


JOHANNESBURG



HERITAGE FOUNDATION

07 February 2021

Tebogo Molokomme

Statutory Bodies: Provincial Heritage Resources Authority: PHRA-G

Gauteng Department of Sport, Arts, Culture & Recreation

Tel: 011 355 2545 Mobile: 072 932 0866

Dear Tebogo,

Application in respect of 92 Osborne Road, Norwood

The owner of 92 Osborne Road, Norwood (Rem Erf 163, Norwood), has submitted an application to rezone the property from Residential 3, at a density of 70 du/hectare, for the purposes of building 9 dwelling units on the site.

This would require the demolition of the house on 92 Osborne Road, which was built in 1911 for TR Jones. The house is the oldest remaining building in Norwood, and one of the oldest intact bungalows in Johannesburg. It is a fine example of residential Edwardian architecture. Though not well maintained, it is virtually unchanged from the original design – plans of which are attached as an appendix.

We believe that the applicant is disingenuous in submitting a rezoning application without first submitting an application to the PHRAG, as the rezoning would necessitate the demolition of these structures.

The Johannesburg Heritage Foundation will use all rights available to it to oppose the demolition of this important heritage structure.

Yours sincerely,



Brett McDougall

Chairman, Joint Plans Committee East

INCORPORATING PARKTOWN & WESTCLIFF HERITAGE TRUST

'NORTHWARDS' 21 ROCKRIDGE ROAD | PARKTOWN | JOHANNESBURG | 2193

www.joburgheritage.co.za | email: mail@joburgheritage.co.za

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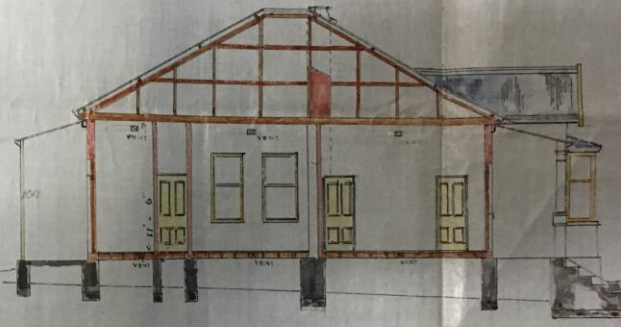
NON PROFIT ORGANISATION NO: 001-346 NPO

PLAN OF PROPOSED HOUSE TO BE ERECTED IN
NELLIE ROAD AND OSBORNE ROAD NORWOOD
FOR MR. T. R. JONES.

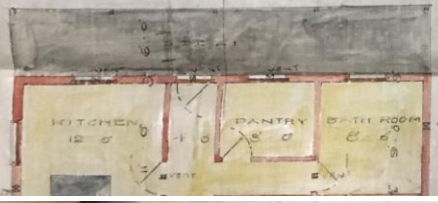
SCALE 1/8 INCH = 1 FOOT



FRONT ELEVATION



SECTION THRO A. B.



FRONT ELEVATION

Municipal Council of Johannesburg.

APPLICATION FOR APPROVAL OF PLANS.

to be kept 25.0 away from street.

WARNING—ELECTRIC CABLES.

Persons and others are hereby cautioned that any person interfering with ELECTRIC CABLES either above or below ground will be rigorously prosecuted and held liable for damages.

ELECTRIC CABLES ARE DANGEROUS TO TOUCH.

LIGHTNING.

The attention of the public and property owners is directed to the damage from lightning in the Transvaal, which is very much greater than in countries in Europe and America, and it is strongly recommended that in all cases a bar, band or strip of iron or copper should be attached metallically to the feet or shoes of downpipes and the lower end carried down into damp earth or into a bed of charcoal or ashes buried in the earth or preferably metallically united to the water service pipe.

[Handwritten signature]

March 23rd 1911

Department. *107*
 Receipt *1/37*
 APR 1911
 Value *850*
 Genl. Enr. *8*
 Nat. Enr. *2*
 Mines. Enr. *1*
 Nat. Enr. *1*
 Foundations *1*
 Drains *1*
 Com. *1*
 Test *1*
 Finished *1*

To the TOWN ENGINEER,
 MUNICIPAL COUNCIL OF JOHANNESBURG.

I herewith beg to submit Plans, Sections, and Elevations for *House*
 (New Building, Alteration, Addition or Drainage.)

New Building

under the *Domestic*
 (Insert whether of Public Building, Warehouse, Office or Domestic Building Class.)

Class to be executed by me on Stand No. *Lot 163* Township *Howwood*
 such Stand having frontage to *Hellie Road and Osborne Road* Streets, and also

submit the following proposed means of construction and other particulars:—
 External Walls to be built of *Brick* If Brick, state quality *Stock*
 Internal Walls to be built of *Brick* If Brick, state quality *Stock*
 Mortar in Walls to be composed of *Lime Mortar*
 Damp Course to be of *Asphalt*
 Foundations to be of *Stone* Mortar composed of *Lime & sand*
 Roof to be covered with *Corrugated Galv. Iron*
 Stairs—width of Going *15 inches* in *15* in Riser *15* in

(Floors of Stables and Closets are to be of impervious material—to be coloured grey on Plans)

Scantlings of Timber:

	Inches.	Inches.	Inches.
Ground Floor Joists	<i>4 1/2</i> x <i>1 1/2</i>	spaced <i>16</i>	apart.
First Floor Joists	x	spaced	apart.
Other Floor	„	x spaced	apart.
Roof Ceiling	„	x spaced	apart.
Roof Rafters	<i>4 1/2</i> x <i>1 1/2</i>	spaced <i>4</i>	apart.

Means of Water Supply *Well*

NOTE.—Applicants are recommended to acquaint themselves with the Water Bye-Laws of the Council.

Drainage Arrangements:

- Material of Sewage Drains
- „ Soil Pipes
- „ Waste Pipes
- „ Ventilation Shafts

(State if Trapped and Anti-Syphoned)

Habitable Rooms.—Will the Window Space be at least 1/10th area of Floor?

Yes

Will there be Gutters and Down Pipes on Roof?

Yes

Closets.—Will each be provided with at least 2 sq. ft. of light and Ventilation?

Yes

Waste Water.—How disposed of

(Whether in Tanks or Vivian Pools Trenches)

Architect (if any)

Address of ditto

(Signature of Owner) *J. R. Jones*

OWNER IS ALSO TO SIGN PLANS.

P.O. Address of Owner *114. Jagg. Road. Howwood.*

NOTE.—Extra particulars are to be furnished in regard to Public Buildings, High Buildings, and Fire-Proof Structures. Statistical proofs to be given of Steel Roof or other Trusses.

PUBLIC BUILDINGS.—Applicants for approval of Plans of Public Buildings should ascertain for themselves the requirements of the Health and Fire Departments regarding ventilation and fire appliances before submitting plans to the Town Engineer. The Fire Department should also be notified regarding all buildings in which fire escapes are required under the Building Act.