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Source: Author

CONSERVATION MANAGEMENT PLAN 2017

REPAIR, RESTORATION AND CONSERVATION OF THE JOHANNESBURG ART GALLERY, JOUBERT PARK

Prepared by
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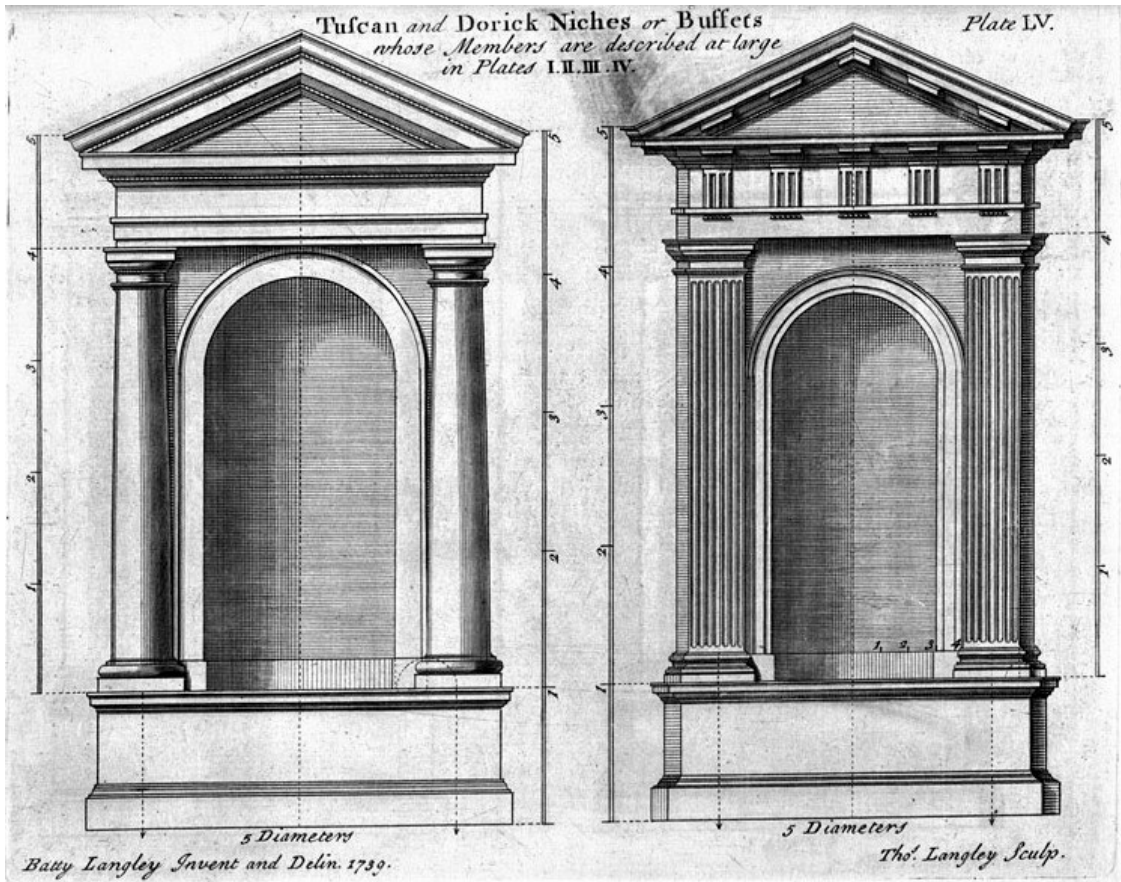
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CONTENTS:

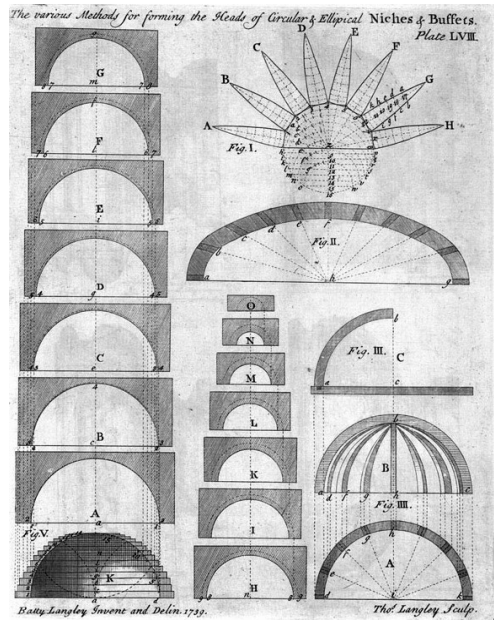
1	CONSERVATION MANAGEMENT PLAN.	Page 6
2	REVIEW OF THE 2013 CONSERVATION MANAGEMENT PLAN BY AKHANE WIEW ARCHITECTS.	Page 7
3	PREVIOUS LETTER OF APPROVAL ISSUED BY PHRA-G:	Page 7
4	THE CONSERVATION DILEMMA:.....	Page 7
5	THE CONSERVATION OPPORTUNITY:.....	Page 8
6	CONSERVATION PROCESS:	Page 8
7	CONSERVATION PRINCIPLES:	Page 11
7.4	TABLE OF HERITAGE VALUE.....	Page 12
7.5	CONSERVATION PRINCIPLES APPLICABLE TO THE ORIGINAL LUTYENS GALLERY.	Page 13
7.6	CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTH WEST AND SOUTH EAST GALLERIES (LUTYENS / HOWDEN).....	Page 14
7.10	CONSERVATION PRINCIPLES APPLICABLE TO THE MEYER PIENAAR ADDITIONS.....	Page 14
7.11	CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTHERN ENTRANCE TO THE GALLERY.	Page 15
7.12	CONSERVATION PRINCIPLES APPLICABLE TO THE NORTHERN PARK INTERFACE.	Page 15
7.13	CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTH WEST ENTRANCE TO THE GALLERY.	Page 15
7.14	CONSERVATION PRINCIPLES APPLICABLE TO THE EAST PARKING AREA:	Page 16
7.15	CONSERVATION PRINCIPLES APPLICABLE TO JOUBERT PARK.	Page 16
7.16	CONSERVATION PRINCIPLES APPLICABLE TO THE IMMEDIATE URBAN CONTEXT OF JOUBERT PARK AND THE ART GALLERY:.....	Page 17
8	RESTORATION AND REPAIR OF THE JOHANNESBURG ART GALLERY:.....	Page 17
9	EXTERNAL REPAIR AND RESTORATION:	Page 17
9.1	PITCHED ROOF OF THE ORIGINAL LUTYENS GALLERY:	Page 17
9.2	FLAT ROOF TO THE ORIGINAL LUTYENS GALLERY:.....	Page 18
9.3	PITCHED ROOFS OF THE SOUTH WEST AND SOUTH EAST WINGS LUTYENS / HOWDEN WINGS:	Page 18

9.4	FLAT ROOFS TO THE SOUTH WEST AND SOUTH EAST WINGS LUTYENS / HOWDEN WINGS:.....	Page 18
9.5	CURVED COPPER ROOFS TO THE MEYER PIENAAR EXTENSION.	Page 18
9.6	DESIGN GUIDELINES FOR ALTERATIONS TO THE MEYER PIENAAR COPPER BARREL VAULTED ROOFS TO THE SEMI-BASEMENT.	Page 19
9.7	FLAT ROOFS TO THE MEYER PIENAAR ADDITIONS.	Page 19
9.8	RAINWATER GOODS GENERALLY.	Page 19
9.9	EAVES, HIPS AND RIDGE CONDITIONS.	Page 19
9.10	LANTERNS, SKYLIGHTS ETC.....	Page 20
9.11	SANDSTONE, PRECAST AND IN-SITU CONCRETE COPINGS.	Page 20
9.12	SANDSTONE WALL FACINGS, TUSCAN ORDER (AS INTERPRETED BY LUTYENS) ARCHITECTURAL ELEMENTS, NICHEs, ETC.....	Page 20
9.13	FACE BRICK WORK.	Page 21
9.14	EXTERNAL WORK GENERALLY.	Page 21
10	INTERNAL REPAIR AND RESTORATION OF THE GALLERY.....	Page 21
10.1	AREAS OF IMMEDIATE CONCERN.	Page 21
10.2	WOODBLOCK FLOORS TO ORIGINAL LUTYENS GALLERY.....	Page 22
10.3	SKIRTINGS TO ORIGINAL LUTYENS GALLERY.....	Page 22
10.4	DADO AND DADO RAIL TO ORIGINAL LUTYENS GALLEY.	Page 22
10.5	WALL SURFACES TO ORIGINAL LUTYENS GALLERY.	Page 23
10.6	MOULDED TIMBER ARCHITRAVE, FRIEZE AND CORNICE TO ORIGINAL LUTYENS GALLERY.	Page 23
10.7	VAULTED PLASTERED CEILINGS, CEILING PANELS, DECORATIVE CEILING PANELS AND PLASTER GARLANDS TO THE ORIGINAL LUTYENS GALLERY.....	Page 23
10.8	MOULDED TEAK DOOR SURROUNDS TO ORIGINAL LUTYENS GALLERY.	Page 23
10.9	SKYLIGHTS TO ORIGINAL LUTYENS GALLERY.....	Page 23
10.10	LIGHT FITTINGS TO ORIGINAL LUTYENS GALLERY.....	Page 23
10.11	SERVICES GENERALLY TO ORIGINAL LUTYENS GALLERY.	Page 23
10.12	DOORS TO ORIGINAL LUTYENS GALLERY.	Page 24

10.13	WINDOWS AND FANLIGHTS TO ORIGINAL LUTYENS GALLERY.	Page 24
10.14	SOUTH WEST AND SOUTH EAST WINGS (LUTYENS / HOWDEN).	Page 24
10.15	VESTIBULE AND ROTUNDA: CUT SANDSTONE FLOORS, STAIRS, SKIRTINGS AND VAULTS (LUTYENS / HOWDEN).	Page 24
10.16	ROOF LANTERNS (LUTYENS / HOWDEN).	Page 24
10.17	COURTYARD BETWEEN ORIGINAL GALLERY AND MEYER PIENAAR EXTENSION.	Page 25
11	MEYER PIENAAR EXTENSIONS.	Page 25
12	SEMI-BASEMENT.	Page 25
12.1	STORES AND GALLERIES.	Page 25
12.2	LIBRARY (WEST END).	Page 25
13	GROUND FLOOR.	Page 25
13.1	GENERALLY.	Page 25
13.2	WEST OFFICES.	Page 26
13.3	EAST RESTORATION AND CONSERVATION WORKSHOP.	Page 26
14	FIRST FLOOR.	Page 26
14.1	LIFT LOBBY.	Page 26
14.2	COFFEE SHOP.	Page 26
14.3	BOARDROOM (WEST END).	Page 26
14.4	CHILDREN'S ART WORKSHOP (EAST END).	Page 26
15	CONCLUSION.	Page 27



Batty Langley 1739



1 CONSERVATION MANAGEMENT PLAN

- 1.1 The intention of this Conservation Management Plan (CMP) is to provide firm guidelines based on the requirements of the National Heritage Resources Act (Act No 25 of 1999) and established conservation principles which will permit the repair and restoration of the Johannesburg Art Gallery and its environs and to be read in conjunction with the Audit Report and Appendices of which it forms a part.
- 1.2 This CMP concerns itself with the buildings that comprise the Johannesburg Art Gallery (JAG). In addition, and for completeness, it also includes the exterior spaces that the sections of the Gallery define, the role the Gallery plays in the local context and its overall siting. A broader urban context is also considered and is briefly dealt with herein.



Fig 1: The original interior of the Phillips Gallery

Source: JAG Archives

- 2 REVIEW OF THE 2013 CONSERVATION MANAGEMENT PLAN BY AKHANE WIEW ARCHITECTS
 - 2.1 This CMP acknowledges the CMP dated July 2013 prepared by Akhane Wiew Architects. A detailed assessment has been made in the Audit Report above.
 - 2.2 We agree with the Akhane Wiew CMP that there are three distinct phases to the Art Gallery, ie Phase 1, original Lutyens Gallery 1915, Phase 2 Lutyens / Howden addition of South West and South East Wings 1938-1940 and Phase 3 Meyer Pienaar extensions 1987.
 - 2.3 This CMP attributes an appropriate Heritage Value to each. See Table of Heritage Values below.
- 3 PREVIOUS LETTER OF APPROVAL ISSUED BY PHRA-G: (Appendix1)
 - 3.1 The Aphone Wiew CMP formed the basis of the application for approval submitted to PHRA-G.
 - 3.2 The Letter of Approval is discussed in detail in the Audit Report.
 - 3.3 Approval is dated 10 June 2015 and expired on 10 June 2017.
- 4 THE CONSERVATION DILEMMA:
 - 4.1 It is in the nature of Conservation that one has to consider the merits and consequences of guidelines intended to conserve, particularly when it comes to such an important site as this. These are set against the curatorial role required to properly display art and sculpture, the safe storage of valuable art works, the educative role the Gallery plays in society particularly in its present context, safe access and the need to popularize the Gallery site, its tourist potential and the reasonable right of citizens to have access to cultural resources.
 - 4.2 It is a characteristic of an art gallery and its need to explore ever more inventive methods of display that this can be in conflict with a protected building.
 - 4.3 The attribution of varying degrees of heritage value is useful in allowing sufficient flexibility to accommodate a variety of curatorial approaches.
 - 4.4 In those areas of high heritage value the display of paintings, display of installations etc must be limited and not permitted to compromise either the protected surfaces or spatial qualities of the gallery.
 - 4.5 Conversely, those areas of lower heritage value allow for such displays and installations which rely on an inventive means of display rather than the conventional spaces and building fabric of a traditional gallery.

5 THE CONSERVATION OPPORTUNITY:

- 5.1 The City of Johannesburg is uniquely blessed with the only example of the work of Sir Edwin Lutyens in South Africa. The Johannesburg Art Gallery is the first, and therefore of global importance, of many public buildings that this extraordinary architect was to design and realise.
- 5.2 The art collection housed therein is also of exceptional quality and cultural value. The core collection and its procurement is described in detail in *Uplifting the Colonial Philistine Florence Phillips and the Making of the Johannesburg Art Gallery* by Jillian Carmen and also in Thelma Goetze's *No Ordinary Woman*.
- 5.3 Through a series of misdirected efforts, lack of proper action under suitably qualified and inexperienced professionals and contractors, the building and its contents have been put at risk of irreparable damage due to fire and flooding. The costs of an impending disaster cannot be calculated.
- 5.4 The opportunity is, therefore, with a programme of properly directed repair and restoration and following the best conservation practices, to return the JAG to its proper position in the City.
- 5.5 An opportunity also exists for this work to include a thorough heritage evaluation of Joubert Park and the heritage buildings which make up the immediate context with a view to establishing a beachhead in the struggle against urban decay.

6 CONSERVATION PROCESS:

- 6.1 The Conservation Process is based on a detailed audit of the current state of the JAG of which this CMP forms a part.
- 6.2 Initially, and as set out in the Phased Scope of Work, an emergency remedy to the flooding of the north east corner of the Meyer Pienaar Gallery/ Storeroom and the south west gallery (Lutyens / Howden) has been designed by us (see below), and is currently being implemented.
- 6.3 The contents of the Gallery must be relocated to safe storage.
- 6.4 The Gallery itself must be made safe from electrical supply exposed to water, theft and damage of the copper roof sheeting, and unauthorised access to what will in effect be a building site subject to Health and Safety regulations.
- 6.5 A hoarding will need to be erected defining and securing the building site.

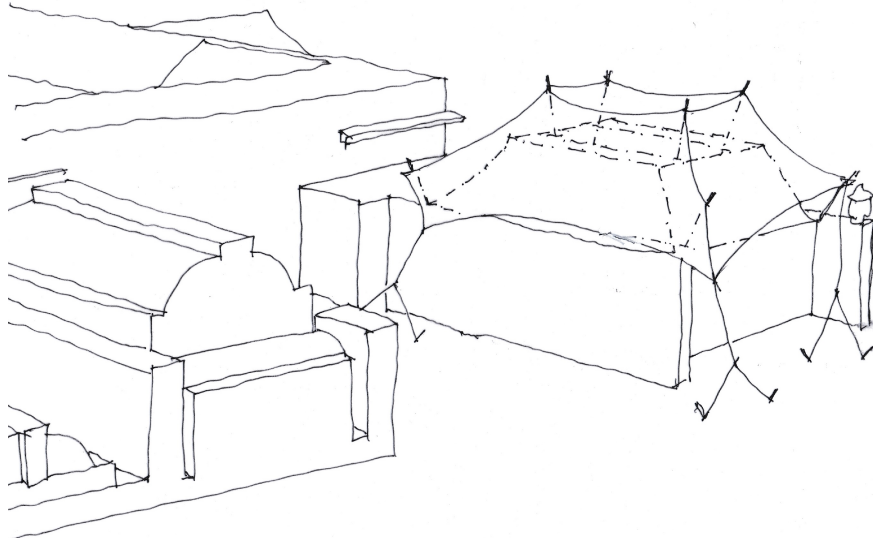


Fig 2: Temporary emergency roof to South West wing

Source: Author

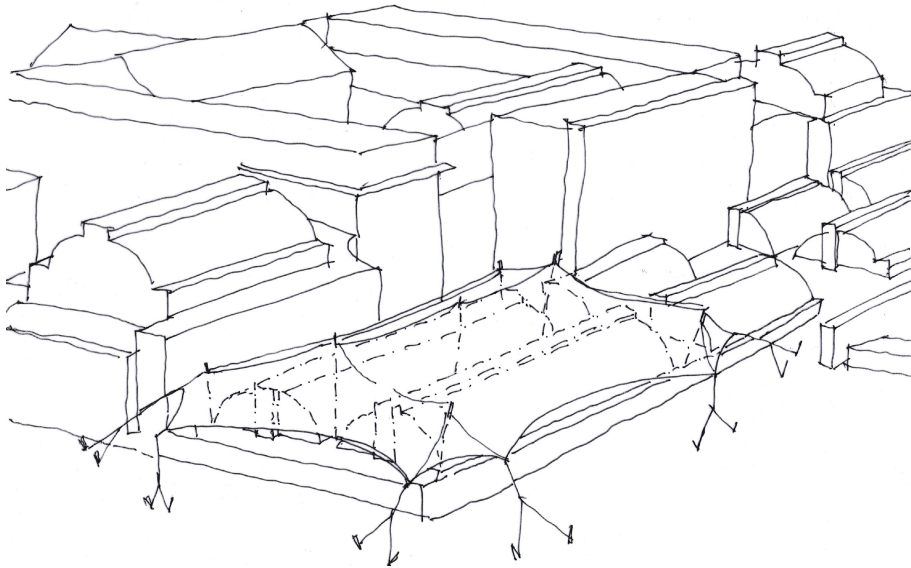


Fig 3: Temporary emergency roof to north east Gallery / store

Source: Author

- 6.6 A detailed Specification of Work to be Done, forming the basis of contract documentation, to be drawn up based on the results of the Audit and following best Conservation practice and in terms of the requirements set out in this CMP and as approved by PHRA-G.
- 6.7 The contract documentation to include Site Plan, Plans, Sections and Elevations and such details as are necessary.
- 6.8 In addition to the strict repair and restoration of the areas of the Gallery identified as having high heritage value (see table below), provision of a design for the alteration to the Meyer Pienaar section which will address the inherent and insurmountable flaws of the original design (box gutters, external barrel vaults, negative relationship to the park etc).
- 6.9 The design for a park / gallery interface that conserves the original intention of linking the gallery to the park. This design to deliberately be as formally unobtrusive as possible, to emphasise the legibility of the original gallery and extend into and affect the formal landscaping of the park.



Source: Author

Fig 1: Paintings from the core collection currently in the Conservation Workshop.

Principles of conservation, objectives and responsibilities clearly apply to the art works within the Gallery. No less to the Gallery itself

7 CONSERVATION PRINCIPLES:

- 7.1 In architectural terms the JAG comprises 3 distinct phases. The Lutyens Gallery (1910-1915), the Lutyens / Howden Additions (1938-1940) and the Meyer Pienaar Extensions (1983-1990).
- 7.2 In addition the broader context of Joubert Park and the urban edge to the park must be considered.
- 7.3 Each of these phases and conditions requires a different set of conservation criteria as they have varying heritage value.

7.4 TABLE OF HERITAGE VALUE

Johannesburg Art Gallery, Joubert Park	Ref	Designation	Date	Protected under 60 yr rule	Heritage Value		Permissible Action
					Grade	Value	
Joubert Park	1	Park interior generally including the older structures excluded from this report and the relationship between Park and Gallery	1897	Yes	II	High	Restoration, repair, limited adaptive reuse subject to Heritage Authority approval
Gate posts and Cast iron gates and fencing	2	Original park enclosure	1897	Yes	II	High	Restoration, repair, limited adaptive reuse
Pavements to east, west and north boundaries	3	Street edge to park including existing Plane trees	1950	Yes	III	Medium	Limited adaptive reuse
Original Lutyens Art Gallery	4	Original Gallery as completed in 1915	1915	Yes	I	High	Restoration, repair
South East addition	5	Lutyens/Howden addition	1940	Yes	I	High	Restoration, repair
South West addition	6	Lutyens/Howden addition	1940	Yes	I	High	Restoration, repair
Meyer Pienaar additions	7	Modern extensions including external areas and connection to the Park	1987	No	III	Medium	Adaptive reuse, functional alterations
South west street entrance to JAG	8	Vehicle and pedestrian entrance off Klein Street	1987	No	III	Low	Adaptive reuse, functional alterations (Recover original entrance / sense of entrance)

Johannesburg Art Gallery, Joubert Park	Ref	Designation	Date	Protected under 60 yr rule	Heritage Value		Permissible Action
					Grade	Value	
South parking area and Gallery entrance	9	Approach and parking area	1915	Yes	I	High	Restoration, repair
East parking area	10	Parking area	1940	Yes	I	High	Restoration, repair, adaptive reuse
South railway cutting	11	Link across to Union Square	1915 (never constructed)	Yes (original intention and setting for JAG)	I	High	Restoration, recovery, adaptive reuse
King George Street	12	West urban edge. Various buildings	1935-1966	Yes for 2 buildings	II	Medium	Restoration, repair, adaptive reuse
Wolmarans Street	13	North urban edge. Various buildings	1935-1970	Yes for 1 building	II	Medium	Restoration, repair, adaptive reuse
Twist Street	14	East urban edge. Various buildings	1920-1960	Yes for 3 buildings	II	Medium	Restoration, repair, adaptive reuse

Notes on Grading:

- Grade I: National Heritage Site (Low, Medium, High)
- Grade II: Provincial Heritage Site (Low, Medium, High)
- Grade III: Local Heritage Site (Low, Medium, High)

Table of Heritage Values to be read in conjunction with Site Plan.

7.5 CONSERVATION PRINCIPLES APPLICABLE TO THE ORIGINAL LUTYENS GALLERY (Identified as 4 in the table above and the overall plan)

7.5.1 From the Table of Heritage Value, above, REPAIR AND RESTORATION to the original fabric of this portion of the Art Gallery is the ONLY ACTION permitted. This will include, but is not limited to:

- 7.5.1.1 Replacement of the roof tiles with the original tiles incorrectly removed during previous work.
- 7.5.1.2 Review extent of originality in the recent refurbishment of the skylights and roof lanterns. These lack a sufficient weather threshold / step and therefor need carefully considered restoration. The original teak has been substituted with powder coated aluminium.
- 7.5.1.3 Repair and or replacement of damaged exterior sandstone including copings, projections, mouldings, lintols, entablatures, cornices,

- columns, niches, plinths, columns and decorative carvings using best practice.
- 7.5.1.4 Sills, reveals, steps and thresholds.
- 7.5.1.5 Sandstone surfaces to be cleaned, repaired, repointed as required and protected.
- 7.5.1.6 Interior surfaces including floors, skirtings, dados, picture hanging wall surfaces, cornices, rails, architraves, ceilings, decorative mouldings, skylights.
- 7.5.1.7 Doors, door frames and furniture.
- 7.5.1.8 Windows, window furniture.
- 7.5.1.9 Shutters and shutter furniture
- 7.5.1.10 Lighting, light fittings

- 7.6 CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTH WEST AND SOUTH EAST GALLERIES (LUTYENS / HOWDEN) (Identified as 5 and 6 in the table above and in the overall plan)

- 7.7 Action permitted to be as for the original Lutyens Gallery above ie REPAIR AND RESTORATION only.

- 7.8 Provision of an emergency roof covering which will temporarily prevent water from pouring into the South West Gallery. This emergency roof cover to not be fixed to or make contact with the existing building excepting such posts and pin joints that are required to the roof atrium concrete floor.

- 7.9 Care to be taken to use a fishtail corner to the tensile tarpaulin to avoid the sandstone urns on the parapet walls.

- 7.10 CONSERVATION PRINCIPLES APPLICABLE TO THE MEYER PIENAAR ADDITIONS (Identified as 7 in the table above and in the overall plan)

- 7.10.1 Action permitted to include
 - 7.10.1.1 Functional alterations particularly to eliminate the inherent water penetration problems of the copper clad barrel vaults and leaking box gutters.
 - 7.10.1.2 Functional alterations to remove and replace copper roof cladding prone to theft and damage with a more suitable solution including a flat concrete or low pitched sheet metal roof in keeping with retaining the legibility of the original Lutyens Gallery
 - 7.10.1.3 Alterations to redress and restore the originally intended positive park interface. This to include reinstating the original circulation pattern established by the Lutyens building and which extends into the park.
 - 7.10.1.4 Replacement of poorly detailed and executed external paved areas.
 - 7.10.1.5 Functional alterations to correct internal / external thresholds to balcony terraces.
 - 7.10.1.6 Removal of service gondolas and complex bulkheads to display and storage areas.
 - 7.10.1.7 Review of current display screens, lighting, services, environmental controls and curatorial opportunities.

7.11 CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTHERN ENTRANCE TO THE GALLERY (Identified as 9 in the table above and in the overall plan)

- 7.11.1 The overgrown palm trees planted directly adjacent the south facade of the building and those along the railway cutting to be removed.
- 7.11.2 The existing tubular steel hand railing to be replaced with a pair of suitably designed railings of far higher quality in keeping with the stature of the Gallery.
- 7.11.3 The stairs and portico floor surface to be honed and cleaned where slight subsidence causes a tripping edge and remove any chips to the granite stair nosings.
- 7.11.4 Lift and replace existing interlocking concrete block paving to approach road to Gallery with more suitable design and materials including kerbs and bed edgings.
- 7.11.5 Design, manufacture and erect a suitable planted ironwork screen between the railway cutting and the access road. Screen to removed or gated in the event the railway cutting is bridged as intended.
- 7.11.6 Provide suitable lighting to the access road including the removal and reinstallation of facade lighting.

7.12 CONSERVATION PRINCIPLES APPLICABLE TO THE NORTHERN PARK INTERFACE (Identified as 1 in the table above and in the overall plan)

- 7.12.1 There is a need in conservation terms to redress and restore the originally intended positive park interface.
- 7.12.2 This to include reinstating the original circulation pattern established by the Lutyens building and which extends into the park.
- 7.12.3 Barriers and obstacles such as presented by the Meyer Pienaar addition which undermine a proper park gallery interface, to be removed and replaced with a design which allows the triple arched portico to remain but removes the copper clad barrel vaulted semi basement roofs and replaces them with a simpler and less technically problematic roof form.
- 7.12.4 The vertical faces of these gallery spaces to allow for trellised planting to link with the park and reduce their impact.
- 7.12.5 The landscaping of the park to be properly integrated into the reinstated circulation pattern linking gallery to park and vice versa.

7.13 CONSERVATION PRINCIPLES APPLICABLE TO THE SOUTH WEST ENTRANCE TO THE GALLERY (Identified as 8 in the table and in the overall plan)

- 7.13.1 Recognise that this portion of the Gallery, the vehicular entrance area for visitors, and its approach has been severely compromised by the Klein Street deviation. This has resulted in an extremely dangerous and busy point of entry and exit.
- 7.13.2 Urgent steps including the provision of traffic lights must be taken.
- 7.13.3 Once entry has been made, the route to the south side of the gallery is

not sufficiently obvious to the visitor. The process of entry, its safety, its clarity and general poor experience contribute much to the negative perception of the JAG and must be redesigned appropriately.

- 7.13.4 The layout is completely unresponsive to the South West Gallery (Lutyens / Howden) and its beautifully detailed pergola. Nor is there any concession to the original Lutyens layout for this area. In ignoring the building, the visitor is left wondering what purpose the pergola serves. This relationship needs to be reinstated in order to make sense of and conserve the connection between building and landscape.

7.14 CONSERVATION PRINCIPLES APPLICABLE TO THE EAST PARKING AREA: (Identified as 10 in the table above and in the overall plan)

- 7.14.1 Currently the area to the east of the JAG is allocated to parking reached via the access road between Gallery and railway cutting.
- 7.14.2 Presently this is reasonably unobtrusive in area in conservation terms due to the existing trees. Nevertheless the layout is completely unresponsive to the South East Gallery (Lutyens / Howden) and its beautifully detailed pergola. Nor is there any concession to the original Lutyens layout for this area of the park. In ignoring the building, the visitor is left wondering what purpose the pergola serves. This relationship needs to be reinstated in order to make sense of and conserve the connection between building and landscape.
- 7.14.3 With regard to the need for covered carports, it is preferable to not have carports at all and have small groups of vehicles parked beneath the shade of trees. Specifically, then with respect to carports which may be required with sheet metal roofs, the following to apply:
- 7.14.3.1 The number of carports should be kept to a minimum and placed away from existing buildings.
- 7.14.3.2 No shade netting permitted.
- 7.14.3.3 Have a single post per every 2 bays.
- 7.14.3.4 Posts must be set back approximately 3/4 of the depth of the total bay to allow for maximum manoeuvrability and minimum impact on the site.
- 7.14.3.5 Column spacing and roof sheeting must be tailored to accommodate and avoid the removal of trees. Cut-outs in the sheeting can be made and framed out to allow for tree trunks which fall outside the parking module.
- 7.14.3.6 Column bases to observe General Principles (above) and have the minimum footprint possible.
- 7.14.3.7 Internal Road surfaces permitted:
 Tarred surfaces with clay brick or stone edging
 Clay brick cobbles with clay brick on edge edging
 Concrete cobbles with clay brick on edge edging
 Only Interlocking concrete block with exposed aggregate finish.
 Open grid blocks which allow ground cover to grow through.
 Various permutations and patterning of the above.

7.15 CONSERVATION PRINCIPLES APPLICABLE TO JOUBERT PARK

(Identified as 1 in the table above and in the overall plan)

- 7.15.1 It is noted in the Aphae Wiew CMP that during the Meyer Pienaar extensions the original McFarlane cast iron fountain was removed from Joubert Park. Every attempt must be made to relocate this piece and to reinstall in its original position.
- 7.15.2 Instate as far as is practicable the originally intended Lutyens layout for Joubert Park including the circulation routes, planting patterns and canals.
- 7.15.3 Repair and restore the historic structures on the park including the Conservatory and Bandstand.
- 7.15.4 Remove extraneous structures including stores, yards etc if possible. If these elements are essential, they are to be altered to be more in keeping with the overall layout and quality of the park.

7.16 CONSERVATION PRINCIPLES APPLICABLE TO THE IMMEDIATE URBAN CONTEXT OF JOUBERT PARK AND THE ART GALLERY: (Identified as 12, 13, 14 in the table above and in the overall plan)

- 7.16.1 A Heritage Survey to be commissioned and conducted for all the buildings which are adjacent to Joubert Park and which form such an important urban edge.
- 7.16.2 A CMP to be drawn up and submitted for each of the buildings identified in the study and which makes reference to this CMP.
- 7.16.3 A properly integrated plan to be drawn up in which the bridging of the railway cutting and reclamation of Union Square as a Public Open Space are established. This bridging between road crossings to extend to the End Street Park and Doornfontein Station.
- 7.16.4 Relocation of the taxis, taxi ranks etc to within the depth of the railway cutting bridge in order to reduce their traffic impact around the Gallery entrance.

8 RESTORATION AND REPAIR OF THE JOHANNESBURG ART GALLERY:

- 8.1 This CMP acknowledges that the Johannesburg Art Gallery is currently in a poor state of repair as described and documented above. A detailed Specification of Work to be Done must be drawn up by the Heritage Architect in terms of a Record of Decision and submitted to PHRA-G for approval.
- 8.2 The Specification of Work to be Done (a separate contract document which is not part of this CMP but which conforms to the guidelines above) must acknowledge and include the following aspect set out below.

9 EXTERNAL REPAIR AND RESTORATION:

9.1 PITCHED ROOF OF THE ORIGINAL LUTYENS GALLERY:

- 9.1.1 The original Spanish clay roof tiles have been removed and replaced with new Spanish clay tiles. The present work is incomplete, poorly done and therefore unacceptable. The original materials, methods and quality of the

original must be reinstated if possible.

9.2 FLAT ROOF TO THE ORIGINAL LUTYENS GALLERY:

9.2.1 Flat roof areas have multiple layers of re-waterproofing. Waterproofing to be completely lifted down to the screed and falls checked and remade to rainwater outlets. All penetrations including lanterns, service pipes, ducts and parapet walls etc must be properly re counter-flashed as specified.

9.2.2 Plant plinths in concrete present an obstruction to the original simple drainage patterns and must be demolished. All new plant as required must be elevated on gms posts and framing to allow for the free passage of storm water beneath.

9.3 PITCHED ROOFS OF THE SOUTH WEST AND SOUTH EAST WINGS LUTYENS / HOWDEN WINGS:

9.3.1 The original Spanish clay roof tiles have been removed and replaced with new clay tiles. The work is incomplete, poorly done and unacceptable. The original materials, methods and quality of the original must be reinstated if possible.

9.4 FLAT ROOFS TO THE SOUTH WEST AND SOUTH EAST WINGS LUTYENS / HOWDEN WINGS:

9.4.1 Flat roof areas have multiple layers of re-waterproofing. Waterproofing to be completely lifted down to the screed and falls checked and remade to rainwater outlets. All penetrations including lanterns, service pipes, ducts and parapet walls etc must be properly re counter-flashed as specified.

9.4.2 Plant plinths in concrete present an obstruction to the original drainage patterns and must be demolished. All new plant as required must be elevated on gms posts and framing to allow for the free passage of storm water beneath.

9.5 CURVED COPPER ROOFS TO THE MEYER PIENAAR EXTENSION

9.5.1 Copper roof sheeting on felt underlay on boarding to barrel vault roof structures show numerous sites of inappropriate and ineffective surface repair. The curved roof forms, complex transitions between surfaces, unnecessary openings in surfaces along with damage and theft of the copper sheeting, have all contributed to a gallery roof that leaks.

9.5.2 It is obvious that the problems of water ingress are not simply dealt with by repair or even complete replacement of the sheeting with copper or even with cranked and profiled galvanized sheet metal. The issue is more profound than that.

9.5.3 It is the authors opinion that nothing short of a complete redesign of these roofs is required.

9.5.4 It must also be said that the present form of the vaulted roofs running parallel to the northern Meyer Pienaar additions introduces a series of apparently defensive obstacles between the Art Gallery and Joubert Park. The original concept of the Lutyens plan was for the north side of the completed gallery to link strongly into the park. In reconfiguring a simpler, less formally intrusive roof it is possible to solve both issues of water penetration and positive relationship to the park.

9.5.5 Proposed design guidelines for a new roof are set out below as part of this CMP:

9.6 DESIGN GUIDELINES FOR ALTERATIONS TO THE MEYER PIENAAR COPPER BARREL VAULTED ROOFS TO THE SEMI-BASEMENT

9.6.1 The original classical modular proportioning system to be followed in all alteration work including vertical dimensions, setbacks, openings, spacings, etc

9.6.2 Use of a simple roof form so as not to repeat the technical problems inherent in original barrel and box gutter solution. The overall form of the roof to be as unobtrusive as possible and by means of overhangs, low or flat pitch and setbacks to the roof / wall junction, to minimise its impact. The vertical face supporting the new roof to be light framework, trellised to encourage the growth of vertical planting.

9.7 FLAT ROOFS TO THE MEYER PIENAAR ADDITIONS

9.7.1 Flat roof areas have multiple layers of re-waterproofing. Waterproofing to be completely lifted down to the screed and falls checked and remade to rainwater outlets. All penetrations including skylights, expansion joints, service pipes, ducts and parapet walls etc must be properly re counter-flashed as specified.

9.7.2 Plant plinths in concrete present an obstruction to the original simple drainage patterns and must be demolished. All new plant as required must be elevated on gms posts and framing to allow for the free passage of storm water beneath.

9.8 RAINWATER GOODS GENERALLY

9.8.1 All rainwater goods including box gutters, fullbore outlets, downpipes, sumps etc to be cleared of any blockages and replaced to match existing where damaged. If necessary, particularly in the South West wing it may be required to break out the downpipes.

9.8.2 This work to be done carefully from the inside brickwork so as to leave the external sandstone facings intact.

9.9 EAVES, HIPS AND RIDGE CONDITIONS

9.9.1 Eaves, hips and ridges have been compromised by the removal of the original Spanish roof tiles and replacing with clay tiles which do not match the original tile module.

9.9.2 The eaves condition is unacceptable as are the ridges and hips of the tiled roofs and must be redone.

9.10 LANTERNS, SKYLIGHTS ETC

9.10.1 The original teak lanterns to the Lutyens and Lutyens / Howden galleries have been replaced in powder coated aluminium. In addition new powder coated aluminium louvres have been provided to these lanterns.

9.10.2 The new lanterns perpetuate a fundamental problem of the original in that there is insufficient threshold above the general waterproofing. The replacement does not conform to recognised heritage practice and must be restored to its original form while at the same time correcting any technical shortcomings such as with the sill levels.

9.10.3 Skylights to the Meyer Pienaar Addition admit water and require repair or replacement.

9.11 SANDSTONE, PRECAST AND IN-SITU CONCRETE COPINGS

9.11.1 Some sandstone copings to the original building have, through neglect, lack of suitable protection and expansion and contraction over time weathered badly and will need to be replaced in matching sandstone.

9.11.2 It is not permitted to substitute precast concrete copings where sandstone was originally used.

9.11.3 In-situ copings to the Meyer Pienaar Addition are have generally failed. Spalling of the surfaces reveals too little cover to the steel beneath. These will all have to be replaced. A suitable matching precast option where the quality can be more easily controlled is proposed.

9.12 SANDSTONE WALL FACINGS, TUSCAN ORDER (AS INTERPRETED BY LUTYENS) ARCHITECTURAL ELEMENTS, NICHEs, ETC.

9.12.1 Sandstone blocking course below cornice, entablature including architrave, frieze and cornice, ledges, projections, setbacks, mouldings, coffers, beadings show various degrees of weathering and decay due to water.

9.12.2 Generally wall surfaces are recoverable through proper cleaning but there are areas in which the stone has been plastically repaired and so has become seriously damaged. There are a number of instances where damaged stone will have to be cut back 100 mm from the face

and a new matching sandstone block inserted and grouted up.

- 9.12.3 Those decorative architectural elements in sandstone which are badly delaminating and damaged beyond repair will similarly be removed and replaced with matching stones.
- 9.12.4 It appears that the circular circular work found in the wall niches is not badly damaged and will only require proper cleaning.
- 9.12.5 The decorative urns to the South East and South West Galleries appear to be in reasonable condition. It is hoped that they are stable and their surfaces sound. This will be confirmed as the restoration work gets underway.
- 9.12.6 Of concern are the column bases and lower wall surfaces particularly on the south side of the original gallery. These will have to be carefully cut out, remade to match and reinserted.

9.13 FACE BRICK WORK

- 9.13.1 A characteristic of the Meyer Pienaar addition is the use of a pale silica face brick with flush joints and deeply raked joint every 5th course to match the sandstone rustication of the original building.
- 9.13.2 Apart from some surface staining related to water spilling over from blocked downpipes, the brick work is in good condition. All that appears to be needed generally is cleaning of the brick walls and the provision of suitable bird protection.

9.14 EXTERNAL WORK GENERALLY

- 9.14.1 In a building of this complexity there are numerous other external aspects which require attention such as the pergolas, window reveals and sills, paved surfaces etc. These to be dealt with during the course of the projected repair and restoration work in strict accordance with the conservation guidelines established in this CMP.
- 9.14.2 A great problem is the presence of pigeons and their roosting habits. Properly designed, well concealed bird proofing and netting to be installed where required.

10 INTERNAL REPAIR AND RESTORATION OF THE GALLERY

10.1 AREAS OF IMMEDIATE CONCERN

There are two major areas of concern currently within the JAG. Firstly there is the South West Wing (Lutyens / Howden) and secondly the north east semi-basement gallery / store (Meyer Pienaar).

10.1.1 THE SOUTH WEST GALLERY (LUTYENS / HOWDEN)

- 10.1.1.1 The existing woodblock flooring is damaged and lifting throughout and must be completely lifted, dried out and properly relaid to the original herring bone pattern with fielded edge.
- 10.1.1.2 The teak wall coverings to be stripped back, repaired / replaced as required and restored to the original.
- 10.1.1.3 Generally the remaining finishes including moulded teak rails, architraves and even ceilings and roof lights etc are in good condition internally and will require minimal repair and restoration.

- 10.1.2 THE NORTH EAST SEMI-BASEMENT GALLERY / STORE (MEYER PIENAAR).
- 10.1.2.1 This area is substantially water damaged. In particular the drywall partitions and screens as well as the service gondolas and dropped skim coated ceilings and bulkheads. The floor to this have a power floated granolithic finish and apart from surface cracks and some staining appear intact. In areas where a lino floor has been laid, this has been damaged and must be replaced.
- 10.1.2.2 The north basement wall shows signs of water. It appears from first examination that this too is the result of the complex roof and dysfunctional box gutter system and not of water which is penetrating the basement from below ground. Nevertheless this cannot be ruled out in which case an external agricultural drain will have to be constructed along the basement length to relieve this water pressure and the basement wall re-waterproofed from the outside.
- 10.1.2.3 There is no point in repairing or restoring the internal finishes until the barrel vaulted roof / box gutter problem is eliminated. We have proposed elsewhere that this can be done by replacing the present roof system with one of far simpler design. This will also allow for a more flexible and appropriate use of the space below for both exhibitions, installations and storage.

10.2 WOODBLOCK FLOORS TO ORIGINAL LUTYENS GALLERY

- 10.2.1 Generally in good condition. However the surfaces are marked, chipped and over polished. The floors must be sanded down and sealed to reveal their original qualities. No polishing permitted only recommended cleaning will be allowed.

10.3 SKIRTINGS TO ORIGINAL LUTYENS GALLERY

- 10.3.1 Generally in good condition. Skirtings and quadrants are painted white. These to be stripped, repaired where required and restored to their original teak appearance.

10.4 DADO AND DADO RAIL TO ORIGINAL LUTYENS GALLEY

- 10.4.1 Generally in good condition The dado is plastered and painted out in white. Original photographs indicate a dark wall covering, tonally

matched with the exposed teak joinery generally. These to be stripped and restored to their original state.

- 10.4.2 Dado rail is painted white. To be restored to its original exposed teak finish.

10.5 WALL SURFACES TO ORIGINAL LUTYENS GALLERY

- 10.5.1 Generally in good condition. Teak boarding clad with rough weave canvas covering painted white providing a fixing surface for the mounting of picture frames. To be painted to match the original dark toned finish. Only conventional fixings permitted, no projecting brackets etc to be used in this part of the Gallery.

10.6 MOULDED TIMBER ARCHITRAVE, FRIEZE AND CORNICE TO ORIGINAL LUTYENS GALLERY.

- 10.6.1 Generally in good condition. Only slight water staining in areas. Repair and refill as required and restore to original by repainting out in white.

10.7 VAULTED PLASTERED CEILINGS, CEILING PANELS, DECORATIVE CEILING PANELS AND PLASTER GARLANDS TO THE ORIGINAL LUTYENS GALLERY.

- 10.7.1 Generally in good condition. Some minimal cracking and water staining in areas. Repair and refill cracks as required and restore to original all white painted appearance.

10.8 MOULDED TEAK DOOR SURROUNDS TO ORIGINAL LUTYENS GALLERY

- 10.8.1 These are all currently painted white but are in good condition. Strip paintwork and restore to original teak finish.

10.9 SKYLIGHTS TO ORIGINAL LUTYENS GALLERY

- 10.9.1 Repair and restore to original including replacement of ventilation grilles.

10.10 LIGHT FITTINGS TO ORIGINAL LUTYENS GALLERY

- 10.10.1 Where possible, remake to original pattern and replace current pendant fittings. Remove all modern light tracks, spots etc and provide completely new lighting solution carefully considered, low energy, low heat output and designed in conjunction with the Heritage Architect.

10.11 SERVICES GENERALLY TO ORIGINAL LUTYENS GALLERY

- 10.11.1 Remove all surface mounted cabling, conduits and trunking. This is not permitted in any form. Remove projector shelf inserts to doorways. This is not permitted.

10.11.2 All air handling and ventilation grilles to be concealed where possible and unobtrusive. Advantage must be taken of the numerous routing possibilities that exist within the multiple voids which articulate the Gallery spaces.

10.11.3 All rerouting to be done under the supervision of and in conjunction with the Heritage Architect.

10.12 DOORS TO ORIGINAL LUTYENS GALLERY

10.12.1 These are generally in good condition. To be serviced properly and keys cut where required to original patterns. Keys to be properly and consistently labelled and stored in the Porters office.

10.12.2 Where door furniture is damaged, to be repaired by specialist and reinstalled in full working order.

10.13 WINDOWS AND FANLIGHTS TO ORIGINAL LUTYENS GALLERY

10.13.1 These are generally in reasonable condition but require some level of repair and restoration. Correct and service all window furniture.

10.14 SOUTH WEST AND SOUTH EAST WINGS (LUTYENS / HOWDEN)

10.14.1 Generally the interior of the gallery spaces and lobbies to be as above (see description of damage and repair to South West Gallery above).

10.14.2 Dado rails have painted upper surfaces. These to be stripped and restored to their original teak finish.

10.14.3 Moulded teak architraves are to remain with teak finish in contrast to the painted architraves of the original Lutyens Gallery.

10.15 VESTIBULE AND ROTUNDA: CUT SANDSTONE FLOORS, STAIRS, SKIRTINGS AND VAULTS (LUTYENS / HOWDEN)

10.15.1 Particularly to the South West Wing there is extensive water staining and efflorescence deposition to the sandstone which is used for the walls, mouldings and vaults. This requires expert cleaning and the restoration of the surfaces.

10.15.2 Similarly granite floor surfaces require restoration.

10.16 ROOF LANTERNS (LUTYENS / HOWDEN)

10.16.1 These have been damaged by water and require repair and restoration. Only original materials such as teak framing etc are permitted and no aluminium substitutes are allowed.

10.17 COURTYARD BETWEEN ORIGINAL GALLERY AND MEYER PIENAAR EXTENSION

- 10.17.1 Remove illegal temporary roof framing steel sections to courtyard including all railings and fixings into the building and repair any damage as necessary.
- 10.17.2 Remove timber flooring system and restore to original paved and planted space as directed by the Heritage Architect.

11 MEYER PIENAAR EXTENSIONS

- 11.1 It must be noted that in terms of Heritage Values as established by this CMP adaptive reuse and functional alterations are permitted to the Meyer Pienaar Extensions. In fact in terms of the current state of this section of the JAG it is vital that alterations be made to correct the basic problems which have caused the extensive and on-going damages suffered since inception.

12 SEMI-BASEMENT

12.1 STORES AND GALLERIES

- 12.1.1 Extensive water damage to all surfaces and services. Requires complete refurbishment.

12.2 LIBRARY (WEST END)

- 12.2.1 This area has been spared much of the catastrophic damage of the east side. Requires minor surface repairs and redecoration. Services to be checked and upgraded as required.

13 GROUND FLOOR

13.1 GENERALLY

- 13.1.1 Forms a link to the original Lutyens Gallery. Generally it is the skylights, surrounding areas and floor surfaces beneath which require repair and refinishing. A basic flaw in the original building is the omission of skirtings to all wall / floor junctions. This has resulted in unavoidable and persistent marking of the lower part of the plastered and painted wall surface. New timber skirtings must be fitted.
- 13.1.2 The lift does not work and must be properly serviced and maintained. The foyer and Bookshop area shows some signs of water staining requires redecoration. Suitable handrails must be provided to the pair of unguarded stairs which drop down to the Basement. Water penetration through the complex flush glazing to the South Courtyard must be prevented and bird proofing installed. Lighting and display opportunities need to be reviewed.

13.1.3 Service areas require refurbishment and checking of all service installations.

13.2 WEST OFFICES

13.2.1 Generally in reasonable condition. Some signs of water penetration. The external level of paving is above the full height aluminium glazing resulting in a semi-basement condition. Power trunking runs along the internal face directly below the glazing and is therefor exposed to water seeping through. This condition must be revised and altered.

13.3 EAST RESTORATION AND CONSERVATION WORKSHOP

13.3.1 This area, while spared most of the damage seen elsewhere, is vitally important in terms of the role it plays in the JAG and the art works that are in its specific care. The double door to the Workshop is damaged and requires complete replacement with a suitable high security door. Some minor signs of water marking on surface. Repair and redecorate. The north window condition is the same as above and must be corrected.

13.3.2 There appears to be insufficient security and this must be given priority.

14 FIRST FLOOR

14.1 LIFT LOBBY

14.1.1 Lift out of commission. To be regularly serviced. Glazing is streaked, difficult to clean and unsightly, design to be reviewed.

14.2 COFFEE SHOP

14.2.1 Currently not in use as intended. Storage space at present due to the water in other places. Coffee shop to be re-commissioned and with a suitable service provider in mind.

14.3 BOARDROOM (WEST END)

14.3.1 Some evidence of water penetration particularly at the window balcony condition which is similar to that below in that the outside is above the level of the inside. This must be corrected as the power skirting is exposed to water.

14.3.2 The balconies to the north and south have lifting and broken tiles, broken fullbore gratings and the copper clad boxed eaves have sagged due to the barrel vault box gutter system not functioning. This all needs review and redesign.

14.4 CHILDREN'S ART WORKSHOP (EAST END)

14.4.1 As for the Boardroom, see above.

15 CONCLUSION:

- 15.1 There is an urgent need to attend to the problems of previous poor heritage strategies and inadequate workmanship which have attempted to repair and restore the JAG. The technical problems thereby created are substantial and now require an immediate emergency response in the form of a temporary tensile roof structure to be erected over the South West Gallery and the north east semi-basement barrel vaults.
- 15.2 The Johannesburg Development Agency (JDA) have commissioned this Audit and CMP in response to the current state of the JAG with the intention of properly allocating resources over three financial years to fund the repair and restoration work.
- 15.3 The body of this Audit and CMP sets out in some detail the areas of concern and the conservation principles to be observed in undertaking work on the JAG.
- 15.4 This Audit Report of which this CMP forms a part, holds that the heritage significance of the Johannesburg Art Gallery, specifically the original Lutyens Gallery (1915) and the South East and South West wings (Lutyens / Howden) (1940), is of national if not global cultural importance.
- 15.5 It is therefore a recommendation of this study that those sections of the Johannesburg Art Gallery identified above be declared a National Heritage Site in terms of the National Heritage resources Act (Act 25 of 1999).
- 15.6 The heritage status of Joubert Park too needs to be affirmed and the constraints set out above, ratified by PHRA-G in a Record of Decision.

Jonathan Stone

31 October 2017