

6.3.7. Sage West.



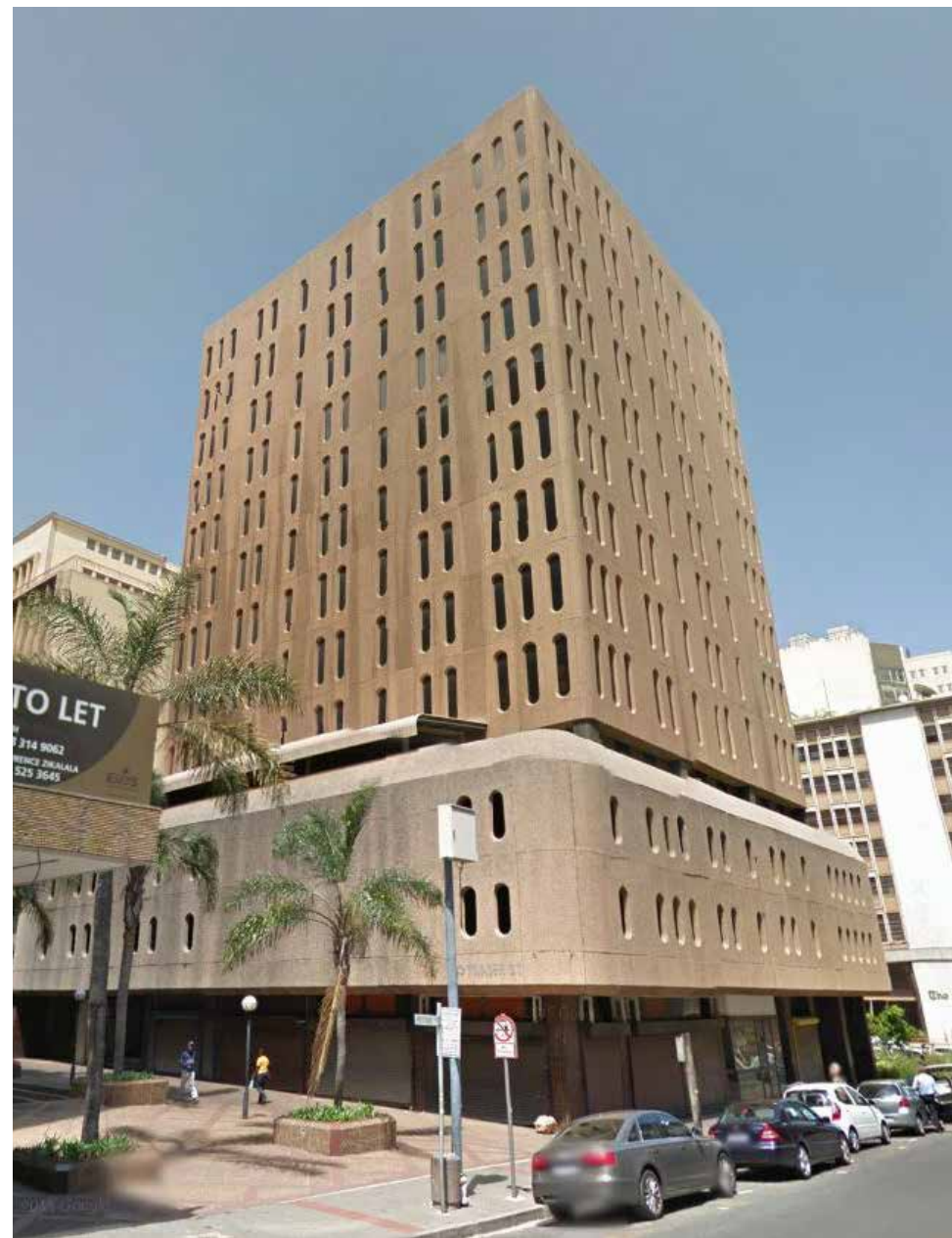
Erf Number:	4699 (originally 1635, 1635A, 1636 and 1637).
Name:	Sage West.
Architect:	Bental, Abramson & Partners.
Previous Names:	Argo Building & Allianz Building.
Approved / Existing Plans:	None.
Date of Construction:	1975
Architectural Style / Aesthetics :	Brutalist.
Historical Use:	Office.
Current Use:	Offices.
Intended Use:	Offices and possible ground floor retail.
Rarity or Technical interest:	Example of Brutalist Architecture.
Relationship to setting and place:	The building forms part of a city block, however, the relationship to neighbouring buildings in terms of scale or mass, and its contribution to the streetscape is limited.

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Relationship to historical aspects:	Forms a built document of the development of Johannesburg in the second half of the Twentieth Century.
Social Importance:	n/a.
Modifications:	The building exterior survives largely in-tact.
Integrity of current Structure:	Structure survives in relatively in-tact condition.
Known lost aspects or changes made:	None.
Scientific or Research Potential:	Limited/fair example of Brutalist architecture in Johannesburg.
Other:	None.
Protection:	None.
2002 - 2015 Historical information:	Part of Koponong Project since 2002.
Significance:	Limited.
Section 3.3 of NHRA:	d.
Grading:	n/a.
Current Condition - Exterior:	Fair.
Current Condition - Interior:	Fair.
Recommendations - Exterior:	Exterior value is limited, not worthy of retention.
Recommendations - Interior:	Interior fit out is low grade contemporary office, not worthy of conservation.
NHRA Applications:	None - currently the building is not 60 years old.
Recommendations - Overall:	The building may be demolished, providing opportunity to construct a new building that links with the vacant site (Building 10 – previously Elizabeth Hotel).The new structure or refurbished existing building should be polite to the surroundings, similar to Bank City located across the road – respect the scale of the area. Fraser Street forms a public boulevard, retail should be incorporated on the ground level of the building.

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Built in 1975 by Bental Abramson and Partners, the facades of Sage West survive in original condition. The structure comprises Ground Floor retail, motorcar garaging on First and Second floor, and Office Accommodation from third to twelfth floors.



Contemporary image - corner facade.