Submitted as part of the requirements for the degree of
Magister in Architecture (professional)
In the faculty of Engineering, Built Environment and Information Technology.
November 2005
Johannesburg is by international standards, a young city. Yet in its brief existence, just under 120 years, it has exploded from a mining camp into a metropolis - the economic capital of both South and Sub Saharan Africa (Johannesburg Development Agency, www.jda.co.za).

The rapid, and in most cases, poorly planned development of the city has resulted in the destruction of many of the city’s heritage resources. Today historical buildings and historical areas exist side by side with contemporary office and residential tower blocks - juxtaposing the city’s past and present in the constant struggle for new space for development and densification. Past and present exist simultaneously, if not always harmoniously - a collision in space and time.
CONTENTS

1 Introduction

2 Problem Statement
   Decentralisation
   Opportunities in the Johannesburg CBD

3 Context Study
   Urban Development Framework
     Demographics
     Housing
     Trends
     Implications
     Vision 2030
   Site choice within the greater context
     The Financial District
     Government Precinct (Kopanong)
   Client Profile
     Urban Ocean + The Johannesburg Development Agency
     Johannesburg historical context

4 Baseline Criteria for Intervention in the Precinct

5 Discourse
   The creative class
   The role of historical conservation
   Problems threatening heritage
   Ways of protecting heritage
   The danger of monumentalisation
   The value of heritage
   Intangible aspects of heritage
   Interventions in historical settings
   A brief history of the birth of modern historical consciousness
   The role of conservation in re-vitalising the Johannesburg inner city
6 Urban Design Theories
   New urbanism

7 Influences
   Bank City, Johannesburg, Revel Fox Associates
   Constitution Hill Complex, Hillbrow, Johannesburg, OMM + Urban Solutions
   Mobile City, Johannesburg, Susan Woolf

8 Design Development
   Background
   Initial Concept
   Resolution of Concept

9 Technical Investigation
   Materials
   Environmental Issues
   Structure
   Fire Management
   Technical Documentation

10 Baseline Study

11 List of Illustrations

12 Selective Bibliography