

ARCHITECTURAL ANALYSIS REPORT: REDEVELOPMENT OF ELLERSLIE/TAFELBERG SITE

353 ON MAIN (ELLERSLIE/TAFELBERG HIGH SCHOOL SITE)
ERF 1424, 353 MAIN ROAD, SEA POINT EAST

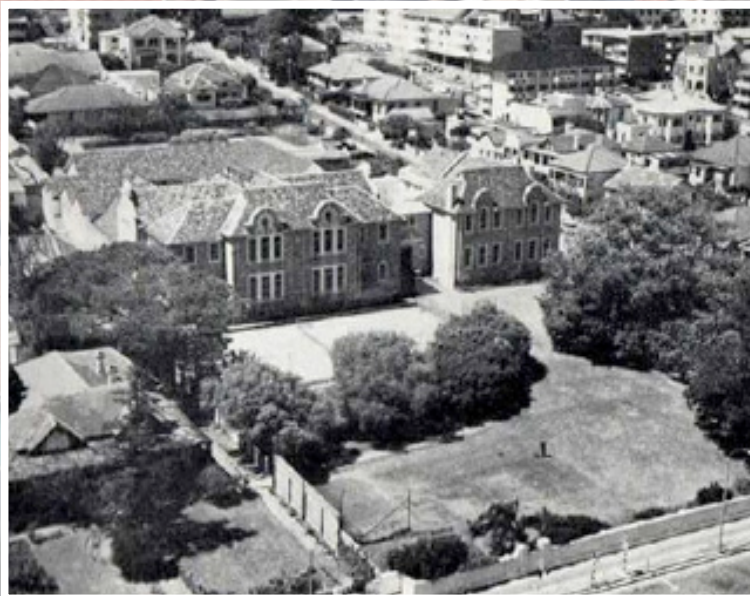
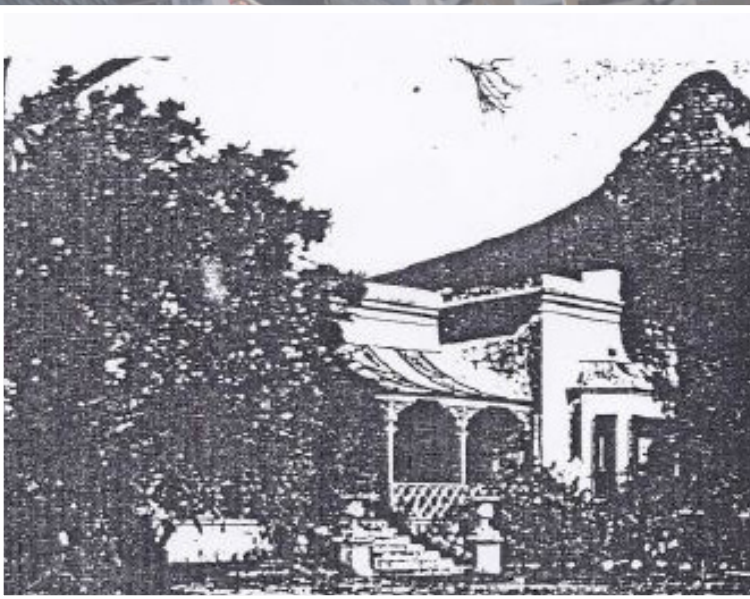
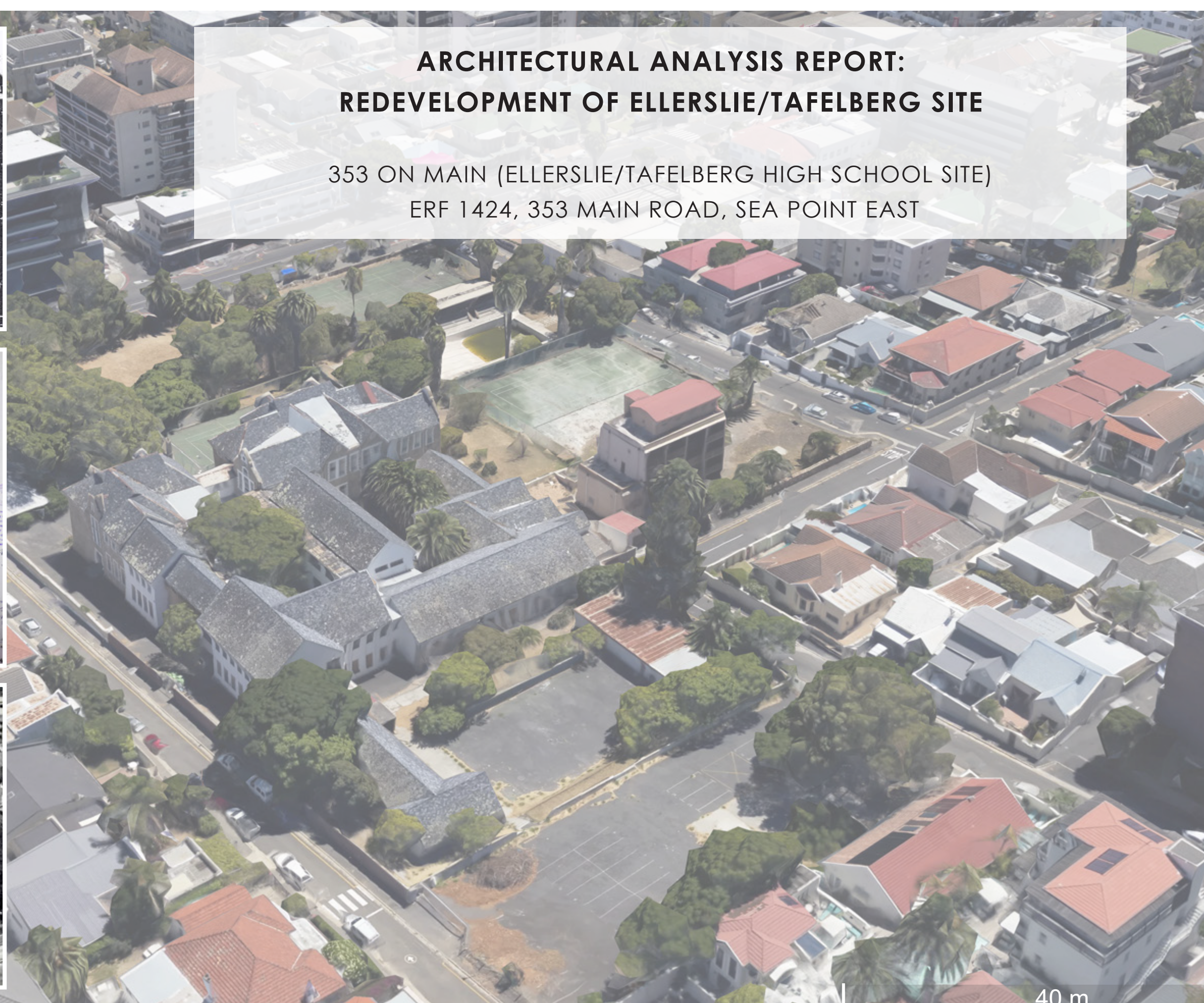


Image Landsat / Copernicus



40 m

ARCHITECTURAL ANALYSIS

11 November 2025

Prepared by Rennie Scurr Adendorff on behalf of Zutari for the Western Cape Government.



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1.0 INTRODUCTION

1.1. Study Brief

This study is intended to fulfil the requirements of HWC's Response to the Notice of Intent to Develop and HIA for the proposed development of the site, consolidated ERF 1424 (including unregistered ERF 1675), at 353 Main Road in Sea Point East. It aims to inform the conceptual design process as seen from a heritage point of view, and to make recommendations on specialist studies.

The site has been subject to a Phase 1 HIA in 2010-2011. A Notification of Intent to Develop (NID), followed by a Phase 1 Heritage Impact Assessment with public consultation were completed by June 2011. The Phase 1 HIA was submitted to HWC for approval and subsequently endorsed by HWC.

In order to understand the validity of that approval and the most appropriate heritage procedure going forward, the consultants met with HWC officials on 4 September 2023. The matter was clarified as follows:

While the HWC endorsement of the 2011 Phase 1 HIA remains valid: "HWC recommends that a new NID application be submitted due to the change in heritage management approaches, sensitivity surrounding the site, as well as the time that has lapsed since the previously submitted NID."

This study aims to address the specialist Townscape and Built Environment Assessment / Analysis requirement of the Response to the NID and HIA. The central purpose of this study is to identify heritage significances related to the townscape and Built Environment surrounding the site, and to establish heritage-related indicators to guide the townscape/ Built Environment response of the intended development.

Therefore, this report looks to:

- Analyse the urban townscape within which the site is located.
- Review of existing urban conditions, development framework and zoning informants of Sea Point and the surrounds, with a focus on the edges closest to the subject site.
- Put forward townscape indicators for the site.

1.2. Statutory Context

Zoning Description - General Business 5, General Residential 4, General Residential 4, Transport 2 : Public Road and Public Parking.

Formal Protection (MPBL) - Sea Point Heritage Protection Overlay Zone (HPOZ).

Formal Protection (NHRA) - PHS (Provincial Heritage Site)

NMA - National Monument

The site, ERF 1424-RE, is situated at 353 Main Road, Sea Point, between The Glen and Milner Roads. Formal protections in terms of Section 27 of the National Heritage Resources Act (Act 25 of 1999) apply given the former National Monument status (1989, Government Gazette No. 12214), and this protection extends to the entirety of the site. Protection therefore includes all structures on site: the nested structures that make up the Ellerslie/Tafelberg school building, with five free-standing structures spread across the site and an apartment building, Wynyard Mansions, on Herbert Road.

The entire site is located in the formally declared Sea Point Heritage Protection Overlay Zone (HPOZ). The site has a split zoning in terms of the Development Management Scheme (DMS): Transport, public road and parking (TR2) along the inner Main Road boundary line, General Business (GB5) adjacent to the TR2 zone, with the remainder zoned General Residential (GR4).

GOVERNMENT GAZETTE 13, 15 DECEMBER 1989		No. 12214 23	
DEPARTEMENT VAN NASIONALE OPVOEDING		DEPARTMENT OF NATIONAL EDUCATION	
No. 2709	15 Desember 1989	No. 2709	15 December 1989
WET OP NASIONALE GEDENKWAARDIGHEDE, No. 28 VAN 1969		NATIONAL MONUMENTS ACT, No. 28 OF 1969	
VERKLARING VAN EIENDOMME TOT NASIONALE GEDENKWAARDIGHEDI		DECLARATION OF PROPERTIES TO BE NATIONAL MONUMENTS	
Kragtens die bevoegdheid my verleen by artikel 10 (1) van die Wet op Nasionale Gedenkwaardighede, 1969 (Wet No. 28 van 1969), verklaar ek, Roelof Petrus Meyer, Adjunk-minister van Staatkundige Ontwikkeling en van Nasionale Opvoeding, hierby die eiendomme in die Bylae hiervan volledig beskryf, tot nasionale gedenkwaardighede.		By virtue of the powers vested in me by section 10 (1) of the National Monuments Act, 1969 (Act No. 28 of 1969), I, Roelof Petrus Meyer, Deputy Minister of Constitutional Development and of National Education, hereby declare the property as fully described in the Schedule hereto to be national monuments.	

Figure 1. City Think Space (2011) Government Gazette No. 2709. in TAFELBERG HIGH SCHOOL SITE SEA POINT PROVINCIAL GOVERNMENT REGENERATION INITIATIVE

1.3. Study Methodology

This report has made use of historical sources relating to the development of the area and the site. Historic maps, plans and aerial images have been used to assess the evolution of the site and its role in the urban realm. It has been informed by the

work completed for the Phase I HIA, the “Ellerslie/Tafelberg High School, July 2011 Rev 2” (O'Donoghue). “Heritage Report - Wynyard Mansions Sea Point “ 2022_03_02 (Dr Andre van Graan). “Heritage Scoping Baseline Study 5 September 2023” (RSA).

Other sources informing the report:

- Online image and publications;
- Review of known heritage sites in the area, as reflected on SAHRIS and the Cape Town EGS Viewer;
- Site visit.

1.4. Client & Professional Team

CLIENT

Zutari for Western Cape Government

HERITAGE CONSULTANT/HERITAGE ARCHITECT

RENNIE SCURR ADENDORFF

Mike Scurr
Lindelo Nzuza

Additional Research
Wendy Wilson

1.5. Assumptions and Limitations

There have been no limitations to this study, and the heritage consultants have been on board since the inception of the project.

1.6. Statement of Independence

Neither the staff of Rennie Scurr Adendorff nor any other professionals involved in this document preparation has any legal ties to any professionals involved in this project.



Figure 2. RSA (2023) Ellerslie/Tafelberg, pedestrian entrance.

2.0 SITE DESCRIPTION

2.1. Environ Description

Sea Point is a suburb of Cape Town which is situated on a narrow stretch of land between Cape Town's Table Mountain Chain (Signal Hill and Lion's Head) in the southeast and the Atlantic Ocean in the northwest. It is a high density suburb where space is at a premium due to its prime ocean side location. Buildings are built closely together: the northern slopes of Signal Hill are dominated by historic and modern residences and high-rise apartment buildings are prevalent between Main and Beach roads. A popular communal public space is the beachfront promenade which is a Metropolitan scaled public open space used by residents and tourists for recreational purposes (O'Donoghue, 2011).



KEY	SITE IN RELATION TO CAPE TOWN
	Approximate site location.

Figure 3. RSA (2024) Site Location in relation to Cape Town, N.T.S. https://citymaps.capetown.gov.za/agsext/rest/directories/arcgisjobs/toolboxes/extprintworkflow_gpserver/j089b7a7191c948ad9e1a309fcdf299b2/scratch/CCT_WEB_MAP_7073.pdf (After - City of Cape Town Map Viewer, EGISViewer, 2024).

The site [ERF 1424 and ERF 1675 (Portion of ERF 1424), Sea Point East] is situated at 355 Main Road, Sea Point, between The Glen and Milner Road, to an extent Hathfield Rd (North South Axis). The East and West Axis incorporates Main, Herbert Road, and ERF 782 and 1669 . The site has a split zoning in terms of the Cape Town Zoning Scheme: General Business (B3) along the Main Road and General Residential (R4) on the remainder of the sites. The site is 17 054m2 in extent.

2.2. Immediate street descriptions

• Main Road

The Main Rd streetscape is characterized by Early-Mid 20th Century fabric with Late 20th Century intrusion replacing freestanding villas. The structures are medium to high rise residential apartments, predominantly commercial ground floor. Historic structures of significance are still intact, some with minor alterations.

• The Glen

The Glen is characterized by Early-Mid 20th Century structures comprising of row housing, freestanding villas, both single and double story. The historic fabric is mostly coherent, intact with minor alterations. The bottom and top properties have undergone changes with historic fabric being replaced with late 20th century, mid to high-rise blocks of flats and apartments.

• High Level Road

High Level Road separates the Sea Point HPOZ from the lower part of Sea Point. The scale of the buildings on the lower part is dominated by single-storey freestanding villas, except for properties on Main Road. The higher part, closer to the mountain, is dominated by mid- to high-rise blocks of flats, which have little to no heritage significance. High Level Road becomes a transient zone where the scale changes from low to Mid to high-rise.

• Heathfield Road

Heathfield Rd streetscape is characterized by Early-Mid 20th Century structures comprising of row housing, both single and double-story villas, and freestanding structures. The fabric is intact with minor alterations (northwest). The southeast is less dense and open, comprising a parking area and sports courts.

• Herbert Road

Herbert Road's streetscape is characterized by Early to mid-20th-century densification fabric with some architectural merit, composed of freestanding villas and Wynyard Mansions, a modernist block of flats to the northwest. The scale of the buildings are one and two storeys, with Wynyard Mansions four storeys and semi-basement. The roof typology is hipped, curved roof for Wynyard Mansions.

• Milner Road Description

Milner Road's streetscape is characterized by a coherent, intact historic Victorian and modernist fabric, mostly Graded 3C, composed of freestanding villas. The scale of the buildings are one and two storey, rare buildings 3 storey and higher, are from the Early-Mid 20th Century Modernist block of flats. The roof typology is mostly hipped roofs. The built street edge is composed of separate private (Building setback) and public (street boundary) domains, leaving an undefined area between them.

2.3. SITE PHOTOGRAPHIC SURVEY

The Site Photographic Survey is divided into 7 parts, naming the parts at street level and aerial level. The aerial level surveys the site from a bird's eye view in all four directions. The street level surveys the six streets surrounding the site: Main, The Glen, High Level, Heathfield, Herbert, and Milner Roads.

key	BROADER CONTEXT 2023 NAMING OF PARTS.	
Site & boundary. Image survey path. Vanishing point.	1. South West (Birds eye view).	4. North East (Birds eye view).
	2. North West (Birds eye view).	5. South East (Birds eye view).
	3. North West (Low angle).	
	STREET CONTEXT 2025 NAMING OF PARTS.	
	1. Main Road Naming of Parts.	
	2. The Glen Naming of Parts.	
	3. High Level Road Naming of Parts.	
	4. Heathfield Road Naming of Parts.	
	5. Herbert Road Naming of Parts.	
	6. Milner Road Naming of Parts.	

SITE PHOTOGRAPHIC SURVEY REFERENCE MAP

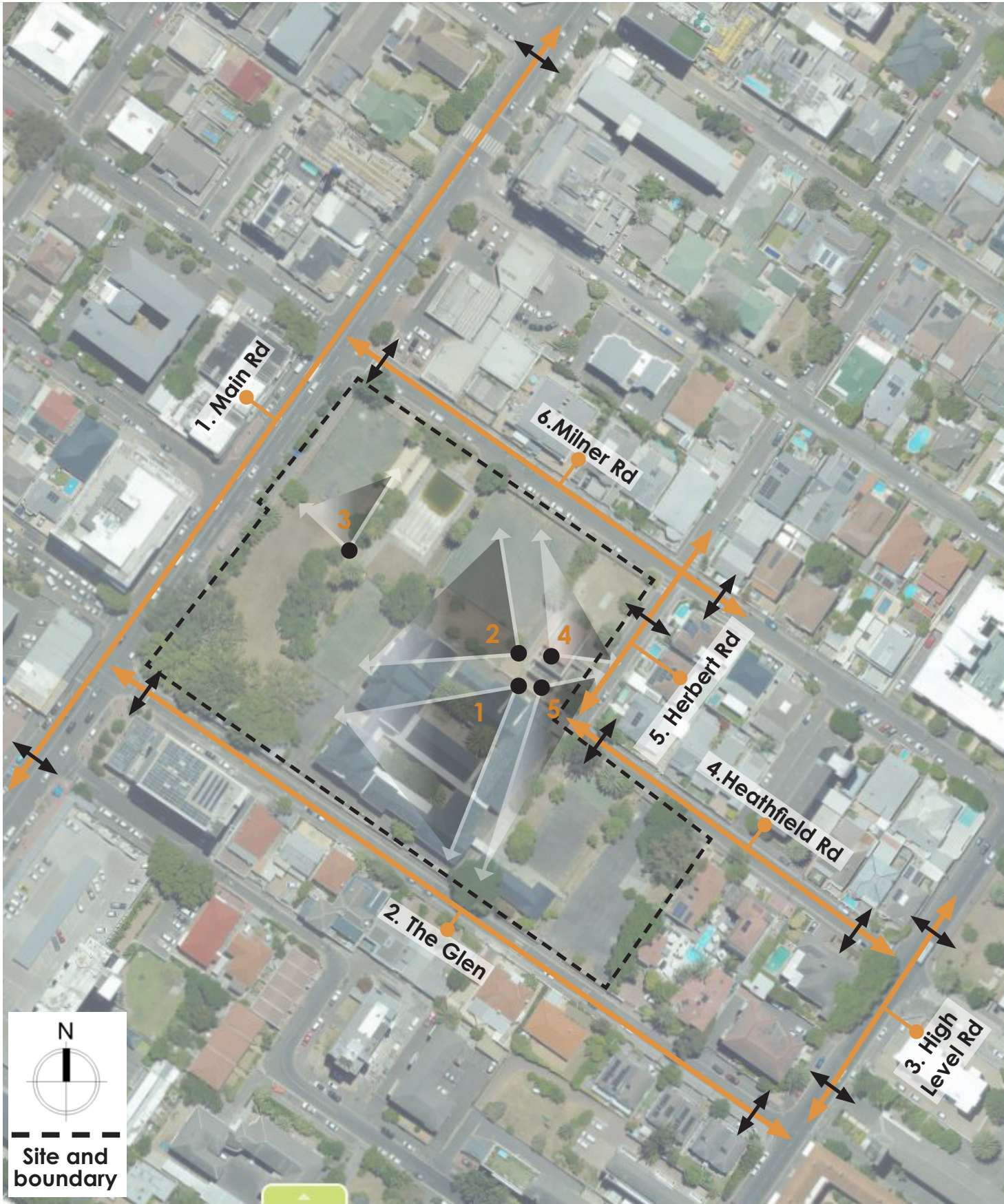


Figure 4. RSA (2025) Location of Site within its environ, Sea Point, N.T.S. <https://citymaps.capetown.gov.za/EGISViewer/> (After - City of Cape Town Map Viewer, EGISViewer, 2025).



Figure 5. RSA (2025) 2024 Aerial Photograph, Sea Point. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

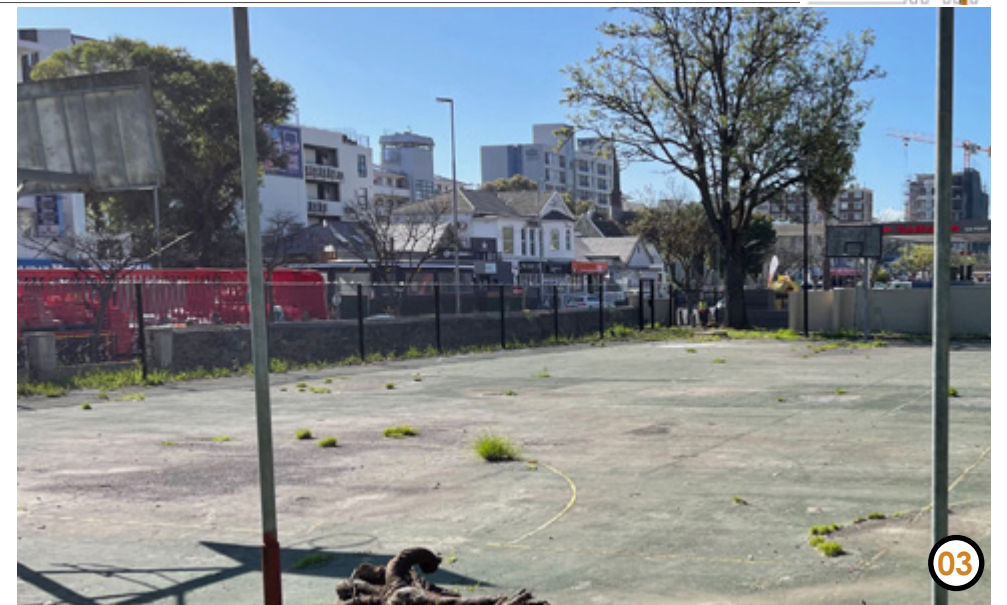


Figure 6. RSA (2023) Southwest birds eye view from Wynyard Mansions, looking below the school building, and Early-Mid 20th Century and Late 20th Century modernist mid to high rise apartments. 01. Bird's-eye view from Wynyard Mansions, looking below the school sports courts, swimming pool, and grandstand. 02. Low-angle view from the Netball Court towards the northwest to Main Road. 03.



Figure 7. RSA (2023) Bird's-eye view from Wynyard Mansions looking at Early-Mid 20th Century and Late 20th Century modernist mid to high rise apartments, beyond. 04. Bird's-eye view from Wynyard Mansions looking north below Early-Mid 20th Century single and double story villas on Milner Rd. 05. Bird's-eye view from Wynyard Mansions looking northeast below Herbert Rd. 06.



Figure 8. RSA (2023) Bird's-eye view from Wynyard Mansions looking east at the Early-Mid 20th Century single and double story villas on Herbert Rd and mid- to high-rise blocks of flats closer to the mountain, Mid 20th C and Late 20th C. 07. Bird's-eye view from Wynyard Mansions, view southeast with Lion's Head background. 08. Bird's-eye view from Wynyard Mansions, southeast view looking at 1905 school hall and 1964 Music building with Lion's Head background. 09.

2.5. Street Context 2025 Naming of Parts



Figure 9. RSA (2025) 2024 Aerial Photograph,Sea Point. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

2.5.1. Main Road Naming of Parts.



Figure 10. RSA (2025) Bellevue Rd, looking northwest towards Main Road.



Figure 11. RSA (2025) Main Rd, looking northwest towards Marais Rd, Late 20th-century modern building of little to no heritage significance.



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Figure 27. RSA (2025) Late 20th-century petrol station, view towards the northeast.



Figure 25. RSA (2025) Corner Main Rd and Milner Road, looking towards the 19th-century stone wall, a glimpse view of the school buildings main facade and Lion's Head backdrop. The wall on Milner Road was modified and a ClearVu fence was installed around c.2023.



Figure 28. RSA (2025) Corner Main Rd and Milner Road, looking towards the 19th-century stone wall, a glimpse view of the school buildings main facade and Lion's Head backdrop. The wall on Milner Road was modified and a ClearVu fence was installed around c.2023. Conner Main & Oliver Rd from Milner Rd looking toward much altered Mid-20th Century block of flats. 29.





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Figure 40. RSA (2025) 2024 Aerial Photograph, Sea Point. The Glen Naming of Parts. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



Figure 41. RSA (2025) Conner Main Road and The Glen.



Figure 42. RSA (2025) View from the Glen looking at a c.1900 intact Victorian building, Graded 3A.



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Figure 44. RSA (2025) c.1930 Bike & Play shelter and 20th Century boundary wall. View oriented southeast to High Level Road.



Figure 45. RSA (2025) c.1930 Bike & Play shelter & 20th Century boundary wall. View oriented to Main Road.

Figure 46. RSA (2025) View from the Glen looking towards Main Road.

Figure 47. RSA (2025) 20th Century boundary wall. View oriented southeast to the 1936 School building & High Level Road.



Figure 48. RSA (2025) View from the Glen looking at the Tennis court in front of the school building's main façade. Newly developed 21st-century residential building beyond.

Figure 49. RSA (2025) View oriented southeast to High Level Road. Early to mid-20th-century structures comprising row housing, both single- and double-story villas, and freestanding structures with some architectural merit. c.1964 Institutional buildings to the left.



Figure 50. RSA (2025) View from the Glen looking towards Main Road and early to mid-20th-century structures, with some architectural merit.

Figure 51. RSA (2025) Possible Archaeological remains of 19th and early 20th-century structures demolished. Now a parking lot.



Figure 52. RSA (2023) School buildings dating from 1936 to 1964. The Table Mountain Sandstone façade building (1936) is of significance.

Figure 53. RSA (2025) View from the Glen looking towards Main Road and early to mid-20th-century structures, with some architectural merit.



Figure 54. RSA (2025) View from the Glen looking towards Main Road & late 20th century, mid to high-rise blocks of flats.

Figure 55. RSA (2023) Glenlyn Court, Conner High Level Road, and The Glen.

Figure 56. RSA (2025) View oriented to High Level Road, early to mid-20th-century structures, with some architectural merit.

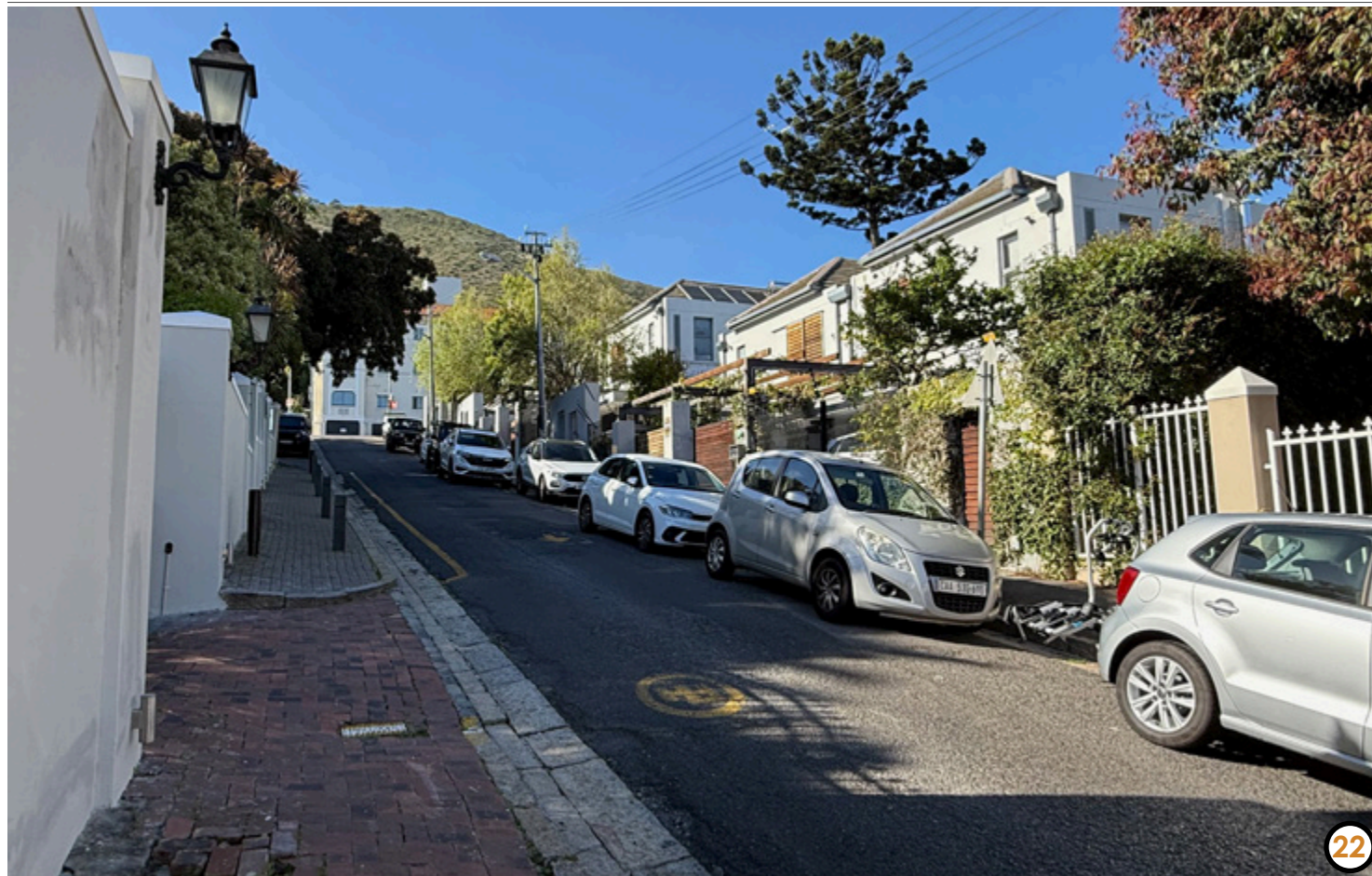


Figure 57. RSA (2023) View oriented to High Level Road, with early to mid-20th-century structures, with some architectural merit.



Figure 58. RSA (2025) Glenlyn Court from High Level Rd, Conner High Level Road, and The Glen.



Figure 59. RSA (2025) Conner High Level Road, and The Glen, looking towards St Claire Court. Early/mid 20th century block of flats along High Level Road. Very fine Edwardian architectural example. Landmark qualities. Art Nouveau elements evident in the front of the name.





Figure 60. RSA (2025) 2024 Aerial Photograph, Sea Point. High Level Road Naming of Parts. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



Figure 61. RSA (2025) High Level Road, view oriented northwest.



Figure 62. RSA (2023) High Level Road, view oriented southwest.



Figure 63. RSA (2025) Conner High Level and Heathfield Rd.



Figure 64. RSA (2023) Contemporary mid- to high-rise blocks of flats on High Level Road.



Figure 65. RSA (2023) Contemporary mid- to high-rise blocks of flats on High Level Road, view oriented southeast on Clifford Rd.



Figure 66. RSA (2023) Corner High Level Road and Heathfield Road.



Figure 67. RSA (2023) Building scale difference between the lower part of Sea Point and the higher part, closer to the mountain.

2.5.4. Heathfield Road Naming of Parts.

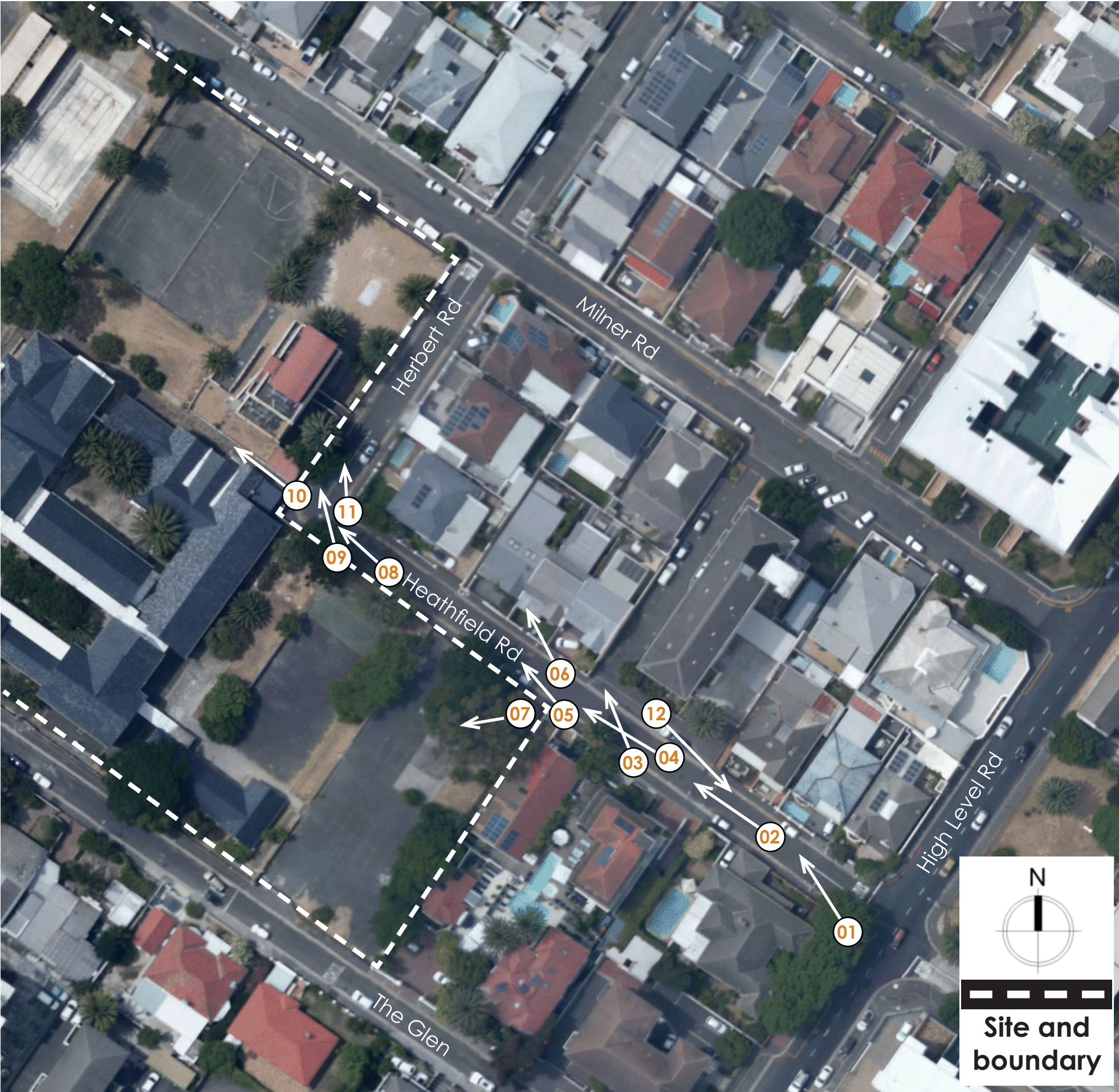


Figure 68. RSA (2025) 2024 Aerial Photograph, Sea Point. Heathfield Road Naming of Parts. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



Figure 69. RSA (2025) Heathfield Rd, view oriented northwest.



Figure 70. RSA (2023) Heathfield Rd, view oriented northwest with Wynyard Mansions backdrop.



Figure 71. RSA (2025) Heathfield Rd, view oriented northwest with Wynyard Mansions backdrop & garage.



Figure 72. RSA (2025) Heathfield Rd, view oriented northwest with Wynyard Mansions backdrop. Characterized by Early-Mid 20th Century structures comprising of row housing, both single and double-story villas, and freestanding structures. Late 20th-century mid to high-rise block of flats.



Figure 73. RSA (2025) View oriented southwest, looking at the c.1984 garage and the 1964 Black & Fagg architects additions. 07. Corner Heathfield and Herbert Road, with the 1905 Hall addition and Wynyard Mansions and garage. 08 - 09.



Figure 74. RSA (2025) Passage between the school hall (1905) and the historic stone wall (19th Century). View oriented northwest. 10. Corner Heathfield and Herbert Road, looking at Wynyard Mansions. 11. Heathfield Road, View oriented southeast. 12.



Figure 75. RSA (2025) 2024 Aerial Photograph, Sea Point. Herbert Road Naming of Parts. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



Figure 76. Herbert & Heathfield Rd bend with view oriented southeast, featuring Late 20th C facebrick wall, *Rhaphiolepis bibas*, *Melia azedarach*, *Araucaria heterophylla*, and *Curtisia dentata* trees. 01. Herbert Rd streetscape characterized by Early to mid-20th-century densification fabric with some architectural merit, view oriented northeast. 02. Southwest corner of Wynyard Mansions. 03.



Figure 77. c.1951 Wynyard Mansions east façade, featuring an elegantly shaped concrete bridge leads you to the entrance. Building showing signs of neglect. 04 - 06.



Figure 78. Angled view of the Wynyard Mansions north elevation, overshadowed by exotic trees, featuring late 20th century altered Stone wall, Herbert Road. 07 - 09.



Figure 79. RSA (2025) 2024 Aerial Photograph,Sea Point. Milner Road Naming of Parts. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



Figure 80. RSA (2025) Corner of Milner and Herbert Rds featuring an intact Victorian structure. View is oriented southeast to Heathfield Rd. 01 . Milner Rd with a view oriented southeast to High Level Rd. 02 . Milner Rd, with a view oriented northwest to Main Rd, featuring an Intact Early-Mid 20th century densification of Sea Point composed of Victorian, Arts & Crafts and Modernist structures. 03.



Figure 81. RSA (2025) Corner of Milner and Herbert Rds featuring an intact Victorian structure. View is oriented northwest to Bellevue Rd. 04 & 05 . Milner Rd, with a view oriented northwest to Main Rd, featuring a c.1950 Modernist four-storey apartment building (Wynyard Mansions) Part of the former Tafelberg School site. 06 .



Figure 82. RSA (2025) Low-angle view of Wynyard Mansions' south elevation featuring the brownfield site of the demolished Wynyard villa, Exotic phoenix canariensis trees, and a striking curved roof. 07 & 08 . Milner Rd, with a view oriented northwest to Main Rd. 09 .



Figure 83. RSA (2025) Milner Rd, with a view oriented northwest to Main Rd, featuring visually permeable clearview fencing. Non-contributing to significance, positive feature. 10. Alphated pavement with granite curb. 11. Northeast elevation façade of the school building from Milner Road, featuring a Tennis court. 12.



Figure 84. RSA (2025) Northeast elevation façade of the school building from Milner Road. 13. Swimming pool grandstand overshadowed by Podocarpus falcatus and Phoenix canariensis trees and a vibracrete wall. 14. Milner Rd, with a view oriented northwest to Main Rd, features Modernist built fabric, not contributing to the streetscape. 15.



Figure 85. RSA (2025) School swimming pool from Milner Road, looking southwest. 16. Milner Rd, with a view oriented southeast towards High Level Rd, featuring visually permeable clear-view fencing, Wynyard Mansions, and Lions Head backdrop 17. Milner Rd, with a view oriented southeast towards High Level Rd. 18.

3.0 HISTORICAL OVERVIEW

3.1. Brief Area History

Prior to the Dutch permanent settlement in the 18th century, the area was inhabited by wild animals and used by the nomadic Khoi for grazing. Sea Point and Green Point were farming and recreational areas before being developed into permanent suburbs.

The early pattern of settlement was largely determined by the topography. Farms, private villas, and public buildings were stretched along the lower slopes of Lion's Head and accessed via a road to the area from Cape Town.

As the number of properties established in the 19th century increased, more roads were built, providing access to the farms on the hillside and the holiday houses by the sea. Until about 1850, most development occurred between the Main Road and the coast, but after the mid-19th century, the pace of development increased, and a bus and, thereafter, a tram service made commuting between the town and Sea Point easier.

Between 1890 and 1900, the town's present urban structure was laid out and remains mostly as it is today. Residential development at this time consisted of many large residences in the late Victorian style, primarily established along Beach Road, with direct access to the coast, such as Bordeaux Estate.

Many of the larger houses that had lined the Beach Road were either demolished or converted into hotels. Few had tea gardens with lawns that reached down to the low walls that separated them from the Beach Road.

In the early 20th century, Sea Point was described as a quaint village with shipwrecks on the coast, carts supplying water, and cornfields and haystacks where the children played.

During the 1920s, apartment buildings were developed. Most of the present residential apartment buildings were built after World War 2 in the 1950s and 1960s, with another building era occurring after 2000 as a result of the development of the Victoria and Alfred Waterfront (O'Donoghue, 2011).



Figure 86. Cape Town Council Map (1884) Portion of, City Engineer T.W Cairncross, Department of Rural Land Affairs, Western Cape Directorate (site identified in red circle).

3.2. Brief Site History

The Ellerslie Estate homestead was considered to be of grandeur due to the avenue of trees flanking the entrance driveway. From the front gate, there was an avenue of Stone Pine trees leading to the house, and The Glen (road to the west) was a strip of rough hillside with tall trees “resembling the bed of a mountain torrent.

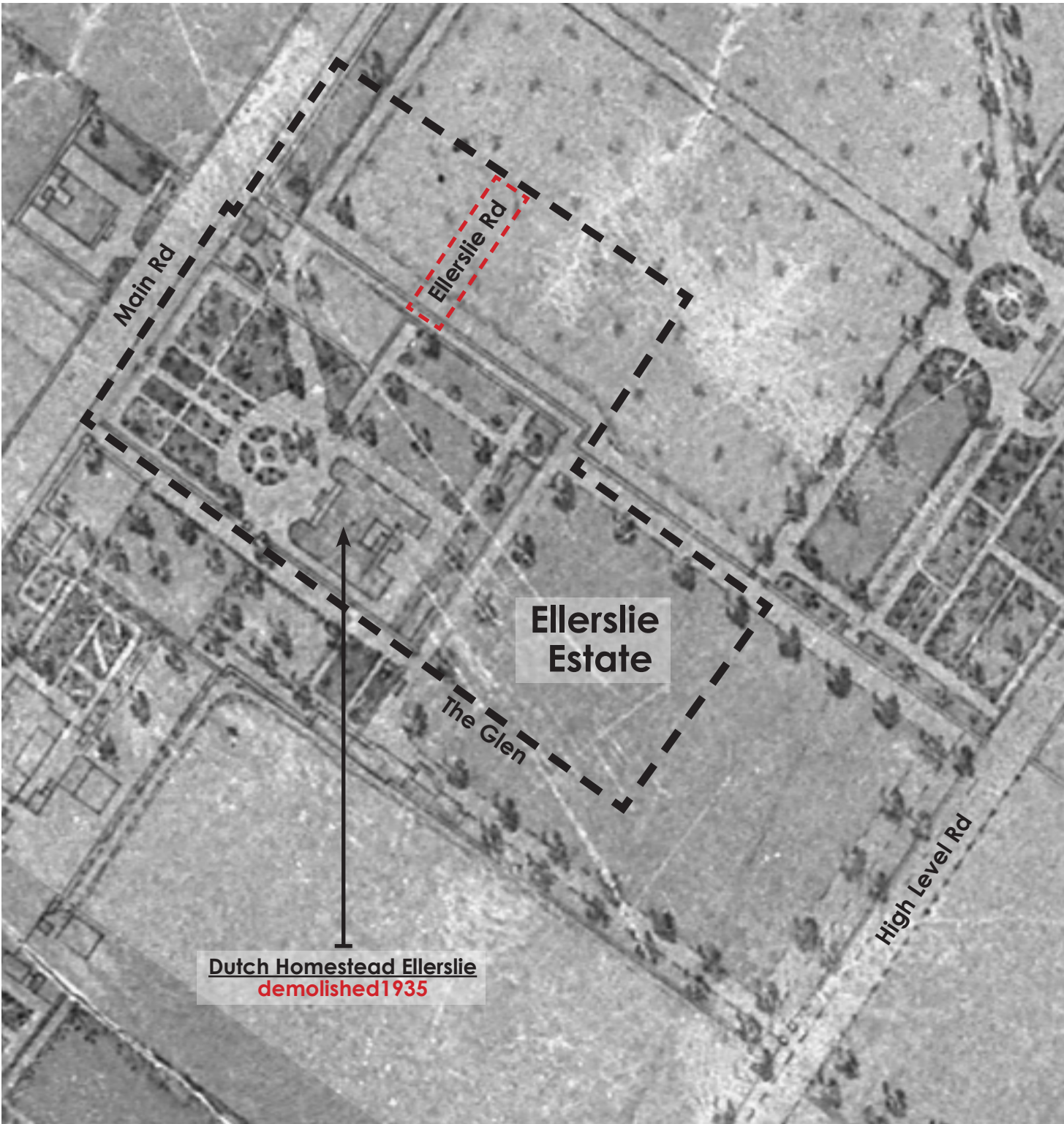
The Main Road entrance to the school was through a ‘fine teak entrance gate’ with twin brick piers. These entrance piers and pedestrian gates presently exist, but the vehicular gate has been removed. In front of the house was a fountain. The grounds stretched from Main Road to High Level Road, with an orchard and a garden featuring Minotaka trees, pomegranates, and other shrubs. The Dutch homestead was surrounded by white washed boundary walls.

In 1939, the driveway and portions of the playground were asphalted. From 1950, the Council allotted one of the fields on the Green Point Common to Ellerslie School, and in 1964, a clubhouse for the school’s fields was built on the Common. In 1955, the lawn in front of the school was planted. In 1972, indigenous trees were planted, and the front lawn was extended (to Main road) and new garden beds created.

The Estate incorporated various adjacent erven between 1830 and 1899. On September 28th, 1899, the Ellerslie Estate was purchased by the Education Department for a girls’ primary school. The school similarly expanded its properties by purchasing adjacent properties between 1901 and 1920 and again in 1983.

The new single storey school building was according to Miss Wright, writing in the 1936 Ellerslie magazine “erected by the public spirited citizens of Sea Point at their expense”. The school was named the Ellerslie Green and Sea Point School for Girls. Miss Thornton was the first headmistress and is considered to have taken office in 1901, indicating the completion of the building. John Parker and later the Parker & Forsyth practices designed many notable school buildings in Cape Town in the late 19th c and early 20thc and Ellerslie is considered his most inventive compositions among his school buildings with “the stone work of these buildings is outstanding”.

The school building housed the Ellerslie Girls’ High School until it merged with Sea Point High School in 1989. The building subsequently housed Tafelberg School’s high school section until 2010. Wynyard Mansions forms part of the property. The entire site, including Wynyard Mansions, was declared a provincial heritage site in a government gazette dated 15 December 1989 (van Graan, 2022; O’Donoghue, 2011).



key	CHARACTER OF SITE 1878
[dashed line]	SITE AND BOUNDARY The Homestead is characterised by a long rectangular plot that extends from Main Road through and above High-Level Road. The environs are coarse-grain with the property including gardens, Minotaka trees, pomegranates, and other shrubs, and an avenue of Stone Pine trees.
[red dashed line]	Ellerslie Rd, before construction.

Figure 87. RSA (2025) City of Cape Town Historic Map - Wilson 1878, N.T.S. <https://citymaps.capetown.gov.za/EGISViewer/>(After - EGISViewer).

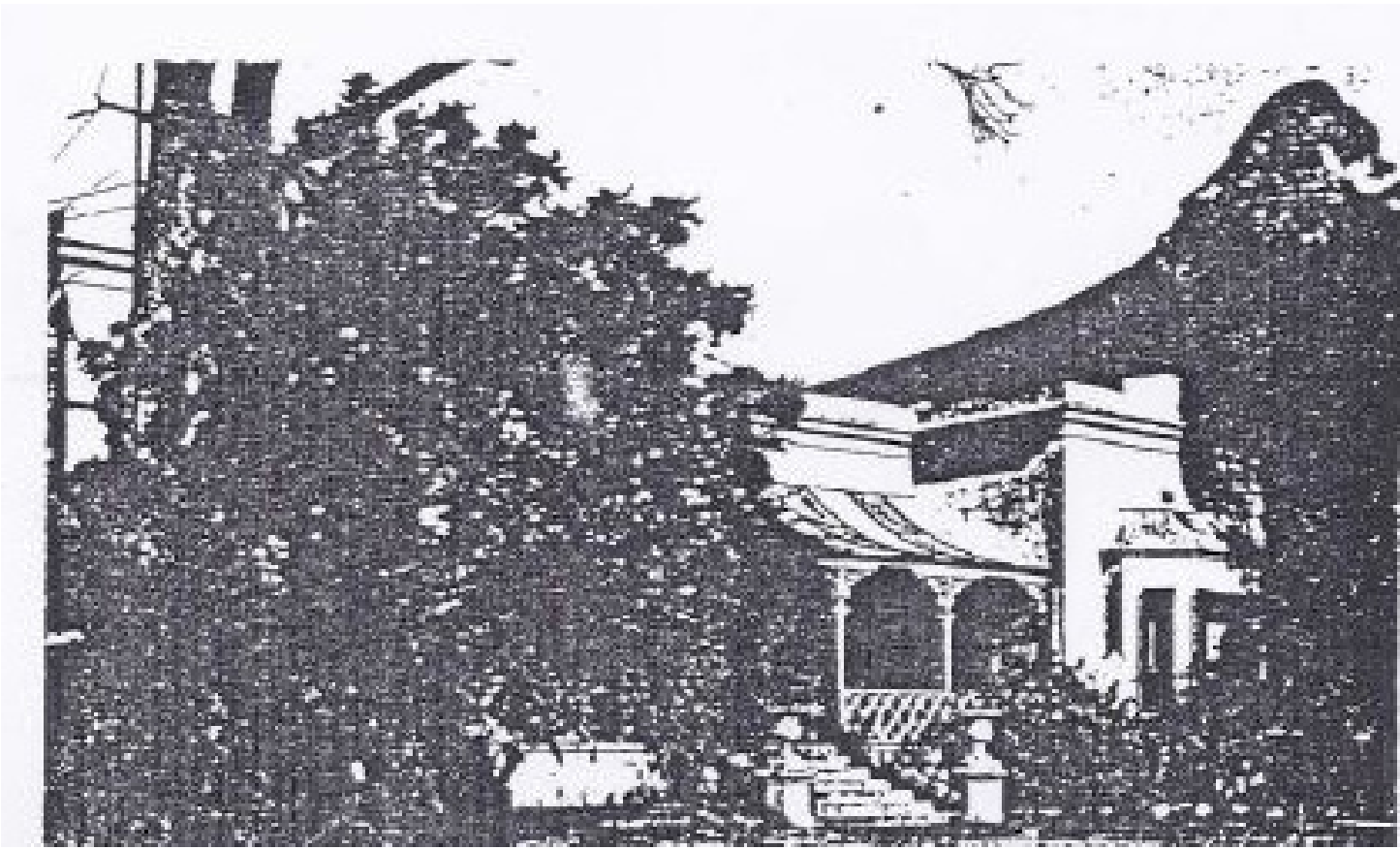
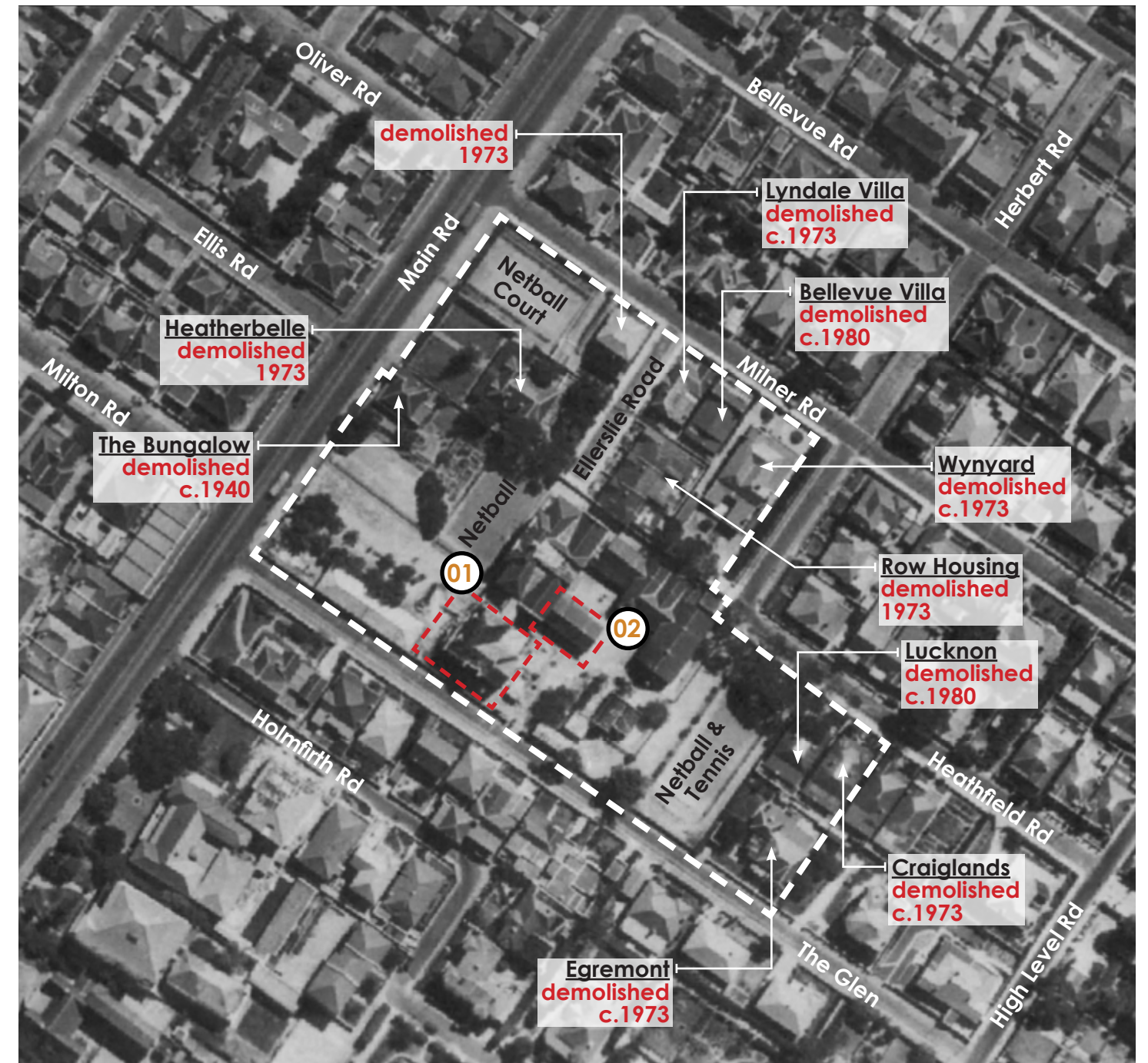


Figure 88. Dutch Homestead Ellerslie c.1920s (SAHRA file no 31K1Kaal37). In Bridget O'Donoghue Ellerslie/ Tafelberg High School Heritage Report, July 2011).



Figure 89. Ellerslie High School perfects 1968, Ellerslie Old Girls (In Bridget O'Donoghue Ellerslie/ Tafelberg High School Heritage Report, July 2011).



key	CHARACTER OF SITE 1935
	SITE AND BOUNDARY
	Double story building built on the Dutch homestead site.
	Single story building in middle of courtyard which was demolished to construct the science laboratories in 1954.

Figure 90. RSA (2025) City of Cape Town Map Viewer Aerial Imagery 1935, N.T.S. https://citymaps.capetown.gov.za/agsext/rest/directories/arcgisjobs/toolboxes/extprintworkflow_gpserver/jbc778f8473ad4280b8bd829b2e676237/scratch/CCT_WEB_MAP_11941.pdf(After - , EGISViewer, 2025).

3.3. Ellerslie/Tafelberg Building

3.3.1. Timeline (Ellerslie/Tafelberg Building)

- **1901** Single Storey school building (John Parker).
- **1905-1906** Extension to the school consisting of a Kindergarten and Hall (William Black).
- **1905** The homestead building became a boarding house.
- **1910** Ellerslie became a high school.
- **1913** Upper floor to the original Parker building, included rooms for art, needlework, cookery, music in addition to providing additional classrooms, staff rooms and cloakrooms. (William Black) Black & Fagg Architects.
- **1914-1918** World War 1, the school buildings became commandeered and became a hospital. Both the hall and the classrooms became wards.
- **1935** Dutch homestead demolished.
- **1936** Double storey building built on the Dutch homestead site.
- **1939** The 1905 school hall enlarged to the present size.
- **1952** Two classrooms built adjacent to The Glen.
- **1952/1953** Laboratories constructed replacing a smaller building at the rear.
- **1964** Classroom designed adjacent to the Hall.
- **c.1970** Classrooms + Ablution Facilities Additions.

3.3.2. Architect (John Parker)



John Parker was Principal of Parker & Forsyth and one of the leading architects in Cape Town between 1895 and 1921. Parker was born in Greenock, Scotland, and educated in Glasgow. He entered the office of Naval architects McNicoll & Smith in Glasgow, where he remained for a year before his apprenticeship to John Baird of Thompson & Baird, Glasgow, in 1880; he remained in this office for two years before leaving for South Africa in 1883.

He arrived in Cape Town in March 1883, entering the office of Charles Freeman, architect and surveyor, where he remained for seven years, the last three as chief assistant. He set up independent practice in Cape Town in about 1890. In 1905, he admitted Alexander Forsyth into partnership. He had one

Figure 91. John Parker In Mayoral robes and chain, Reproduced with kind permission of Howard Parker, grandson of John Parker (artefacts, 1913).

of the largest practices in Cape Town for about 20 years. He was a contemporary of Herbert Baker in Cape Town. He was the first president of the Cape Institute of Architects; he was also Chairman of the African Homes Trust and a founder member of the South African Society of Architects (SASA) in 1901. After Parker's death in 1921, the practice became Forsyth & Parker. (Walker, no date).

3.3.3. Architect (William Black)

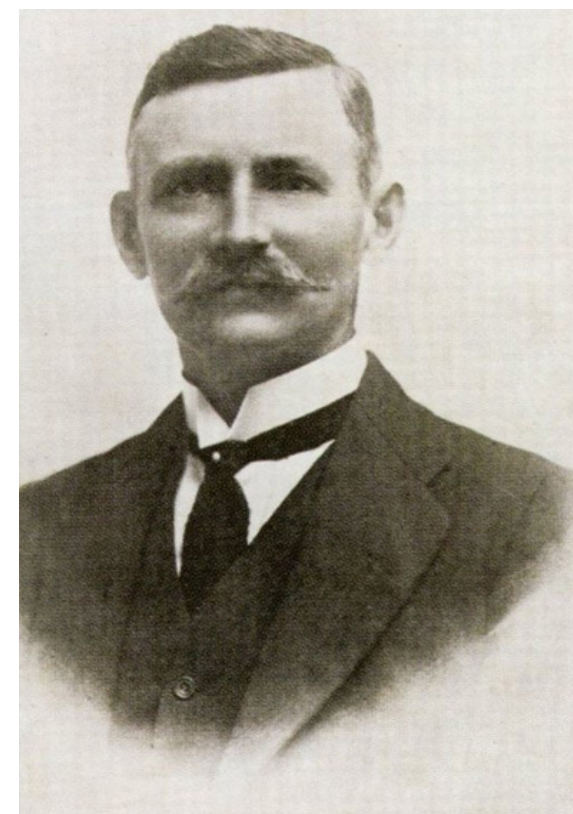


Figure 92. William Black Portrait (artefacts.co.za).

William trained as a civil engineer and architect in Melbourne and London; he was articled to Albert Purchas, a civil engineer and a past president of the Royal Victorian Institute of Architects, who had his offices in Melbourne. During his pupillage, Black won several prizes offered by the RVIA, among them the Royal Victoria Institute of Architects' award in December 1885 for his entry in a student competition for an Episcopal church. He also won the President's prize as well as a 'gold medal for Gothic Architecture'. In 1888, he was elected an associate of the RVIA. A keen student of the Gothic style, Black left Australia on a study tour of Europe at about this time, 'collecting sketches and photographs of the best examples of ancient and modern architecture'. He was elected a Fellow of the Royal Victorian Institute of Architects in 1890. He left for South Africa in 1893.

Black set up his own practice immediately on his arrival in Cape Town, arriving a few months after H Baker. His practice became one of the largest and best-known practices in Cape Town, and one in which several architects worked before setting out on their own. He was concerned with social welfare and was a member of the City Council of Cape Town for several years. He was a 'keen student of Town Planning and housing schemes'. In 1895, he employed WG Fagg, who had trained in Tasmania and who later became Black's partner. Black was elected a Fellow of the RIBA in 1902; his papers were signed by GM Alexander, Alexander Graham, and Baker. The firm branched out into the Transvaal for a brief period in about 1907-1908, probably in connection with the Potchefstroom Town Hall, which was won in competition (1907). Black and Fagg were first listed in Johannesburg in the 1907 United Transvaal Directory.

Black was successful in numerous other competitions before 1904. He was placed first in four of them: the Cape of Good Hope Savings Bank; Wynberg Town Hall; proposed

Dutch Reformed Church, Sea Point; and St Luke's Anglican Church, all in Cape Town (Walker, 2015).

3.3.4. Architectural Description



Figure 93. RSA (2023) Northeast main elevation façade of the school building from the garden. Tennis court, negatively impacting the significance of the building.

The school building, designed by distinguished Architects (John Parker: 1901 - lower portion and William Black: 1913 -upper portion), is double-storey except for the school hall and the kindergarten. The main façade of the school building has a Table Mountain Sandstone façade with plastered window surrounds. The slate roofs are hipped with two plaster moulded gablets and sets of plastered windows surrounded under each gable on the front façades.

The main entrance is placed in the linking part between the original school building (Parker) and the 1936 building extension (William Black). The kindergarten school has a plastered Art Deco Portico. The main hall is situated at the rear of the school, adjoining the Kindergarten. Internal volumes of the 1913 and 1936 sections of the school are generous, with an internal height of approximately 4.5–5 meters on the ground floor. The upper floors have exposed timber trusses or timber ceiling boards fixed to the underside of the roof trusses.

The building is an example of late Victorian Institutional architecture. Significant for all past pupils, parents, teachers, and Sea Point residents. The historic school buildings

demonstrate a past design style that is intrinsically significant due to its age, scarcity value, intactness, Representational value, and the evidence of historical layering. Contributes to the site's heritage significance for Architectural, aesthetic, historic, and social values (O'Donoghue, 2011; van Graan, 2022).



Figure 94. RSA (2023) 1913 school building staircase lobby with a view of the original building entrance.



Figure 95. RSA (2023) School hall interior facing the stage.

3.4. Wynyard Mansions



Figure 96. RSA (2023) Low-angle view of Wynyard Mansions' south elevation featuring Exotic phoenix canariensis trees.

Wynyard Mansions forms part of the grounds of the former Tafelberg School, on an unregistered 'separate' eRF. The block of flats is no longer occupied and is now in a semi-derelict condition. Although forming part of the grounds of the former Tafelberg School, it was never part of the school and had been let out as subsidised rental units. There appears to have been some intention in the 1970s for the school to acquire the site, demolish the flats and erect a school hall.

The flats would appear to have been designed in c.1951 and the structure is a concrete frame with plastered brick infill, and facebrick walling on the east façade facing Herbert Road. The building is derelict and in a poor condition as a result of vandalism, and there appears to have been a fire on the upper floor. Many of the glazing units facing Herbert Road have been damaged or removed. The concrete structure is still in a good condition despite the damage to the timber windows.

The building does not have any intrinsic significance, but holds symbolic, associational and intangible significance through its historic links with the provision of subsidised housing in Sea Point. Despite the Provincial Heritage Site status of the whole site, it is not of the same significance as the school. As it is older than 60 years, approval would have to be obtained from Heritage Western Cape for alterations to or demolition of the building.



Figure 97. RSA (2025) c.1951 Wynyard Mansions east façade from Herbert Road.



Figure 98. RSA (2025) Wynyard Mansions' north façade from Milner Road.



Figure 99. RSA (2023) Stepped back to the top-level apartment terrace.



Figure 100. RSA (2025) Elegantly shaped concrete bridge leading to the entrance.



Figure 101. RSA (2025) Corner of Heathfield & Herbert Road, looking at Wynyard Mansions and garage.

4.0 SITE AND SCHOOL DEVELOPMENT

4.1. Introduction

This chronology begins in the 19th century, when the site formed part of the Ellerslie Estate. The infrastructure development in Sea Point in the 1900s led to the densification of the site. The site was transformed into a mixed-use area that included educational facilities and staff accommodation in neighbouring houses acquired by the school. By the late 20th century, the site became less densely populated, with on-site houses demolished and school sporting facilities occupying the brownfield areas. Currently, the on-site buildings are vacant, and the open spaces and sports facilities are neglected.

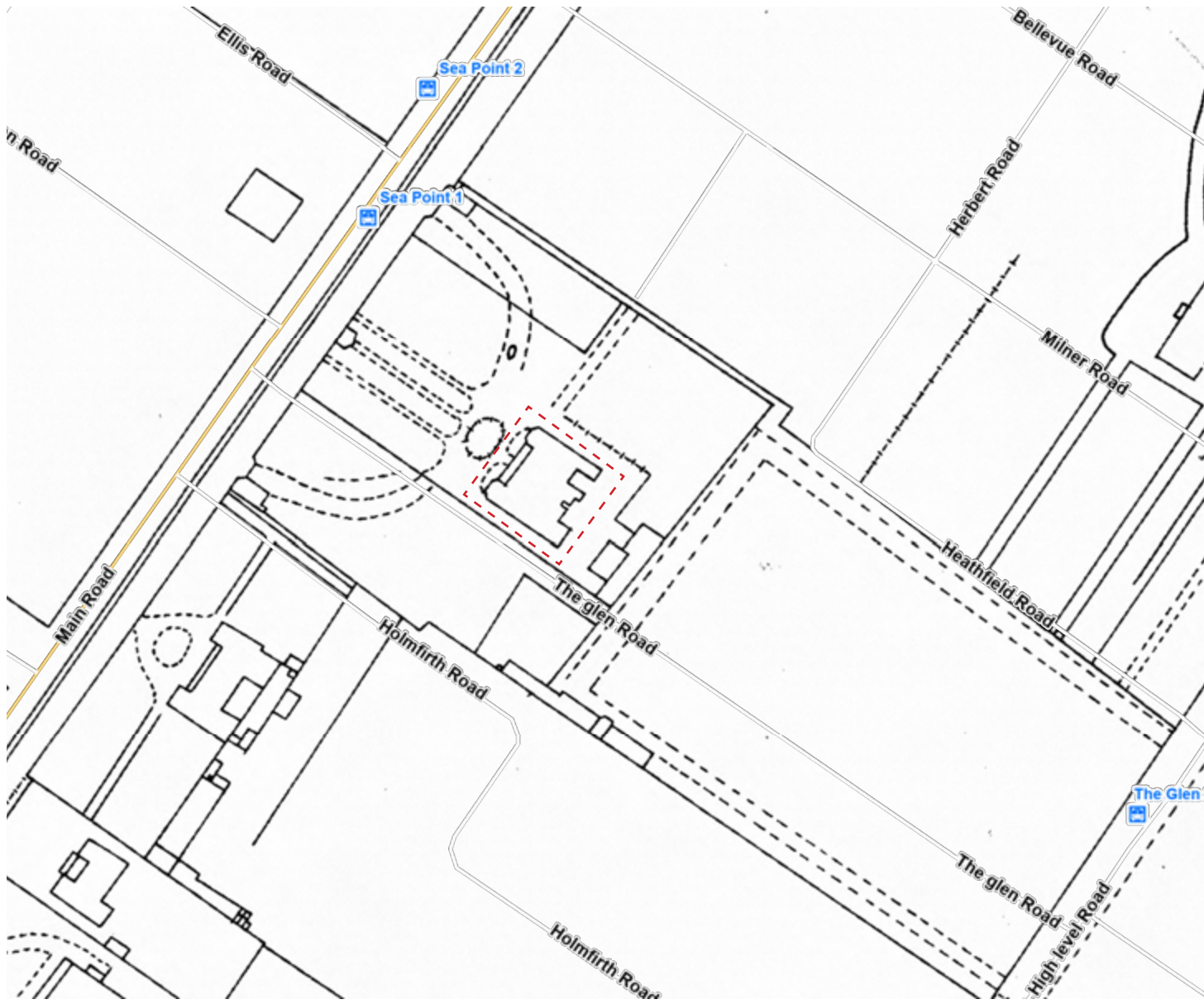


Figure 102. John Parker (1899) Cover Sheet (UCT Archives).

4.2. Dutch Homestead

The Dutch Homestead, located within the Ellerslie Estate and adjacent to the Bellevue Estate, dates back to the 19th century. In 1882, J.H. Van Ryn of the Van Ryn Wine and Spirit Company on Upper Strand Street bought three portions, including the Ellerslie homestead. By 1889, he had consolidated the property by acquiring the upper portion behind the homestead. Today, the site is partially enclosed by a boundary wall with stonework and terraces that predate all existing structures.

On September 28, 1899, the Education Department purchased the Ellerslie Estate for a girls' primary school. The Undenominational Public School Committee of Green Point acquired the estate, with the transfer completed in 1900. Initially, the original homestead was used as classrooms until the new school building was constructed. During the rapid urbanisation of the 1890s, parts of the neighbouring Bellevue estate were subdivided for development. The bulk of the infrastructure was added to the eastern portion of the site, including new access roads, row houses, and four villas—Heatherbelle, Lyndale, Bellevue Villa, and Wynyard.



Key [red dashed box] Ellerslie Estate with the Dutch Homestead dashed red.

Figure 103. RSA (2025) City of Cape Town Map Viewer - Historical Maps 1862 Snow, N.T.S. https://citymaps.capetown.gov.za/agsext/rest/directories/arcgisjobs/toolboxes/extprintworkflow_gpserver/jac2f49e88b1748a9bf7673ead24231d3/scratch/CCT_WEB_MAP_5911.pdf (After -, EGISViewer, 2025).

4.3. 1900 -John Parker Architects

In 1899, John Parker Architects, designed a single-storey school building, adjacent to the Homestead situated on the same setback, with sandstone and plaster window surround detail and detached ablution facilities to the rear. The drawings were approved in 1900, with the earliest portion of the building completed in 1901. The school was named the Ellerslie Green and Sea Point School for Girls.

The Bungalow and Heatherbelle villas on the Main Road boundary existed on site before the construction of the Ellerslie Green and Sea Point School for Girls, as indicated on the 1899 John Parker Architect site plan drawing (indicated in grey). The CoCT Historical Maps Collection 1903 survey indicates three other villas —Lyndale, Bellevue Villa, and Wynyard —and row houses, which were added to the easterly portion of the site with a new access road. Three villas at the rear of the Homestead between The Glen and Heathfield Road (Lucknon, Craiglands, and Egremont).

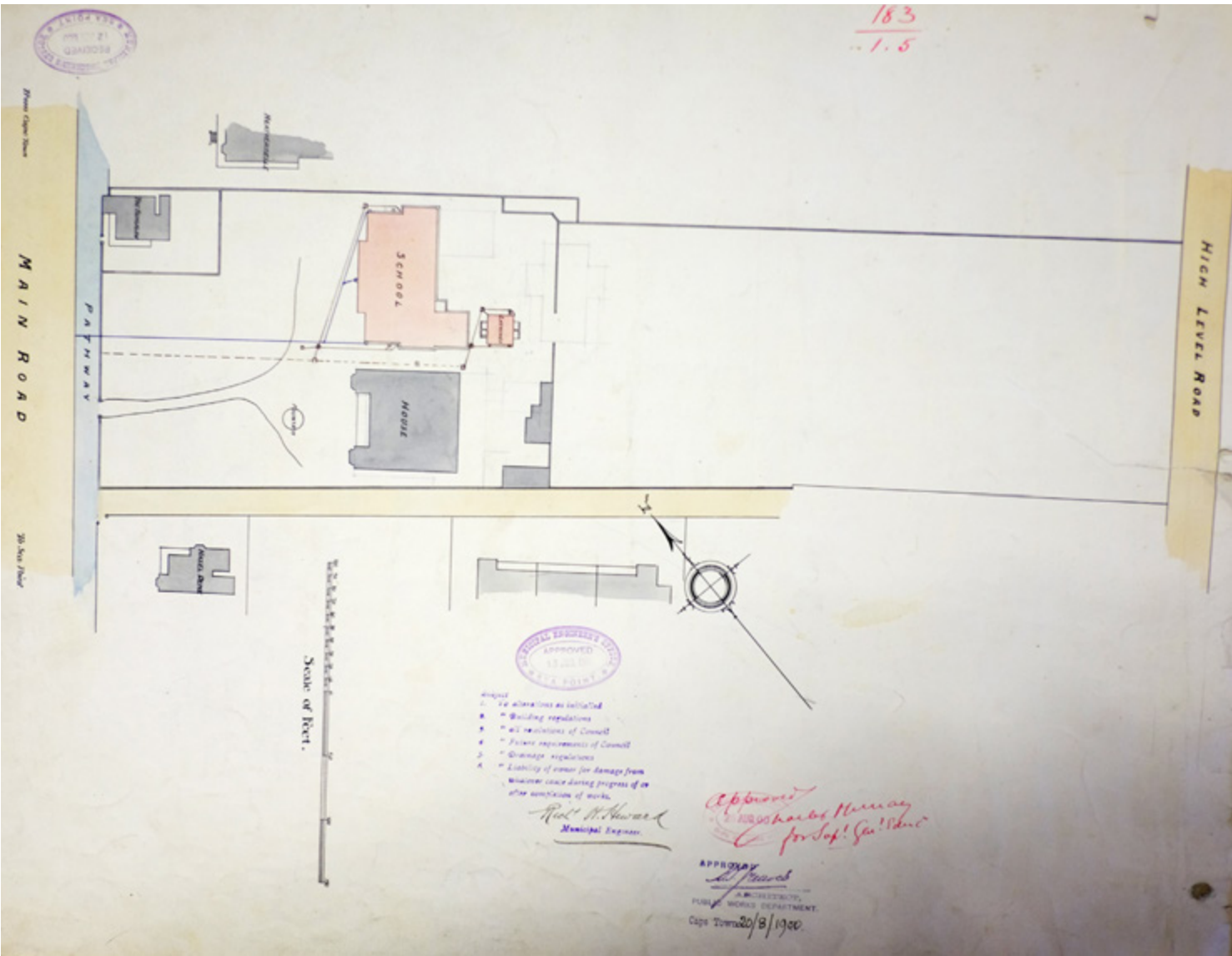


Figure 104. John Parker (1899) New Girls Schools at Sea Point, Site Plan (UCT Archives).

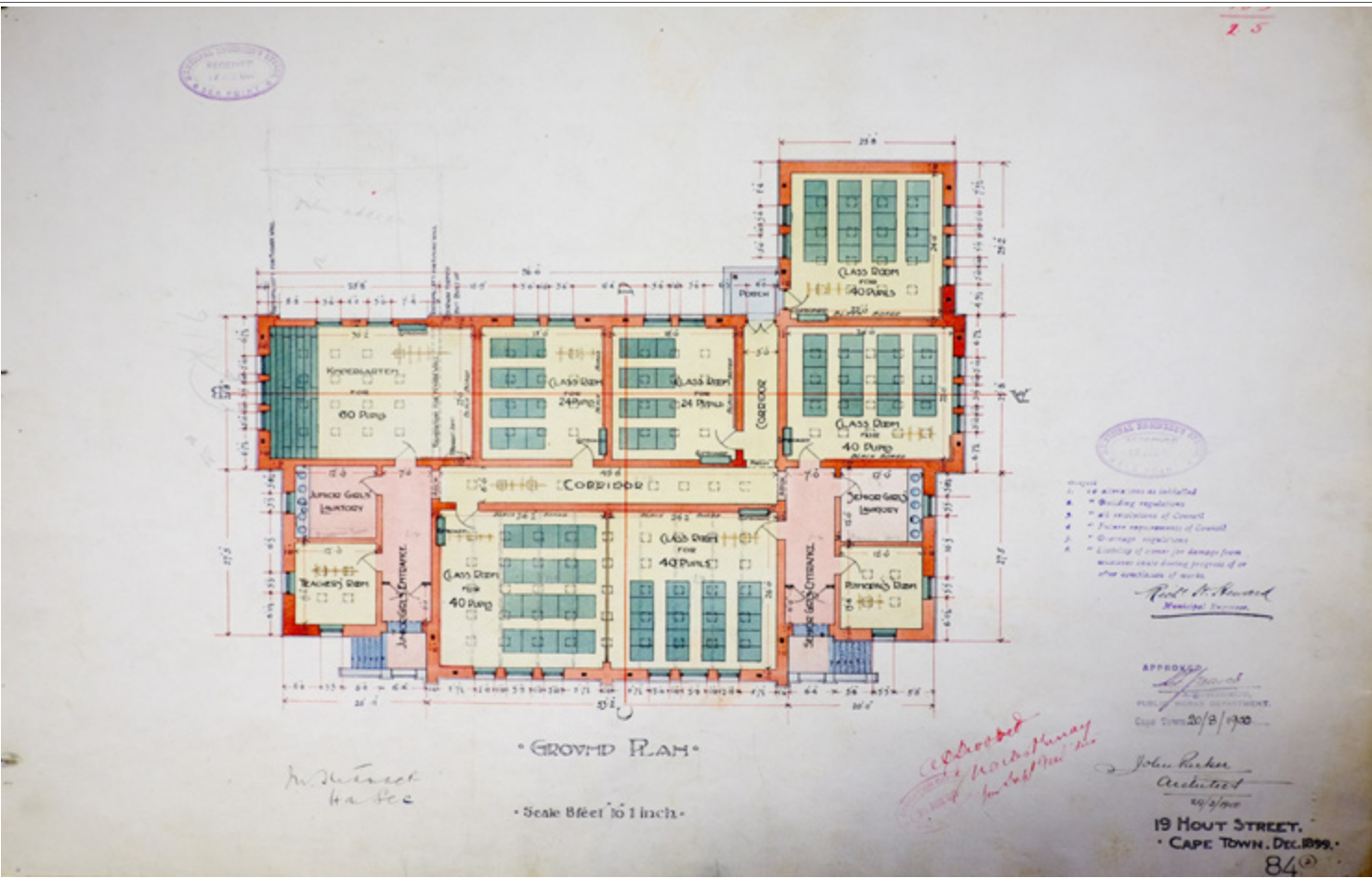


Figure 105. John Parker (1899) New Girls Schools at Sea Point, Ground Plan (UCT Archives).

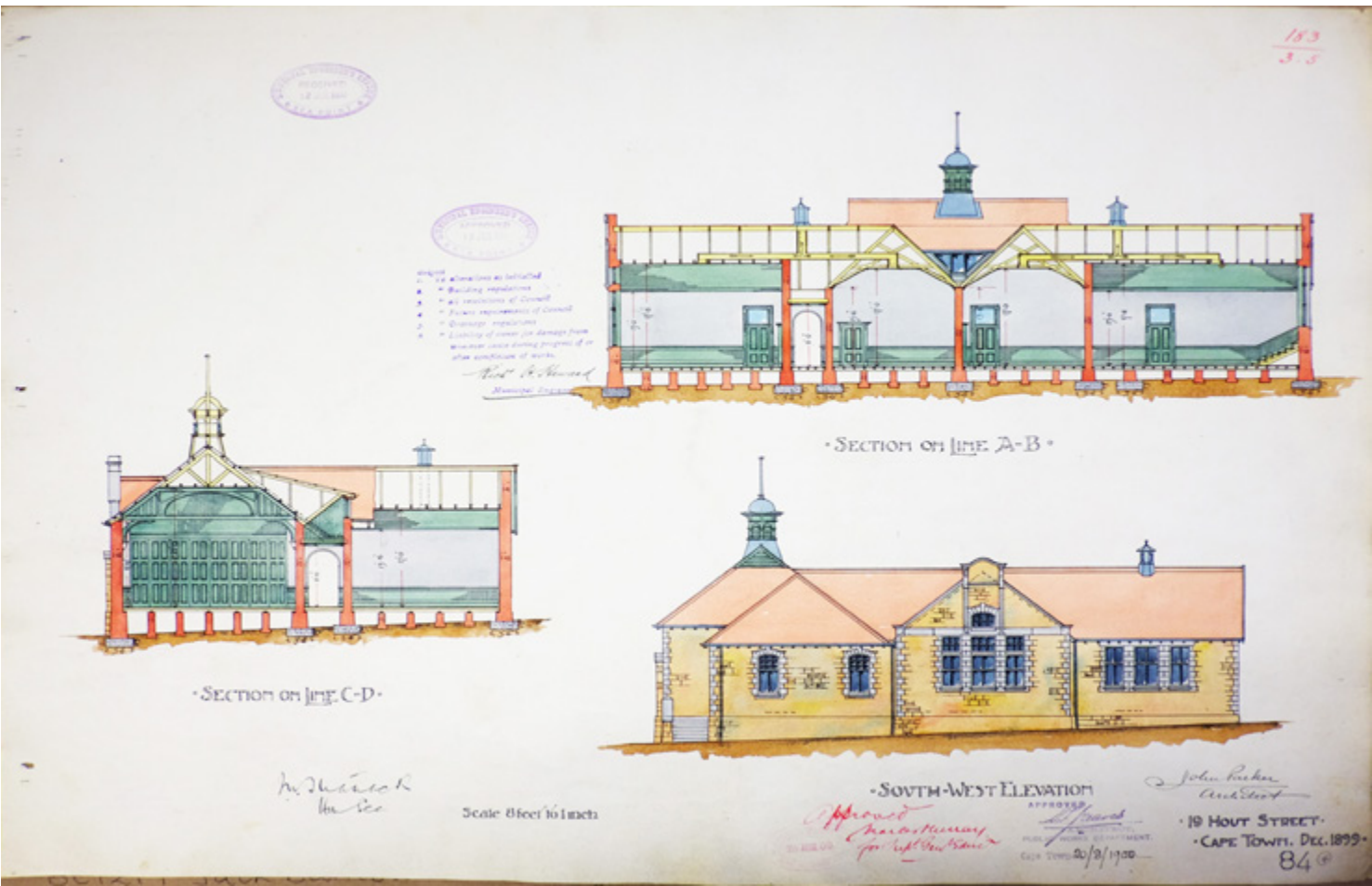


Figure 106. John Parker (1899) New Girls Schools at Sea Point, Section A-B, C-D and South West Elevation (UCT Archives).

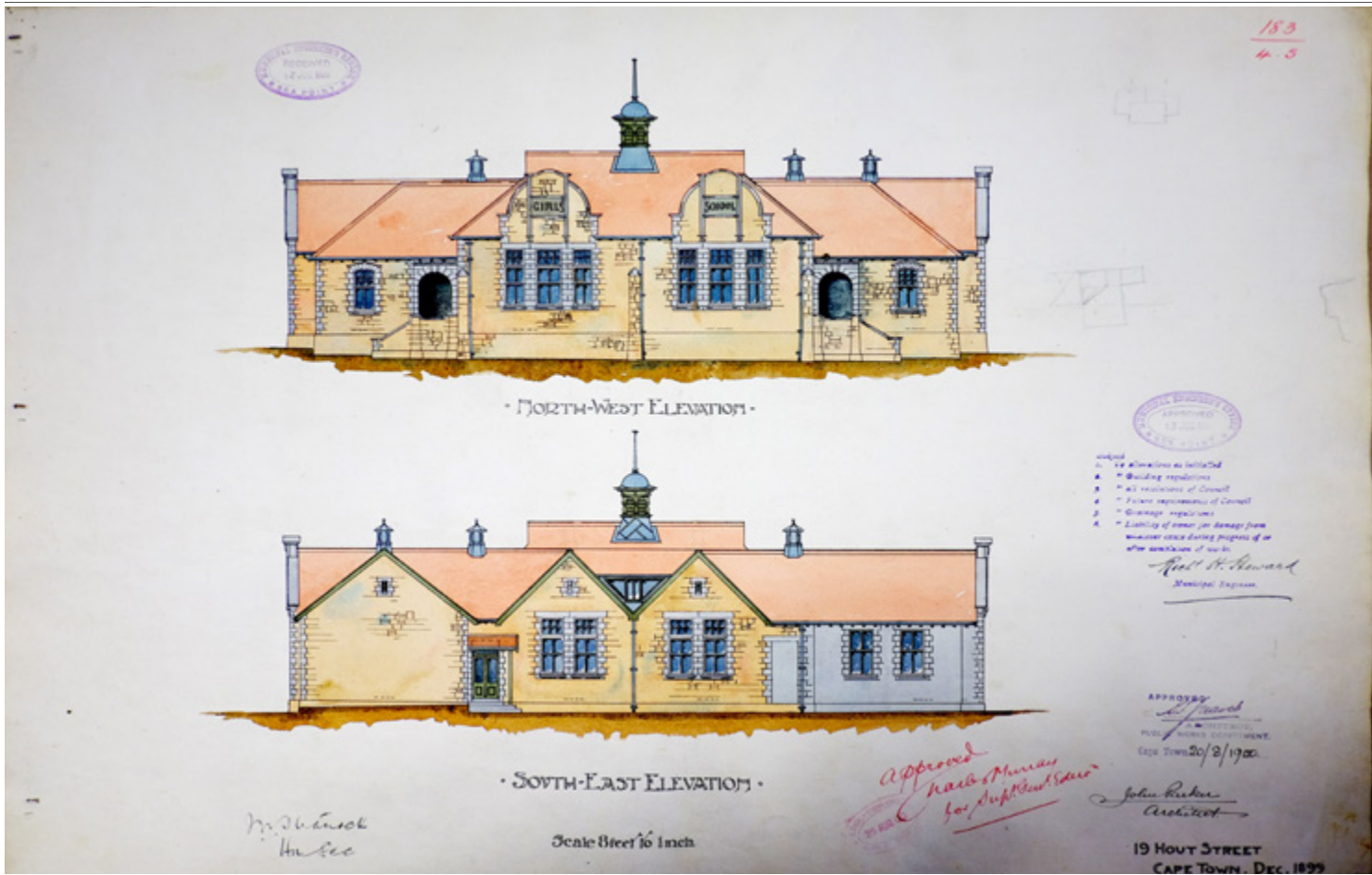


Figure 107. John Parker (1899) New Girls Schools at Sea Point, North - West Elevation and South East Elevation (UCT Archives).

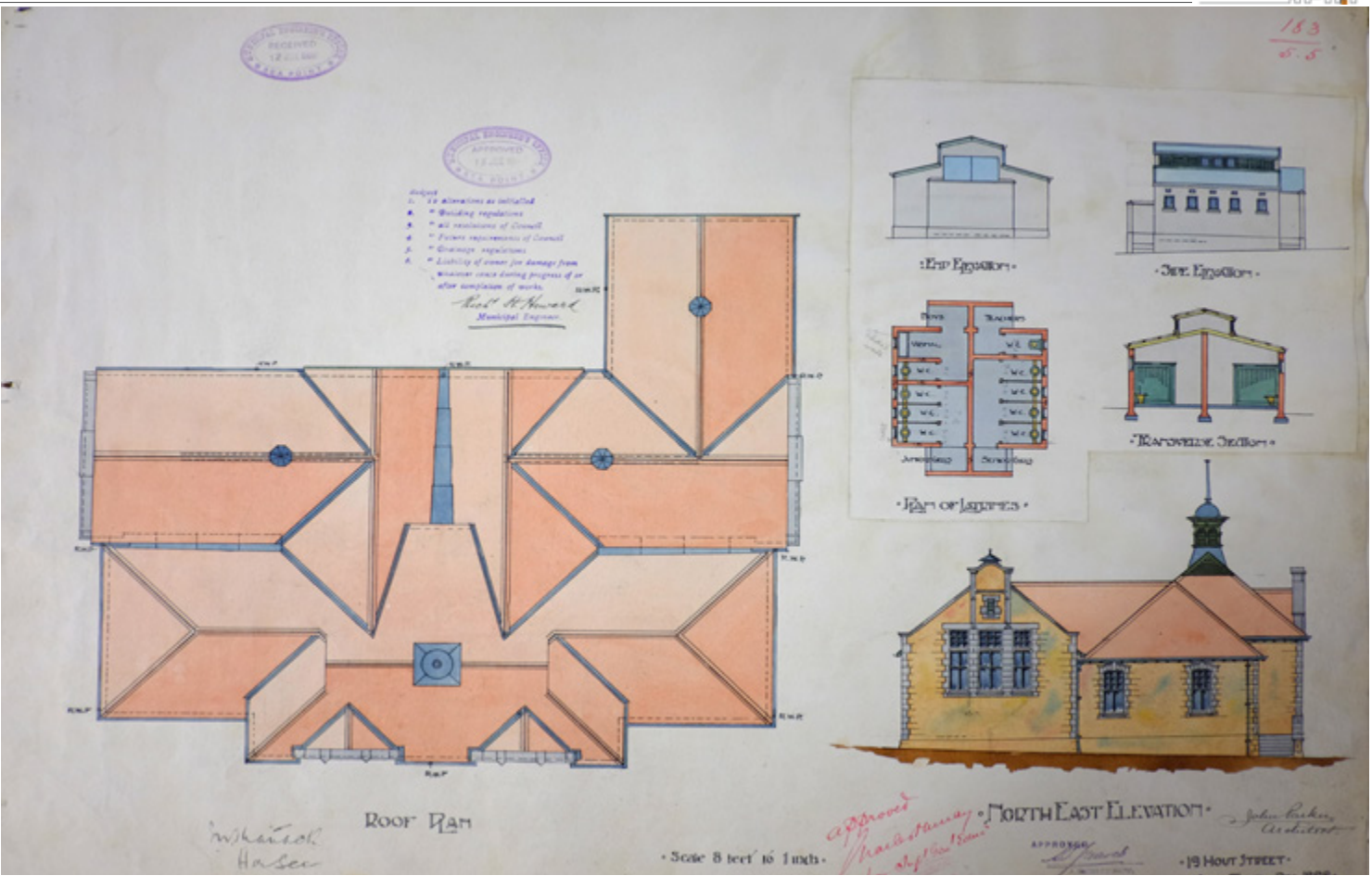


Figure 108. John Parker (1899) New Girls Schools at Sea Point, Roof Plan, Latrines (Plan, Section & Elevations) North East Elevation (UCT Archives).

The original school building (1901) and the Congregational and Methodist Churches (also by Parker) represent a specific phase in Sea Point's history. During that period, Sea Point had become a thriving residential area, with development facilitated and spurred on by the construction in 1901 of the interurban tramway link between Camps Bay, Sea Point, and Cape Town, running over Kloof Nek. A second railway line followed in 1905. Infrastructure such as roads, gas, and piped water was also extended across the area, further stimulating development, and the area became populated predominantly by white, middle-class citizens, who would travel from this 'dormitory' suburb to work in the city centre.

SITE DEVELOPMENT 1900 - C1903				
Key		Site and boundary.		
0.	19 th Century	Dutch Homestead. Quarters for Caretaker.		
1.	1901	Ellerslie Green and Sea Point School for Girls. The Bungalow Heatherbelle		
2.	c.1902	Lyndale Villa. Bellevue Villa Wynyard	3.	c.1903
				Row Housing Lucknon Craiglands Egremont

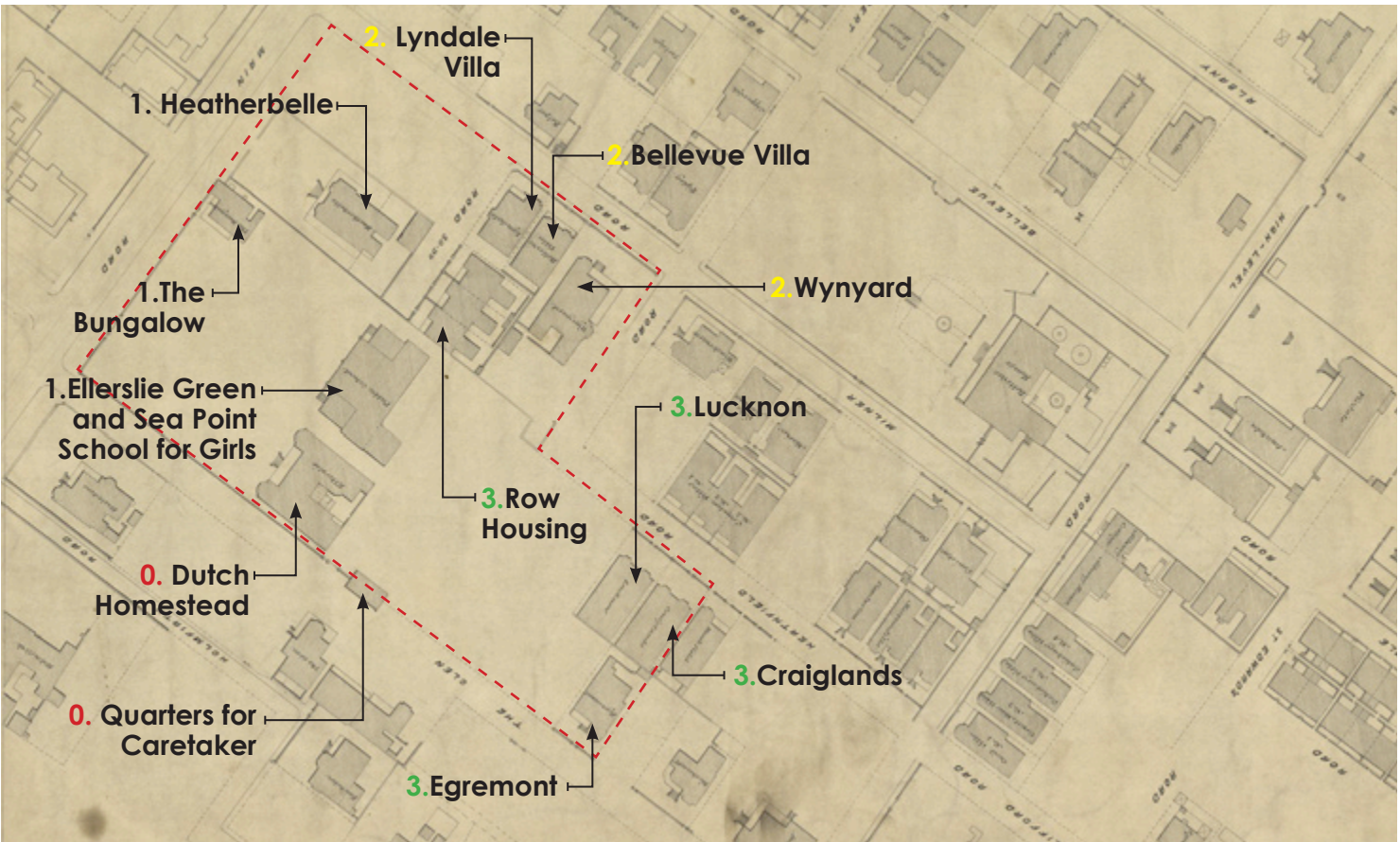


Figure 109. RSA (2025) Ellerslie homestead with the Public School now built beside it and walled along Main Road and The Glen. Other buildings on site include the Bungalow, the 4 Villas and an attached row housing. (After -CoCT Historical Maps Collection 1903).

4.4. 1905 - William Black Architect



Figure 110. RSA (2025) 2024 Aerial Photograph, Sea Point. 1905 Extension highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

In 1905, architect William Black designed an extension to the rear of the Parker building, adding a kindergarten and hall. That same year, the Dutch Homestead was converted into a boarding house. In 1910, Ellerslie became a high school. The extension features a Table Mountain Sandstone façade, plastered and painted brick walls, interior timber detailing and joinery, and a slate tiled roof.

The building exemplifies Late Victorian Institutional Architecture with Art Nouveau influences, particularly in the parapet wall above the main entrance. The building is significant for its age, rarity, intact condition, and representational value to the Parker building. No historical layering is evident in the Kindergarten section.



Figure 111. RSA (2023) View of the school building from Wynyard Mansions, 1905 Extension, highlighted in an orange palette.



Figure 112. RSA (2023) Junction between the 1901 building and the 1905 Extension.



Figure 113. Bridget O'Donoghue (2011) Kindergarten Main entrance with Art Nouveau plasterwork detail (East - Courtyard)

4.5. 1913 - William Black + Black & Fagg



Figure 114. RSA (2025) 2024 Aerial Photograph, Sea Point. 1913 Upper Floor Extension to 1901 building and c.1930 Bike & Play shelter additions, highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

William Black added the upper floor to the 1901 Parker school building in 1913. The additions accommodated rooms for art, needlework, cookery, and music. It also provided extra classrooms, staff rooms, and cloakrooms. The first-floor design preserved the original Parker features. Gablets and other elements were likely removed, set aside, and reused at a higher level. The completed façades appear cohesive, with no indication of separate construction phases. Noting that the buildings were not designed and built by a single designer at the same time.

The setback from Main Road provides a positive contribution to Sea Point Main Road and within the local residential context. The historic school buildings demonstrate a past design style that is intrinsically significant due to its age and architectural and aesthetic value, evidence of historical layering. During World War I, the school buildings were commandeered and converted into a hospital. Both the hall and classrooms served as wards. A pavilion structure for a bike shed and Play shelter was added c1930 along The Glen, between the boundary wall and the entrance driveway.



Figure 115. RSA (2023) Main façade, 1901 (single story) and 1913 (upper story), with tennis court in front.



Figure 116. RSA (2023) Bike & Play shelter added in c.1930 from The Glen Road.

4.6. 1935 - Dutch Homestead demolished



Figure 117. RSA (2025) 2024 Aerial Photograph, Sea Point. 1936 Double Storey School Building, built on a homestead footprint highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

The Dutch homestead was demolished in 1935, and a double-storey school building was extended to the right in 1936. This double-storey building was placed alongside the original school buildings, sensitively occupying the original homestead footprint and alignment, and finished with a Table Mountain Sandstone façade to harmonise with the original buildings. The new accommodation included staff rooms, a botany room, and a library. The main entrance for the school building was placed in the linking part between the original school building and the 1936 building extension. The site on which the building is located has archaeological sensitivity due to colonial-period archaeology (on the site of the original Dutch homestead).



Figure 118. RSA (2023) 1936 Double Storey School Building from The Glen Road.



Figure 119. Bridget O'Donoghue (2011) 1936 Main School Building Entrance, with 1901 and 1913 portions (left) linked to the 1936 building (right).



Figure 120. RSA (2025) 2024 Aerial Photograph, Sea Point. 1939 Extension to 1905 Hall and new double-storey classroom additions to the rear of the 1936 building highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

In 1939, the 1905 school hall, designed by William Black as a kindergarten and hall, was enlarged to its present size. The extension continued the architectural style of the original 1905 building. In 1952, two classrooms were added next to The Glen. These classrooms were designed to match the 1936 building, with a consistent roofline and the use of Table Mountain Sandstone, limited to the quoins. These additions demonstrate institutional design that contributes contextual value to the school complex and mark the first expansion after World War 2.



Figure 121. RSA (2023) 1939 Extension to the 1905 Hall building. Additions highlighted in an orange palette.



Figure 122. RSA (2023) 1952 Double-story extension to the rear of the 1936 building.

4.8. Wynyard Mansions c.1951



Figure 123. RSA (2025) 2024 Aerial Photograph, Sea Point. Wynyard Mansions, highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

Wynyard Mansions was likely designed in the c.1951 and first appears in the 1953 City of Cape Town aerial imagery. The building was acquired by the school in 1974, along with a neighbouring villa called 'Wynyard', which has since been demolished and is now a brownfield site to the north of Milner Road. The 12 flats were rented as social housing, with the last tenant evicted in 2014; since then, the property has gradually become derelict.

The design is a Modernist four-storey apartment building cut into the sloped site, with a stepped-back top level. The form steps down to the historic site along its western boundary. The structure is a concrete-framed building with plastered brick infill;

facebrick on the front/Herbert road façade. The building is carefully designed with details that include a deep shadow gap beneath the raised plinth, an elegantly shaped concrete bridge with a repeating theme of "porthole" openings, and other details. The street-level floor is accessed off Herbert Road by the concrete bridge. Lowerstreet level apartments are accessed from the north/rear via catwalks and a central staircase. Flats include studio, 1 and 2 roomed, some with south/mountain facing balconies. Interior parquet tile and vinyl tile flooring, timber windows and doors (some broken), and fire damage to part of the first floor.



Figure 124. RSA (2025) Wynyard Mansions east façade from Herbert Road.



Figure 125. RSA (2023) Concrete bridge leading to the entrance.



Figure 126. RSA (2023) Rear of Wynyard Mansions.



Figure 127. RSA (2023) Wynyard Mansions' north façade from Milner Road.

4.9. 1952/1953 Black and Fagg Architect



Figure 128. RSA (2025) 2024 Aerial Photograph, Sea Point. 1952/1953 Laboratory Additions. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

In 1952, laboratories designed by Black and Fagg Architects were constructed to replace a building previously located in the center of the courtyard. The building first appears in the 1953 City of Cape Town aerial imagery. The earlier structure, in the center of the courtyard, situated at the rear of the original 1901 and 1936 buildings between the east and west Courtyards Building, was demolished in the c1950 to make way for the Black and Fagg building. The mid-20th-century institutional school building is influenced by the original buildings in terms of roofscape, materials, rhythm of openings, slate-tiled pitched roof, timber fenestration, and stone plinth. Attached to the southwest elevation is a concrete lean-to roof. The building represents the increase in the school's building complex, the second additional building after World War 2. The school building demonstrates an institutional design that has little contextual value to the school complex, according to O'Donoghue (2011).



Figure 129. RSA (2023) 1952/1953 Laboratory Additions - Northeast Court Yard.



Figure 130. RSA (2023) 1952/1953 Laboratory Additions - Southwest Court Yard.



Figure 131. Bridget O'Donoghue (2011) Southwest Court lean to roof.



Figure 132. Bridget O'Donoghue (2011) Junction to the Main entrance linkage.

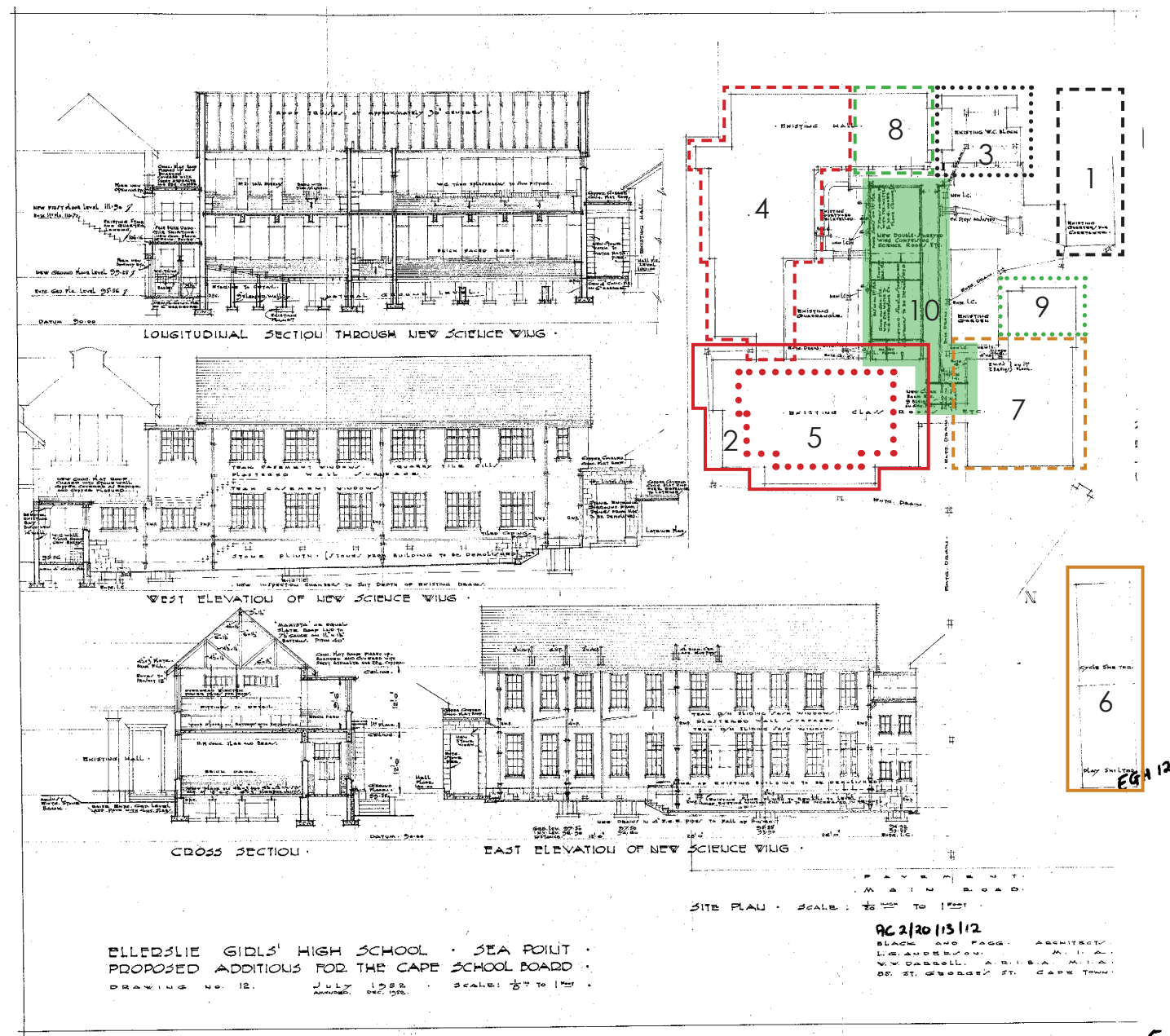


Figure 133. RSA (2025) Ellerslie Girls High School Sea Point Proposed Additions for The Cape School Board 1952, N.T.S. [After - Black and Fagg Architect, 1952 (Western Cape Archives)].

SITE DEVELOPMENT 1900 - 1954	
1 19 th c	Quarters for Caretaker dating back to the 19th century
2 1901	Ellerslie Green and Sea Point School for Girls. John Parker Architect.
3 1901	Latrines maybe associated with the 1901 design by John Parker.
4 1905	Extension to the rear of the Parker building. William Black Architects + Parker and Forsyth, More information required.
5 1913	Upper floor added to the Parker building. William Black Architects.
6 c1930	Cycle Shelter and Play Shelter.
7 1936	Double-storey school building on original Homestead footprint.
8 1939	kindergarten and hall extended.
9 1952	Two classrooms added at the rear of 1936 structure.
10 1952/1953	New Double Storey Wing Comprising Science Room and Laboratories ETC. Black and Fagg Architect.

4.10. 1959 / 1960s - Cape Provincial Architects Department

Repairs and Renovations took place on the first Floor of the school building; the work was undertaken by the Cape Provincial Architects Department. From the architect's drawings, it appears that the repairs and renovations took place in the 1952 first-floor laboratories building and the cloakroom in the 1936 double-storey school building, occupying the original homestead footprint.

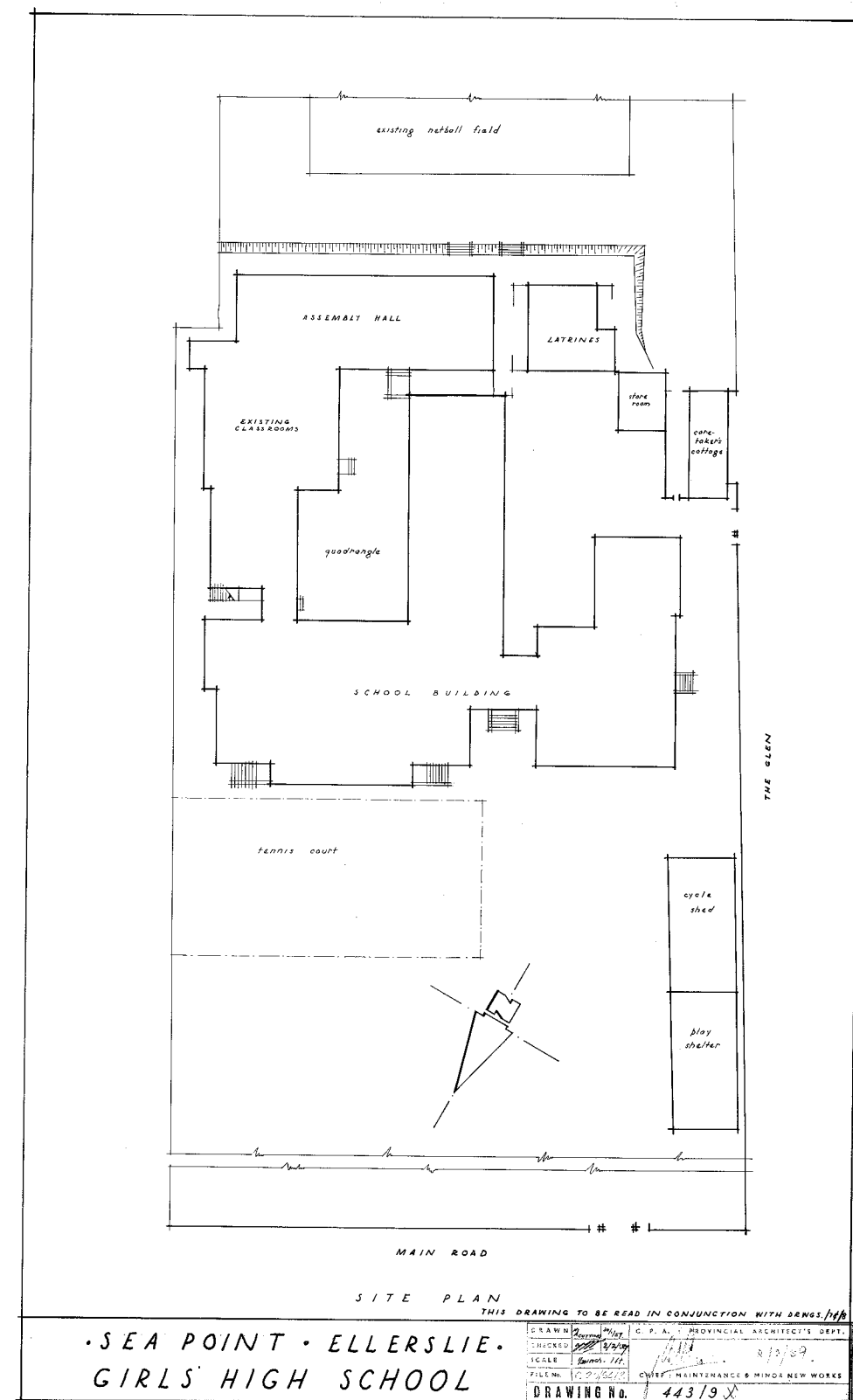


Figure 134. Repairs and renovations to Sea Point Ellerslie Girls' High School - Site Plan (Western Cape Archives - DEST1856, 1959).

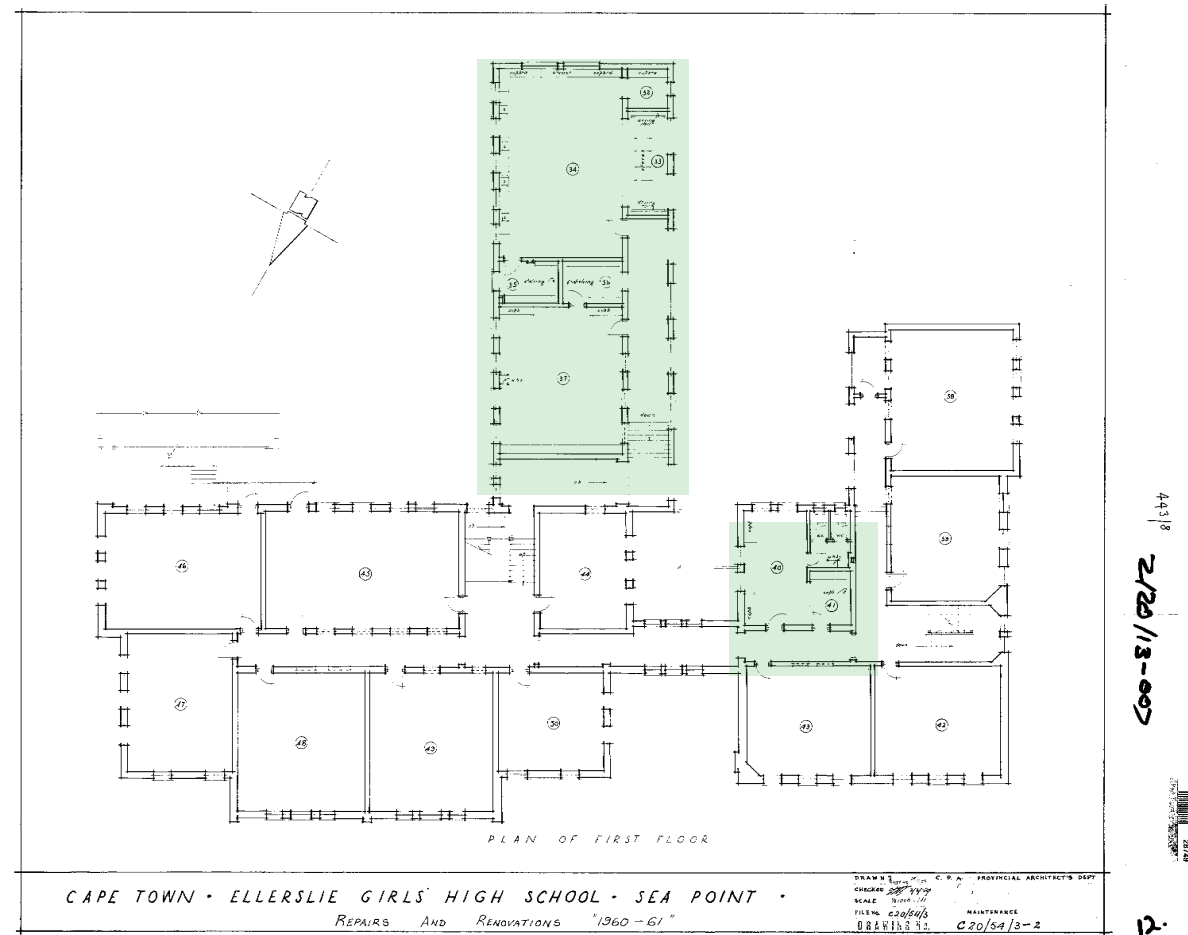


Figure 135. Repairs and renovations to Sea Point Ellerslie Girls' High School - First Floor (Western Cape Archives - DEST1851, 1959).

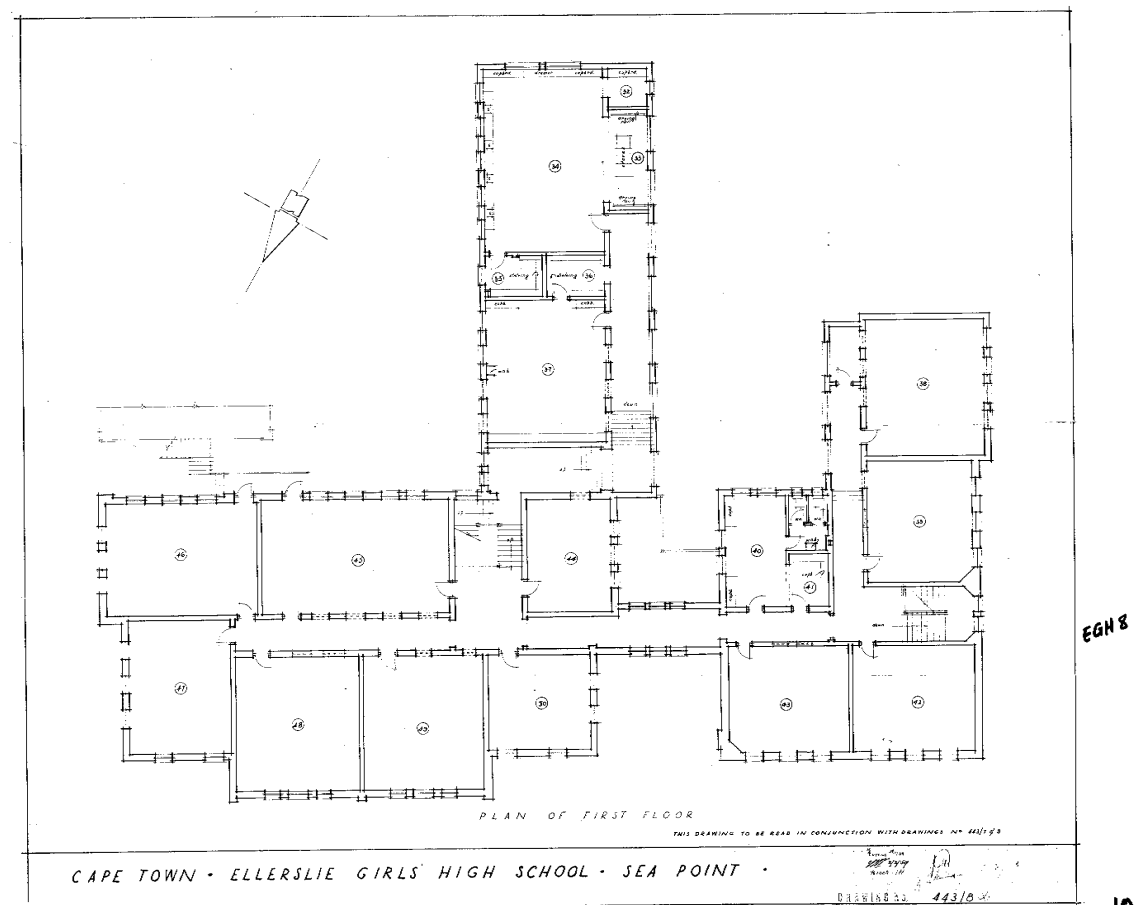


Figure 136. Repairs and renovations to Sea Point Ellerslie Girls' High School - First Floor (Western Cape Archives - DEST1851, 1959).



Figure 137. Bridget O'Donoghue (2011) Food & Technology Classroom.



Figure 138. Bridget O'Donoghue (2011) Laboratory Store.

4.11. 1964_Black & Fagg



Figure 139. RSA (2025) 2024 Aerial Photograph, Sea Point. Wynyard Mansions, highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

In 1964, Black & Fagg designed further classrooms adjacent to the Hall extension (1939). The design also included ablution facilities connected to the 1952 classrooms adjacent to The Glen, creating an enclosed courtyard. The additions were built circa 1970, according to the City of Cape Town Aerial Maps. The additions are situated on a site of archaeological sensitivity, relating to colonial-period archaeology and structures demolished c.1970. The buildings include the Caretaker's Quarters and the storeroom, which date back to the 19th century. The 1901 ablution facilities, designed by John Parker, appear to be part of the demolished structures.

The additions adjacent to the Hall demonstrate an institutional design with local contextual value to the school complex, a roofscape in context with the older portion on site, and a minor stone plinth. The buildings represent the increase in the school's building complex, the third additional building after World War II. The Ablution facilities additions have no Architectural Significance, although the building is contextual to the adjoining school buildings in the scale, roofscape, and rhythm of openings. The facade on the Glen is completely facebrick. According to O'Donoghue (2011), the junctions between the older portions of the school and the 1964 additions are Insensitive.

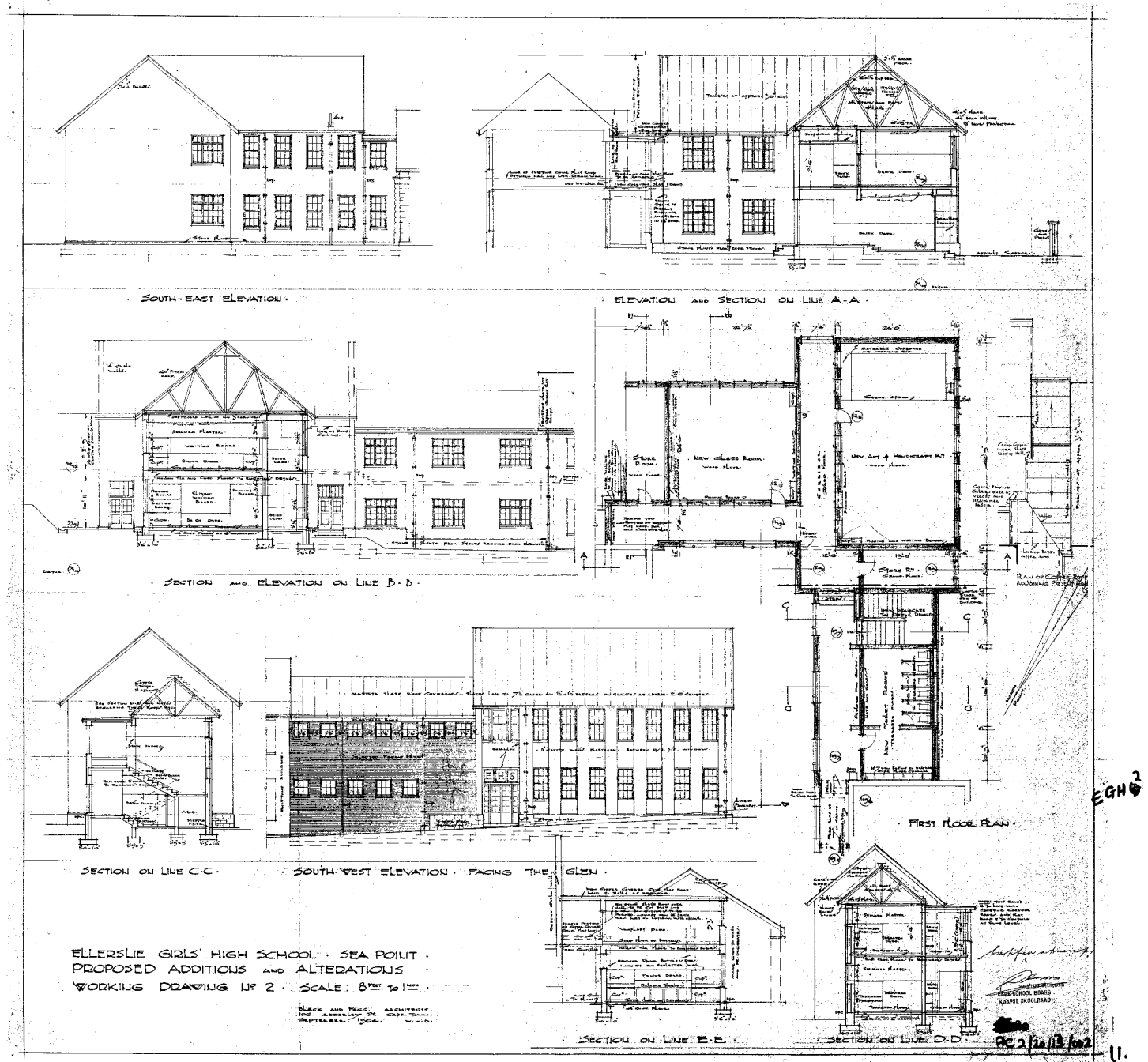


Figure 140. Ellerslie Girls High School, Sea Point Proposed Additions, Alterations - Ablutions & Classroom Additions, Floor Plan, Sections & Elevations, N.T.S. [After - Black and Fagg Architect, 1964 (Western Cape Archives - DEST1850)].

4.12. 1964_Black & Fagg (Music Rooms)



Figure 141. RSA (2023) c.1970 Ablution Facilities Additions, from The Glen.



Figure 142. RSA (2023) c.1970 Ablution Facilities Additions, facebrick facade.



Figure 143. RSA (2023) c.1970 Classrooms Additions, from the Southeast courtyard.



Figure 144. Bridget O'Donoghue (2011) c.1970 Double-storey Classroom Additions, viewed from the Music Building.



Figure 145. RSA (2025) 2024 Aerial Photograph, Sea Point. Music and Choir building, highlighted in an orange palette. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

1964 Proposed Additions and alterations to the upper southern portion of the school site			
	The original intended position of the Music Room.		Unrealised Store Rooms.
	Unrealised future music room.		1964 Music and Choir Building additions.

In addition to the classrooms and ablution facilities, Black & Fagg also designed the Music building on the rear end of the hall and classrooms, which used to be the Netball and Tennis Court. The building has no architectural significance, and its scale is low compared to those along The Glen. The southeast facade of the classroom building is connected to the music building by a concrete-covered walkway leading to the music building's entry portico.

According to the architectural drawings, the building's original position was along Heathfield Road. The building was rectangular rather than T-shaped. Proposed additions alongside the Music building included a sports equipment store and a garden tools store, with a WC and shower along The Glen. The plan also indicated the intended location of a future music room, marked with dashed lines next to the existing music room along Heathfield Road.

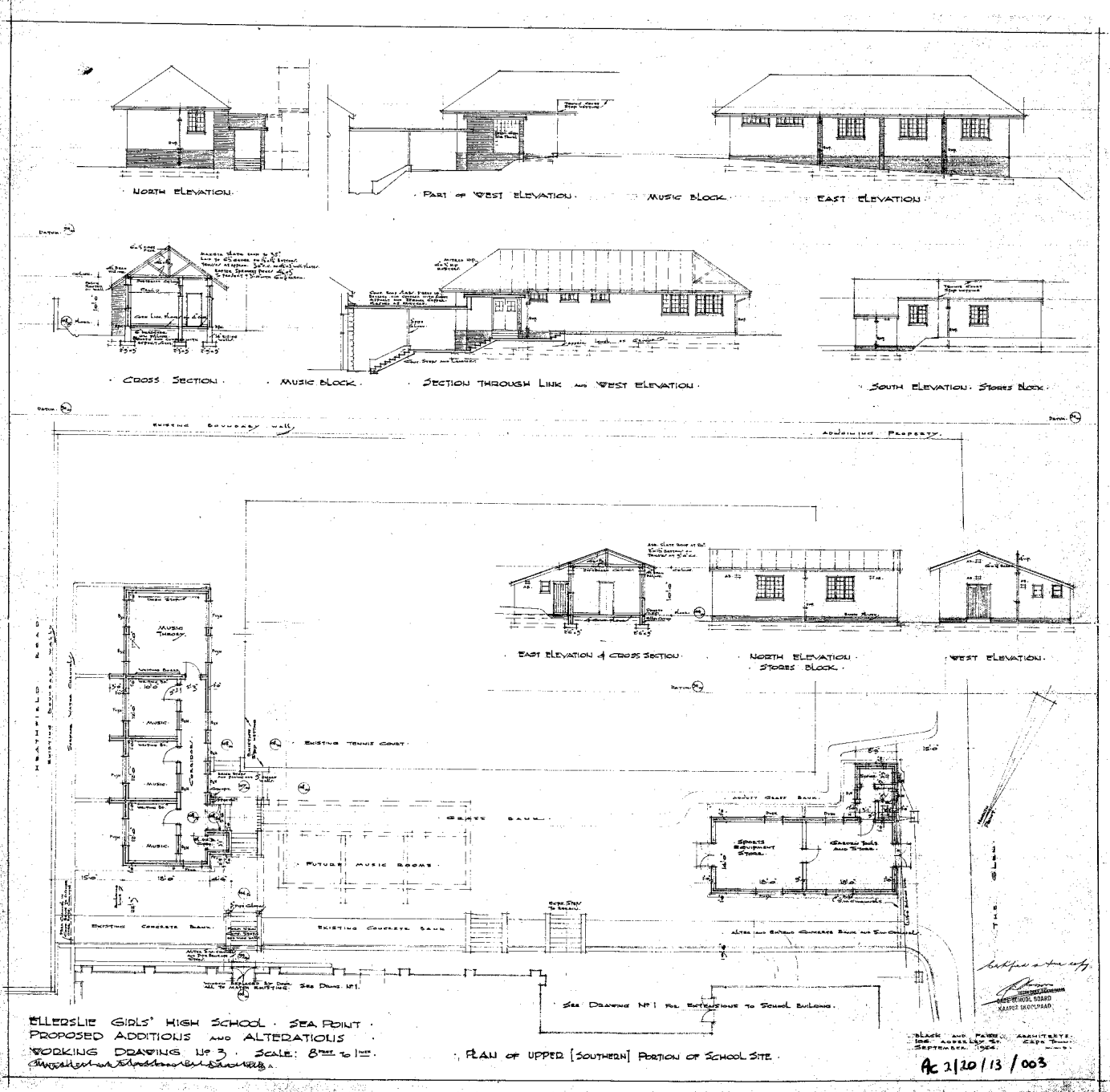


Figure 146. Ellerslie Girls High School, Sea Point Proposed Additions, Music Building Additions, Floor Plan, Sections & Elevations, N.T.S. [After - Black and Fagg Architect, 1964 (Western Cape Archives - DEST1841)].



Figure 147. RSA (2023) Concrete-covered walkway leading to the music building's entry portico.



Figure 148. RSA (2023) Music Building, viewed from the Netball court.

Figure 149. RSA (2023) Music Building, viewed from The Glen.

4.13. 1973 - Cape Provincial Architects Department

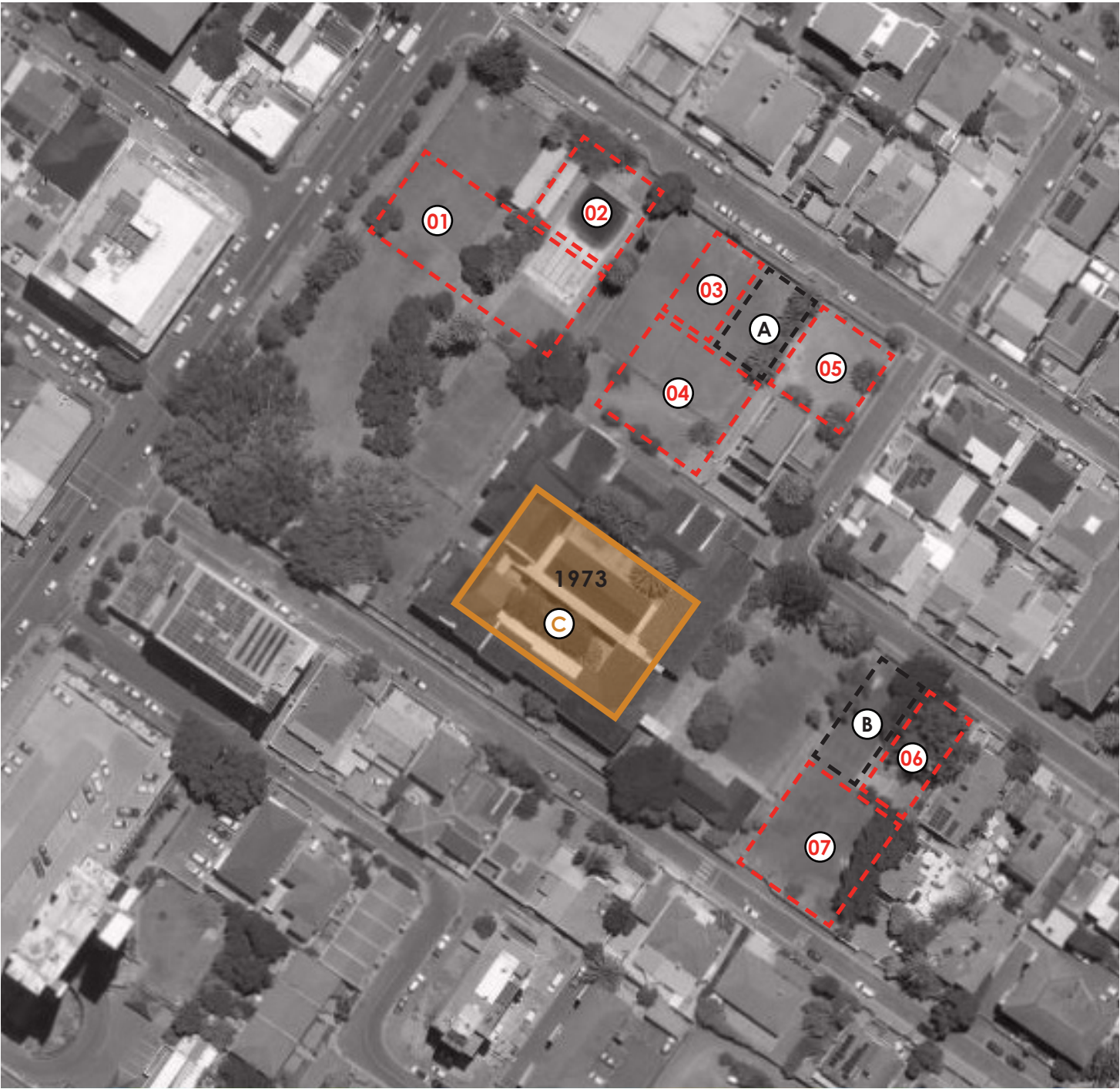


Figure 150. RSA (2025) 2024 Aerial Photograph, Sea Point. 1973 Repairs + Renovations to the school building, highlighted in an orange palette. Demolished structures are highlighted in red and black. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

Over time, the school acquired the adjoining houses on Ellerslie Road. It also purchased 'Heatherbelle' on Main Road. These properties were initially used for staff accommodation. They were demolished between 1973 and 1980 to create space for new sporting facilities, including courts and a swimming pool. Three villas behind the music building and site were also demolished during this period. During this time, the Cape Provincial Architects Department carried out repairs and renovations to the main school building.

1973 REPAIRS + RENOVATIONS AND DEMOLITIONS		
01 Heatherbelle demolished c1973	03 Lyndale Villa demolished c1973	05 Wynyard demolished c1973
02 Demolished c1973	04 Row Housing demolished c1973	06 Craiglands demolished c1973
07 Egremont demolished c1973	A Bellevue Villa demolished c1980	B Lucknon demolished c1980
C 1973 repairs and renovations.		

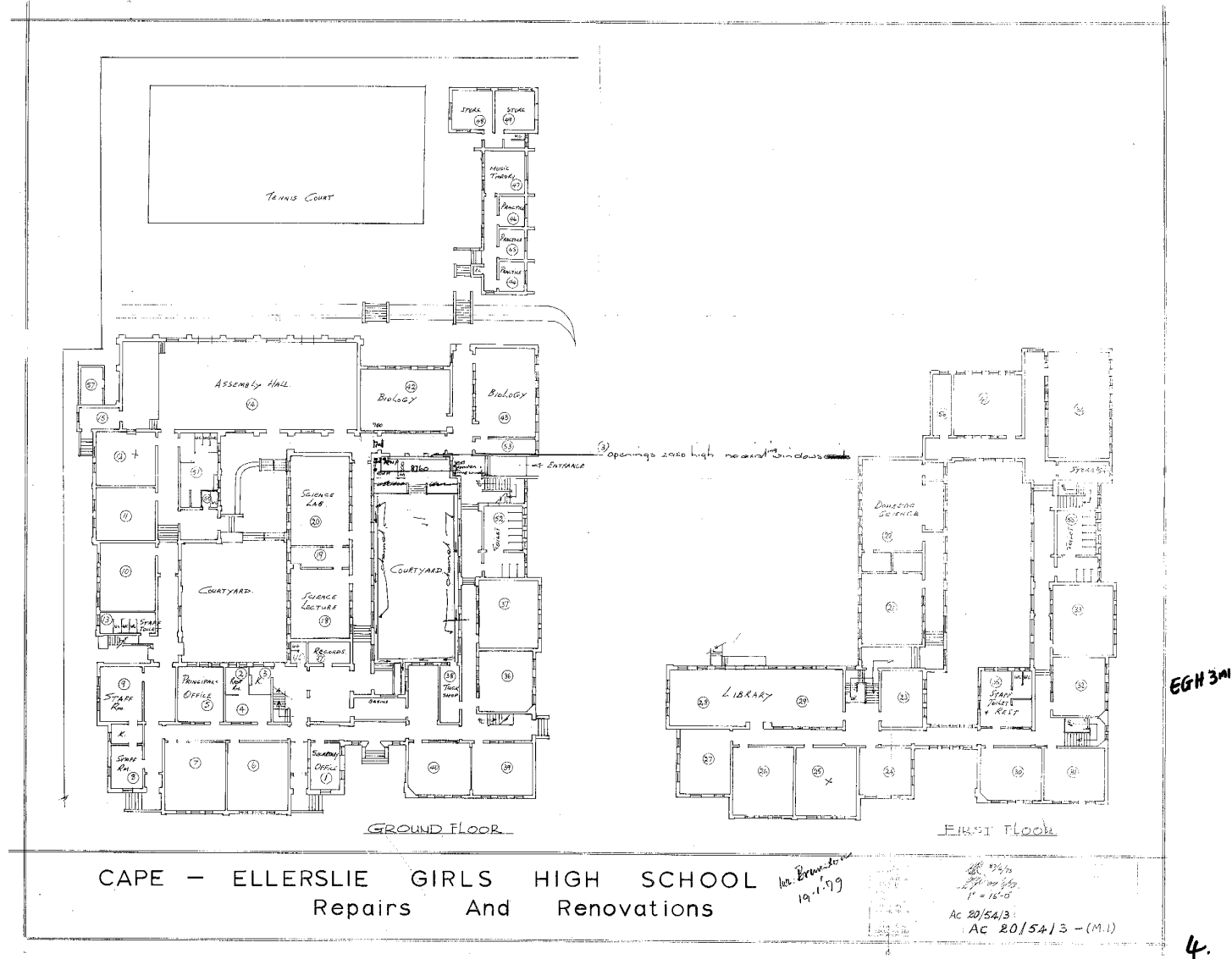


Figure 151. Cape - Ellerslie Girls High School Repairs & Renovations - Ground & 1st Floor Plans, N.T.S. (Western Cape Archives - DEST1843).

4.14. 1974 - Site Works - Dr Chambers and Partners Consulting Engineers



Figure 152. RSA (2025) 2024 Aerial Photograph, Sea Point. 1974 to 1984 Site Works. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).

In 1974, six Erfs, which used to house Bellevue Villa, Lyndale Villa, Wynyard the Row Housing, and Wynyard Mansions, as well as Ellerslie Avenue, were earmarked for a future hall and additional classrooms. The proposal did not materialise. In 1974, a swimming pool with a grandstand and changerooms was added to the school's sporting facilities. The additions have no architectural value or contribution to the streetscape. The Netball Court northwest of the pool grandstand and changerooms was converted into a tennis court.

In c.1984, four garages were erected on the southeast far end of the site, as storage rooms for sporting equipment and prefabricated classrooms situated on Heathfield Road. These additions have no architectural value or contributing value to the building complex. Tafelberg, a Department of Education school for remedial children, established a high school on the site in January 1990.



Figure 153. RSA (2025) View from Milner Rd looking at the Tennis court in front of the school building's northeast façade.



Figure 154. RSA (2023) School swimming pool from Milner Road, looking southwest.



Figure 155. RSA (2023) School Swimming pool and grandstand.

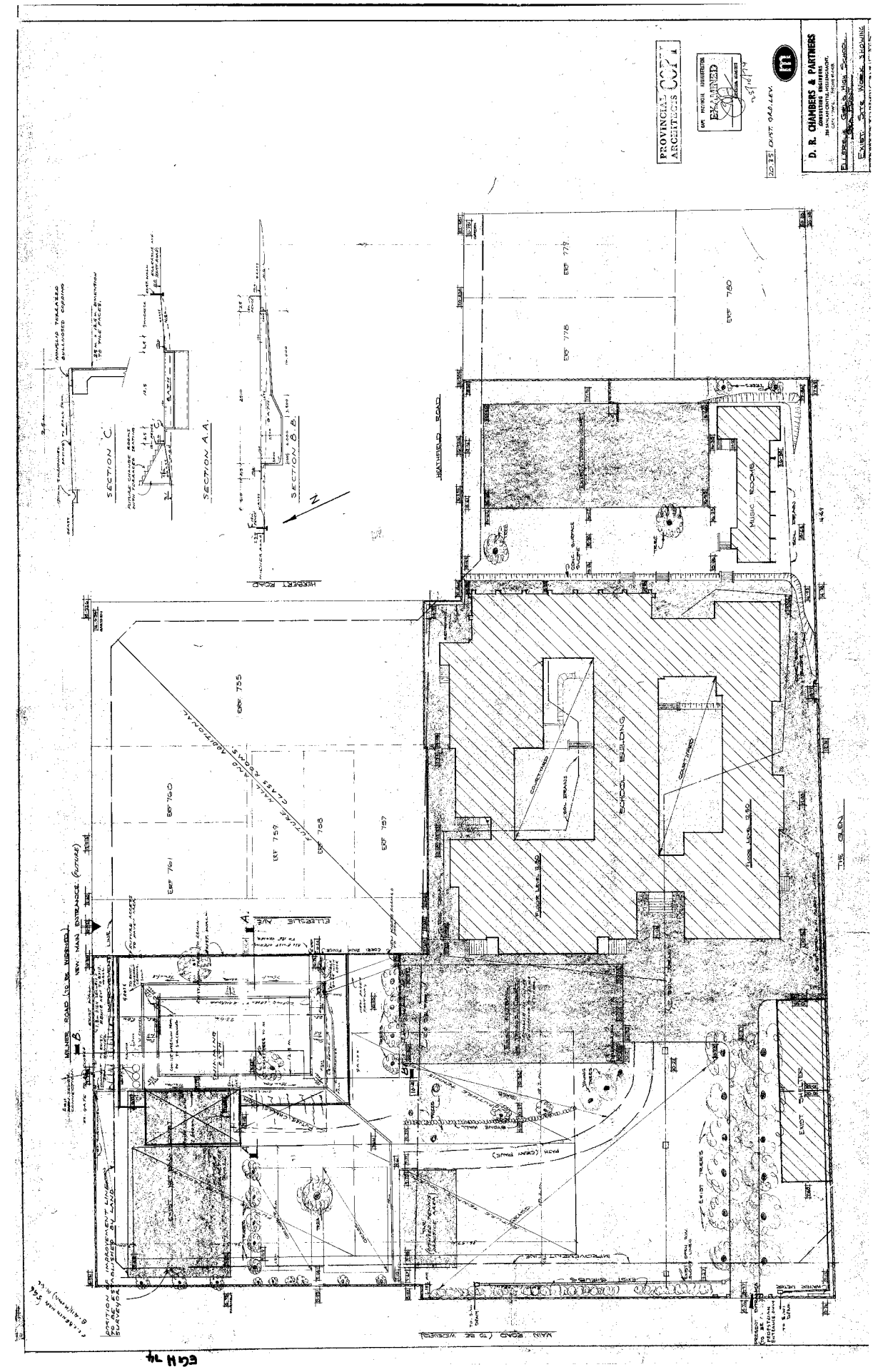


Figure 156. Dr Chambers & Partners Consulting Engineers (1974) Ellerslie Girls High School, Sea Point - Site Works, N.T.S. (Western Cape Archives - DEST1857).

4.15. 21st Century

Tafelberg High School moved from the site in 2010 to Bothasig. Since January 2010, only the apartment building has been occupied; the school buildings have been vacated and boarded up. Wynyard Mansions remained occupied by social housing tenants until their relocation in 2014, since which time it has been vacant. The remainder of the open space behind and alongside the main school building is given to sports courts, now in a neglected condition. Three of the four garages were demolished in c.2010, with the prefabricated classrooms demolished /removed c.2022. In April 2023, the custodian or Department of Public Works and Infrastructure (formerly the Department of Public Works) undertook subsequent maintenance work.

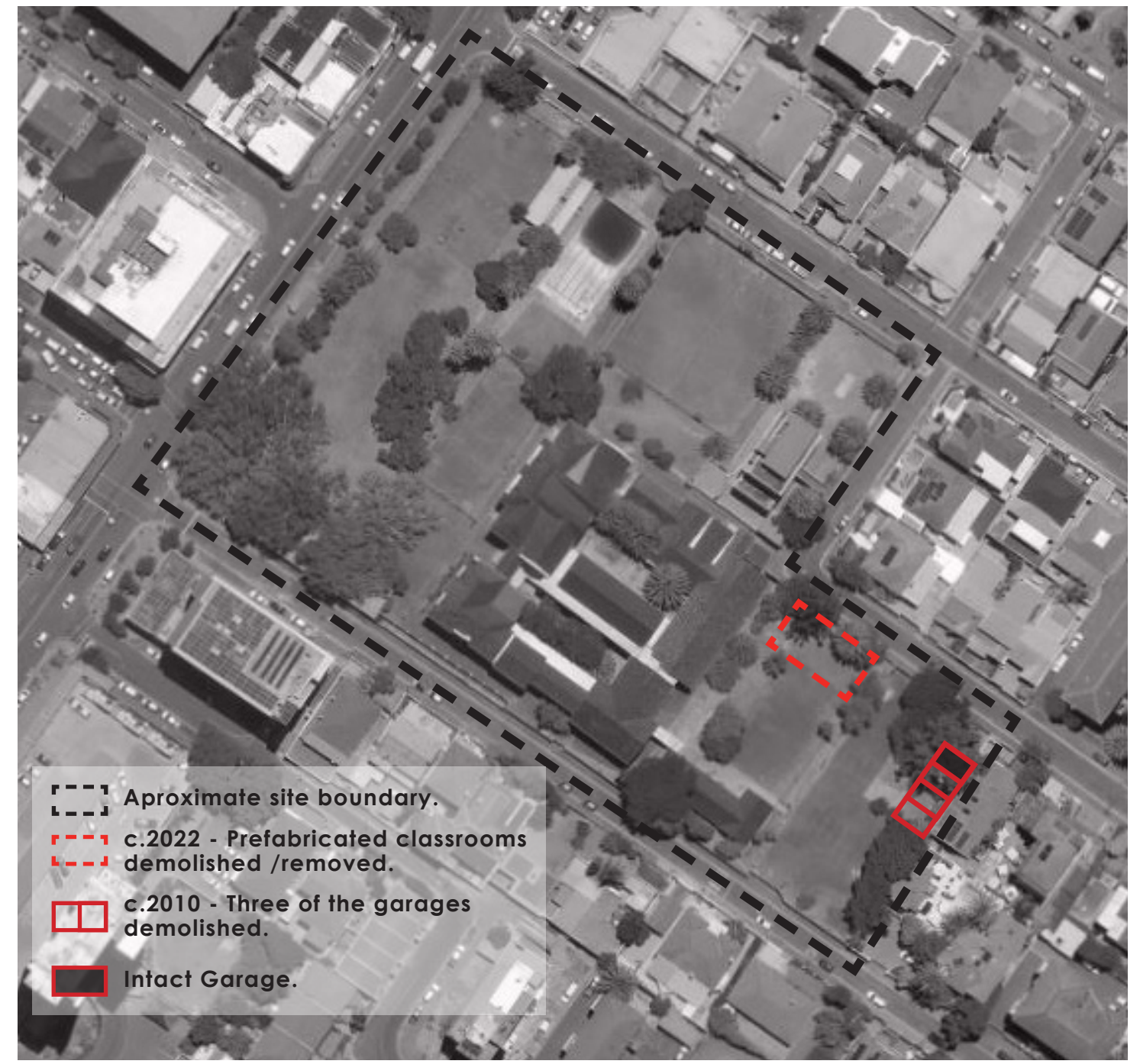


Figure 157. RSA (2025) 2024 Aerial Photograph, Sea Point. Demolition work in the 21st century is highlighted in red. N.T.S. (After - City of Cape Town Map Viewer, EGISViewer).



4.16. Composite Diagrammatic Representation of The Site Development

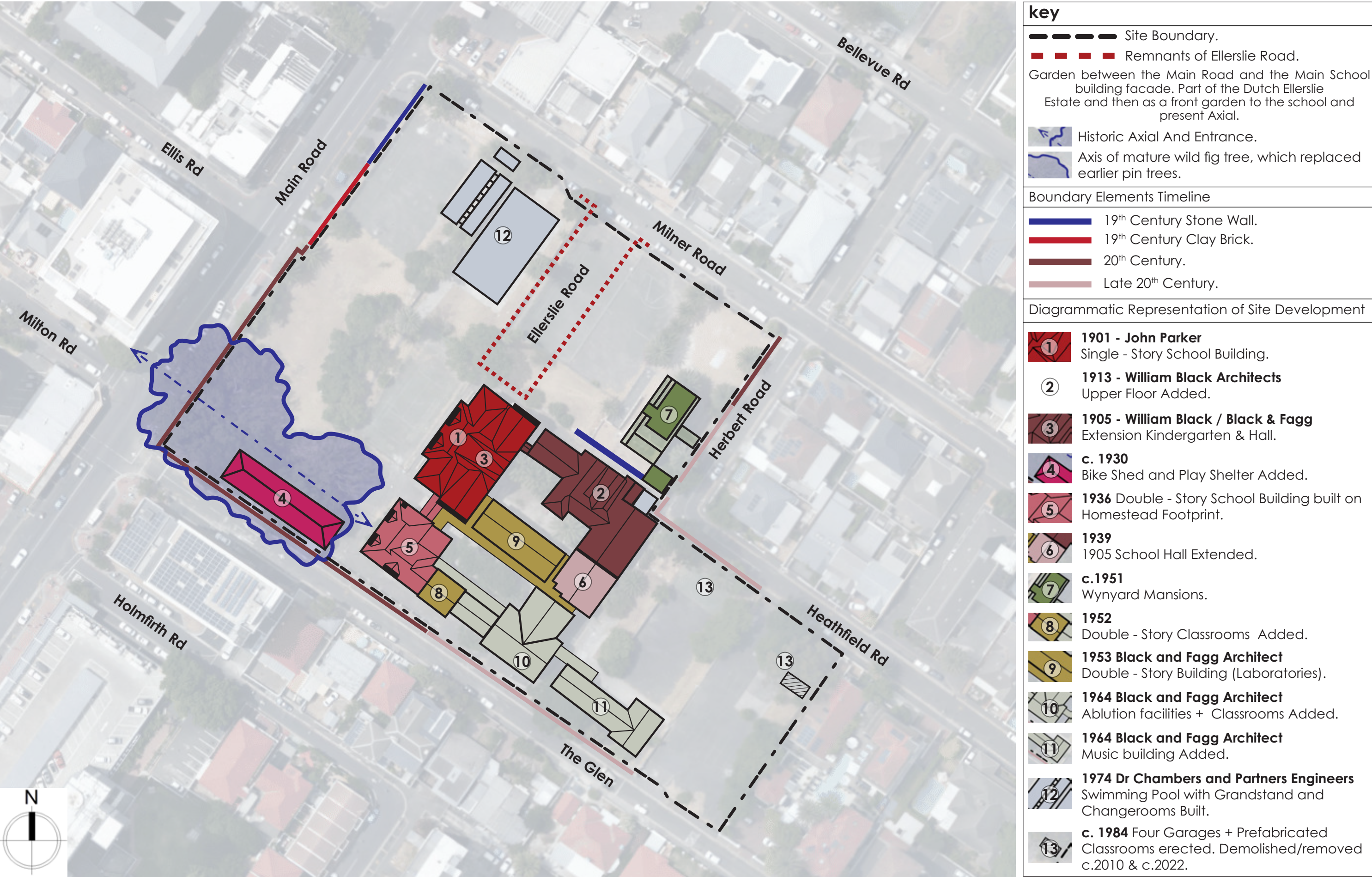
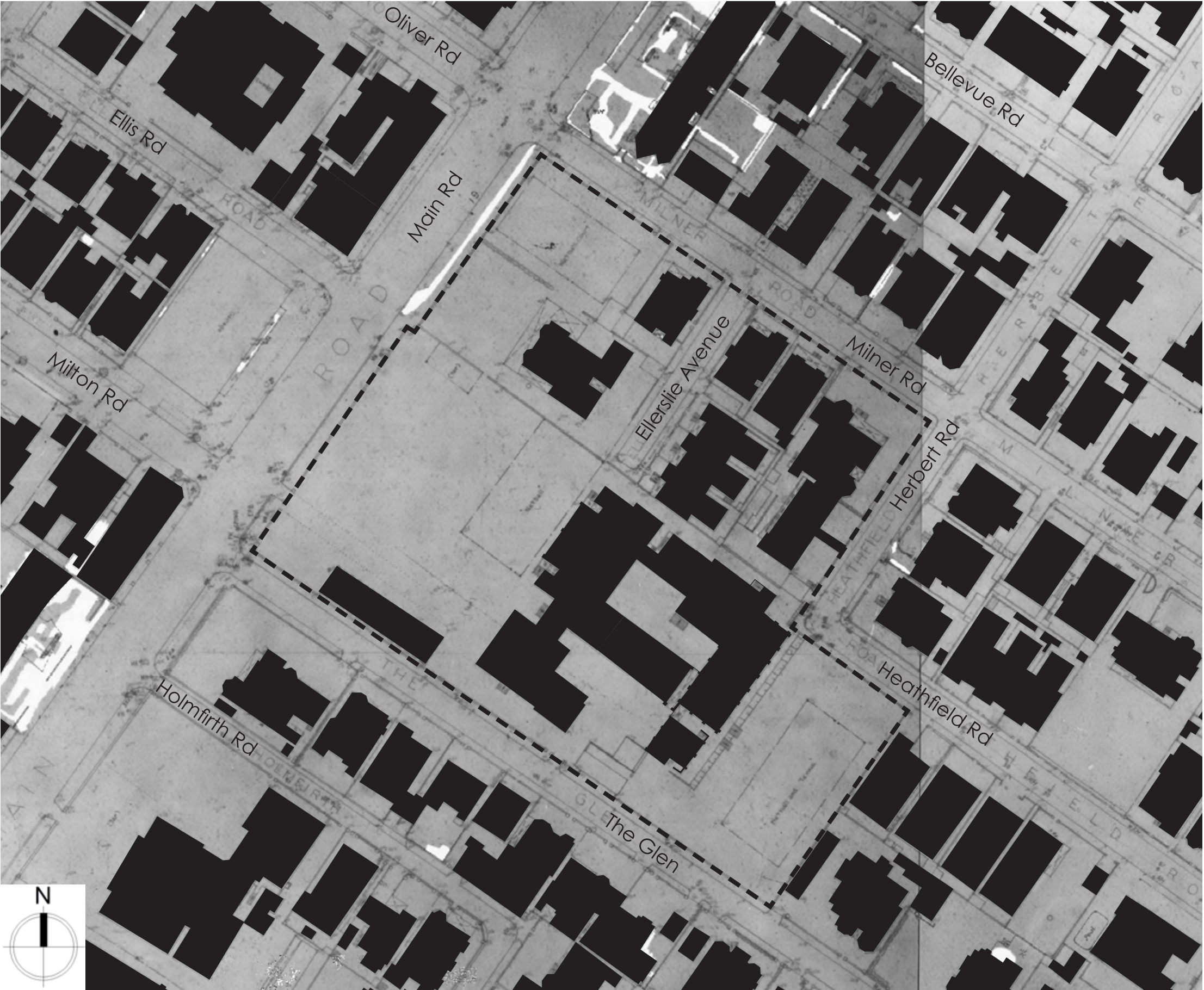


Figure 162. RSA (2025). Composite Diagrammatic Representation of The Site Development. (After - City of Cape Town Map Viewer, EGISViewer).

5.0 TOWNSCAPE AND URBAN CHARACTER

5.1. Historic grain and pattern (1944 - 1966)



The historic spatial pattern (1944 - 1966) of the site and environ is composed of a 'Lynchian fine grain' with unitary diversity. The spatial pattern developed from the early 1818 with long rectangular plots extending from Main Road through and above High Level Road, composed of a coarse-grain, characterised by homesteads with productive lands.



RSA (2025) Elemans Map shows boundaries of lots, with a structure on Lot 27. Site outlined in red. (CoCT EGSViewer, 2023)



RSA (2025) 1860 Snow Survey shows the site developed with a large homestead, outbuildings and a central axial arrival that corresponds with the existing driveway off Main Road. Site outlined red. (CoCT EGSViewer, 2023)

key

Site and boundary.

Urban grain

Figure 163. RSA (2025). Historic Grain and Pattern Analysis of Former Tafelberg School site complex & environ 1944 -1966. (After - City of Cape Town 480 Series Historical Maps, EGISViewer).



Figure 164. RSA (2025). Historic architectural character Analysis of Former Tafelberg School site complex & environ 1944-1966. (After - City of Cape Town 480 Series Historical Maps, EGISViewer).

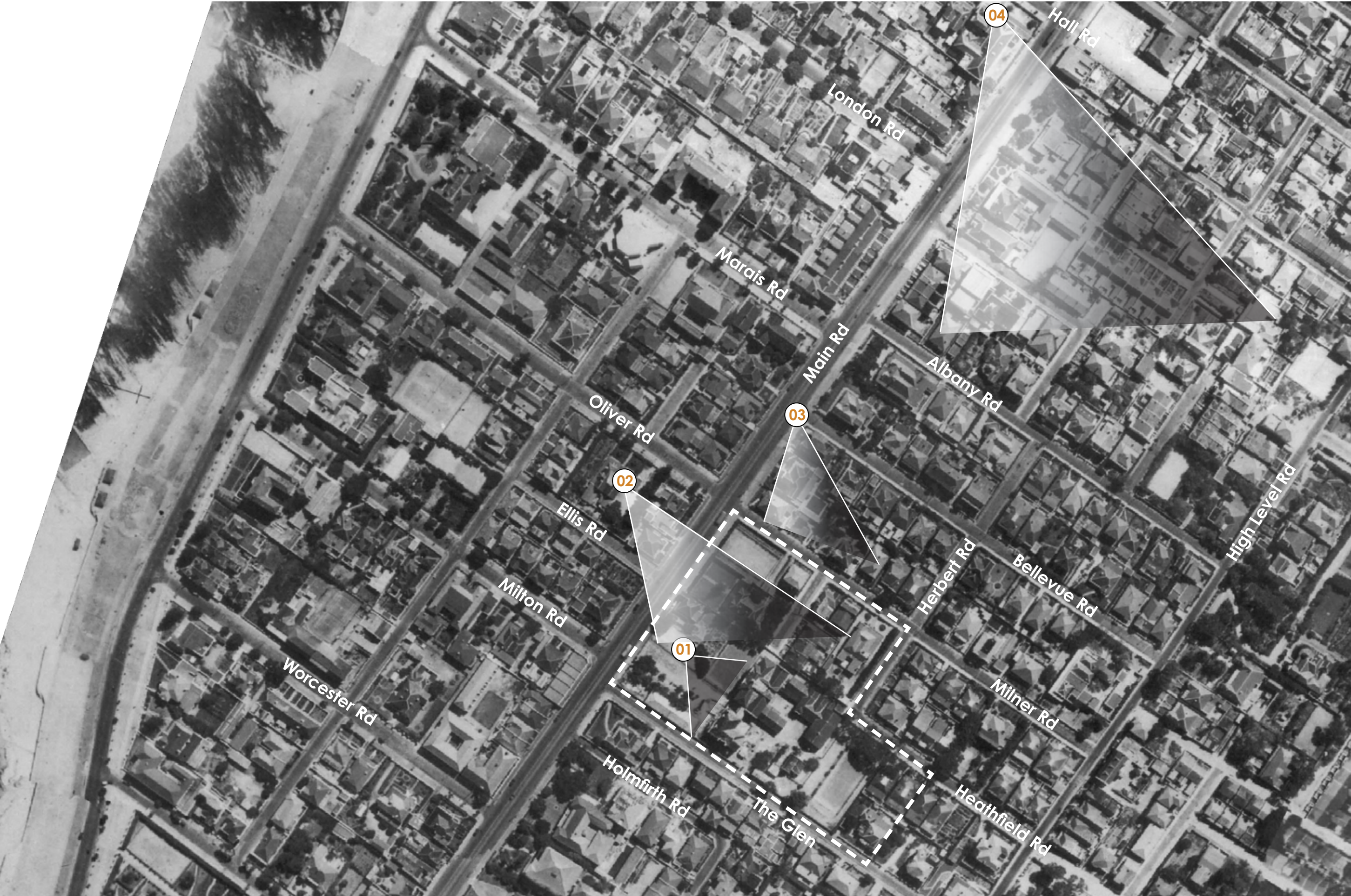
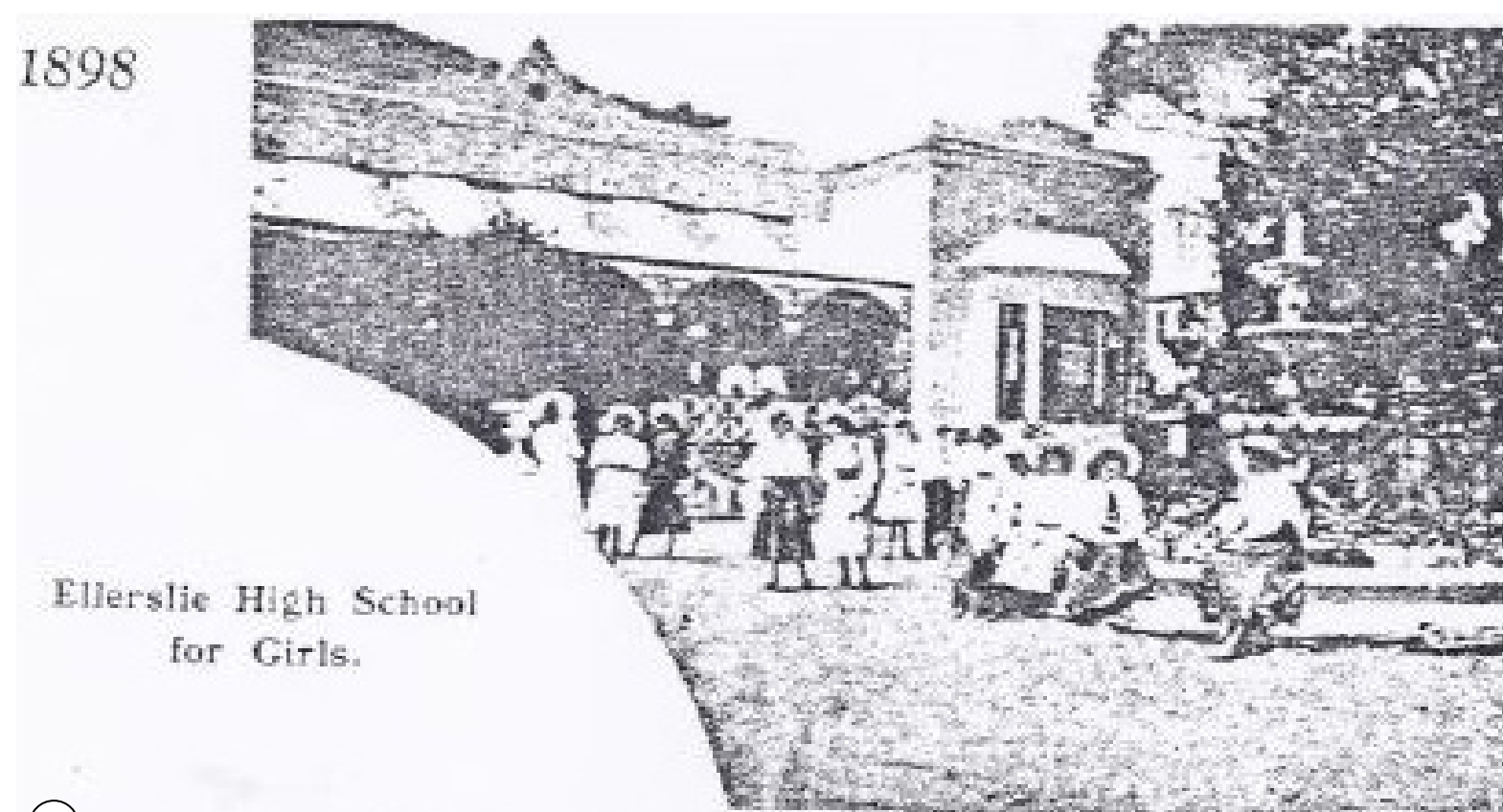


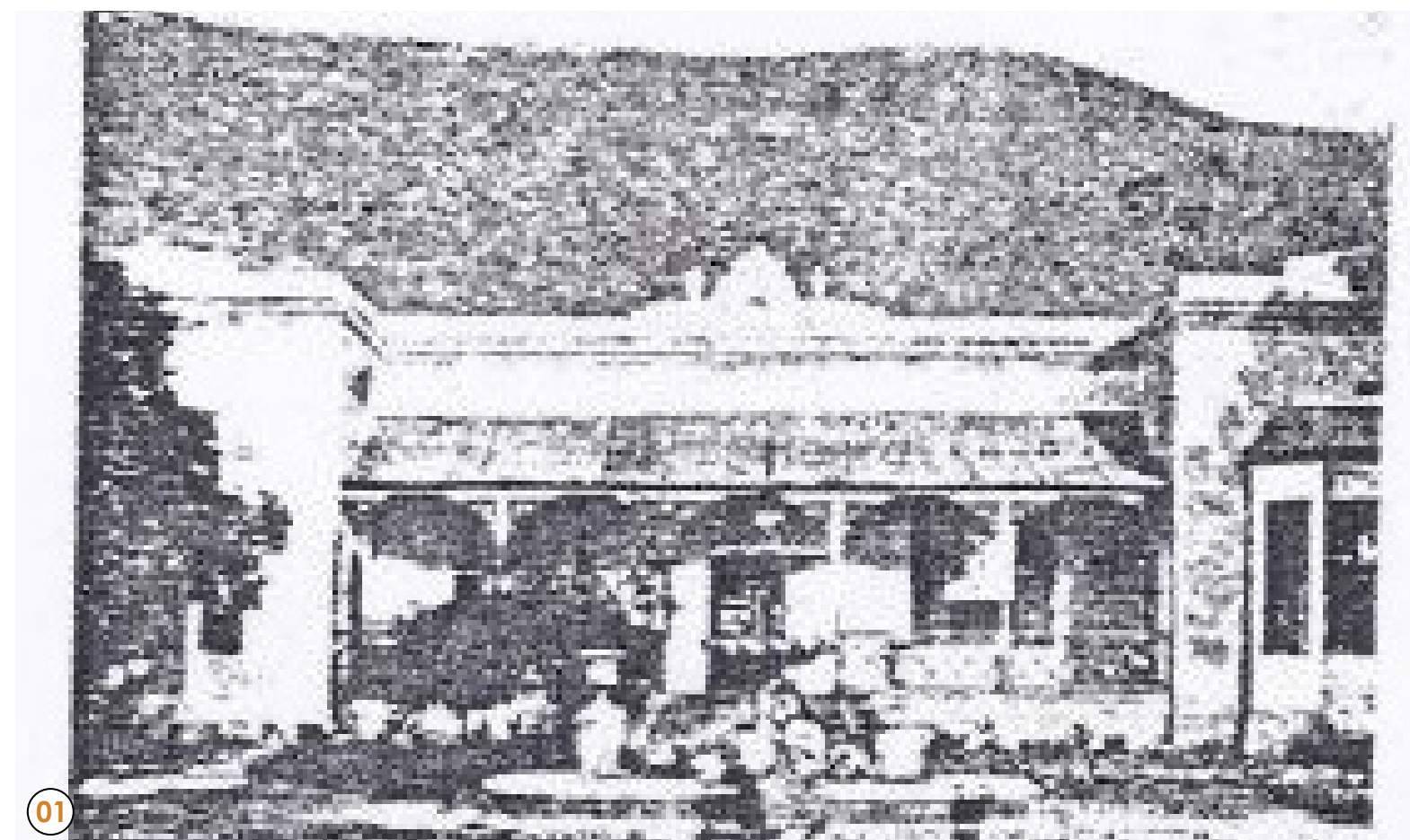
Figure 165. RSA (2025) Architecture and Urban Character - Naming of Parts (1898 - c.1968). (After - City of Cape Town Aerial Imagery 1968, EGISViewer).

1898



01

Figure 166. Dutch Homestead Ellerslie 1898. (SAHRA file no 31K1Kaal37).



01

Figure 167. Dutch Homestead Ellerslie 1898, Signal Hill background. (SAHRA file no 31K1Kaal37).



01

Figure 168. Dutch Homestead Ellerslie 1898, Lion's Head. (SAHRA file no 31K1Kaal37).

1962

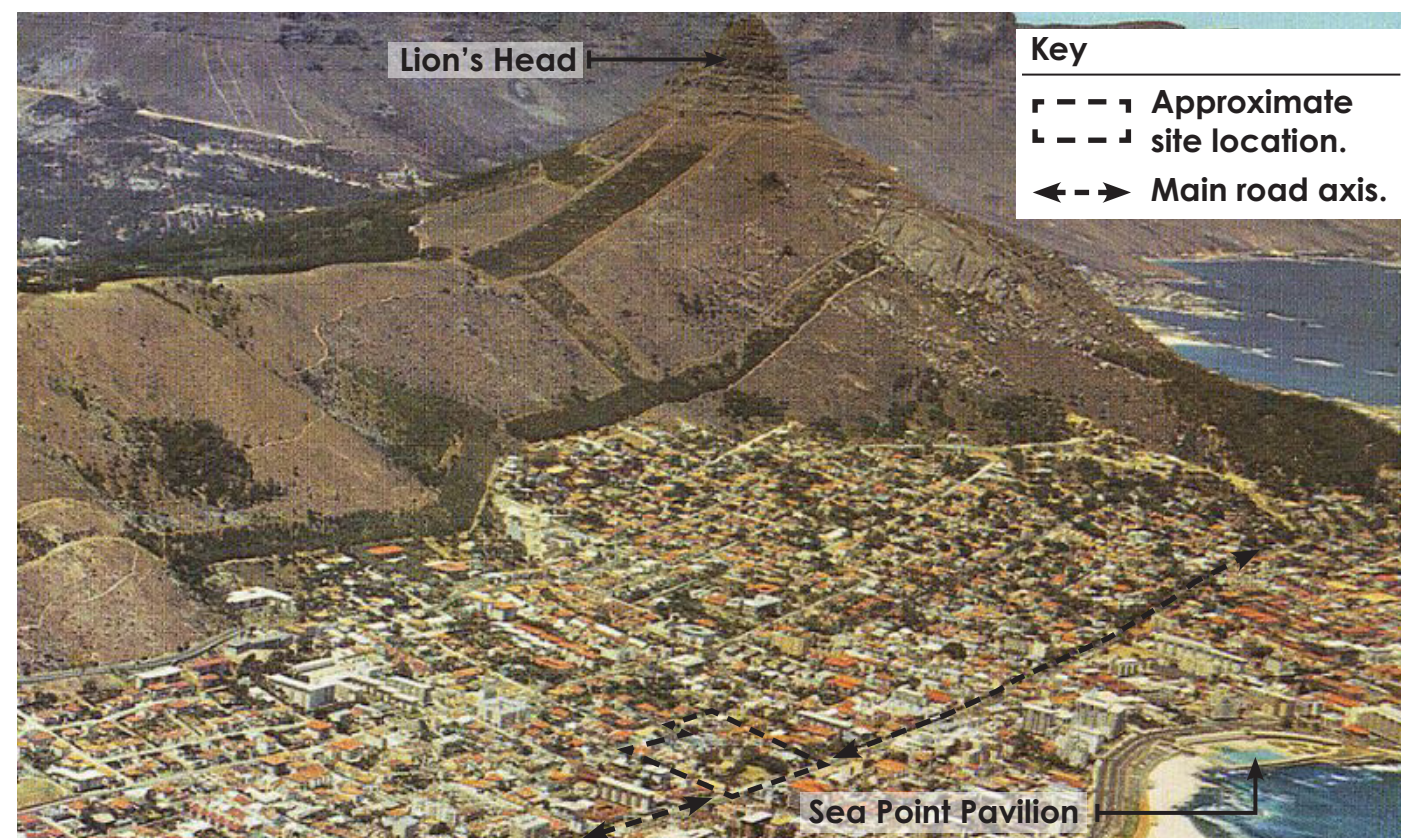


Figure 169. RSA (2025) Sea Point Panorama 1962, Approximate site location in dotted black. (After - Etienne du Plessis - flickr.com).

c.1950

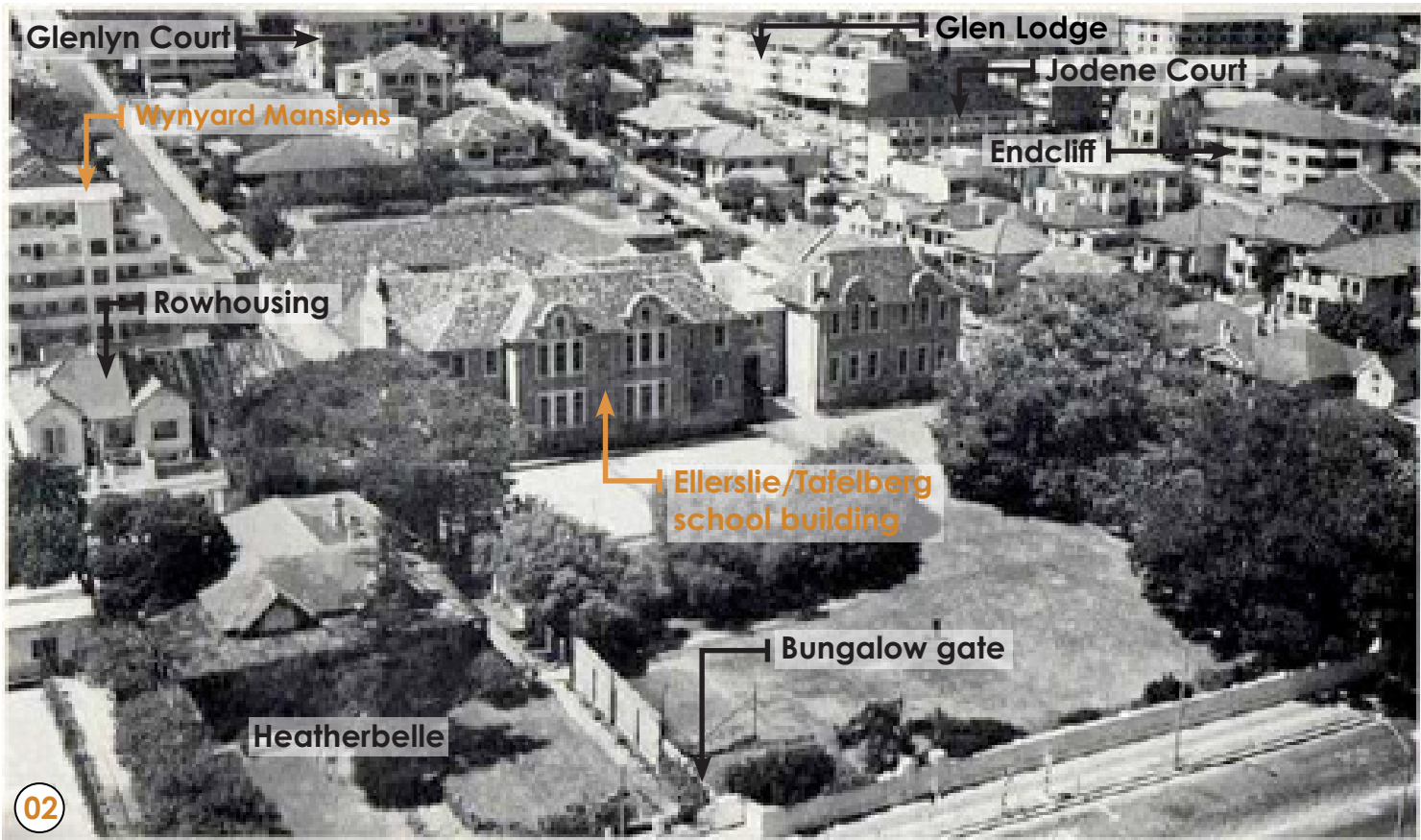


Figure 170. RSA (2025) Aerial image of School Buildings front façade and front garden c 1950. Visible is the Victorian residences 'Heatherbelle', situated on school grounds facing Main road (left corner) and the residences on Ellerslie Avenue (left hand side mid image). (Image: In O'Donoghue 2011, SAHRA file no 31K1Kaal37)

c.1968



Figure 171. RSA (2025) The Total garage on the corner of Main and Milner Rds, with a magnificent triangle profiled concrete forecourt roof 1968, replaced with a conventional steel roof. (After - Etienne du Plessis - flickr.com)

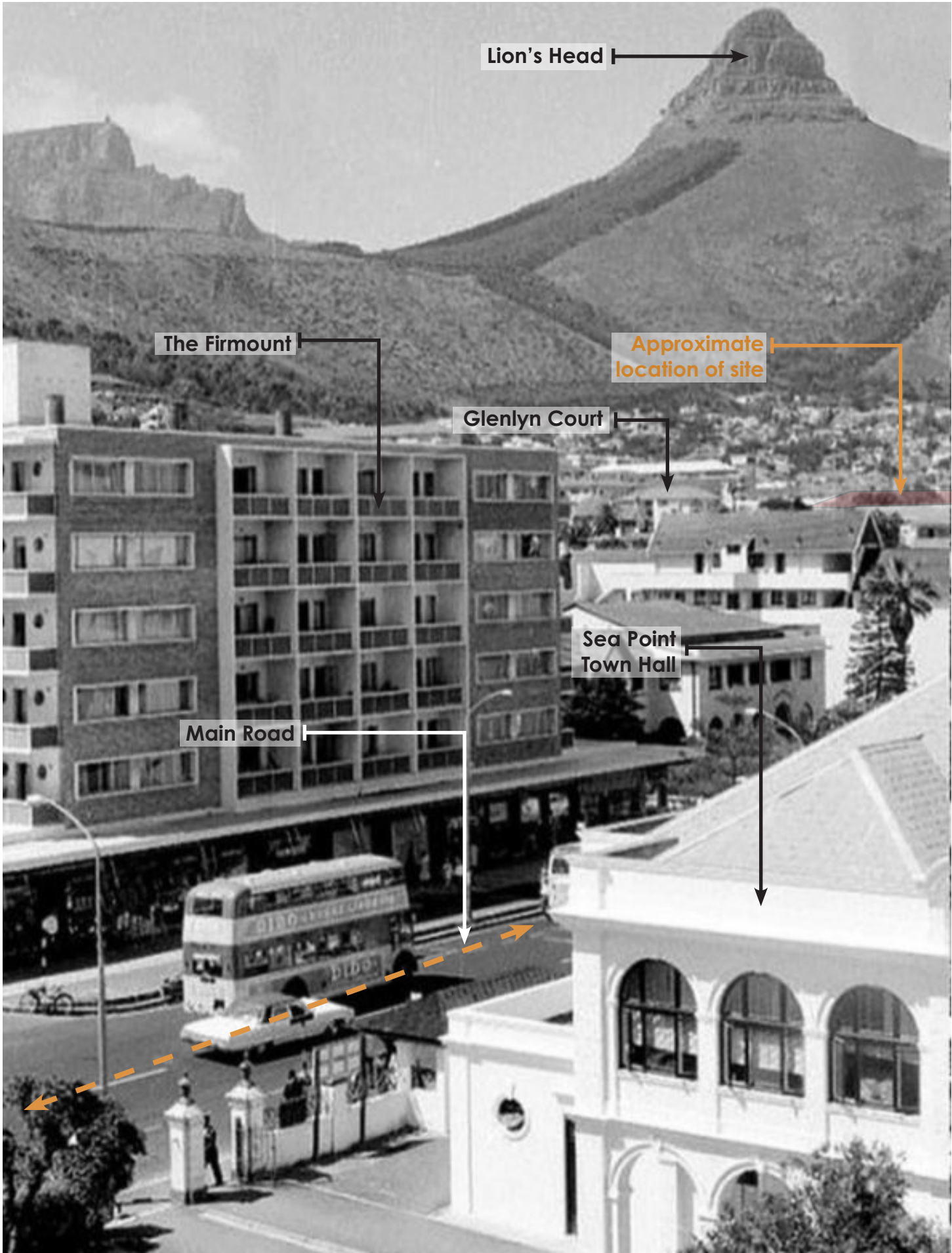
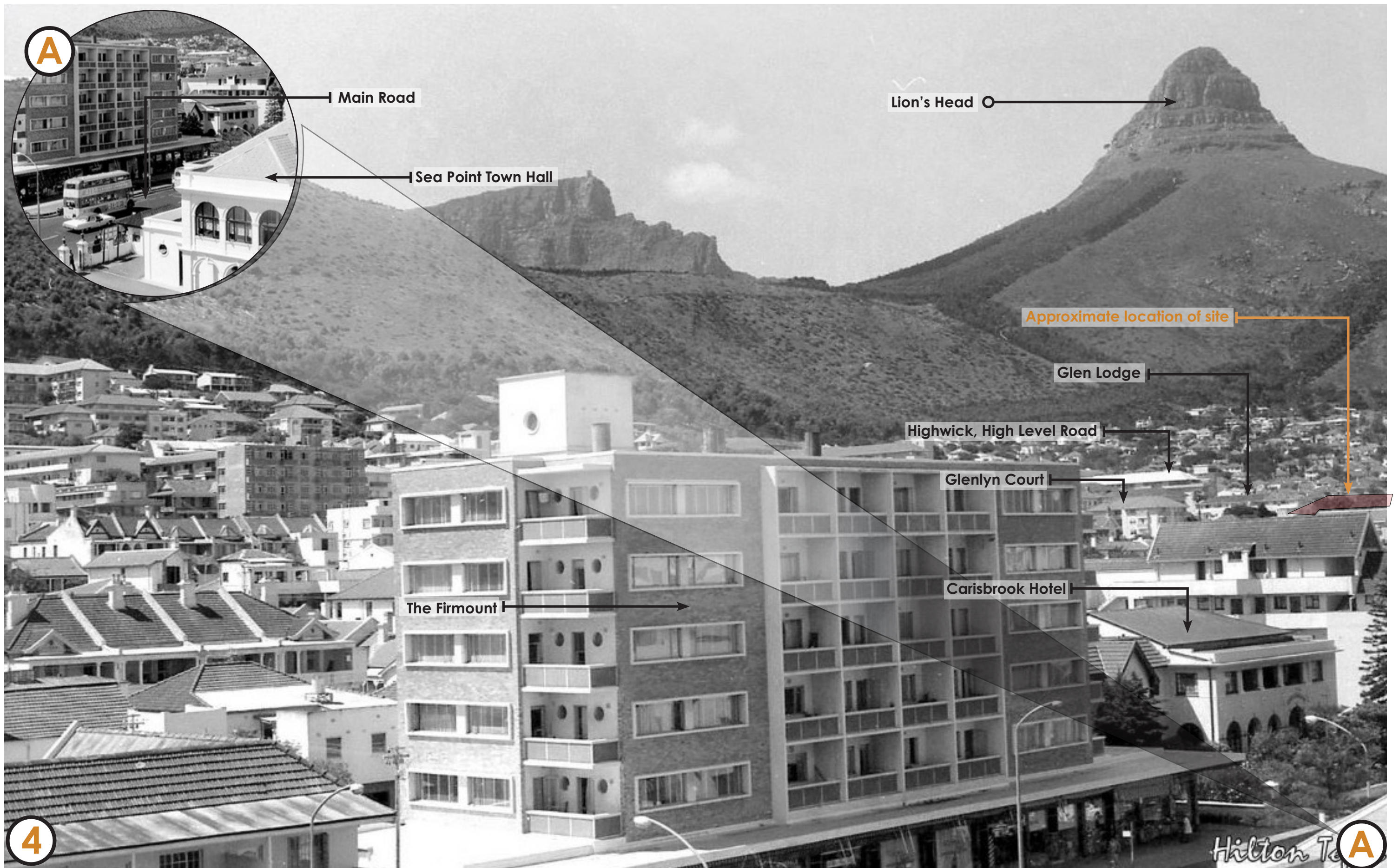


Figure 172. RSA (2025) Sea Point in the sixties, looking at the The Firmount Apartment Building. (After - Hilton Teper, 1968 flickr.com)



Ⓐ Figure 173. RSA (2025) Sea Point Town Hall on the bottom right on Hall Road with 'The Firmount' apartment block in the background (After - Hilton Teper, 1968 flickr.com).

④ Figure 174. RSA (2025) Sea Point in the mid sixties, taken from Jessica Court with Lion's Head & Approximate location of site in the background (After - Hilton Teper, 1968 flickr.com).

5.3. Contemporary grain and pattern (Late 20th century - 21st century).

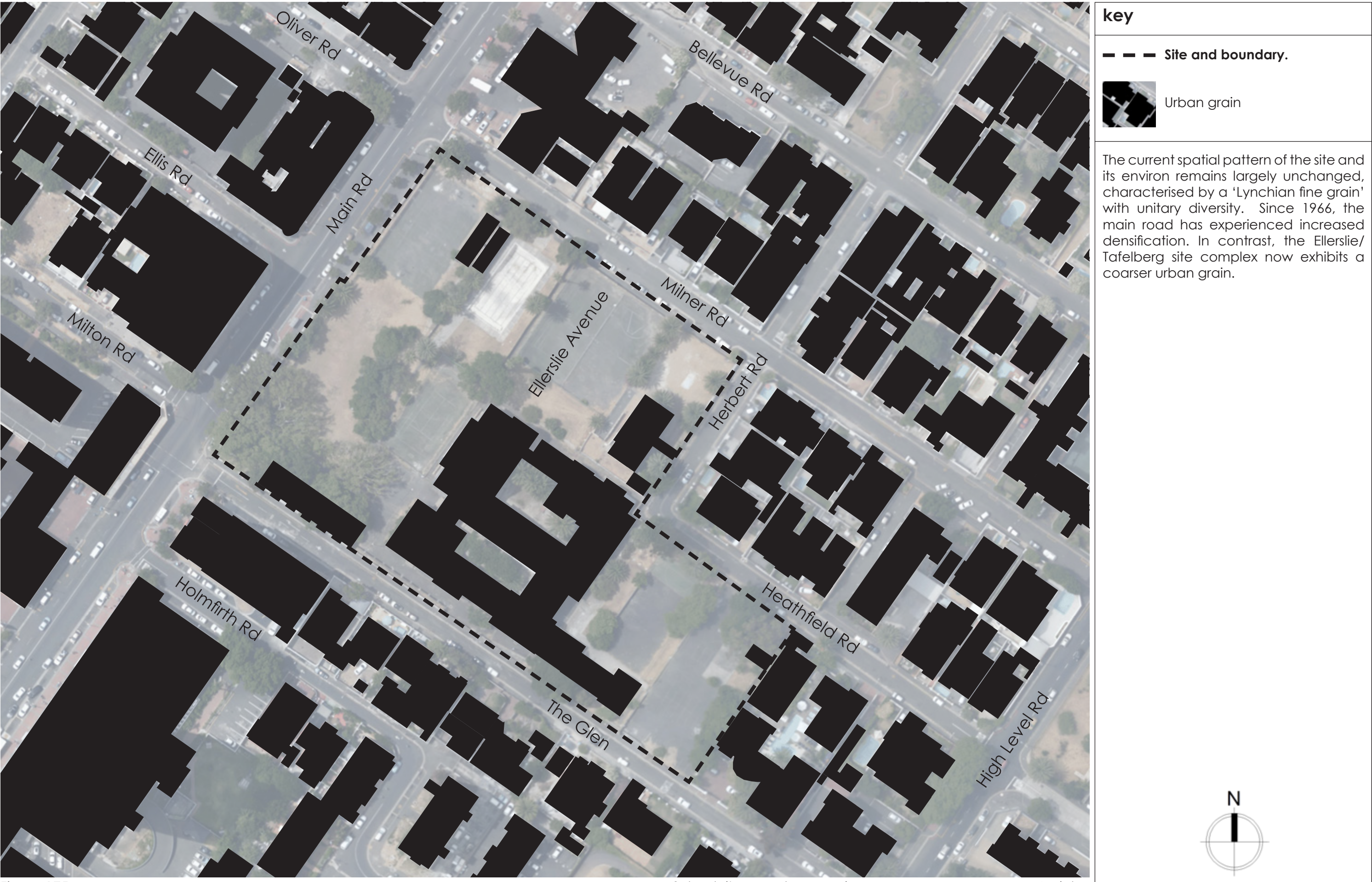


Figure 175. RSA (2025) Contemporary grain and pattern (Late 20th century - 21st century) of Former Tafelberg School site complex & environ (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

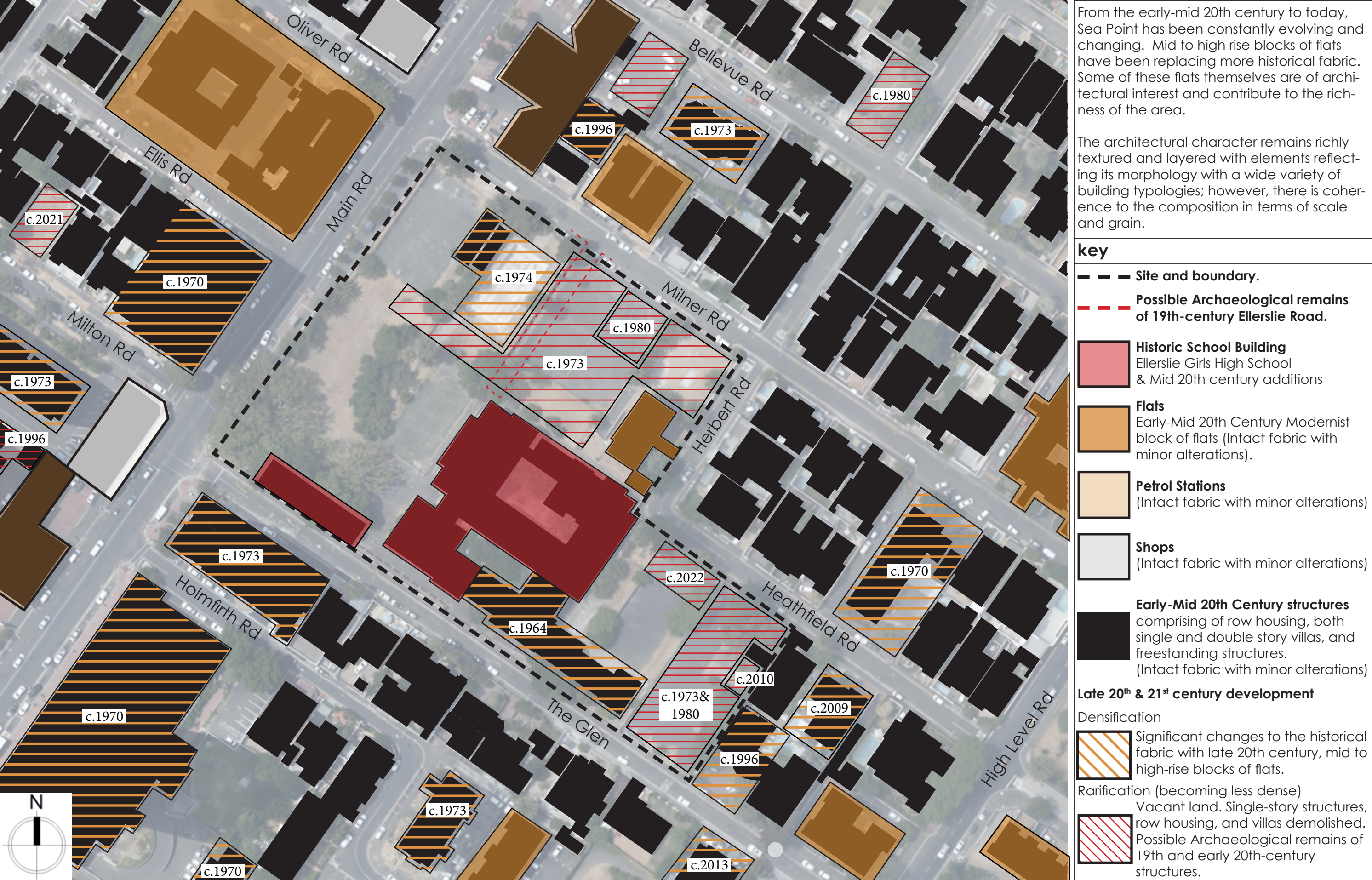


Figure 176. RSA (2025) Contemporary Architecture & Urban Character of Former Tafelberg School site complex & environ (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

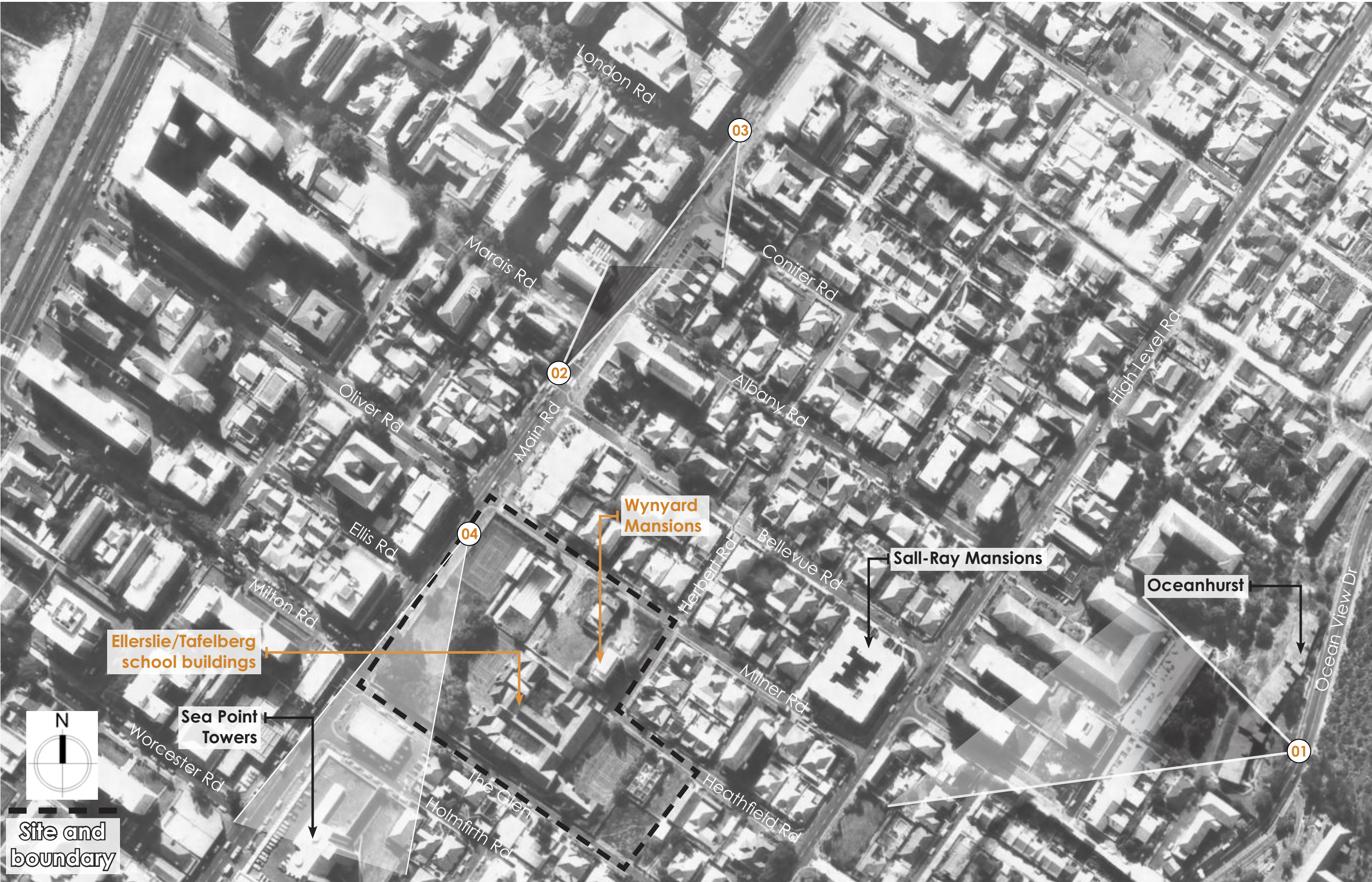


Figure 177. RSA (2025) Contemporary Architecture & Urban Character - Naming of Parts (c.1975 - 2025) of Former Tafelberg School site complex & environ (After - City of Cape Town Aerial Imagery 1980, EGISViewer).

c.1975

1975



Figure 178. RSA (2025) 1975 Sea Point from Signal Hill - undated postcard (After - Martin Greshoff, Cape Historical Society Facebook Page).

C.1970

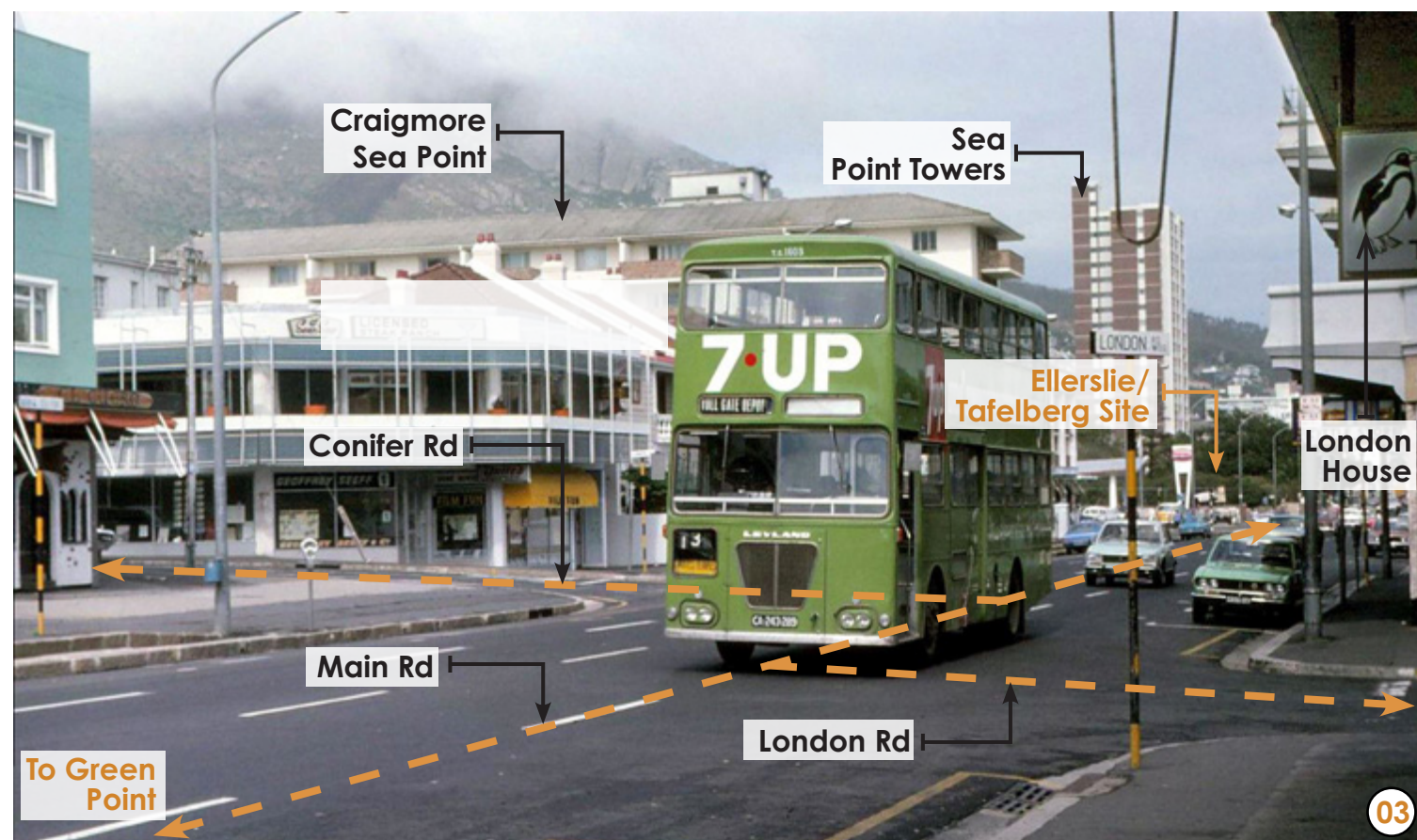


Figure 180. RSA (2025) Main Road, Sea Point, mid 1970's, Street Character (After - Will Howard, c.1970 flickr.com).

1973

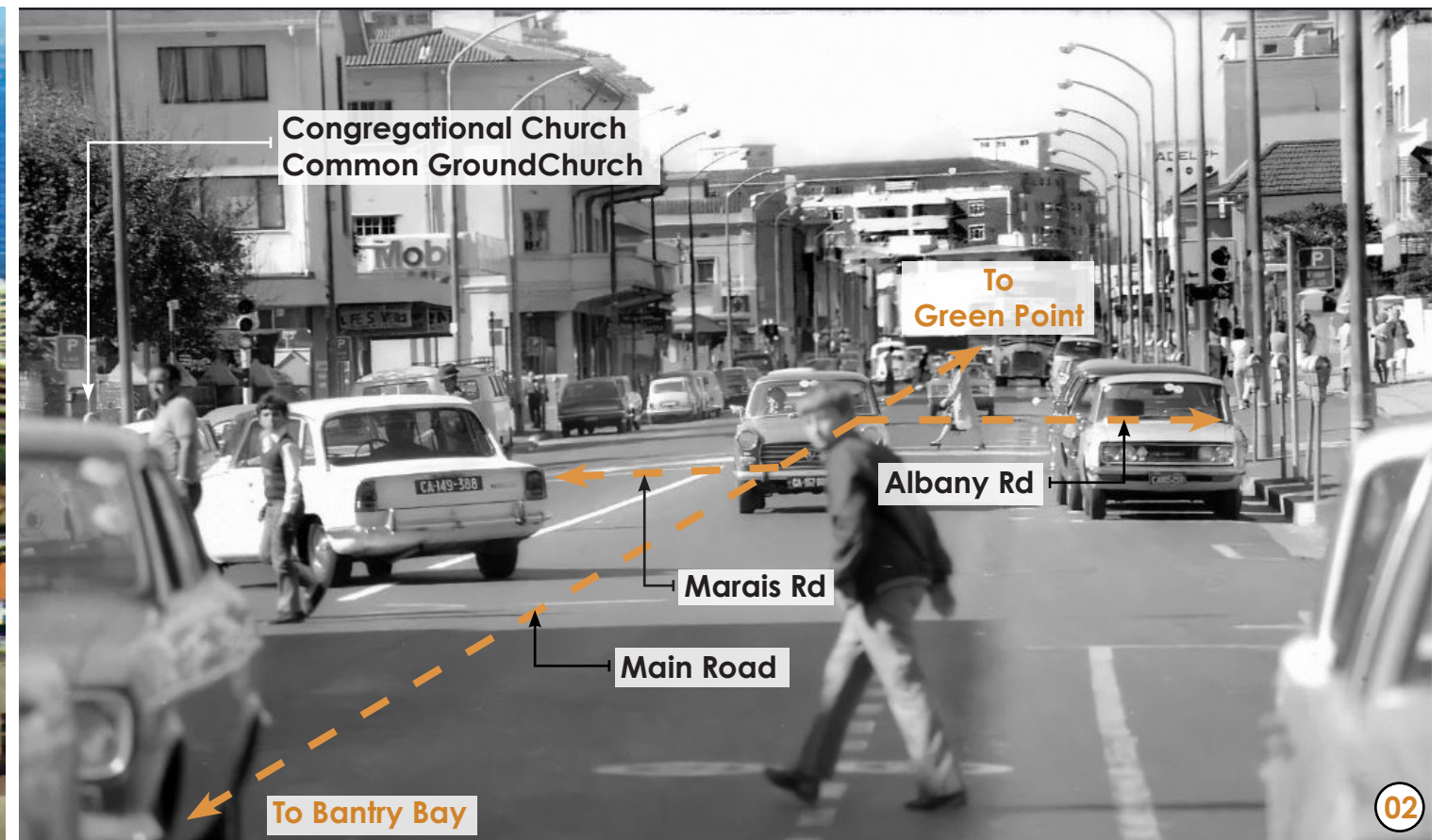


Figure 179. RSA (2025) 1973 Main Road Sea Point, by the junction of Marais Road, Street Character (After - Hilton Teper, 1973 flickr.com).

2023



Figure 181. RSA (2023) Sea Point Main Road, Street Character.



Figure 182. RSA (2025) Main Rd pavement adjacent to a newly developed 21st-century residential building replacing 2-3 story mixed-use commercial structures with some architectural merit. New development with a good street interface, contributing greatly to the evolving streetscape and context



Figure 183. RSA (2025) Main Rd pavement with Former Tafelberg School 19th century stone wall, Clearview fencing installed behind c.2023. View oriented towards southwest on Main Road to Bantry Bay & Fresnaye



Figure 184. RSA (2025) Main Rd WITH Late 20th-century petrol station, old forecourt roof replaced.



Figure 185. RSA (2025) New development with a good street interface, contributing greatly to the evolving streetscape and context.

6.0 HERTIAGE INFORMANTS ARISING FROM ARCHITECTURE AND CONTEXT STUDY

6.1. Introduction

This section analyses the overarching principles and informants that guide the heritage-based design indicators. Four main informants are analysed: Heritage, Urban Conditions, Urban Development/Zoning, and Built Form. The input from these informants is derived from the City of Cape Town Municipal By-law, Typography of the environ, movement patterns, heritage protection/inventory, natural resources/ environment, physical built form analysis, and site and school development. The analyses explore the characteristics and sensitivities of each informant on the proposed development.

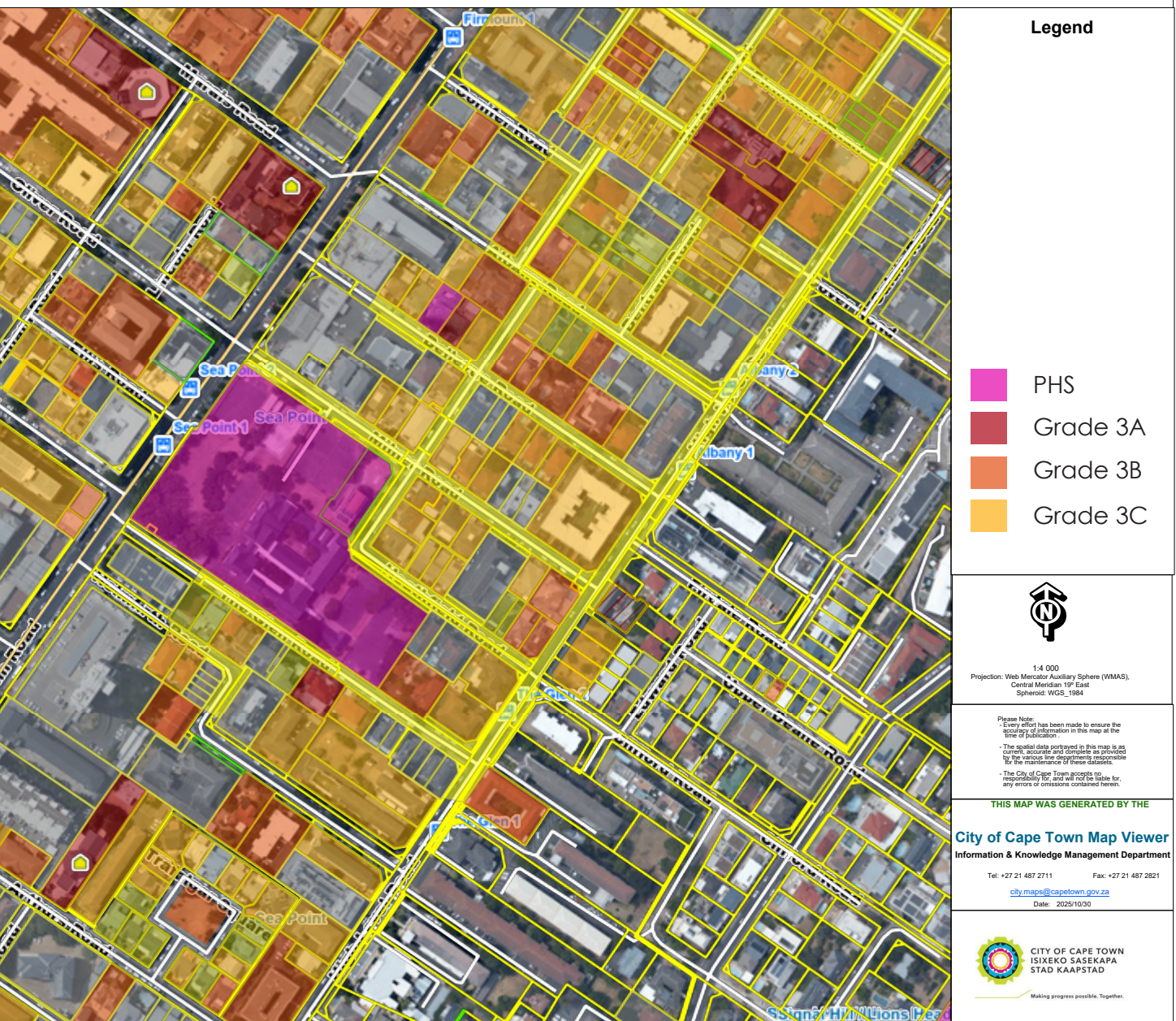


Figure 186. CoCT inventory grading of for the site. (Image: CoCT Map Viewer 2025)

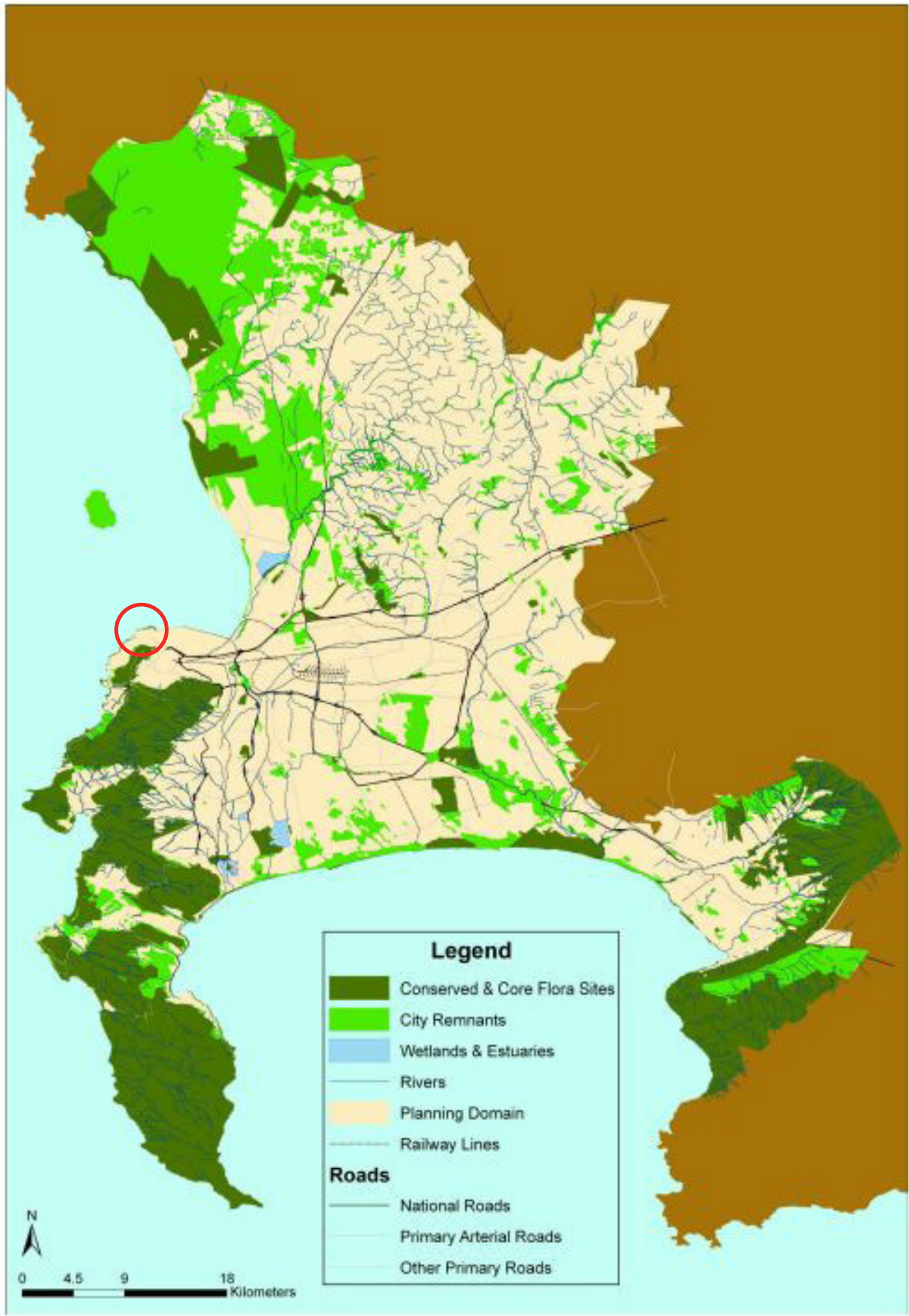


Figure 187. Existing protected areas and natural habitat remnants in the City. (Map: MLA – Sustainability Matters and GISCOE, February 2007). Approximate position of site indicated in a red circle.

HERITAGE INFORMANTS

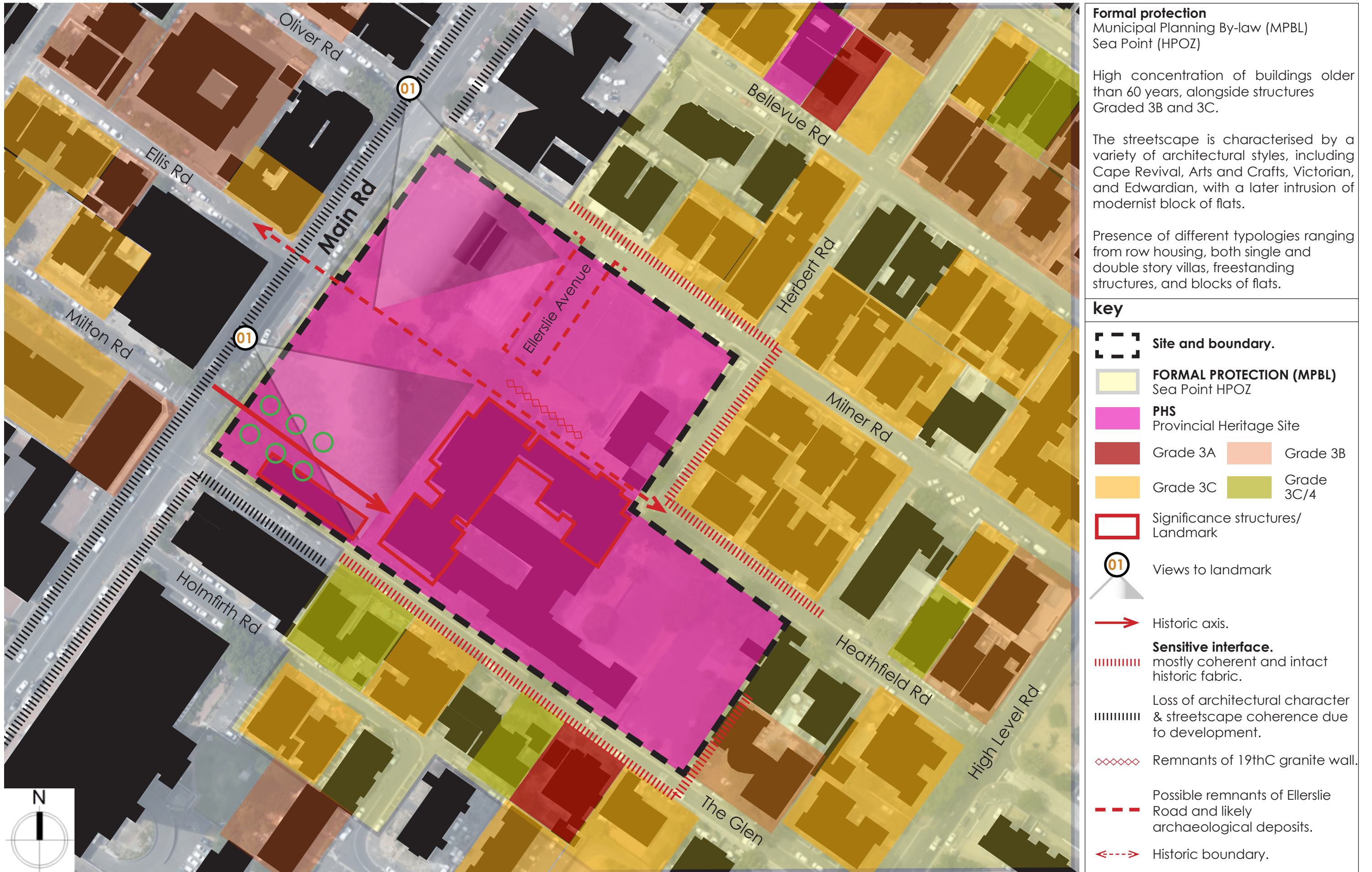


Figure 188. RSA (2025) Hertiage Informants Arising from Architecture and context study - Heritage Informants (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

URBAN CONDITION INFORMANTS

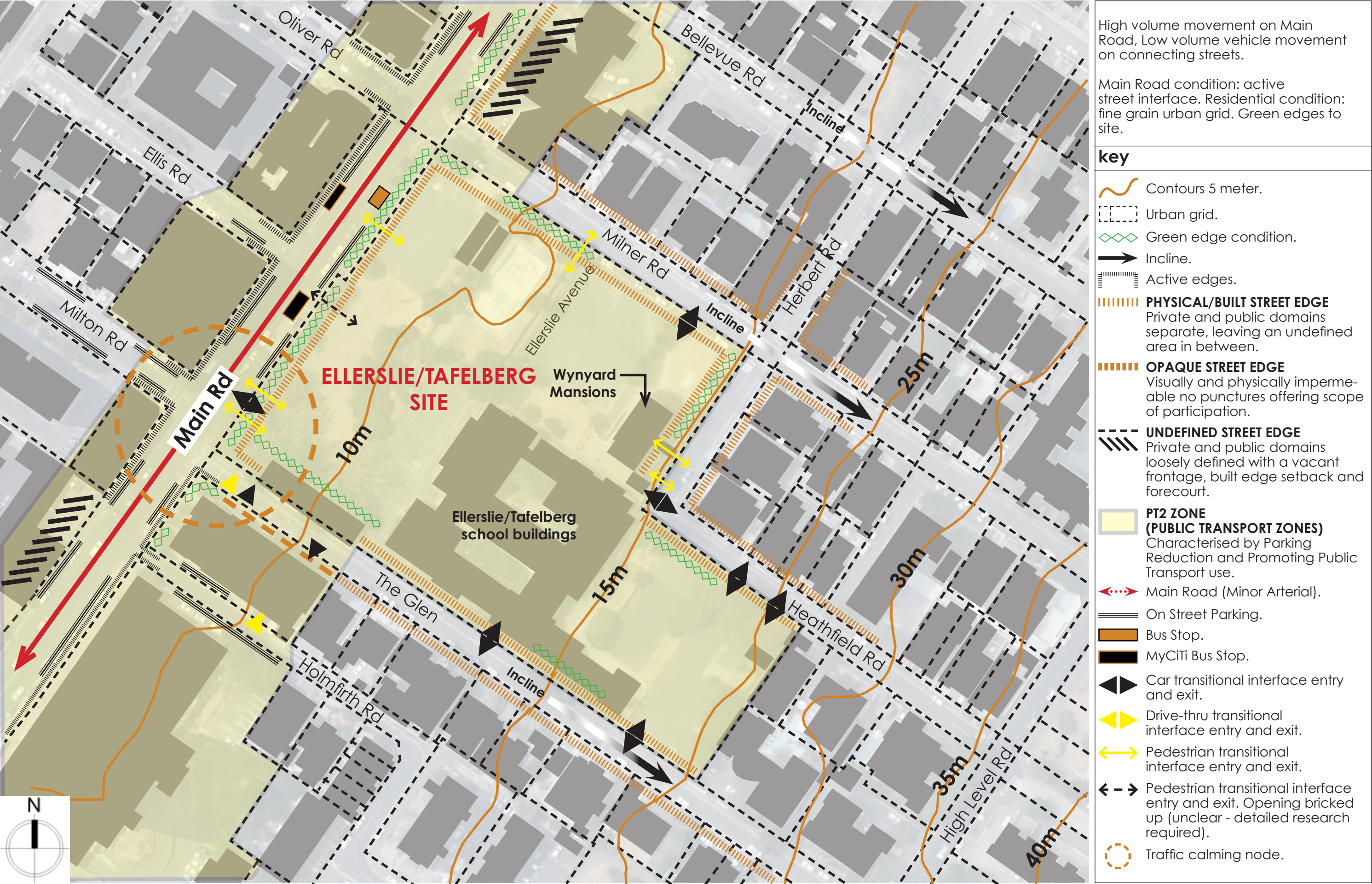


Figure 189. RSA (2025) Heritage Informants Arising from Architecture and context study - Urban Condition Informants (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

URBAN DEVELOPMENT AND ZONING INFORMANTS



The site is within the City of Cape Town's Urban Development Edge and City Improvement District. It is designated for high-density residential development. The front portion is zoned General Business 5, and the rear portion is zoned General Residential 4. The site also forms part of the Urban Inner Core spatial transformation area.

key

- CITY IMPROVEMENT DISTRICT
- GENERAL RESIDENTIAL 2
- GENERAL RESIDENTIAL 4
- GENERAL BUSINESS 5
Mixed Use 1
- GENERAL RESIDENTIAL 5
- OS2
Open Space 2 : Public Open Space
- NEW DEVELOPMENT AREAS
High Density Residential

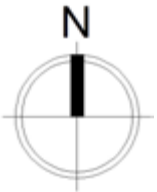


Figure 190. RSA (2025) Heritage Informants Arising from Architecture and context study - urban development and zoning informants (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

BUILT FORM INFORMANTS



The boundary of the site is surrounded by a variety of architectural styles, mostly modernist, alongside Main Road, associated with the early to mid-20th-century development of Sea Point.

The Glen, Milner Road, and the rear side of the site are characterised by the early 20th-century residential expansion into Sea Point, comprising mostly intact Victorian and Arts and Crafts fabric, and the intrusion of modernist block flats. The height is still predominantly 1- and 2-story, low-rise, and the function of the structures still remains residential.

KEY

- Site and boundary.
- Roof types

ARCHITECTURE SLYES

- Mostly intact Victorian fabric
- Mostly intact Arts and Crafts fabric
- Modernist built fabric
- Early-Mid 20th century densification. Some architectural merit.
- Victorian fabric, altered.

HEIGHTS

- 20 + Metres
- 15 - 20 Metres
- 10 - 15 Metres
- 1 and 2 Story

FUNCTION

- Residential
- Mixed ruse
- Commercial
- Vacant
- Civic/religious

Figure 191. RSA (2025) Heritage Informants Arising from Architecture and context study - built form informants (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

7.0 HERITAGE/ DESIGN INFORMANTS

7.1. Introduction

This section synthesizes the four main informants analysed in **Section 6. OVERARCHING PRINCIPLES AND INFORMANTS**: Heritage, Urban Conditions, Urban Development/ Zoning, and Built Form. From the synthesis, the analysis unpacks the constraints to development and the development opportunities presented by the site, and finally provides heritage/design indicators.

7.2. Image survey highlighting the challenges & possibilities present in the environ.



Figure 192. RSA (2025) The receiving environment is identified as having sufficient heritage significance to be protected, in part, by the HPOZ. Any new intervention must respond appropriately to the layered, fine grain urban grid of the context in terms of height and massing.



Figure 193. RSA (2025) Visual vista of historic building and landscapes (Lion's Head).

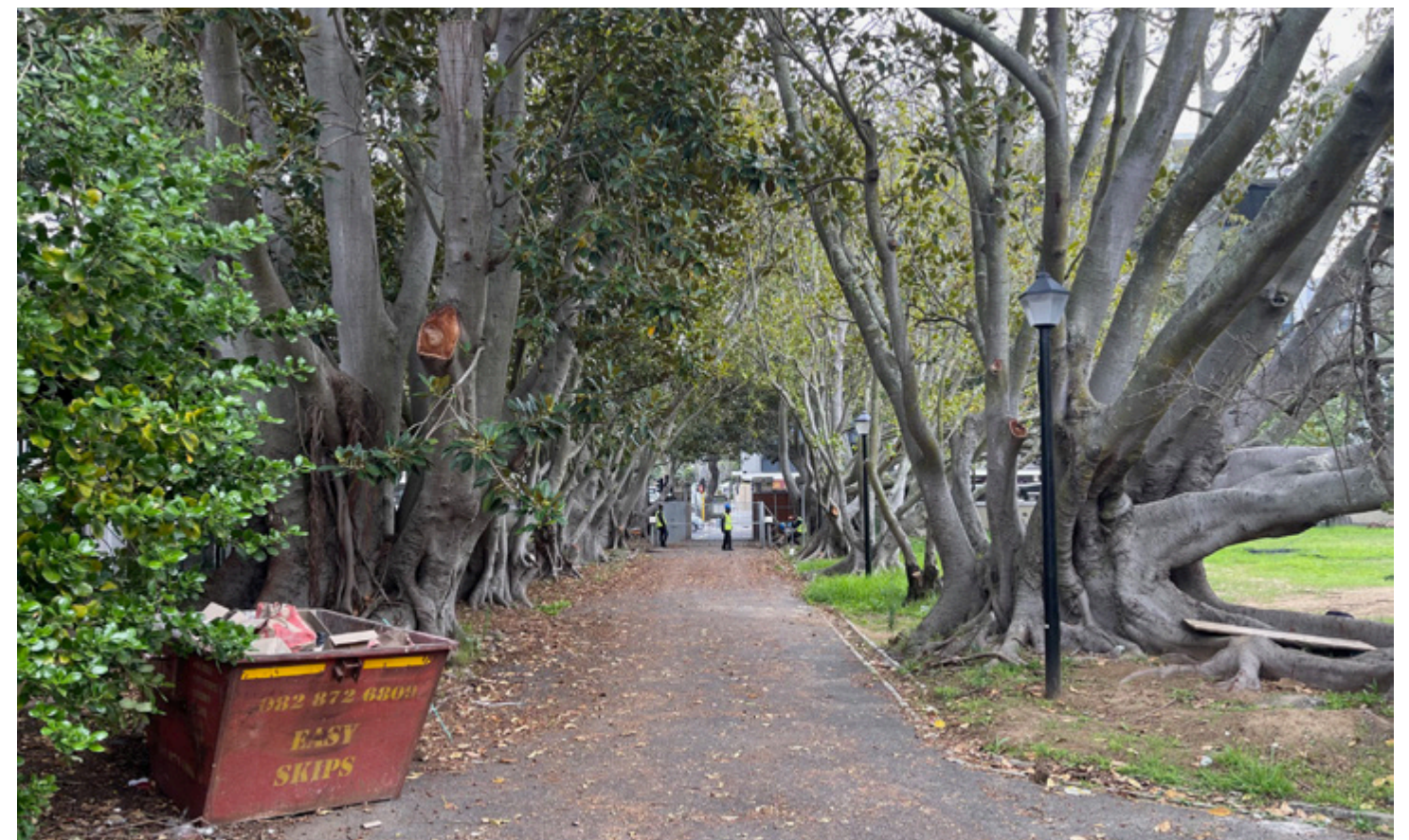
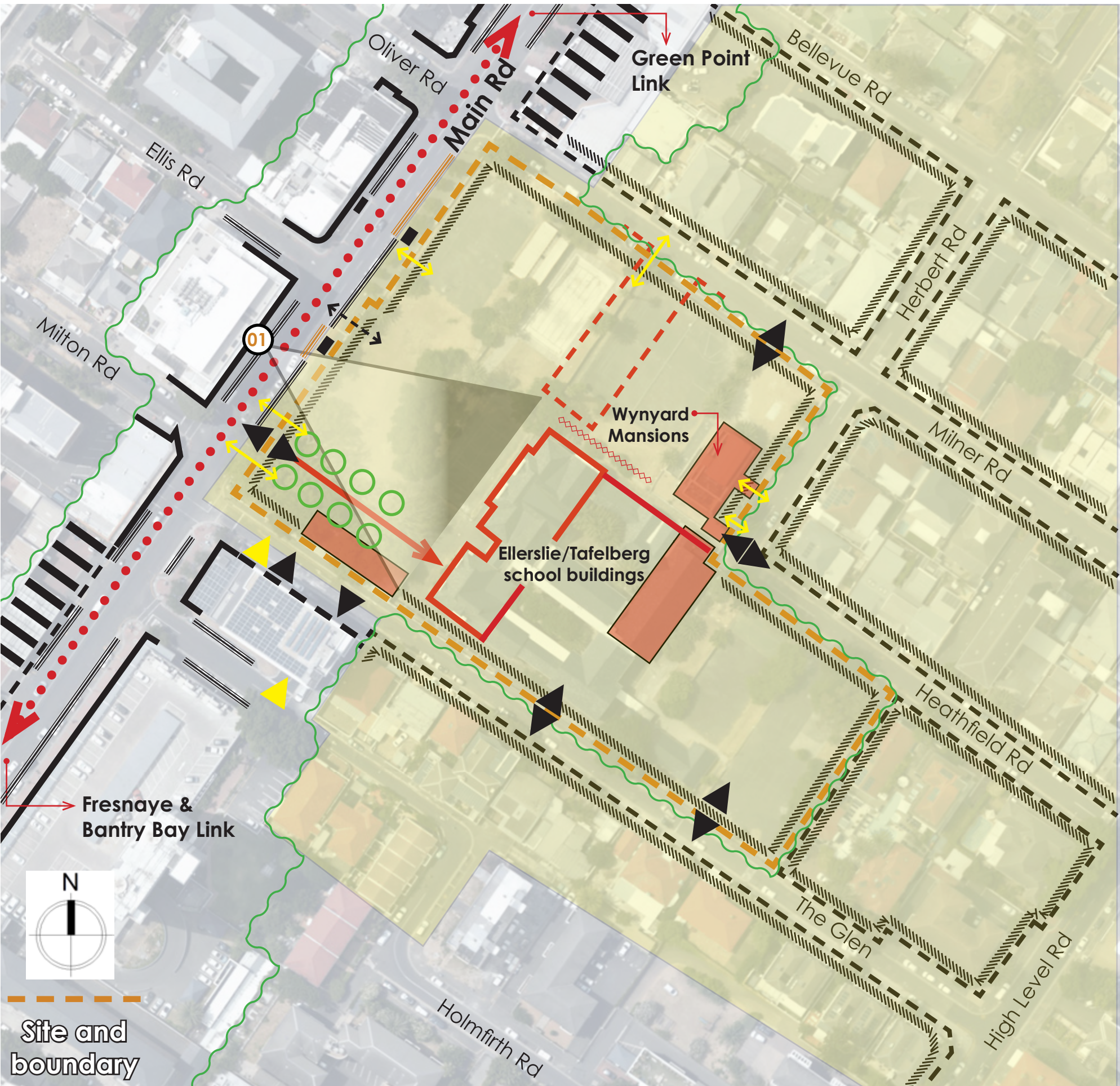


Figure 194. RSA (2023) Sense of place & continuity - Opportunity to use historic alignments.

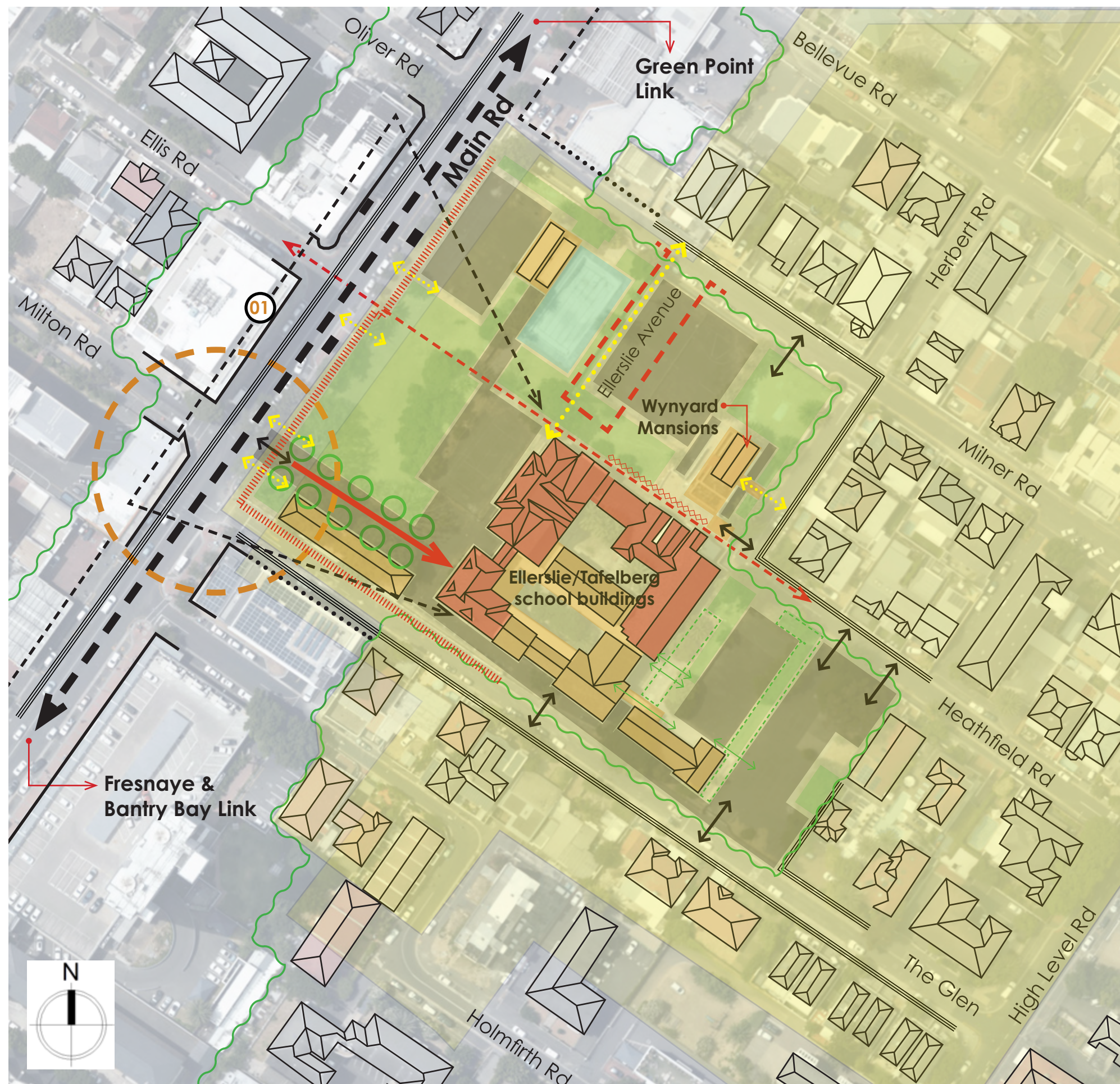
CONSTRAINTS AND CHALLENGES ANALYSIS



KEY	
Site constraints and challenges	
	Site and boundary.
	Potential loss of historic built fabric.
	Potential continues erasure of Ellerslie Road.
	Potential continues erasure of remnants of 19thC granite wall.
	Glimpse view of the historic building and potential erasure of the historic green axis.
PHYSICAL/BUILT STREET EDGE	
	Private and public domains separate, leaving an undefined area in between.
INTERSECTING / OVERLAPPING DOMAINS	
	Historic fabric intersecting with the built street boundary edge, resulting in an expanded type of edge.
PHYSICAL/BUILT STREET EDGE	
	Private (significant historical built fabric) and public domains separate, leaving an undefined area in between.
	VISUAL ACCESS Boundary wall limits visual access into the site and significant historical built fabric.
Broader Context constraints and challenges	
	ACTIVE STREET EDGE Potential loss of historic built fabric & streetscape coherence due to development.
	OPAQUE STREET EDGE Visually and physically impermeable no punctures offering scope of participation.
	PHYSICAL/BUILT STREET EDGE Private and public domains loosely defined or separate, leaving an undefined area in between.
	UNDEFINED STREET EDGE Private and public domains loosely defined with a vacant frontage, built edge setback and forecourt.
	FORMAL PROTECTION (MPBL) Sea Point HPOZ
	FORMAL PROTECTION (NHRA) Provincial Heritage Site (PHS)
	Bus stop.
	Car transitional interface entry and exit.
	Drive-thru transitional interface entry and exit.
	Pedestrian transitional interface entry and exit. Opening bricked up (unclear - detailed research required)
	On Street Parking. Parking embayments on both sides hindrance to active street edges.
	Main Road (Minor Arterial). PT2 zone Characterised by Parking Reduction and Promoting Public Transport use.
	Pedestrian transitional interface entry and exit.
	Bus stop bay.

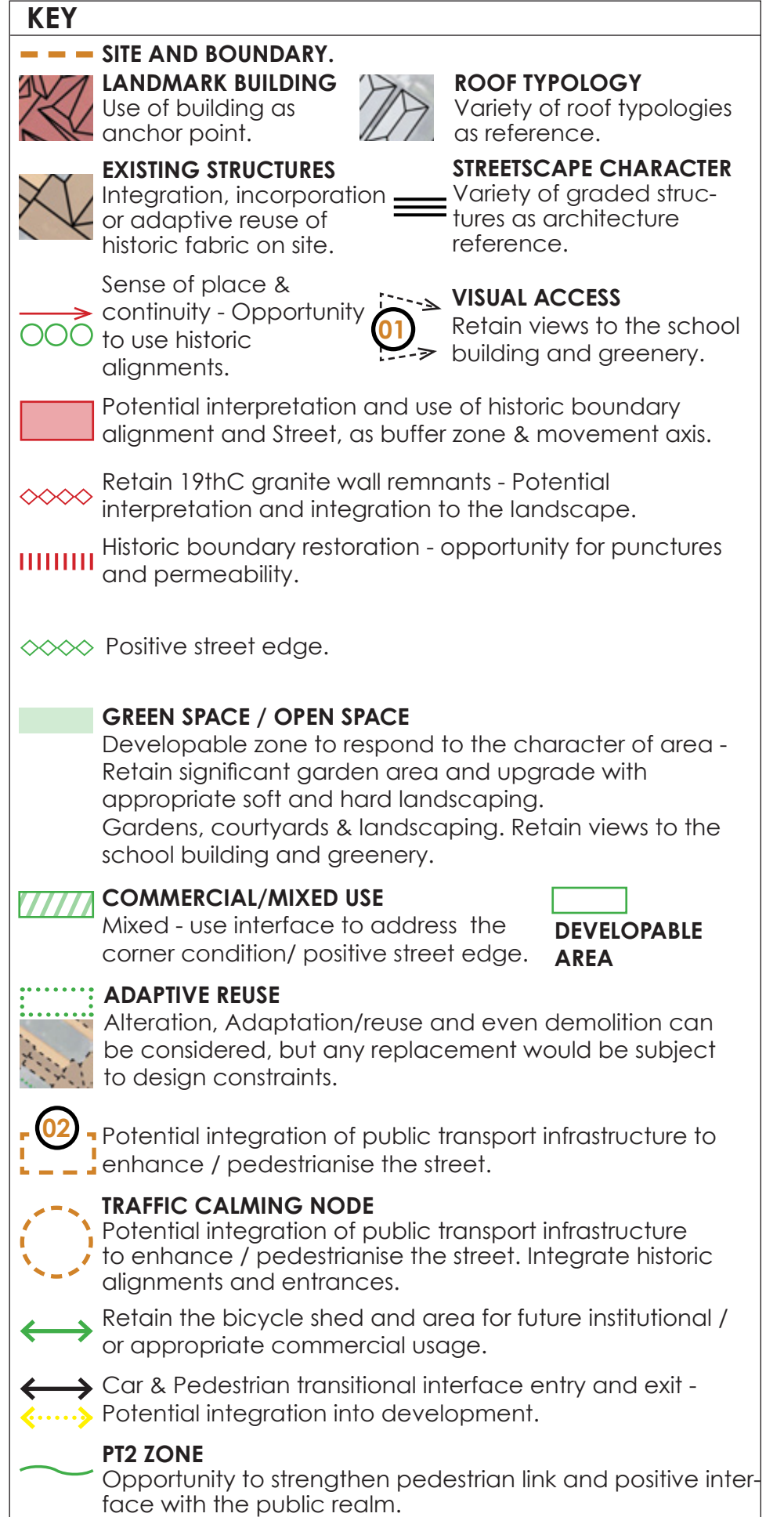
Figure 195. RSA (2025) Heritage/ Design Informants - constraints and challenges analysis (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

OPPORTUNITIES AND ASSETS



KEY	
	SITE AND BOUNDARY.
	LANDMARK BUILDING Use of building as anchor point.
	EXISTING STRUCTURES Integration, incorporation or adaptive reuse of historic fabric on site.
	ROOF TYPOLOGY Variety of roof typologies as reference.
	STREETSCAPE CHARACTER Variety of graded structures as architecture reference.
	Sense of place & continuity - Opportunity to use historic alignments.
	VISUAL ACCESS Retain views to the school building and greenery.
	Opportunity to use historic boundary alignment between Elis Rd & Heathfield Rd.
	Memory recovery, & potential recovery of Ellerslie Avenue.
	Restoring and reimagining 19thC granite wall remnants.
	Mostly intact historic boundary wall.
	Active built street edge.
	Undefined street edge.
	OPAQUE STREET EDGE Visually and physically impermeable punctures for services and car interface. Potential for incorporating and activation.
	Traffic calming node.
	FORMAL PROTECTION (MPBL) Sea Point HPOZ
	Main Road (Minor Arterial).
	PT2 zone Characterised by Parking Reduction and Promoting Public Transport use. Opportunity to strengthen pedestrian link and positive interface with the public realm.
	Soft landscape.
	Hard landscaping.
	Terraced landscaping.
	Artificial water body.
	Movement axis.
	Car transitional interface entry and exit.
	Pedestrian transitional interface entry and exit.

Figure 196. RSA (2025) Heritage/ Design Informants - opportunities and assets (After - City of Cape Town Aerial Imagery 2024, EGISViewer).

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Heritage/ Design Informants

1. Use of landmark historic building as anchor point.
2. Variety of roof typologies as reference.
3. Integration, incorporation or adaptive reuse of historic fabric on site.
4. Variety of graded structures as architecture reference.
5. Sense of place & continuity - Opportunity to use historic alignments.
6. Retain views to the school building and greenery.
7. Potential interpretation and use of historic boundary alignment and Street, as buffer zone & movement axis.
8. Potential interpretation and use of historic boundary alignment and Street, as buffer zone & movement axis.
9. Retain 19thC granite wall remnants - Potential interpretation and integration to the landscape.
10. Historic boundary restoration - opportunity for punctures and permeability.
11. Site coarse-grained conditions to respond to facing fine-grained conditions and Topography.
12. Developable zone to respond to the character of area - Retain significant garden area and upgrade with appropriate soft and hard landscaping. Gardens, courtyards & landscaping. Retain views to the school building and greenery.
13. Mixed - use interface to address the corner condition/ positive street edge.
14. Alteration, Adaptation/reuse and demolition can be considered, but any replacement would be subject to design constraints.
15. Potential integration of public transport infrastructure to enhance/ pedestrianise the street.
16. Potential integration of public transport infrastructure to enhance/ pedestrianise the street. Integrate historic alignments and entrances.
17. Retain the bicycle shed and area for future institutional / or appropriate commercial usage.
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- Figure 188. RSA (2025) Hertiage Informants Arising from Architecture and context study - Heritage Informants (After - City of Cape Town Aerial Imagery 2024, EGISViewer).
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