

'City to City Block'

Report of a heritage mission to Pretoria 2016

'City to City Block' Report of a heritage mission to Pretoria 2016 June 12–20, 2016

Jean-Paul Corten Marieke Kuipers Annette Marx

Colophon

Department Cultural Heritage Agency of the Netherlands

Ministry of Education, Culture and Science

Project name Redevelopment of the city block south-west of Church Square

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Contact Jean-Paul Corten, j.corten@cultureelerfgoed.nl

Authors Jean-Paul Corten, Cultural Heritage Agency of the Netherlands

Marieke Kuipers, Delft University of Technology, Cultural Heritage Agency of the Netherlands

Annette Marx, Marx&Steketee Architects, the Netherlands

Photo's Authors, unless stated otherwise

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Cultural Heritage Agency of the Netherlands P.O.Box 1600 3800 BP Amersfoort the Netherlands www.cultureelerfgoed.nl

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Arial view on Church Square and surrounding, with the TPA-block below-left.



1. Introduction

The Cultural Heritage Agency of the Netherlands (RCE) deployed a heritage mission to South Africa in June 2016 on the invitation of the University of Pretoria (UP) and the Urban Design Institute of South Africa (UDISA). The Dutch team, as commissioned by the RCE, visited Pretoria, Tshwane, to participate in the Re-Imagine Urbanism Conference, organized by UDISA. The mission was undertaken as part of the Shared Heritage Programme of the RCE; an outcome of the Framework on the Common Cultural Heritage of South Africa and the Netherlands.

The aim of the mission was to assist in defining the development opportunities of the city block located on the south-western edge of Church Square. This city block, at the very heart of South Africa's capital city, is currently largely standing vacant and badly in need of regeneration. Some of the buildings contained in this block were constructed during the second half of the 19th century by Dutch-born architects, and present a Dutch appearance. These buildings are considered to from part of the shared cultural heritage of South Africa and the Netherlands.

The mission should be seen as forming part of a long-term cooperation between South Africa and the Netherlands regarding the revitalization of Tshwane's historical core. This cooperation started in 2009 with a quick scan of the development potentials of the city centre, followed in 2011 by the development of a vision for the future by a team from the Tshwane Municipality. In 2014, joint workshops were executed that investigated the possible adaptive re-use of some of the city's (shared) heritage sites.

The main focus of this 2016 mission was to present a workshop during the third day of the aforementioned UDISA-conference. In addition to this the Dutch team participated in the conference meetings while the head of the mission presented a keynote lecture entitled 'Modern Heritage Strategies: Experiences in the Northlands and South Africa.' On the fringe of the mission, the team discussed possible future cooperation with South African parties, explored future policies with the Royal Netherlands Embassy, and strengthened existing contacts with the University of Pretoria.

The Dutch team consisted of:

- drs. J.P.A.M. (Jean-Paul) Corten, senior policy officer at the Cultural Heritage Agency of the Netherlands, Ministry of Education, Culture and Science;
- prof. dr. M.C. (Marieke) Kuipers, professor on Cultural Heritage at Delft University of Technology and senior specialist at the Cultural Heritage Agency of the Netherlands;
- ir. A. (Annette) Marx, practicing architect and director at Marx&Steketee Architects.

The programme commenced on Sunday June 12 with fringe meetings and discussion with the Royal Netherlands Embassy by Jean-Paul Corten. During Monday June 13 and Tuesday June 14 the team attended and presented at the UDISA conference. A component of the programme was a field visit down-town. The mission team steered the conference's workshop 'City to City Block' on Wednesday June 15. Thursday June 16 the workshop was evaluated with the UDISA organizing team. On Friday June 17, a visit was paid to the architectural drawings collection of the Department of Architecture at the University of Pretoria and a meeting with Transnet in Johannesburg. The following day, Saturday June 18, the team went on a field trip to Westfort Village to investigate the current condition of that site. In the afternoon a visit was paid to the National Cultural History Museum. Marieke Kuipers undertook an excursion to Johannesburg to investigate twentieth century built heritage designed by Dutch-born architects on Sunday 19. Monday June 20 she met with the embassy for debriefing and in the afternoon she discussed future cooperation between UDISA, UP, TU Delft and RCE and, possibly, other parties. Finally she conducted site visits to 'Dutch Modern' buildings in Pretoria.



 ${\it View on TPA block from Church Square. (Marianne \ de \ Klerk)}.$



View on Church Square, seen from the top floor of the TPA Building.



2. Report on the workshop

The workshop 'City to City Block' covered the whole of day 3 of the UDISA-conference. The workshop was hosted in one of the main meeting rooms at Freedom Park, the venue of the conference. The workshop was attended by approximately 20 delegates. During the preceding day the participants (including also one of the keynote speakers, prof Maria Fernanda Derntl from Brazil, and heritage and planning professionals from the City of Tshwane Metropolitan Municipality and the National Department of Public Works) had participated in the field visit to the Church Square southwestern block. This offered the opportunity to view the interior of the former Transvaal Province Administration (TPA) Building and the former Capitol Theatre. The Café Riche- and Nederlandsche Bank buildings, both part of this shared heritage, were only examined on the outside.

As mentioned before, aim of the workshop was to define the development opportunities of the city block in question. For this reason the research questions examined were defined as:

- How can the south-western city block adjacent to Church Square accommodate the needs of South Africa's capital city?
- How can Tshwane's historic city centre accommodate the needs of this city block?

The programme of the workshop was divided in a morning and an afternoon session. The morning session was used to acquaint the participants with each other, with the subject and the methods of working. During the afternoon session ,the heritage values and the development potentials were explored, leading to a design strategy.

Two architecture Honours students from UP, Saskia Harrison and Andreas Mavrakis, presented their analyses of the city block during the morning programme. These had been developed as was part of a design studio investigating the TPA building. Marieke Kuipers gave an introductory lecture on the analysis vand basement of historical features. Jean-Paul Corten presented an introduction on integrated conservation and Annette Marx on adaptive re-use.

The morning programme was concluded by the issuing of a development assignment, to be executed in three groups. Each group was tasked with visualizing a desired future for the city block by means of a mood board.

This assignment was meant as a teaser leading to a more elaborated analyses of the historical features and future use of the city block, executed during the afternoon. The outcomes of these are described in the following paragraphs.



Main entrance TPA Building in 1963. (inaugural brochure, 1966)



Former Nederlandsche Bank Building at Church Square with TPA Building at the back.



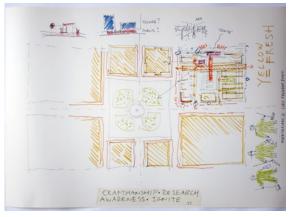
Field trip to TPA Building.



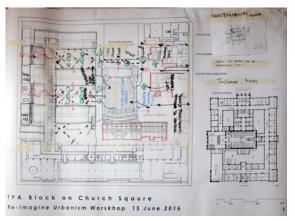
Field trip to Marabastad.



Mood Board showing desired future greenery.



Mood Board showing desired future use.



Mood Board showing desired future access.



Workshop discussion.



Workshop presentation.

2a. Heritage Mapping

The participants all agreed that both the TPA Building (1955-1963, Meiring & Naudé, Moerdijk & Watson) and the former Capitol Theatre (1931, P. Rogers Cooke) are deserving of heritage status, as masterpieces for their time of construction. The TPA Building is a typical example of post-war modernism, full of technological novelties and hosts an abundance of works of art by well-known artists. The Theatre originally had a richly ornamented interior in neo-Italian Renaissance style, today quite derelict. The exterior, a grey plastered box, sits comfortably within the embracing wings of the TPA Building. The heritage values of both are still recognizable despite their current state of underutilization (The TPA Building has been vacant since 1996, after the seat of the Gauteng Provincial Government to Johannesburg) and unsympathetic use (The Capitol Theatre has been in use as a parking garage for a number of years).

On first impression, the TPA Building brings, perhaps, an overwhelming feeling of frustration because the current vacancy presents the wrong message to the public at large: not only that the building is inaccessible (in contrast to its original lay-out), but also that it cannot absorb new functions.

The TPA Building may also suffer from negative associations with the Apartheid-era, but some of the applied works of arts in the interior were specifically meant to address the broader history of South Africa and its multitude of cultures and communities. Various examples in other countries (e.g. Brasilia or Berlin)

demonstrate that a 'burdened' history can better be incorporated in a respectful reuse rather than to attempt the near-impossible suppression of the memory of a problematic era in both the public memory and in the public space.

The TPA Building's greatest qualities lie in the original openness on the ground floor and the typical features of Post-war Modernist architecture (rhythm, proportion, advanced use of materials, transparency, etc.). It also holds a secret: interior elements brought from a villa-designed by the Dutch-born architect Klaas van Rijsse in the 1890s—which was demolished in 1955 are incorporated in the top floor.

The accessible part of the rooftop is covered by a huge canopy, and provides impressive views over Church Square with its public green space and historic buildings by Wierda. The distant views stretching towards the Magalies Mountains and beyond are equally impressive. The Theatre too was originally a publicly accessible building.

In summarizing the Strengths, Weaknesses,
Opportunities and Threats of the two buildings, the
participants all concluded that the lack of safety (due
to crime) in the surrounding area, specifically after
office hours, is one of the core problems. Ironically,
this is most felt on the side of the block facing the
Central police Station! A technical threat related to
current problems with sewage and water systems.
Nevertheless, there are great opportunities for
redevelopment of the block if one were to dig further
into the potential offered by its zoning: allocating small
businesses or art galleries in the inner courtyards of the
block and reduction of car traffic in favour of pedestrians,
would stimulate vitality.







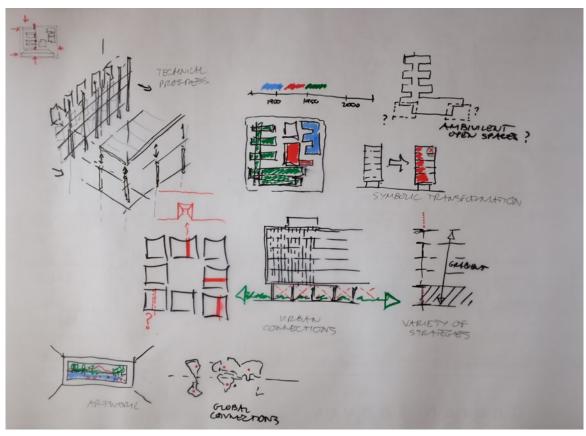
Workshop presentation.

2b. Programming the TPA Block

During the afternoon component of the Workshop, a group of some 10 delegates organized themselves into three imagined stakeholder groups: as residents of the city, as the City of Tshwane authority and as property owners.

Different groups of residents could be identified.
The first are the office workers, a group of urban professionals who come into the city during the daytime in the employ of the Government of South Africa, the Gauteng Province and the city of Tshwane. This group expects the city to provide places to meet and mingle during daytime for networking at short distance of their office space. The second group is the great number of young-and-upcoming citizens in the city of Pretoria. These are undergraduates who are undergoing education at a tertiary level and approach society with an open

mind. The third group are non-residents, the visitors. Church Square is one of the important international tourist sites of the city. International visitors are an important target group as their experiences generate the international perception of the site. The fourth group to mention is the entrepreneurs. This group, with its informal and dynamic bottom-up economy, is fastgrowing and consequently taking up more and more space in the centre of the city. The City of Tshwane can be seen as a background stakeholder with a complex organizational structure and many faces. The owner of the TPA Building, the National Department of Public Works (NDPW), is concerned with finding a new appropriate tenant for the monumental 'Brazil Builds'styled building from within its client departments. During the workshop those participants from the City and NDPW swopped roles. This lead to a vibrant discussion on the re-programming of the TPA Building and its neighbours, the Poyntons- Café Riche-, Law Chambers-, Netherlands Bank- and Capitol theatre



Heritage Analyses.

buildings. Potential uses identified for the vast floor areas of the four blocks of the TPA building include government offices and residential opportunities for young urbanites.

The opportunities of the street level for a mix of public and commercial programming was discussed intensively. The general consensus was that the TPA-city block, Church Square and its surroundings should be open and accessible to pedestrians. In reprogramming the bock care should be taken to ensure the spaces and uses created bring different South African users and foreign visitors together. This should have an inspiring and uniting effect. Music and language could be themes to develop the programme around and tie the concealed Capitol Theatre and the transparent Modernist ground floor of the TPA Building together. One proposal included a music-and dance school combined with a café, craft shops for creative industry, commercial space and an exhibition space. This was envisaged to contain an exposition on the 11 official languages of South Africa titled: 'The voice of South Africa'.

At the end of an afternoon, after intense discussions on wide-ranging topics, consensus was reached on the mixed-used programming proposed for the ground floor level of the TPA Building: a culturally-representative visitors centre for the centre of the city. First sketches for a design strategy were developed.

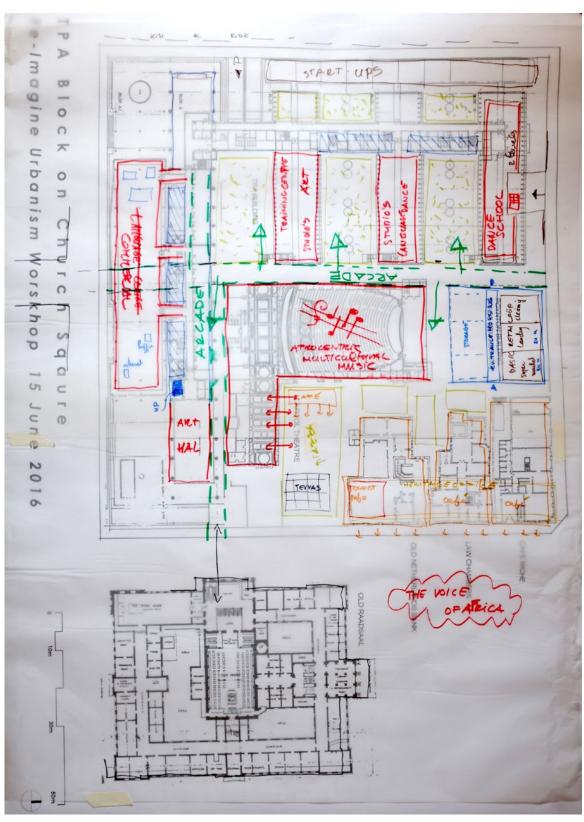
2c. Design Strategies

Two public institutions have a role to play in the city centre of Tshwane. The entire city block in question is currently owned by the National Department of Public Works and the Tshwane Metropolitan Municipality bears responsibility for a dynamic future for the entire city centre. This twofold public interest could be utilised as an advantage when drafting and implementing a

policy for integrated conservation and redevelopment. This will require effective coordination between these two parties. A partial rethink of the current ambitions to construct new government office building contained in the 'Tshwane Vision 2055. Remaking South Africa's Capital City' is a second prerequisite. As this policy document also addresses the conservation of built heritage as a major challenge, further design strategies for the redevelopment the TPA block should be encouraged. Critical questions than need to be addressed include:

- how can public spaces become more attractive to pedestrians?
- how can parking be limited (and redirected) in this area?
- would a small intervention to create an outdoor café or other public facility behind the Capitol Theatre be acceptable?
- how can art be put into service for public interaction (e.g. galleries, guided tours)?
- how can the Capitol Theatre be revived?
- what lessons could be drawn from the shrinking bureaucracies of Europe and the subsequent reduction of their accommodation needs?
- which aspects of current trends and needs for 'flexible' office spaces, ventilation, energy saving and IT, etc. need addressing?
- could the rooftop of TPA Building be made accessible for the general public?

An important outcome of the workshop is the recommendation to draw lessons from the design proposals of the University of Pretoria Honours students of UP and other similar cases where huge postwar administration buildings are being remodelled (e.g. the renovation of the VROM Building by OMA in the Netherlands). The workshop participants indicated that a follow-up training session with relevant stakeholders would be highly desirable in order to draft feasible design strategies for an appropriate redevelopment of the historic heart of Tshwane.



 $\hbox{`The Voice of South Africa' as a possible development strategy.}$



3. Fringe Activities

The visit of the Dutch team not only attended the UDISA Conference, but also undertook some fringe activities related to on-going and future cooperation. Existing contacts were maintained and new contacts explored and associated sites briefly visited. Current and topical issues such as the future cooperation with South Africa on shared heritage, possible future partners, the future cooperation between UP and TU Delft and the current state of Westfort Village were discussed.

3a. UDISA-conference

For the first time, the national Urban Design Institute of South Africa (UDISA) conference was held in Tshwane. Freedom Park was the venue. The general conference theme, 'Re-Imagine Urbanism', aimed to define, contextualise and debate the Africa inner city. The conference also attempted to draft an agenda as guide to the development, regeneration and resilience of the City both via visionary strategies and practical implementable principles. These issues are closely related to urban heritage strategies. The conference, with about 150 participants from all over South Africa and abroad, was attended by policy makers, practitioners in the field of urban design, urban conservation specialists, as well as academics and students

15 Presentations which opened topics for debate with the audience (see http://www.reimagineurbanism.co.za/index.php/event-info/programme).The American

urbanist Jeffrey Shumaker, Chief Urban Designer and Director of Urban Design at City of New York, presented pressing challenges for the city of New York in relation to the public realm. The Brazilian Prof Maria Fernanda Derntl discussed the different dynamics of the World Heritage site Brasilia and its surrounding satellites. In this context, the Dutch presentation on Modern heritage strategies (by Prof Marieke Kuipers) on vacancy and integrated conservation in the inner cities of The Hague and Rotterdam and the Van Nelle Factory World heritage site was relevant to African cities because of the possible lessons these present for current trends of decreasing administration accommodating needs.

3b. Shared Heritage Policies

During this year (2016) the current policy on Shared Cultural Heritage, as executed by the Dutch Ministries of Foreign Affairs and of Education, Culture and Science will reach its end. A new policy framework for the period 2017-2020, which includes shared heritage, has already been released by the relevant ministers. This framework requires further elaboration by the two ministries involved and their related institutions (including embassies, the RCE, the National Archive of the Netherlands and DutchCulture). The extent of future collaboration with South Africa is one of the issues to be expanded on. This was one of the topics discussed during meetings with the Royal Netherlands Embassy in Pretoria on June 12 and June 20. The Embassy and the RCE will continue their discussion on the topic during the months to come.



3c. Counterparts

When collaboration between South Africa and the Netherlands in the field of shared heritage are continued, a committed South African-preferably governmentalcounterpart would be useful to ensure continuity, results and spin-offs. This counterpart could be responsible for policy (execution) or be the body responsible for government property management. In the case of South Africa the later party might hold the most promise for future cooperation. For that reason discussions have been held with National Department of Public Works (NDPW) and Transnet. Long-standing contact with the NDPW offers opportunities for future cooperation, through for example the redevelopment of the TPAblock and, possibly, the State Artillery Buildings. Transnet is currently engaged in revitalization of the South African railway network. This offers opportunities as much as it brings potential threats to the shared heritage of the NZASM-period. Another potential area of cooperation is their railway museum development in Johannesburg. Transnet are also experiencing challenges in managing its archive. On all these topics collaboration with the Netherlands may be profitable (to both parties). Collaboration on the topic of railway heritage is also possible with Indonesia (due to historical ties) and should be considered.

3d. University of Pretoria

At the end of 2015 a Memorandum of Co-operation was signed between the Faculty of Engineering, Built Environment and Information Technology at the University of Pretoria and the Faculty of Architecture and the Built Environment at the Delft University of Technology. This was an outcome that was supported by previous Shared Heritage missions. The memorandum will enable future exchange of staff and students in both training and research. Exchanges are possible in the fields of sustainability, resilience, reuse of built heritage, integrated conservation, archiving, inventorying and archival dissemination.

Further elaboration of specific projects will take place during the follow-up mission scheduled for November. It is envisaged that UP will host another design studio on the TPA-block and Church Square in 2017, possibly with similar involvement of Dutch expertise as was employed in the 'Re-Centering Tshwane'-project.

Another topic of discussion was the follow-up of the

'Eclectic ZA Wilhelmiens' research project (concluded by the award-winning 2014 publication). This project, which will include researchers from other South African universities, will focus on the rich Dutch contribution to South African architecture between 1910 and 1960. Some of the architectural drawings relevant to this project are located the Department of Architecture's archive, currently being inventoried on a voluntary base, but the majority of material is spread across the country or has been lost. No South African equivalent of the Dutch New Institute exists in South Africa and as consequence the Department of Architecture has taken on the role of collecting drawings from important architectural firms. Here further training in archiving and digitization would be desirable but is not a first priority. Further collaboration with other partners, professional and governmental, is discussed below.

3e. UDISA

The national Urban Design Institute of South Africa (UDISA), represented in Pretoria by the practicing architects Marianne de Klerk and Gerrit Jordaan, has strong ties with UP as well as with the National Department of Public Works and the South African heritage movement. During the meetings various needs were tables: an updated inventory of the inner city, the raising of awareness on twentieth century architectural heritage, adaptive reuse strategies and a re-imagination of inner cities is required. All of these need to be inking to a tourism agenda.

It was noted that Tshwane has no city museum and that a public place for an exhibition on the city's history and exchange of many cultures in the post-colonial city would be desirable for education as well as tourism. It may be possible to host such a multi-layered 'Capital City' exhibition in either the City Hall or on the ground floor of the-now vacant-TPA Building could. With regards future listing- and planning activities, an option may be to provide training on the drafting of a 'Top 10' Modern heritage buildings in the city. This could be linked to UP design studios and archiving projects. Another proposal was to explore options for activation of built heritage in a tourism agenda. This could take the form of developing apps on specific sites and the compilation of specialized 'Archi-guides' to present recent heritage to inhabitants and visitors alike and to enhance the city's resilience.

3f. Westfort Village

On Saturday June 18 the Dutch team undertook a field visit to the former Westfort leper asylum. This late-19th century site was constructed under the supervision of the Dutch born architect S.W. Wierda, then head of the Department of Public Works. The enclave, typical for its time, remained in service for medical treatment through various extensions until 1997. Due to the 60-year clause of the South African National Heritage Resources Act (25 of 1999), all historic buildings of Westfort Village need to undergo permitting procedures in case of alteration. Despite this legal protection the site is neglected. The village is currently occupied by informal settlers and urban sprawl is nearing. Westfort Village is in a deplorable state of repair and in urgent need of a positive future perspective. It has been subject of several joint student projects between South Africa and the Netherlands that focussed on developing options for adaptive reuse and redevelopment of the historic site (see http://cultureelerfgoed.nl/publicaties/mappingwestfort-village-at-pretoria-tshwane). A UP delegation presented a selection of student proposals to the NDPW in March and received a positive response. The graduation studio of the Delft students is still running at the time of writing and so just a sneak preview of their ideas could be presented during the UDISA conference attended by representatives of the NDPW.

On the day of the planned visit (being a free Saturday in a period of holidays) no meeting could be scheduled with the representatives of the inhabitants of Westfort Village. For that reason only an inspection of the current condition could be undertaken. Although some positive signs of community participation were noticed, some major setbacks which had occurred since the previous visit were clearly visible. Still, the historical features of the site can be still be appreciated and these could be give new life through a new programme of integrated conservation and reuse if all relevant stakeholders are ready to join forces in the short term. The student ideas could, eventually, serve as a base for further discussion on the future of Westfort Village.



Westfort Village.

3g. National Cultural History Museum

Only a very brief museum visit was possible, which gave the team an impression of the complicated relation to heritage of the transition in South Africa. This has not only led to financial cutbacks and reduced staffing of museums, but has also brought about a shift of focus in storytelling and presentation of the multi-sided cultural history of South Africa.

Interestingly, a whole section was devoted to the township Marabastad and a new panoramic presentation on the 60,000 years of mankind in Tshwane was on display.

3h. Exploring shared heritage in Johannesburg and Pretoria

The compact mission programme allowed for only two brief field trips through which quick impression of the nature, location and context of a small portion of the shared built heritage dating from the twentieth century could be gained. The currently vacant Johannesburg Main Post Office designed by Wierda's DPW, , about which a previous mission had given advice was also inspected. In the outer neighbourhoods of Johannesburg the 'Dutch Brick Modern' churches visited are still in use. In Pretoria some houses as well as the much adapted Zuid-Afrikaans Hospital, all designed by Dutch born architects, were also visited.







Former Post Office Building Johannesburg.

4. Future activities

As already mentioned, a follow-up mission is scheduled for November 2016 to further explore the 'Dutch Brick Modern' heritages. At the same time further advisory activities on the redevelopment of the former TPA Building, based in the depending understanding of the needs of the property owner, the National Department of Public Works, may be considered.

Westfort Village too deserves further attention and its redevelopment should be encouraged. This may take the form of an adaptive redevelopment policy. Possibly a selection of the student plans developed at the University of Pretoria and the Delft University of Technology can be presented to the responsible authorities in order to stimulate such an approach.

'City to City Block' Workshop on Church Square Wednesday, June 15

Aim:

Defining the development opportunities of the city block Church Square-SW.

Research question:

How can the city block Church Square-SW accommodate the needs of South Africa's capital city? How can Tshwane's CBD accommodate the needs of this city block?

Moderators:

drs. J.P.A.M. (Jean-Paul) Corten, senior policy officer at the Cultural Heritage Agency of the Netherlands, Ministry of Education, Culture and Science prof. Dr. M.C. (Marieke) Kuipers, professor on Cultural Heritage at Delft University of Technology and senior specialist at the Cultural Heritage Agency of the Netherlands

ir. A. (Annette) Marx, practicing architect and director at Marx&Steketee Architects.

Participants:

30 attendants of the conference expected, including students of the University of Pretoria.

Theme's

1. Analysis and valuation

defining the existing urban and architectural qualities of the City Block

2. Planning strategies

defining the development potential of the City Block and development scenario's

3. Design strategies

defining the design principles for a vital refurbishment of the City Block

Programme

Morning programme

- 1. presentation of the students findings
- pitches by the moderators and introduction to their afternoon working sessions
- 3. mood boards

Lunch

Afternoon programme

- 1. parallel sessions
 - Analysis and valuation moderated by Marieke Kuipers
 - Planning strategies moderated by Jean-Paul Corten
 - Design strategies moderated by Annette Marx

Tea break

- 2. feedback on the findings per group
- 3. preparing plenary presentation

Annex 2 25

Modern Heritage Strategies, Experiences in the Netherlands and South Africa, by prof. dr. M.C. Kuipers







Re-construction 'Wederopbouw'

- period 1940-65
- · repair of war damage
- revival of:

 - economy industry
 - · infrastructure
 - · agriculture
- building of the social welfare state
- fight against enormous housing shortage
- ? 2 million dwellings



New Historic Buildings and Monuments Act 1988

central assignment for protection

only properties (> 50 years) of general interest because of:

- Beauty
 Cultural historical value
 Scientific Significance

Townscapes (conservation areas) decentral implementation

ce 2012: no more age-limit other restrictions ('top'/100)

Relevant 'hard' legislation

- National level
 Housing Act
- Building Decree
- Spatial Planning Act
- building permits · land-use plans
- Historic B & Monuments Act (local monuments

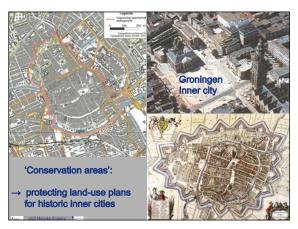
regulations)

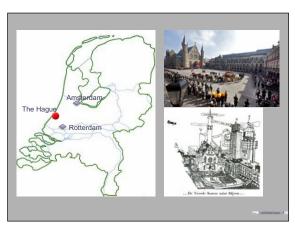
± 60,000 protected monuments (mainly private properties)

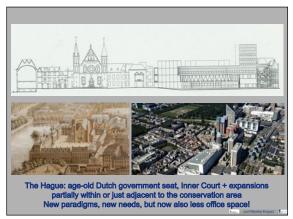
• 'monuments permits'

Local level
I local building codes

To be replaced by integrated legislation:
Heritage Act (*Erfgoedwet*) and 'Wabo'
rules for granting an All-in-one Permit for Physical Aspects







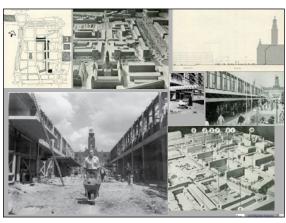








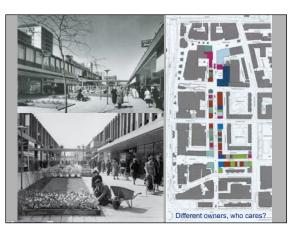












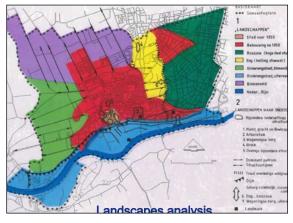


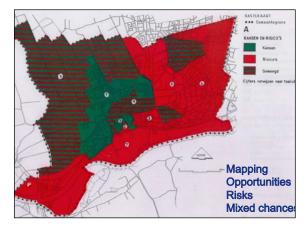




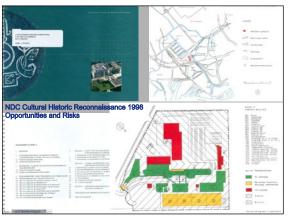


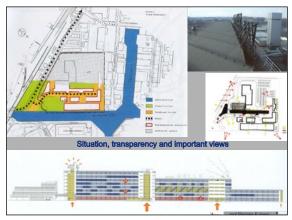
















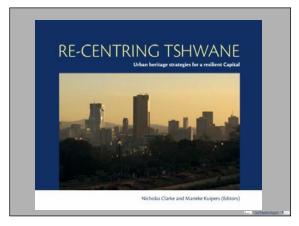






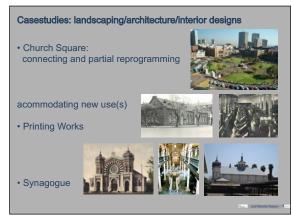


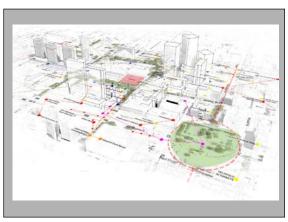




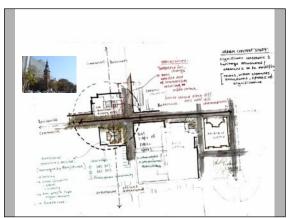


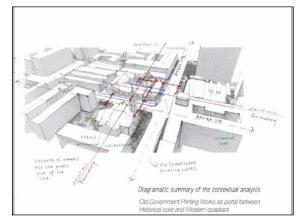


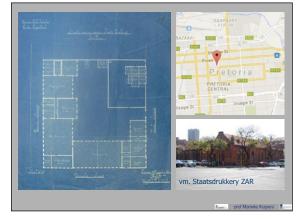






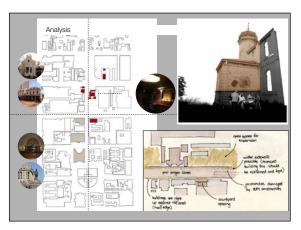


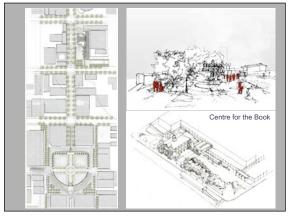




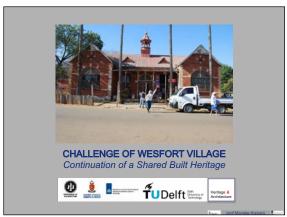




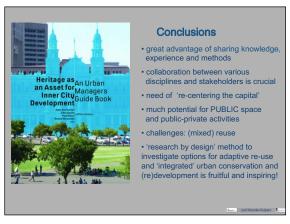






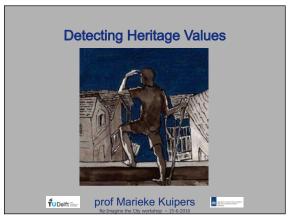






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Detecting Heritage Values, by prof. dr. M.C. Kuipers

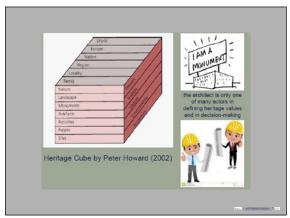


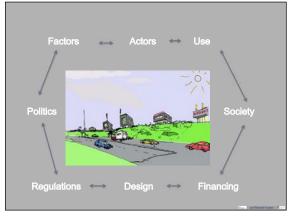




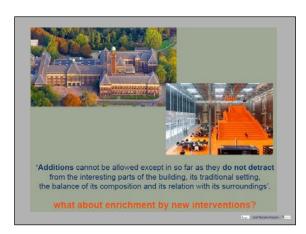




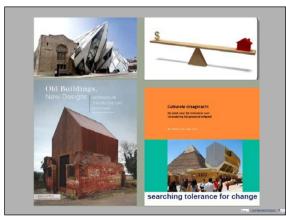


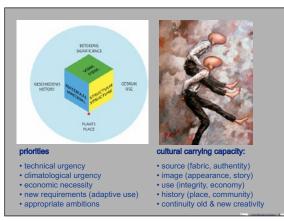




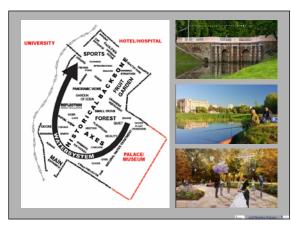


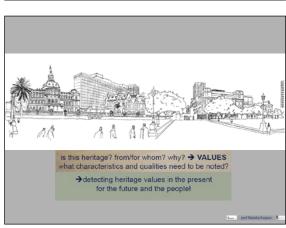


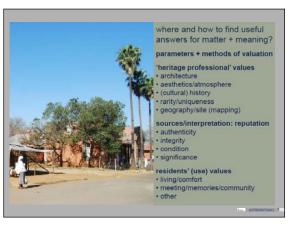


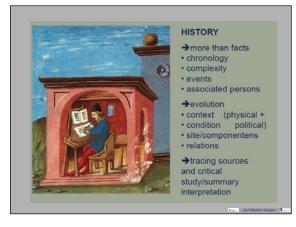








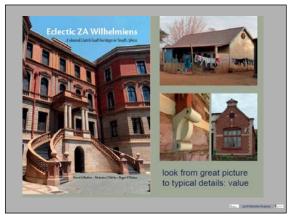


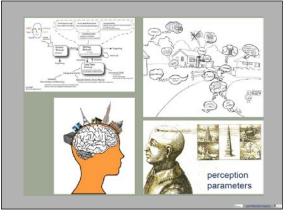














Basic Principles for interventions:

continue heritage values as much as possible relevant concepts for defining a **proper balance**:

- significance
- elasticity/resilience
- cultural (historical) carrying capacity
- decrease or loss of values
- continuation of values

for defining compatibility:

- proportions/placing volumes
- formal language
- materialisation
- application of colours+finishings
- long-term vision on use/needs





Annex 4

Inner-City Regeneration, the Dutch Experience, by J.P. Corten







Integrated Conservation

integrated conservation aims at creating favourable conditions for maintenance of historical features by means of physical planning



Global trends

In urban management

- v 'The rise of the creative class
- v Towards strategic planning
- v Growing civic participation
- v On-going urbanization



The Dutch experience

The Dutch experience

Inner city rehabilitation

v Amsterdam 1964 - 2014

Inner city rehabilitation



Global trends

In heritage conservation

- v 1975, CoE Declaration of Amsterdam
- v 1987, ICOMOS Washington Charter
- v 2011, UNESCO Historic Urban Landscape



v Civil society v Private parties v Public bodies

v Amsterdam 1964 - 2014

The Dutch experience

Inner city rehabilitation

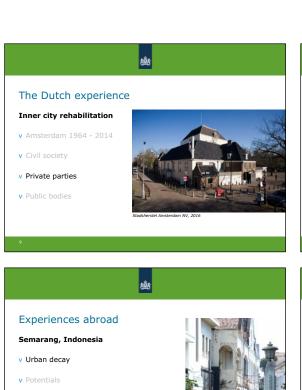
- v Amsterdam 1964 2014
- v Civil society
- v Private parties
- v Public bodies

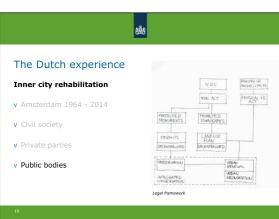


v Civil society

- v Private parties
- v Public bodies



















Annex 5

Design Interventions, by A. Marx

