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Mitchell's Pass seen from an elevation of 7,000 feet on the Mosterthoek Twins Mountain. Ceres is located on the near fringe of the plain immediately behind the mountain in the right middle distance. The road and railway communications follow the course of the river. The Witzenberg and Tulbagh Mountains form the background.

THE FUTURE DEVELOPMENT OF CERES, C. P.

A Report of the Town Survey originally prepared by the Sub-Committee of the Town Planning Association of the Cape. Redrafted, shortened and prepared for application.

by D. R. Harper, B. Arch., A.R.I.B.A.

EXISTING CERES

GEOGRAPHICAL

Ceres owes its existence to its geographical position. It is amply supplied with water and strategically placed in relation to very fertile farming lands and acts as a reception centre for farm produce and a market town serving a large rural area. Its gradual development since its foundation in 1854 has mainly run parallel with the development of the fruit farms and the increasing export of high grade deciduous fruit made possible by the provision of refrigerated shipping. The area on the plateau above Michell's Pass suitable for such farming is relatively small and lies close to the westerly fringe of mountains which provide the source of water supply. To the west the land of the plateau soon assumes Karroo-like conditions, with meagre rainfall and with a vast hinterland, sparsely populated and with no adequate outlet. Supplies to the Ceres area and produce from the farms, therefore, are all transported through Michell's Pass. Ceres stands immediately at the head of the Pass at a height of 1,480 feet above sea level, and below, on the main railway line, is Wolsley. For many years the road access through the Pass must have been a somewhat hazardous venture, but the establishment of a branch railway line from Wolsley up the Pass in 1911 has improved Ceres' accessibility and particularly improved the means of distribution to the large urban centres and to the port of Cape Town. Here recently the development of efficient motor transport has offset, to some extent, reliance upon the railway, and the road up the Pass is now being improved and will soon be a first-class motor road. The 79 miles motor drive from Cape Town can be accomplished in three hours.

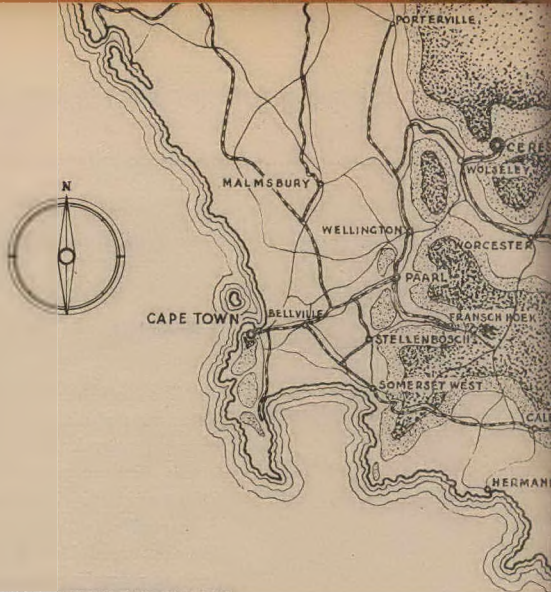
CLIMATE

The altitude of Ceres is responsible for an invigorating climate most pleasurable to those who normally work at lower altitudes. While the summer days are hot, the evenings and nights give a cool respite. In the winter, the nights are cold, and when affected by the snow on the surrounding mountains, very cold indeed. Most of the rain falls in winter, and an average of 42 inches a year precipitated from the westerly mountains is the basic reason for the luxurious growth of trees and flowers. The winds are rarely strong and the town is protected from the Cape "South-Easter" by the ring of mountains.

GENERAL LAYOUT

Ceres has thus all the necessary conditions likely to provide the basis for an attractive town, and in point of fact is admitted to be one of the most attractive inland towns of the Cape. Situated within and below a semi-circle of high mountains which for

LOCALITY PLAN SHOWING A
ROAD AND RAIL SYSTEM.



AIR PHOTOGRAPH OF CERES



A.P. 4045b of the Town of Ceres,
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brief periods each winter are snowcapped, it claims some of the characteristics of Switzerland with some justification, for to the west, at any rate, it is fringed with fir trees and streams run perennially off the mountain slopes. The Dwars River runs through the town on its way to the Michell's Pass, and provided an opportunity for the attainment of exclusive character and the development of an amenity which at the time of the planning of the layout of the town were practically ignored. The town is laid out on a grid-iron pattern of streets which was general in the development of South African towns, and indeed remains a common practice to this day, in spite of the widely known advances in town planning research and the developments in analysis and statistical method. The streets thus are monotonous and lack any specific character in relation to their usage and traffic facilities. In relation to the number of buildings served, in common with all grid-iron plans, the streets are wasteful in length and frequently unnecessarily wide. Most of them are saved from being dreary by a magnificent heritage of oak trees which give shade and character of the town. The grid-iron is interrupted by the irregular course of the Dwars River, and only one road—the Main Street—is continuous, crossing the river by means of a reinforced concrete bridge. All traffic converges, therefore, to this bridge. A footbridge higher up the river provides a crossing for pedestrians into an attractive Oak Wood. Beyond the bridge to the east and behind the Main Street lies the black spot of Ceres—unplanned, unhealthy glebe land of about 35 acres, owned by the English Church, and occupied by the greater percentage of the Coloured population of the town, living in huts and bungalows in various stages of decay, very often of their own erection, overcrowded, insanitary, and lacking even the urban necessity of reasonable road access.

The railway, extended now to Prince Alfred Hamlet, forms the southern boundary of the glebe land, and in its somewhat unnecessarily meandering route to Bon Chretien, has tended to vitiate the useful 80 acres of common land bounded by the loop in the river, at the moment used for the depositing of night soil and as a site for a native location, and as a camp for the seasonal workers who come to Ceres for the fruit season. The Municipality have planned and erected a first instalment of a non-European sub-economic housing scheme in a corner of this commonage. Further to the east on the main street lies the "Farm House," standing in large grounds which await sub-division. About 43 acres of new rateable property will eventually accrue to the town.

Two new factories—one a dehydration plant and the other a dried fruit packing factory—have just been erected on the north-east fringe of the town, the former actually being outside the town's administrative boundaries.

BUILDINGS

The buildings in Ceres, both public and private, in general have little architectural merit; unfortunately Ceres has grown up in a period of architectural sterility, and the earlier unpretentious small houses with corrugated iron roofs and simple covered stoeps are the best it has to offer. The more modern buildings, particularly in the Main Street—the shops and the town offices, for example, display the coarse, pretentious and yet completely superficial details of what is erroneously thought to be modern architecture. Many of the recently erected houses have the same characteristics. The Government and Provincial Administration buildings are of standardised type following the usual pseudo-



Three houses in Town Square.

House in Orange Street.

Georgian eclecticism . . . a safe, simple architecture, but hardly an answer to the modern problems which these buildings are supposed to solve. Ceres, with its pleasant and truly South African setting, deserves better of its buildings.

The shops have concentrated in the Main Street, principally on the east side of the bridge, and the two main licensed hotels are both in this same street, one at either end of the town.

There are about 430 sub-divided lots in the town, of which about 150 remain unoccupied by buildings. No doubt many of these unoccupied lots are owned by the



The Dutch Reformed Church
Town Square, CERES

neighbouring property owners as an extension of their properties, but there obviously still remains a great number which will be developed in the future.

POPULATION

The European population at the last Census was approximately 1,600. The non-European population is not known with any accuracy, though it is estimated at about 2,400. There appears to be, very approximately, 90 houses on Municipal land, and 46 new sub-economic houses gives a total of not more than 300 dwellings for the non-Europeans. If this is so, then some gross overcrowding exists. Professor Wagner's social survey of the town, which is now being undertaken, should serve to clarify the state of these living conditions, but even now it can be said that Ceres cannot afford to allow such conditions as exist in most of the glebe land to continue without grave repercussions on its future health and prosperity.

SERVICES

The harnessing and canalising of the water supply is a real achievement, and the attractive open sluits give character to the streets and are the main cause of the luxurians growth in the gardens and fields. With the exception of a small number of properties with septic tanks, night soil collection is general in the town. Electricity is supplied from a local power station operated by water power in the winter months, but requiring supplementing by motor in the summer. The station is working to practically its maximum capacity. No fire-fighting apparatus exists in the town, and beaters must deal with the periodic fires that break out.

RECREATION

The altitude of Ceres, its geographical position and the climate which results make the town an attractive one for holiday-makers. Many of the surrounding farms have added to the town's somewhat limited accommodation by acting as guest houses, and camping facilities are generous and encouraged by the Municipality. Recently a very attractive open-air swimming pool has been formed in the head waters of the irrigation system, amid the pine trees, which is proving a real acquisition to the town. The Ski Club's headquarters are in Ceres during the brief periods of mountain snow. The usual sports are catered for, and good fishing is available in the river.

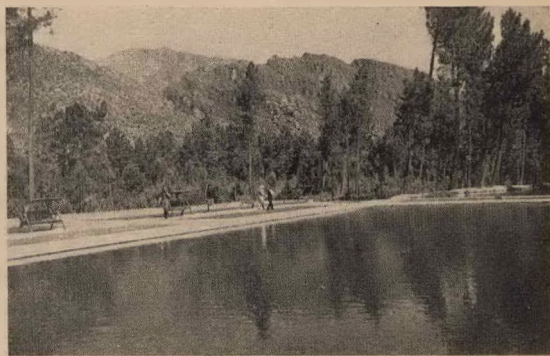
ADMINISTRATIVE BOUNDARIES

No purpose would probably be served in investigating the reasons which were responsible for the present administrative boundaries of Ceres, but while the boundary to the west extends some miles to include mountains and ravines which hardly need be within the control of the Municipality as such, the boundary to the east and north cuts very close around the present confines of the town in the area which is that of normal expansion, and leaves a number of properties and farms and the new Deciduous Fruit Board factory, already mentioned—all closely reliant upon Ceres—outside the jurisdiction of the town. The anomaly exists, therefore, of the town supplying working population and services, for which it is responsible, to property owners who have no reciprocal responsibilities. Within these boundaries, which are very confined if really useful land is considered, Ceres has not in the past conserved the property under its control, and much land is wasted and vitiated by much too generous allotments of land for various functions. In



Photo: K. Brink.

The Skifields of the Matroosberg, Ceres. A winter scene in the Hex River Mountains.



The Municipal
Swimming Baths.

Photo: Newman Art Publishing Co.

this, it runs parallel with practically every other city and town in South Africa. The method of land exploitation inherited by present South Africa from the mining camp and the trek boers dies hard, but there is very little land left now to exploit and cast aside. A conservation policy is necessary in the towns as in the farms and in the basic mineral resources, if the country as a whole is to pave the way to a stable and more equitable prosperity.

ANALYSIS AND ASSESSMENT OF POSSIBLE DEVELOPMENTS

Developments in relation to towns imply a growth of activity whether it be agricultural, industrial or merely recreational, and—to supply this activity, a growth of population. Naturally, therefore, such increased productivity must fulfil a need, either an existing need or one in the predictable future. Thus, in considering the possible development of Ceres, it is first necessary to note the general trends of the present day, world-wide as well as South African, in so far as they may affect the future of Ceres. While so far in South Africa, there are practically no examples of towns decreasing in size and importance, yet there will be many in due time, and even now many towns are unlikely to grow to the extent when such growth might be called "development." It is important to stress that the tendency always to think in terms of development and expansion is not always a healthy one, and many towns have over-elaborated their water supply and electrical and sewerage services, built roads alongside plots which remain untenanted, and many other developments, in the false hope that by so doing they might attract industrial or trading enterprises. Development is only desirable where, basically, it is economic and allows an increasing population to pay its way and maintain its dues to the Municipality in return for services provided. Furthermore, arising out of the present war, there is likely to be an increasing change in world mentality away from exploitation and quantitative standards and towards conservation and the attainment of qualitative standards.

FOOD PRODUCTION

The impact of the present war has already caused major disturbances in traditional occupations and enterprises. South Africa, as a food exporting country, has been greatly affected, and its contribution of the world supply of food is being planned.

Naturally, foods which can have maximum nutrition values, and can be transported in bulk without elaborate refrigeration or packing, are the first demand. Thus we see, parallel with an artificial maintenance of our cereal production, the wide development of canning and dehydration plants in the Union, and the foods which have priority include the vegetables—carrots, onions, pulses, which dehydrate satisfactorily; potatoes, tomatoes, fish and citrus fruits and guavas. These have optimum nutrition values. The deciduous fruit is considered, in the face of wholesale starvation, to be luxury food, with lower nutrition values, and although some of the fruits dehydrate and dry very successfully, they are likely to remain secondary to the primary foods mentioned above. This is likely to be the position for some years after the war. The farmers of Ceres plateau, therefore, are likely to establish vegetable farming to meet the requirements of the factories at the expense of some of the deciduous fruit farming.

Fortunately, with Ceres' plentiful water supply, transfer of certain lands to the growing of the more nutritious foods is practicable, and more than anything else demands organisation and good will. It is not sufficiently realised that there are many areas in South Africa where vegetables are scarce, and for long periods not readily available. Such farming, in addition to providing for export to meet world shortages, can also serve to improve the basic food values in the Union.

FORESTRY

Another great deficiency which is steadily increasing in magnitude due to war devastation is the supply of building timber. Vast areas of forest have been burnt out, while at the same time the demand for timber is very great in order to restore the devastated towns. All available supplies will be needed for the task of reconstruction. Pre-war sources of timber received by South Africa from overseas are unlikely to be available at anything like the quantity to meet our needs. All areas which can produce even a low grade timber, therefore, require planned development. Even then, many substitutes will have to be found.

INDUSTRY & POPULATION

Many decisions concerning post-war development which will affect the Union as a whole have still to be made. Certain directions, however, are indicative of trends. In the industrial field, secondary industries are being fostered with the object of supplying a great percentage of the country's needs in manufactured goods and at the same time providing means of employment to returning soldiers. Among these secondary industries can be placed the essentially agricultural industries, of which the Deciduous Fruit Board factory, newly established at Ceres, is one. Placed among the raw materials—fruit and vegetables—required for its operations, this dehydration plant will probably be efficiently worked, but in view of Ceres' remote contact with the manufacturing centres, its isolated position away from the main communications, and the fact that as a vegetable and fruit grower it is only one of many competitors, it would be unwise to expect any great industrial development—even a canning industry would be under a disadvantage in having to bring in the cans that extra distance up the pass.

The possibility of workable minerals being found in the neighbouring mountains must not be overlooked. Inevitably the whole status of Ceres would change, but so far no such revelation has occurred and must be considered a remote contingency.

From an industrial point of view Ceres can only tap a rather meagre and unreliable supply of labour, which at the present is largely seasonal.

Inevitably a considerable amount of immigration of people from Europe into the country will develop as a result of its innate potentialities. This process may be retarded for a time by legislation, but nevertheless is likely to result finally in a considerable and abnormal increase in population, to which must be added the normal increase in the existing European and non-European population.

This population, added to the great number of soldiers returning home with the idea of settling, plus the country's present very serious shortage of adequate accommodation, provides us with an urgent housing problem of great magnitude. In addition nearly every town in the Union has an area of housing blight typified by Ceres' area of glebe land. The sum total of such areas constitutes a liability which the Union cannot afford—liability in disease and in the increasing number of people who can make no useful contribution to society because of their environment, and at the worst, resort to crime. The new National Housing Commission is now at work, and there is promise that the housing problem is being seriously tackled, but so far no plan with information concerning priorities has emerged. It seems obvious that the onus for initiating new housing

schemes in place of derelict property will remain with the Local Authorities, and priority will come to the most energetic and far-sighted of such authorities. (Some measure of Ceres' housing problem will be attempted later.)

HEALTH

The report of the National Health Services Commission is now available, and proves to be an indictment against a laissez-faire attitude in regard to health; it sees the provision of a healthy environment for all races as a necessary preliminary to a real attack upon the present incidence of disease. It is obvious that if taken literally, this represents a task which can only be undertaken over a long period of time—a long-term planning policy, in other words, is necessary—but it is again the responsibility of Local Authorities to make use of the recommendations which the report has made. On the curative side many new hospitals and sanatoria are necessary, and Ceres might well be an admirable site for one such development.

Certainly Ceres is likely to gain an increasing reputation as a place for convalescence and retirement.

COMMUNICATIONS & TRANSPORT

World communications and transport are going to be revolutionised by the wide use of aircraft to carry both passengers and goods. Applied to passengers, this will mean a much greater interchange of persons to and from places which, up to the present, have been considered remote and, as far as South Africa is concerned, will eventually reduce her remoteness from the more populated and more closely woven countries of the northern hemisphere. A benefit in terms of greater scientific enterprise and cultural awareness, deeply inherent in some of these countries, is likely to accrue to South Africa and allow us to pass from the stage of colonial exploitation to a wider appreciation of our national heritage.

Applied to goods, the accent in the beginning will be on reduction of bulk and weight in order to gain the advantage of speed. The development of the dehydration of vegetables with the enormous reduction in bulk and the increasing use of the airgraph letter are symptomatic.

Communication between transcontinental airports and local centres is therefore an important future consideration. It is unlikely that land communication between Cape Town and Ceres can be speeded up to any extent due to the single, rather slow mountainous approach, and local air connection will be desirable and should be planned for by the provision of an airport convenient to the town.

The S.A.R. have now decided to maintain the existing route of the main line between Cape Town and Worcester, and thus Wolsley will continue to be well served by rail. The service is likely to increase and be quicker when the line is electrified, a development which is promised within five years. There is no prospect of the Ceres branch line being further extended, and under the circumstances rail traffic will remain restricted.

Road traffic is likely to increase considerably when war-time restrictions are relieved, particularly as the new road up Mitchell's Pass has improved access from the valley, and while Ceres may seem to have no traffic problems at the moment, one or two serious problems are likely to be revealed when such an increase occurs. (Referred to later.)

HOLIDAY CENTRE

The limitations of Ceres so far determined, due in a broad sense to geographical position, do not, however, apply to its possibilities as a holiday centre—in fact the reverse is the case—and its comparative remoteness and paucity of industrialisation, together with the natural endowments already described, suggest that there are great possibilities of development in this field. There is every likelihood that South Africa will receive an increasing number of overseas visitors in due course, providing that they can be adequately and comfortably accommodated, and that every facility, inducement and natural amenity which South Africa possesses is turned to good account. Furthermore, with a greater amount of industrialisation and larger towns and cities and resultant higher wages, South Africans will holiday-make increasingly within these borders. Ceres has the opportunity of exploiting its natural advantages to ensure an even greater flow of visitors. Ceres can develop primarily as a HOLIDAY AND HEALTH CENTRE, in which other developments can be, relatively, sources of interest and activity and as a means of off-season employment giving character and substance to the town.



Voortrekker Street, Ceres. A view looking east over the bridge of the Dwars River from the Town Hall.

THE ESTABLISHMENT OF CERTAIN PRINCIPLES FOR FUTURE POLICY

The gradual development of Ceres as a holiday and health centre must be with the object, in the first place, of providing facilities for improving the living and social conditions for the working population of Ceres and, with this in mind, increasing the revenue at the command of the Municipality. As the town can never provide the variety of entertainment and recreation which large seaside holiday resorts possess, the keynote of all development should be quality, and every undertaking from now on reviewed and agreed on the basis of efficiency and amenity to the town as a holiday and health centre.

REVENUE

This policy would be more simple to put into operation if the existing revenue of the town was larger, but under the present circumstances it has obviously been necessary to arrange one small development after another with little continuity and no vision of a possible planned development gradually built up over a number of years. The present rates and small charges for use of the bath and camping sites, which make up the bulk of the town's spendable revenue, are very low, as is the water rate in relation to the fine water service which is established. It seems likely that no real development can be made unless the present inhabitants are willing to invest, by means of increased rates, in the rectification of existing deficiencies and the basic requirements of a holiday town.

The liquidation of the bad housing conditions of the glebe land is for example an essential preliminary to any real recognition of Ceres as a health centre, and what is more, the liability will increase as time goes on, if nothing is done.

POSSIBLE GROWTH

The future growth of the town under present circumstances, and in the absence of such statistics as Professor Wagner's survey will provide, can only be assumed within very wide limits. The actual housing development will proceed with the dual objects of making good the present deficiencies and providing for an increased permanent population. The present deficiencies in European housing, assuming that the existing houses are in a reasonable state of repair, is probably in the nature of 100 houses. No such assumption can be made in relation to the non-European housing, and it is likely that a total of over 200 houses out of the approximate 300 existing should be condemned. If this is so, then proportionally about 1,850 existing non-Europeans will require rehousing, which, at an average of five per house is approaching a deficiency of 400 houses. Obviously such a prospect can only be met with determination and a reasonably long-term plan of demolition and substitution.

As to the future increases, on the basis of general trends for South Africa and with some reflection on the above analysis, it seems likely that Ceres will double its size in the next twenty-five years—at least sufficiently likely to be worth planning for. This, said in another way, would mean that 300 additional European houses should be provided for. This, added to the 100 deficient, makes a total of 400 future houses.

Many of these may occupy some of the existing 150 subdivisions in the town, and others may utilise some of the "Farmhouse" subdivision. It is by no means certain that all this new subdivision should be used for European housing, but there are a total of 43 acres approximately involved, and with proper planning this land could accommodate about 160 houses, of modest size. This leaves about 100 new lots over and above the Farmhouse land to be planned, which is a practicable possibility within the present boundaries. An increase in the non-European population must also be allowed for to the extent of about 2,000 persons, which at a mean average of five per house means a future provision of 400 houses. This, added to the present necessary replacement, gives a total of 800 houses for non-Europeans to be accommodated in the Ceres of 25 years hence. The possible lands available, though not necessarily the most suitable, include the following:—

Existing glebe lands	approx.	34	acres
Vacant commonage	"	78	"
Old Municipal housing area	"	24	"

Approx. total 136 acres

which at a maximum of eight per acre, proves itself to be adequate for such a future increase. These figures are grossly approximate, as is the 25 years development programme suggested, but such assumptions are reasonably realistic and provide a basis on which a plan for Ceres might develop.

The Reflection Pool.



The Dwars River Bridge seen from the Tea Gardens.

Photo: Newman Art Publishing Co.

While the existing boundaries would probably allow for such development, we believe that approval for the extension of the Municipal boundaries to the north should be sought. This would include an addition of high quality land within the Municipality and would incorporate the site of the new Deciduous Fruit Board factory. It is worth recording that from both the factory's and the town's point of view, the selection of this site was a mistake which will prove costly to both. The employees mainly will have a long walk from their homes. Siding extension will be costly. Effluent disposal was not at the time sufficiently considered, and lorries serving between factory and station will traverse the whole length of the main street of the town. Future planning will have to deal with these weaknesses, but in the meanwhile the Government, with its controlling interest in this factory, should be prepared to recognise the just claims of the Municipality and allow this property to come within its jurisdiction.

Certainly it seems a somewhat curious reversal for the Municipality to provide the necessary services, and to contract to receive the factory's effluents INTO the urban area. From a planning point of view, with the possible development of Ceres in mind, it would be better to advise the factory management to arrange for the disposal of its own waste products on its own land; under which circumstances it will remain answerable for any nuisance which may arise to affect the welfare of the town. In any case, the contemplated outfall adjacent to the Eiland would prove to be a great mistake. The effluent, unless carefully screened at the factory, will tend to give off an unpleasant smell under certain conditions. The screenings, on the other hand, used with discretion, would prove to be a valuable manure. The liquid effluent will contain varying amounts of sodium sulphite which, without treatment, is not a good irrigator and treatment for soil, if used in any quantity. Great care in the selection and treatment of such an outfall is, therefore, very important, and we believe the suggested position would jeopardise the future development of the town. Should the boundaries be extended, then the possibility of providing a sewer for the factory should only be considered in relation to a future sewerage scheme and outfall for the whole town. There is no doubt that this latter should be arranged beyond and not in the bend of the river.

It is important that the Municipality should recognise that the benefits between town and factory are reciprocal and not view the erection of the factory as entirely to the benefit of the town. It can be, but only if the factory management recognises the legitimate interests of the town. Under these circumstances the Municipality should strongly oppose the provision by the factory of its own housing scheme, when such a scheme could be provided within the Municipal boundaries and, in view of the fact that the new occupants will most likely be Ceres residents, could serve to be a first instalment in the liquidation of the glebe lands. From the point of view of social security, it is important that housing should not be controlled by the employers of the occupants. In any case, such householders must use the shopping, educational and recreational facilities of Ceres.

Much of the above consideration of factors relating to future development and the establishment of certain principles serves to emphasise the degree of discretion and fore-

sight which must be used if the optimum advantages are to be gained from any future development. Obviously the preparation of a town plan indicating the general lines of development with a view to providing an administrative basis for the control of such development is an essential first step. The plan will only be useful if the Municipality is able to give effect to its proposals, even if some of them are shelved for a considerable period. Great care would be required in the preparation of such a plan, therefore, in order that advances could be made without encountering financial overweight at any one point. At the same time, a plan is only attractive if, basically, it is able to show visible improvements—even spectacular ones—over a limited period. Fortunately for Ceres, with its considerable commonage, forest reserve and open land, it is possible to conceive a plan which will provide reasonable solutions to its many problems without incurring more than a limited number of compensation claims, arising from possible hardship in individual cases. The substance of the above report gives rise to the conclusion that in the case of Ceres the desirable development can be foreseen and that the investment of a certain amount of town capital, energy and determination now, will allow for its planning and provide a basis on which the town administration can confidently move forward.

A SCHEDULE OF RECOMMENDATIONS

1. The Municipality should proceed with its negotiations for the expropriation of the glebe land, on the basis of its recognition as an unhealthy and derelict area and on the understanding that it will be replanned.
2. A contour survey of the glebe land and commonage, including a certain area of the adjoining ground, should be immediately undertaken as a preliminary to a rehousing programme.
3. The Municipality should seek authority from the Provincial Administration to extend its boundary on the north side of the town on the grounds of development control, legitimate extension of Municipal jurisdiction, and to ensure the proper usage and servicing of the additional area.
4. The Municipality should consider the possibility of increasing its revenue by adjustment of the rates charges, water rate and dues received from visitors, in order that it may more confidently proceed with planned development, and thus avoid costly rectification of mistakes in the future.
5. The Municipality should seek the support of the Administrator for a proposal to prepare and submit a town planning scheme and carry out the initial steps of advertising, informing the public of such intention.
6. Providing that the considerations under 3 are satisfactorily met and the preparation of a town planning scheme is considered practicable and desirable, the Municipality should then arrange for the preparation of a town planning scheme with the following directives :—

- (a) To consider the development of the town as a holiday and health centre.
- (b) To provide for an eventual expansion of the town to double the present size.
- (c) To replan the general layout of the future Municipal housing, investigating the best possible siting.
- (d) To amend the layout at the moment proposed for the "Farmhouse" sub-division.
- (e) To recommend any modifications, extensions and curtailment of existing streets.
- (f) To consider the provision of an alternative through road and bridge over the Dwars River, for the use of heavy traffic and giving easy connection to the railway.
- (g) To consider the present route of the railway and the possible provision of sidings.
- (h) To recommend a zone to be set aside for future factories and warehouses.
- (i) To plan an integration of recreational facilities, including amenities within the town.
- (j) To plan footpaths, mountain walks, camping areas and facilities.
- (k) To zone for future public buildings and shops and consider the provision of parking.
- (l) To provide for open spaces and recreational area.
- (m) To suggest reservation of certain farming lands.
- (n) To propose expansion of the town services, including investigation of possible increase in water power for electricity supply by the provision of a mountain dam. To consider the ultimate development of a town water-borne sewerage scheme.
- (o) To propose regulations governing the use of erven for building or other purposes.

7. The Municipality should consider a development and extension of its forests, with a view to establishing a Municipally-owned sawmill and carrying out systematic forestry. Possibly a part-time forestry officer shared with another area would be practicable.

8. The Municipality should seek the advice of the Ministry of Transport on the possible provision of a Ceres airport.

9. The Municipality should consider the practicability of the development of a sanatorium and convalescent home on the outskirts of the town, in the light of the National Health Services report, and if necessary be prepared to offer a site to the Department of Health.

10. A new hotel with greater facilities for the comfort and entertainment of guests will soon become an urgent necessity. Approach to the chief hotel syndicates is worth attempting or alternatively the formation among Ceres residents of a company for the purpose.

11. The development of a fresh water fish hatchery would be a source of interest and remuneration. It is worth while pursuing investigation of this possibility with the director of the fish hatchery at Jonkershoek.

12. The Mountain Club of South Africa should be requested to give its opinion on the possible establishment of Ceres as a mountaineering centre. The building of mountain huts and arrangements for their provisioning might be within the scope of the Municipality.

13. Some of the trees lining the streets are old and decayed. It should be a matter of routine that new trees replace any which have to be felled and that new streets and those not now so provided should be lined with trees.

14. The design of future buildings should be more critically considered. Certain principles might be laid down, but the chief insurance against irregular and unattractive buildings would be to recognise the value of employing qualified architects for the work, and the Municipality should as far as possible advise prospective builders accordingly.

15. Ceres should possess some adequate fire-fighting apparatus. Some of the C.P.S. fire trailers might be available and enquiries should be made.

CONCLUSION

This is a formidable set of recommendations, but it is intended to represent certain steps which can be taken over a considerable period of time. The first few items, indeed, will in themselves occupy a great deal of time in negotiation and consideration in fulfilment of the routine of the various statutes. The raising of the necessary finance through the Administration or Government is in itself a time absorbing matter which must be entered into on the basis of social rejuvenation—for housing, the establishment of health services, etc., and must not be confused with any investment which may ultimately show a profitable return.



Voortrekker Street, Ceres, looking west.

FOOTNOTE :

This report is published with the permission of the Council of the Association and the Municipality of Ceres. Acknowledgments are due to Professor Thornton White and Mr. G. H. Menzies, who, with Mr. Harper, formed the original sub-committee, and to Mr. Munnick and Mr. Louw, of Ceres, who, in their capacities as Deputy Mayor and Town Clerk respectively, gave valuable assistance. The report has been in the hands of the Ceres Council since March, 1944, and its recommendations are being investigated.



FLATS IN PUTNEY, LONDON, by Frank Scarlett, Architect. The wide windows between balconies, looking out over the grassed court, give a feeling of space, and are combined with an attractive simplicity of line and composition.

Photo: Newbury.

BRITAIN'S TOWNS PLAN FOR THE FUTURE

By Gilbert Mc Allister

The towns of Britain are busy with plans for their rebuilding after the war. Citizens and councillors alike are determined to make good the havoc wrought by the present war and by nineteenth century industrial expansion. The war has stopped all building except for essential purposes, and there is, therefore, much additional leeway to make up. The task of formulating plans is being approached with no half-hearted enthusiasm. During long vigils on the gun-sights, Home Guards have discussed their views on their town after the war; girls manning the balloon barrage start, naturally enough, with the kind of home they want, but are encouraged to reach out to the kind of neighbourhood they would like to live in. In the Army, the Navy, the Air Force, as well as in the Civil Defence services, the men have listened to regular talks on post-war reconstruction, and as a topic it ranks only next in popular interest to "What shall we do with Germany after the war?" Meantime, with depleted staffs, the town planning departments of towns all over the United Kingdom, from Plymouth to Hull and from London to Aberdeen, have been preparing expert and detailed plans. Some of them are now before the public for their comments and their criticisms.

The genius behind many of the plans is Professor Sir Patrick Abercrombie, most famous planning consultant in Britain to-day, who has been responsible for the County of London Plan (in association with Mr. J. H. Forshaw, the County of London architect), as well as the Plan for Plymouth (in association with Mr. Paton Watson). Abercrombie is not merely a great architect and planner; he writes well and speaks his mind wittily and fluently—if a shade breathlessly. He is a disciple of Howard, the pioneer of the self-contained town, and of Geddes, the planning philosopher who summed up a whole theory of town planning in the view that a TOWN is a PLACE in which FOLK LIVE and WORK.

Nearly all the plans put forward for the reconstruction of the towns of England, Scotland and Wales are based on the fundamental idea that the homes of the people must be reasonably near their work, and suitably related also to community facilities, gardens, parks, schools, churches, hospitals, cinemas, theatres, tennis courts and other sports grounds, and, finally, the open country. The long and tedious daily journey to and from work, which was the lot of millions in Britain before the war, took a heavy toll in expensive fares, wasted



THE BOURNVILLE ESTATE NEAR BIRMINGHAM. Between 1893 and 1900, George Cadbury, of the famous chocolate and cocoa manufacturing firm, created the village of Bournville, to provide accessible, adequate housing for his employees. With a housing density of six houses per acre, it was the first planned "garden city," and greatly influenced subsequent garden city planning.

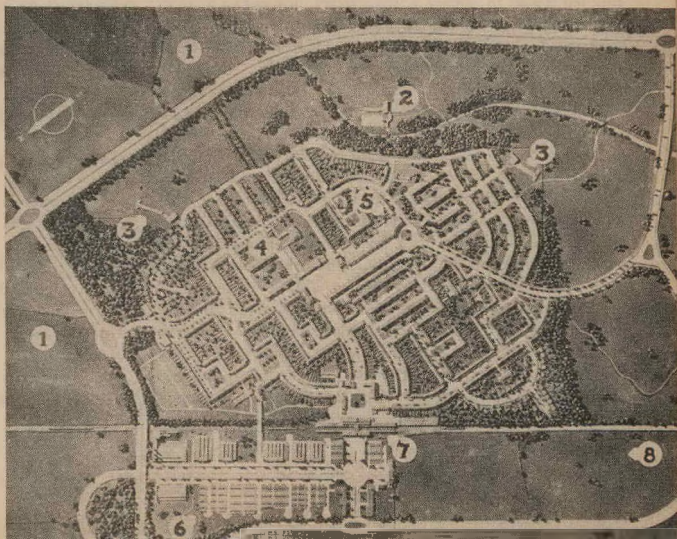


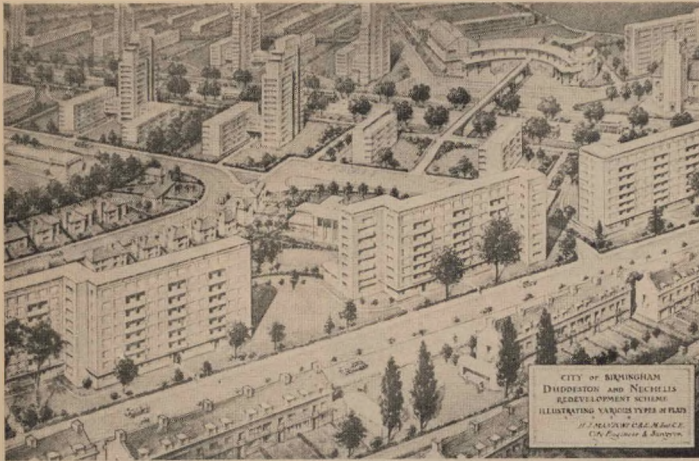
ROWS OF "TUNNEL-BACK" HOUSES, BIRMINGHAM. These are some of the unattractive relics of the haphazard industrial expansion in the 19th century. The housing density of "tunnel-backs" is usually 20 to 30 per acre, and the small gardens are very inadequate.

MODEL OF A NEW TOWN, designed by Thomas Sharp. The industrial area, with room for development, is within easy reach of the town. There is a sufficiency of space in and around the town; the road system is well planned.

Key:

1. Green Belt.
2. Swimming Pool.
3. School.
4. Community Centre and Theatre.
5. Town Centre.
6. Industrial Area.
7. Station.
8. Area for Industrial Development.





CITY OF BIRMINGHAM
 DUDDESTON AND NECHells
 REDEVELOPMENT SCHEME
 ILLUSTRATING VARIOUS TYPES OF FLATS
 BY J. MARSH AND G. B. BULLOCK
 CIVIL ENGINEERS & ARCHITECTS

The plan for the re-development of the central areas of Duddeston and Nechells, in the old City of Birmingham. This scheme includes, among various types of modern flats, nine towers, fifteen storeys high, to provide accommodation for single persons.

time and effort, and added enormously to the country's sickness bill. The Councils are determined that there will be no repetition of that.

Consequently, in tackling the problems of the County of London, the inner circle of greater London (the London County Council area has a population of about four million, and the Greater London area a population of about ten million people), Professor Sir Patrick Abercrombie and Mr. Forshaw started off with the desire to eliminate unnecessary travelling, and to provide more breathing space for the population. The National Playing Fields Association recommends seven acres of open space per thousand of the population. There was no hope of achieving this ideal in congested, overcrowded London, and the planners therefore compromised with a target of four acres per thousand within the County area, hoping to make good the other three acres by reserving them in the green belt, often ten or fifteen and sometimes twenty miles from the homes of the people for whom it caters. But even to achieve that minimum standard of open space, the London planners had to decide on a policy of decentralisation, the policy recommended by a Royal Commission even before the war. They have decided to remove 600,000 persons from the London County area and find them new homes and new jobs in new towns outside the green belt, or in extensions of small existing towns. There is no question anywhere about the desirability of this policy: the only question that has been raised is as to whether 600,000 is enough, or whether, while we are about it, we ought not to reduce the population of the London County area by one and a half million people.

Certainly if the planners are to satisfy the almost universal demand for a house and garden, rather than for an apartment in a block of flats, decentralisation on that scale will be called for.

But the principle of decentralisation into new towns on the garden city model—that is, towns equipped for residence, industry and social life—is accepted, and in the plan for Plymouth provision is made for the creation of at least two satellite towns to rehouse the decentralised population. All the plans are equally insistent on the preservation of community life, where that exists, or on its revival where communities have been blurred by bad development. In London, for example, every effort is to be made to bring back the old communities (as neighbourhood units of about ten thousand each) which the development of the metropolis has all but obliterated.

Edinburgh, like nearly every other town, has decided to reserve a great agricultural belt, permanently preserved against building development, to mark the furthest limits of the city's expansion, and has decided also only to retain such industry in the centre of the town as is necessary to employ a "properly rehoused" population. Plymouth, which owes a great deal to its American-born Lord Mayor, Lord Astor, is going to add enormously to its beauty by a great parkway which will stretch from the central railway station right to the Hoe. Birmingham, on the other hand, has prepared a plan and a model for the redevelopment of the central areas of Duddeston and Nechells which show nine towers, fifteen storeys

high, designed to provide accommodation for single persons. This has given rise to keen and healthy criticism.

Captain R. L. Reiss, well-known both in this country and in the United States as a housing expert, says: "There is no need for Birmingham to have a counterfeit New York skyline," and points out that even in Manhattan no residential buildings of this height are proposed. Liverpool, aiming at an average density of 61 persons per acre, proposes to decentralise 100,000 persons from the inner city. Liverpool already has a satellite town at Speke, one of the biggest and most imaginative municipal undertakings in Britain. Manchester plans boldly for not more than 12 houses to the acre and not more than 18 flats to the acre, and is resolutely opposed to higher densities. "We make our recommendations," say the officers responsible for the Manchester Report, "in the knowledge that their adoption will necessitate a reduction in the population housed within the present city boundaries and the provision of substantial areas for new development outside." Leeds, too, recommends decentralisation of population and industry, and land will have to be found outside the city boundaries for 22,000 dwellings. Nottingham will not accept

flats for its workers, but insists on single family dwellings for the majority, with two-storey maisonettes for aged couples and bachelors of both sexes. Leicester, which had a population of 334,000 before the war, proposes to bring its development to a full stop when it reaches 400,000, and proposes an ultimate overall density of five persons to the acre.

The "loosening-up" of the cities of Britain, therefore, is the mainspring of nearly every plan. People, the planners say, must have space—space in their houses, space outside their houses, and space round their towns. They regard space as the fundamental condition of the healthy life. They plan, of course, for gadgets, too, and modern, well-equipped kitchens and bathrooms are accepted as part of the matter-of-course equipment of Britain's post-war homes. But gadgets, as Mumford has pointed out so tirelessly, are not everything. Cities, refashioned on new and spacious lines, with great parkways, abundant open spaces, generously equipped with community buildings of every kind, should offer a new and happier life to the millions who live in Britain—an island where four out of five of the population live in towns.

A REVIEW

"THE ARCHITECTURAL REVIEW," OCTOBER 1944. — SPECIAL NUMBER DEVOTED TO SOUTH AFRICA

by Paul Connell, B. Arch., A.R.I.B.A.

The end of the war in Europe brings nearer the urgent tasks of planning, housing and the provision of buildings for commerce and industry. It is more than likely that building activity will be revived on a big scale and that much of it will be in the form of bulk building sponsored by Government or Local Authority. As such, there exists the possibility of exercising some control over design standards and of introducing radical changes in building technique in order to exploit to the full our available manpower resources, unskilled as well as skilled, in the enormous task that awaits the industry. The word "possibility" is used because, so far, there is little indication that such an opportunity is being grasped.

In this country authority in its various shapes and forms has yet to give the directive, and policy generally in the face of the complex issue has still to take shape. Be that as it may, the fact that those who are responsible for the design of buildings, plants, planning schemes and the new housing estates (whether they are members of the architectural profession or not) owe a duty to the people and to posterity cannot be gainsaid. Neglect of standards, technical and aesthetic, has for too long laid a blight on the towns and villages and the country homes of South Africa.

It is in this connection that the appearance of the special South African number of the "Architectural Review" at the end of last year is so welcome. Looking through its pages and illustrations again on V-E Day, when the imminence of Peace brings with it a sense of the urgency and magnitude of the architectural problem, its timely arrival in the doldrum period between the end of military construction and the resumption of civil building strikes one with a new significance—in particular for the South African architect.

For the overseas reader, as well as for the student of South African affairs, the "Review" presents an extremely informed and a comprehensive picture of the whole history of architectural development in this country, from the earliest settlement down to the present day, and including in its scope the indigenous architecture of the Bantu races. The thoroughness with which the authors have set out the story, told against the background of the land and its people, their ways of life and the political, social and economic changes which have swept over the country during its short history make the document one of historical importance. For the first time a complete picture, even though in tabloid form, of South

African architecture has been published in a journal of world-wide repute. While it is to be hoped that the South African number will provoke interest in this country and its architecture, interest which may result soon in contacts being established between the vital centres of architectural growth here and those elsewhere, it is felt that its special significance to our own profession and students should be stressed.

One of its more important functions is the opportunity it affords for review and reflection on the development that has taken place up to the present time, with the object always in view of improving and refining our standards and technique for the critical work ahead. Such a contemplation and revaluation will follow three main divisions which correspond to the three most vital phases of architectural growth in this country. These three phases are described in the "Review."

First, there is the Cape Dutch tradition, handed down from Baroque times—a tradition which is the strongest visible link we have with our European ancestry and with the Western cultural heritage. There can be scarcely an architect or a student who is not aware to some extent of the existence of this phenomenon, though there are probably many who have no personal acquaintance with the work of this period. It should be stressed that the Cape Dutch tradition is of priceless value in the aesthetic field, and no student can afford to neglect his study of it. Every student ought to make it his business to become acquainted with Cape Dutch architecture, in town and country, taking his own photographs, making sketches and measured drawings wherever possible. It is difficult to over-estimate the refining and disciplinary effect which the contemplation of these works of art has upon the student in his aesthetic development, for they belong to a period when it was customary for every house, room, piece of furniture and utensil to be made a thing of beauty, a period when every form, and not merely a few, was consciously designed for its use and setting, when every building was skilfully related to the land by architectural means, and every street an essay in good manners and urbanity. It is because most of these virtues have been lost or are to be found only rarely in individual buildings, that it is felt that Cape Dutch architecture can have a message for students to-day, and may help in building up a new respect for orderliness and beauty in our own day. The Cape Dutch tradition has been horribly abused by both public and private bodies,

and travesties and caricatures of the period are among South Africa's commonest types of buildings. But the abuse which the style has suffered at the hands of the ignorant and unfeeling must not obscure its value for architects to-day, who would do well to commit themselves occasionally to the study—and enjoyment—of it.

The "Review" describes how the Cape Dutch and the subsequent short-lived Georgian tradition were followed by seventy years of slow decline, ending in the almost complete collapse of popular standards of taste under the impact of the Victorian age. At the turn of the century the figure of Herbert Baker appears, representing the first effective attempt to stem the tide of ugliness and to set up architectural standards of design and craftsmanship, which were to frame an exemplar to a new generation of builders.

Baker's work, and that of his immediate successors, the so-called "Baker School," is very little understood or appreciated to-day, especially among the younger architects, and the recording of some of this work with the commentary upon its special place in the historical perspective in the pages of the "Review" represents a valuable contribution, and is an encouragement to the student to study the work and make an assessment of its value in our architectural history. There is no doubt that Baker re-established many architectural virtues which had been more than in danger of disappearance in this country. Good craftsmanship, respect for the nature of materials, understanding of massing and grouping in architectural composition, consideration of site and natural surroundings were some of the qualities which characterise his work, and which had been almost totally lacking since the heyday of the earlier tradition. And even if plans are not always imbued with the spirit of logic, even if common sense is occasionally outraged, it is a debatable point which is worse in architecture: a poorly planned work which nevertheless possesses an authentic architectural quality and even aesthetic significance, or a brilliantly planned building, the undoubted merits of which are diminished or annulled by such blemishes as leaks at roofs and sills, surfaces which deteriorate to the point of destruction within a matter of months, or inappropriate and badly-digested forms alien alike to the climate, topography and habits of life.

There is much to learn from Baker, although we no longer work in his "reminiscent" style, and the "Review" points out rather happily how the essential characteristics of Baker's work, introduced by Professor Paarse to his first students, were among those influences which form the roots of the contemporary movement in South Africa, and which probably account to a large extent for its early introduction in this country.

Most important and significant to-day is the opportunity which the "Review" gives for contemplation and critical

survey of the contemporary movement, particularly in view of the exacting test which the profession must face in the near future. That architects have a contribution to make to society is not to be denied. This fact has been realised elsewhere, notably in the U.S.A., but not yet in this country, at least not by public authorities. The nation's most pressing building needs are still in the hands of the industrialist, the engineer, be he State, Municipal or Mine, and, alas, the speculative builder. Only rarely is there an instance of architects being invited to advise in the fields of town planning, public housing, building research and technology, whether publicly or privately sponsored. This in spite of the Institute's persistent efforts to bring the special skill and training of the architect to the notice of those responsible for the initiation of national and local building programmes. Whatever the causes may be—and architects themselves are not entirely blameless—the fact remains that the public as a whole limits the architect's usefulness to the scope of private practice salted with a small (and diminishing) quantity of ornate and pretentious civic or public work, and does not regard him as vital to the success of national housing and settlement schemes, either in its planning or technological or even in its strictly architectural aspects. This sad state of affairs must be righted if the nation is not to suffer irreparable harm in the next decade or so. South Africa is notoriously slow to learn, particularly in these matters, but there is the example of America, which, realising their value, invited the co-operation of architects in public housing schemes, carried the policy over into the field of war housing, war factories and military cantonments, and stands ready for the tasks of Peace with the double asset of a body of architects trained in this type of large-scale work and a high standard of popular taste already established by the continuous presence of good contemporary design familiarising everybody with its forms and character during the war years. Here in this country we lost the opportunity to profit by the needs of war, and if we are not very careful we may lose it in the field—our own legitimate field—of housing as well. It is because of the need for the inclusion of architects in the nation's design teams that a critical survey of modern architecture in this country is appropriate at this juncture, to attempt to find out in what way architects may be able to make a more effective contribution towards the solution of the most urgent building problems of the present time. The special number of the "Review" creates an occasion for such a survey.

The contemporary movement is very fully outlined and profusely illustrated in the "Review." The work described reveals an adventurous spirit at work, vigorous and individual handling of forms, coupled with imaginative and ingenious planning. Through it all runs the thread of the influence of contemporary design overseas and its gradual adaptation to suit the special conditions of this country. A firm foundation

of reason has been injected into architectural design by the pioneers and teachers of the contemporary approach in South Africa, and it is upon that foundation that we must continue to build in future years. But such a contribution must not be idle nor uncritical, for there are aspects of contemporary architecture, as it existed up to the time of the cessation of ordinary building, which require to be revised, or even done away with altogether, before it can arrive at a state in which it will exercise a widespread influence on public building.

On the negative side, by far the most serious charge that can be levelled against contemporary architecture is that it has so far failed to commend itself to the public. The uncompromising purity of the forms which appeared in the earliest works came as a profound shock to a public accustomed on the one hand to the picturesque, or on the other to no sort of architectural discipline at all. Shocks of this kind can be beneficial in the long run if followed up by a process of familiarising by constant acquaintance. Such a process has gone on to quite a considerable extent, but its effectiveness has been dulled by at least two besetting faults which dogged the movement in the late thirties.

First, the clear-cut prismatic forms of the earlier examples came to be overlaid in later work by a fondness for plastic experimentation of an undisciplined kind. Looking through the "Review," and through back numbers of the "South African Architectural Record," one becomes rather painfully aware of this tendency. Not only is form frequently piled upon form in an apparently haphazard and certainly cacophonous way, but in the process such values as good massing, composition and surface organisation are sacrificed, till one comes to the rather plaintive conclusion that in throwing off the shackles of the past, the architects have somehow succeeded in unlearning some of the older lessons of architectural design. It is the writer's opinion that over-complication of this type, the rejection of the simple statement in favour of one that is turgid, over-rich and frankly ill-at-ease, is a factor which has tended to militate against the acceptance of contemporary architecture by public and public authorities. As intelligent architects we can of course put our finger on the causes of this trend, and we can condone the crudeness of much executed work, weighing up its undoubted merits in mitigation of its shortcoming. But it is not so easy for ordinary mortals to see it in so calm and analytical a light. Such people tend to rely solely upon their eyes—a practice that might very well be copied by young architects, as a check on the sometimes unbelievable conclusion of pure dialectics—and rightly condemn what they see for its lack of grace.

The second serious complaint about much contemporary architecture in this country is its evident failure to stand up to the weather when put to the test. This the illustrations in the "Review" do not show. Photographs are apt to flatter

buildings, and in any case most of them are taken for publicity purposes when the structure is new. But the fact remains that much of our finest work, work which broke fresh ground, pioneering new problems and setting the pace for a younger generation of architects, has fallen into a state of shoddiness in an incredibly short space of time. Such occurrences, and they are many, do a great deal to discredit the whole movement in the public eye. Failure of this sort may be due partly to inexperience, partly to the burning desire to experiment with certain forms at whatever cost, or partly to the lower standards of workmanship which often have to be contended with in this country, but whatever the reasons, the results are only too obvious to-day, not much more than twelve years after the first modern buildings were erected, when in a very large proportion of the contemporary work so far constructed the surfaces and finishings have failed to stand up to conditions in practice and are in a very sorry state of decay.

There has been a lot of trouble with water, too; our concrete flat roofs usually let us down, and water has a way of getting into the buildings at sills and jambs in a most irritating and disconcerting way. It is to be feared that such little nuisances assume alarming proportions in time and play a large part in bringing about that awful hang-dog look which proclaims a technically inadequate structure. These two factors: cacophonous design and leaks, coupled with failing surfaces and shoddy appearance, are probably the worst enemies that young architects must fight if they are to assist in providing the public with that better article which is the only thing that is going to win public esteem, and with it public recognition of the architect as a socially useful person.

To achieve this esteem and recognition is the privilege and responsibility of the rising generation of young architects and the architectural students emerging from their training in ever-increasing numbers. If they continue to turn out good designs they are bound to exercise a growing influence on architectural development by sheer weight of numbers alone. But their work must be of surpassing excellence if that influence is to be really effective. Therefore young architects would do well to study afresh some of the ancient virtues of their art—proportion and mass, clarity of outline, surface relationships, pattern and texture, qualities which can discipline contemporary design and render the most complex buildings pleasing to the eye and capable of being comprehended in a single sweep of the eye. These qualities can be assimilated into contemporary design with no sacrifice of the logic of function. The two aspects of design, functional planning and the values listed above, are not sympathetic but rather complementary, and their synthesis results in a more complete whole, satisfying both functional and aesthetic problems. There is no doubt that the result of such design

discipline will be simpler, less spectacular buildings, but the architecture of Sweden, to take the best example, demonstrates how completely satisfying, as well as completely contemporary, such expressions can be. Here in this country our architects must go on searching for suitable forms, interpreting them in terms of appropriate materials and structural techniques, and with imaginations unfettered by sterile dogma or shallow preferences, must continue the absorbing and exciting journey towards the establishment of a contemporary architecture closely related to our climate and manner of life.

The rather trenchant criticism pointing out the two major shortcomings of the modern movement in this country is offset by one of its positive results, which, though indirect, is of vital importance. It appears chiefly in the domestic field and includes some proportion of speculative builders' work as well. While in the latter class of work the contemporary approach has so far barely touched the fundamentals, in that planning is still generally poor and such factors as correct aspect and orientation are little understood, yet in the common run of houses built during the last seven years there is a greater sense of spaciousness and openness; attempts are made to relate house and garden by the use of glass walls and wide window spaces; the small pane is going out of favour and window proportions are improving; there is a more lavish use of covered stoeps contained within the main form of the roof, and the shapes of roofs in relation to the house tend to be more satisfactory to the eye. More than this, there has lately been a tendency towards simplicity in detail work—clean outlines and profiles are preferred to the earlier moulded forms, designs of fittings, fireplaces, even light fittings tend to simplicity, flush doors and jointless ceilings are the preferred forms. These trends, though they undoubtedly owe something to the general acceptance of contemporary design in the world at large, are an indirect result of the contemporary movement in this country, and can often be traced to the influence of individual architects in a locality. A very notable case occurred in Johannesburg, where the work of Douglass Cowin exercised a widespread and beneficial

influence upon domestic architecture there. But the influence is general in greater or less degree all over the Union, and is not confined to Johannesburg. In Pretoria a tradition of good design has established itself, and one no longer sees there the more terrible phenomena associated with speculative building.

It is to be regretted that this universal and important feature, which is one of the effects of the contemporary movement, was not more stressed in the "Review," for it is perhaps its greatest success so far as the public is concerned, and the best augury for the future. The emphasis on Johannesburg's contribution, great and paramount though this was in the early days, is detrimental to the achievement of other centres, and results in a rather one-sided presentation of the facts. Much more could have been shown of Pretoria's domestic standards, and a good deal more could have been made of the best work in Durban and Cape Town. It is realised, however, that in so short and condensed an article, selection is bound to be drastic, and that the emphasis is laid upon the main stream of development.

The special number of the "Review" is an excellent handbook for all students of South African architecture at the present time, and the editors are to be congratulated on the manner in which they have preserved their traditionally high standard of production, despite war-time difficulties. Besides all this, the very fact that the "Review" has published so much of our work is a matter of pride and gratification to us. Let us hope that the realisation of the broad basis of established contemporary tradition, as depicted in short in this issue of the "Review," will prove an inspiration to our young architects, spurring them on to even higher standards of design and technique, so that architecture may proceed along its appointed way, leaving its old status as the prerogative of a small group of individual clients, and assuring its new and wider rôle in the years before us as the servants of the masses who make up the population of our country, helping to create for them that higher standard of life and environment which is the aim and meaning of civilisation itself.

PROFESSIONAL NOTES AND NEWS

ALLOCATION OF GOVERNMENTAL BUILDINGS TO THE PROFESSION.

As previously reported, the Central Council has entered into an agreement with the P.W.D. whereby the architectural profession will be given an opportunity of assisting the Government with its public building programme. The fees payable, for partial services only, are based on the statutory scale and amount to 3½%. In all cases the appointment of the architect is made by the P.W.D., and all queries are handled by a Liaison Committee representative of the Central Council and the Department. Members desirous of participating in this scheme, who have not already done so, are asked to submit their names, or the name of a group, to the Liaison Committee, c/o the Registrar, and are requested not to communicate with the P.W.D. direct. A list of architects who have been commissioned under the 1944-45 Loan Programme is appended:—

P.W.D. SERVICES PUT OUT TO PRIVATE ARCHITECTS : LOAN PROGRAMME 1944-45.

No.	Service	Total Estimated Cost £	Estimated Building Contract £	Private Architects
11.	Pretoria : Accommodation for Superintendent of Assize and District Assizer.	37,000	33,500	Messrs. Rees Poole, McIntosh & Lodge, Pretoria.
12.	Pretoria : Customs Office and King's Warehouse.	32,000	30,500	Messrs. Rees Poole, McIntosh & Lodge, Pretoria.
14.	Roodepoort : Accommodation for Receiver of Revenue.	9,000	8,600	W. G. Whyte, Johannesburg.
39.	East London : District Assizer : Accommodation.	8,250	7,750	Farrow & Stocks, East London.
72.	Grootefontein : New Hostel and Quarters.	55,000	51,500	Jones & McWilliams, Port Elizabeth.
83.	Athlone : Police Station and Quarters.	28,000	26,500	B. St. C. Lightfoot, Cape Town.
85.	Pietermaritzburg : Extensions to Telephone Exchange.	55,000	42,000	Corrigal, Ing & Jackson, Park Ross & Hamlin.
88.	Port Elizabeth : New Trunk and Automatic Telephone Exchange.	80,000	68,500	Siemerink, Brinkman & Tanton.
90.	Scottburgh : New Post Office and Carrier Repeater Accommodation.	10,000	9,275	Powers & Powers, Durban.
91.	Cambridge : New Automatic Telephone Exchange.	7,750	5,450	Lane & Osmond, East London.

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