

76.3.6. Sage Life.



Erf Number:	5180 (previously 730 - 732; before that 1641 - 1643).
Name:	Sage Life Towers.
Architect:	E.I. Graff, Kruger Associates Incorporated.
Previous Names:	None.
Approved / Existing Plans:	None.
Date of Construction:	1985/6.
Architectural Style / Aesthetics :	Post Modern.
Historical Use:	Office.
Current Use:	Office.
Intended Use:	Office.
Rarity or Technical interest:	Sage life is a relatively intact example of the final 1980s Post Modern building boom in downtown Johannesburg.
Relationship to setting and place:	The building forms part of a cohesive collection of "Sage" buildings constructed on the city block, faced in similar styles, with similar materials, and of similar massing and scale.

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Relationship to historical aspects:	Forms a built document of the development of Johannesburg during the last two decades of the Twentieth Century.
Social Importance:	n/a.
Modifications:	Few.
Integrity of current Structure:	Structure survives in relatively in-tact condition.
Known lost aspects or changes made:	None.
Scientific or Research Potential:	Elegant example of 1980s Post Modernism.
Other:	None.
Protection:	No.
2002 - 2015 Historical information:	Part of Koponong Project since 2002.
Significance:	The building forms part of a cohesive collection of “Sage” buildings constructed on the city block, faced in similar styles, with similar materials, and of similar massing and scale. The elegant design of the building is an interesting reference to Brazilian Modern Movement architecture. The building is set back and provides public space.
Section 3.3 of NHRA:	e & f.
Grading:	Culturally Significant - grade to be confirmed following full heritage study.
Current Condition - Exterior:	Fair.
Current Condition - Interior:	Fair.
Recommendations - Exterior:	The exterior survives relatively in tact and forms an elegant example of 1980s Post Modern Johannesburg architecture with Brazilian references. The exterior should be retained.
Recommendations - Interior:	Interior fit out is low grade contemporary office, not worthy of retention.
NHRA Applications:	None - currently the building is not 60 years old.
Recommendations - Overall:	The facades of this building should remain as original, repaired and cleaned as needed. The pavement plaza must be retained, palisade fencing should be removed in order to reinstate this public space.

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Designed in 1985 by Graff Kruger Associates, Sage Life Towers presents a good example of Post Modern Corporate architecture in the latter part of the 20th Century in Johannesburg. The building facades survive in original condition. *“The mysterious glass cocoon (curtain wall) gives the building an almost fragile look.”*⁴⁷

Sage Life consists of a ground floor, 13 floors of office accommodation and a pent-house office floor 15 levels up, additionally, the building contains 3 parking basement levels.



Contemporary image - corner facade.

47. Chipkin, C. M. (1993), page 422.



Contemporary image - detail of concrete structure.



Contemporary image - interior of building.



Contemporary image - interior of building.