. Mayoral and Council Suite
9. Council Chamber
10. Institute for the Study of Man in Africa
11. Africana Museum
12. Existing Civic Theatre
13. Restaurant
14. Civic Auditorium

SITE PLAN

Scale: 1:1750

- S 1. Eastern Court
- S 2. Clinic Court
- S 3. Library Reading Court
- S 4. Sunken Staff Recreation Court
- S 5. Private Garden to Banqueting Halls
- S 6. Main Piazza
- S 7. Main Entry Steps
- S 8. Museum Exhibition Court
- S 9. Museum Galleries Below Grade
- S10. Garden Area with Rolling Lawns
- S11. Amphitheatre
- S12. Theatre Piazza





**GENERAL SITE PLAN
SHOWING CONTINUITY
OF LEVELS. Scale: 1:1750**

SITE PLAN
Scale: 1/16" = 1'-0"
DATE: 1/15/63
BY: [illegible]

The Branch Library has an open-air reading court on the East and overlooks the sunken garden courts on the South. The Shopping Centre has been located in proximity to the entrances at the upper end of the site and to the staff facilities. Service and storage space has been arranged at a lower level underground. The administrative and laboratory requirements of the Africana Museum and the Institute for the Study of Man have been accommodated in low wings with surrounding garden and exhibition courts. The main galleries would be underground in a series of interconnected and ramped levels and would be artificially illuminated and ventilated, the gardens on top of this gallery enabling large expanses of roof to be avoided and the air conditioning load to be minimised.

Landscaping

The landscaping has been designed to reinforce the spatial effects of the scheme. The various courts would contain typical South African flora and the trees would be selected for providing shade and seasonal colour and for absorbing noise, according to their position on the site. The South gardens would be planted with rolling lawns and large deciduous and evergreen trees.

The Witwatersrand, as its name implies, is the source of streams and rivers. This idea has been embodied symbolically on the site. A small stream would bubble forth at the Kotze Street entrance, that is, at the highest point of the site and would wind its way around the buildings, cascading through the East court with a display of fountains and making its way finally to the quiet reflecting pool beneath the Council Chamber.

External Lighting

Floodlight sources would be integrated with the terraces and buildings to provide illumination that would accent certain elements, for example, the inside of the Bell Tower. Special lighting standards would flank the motor court and the piazzas and the fountains would be illuminated from light sources beneath the water.

Bell Tower

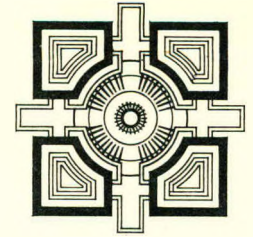
The service towers of the Mayoral Suite have been used to house the carillon of bells which the City already possesses.

Administration Buildings

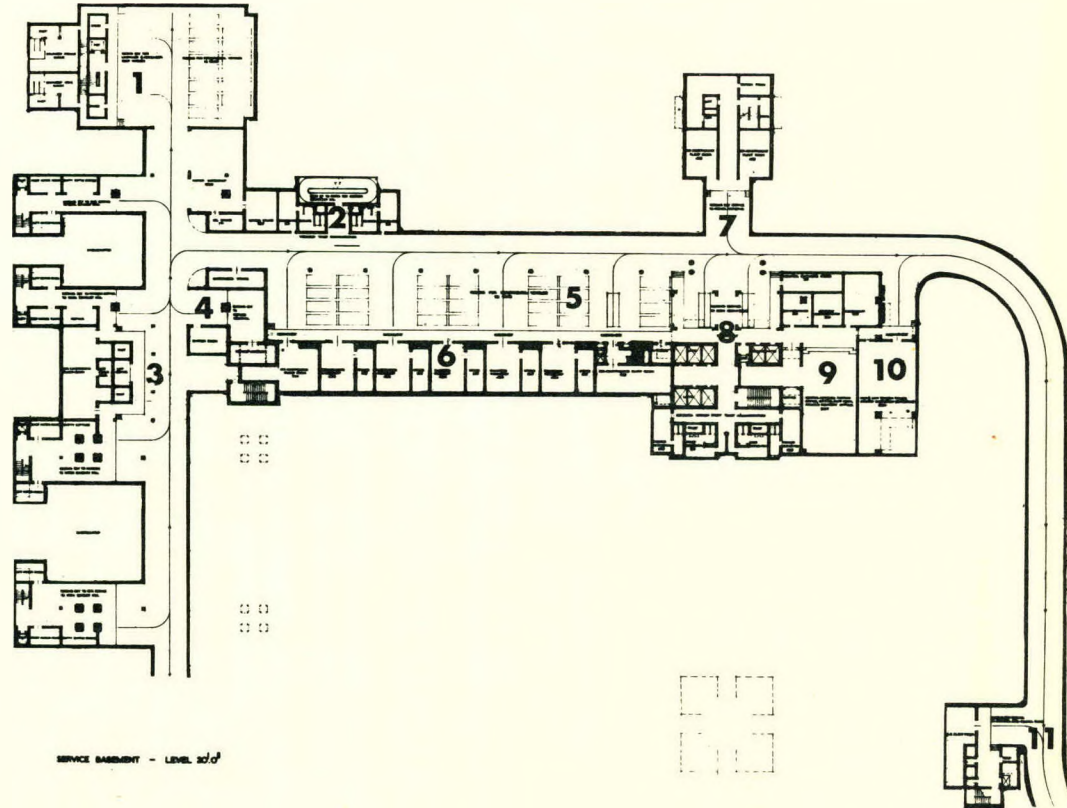
The main problem in designing the office accommodation was to provide different types of space together with a simple circulation pattern whereby visitors could easily

PLAN OF SERVICE ROAD: LEVEL + 20' 0"

Scale: 1:1250



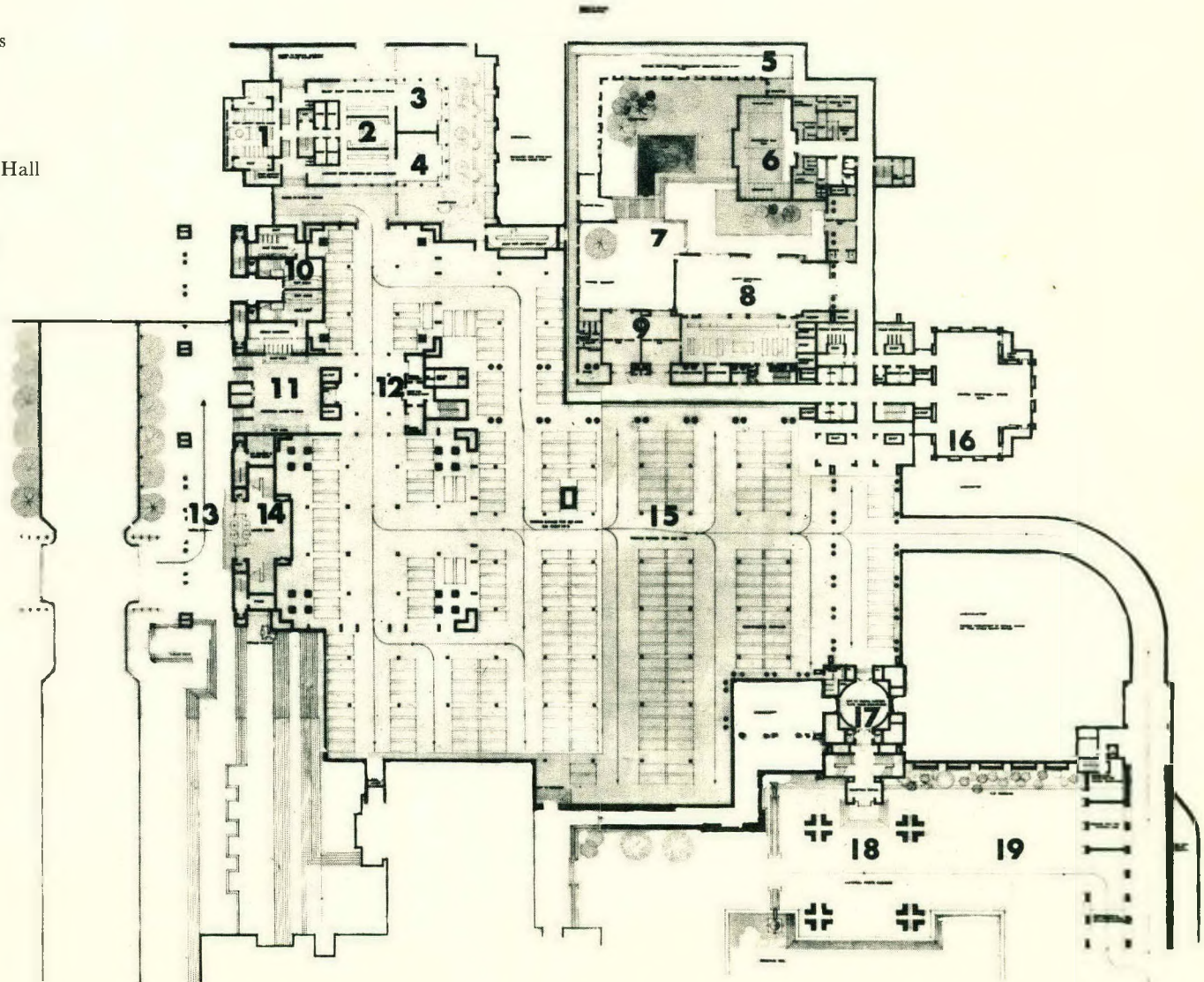
1. Service to Unskilled Staff Cafeterias.
2. Garden Stores and Service Ramp
3. Service to Banqueting Halls
4. Office Refuse Storage
5. Van Parking and Loading Bays to Workshops and Kitchens
6. Workshops
7. Service to Medical Health Dept.
8. Service to Main Administration Building
9. Post Office
10. High and Low Tension Rooms
11. Service to Mayoral Suite



**PLAN OF PARKING BASEMENT AND STAFF
RECREATION COURT: LEVEL + 35' 0"**

Scale: 1:1250

1. Unskilled Staff Changerooms
2. Kitchen
3. Skilled Staff Cafeteria
4. Unskilled Staff Cafeteria
5. Municipal Employees' Association Offices
6. Staff Recreation Hall
7. Staff Recreation Court
8. Staff Cafeteria
9. Senior Staff Cafeteria
10. Cloakroom Facilities to Small Banqueting Hall
11. Pedestrian Entrance to Parking Garage
12. Staff Access
13. Porte Cochere to Large Banqueting Hall
14. Lower Foyer to Large Banqueting Hall
15. General Parking Garage
16. Stationery Store
17. Official Entrance Foyer
18. Mayoral Porte Cochere
19. Mayoral Motor Court.

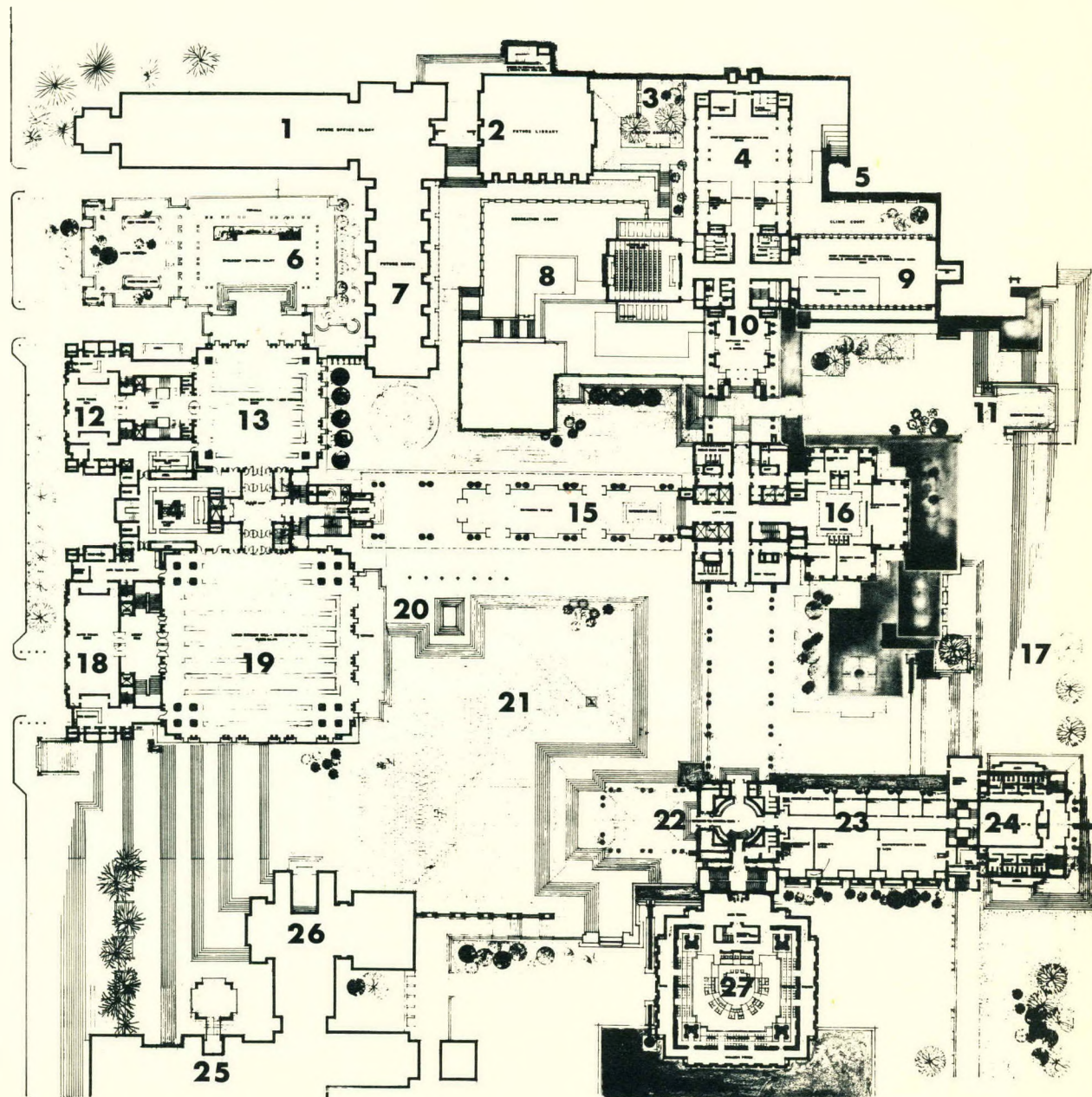


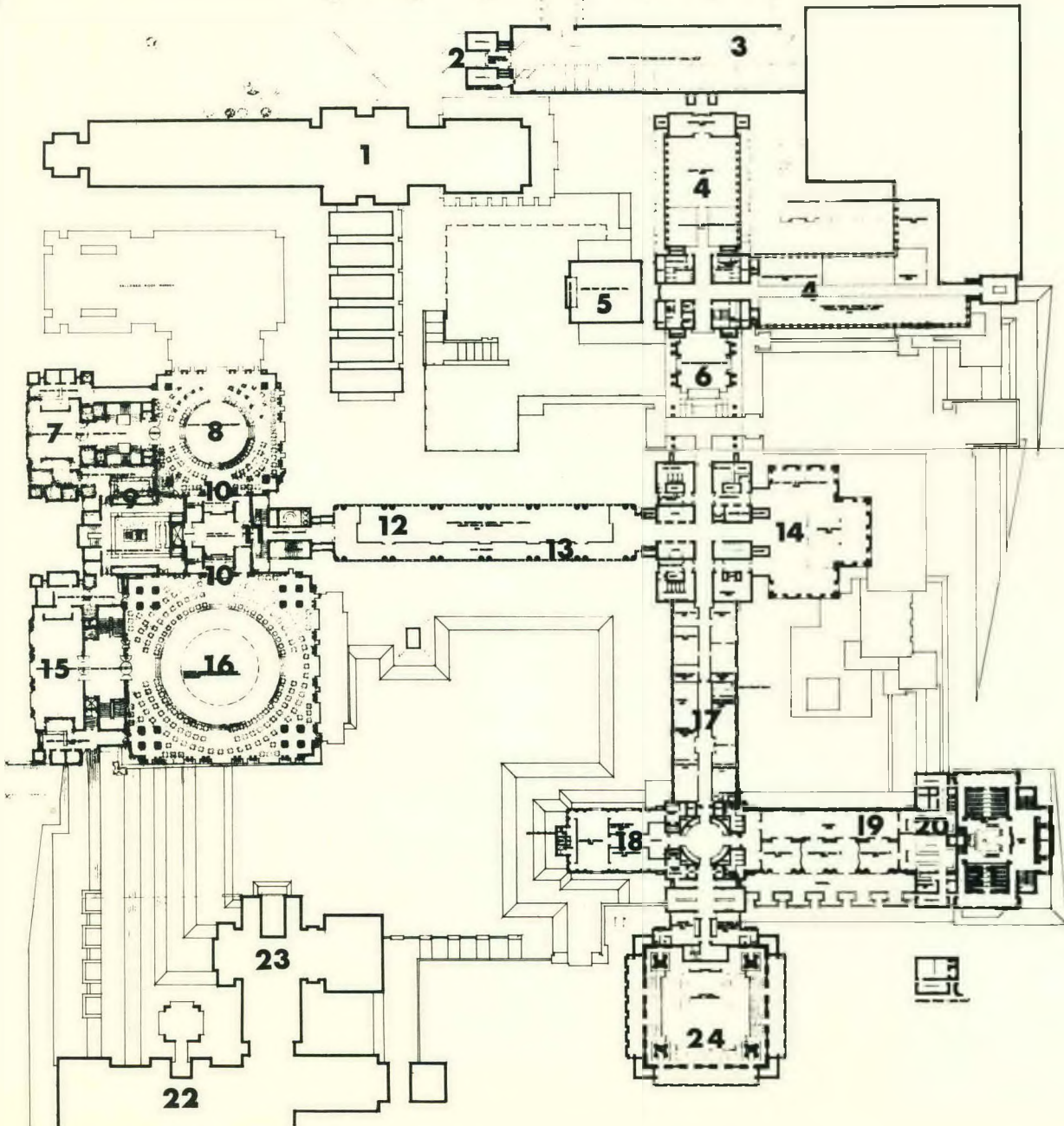
**PLAN OF MAIN ENTRANCE FLOOR:
LEVEL: 50' 0"**

BANQUETING HALLS: LEVEL: 58' 6"

Scale: 1:1250

1. Future Office Building
2. Future Library
3. Library Reading Court
4. Clinic
5. Clinic Court
6. Enclosed Garden Court to Banqueting Halls
7. Future Shopping Centre
8. Sunken Garden Court to Staff Cafeterias
9. Medical Health Dept.: Tuberculosis Section
10. Museum and Entrance Foyer to Medical Health Department
11. Subway from Kotze Street
12. Ante Room
13. Small Banqueting Hall
14. Kitchens
15. Main Entrance Foyer to All Departments
16. Public Facilities: Telephones and Cashiers, etc.
17. Eastern Court
18. Ante Room
19. Large Banqueting Hall
20. Existing Cenotaph Relocated
21. Main Piazza
22. Entrance Foyer to Mayoral and Council Suites
23. Councillors' Offices, etc.
24. Upper Volume of Committee Room No. 4
25. Africana Museum
26. Institute for the Study of Man in Africa
27. Council Chamber





FIRST FLOOR: MAYORAL SUITE:

LEVEL: + 72' 6" Scale: 1:1250

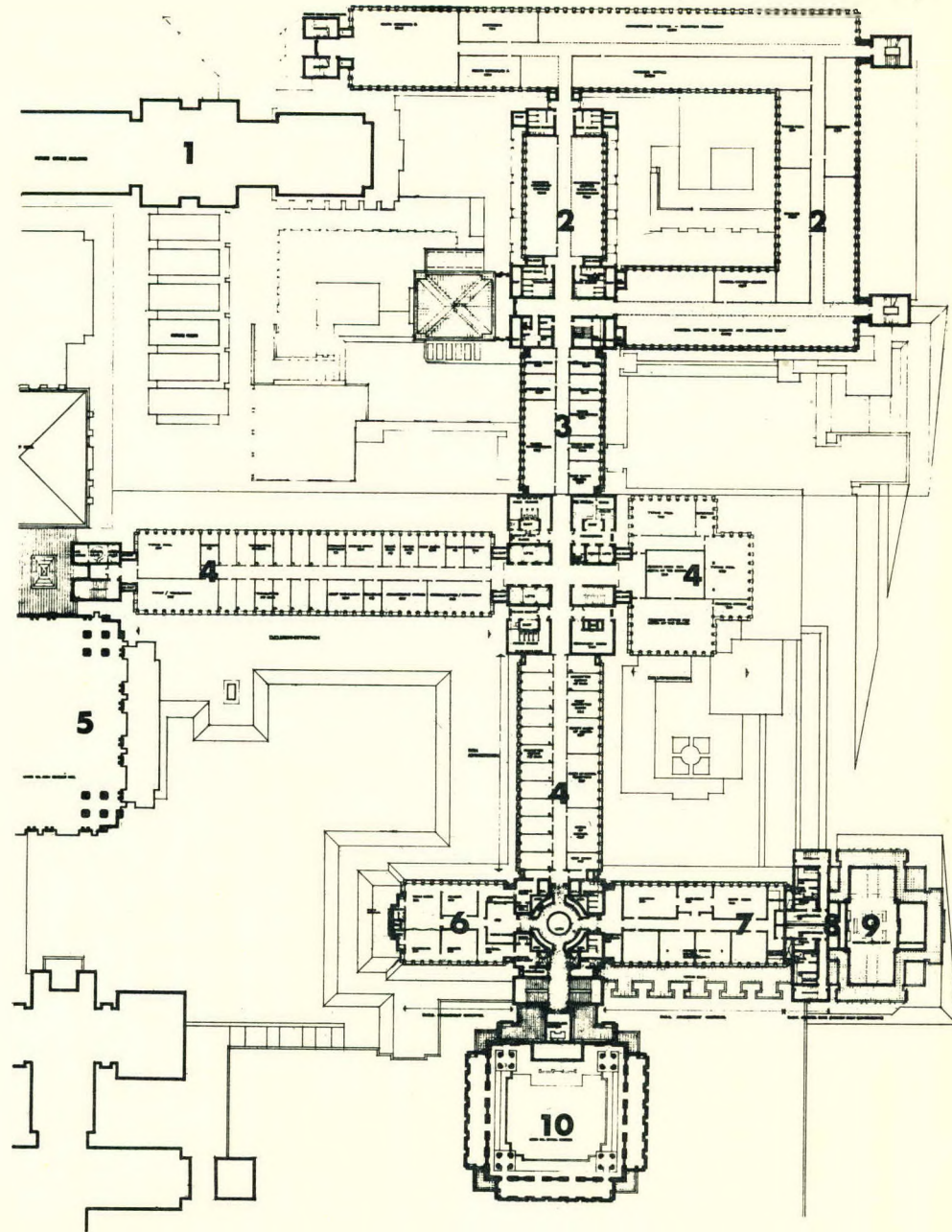
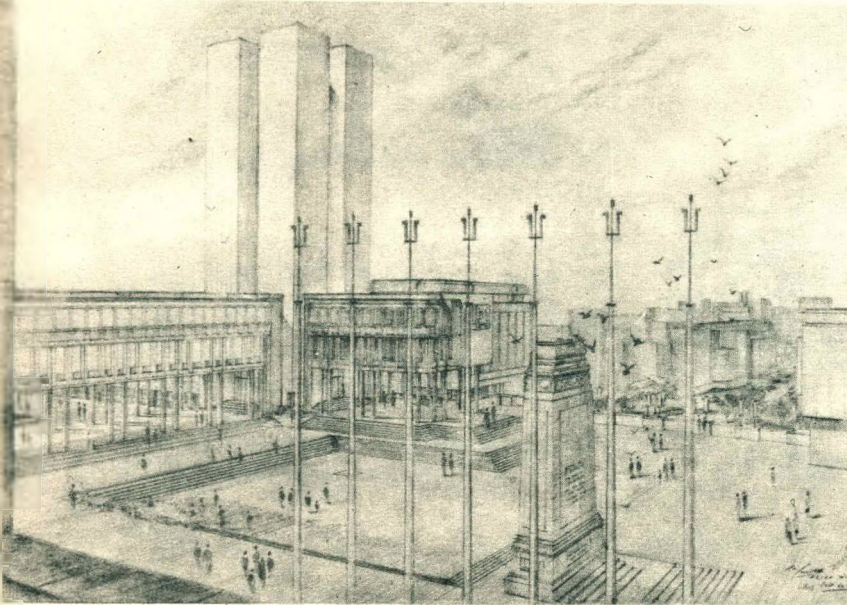
1. Future Office Building
2. Entrance Foyer to Staff Flats
3. Parking
4. Medical Health Dept.
5. Upper Level of Lecture Hall
6. Upper Level of Entrance Foyer
7. Upper Level of Ante Room
8. Upper Level of Small Banqueting Hall
(Set for Dancing)
9. Upper Level of Kitchens
10. Band Gallery
11. Mayoral Access
12. Municipal Library
13. Gallery
14. Valuation Dept.
15. Upper Level Ante Room
16. Upper Level Large Banqueting Hall
(Set for Dancing)
17. Deputy Mayor's Suite
18. Mayoral Suite
19. Mayoral Parlour and Reception Rooms
20. Kitchens
21. Licensing Court
22. Africana Museum
23. Institute for the Study of Man in Africa
24. Upper Level of Council Chamber

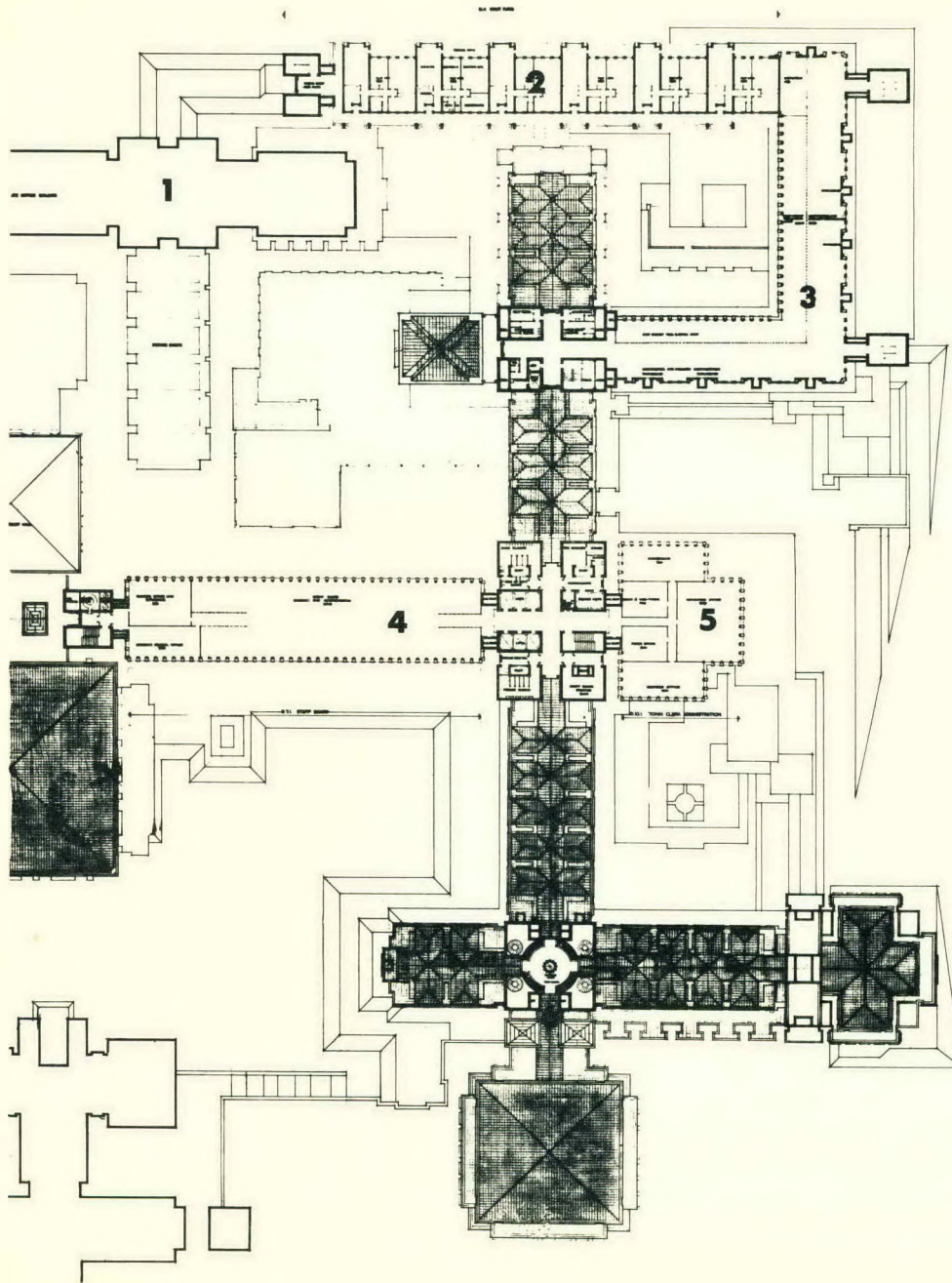
**SECOND FLOOR: TOWN CLERK'S
DEPARTMENT AND CITY HEALTH
DEPARTMENT**

LEVEL: + 86' 6"

Scale 1:1250

1. Future Office Building
2. City Health Dept.
3. Claims Branch
4. Town Clerk's Dept.— Administration Branch
5. Upper Level Large Banqueting Hall
6. Town Clerk's Suite
7. Management Committee's Suite
8. Change Rooms to Kitchen Below
9. Upper Level of Licensing Court
10. Upper Level of Council Chamber





TYPICAL OFFICE FLOOR: LEVEL: 98' 6"

Scale 1:1250

1. Future Office Building
2. Staff Flats
3. Medical Health Dept.— Laboratory Space
4. Staff Board
5. Town Clerk's Dept.— Administration
6. Bell Towers — containing lift motor rooms:
A.C. Cooling Towers, Flues, etc.

find their destinations. In the case of the Main Administration Building, three distinct types of office space are required:

1. Normal sub-divided office space.
2. Larger areas for general offices, typing pools, etc.
3. Very large areas for drawing offices, storage, etc.

The solution has been achieved by dividing the building into two sections, one of them East of the service core, for the largest areas required, the other for sub-division into normal office spaces. The position of the corridor can be varied to provide larger or smaller offices on either side of it.

Because the air-conditioning system is to be installed only at a future date, dropped ceilings have not been used and the supply of conditioned air is by way of horizontal ducts beneath the windows in the external walls. This arrangement influenced the elevational treatment of the facades. The towers, including the Bell Tower, have been designed to house air intake and exhaust shafts.

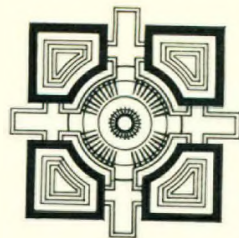
Structure

The structure of the buildings generally would be of reinforced concrete framing with floors of prestressed reinforced concrete blocks and light-weight filler blocks.

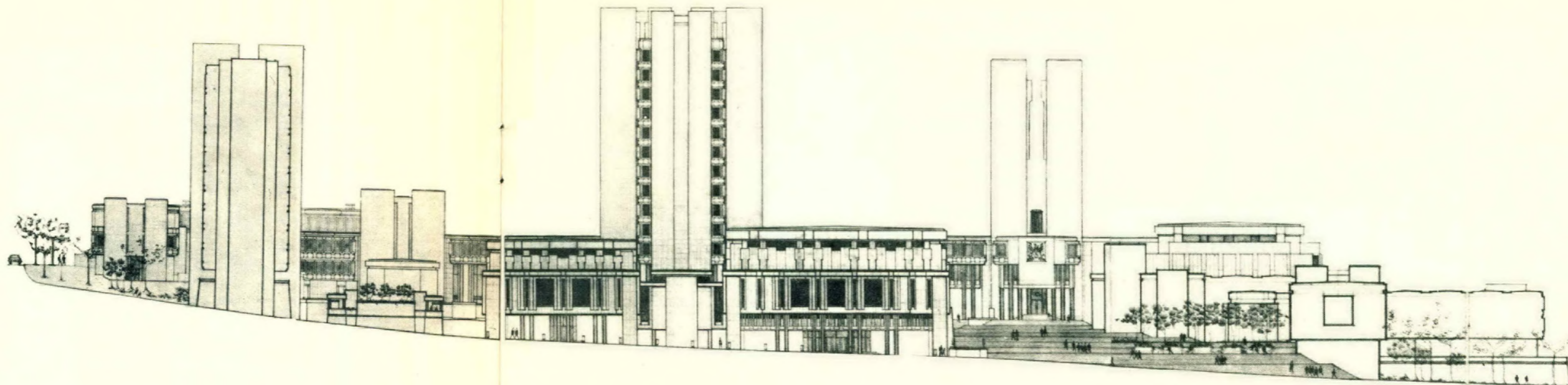
The facades would be of pre-cast concrete units and the large spans such as those of the Reception Halls and the Council Chamber would be negotiated by means of post-tensioned concrete systems.

The towers have been designed to allow sliding shuttering to be used for their construction.

The colour of the pre-cast concrete is envisaged as being that of sandstone, it being considered essential that the finish should mellow and weather gracefully with age.



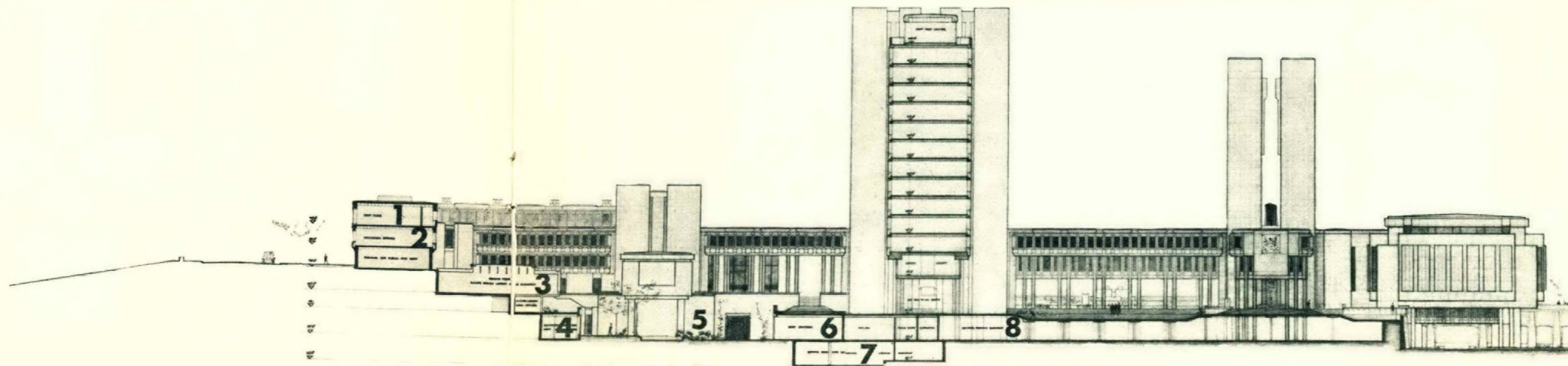
WEST ELEVATION FROM LOVEDAY STREET
Scale 1:800



**NORTH SOUTH SECTIONAL ELEVATION
THROUGH MAIN PIAZZA AND GARDEN
COURT TO STAFF CAFETERIAS**

Scale 1:800

1. Staff Flats
2. Medical Health Dept.
3. Future Library
4. Municipal Employees' Association
Offices
5. Sunken Garden Court to Staff
Cafeteria
6. Staff Cafeteria
7. Service Road
8. Parking Basement



Acoustics of Council Chamber

The acoustical problem involved in the design of the Council Chamber which required a ceiling of considerable height in order to give it the necessary architectural scale, has been overcome by the provision of panels of clear crystal glass suspended from the ceiling to serve as a sound reflector. These glass panels would be almost imperceptible when the ceiling is illuminated.

General Architectural and Civic Character

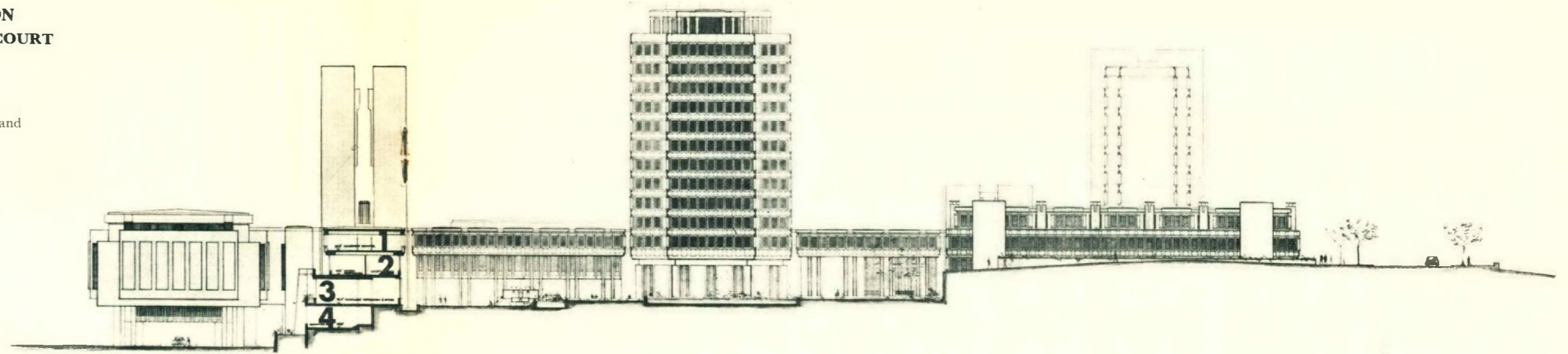
In establishing the architectural and civic character of the building an attempt has been made to reconcile the various scales which range from the monumental to the intimate and human and also to maintain a continuous balance between the parts and the whole. An example is to be seen in the relationship between the small fountain at the entrance to the Bell Tower and the Tower itself. The size of window has been kept small and the windows generally have been provided with deep reveals to eliminate glare. The facades of the buildings have been designed to produce richly textured patterns of sunlight and shadow in the brilliant light of the Transvaal highveld.

The architectural and civic character of the buildings has been established on the basis of a unified conception of the various elements, requirements and purposes of the project. For example, all services have been grouped nodally thereby enabling readily recognised forms and also clearly defined entrances to be made.

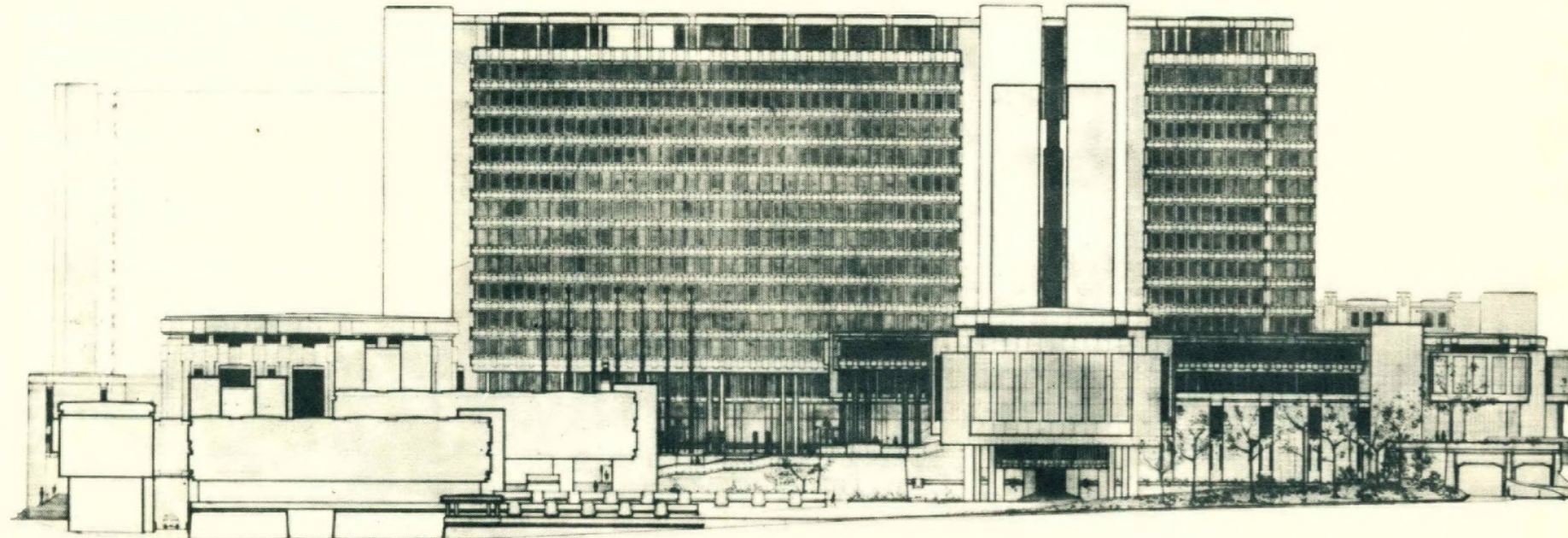
**SECTIONAL ELEVATION
THROUGH EASTERN COURT**

Scale 1:800

- 1. Management Committee
- 2. Mayoral Reception Rooms and Terrace
- 3. Councillors' Offices
- 4. Committee Rooms

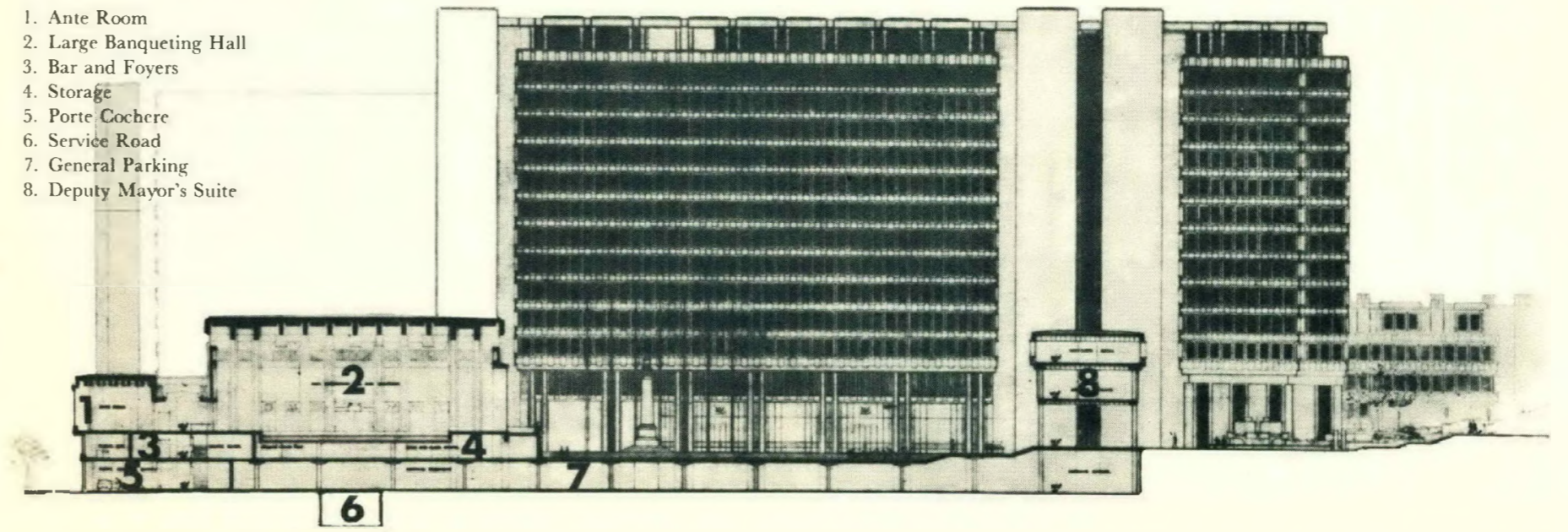


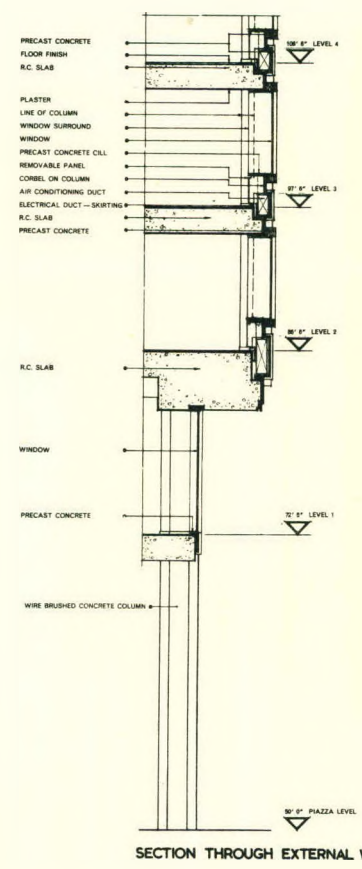
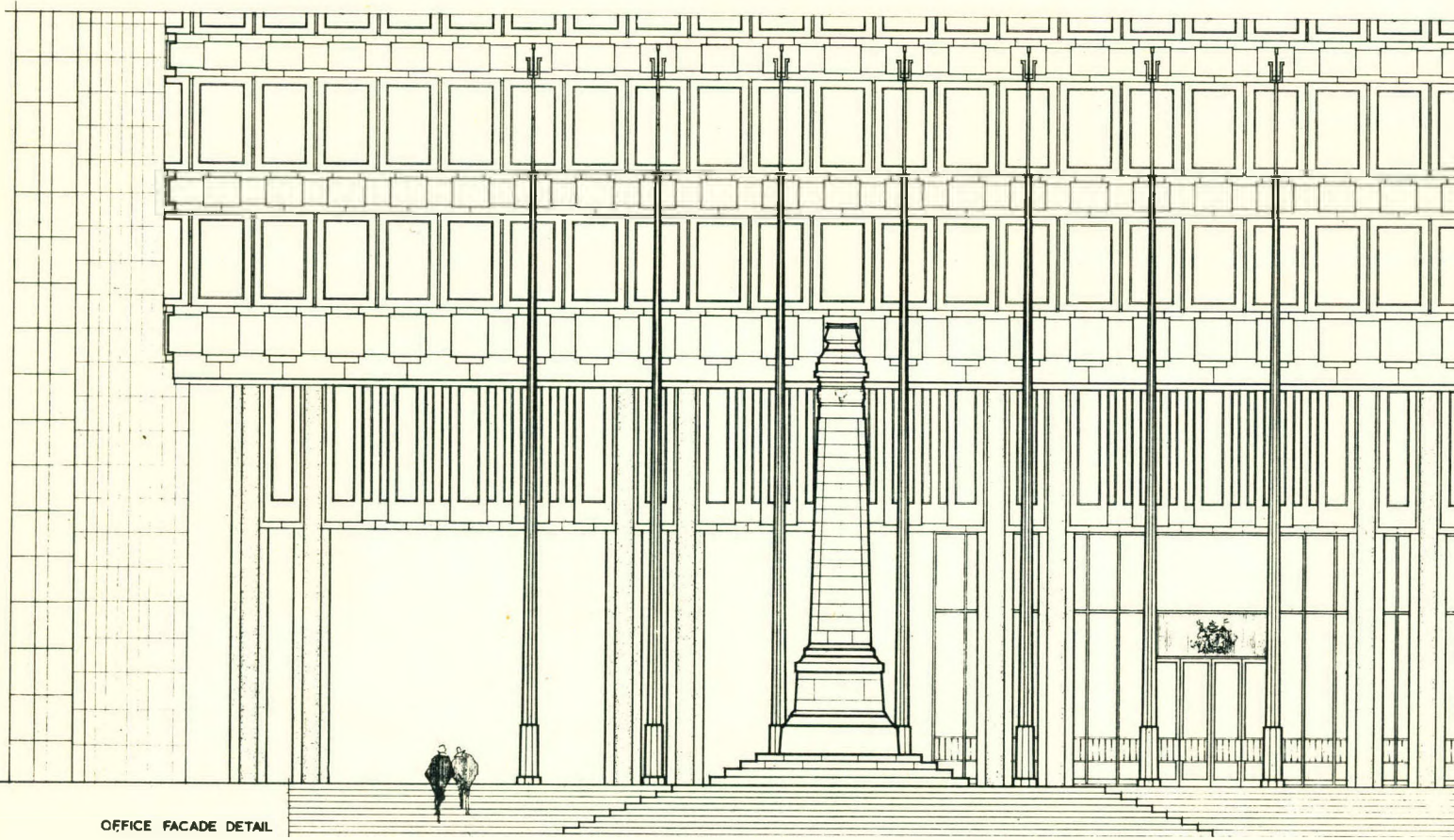
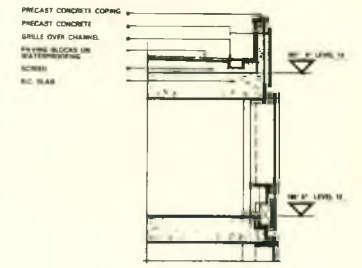
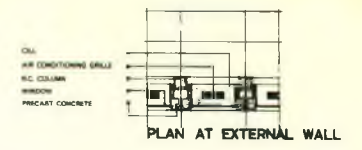
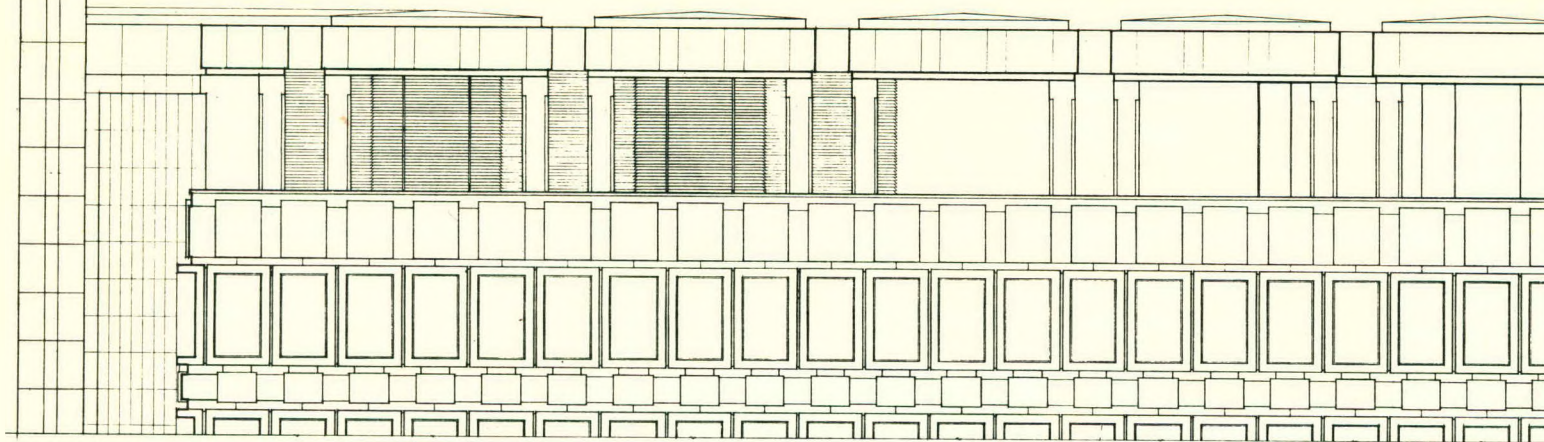
SOUTH ELEVATION Scale 1:800



EAST WEST SECTION THROUGH MAIN PIAZZA Scale 1:800

- 1. Ante Room
- 2. Large Banqueting Hall
- 3. Bar and Foyers
- 4. Storage
- 5. Porte Cochere
- 6. Service Road
- 7. General Parking
- 8. Deputy Mayor's Suite

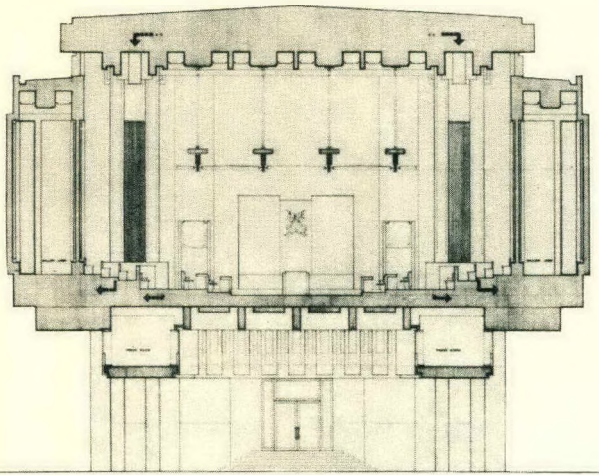




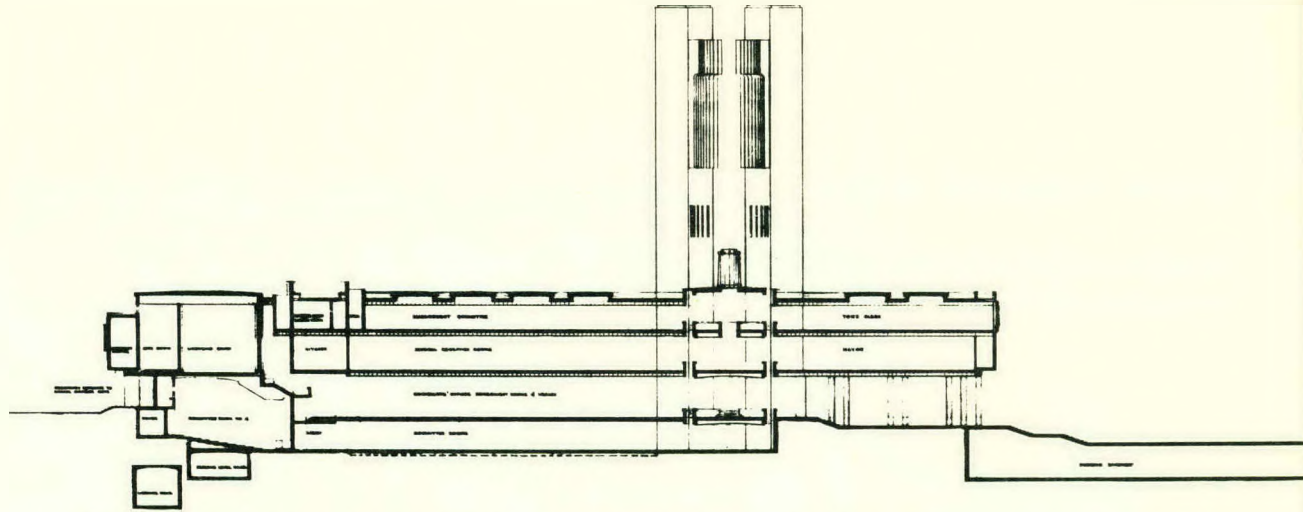
OFFICE FACADE DETAIL

SECTION THROUGH EXTERNAL WALL

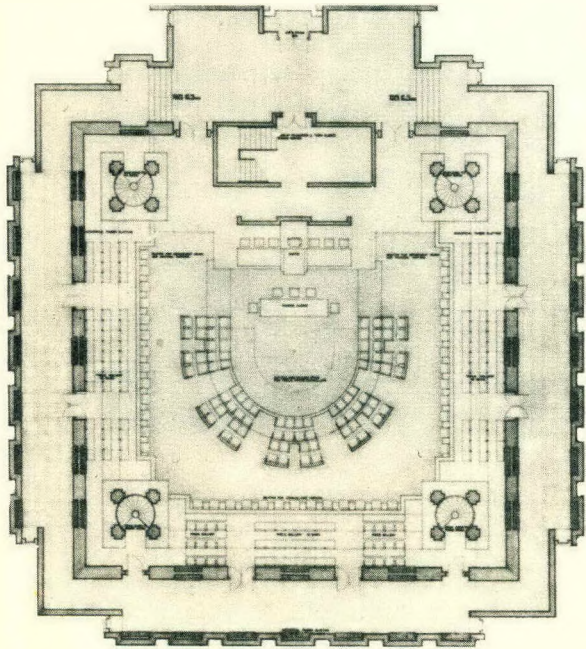
DETAIL OF OFFICE FACADE AND SECTION THROUGH EXTERNAL WALL Scale 1:175



SECTION THROUGH COUNCIL CHAMBER



EAST/WEST SECTION THROUGH BELL TOWER AND COUNCIL SUITE Scale 1:800

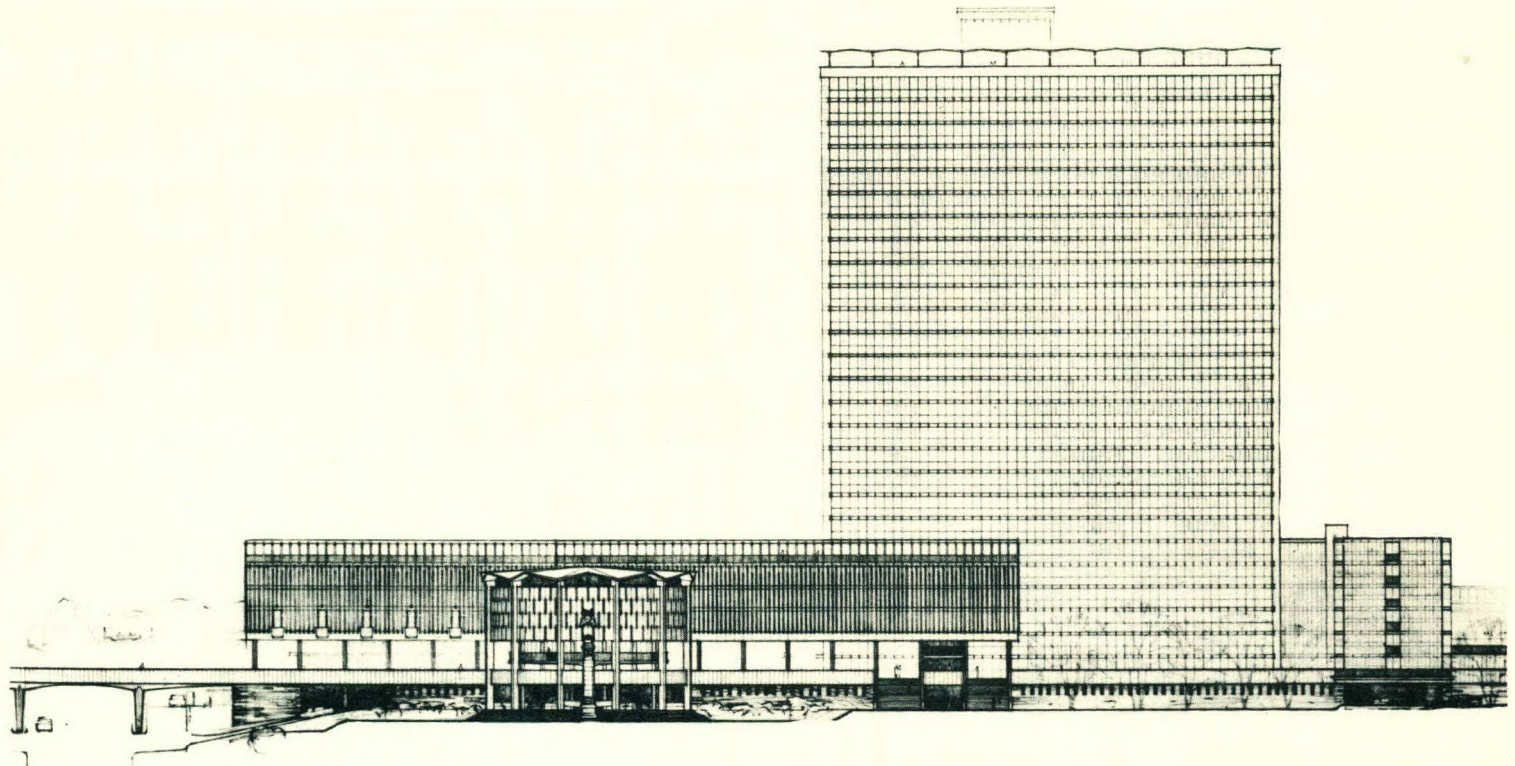


PLAN OF COUNCIL CHAMBER Scale 1:400



SECOND PREMIATED DESIGN

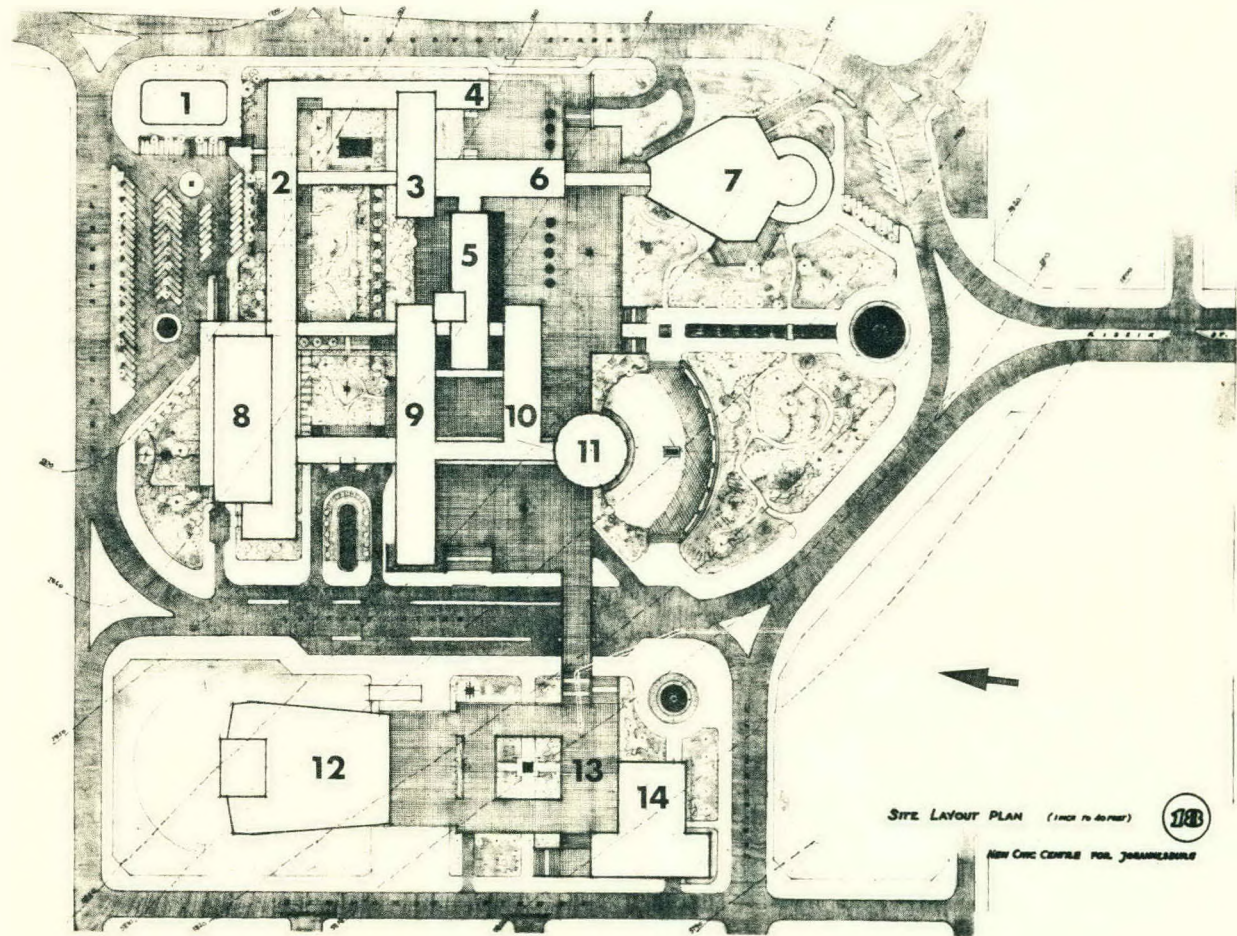
**ARCHITECTS: H. W. E. STAUCH, VORSTER AND
PARTNERS, PRETORIA**

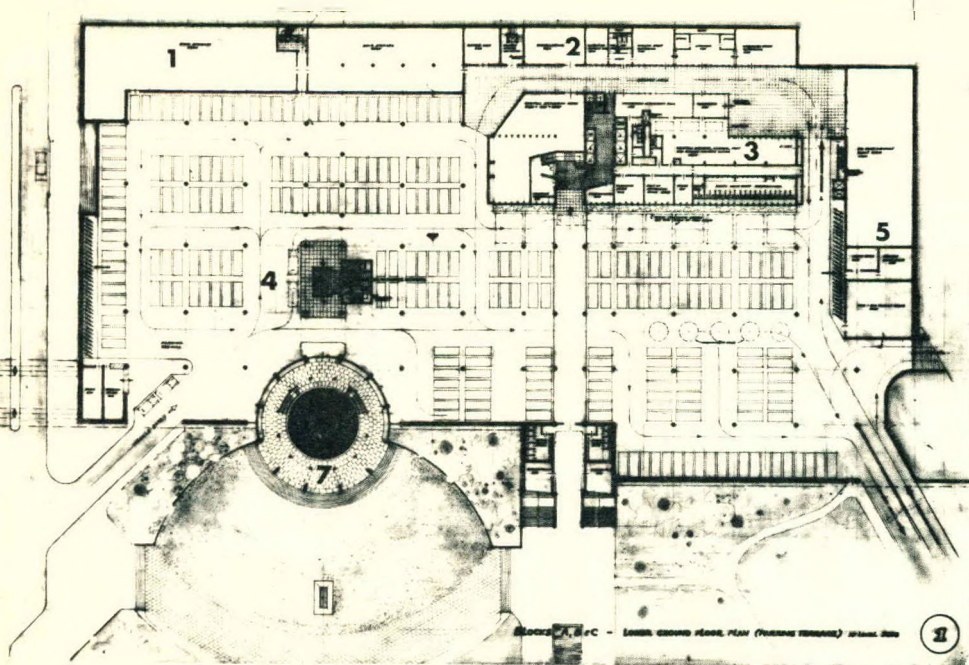


SOUTH ELEVATION

SITE PLAN **Scale 1:3000**

1. Shopping Precinct
2. Staff Facilities and Flats
3. Future Office Block
4. Branch Library
5. Administrative Office Tower
6. City Health Department
7. Civic Auditorium
8. Reception Halls
9. Mayoral Suite
10. Town Clerk's Department
11. Council Chamber
12. Civic Theatre
13. Piazza
14. Institute for the Study of Man in Africa



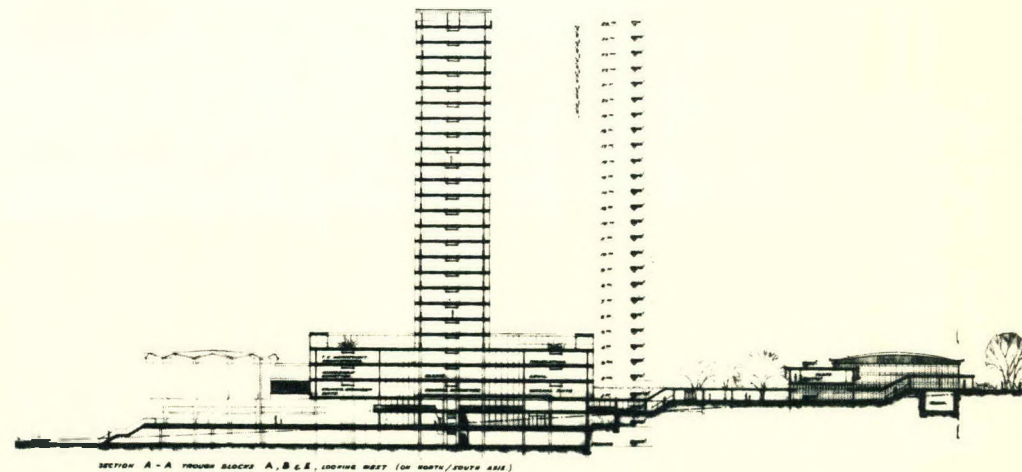
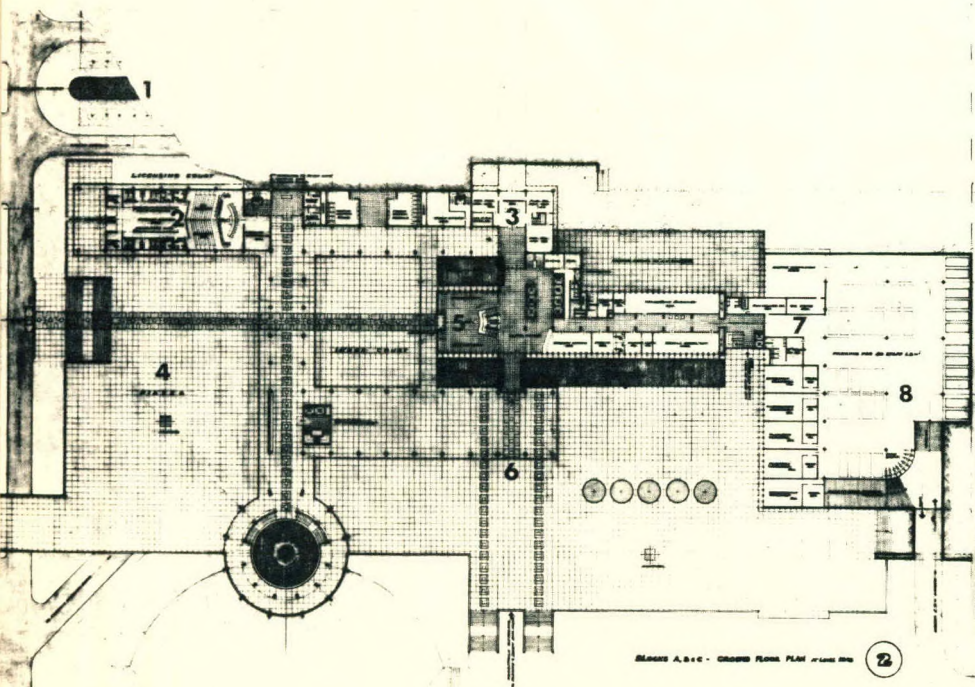


PLAN: LOWER GROUND FLOOR
Scale 1:1500

1. Storage Area
2. Staff Facilities and Cafeterias
3. Post and Parcel Deliveries
4. Parking Terrace
5. Service Rooms
6. Bridge Over
7. Pool

PLAN: GROUND FLOOR
Scale 1:1500

1. Entrance to Mayoral Suite
2. Licensing Court
3. Public Relations Officer
4. Piazza
5. Exhibition Space
6. Main Entrance
7. Workshops
8. Departmental Parking Garage



Plan: Upper Ground Level

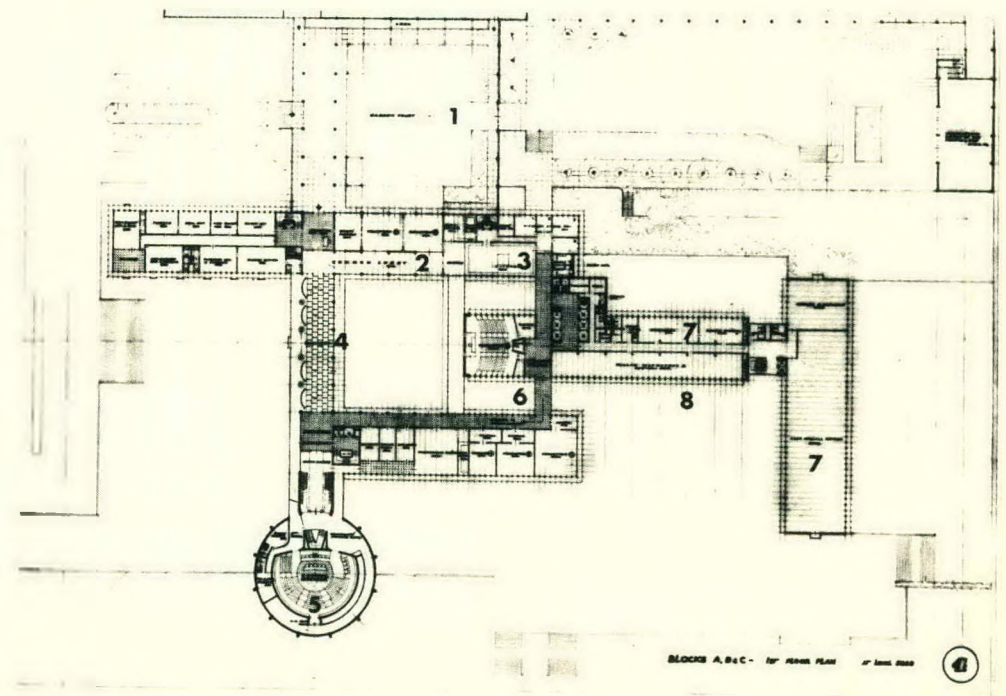
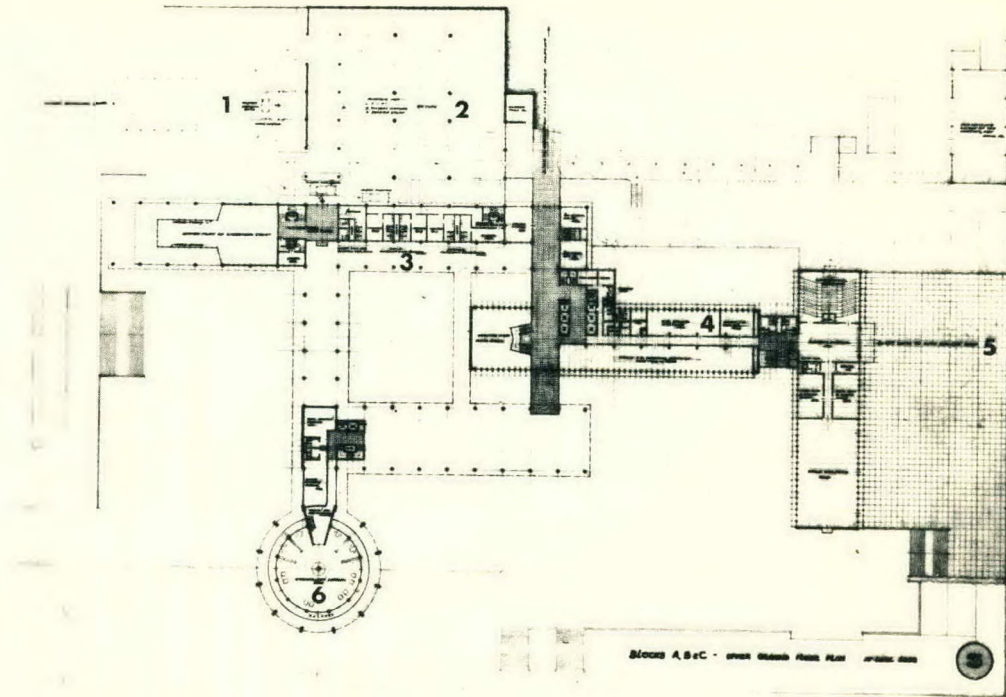
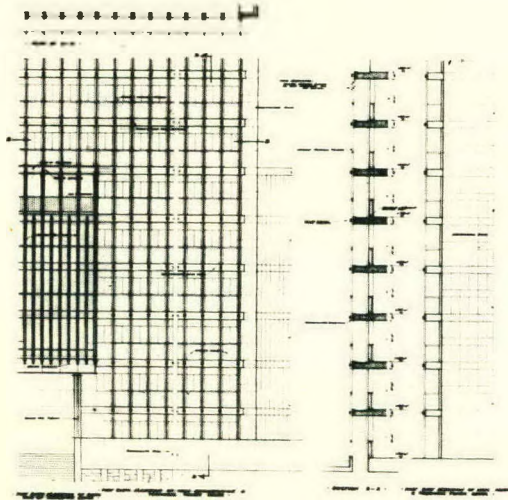
Scale 1:1500

1. Entrance to Mayoral Suite
2. Visitors' Parking
3. Catering Staff
4. City Health Department
5. Entrance to City Health Department
6. Councillors' Library

Plan: Ground Floor

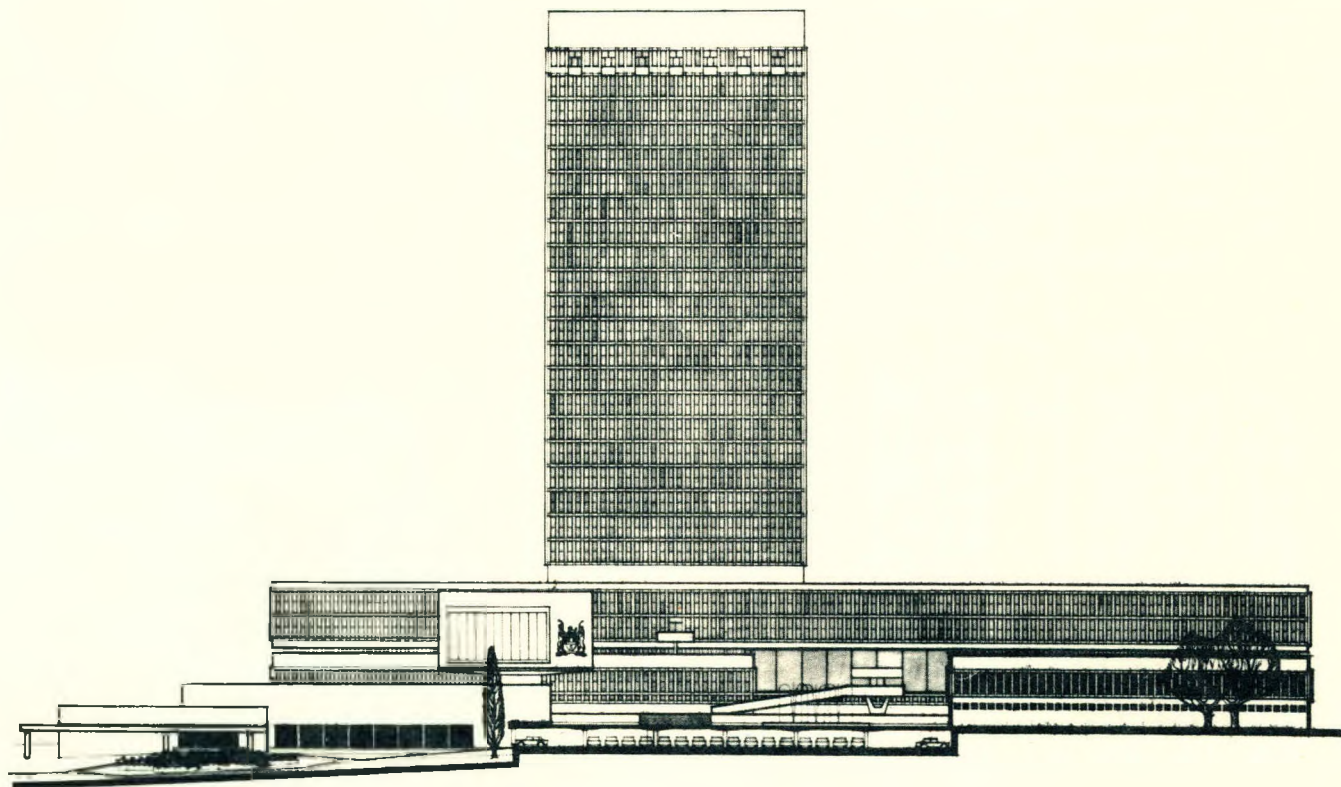
Scale 1:1500

1. Garden Court
2. Mayoral Suite
3. Kitchen and Service
4. Gallery
5. Council Chamber
6. Council Suite
7. City Health Department
8. Administrative Office Tower Above



THIRD PREMIATED DESIGN

**ARCHITECTS: PEATFIELD AND BODGENER
KAMPALA, UGANDA**



SOUTH ELEVATION

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