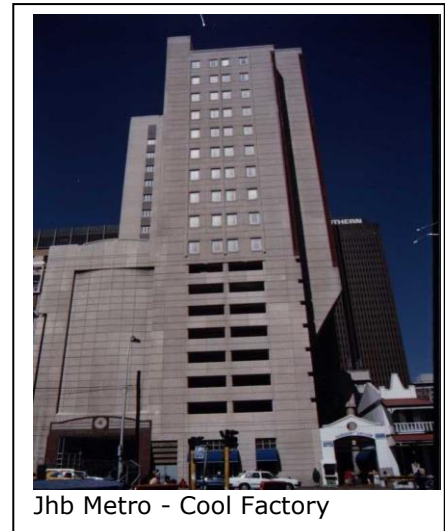
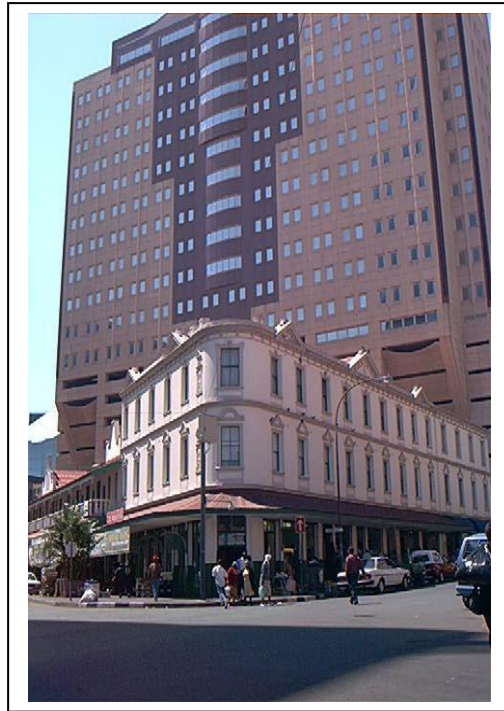


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

Compiled by: Dr JJ Bruwer, 2002-07-29 JJ Bruwer ©

NAME OF PLACE: Ernst & Young House

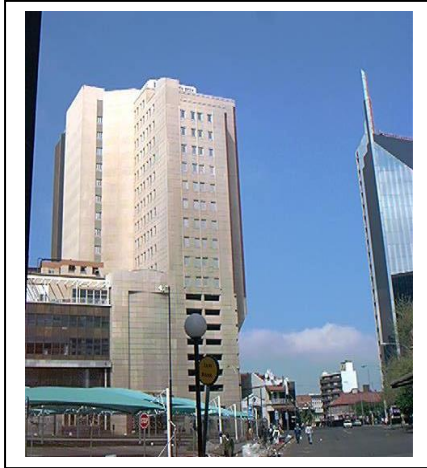


Jhb Metro - Cool Factory

Previous/alternative name/s :

LOCATION: Street : President
Street number : 39
Stand number : 754 (previously 482)
Street : Pritchard
Street number : 4
Stand number : 765 (previously 471)
Block number : 0

ZONING: Current use/s : General
Previous use/s :



DESCRIPTION OF PLACE:

The Ernst & Young House is a very “handsome” building. The red granite centre piece of the building reminds you of the head of a young bull, a side view of the building leads one to the same conclusion. Looking at the building from Diagonal Street, the bow windows on the top section of the building pays tribute to the round corner (i.e. Diagonal and President Streets) and the Carmel Building.

This is a 19 storey building comprising 12 floors of offices and seven parking levels, with retail and residential accommodation. It occupies a prime position, backing onto The Star building. It overlooks the historic Indian shops on Diagonal Street and faces the Johannesburg Stock Exchange

and First National House.

Because of the narrowness of the site, the building has only a small service basement. Since the basement of the adjacent Star building is about 20m deep, the new building had to be placed on piled foundations 22m deep.

CONSTRUCTION MATERIALS:

The exterior is covered with precast panels and red granite has been used to decorate the west façade.

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ERNST & YOUNG HOUSE
AND THE “TRADERS ALLY”
OFFICIALLY OPENED BY
MR M.B. HOFMEYR
CHAIRMAN
JOHANNESBURG CONSOLIDATED INVESTMENT COMPANY LIMITED
9 MAY 1990

ARCHITECT/BUILDER:

RFB Consulting Architects

CONSTRUCTION DATE:

On plan :
Completion : Approx May 1990



BUILDING STYLE:

Post Modern Eclectic (Urban Features).

BUILDING TYPE:

Office building.

ENVIRONMENT:

This tall building contributes to the New York sky-line of Johannesburg. Refreshing in colour and texture, in contrast to the Life Centre, dwarfing its neighbours, the building boasts confidence in the Inner City of Johannesburg.

CONDITION:

URGENT ACTION:

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

PROTECTION STATUS: (under National Heritage Resources Act, 1999)

- General protection: Section 34(1) structure/s
- Formal protection: provincial heritage site
- national heritage site
- provisional protection
- heritage area
- listed in provincial heritage resources register

Relevant Gazette Notice:

Gazette description:

FORMER PROTECTION STATUS: (under National Monuments Act, 1969)

NOTES:

DEEDS INFORMATION:

Original ownership:

T5483/1988 Mine Officials Pension Fund
T5483/1988 Mine Employees Pension Fund
VA 3817/2001 Mine Officials Pension Fund
B33520/2001 Growthpoint Prop Trust
T51164/2001 Growthpoint Prop Ltd



PRE-HISTORY OF SITE:

Stand No. 765: The building previously situated on this stand was demolished with the consent of the NMC. It was a double storey building (1988)

Stand No. 755: The building previously situated on this stand was surveyed by the NMC but in 1988 in the NMC's report i.c.w. the proposed designation of the Diagonal Conservation Area, this building was reported to have been demolished, i.e. with the consent of the NMC. It was a double storey building with shops at ground level and flats above.

Reference in The Star Metro, 13 October 1988: "Colourful trading lane to remain" / Property News from Planning 101 January 1989 - "Work under way on Diagonal Street development" to what started out as one of the City's most controversial developments, ending in a common understanding of the cultural and historical issues involved. This followed sensitive discussions between the City Council, NMC, the developer JCI, the owner Mines Pension Fund and the trading community concerned. "The JCI project is a major element in the redevelopment of Newtown, where the issue of redevelopment in the context of the conservation of the architectural and urban heritage, and the safeguards of the rights of tenancy for historic residential communities, will be an ongoing concern."

1990 – The Ernst & Young House was developed by Johannesburg Consolidated Investment (JCI).

GENERAL NOTES:

SOURCES:

NMC File 3/1/3/Joh/111: Appendix – Diagonal Street Conservation Area, Johannesburg (included in this file is a coloured photograph of the double storey buildings previously situated on Stand No. 754 as well as 765)

NMC File 9/2/228/21: Saxonia and Hanson Building, Diagonal Street, Johannesburg.

NMC File 3/1/3/Joh/111: Diagonal Street Conservation Area.

NMC File 3/1/3/Joh/98: Diagonal Street.

Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City - Metropolitan Planning, Johannesburg Metropolitan Council (Cool Factory)

Registrar of Deeds, Johannesburg

RECORDED BY:

Johann J and Catharina JM Bruwer.
Photographs by Chris JH Coxen (unless otherwise indicated).

ASSESSMENT OF CULTURAL SIGNIFICANCE:

Historic Value:

- Associated with historic person, group or organisation
- Associated with historic event or activity

Architectural/Aesthetic value:

- Important example of building type
- Important example of a style or period
- Fine details, workmanship or aesthetics
- Work of a major architect or builder

Social/Spiritual/Linguistic value:

- Associated with social, spiritual, linguistic, economic or political activity
- Illustrates an historical period

Scientific/Technological value:

- Example of industrial, technical or engineering development/achievement
- New, rare or experimental building techniques