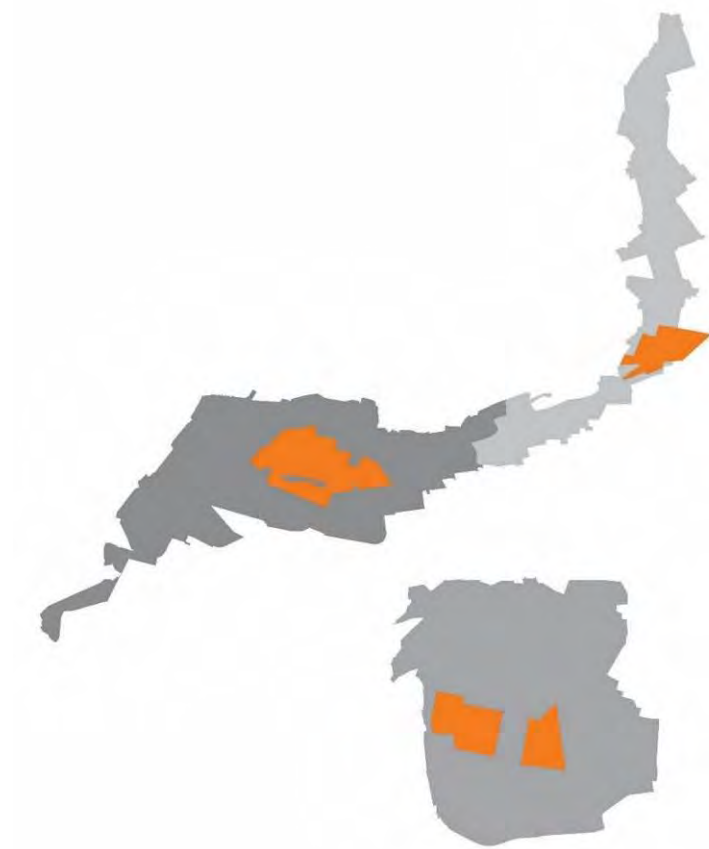


Rosettenville Precinct
Heritage Impact Assessment &
Conservation Management Plan
Report Phase 3



Turffontein Development Corridor



a world class African city



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Glossary of terms

Biodiversity area	An area defined as such by the City of Johannesburg
Conservation	As defined in the NHRA means the protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance
Conservation area	Heritage areas officially designated as such by the Heritage Resources Authority in consultation with the City of Johannesburg
Conservation Management Plan	A policy aimed at the management of a heritage resource and that is approved by the Heritage Resources Authority setting out the manner in which the conservation of a site, place or object will be achieved
Corridors of Freedom	Spatially defined development areas designated as such by the City of Johannesburg and described in the applicable Strategic Area Frameworks
Cultural significance	As defined in the NHRA means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance
Development	<p>Development within the context of the NHRA means any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including—</p> <ul style="list-style-type: none"> (a) Construction, alteration, demolition, removal or change of use of a place or a structure at a place (b) Carrying out any works on or over or under a place (c) Subdivision or consolidation of land comprising, a place, including the structures or airspace of a place (d) Constructing or putting up for display signs or hoardings (e) Any change to the natural or existing condition or topography of land, and (f) Any removal or destruction of trees, or removal of vegetation or topsoil
Grade	Heritage grade as defined in the NHRA and used by the applicable heritage resources authority
Grading	The act or process of grading heritage resources by a heritage resources authority

“Heritage Act” or the “National Heritage Resources Act”	As Gazetted on 28 April 1999, the National Heritage Resources Act, no. 25 of 1999 (Republic of South Africa)
Heritage area	Areas officially designated as such by the Heritage Resources Authority in consultation with the City of Johannesburg
Heritage register	As defined in the NHRA means a list of heritage resources in a province
Heritage inventory	An inventory compiled by a local authority of the heritage resources which fall within its area of jurisdiction and which is submitted to the relevant provincial heritage resources authority
Heritage Impact Assessment	A report compiled in response to a proposed development that must meet the minimum requirements set out in the NHRA and should be submitted to a heritage resources authority for consideration
Heritage resources authority	As defined in the NHRA means the South African Heritage Resources Agency (SAHRA) or in respect of Gauteng, the Provincial Heritage Resources Authority Gauteng
Heritage site	As defined in the NHRA, means a place declared to be a national heritage site by SAHRA or a place declared to be a provincial heritage site by a provincial heritage resources authority
Heritage site management	Heritage site management is the control of the elements that make up physical and social environment of a site, its physical condition, land use, human visitors, interpretation, etc.
Historical clusters	Areas where heritage resources are concentrated in the study area
Interested and Affected Parties	Individuals, organisations or communities that will either be affected and/or have an interest in a development or the resulting impacts of a development
Landscape	All the visible features as well as cultural associations of an area of land, often considered in terms of their aesthetic appeal or intangible cultural elements
Local authority	Means the City of Johannesburg Metropolitan Municipality or, ‘City of Johannesburg’, for short
Management	As defined in the NHRA, includes the conservation, presentation and improvement of a place protected in terms of the Act (see also Heritage Site Management)
National Monument	As defined in the old National Monuments Act
Permit	A permit issued by the relevant Heritage Resources Authority approving a development proposal and setting

	out development constraints or requirements that must be met by the applicant
Recommended Grading	Field survey rating proposed by tsica heritage consultants
Ridge	An area defined as such by the relevant provincial or local authorities
Streetscape	The visual elements of a street found within urban contexts, including the road, adjoining buildings, structures, sidewalks, street furniture, trees and open spaces, etc.
Treeline	A row of trees such as may be planted along public roads

Abbreviations

CMP	Conservation Management Plan
COF	Corridors of Freedom
COJ	City of Johannesburg
GIS	Geographic Information System
HIA	Heritage Impact Assessment
JDA	Johannesburg Development Agency
JPC	Johannesburg Property Company
NHRA	National Heritage Resources Act
RE	Remainder of portion
RSDF	Regional Spatial Development Framework
SWOT	Strengths, Weaknesses, Opportunities & Threats

Table of Contents

Part 1_Executive Summary	9
1. Context_The Corridors of Freedom.....	9
2. Purpose and outline of this report.....	12
2.1. Introduction.....	12
2.2. Client brief - Purpose of the report.....	12
2.3. Methodology and approach.....	13
2.4. Limitations	14
2.5. Legal framework.....	15
2.6. Grading system and legal Implications.....	15
2.7. HIA recommendations	17
2.8. SWOT analysis	17
2.9. Conservation management policies	19
2.9.1 Objectives/Aims of the CMP	19
2.9.2 Endorsement of and access to CMP	20
2.9.3 Future development.....	20
2.9.4 Views and vistas.....	21
2.9.5 Management	21
2.9.6 Fabric and setting.....	21
2.9.7 Adoption and review	22
2.10. Conclusion	22
3. Historical context_Corridors of Freedom.....	23
4. Conclusion	24
Part 2_ Rosettenville Precinct_Heritage Impact Assessment & Conservation Management Plan.....	25
5. The Turffontein Development Corridor	25
6. History of the suburb Rosettenville	27
7. Identified sites of significance within Rosettenville Precinct	31
Introduction to identification of significant sites	31
7.1 Identified sites of significance_Main Streets in Rosettenville	33
7.1.1 Geranium Street_Rosettenville.....	41

7.1.2	Prairie Street_Rosettenville	47
7.2	Identified sites of significance_Commercial buildings in Rosettenville.....	55
7.2.1.	Grand Bioscope Complex, Kenilworth_Stand 1131	57
7.2.2.	Corner Shop_Stand 653	62
7.2.3.	Corner Shop and row of shops_Stand 1/561 and Re/561	67
7.2.4.	Residential Mixed Use Building_Stand 49	74
7.2.5.	Row of shops_Stand 832	77
7.3.	Identified Sites of Significance Institutions (Schools, Rec Centres, Libraries, Sporting) within Rosettenville	81
7.3.1.	St Martins School_Stand 929	83
7.3.2.	St Peters Priory_Stand 1993	91
7.3.3.	St Benedict's_Stand 1993	97
7.3.4.	St Mary's Children's Home_Stand 1346	103
7.3.5.	Rosettenville Central Primary School_Stand 944	111
7.3.6.	Verney College_Stand RE/941	117
7.4.	Identified Sites of Significance within Rosettenville_Religious Buildings (Churches Synagogues)	122
7.4.1.	St Mary's Anglican Church_Stand 681	124
7.4.2.	Rosettenville Synagogue_Stand 42	131
7.4.3.	SOS Africa Ministry_Stand 141	136
7.4.4.	Victory Dream Centre_Stand RE/963	141
7.4.5.	Apostolic Faith Mission_Stand 797	146
7.4.6.	Full Gospel Church_Stand 825	152
7.4.7.	Methodist Church_Stand 453	157
7.5.	Identified sites of significance_Residential buildings within Rosettenville (Semi-detached, freestanding)	162
7.5.1.	McRae Court_Stand 61	164
7.5.2.	George Court_Stand 803	169
7.5.3.	Residential Court_Stand 624	175
7.5.4.	Residential Flat_Stand 699	179
7.5.5.	Residence with centrally located front stoep_Stand 129	183

7.5.6. Residence with corner front stoep_Stand 150	188
7.5.7. Residence with corner stoep_Stand RE/666	194
7.5.8. Residence with corner front stoep_Stand 759	199
7.5.9 Residence with corner stoep_Stand 760	205
7.5.10. Cape Dutch House_Stand RE/817	210
7.5.11. Residence with centrally located stoep_Stand 763.....	215
7.5.12. Residence with front stoep_Stand 333	221
7.5.13. Semi-detached residence_Stand 1/1776.....	225
7.5.14. Row of semi-detached houses_Stand 639	229
7.5.15. Semi-detached residence with Cape Dutch Gable_Stand RE/623.....	232
7.5.16. Semi-detached residence_Stand RE/615.....	235
8. Concluding Remarks	238
9. Bibliography	239
 APPENDIX A_Historical overview of the Corridors of Freedom	 242
Appendix B_Digitised map with heritage significant sites within Rosettenville precinct and Excel spreadsheet	276

Part 1_Executive Summary

1. Context_The Corridors of Freedom

In 2014 the City of Johannesburg (COJ) adopted new spatial plans (contained in so-called Strategic Area Frameworks (SAFs)) that seek to alter the shape of Johannesburg. The aims of the SAFs are to: transform existing spatial patterns; encourage greater access and mobility for pedestrians, cyclists and users of motorised public transport; and importantly, encourage new – and revive existing – mixed-use nodes that will lead to more efficient land use. Greater densities will lead to higher usage of social facilities, including public open space. As a result, these amenities will also be upgraded to cope with increased projected demand.

The “Corridors of Freedom” (COF) (as the strategic areas are called) are designed with the following key features in mind:

- Safe neighbourhoods designed for cycling and walking, with sufficient facilities and attractive street conditions
- Safe complete streets with features to calm traffic, control vehicle speeds and discourage private transport use
- Mixed-use developments where residential areas, office parks, shops, schools and other public services are close together, stimulating economic activity and creating opportunities for emerging entrepreneurs
- Rich and poor, black and white, living side by side - housing options provided cover a range of types, including rental accommodation, and prices
- Limited managed parking to reduce the amount of land devoted to parking and further discourage the use of private transport
- Convenient transit stops and stations

According to the COJ, the advantages of the Corridors are:

- The City will focus productive land use and economic activities in areas where transport infrastructure, namely rail and road, are already present or being planned
- The demand for private motorised transport will be reduced and the average trip length will be shortened
- Public transport will become a viable alternative because residents will live in closer proximity to work, shopping and leisure opportunities
- High-density housing will stimulate opportunities for the SMME sector and small-scale operators in the informal economy

- The environmental impact of public transport in high-density areas will be significantly smaller than in the case of low-density urban sprawl reliant on private cars
- Residents will benefit because they will not have to spend so much time and money on transport
- Learners will benefit because they will be closer to schools
- Unemployed people will benefit because it will be easier to get to places to look for work
- Factories will benefit because workers will come to work on time
- Shopping centres and hawkers will benefit along the corridors and nodes due to increased numbers of people passing their shops
- Our environment (and our lungs) will benefit with less private car use and the associated dangerous carbon emissions
- Construction and other related industries will benefit because of the job opportunities throughout the lifetime of the project

At present the designated COF are:

- The **Louis Botha Development Corridor** which will link the CBD to Alexandra
- The **Empire-Perth Development Corridor** which will link the CBD to the mining belt and Soweto
- The **Turffontein Development Corridor** which will link the CBD to the mining belt and southern suburbs

The SAFs that have been adopted for the corridors provide:

- The desired spatial response to the intent of the COF vision by providing development guidelines and parameters such as housing typologies, development controls, densities and land use mix
- The projects and programmes required to realise this spatial vision

In short, the SAFs:

- Provide spatial context for future development
- Guide investment decisions
- Identify requirements and opportunities for transformation

Arising from the SAFs, the Johannesburg Development Agency (JDA) has

appointed tsica heritage consultants to conduct heritage impact assessments of five precincts falling within the corridors. The precincts are:

- Orange Grove Precinct
- Knowledge Precinct
- Brixton Precinct
- Turffontein Precinct
- **Rosettenville Precinct**

The heritage impact assessments (HIA) are undertaken to ensure that the City complies with the National Heritage Resources Act (NHRA), number 25 of 1999, in implementing the SAF and the projects described therein.

It is imperative that the HIA described in this report is read in conjunction with the SAF for the Louis Botha Avenue Development Corridor.

2. Purpose and outline of this report

2.1. Introduction

The comprehensive Heritage Study (contained in a separate report) forms an important aspect in identifying, documenting and assessing heritage resources within the three COFs. This is in accordance with the requirements of the NHRA, number 25 of 1999 and the ICOMOS Charter for Places of Cultural Significance (known as the Burra Charter) of which South Africa is a signatory to. The second phase of the project consists of an HIA which forms a more intensive study of areas that were identified by the JDA as areas requiring statutory approvals for identified projects as contained in each of the COF SAFs (approved by City Council in 2014).

The study areas are Brixton, the Knowledge Precinct (both falling within the Empire-Perth Corridor), Orange Grove (Louis Botha Avenue Corridor), and Turffontein and Rosettenville (Turffontein Corridor). The intensive Phase 2 study culminates in a draft HIA report (contained in Part 2 of this document) to be submitted for comments to the public – and in final format to the Provincial Heritage Resources Authority Gauteng (PHRA_G) for final approval. The aim of this executive summary is to summarise and outline the aspects that have been covered by the HIA reports in the five identified areas.

2.2. Client brief - Purpose of the report

The purpose of the report or client brief as we have understood it, is to produce HIA reports for submission to PHRA_G for each of the five study areas to be impacted by developments as described in the COF SAFs. On submission, the PHRA_G will review the impact studies, recommendations contained therein, and in accordance with the NHRA decide whether the HIA should be approved or not. The Phase 2 reports will, in summary, contain the following information:

- Heritage resources that fall within the HIA areas
- Locality maps showing the location and clustering of heritage resources
- Detailed maps showing the location and clustering of heritage resources
- Photo documentation of existing streetscapes, structures and buildings in the areas
- Short history of the areas
- Assessments of the significance of such heritage resources
- Provisional grading of affected sites in terms of cultural significance, conservation value and protection status
- Recommendations for conservation of heritage sites and structures

2.3. Methodology and approach

The first phase of the project entailed a survey of the different suburbs falling within the three corridors. A more detailed scoping of the HIA areas was then conducted in the form of a multiple street-by-street visual survey supplemented by desktop research. Research material for each suburb was divided into six different categories in order to easily process and analyse the information gathered. The categories are main streetscapes, commercial buildings, institutions (e.g. schools, recreational centres, libraries, sport facilities etc.), religious buildings (churches, synagogues, temples etc.), residential buildings, structures, and parks.

For each of the above categories, a data form was created for each site with the name of the building, street address, even, statement of significance, site description and field rating (corresponding to the NHRA three-tier grading system). A GIS map was then created to locate the site and contextualise it within the surrounding environment. An original plan from the City's plans archive were photographed where building plan could be sourced. A current photo completes the photo-documentation of each site. A summary of the proposed development was stated and an impact assessment with recommendations was completed for each site. In all five HIAs there was an attempt to identify areas where heritage resources were clustered. These areas were identified as historical clusters with a view towards identifying areas of character where development would have to be avoided, limited or carefully managed so as to not interfere with the fabric or the character of the cluster. Finally, a series of digitised maps were then created to depict, in layers, buildings over 60 years, important streetscapes, historical clusters, proposed development/s, open spaces, and the BRT main routes and stations. A consolidated master map clearly shows the impact of the proposed developments on the heritage of the area investigated.

An HIA of the natural cultural spaces in the green areas concludes the HIA report. This broadly focuses on specific parks, the flora, fauna, geology, memorials and buildings found in these parks, as well the development that has already taken place (within the context of the COF) or is intended for these parks. An assessment and recommendation follows for future development and the different approval processes underway in each of the areas.

Interested and affected parties in all three Corridors, including interest groups, residents' associations, conservation bodies and others, were contacted and notified about the heritage study. Public participation workshops were held,

where residents, interest groups, professionals and others from the area were invited to identify historical clusters, as well as to make comments and recommendations on the various developments in the HIA areas. An annexure is attached containing a summary of stakeholder engagement conducted to date.

HIA process summarised



NB: Initial meetings were held with various residents' associations in the different HIA suburbs to introduce the study and to gather and consolidate data from heritage studies that have been conducted in the past.

2.4. Limitations

Some plans could not be sourced at the Plans Archive of the COJ and in such cases the building style and materials used form the basis for estimating the likely date of construction.

2.5. Legal framework

Tsica – Heritage Consultants will be operating to fulfil a legal requirement in which, according to the NHRA, number 25 of 1999 section 38, it is stated that any person who intends to undertake a development or any other activity that will change the character of a site

- exceeding 5000m² in extent
- or involving three or more erven or divisions

must furnish the responsible heritage authority, in this case the Provincial Heritage Resources Authority Gauteng (PHRA_G), with details regarding the location, nature and extent of the proposed development, historical and architectural reports, impact assessments and conservation management plans.

Important: The assessment of the impacts of the proposed development are strictly limited to the developments contemplated in the official SAFs of the COJ that have been adopted by Council for the three COFs in 2014. Any developments contemplated outside of the SAF are therefore not covered by this HIA report.

2.6. Grading system and legal Implications¹

Grading forms an important part of the process to identify heritage resources and is the first step towards the formal protection of a site. The grading used in this report is according to the NHRA, number 25 of 1999 which recognises three levels of grading, namely: sites of national importance that can be declared as National Heritage Sites (Grade 1); sites of provincial importance that can be declared as Provincial Heritage Sites (Grade 2); and sites of local importance that can be declared as Local Heritage Sites (Grade 3). In all five HIA reports, an inventory of sites of heritage significance was made and recommended for declaration as sites of local significance (Grade 3 sites) based on a field rating. Section 30 (6) and 30 (5) of the NHRA allows local authorities and anyone else to compile an inventory and recommend Grade 3 sites. In line with standard practice followed elsewhere in the country, the Grade 3 sites are further divided into three levels as follows:

¹ Large parts of the Grading Section have been extracted as whole, paraphrased and summarised from a Short Guide to and Policy Statement on Grading Heritage Western Cape that intended the document to be used to assist local authorities and conservation bodies engaged in drawing up inventories in order to satisfy Section 30 (5) of the Act.

Grade 3A:

- Sites that have a highly significant association with a historic person, social grouping, historic events, public memories
- Historical and visual landmarks
- High architectural quality
- Fabric dating to the early origins of a place, a historical period, or excellent example of their kind, rare or unique

Such buildings and or structures must receive maximum protection at a local level, which would mean that these are listed on the Provincial Heritage Register as Grade 3 sites. None of them shall be demolished, altered, or extended or any new building or structure be erected on the property without the Municipality's special consent. The Municipality shall not grant its special consent if such proposed demolition or alteration shall be detrimental to the character and or significance of the heritage building or structure.

Grade 3B:

- Buildings of marginally lesser significance
- They may have similarities to Grade 1 sites being representative, rare, good examples of their kind

Such buildings and or structures to be listed on the Provincial Heritage Register and no Grade 3B building or structure, other than an internal wall, surface or component, may be demolished altered or extended, or any new building or structure be erected on the property without the Municipality's special consent. The Municipality shall not grant its special consent if such proposed demolition or alteration shall be detrimental to the character and or significance of the heritage building or structure.

Grade 3C

- Buildings and or sites whose significance is in large part significant and that contributes to the character or significance of the environs

Buildings and structures from this category only to be protected and regulated if the significance of the environs is sufficient to warrant protective measures. In other words, these buildings and or sites will only be protected if they are within declared conservation areas or historical clusters.

Steps to take in order to formalise grading and declaration of Grade 3 sites

1. Compile an inventory of all heritage sites worthy of Grade 3 grading
2. Submit the inventory list to PHRA_G
3. The authority must then consult the owners and gazette the listing according to section 30 (7) and (9)
4. Thereafter within six months of the gazetting, the local authority must provide protection and regulation of listed buildings and sites through provisions in its zoning scheme or a heritage by law

2.7. HIA recommendations

It is recommended that each of the heritage registers accompanying the five HIA reports be formally submitted to PHRA_G for consideration, official approval and incorporation into the provincial heritage inventory. The protection of these sites should also be formalised through provisions in town planning zoning schemes and precinct plans for individual suburbs (as provided for by the NHRA in Section 54). In addition, where heritage clusters have been identified, it is recommended that these clusters be further researched and where appropriate, recommendations made for formal declaration by the PHRA_G as Conservation or Heritage Areas as provided for in Sections 28 and 31 of the Act.

2.8. SWOT analysis

A SWOT analysis is a structured planning method developed by Albert Humphrey in the 1960s and 1970s to evaluate the **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats involved in a project or business venture. A detailed SWOT analysis was conducted to identify the key issues that should be addressed in area conservation management plans. The following aspects were investigated:

- **Strengths:** Characteristics of the site/ historical cluster that give it an advantage (Internal)
- **Weaknesses:** Characteristics of the site/ historical cluster that put it at a disadvantage (Internal)
- **Opportunities:** Elements in the development that could be beneficial to the site/ historical cluster (External)
- **Threats:** Elements in the development that could endanger the site/ historical cluster (External)

General SWOT analysis of the Corridors

Prior to taking a detailed look at the individual buildings, streetscapes and historical clusters within the Corridors, a general SWOT analysis of areas within the Corridors was conducted. The general strengths, weaknesses, opportunities and threats that were generated are described below.

Strengths:

- Authenticity and integrity of the buildings/ historical sites/ historical clusters
- Structural soundness, well-preserved buildings
- Tree lined streetscapes/ landscaped parks
- Cultural, historical, architectural, aesthetic and social significance of the site
- Large open spaces allowing for future development
- Interest in and use of the site by various stakeholders
- Sites with common historical context clustered together
- Good examples of a period, architectural type or school
- Uniqueness of site

Weakness:

- Structural damage to buildings/sites
- Site not in original condition due to additions and alterations where changes have not acquired historical significance of their own
- Site is enclosed by new buildings that detract from the site's cohesion with other historically significant sites
- Site/event/social history potential is under-researched or there is incomplete historical evidence
- Site has not been well maintained and is in a bad state of repair
- Site is not visually accessible from the street and hidden away behind a high wall
- Integrity and character of site is compromised because of its usage
- Site is surrounded by insignificant buildings in an area marked for high density development

Opportunities:

- Reverse insensitive or inappropriate alterations or additions
- Create historical clusters that can form part of historically important sites, heritage routes/tourist routes etc.
- Create awareness of the heritage clusters/sites by highlighting them as part of a heritage inventory of the City
- Sustainable re-use of historically and architecturally significant buildings
- Economic potential due to the site's location and reuse

Threats:

- Loss of the site's integrity and character if insensitive new buildings erected
- Original fabric of old buildings may be destroyed if converted for new uses

- Increased number of people on site may increase pressure on the site and alter the character of the site
- Demolition of building(s)/ site(s) older than 60 years to make way of large scale development

2.9. Conservation management policies

Conservation management plans (CMP) help to guide the management and conservation of heritage sites. CMPs are living documents and are therefore not set in stone but rather serve as guidelines for how heritage could be handled in different scenarios, particularly if the heritage buildings or sites are earmarked for development. It is strongly recommended that this CMP, particularly its aims, objectives, recommendations and guidelines, be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. The CMP should also be consulted when assessing the impact of future development proposals for the site. This CMP does not exclude an HIA being submitted for future developments and prior to any development plans being approved. The HIA would be submitted to the PHRA_G.

In developing aims and policies of the CMP, aspects related to the heritage significance, conservation and sustainability of the site is considered such as use of the site, fabric and setting, management, etc. For each key issue, an achievable aim is determined, along with a set of policies that would help achieve the aim. These aims and policies will allow all stakeholders to take a proactive approach to the conservation and management of cultural resources in the identified areas. However, it is important to note that a conclusion on conservation policies can only be derived from a structured analysis of the potential advantages and disadvantages of the site in relation to the development. This is done through a SWOT analysis.

2.9.1 Objectives/Aims of the CMP

- Documentation of the site, the individual buildings and the current uses
- Identification of the cultural, historical, architectural and social significance of the site
- List of the strengths, opportunities, weaknesses and threats of the site and the individual buildings
- Guidelines for the future management and development of the site
- Specific recommendations regarding the restoration and preservation of each building/structure/historical cluster

2.9.2. Endorsement of and access to CMP

Aim: To ensure that CMP is endorsed, made publicly accessible, reviewed regularly and revised as necessary.

Policies:

- Undertake consultation with interested and affected parties, professional architects and heritage experts to formulate practical and appropriate guidelines that can be used for future developments for the site
- Ensure that the final CMP is available to the general public and to all interested and affected parties
- Formally adopt and endorse the CMP as the basis for future management of the site and buildings
- Review the CMP when new information is unearthed and when development takes place
- Review the CMP before transfer or long-term leasing occurs to ensure that heritage provisions and maintenance requirements are incorporated into any lease or transfer arrangements

2.9.3. Future development

Aim: To seek a balance between conservation, new uses and new buildings and to ensure the creation of a dynamic, culturally diverse and vibrant site.

Policies:

- Conserve buildings that are Grade 1, 2 and 3A
- Adaptively re-use buildings in a manner that will not diminish, and will ideally enhance, their historical or cultural integrity
- Build and strengthen local heritage economies by prioritising the use of skilled artisans and crafters to conduct restoration, conservation or adaptive reuse work
- Develop the site as a local tourist destination
- Incorporate site in local heritage tours
- Document all buildings and structures before any changes are made
- Ensure that alterations and additions are made only after consultation with the PHRA_G and in accordance with the NHRA of 1999
- Introduce new buildings in open spaces, such as at the front of the main house (refer to the urban design proposal)
- Create a new vibrant atmosphere that makes the conservation of the heritage buildings sustainable through memorialisation
- Open up all the buildings to the public and to different cultural groups
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings
- Public facilitation takes place prior to the development

2.9.4. Views and vistas

Aim: To retain and enhance views of aesthetically and architecturally significant buildings/sites and historical clusters as a whole.

Policies:

- Protect ridge lines and views of ridges
- Retain views of the aesthetically and architecturally significant buildings/sites
- Ensure that all new buildings erected within a 100 metres radius do not exceed or visually obstruct, or divert attention away from the character of the site
- Make sure that no trees or structures introduced within a 100 metre radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of significant sites (Grade 1, 2 and 3A)
- Introduce public sitting areas or viewing areas in and around publicly significant buildings to allow for a panoramic view

2.9.5. Management

Aim: To identify a management structure that will implement the conservation guidelines for the site

Policies:

- Establish a team of professionals to oversee the restoration of historical structures and the introduction of new buildings
- Create a mechanism for carrying out regular maintenance
- Set up a conservation team that is responsible for the day-to-day conservation decisions at the site/s
- Establish, maintain and expand an inventory for all significant sites within the Corridors for public awareness
- Ensure that local affected and interested parties include local historical and/or heritage conservation bodies and register such parties with the PHRA_G
- Ensure that CMPs are publicly accessible to facilitate ongoing monitoring at a local level

2.9.6. Fabric and setting

Aim: To identify the most appropriate way of caring for the buildings' fabric, materials and setting.

Policies:

- Identify all the original materials in buildings that are colour-coded green and orange

- Retain and restore all the original materials, doors, window panels and other original features of the buildings
- Design contemporary but complementary new buildings around the site
- In new buildings, use materials that fit in well with the site's historic fabric
- Ensure that building designs and materials introduced to the site do not overpower the older buildings
- Where original construction materials, fittings or furnishings are to be discarded, ensure that these are retained and used in restoration or conservation work in the same community (locals should enjoy first option to refuse!)

2.9.7. Adoption and review

According to the NHRA 25 of 1999, it is recommended that the CMP should be reviewed at least once every two years.

2.10. Conclusion

In conclusion this section outlines the general methodology that was used in the research and compilation of this report. It also explains the general principles that were used in the assessment of individual sites and historical clusters, as well as the recommended conservation principles that should be adhered to in areas where development is going to take place. Part Two includes the historical overview of the precinct and details the different sites of significance, which are categorised into six categories namely commercial, institutions, religious, residential and structures.

3. Historical context_Corridors of Freedom

The COF span across multiple natural and geological features, cultural landscapes, conservation areas, suburbs and historic places. They also incorporate cemeteries, graveyards, sites of pre-colonial occupation, structures from the early colonial historic period, and heavily built up areas – both urban and suburban – that capture the entire late 19th, 20th and 21st century evolution of Johannesburg. The Corridors include sections of the mining belt, apartheid era townships, at least three major industrial nodes, municipal parks and other public open spaces, as well as a vast network of urban infrastructure ranging from reservoirs, bridges, stairs to sidewalks and even the remains of tramlines. They include Grade 1 and 2 heritage sites and significant landmark buildings and architectural typologies. In many places the Corridors also correspond with historic game trails and wagon trails, historic view sites, sites associated with important events in the City's history and, most importantly, intangible heritage.

While the five HIA reports seek to survey and map these resources in the areas identified by the City, it is nearly impossible to bring a coherent narrative to such a vast field of material and places. Yet, to understand the significance of individual areas or heritage typologies it is useful to explore the historic continuities that the Corridors (and the areas making up the Corridors) share despite the obvious challenges of such an undertaking.

In response, tsica heritage consultants commissioned respected architectural and cultural historian, Clive Chipkin, to write a historic assessment of the corridors. This covers:

- Geology, topography and other natural features
- The evolution of trails and roads
- Sites of pre-colonial occupation
- Modernism in Johannesburg as an important architectural and cultural legacy
- Recurring building typologies and features of cultural significance

The historic overview (attached as **Appendix A**) frames the key moments, points and typologies that proved highly influential, and recur in various mutations and iterations, or that are simply of heritage significance. Lastly, Chipkin explores exemplary models from the past that directly speak to the vision of the COF. What Chipkin finds is that developers, planners and architects have been experimenting for decades with questions of connectivity, efficiency, liveability, urbanity and identity. While these examples

are of a specific time and place, they can guide and inform current and future planning and decision-making. Johannesburg has a rich and multi-layered history of urban experimentation that can serve as inspiration for city planners.

4. Conclusion

Arising from the COF SAFs, the JDA appointed tsica heritage consultants to conduct heritage impact assessments of five precincts falling within the corridors. The precincts are:

- Orange Grove Precinct
- Knowledge Precinct
- Brixton Precinct
- Turffontein Precinct
- Rosettenville Precinct (subject of this report)

The heritage impact assessments are undertaken to ensure that the City complies with the NHRA, number 25 of 1999, in implementing the SAF and the projects described therein.

The following report has been prepared by tsica heritage consultants and covers the findings of its investigations undertaken to date. The report serves both as a public participation tool for eliciting further inputs from affected communities and interested parties as well as in final draft (once stakeholder feedback has been incorporated) as an HIA study that will be submitted to the PHRA_G for consideration and approval. Should the PHRA_G approve the findings and recommendations contained in this report, a permit will be issued to the COJ to proceed with work detailed in the SAFs.

It is imperative that the HIA described in this report be read in conjunction with the SAF for the Louis Botha Avenue Development Corridor.

Part 2_ Rosettenville Precinct_Heritage Impact Assessment & Conservation Management Plan

5. The Turffontein Development Corridor

The Southern Suburbs of Johannesburg were of the first to be developed during the exciting days of the Gold Rush in the early 1800's. The true nature of Johannesburg as a cultural melting pot and where Uitlanders came to seek their fortunes (and stay) have been revealed in the history of the southern suburbs. It is home to a vibrant and cultural heritage that it celebrated in form of language, festivals, architecture and food. It is also home to many sports of recreational facilities that have over time served more than one purpose. While one may not meet as many Randlord mansions as one would in some other parts of Johannesburg the history and living heritage of the southern suburbs is as much important as that of the rest of the city. In this Corridor for the easy navigation and handling of the amount of information the area has been divided into different sections suburbs that fall under each section and are listed below.



Fig. 1

Outline of Turffontein Development Corridor
(Source: City of Johannesburg, Strategic Area Framework, p.26)

The detailed HIA (Heritage Impact Assessment) study area consists of the Turffontein and Rosettenville Development Corridor and is centrally located within the Development Corridor. The Turffontein and Rosettenville Development Corridor is bordered by Kenilworth and La Rochelle to the Turffontein West, Forest Hill, and Regents Park Fig. 2 below.

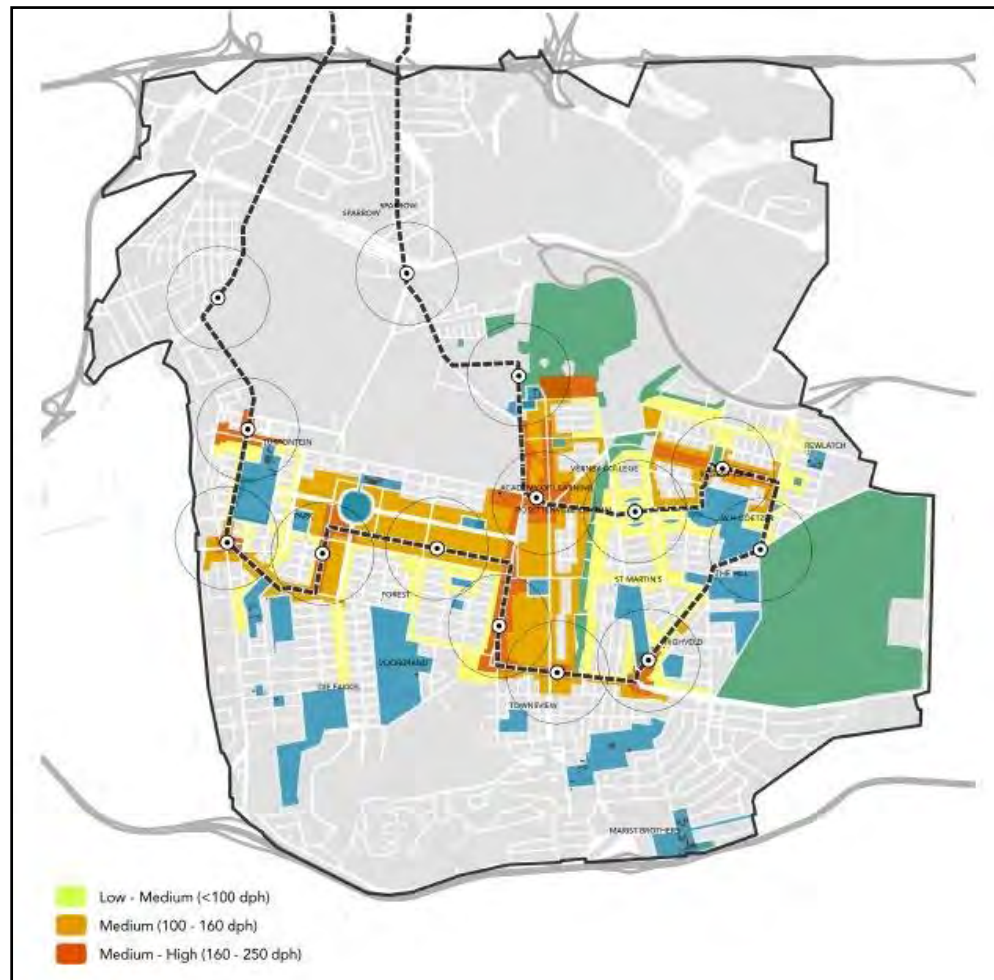


Fig. 2 Outline of Turffontein and Rosettenville Development Corridor HIA study area includes suburbs Turffontein and Rosettenville in the South
(Source: City of Johannesburg, Strategic Area Framework, p.82)

6. History of the suburb Rosettenville

Abraham Smit in true tradition of the time acquired the farm Turffontein from the government the portion of the land that became Smits farm was first Heidelberg District Number 198, then Witwatersrand District Number 137 before forming part of the Johannesburg District, with Number 21. It was first inspected during November 1857 by J.G. Marais who recorded that the farm portion belonged to Abraham Smit it is not clear since when he had acquired the farm however he had started to live on the farm since 1857. He lived there until his death in 1887, upon his death the farmland went through a series of complicated divisions of which part of the land was to Paul Andries Ras who acquired part the township south of the Turf Club (Smith, 1971). Ras at interval between 1886 and 1889 leased a lot of his land because of some misfortune in his mining ventures. He leased the land during that time to Leo or Levin Rosettenstein and Jos de Villiers surveyed it in 1889, Rosettenstein developed further the stands between 1891 and 1896. In 1899 he sold the stands to A.V. Rosettenstein who was Levins son, he named the suburb after his father, this names was registered by the Registrar general in 1902, on the 26th of July 1889 The Star newspaper reading,



Fig. 3 Sparsely populated Rosettenville in the early 1900s_ (Source Museum Afrika)

“The suburb of Rosettenville, the site which is beyond the race course ought to be the very paradise of flowers, if the names given to its streets can be taken to indicate what is to be. One of the principal thoroughfare is to be called Bouquet street, then there is to be sweet smelling Rose Street, Lily Street Petunia Street, Daisy Street and other sweet smelling flowers. A large piece of ground is to be

reserved for a park and another thoroughfare leading to it has the fashionable title Park-Lane” (ibid)

By all standards Rosettenville was meant to be a very pleasant place to be. All the street names were either names of flowers or family member's names from the Rosettenstien family. A stream running through the suburb was also meant to provide the much needed water to the stands, and was far away enough from town and the mines to be free from dust storms and 'objectionable canteens'. Running adverts continued in the main newspapers like The Star and The Standard and Diggers news as a rural resort. There was low occupancy of the stands in the beginning most probably because of its distance from town. Tree planting was well attended to and most of the early residents of the practised some form of farming either vegetable or dairy farming. By 1895 there were 40 buildings of various sizes mostly residences, there was also a brewery, distillery, a butchery and a tiny store. Gum trees were planted all over the suburb and by 1904 property prices in the area had started to increased 8 times, a hotel The Verdi had also been established and it was reputed to have the best meals on the Rand.

In 1905 Eloff Street was extended and there was a much shorter route to Rosettenville, there were a few oddities to the layout of the streets in the suburb one of them being Zinnia Street which came to a sudden halt then starts again. A small stream which cut through the suburb was still open in the 1960s and it ran from the koppies in the South to into Wemmer Pan Dam.

In the 1960s Johannesburg Municipality cemented the very steep banks and sometime in the 1970s the Spruit was covered. It now appears as dip and in the rainy season the sound of the water rushing underground can be heard. Rosettenville did not live up to its founders expectations of becoming a sweet smelling suburb, as more stands were bought it was dominated by different semi-detached house, courts and flats. It therefore acquired a denser feel than its neighbouring suburbs. The suburb though predominantly British also experienced an influx of Portuguese immigrants at the same times as La Rochelle, Turffontein and Kenilworth.



Fig. 4 Spruit running through Rosettenville in 1934
(Source of image from Museum Africa)

The decolonisation of Mozambique and Angola between 1974 and 1976 led to new fresh wave of migrants fleeing from the escalated, violence and uncertainty of their colonial homes. Most fled in panic, leaving behind considerable wealth, estates and other material possessions. The South African government had a lot of sympathy for the former colonisers and their descendants and were housed in transition camps were free language courses and permits were arranged before they were assimilated into the society. It did not take long for these migrants to be established as most were better educated than their fellow immigrant predecessors. Most moved into Little Portugal but some ventured further south to the affluent suburbs of Glenvista.

The 1990s saw the disintegration of Little Portugal as with all suburbs in Johannesburg these southern suburbs began to experience 'white flight' Property prices slumped and people began renting out their properties to the newer immigrants of the suburb black Mozambican and Angolans. La Rochelle especially experienced an huge influx of Portuguese speaking black immigrants from the 1990s to the present times as civil war, economic instability made South Africa a more attractive option for settlement. Thousands of families fearing crime and avoiding the now denser suburbs and also having acquired more material wealth moved to wealthier suburbs further South of

Johannesburg. Today Rosettenville is an area most regard as unsafe with the constant problems of drug dealing, prostitution on some streets, it has also gained the infamous reputation as the suburb were Reggae artist Lucky Dube was killed in a highjacking. Streets such as Bouquet Street are known to have such rings. It is mostly dominated by immigrants from West Africa who have created another social enclave which acts as a safety net for the new arrivals. Most of the original owners of the houses have left the area and rented out their properties to these newer immigrants who in turn sublet the houses. Quite a number of the properties are in dilapidated state, but the saving grace of the suburb is the number of good schools and colleges which are well sought out by residents in the whole of Johannesburg.

7. Identified sites of significance within Rosettenville Precinct

Introduction to identification of significant sites

To easily process and analyse the information gathered, research material for each suburb was divided into 6 different categories namely main streetscapes; commercial buildings; institutions (eg schools, rec centres, libraries, sport facilities); religious buildings (churches, synagogues); residential and structures. Green spaces were discussed in a separate chapter.

For each of the categories a data form for each site was created with the name of the building, street address, erven, statement of significance, site description and grading. A GIS locality map would then follow each data form to locate the site according to the surrounding environment and an original plan from the plans archive (where one could be sourced). A photo of the site would complete the photo-documentation of each site. For each site a summary of the proposed development was stated and concluding each site form was the recommendations. In all areas there was an attempt to identify areas where heritage resources were clustered, such places were identified as historical clusters, and development in such areas would have to be avoided or limited so as to not interfere with the fabric or the character of the cluster. This has been clearly shown in the digitized map of the visual survey maps which has layers of buildings over sixty years, important streetscapes, historical clusters, proposed development, open spaces and the BRT main routes and stations. All this on one map helps to show the impact of the proposed developments on the heritage in each of the areas.

Categories	Description
Main Streets	Consists of the main commercial streets, or the most significant streets within the suburb. Some may be significant because of their historic setup or the tree line.
Commercial	Captures the historic commercial spaces and buildings that have been important as commercial nodes in the community.
Institutional	Consists of schools, clinics, recreation centres of significance. In most cases the institutions carry a social significance as places where the community gathers for special community events.

Religious	Consists of churches, synagogues and other religious building structures.
Residential	Different types of houses were identified within the Corridors. In some suburbs certain design patterns could be established where there are different housing typologies of different decades.
Structures	All historic structures were placed in this category, including curb stones, bus shelters, lampposts etc.

7.1 Identified sites of significance_Main Streets in Rosettenville

Address	Main Street
Stand No.	N/A
Current Zoning	Business 1
Year of erection	Circa 1900
Architect	N/A
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	It has a mixture of historically significant buildings and more contemporary buildings. It has a streetscape comprising of single to two storey buildings with some of the buildings altered
Proposed SAHRA Grading	3C
Site Description Main Street is the main commercial street of Rosettenville characterised by a row of shops and a fleet of houses right at the intersection of Main and Verona street going further south. The buildings along the street are generally in good shape, some original and some altered. Main Street connects Rosettenville to Central Johannesburg to the north. The street consists of single to 2 storey buildings of mixed architectural styles. Just like most of the main streets of that day in most suburbs, most doors of the corner shops in this street are strategically positioned right at the corner of the building. Illegal vendors have come to compete with established shops for customers along the street making the street densely populated most times.	

Locality Map

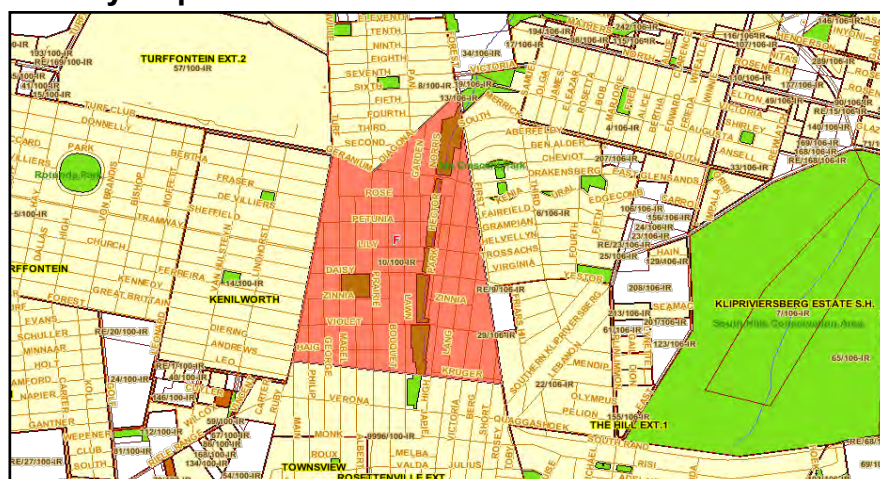


Fig. 5 Locality Map showing the entire Rosettenville Suburb
(Source: City Council of Johannesburg, GIS map)

Identifying Images of streetscapes along Main Street in 2015



Fig. 6 Main Street streetscape towards the north
(Source: tsica heritage consultants, 2015)



Fig. 7 Streetscape view towards the north
(Source: tsica heritage consultants, 2015)

Identifying Images of buildings along Main Street



Fig. 8 Commercial building centrally located along Main Street
(Source: tsica heritage consultants, 2015)



Fig. 9 Corner building on Kenilworth side border of Rosetteville
(Source: tsica heritage consultants, 2015)



Fig. 10 Mixed use corner building on Kenilworth side border of Rosettenville
(Source: tsica heritage consultants, 2015)



Fig. 11 Mixed use corner building on Kenilworth side border of Rosettenville
(Source: tsica heritage consultants, 2015)



Fig. 12 Row of single storey shops on Kenilworth side border of Rosettenville
(Source: tsica heritage consultants, 2015)



Fig. 13 Row of single storey shops on Kenilworth side border of Rosettenville
(Source: tsica heritage consultants, 2015)



Fig. 14 Corner shop on western border on Rosettenville
(Source: tsica heritage consultants, 2015)



Fig. 15 Corner shop towards Kenilworth
(Source: tsica heritage consultants, 2015)



Fig. 16 Former Kinema along Main Street
(Source: tsica heritage consultants, 2015)



Fig. 17 First Nandos building along Main Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan and Recommendations

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.
Transport Site is along main BRT route transit spine	Recommendations Street widening and BRT Stations along or in close proximity to historical clusters and 3A sites is not recommended thereby protecting views of the sites and street facades of particular buildings.
Social Cluster Development The is no social cluster development that is planned along Main Street	Recommendations No social cluster development in the immediate vicinity of Main Street Rosettenville.
Mixed Use Development Site is within a mixed use development zone	Recommendations Most of Main Street already consists of mixed use building blocks. Care should be taken with grade 3 shop fronts, verandah's etc in accordance with individual site CMP guidelines.

7.1.1 Geranium Street_Rosettenville

Address	Geranium Street
Stand No.	N/A
Current Zoning	Business 1
Year of erection	Circa 1900
Architect	N/A
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	It has a mixture of historically significant buildings and more contemporary buildings. It has a streetscape comprising of single to two storey buildings with some of the buildings altered
Proposed SAHRA Grading	3C
Site Description Geranium Street is another main commercial street of Rosettenville bordering Rosettenville and La Rochelle characterised by a 2 to 4 storey buildings at the centre of the commercial node becoming more residential to the north. The buildings are mostly run down with a lot of street vendors on shop verandahs have come to compete with established shops for customers along the street making the street densely populated most times. The only mall serving Rosettenville, Turffontein, Kenilworth and La Rochelle is also situated along this street.	

Identifying Images along Geranium Street



Fig. 18 Geranium Street view towards the South
(Source: tsica heritage consultants, 2015)



Fig. 19 Geranium Street view towards the South
(Source: tsica heritage consultants, 2015)



Fig. 20 Geranium Street view towards the west (Rosettenville Junction Mall)
(Source: tsica heritage consultants, 2015)

Identifying Images of buildings along Geranium Street



Fig. 21 Mixed use building along Geranium Street view towards the West
(Source: tsica heritage consultants, 2015)



Fig. 22 Church building Cnr Geranium Street and Prairie Streets view towards the West
(Source: tsica heritage consultants, 2015)



Fig. 23 Mixed use building along Geranium Street view towards the West
(Source: tsica heritage consultants, 2015)



Fig. 24 Mixed use building along Geranium Street view towards the West
(Source: tsica heritage consultants, 215)



Fig. 25 Commercial building along Geranium Street view towards the South
(Source: tsica heritage consultants, 2015)



Fig. 26 Mixed use building along Geranium Street view towards the West
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan and Recommendations

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.</p>
<p>Transport Site is along main BRT route transit spine</p>	<p>Recommendations Street widening and BRT Stations along or in close proximity to historical clusters and 3A sites is not recommended thereby protecting views of the sites and street facades of particular buildings.</p>
<p>Social Cluster Development The is no social cluster development that is planned along Geranium Street.</p>	<p>Recommendations No social cluster development in the immediate vicinity of Main Street Rosettenville.</p>
<p>Mixed Use Development Site is within a mixed use development zone</p>	<p>Recommendations Most of Geranium already consists of mixed use building blocks. Care should be taken with grade 3 shop fronts, verandah's etc in accordance with individual site CMP guidelines.</p>

7.1.2 Prairie Street_Rosettenville

Address	Prairie Street
Stand No.	N/A
Current Zoning	Business 1
Year of erection	Circa 1900
Architect	N/A
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	It has a mixture of historically significant buildings and more contemporary buildings. It has a streetscape comprising of single to two storey buildings with some of the buildings altered
Proposed SAHRA Grading	3C
Site Description Prairie Street is the main East to West thoroughfare, a very busy street holding 2 lanes in one direction it is a mixture of commercial buildings and residential buildings and commercial buildings. Most buildings have been altered and added on to making the street a mixture of old and new buildings	

Identifying Images along Prairie Street



Fig. 27 Prairie Street view towards the West
(Source: tsica heritage consultants, 2015)



Fig. 28 Prairie Street view towards the East
(Source: tsica heritage consultants, 2015)

Identifying Images of buildings along Prairie Street



Fig. 29 Residential Building centrally located on Prairie Street view towards the North
(Source: tsica heritage consultants, 2015)



Fig. 30 Residential Building centrally located on Prairie Street view towards the South
(Source: tsica heritage consultants, 2015)



Fig. 31 Commercial Building centrally located on Prairie Street view towards the North
(Source: tsica heritage consultants, 2015)



Fig. 32 Housing complex along Prairie Street view towards the North
(Source: tsica heritage consultants, 2015)



Fig. 33 Commercial building converted to a church building
(Source: tsica heritage consultants, 2015)



Fig. 34 Corner building corner Petunia and Prairie Street
(Source: tsica heritage consultants, 2015)



Fig. 35 Corner building corner along Prairie Street
(Source: tsica heritage consultants, 2015)



Fig. 36 Single storey building along Prairie Street
(Source: tsica heritage consultants, 2015)



Fig. 37 Single storey residence along Prairie Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan and Recommendations

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.</p>
<p>Transport Site is along main BRT route transit spine</p>	<p>Recommendations Street widening and BRT Stations along or in close proximity to historical clusters and 3A sites is not recommended thereby protecting views of the sites and street facades of particular buildings.</p>
<p>Social Cluster Development The is no social cluster development that is planned along Prairie Street</p>	<p>Recommendations No social cluster development in the immediate vicinity of Prairie Street Rosettenville.</p>
<p>Mixed Use Development Site is within a mixed use development zone</p>	<p>Recommendations Most of Main Street already consists of mixed use building blocks. Care should be taken with grade 3 shop fronts, verandah's etc in accordance with individual site CMP guidelines.</p>

7.2 Identified sites of significance_Commercial buildings in Rosettenville

Introduction

Commercial buildings are buildings that are generally used for commercial purposes or have been zoned for commercial usage. Sites represented in this category have some historical/social or architectural significance. Some are representative of a certain typology of building that is found in the area. A detailed visual survey was done in the area and listed below are buildings that were identified as representative of commercial buildings that are considered to have some heritage/cultural/historical significance. Sites were graded according to their significance below.

Grading

3A_Sites that have a highly significant association with a historic person, social grouping, historic events, public memories, historical activities, and historical landmarks (should by all means be conserved)

3B_ Buildings of marginally lesser significance (possibility of sensitive alteration and addition to the interior)

3C_Buildings and or sites whose significance is in large part significance that contributes to the character of significance of the environs (possibility for alteration and addition to the exterior)

Summary Table of identified sites in the commercial category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1131 Kenilworth	Old Kenilworth Bioscope now OK	3A	Conservation highly recommended if any changes there should be highly sensitive to building
653	Corner shop	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1/561	Corner shop and Row of Shops	3A	Conservation highly recommended if any changes there should be highly sensitive to building
49	Mixed use commercial building	3C	Possible major changes,

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			documentation necessary
832	Row of shops	3C	Possible major changes, documentation necessary

7.2.1. Grand Bioscope Complex, Kenilworth_Stand 1131

Address	173 Main Street
Stand No.	1131
Current Zoning	Business
Year of erection	1935
Architect	D.M. Sinclair
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A

Site Description

The Kinema Complex was designed in 1935 by the well-known architect Duncan Mc Donald Sinclair. Sinclair was one of the longest established architectural offices in Johannesburg and it was a well sought after firm by graduates from the University of the Witwatersrand for internships and apprentices. Sinclair was an early member of the Transvaal Institute of Architects and he encouraged the registration of architects and for a regulatory body over the profession. Sinclair practised in Johannesburg all his life and he was responsible for a number of important buildings the most well-known being the Southern Life Building a post war geometrical skyscraper.

Locality Map



Fig. 38 Located at an advantageous position along Main Street at the border of Rosettenville and Kenilworth

(Source: City Council of Johannesburg, GIS map)

Original plans were not sourced!

Identifying Image



Fig. 39 Former Kinema now the Ok building front façade facing Main Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings however recommended lower rise scale buildings are recommended around the site so to not dwarf the building.

Conservation Management Guidelines_Grade 3A_Commercial Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A commercial buildings are already in a position where there is a lot of change and movement because of the nature of businesses that are carried out usually in that space. Because of their importance in local heritage there are recommended for conservation and any changes done should be highly monitored by heritage specialists.

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place</p> <p>Site can be accessed by the public and could be a good example of an original corner shop in the street</p>
Weakness	<p>Integrity and character of site is compromised because of its usage</p> <p>Internal alterations have compromised the integrity of the site</p>
Risk/ Threat	<p>The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it</p>
Strength/Opportunity	<p>High Density development may allow for increased access to the site and economic and social significance of the site</p>

Conservation Management Policies_Commercial sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles
- In new buildings, use materials that fit in well with the site's historic fabric
- Ensure that building designs and materials introduced to the site do not overpower the older buildings

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Include the site as part of heritage local tours and increase awareness of the importance of the building

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.2.2. Corner Shop_Stand 653

Address	191 Prairie Street
Stand No.	653
Current Zoning	Residential
Year of erection	Circa 1920
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Typical corner shop with steel supports to the pavement canopy. It is in the vicinity of other identified heritage buildings namely the Jewish Synagogue and should therefore be preserved as part of the heritage cluster. It is one of the few remaining corner shops left in Rosettenville.	

Locality Map



Fig. 40 Stand 653 is located along Praire Street
(Source: City Council of Johannesburg, GIS map)

Original plans were not sourced!

Identifying Images



Fig. 41 Original corner entrance was closed up and now entrance is along Prairie Street
(Source: tsica heritage consultants, 2015)



Fig. 42 Original corner entrance was closed up and now entrance is along Prairie Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Corner shop is highly visual along Prairie Street recommended conservation no buildings should be erected on site, site is not recommended for demolition, or alteration that will alter its character.
Transport Site is along main BRT route transit spine	Recommendations No street widening is recommended to conserve the shop fronts; any bus stops planned should not negatively impact on the visibility of the site
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Not applicable
Mixed Use Development Site is within a mixed use development zone	Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Guidelines_Grade 3A_Commercial Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A commercial buildings are already in a position where there is a lot of change and movement because of the nature of businesses that are carried out usually in that space. Because of their importance in local heritage there are recommended for conservation and any changes done should be highly monitored by heritage specialists.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be accessed by the public and could be a good example of an original corner shop in the street
Weakness	Painting done was not sensitive to the original colour scheme
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site

Conservation Management Policies_Commercial sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.2.3. Corner Shop and row of shops_Stand 1/561 and Re/561

Address	146 Victoria Street
Stand No.	1/561 & RE/561
Current Zoning	Business 1
Year of erection	1931
Architect	W.G Lansley
Heritage Significance	Historical/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Typical row of shops on a triangular stand, precast columns supports to the pavement canopy. It is one of the few remaining corner shops left in Rosettenville.	

Locality Map



Fig. 43 Stand is at the corner of Lily and Victoria Streets
(Source: City Council of Johannesburg, GIS map)

Stand RE/561



Fig. 44 Stand Re/ 561 is located at the corner of Lily and Victoria
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 561

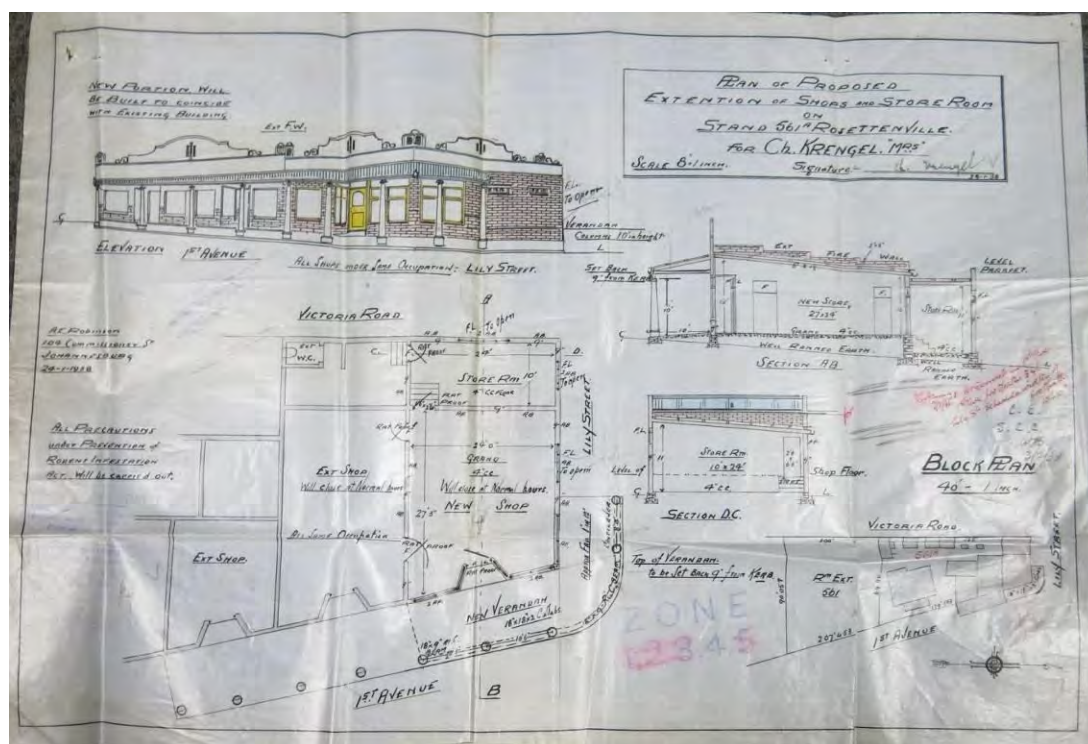


Fig. 45 Proposed new shops on RE/561
(Source: City Council of Johannesburg, Plans Archive)

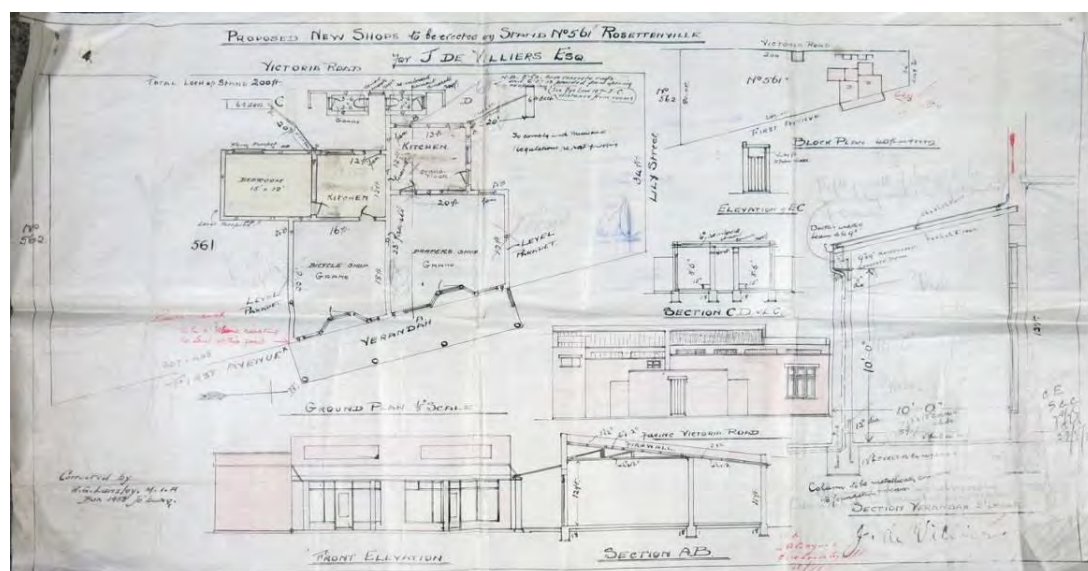


Fig. 46 Proposed new shops on RE/561
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 47 Row of shops at the corner of Lily and Victoria Streets
(Source: tsica heritage consultants, 2015)



Fig. 48 Row of shops at the corner of Lily and Victoria Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Site is not in a high density development	Recommendations The site is on an island and would not be affected by high density development, if one would be planned around it.
Transport_Stations/Road Widening Site is not along main BRT route transit spine	Recommendations Not Applicable
Social Cluster Development No social cluster development is ear marked for this area	Recommendations No social cluster development is earmarked for this area
Mixed Use Development Site is not within a mixed use development	Recommendations No mixed use development ear marked.

Conservation Management Guidelines_Grade 3A_Commercial Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A commercial buildings are already in a position where there is a lot of change and movement because of the nature of businesses that are carried out usually in that space. Because of their importance in local heritage there are recommended for conservation and any changes done should be highly monitored by heritage specialists.

Swot Analysis

Analysis	Result
Strength	The site is in good condition some original features are in place Site can be accessed by the public and could be a good example of an original corner shop in the street
Weakness	Painting done was not sensitive to the original colour scheme Window schemes are not original
Risk/ Threat	The site is not located on a main BRT Trunk route, mixed use zone or high to medium density zone
Strength/Opportunity	Site continues to maintain its character and usage as it is surrounded by residential buildings

Conservation Management Policies_Commercial sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new buildings erected do not conflict with the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity

- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.2.4. Residential Mixed Use Building_Stand 49

Address	209 Bouquet street
Stand No.	49
Current Zoning	Residential 2
Year of erection	Circa 1930s
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(b) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3C
Site Description This building is situated on the boundary of Rosettenville and Rosettenville extension it also is situated on a corner where it commands attention. With fairly impressive decorative features and this face brick multi storey building has been fairly preserved.	

Locality Map



Fig. 49 Stand 49 is located at an advantageous position on the corner of Geranium and Bouquet Street

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 50 Corner face brick building with full protruding balconies at the corner of Geranium and Bouquet Streets

(Source: tsica heritage consultants, 2015)

Conservation Management Guidelines_Grade 3C_Commercial Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. There also could have been severely compromised as a result of non-sensitive changes. Where development happens therefore on a grade three site it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended for future development however full documentation should take place before changes are made to the building.
Transport_Stations/Road Widening Site is not along main BRT route transit spine	Recommendations Site is not along main BRT Trunk route but along a main connector.
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in an area that is earmarked for social clustering.
Mixed Use Development Site is within a mixed use development	Recommendations Site is a mixed use property adjacent to mixed used buildings however recommended documentation before any development takes place.

7.2.5. Row of shops_Stand 832

Address	152-154 Main Street
Stand No.	832
Current Zoning	Business 1
Year of erection	Circa 1954
Architect	C.A.J. Ensor
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3C
Site Description This building is situated on the boundary of Rosettenville and Rosettenville extension it also is situated on a corner where it commands attention. With fairly impressive decorative features and this face brick multi storey building has been fairly preserved.	

Locality Map

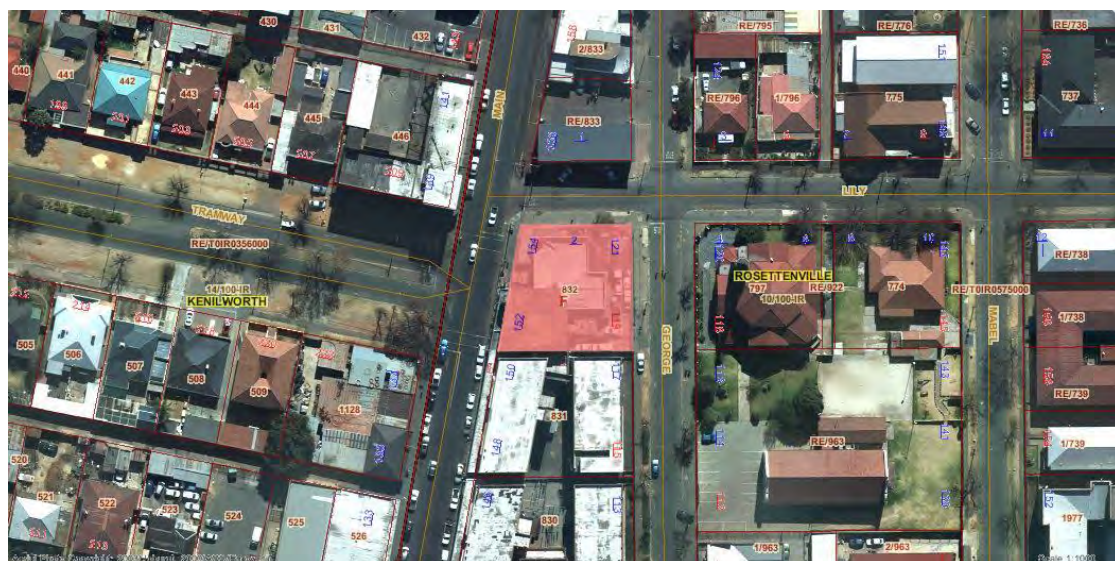


Fig. 51 Stand Re/ 561 is located at the corner of Lily and Victoria Streets
(Source: City Council of Johannesburg, GIS map)

Historical plan for Stand 832

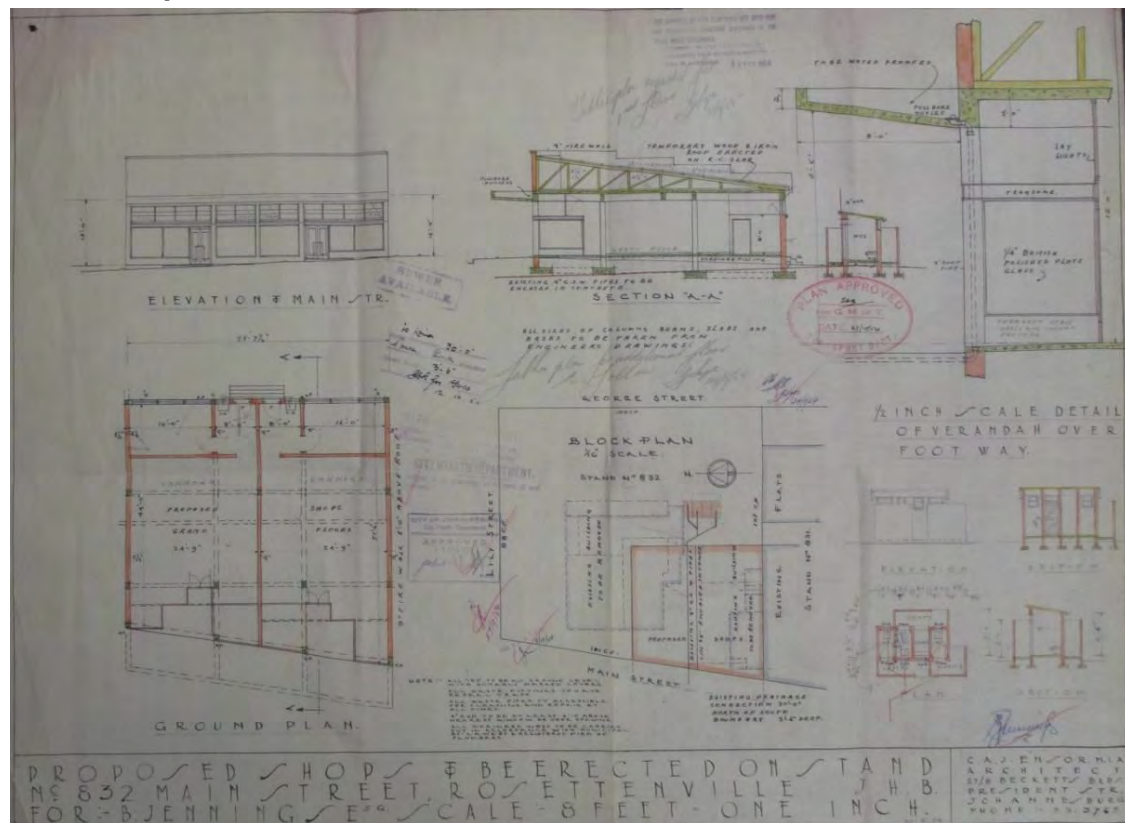


Fig. 52 Proposed new shops on 832
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 53 Row of shops
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended for future development however full documentation should take place before changes are made to the building.
Transport_Station and Street Widening Site is along main BRT route transit spine	Recommendations Such changes could be considered along this site but full documentation of the site should be taken into cognisance.
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Not applicable.
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings. Higher densities could be considered for this site.

Conservation Management Guidelines_Grade 3C_Commercial Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. There also could have been severely compromised as a result of non-sensitive changes. Where development happens therefore on a grade three site it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.3. Identified Sites of Significance Institutions (Schools, Rec Centres, Libraries, Sporting) within Rosettenville

Introduction

A detailed visual survey was done in the area and various institutions listed below were identified as having historical, architectural and social significance. Most of the residents lives or their histories are entwined with these sites and buildings. Most of the sites have well documented histories and most are in good condition with their integrity and character having been preserved throughout the decades. It was therefore for this reason that all the sites in this category were graded with a 3A grading explained below. We however also acknowledge that most of the private institutions mentioned below have a low risk profile as they cannot easily be changed however their immediate surroundings must continue to support the character of the significant sites. Public institutions being of different nature have a higher risk profile as development on the site could be attained more easily.

Grading

3A_ Sites that have a highly significant association with a historic person, social grouping, historic events, public memories, historical activities, and historical landmarks (should by all means be conserved)

3B_ Buildings of marginally lesser significance (possibility of sensitive alteration and addition to the interior)

3C_ Buildings and or sites whose significance is in large part significance that contributes to the character of significance of the environs (possibility for alteration and addition to the exterior)

Summary Table of identified sites in the institutional category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
929	St Martins School_private School	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1993	St Peters Priory_The administrative offices and diocese of Christ the King (Anglican Church)	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1993	St Benedict_Anglican retreat house	3A	Conservation highly recommended if any changes there should be highly sensitive to building

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1346	St Mary's Home_Orphanage	3A	Conservation highly recommended if any changes there should be highly sensitive to building
944	Rosettenville Central Primary School _Public School	3A	Conservation highly recommended if any changes there should be highly sensitive to building
RE/941	Verney College_Private School	3A	Conservation highly recommended if any changes there should be highly sensitive to building

7.3.1. St Martins School_Stand 929

Address	114 Victoria Street
Stand No.	929
Current Zoning	Educational
Year of erection	1908
Architect	Unknown
Heritage Significance	Social/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A
Site Description St Martins is a historical school layered with history and architecturally significant buildings, nicknamed the Black Eton its history has been explored more in detail below.	

Locality Map

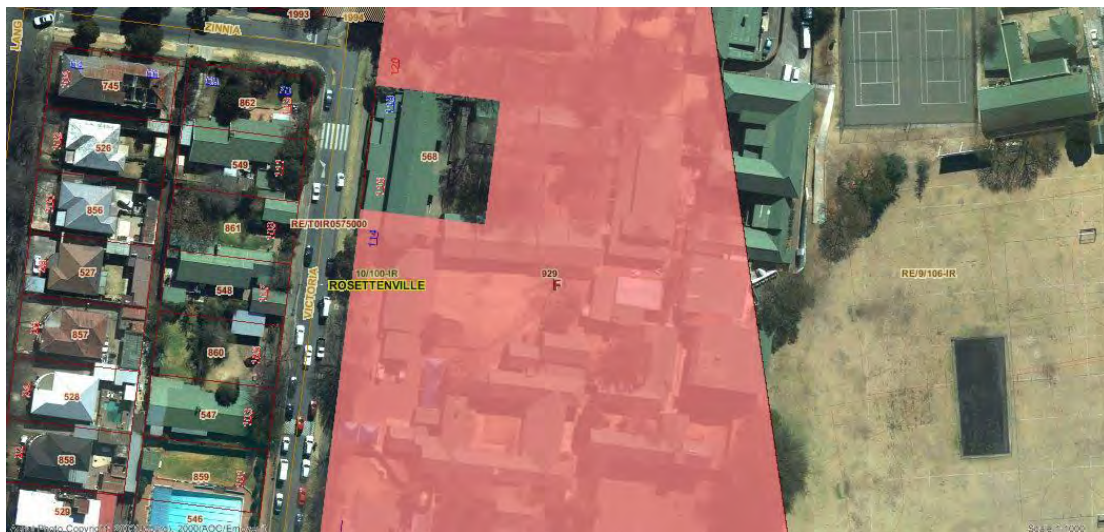


Fig. 54 Locality Map showing the full extent of the site, located on the south westerly border of Rosettenville and The Hill

(Source: City Council of Johannesburg, GIS map)

History of St Martins School

St Martins School traces its origins back to the foundation of St Agnes School for the training of domestic helpers in 1908. With female British imperial support in the newly conquered Transvaal, Anglican women missionaries opened St Agnes' School for African girls in Rosettenville, Johannesburg, in 1909. To secure state funding, marketable domestic or 'industrial' skills were highlighted, though creating Christian homes was always an allied objective. The contrasting educational priorities of the pioneers, as compared with a teacher hired in the 1920s, help uncover the changing pressures on mission schooling both from the state and the growing body of converts. With their own, often alternative, agendas, black Christian parents and daughters helped to 'redomesticate' missionary ideas of domesticity after the First World War, bringing such female skills back into the black home, rather than seeing 'their' girls in servant jobs for whites. Academic aspirations grew, making 'domestic science' optional, not obligatory. Meanwhile, to counter the secularising threat posed by the white settler government's vital financial backing and bureaucratic regulation of schools, missions supplemented their formal educative influence with a wide network of Sunday Schools and religiously-based ecumenical youth movements. The Christianised leisure pursuits, useful skills and leadership training of Wayfarers envisaged a wider future for African girls than just the domestic skills and service held out earlier in the century, as graduates contributed to building up and sustaining black urban Christian communities in inter-war South Africa

A few years later in 1911, St Peter's Priory and College were added, offering a boarding-based high school education to the young men who came from the length and breadth of South Africa. St Peter's Priory was built in 1903, designed by architect Frank Fleming, who was also responsible for the Christ the King Anglican Church in Sophiatown. There are striking similarities between the two Community of the Resurrection churches. Both are solid brick buildings, lined inside with rows of white arches running towards simple altars. St Peter's retains its triangular wooden beams in the ceiling, and although there are no windows above the altar, on the opposite end the wall is filled with seven beautiful arched, stained-glass windows. Another row of windows runs high along both sides of the church. These were all plain glass until 1989, after which departing matrices donated stained-glass windows to replace them. They were made by Lynette Naude, the daughter-in-law of anti-apartheid cleric Beyers Naude. St Martins is among those Church Schools which is now established and continues to subscribe to the 1944 British education system. St Martins Society was founded in April 1958, the same month that the Bishop of

Johannesburg officially declared St Martins School opened. Some of the old buildings converted were made into attractive classrooms.

It soon became known as the “Black Eton” where academic achievements were espoused. The list of the early alumni is impressive, the likes of Oliver Tambo, Fikile Bam and Hugh Masekela, as well as many of the former students, hold key positions in government and in large international corporations. The apartheid policies of the National Party regime put pressure on the school and it was closed in 1956. It was later opened in 1963 a white school, but under secular management, and still continues on the same premises, but is now, of course, non-racial.

Identifying Images



Fig. 55 Front façade school building on St Martins School
(Source: tsica heritage consultants, 2015)



Fig. 56 North facing façade of school building
(Source: tsica heritage consultants, 2015)



Fig. 57 Old trees
have been well preserved
(Source: tsica heritage
consultants, 2015)



Fig. 58 Garden
facing the pedestrian
entrance of the school
(Source: tsica heritage
consultants, 2015)



Fig. 59 North facing school building
(Source: tsica heritage consultants, 2015)



Fig. 60 Later added buildings
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding.
Transport BRT Station is planned on the south eastern boundary of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school.
Mixed Use Development Site not within a mixed use development zone	Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Guidelines_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places where a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is

therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	Site is not visually accessible from the street,
Risk/ Threat	The south eastern tip (along East Road) of the site is earmarked for a medium high density development and it may change the character of the site if new buildings are erected near it
Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.3.2. St Peters Priory_Stand 1993

Address	115 Victoria Street
Stand No.	1993
Current Zoning	Educational/Religious
Year of erection	1903
Architect	Frank Fleming
Heritage Significance	Historical/Social/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A
Site Description St Peter's Priory was built in 1903, designed by architect Frank Fleming, who was also responsible for the Christ the King Anglican Church in Sophiatown. The two buildings were designed in the same manner and have striking similarities. St Peters history goes back right to the establishment of Rosettenville and the role the church played it is connected an extremely important site and part of a historical cluster that includes St Martins School and St Benedicts.	

Locality Map



Fig. 61 Stand 1993 is located within the same precinct that St Martins and St Peters Priory (Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 62 Pedestrian entrance for St Peters Priory
(Source: tsica heritage consultants, 2015)



Fig. 63 Administrative building St Peters Priory
(Source: tsica heritage consultants, 2015)



Fig. 64 Former Main Entrance of St Peters Priory
(Source: tsica heritage consultants, 2015)



Fig. 65 Former Main Entrance_ St Peters Priory
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding the site.
Transport BRT Station is planned on the south eastern boundary of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school.
Mixed Use Development Site not within a mixed use development zone	Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Policies_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites, scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places where a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is

therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	Site is not visually accessible from the street,
Risk/ Threat	The south eastern tip (along East Road) of the site is earmarked for a medium high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.3.3. St Benedict's_Stand 1993

Address	115 Victoria Street
Stand No.	1993
Current Zoning	Educational
Year of erection	Circa 1920s
Architect	Unknown
Heritage Significance	Historical/architectural/social
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A

Site Description

St Benedict's is an Anglican retreat house, In those days many of the Anglican parishes and organisations in and around Johannesburg had an annual retreat at St Benedict's, and they all followed the same pattern. The conductor of the retreat was usually a priest. People would arrive at tea time on a Friday afternoon. St Benedict's was run by the sisters of the Order of the Holy Paraclete (OHP), who had their mother house at Whitby in England, and they lived above the kitchen and dining room. St Benedict's was, in effect, also their monastery, so going on retreat was like entering the monastic life for a weekend.

Locality Map



Fig. 66 Locality Map showing the full extent of the site, located on the south westerly border of Rosettenville and The Hill

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Historical Image for St Benedict



Fig. 67 St Benedicts in 1959
(Source <https://khanya.files.wordpress.com/2014/02/stben59a.jpg>)

Identifying Images



Fig. 68 Front façade of St Benedict's facing car park and opposite St Martins School
(Source: tsica heritage consultants, 2015)



Fig. 69 Front façade of St Benedict's facing car park and opposite St Martins School
(Source: tsica heritage consultants, 2015)



Fig. 70 West facing façade along Victoria Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding the site
Transport BRT Station is planned on the south eastern boundary of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school
Mixed Use Development Site not within a mixed use development zone	Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Guidelines_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites, scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places where a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is

therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	Site is not visually accessible from the street
Risk/ Threat	The south eastern tip (along East Road) of the site is earmarked for a medium high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

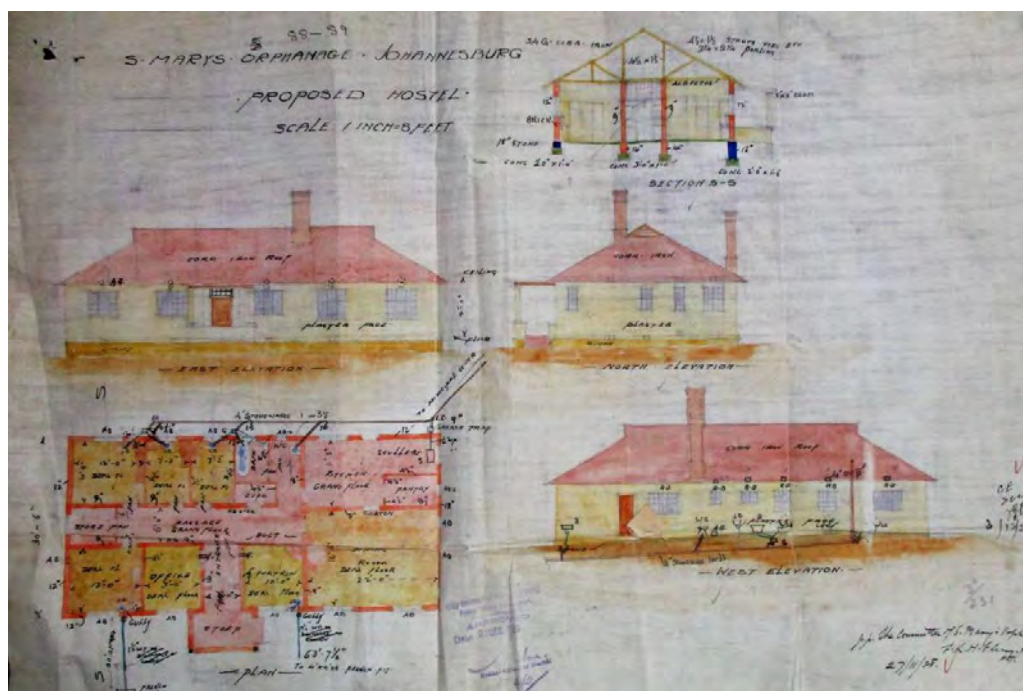
Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.3.4. St Mary's Children's Home_ Stand 1346

Address	42 Bouquet Street
Stand No.	1346
Current Zoning	Institutional
Year of erection	1906
Architect	Fleming addition by Baker and Fleming
Heritage Significance	Social/Architectural/Historical
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A
Site Description St Marys was started in 1902 by the sisters of Margret's East Grinstead. The first orphanage premises consisted of an old wood and iron building in Sherwell street Doornfontein and it provided for six children who were orphans of the Anglo Boer War. In 1906 six stands were presented to the orphanage in the memory of Edwin Hocking by his widow. Ten adjoining stands were then purchased and it was on the sixteen stands the orphanage was then built. The first present buildings were completed in 1907 and as funds became more available it was added to during the succeeding 11 years following year. The Hostel & New School Building were erected in 1929 while the swimming pool was added in the late 1950s. The 'Sanderson Wing' was completed in 1954 and is now used as a board room / fund-raising venue. In 1969 after 67 years the sister withdrew from the home, and by June 1970 the home looked like it was going to close. But due to the dedication of the Executive Committee it managed to keep its doors open but the concept of the school has changed from that of an old institution to that of modern residential child care concept of family units. The main building of St Mary's Children's Home has been identified by heritage groups as a building in danger.	

Original plans for Stand 1346



104

Identifying Images



Fig. 76 & Fig. 77 Main administrative building (top) and foundation plaque showing founding contributors to the home
(Source: tsica heritage consultants, 2015)



Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 2-4 storeys	Recommendations Within the immediate surroundings of the site there are mostly single storey dwellings and an effort should be made to maintain the same building heights.
Transport BRT Station is not planned in the immediate surroundings of the site	Recommendations Not applicable.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the Home should contribute positively to the character and the ambience of the area surrounding the home.
Mixed Use Development Site not within a mixed use development zone	Recommendations Site is adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Policies_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places where a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	Site is not visually accessible from the street, there is a high wall around the site and buildings have facades that are facing within the grounds of the home
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected Original fabric of old buildings may be destroyed if converted for new uses
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.3.5. Rosettenville Central Primary School_Stand 944

Address	172 Main street
Stand No.	944
Current Zoning	Educational
Year of erection	Circa 1910
Architect	Unknown
Heritage Significance	Social/Architectural/Historical
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A
Site Description The main building is Victorian, dark face brick, corrugated iron roof arched windows with lantern on top of the roof. It is a very prominent building and socially and historically important buildings.	

Locality Map

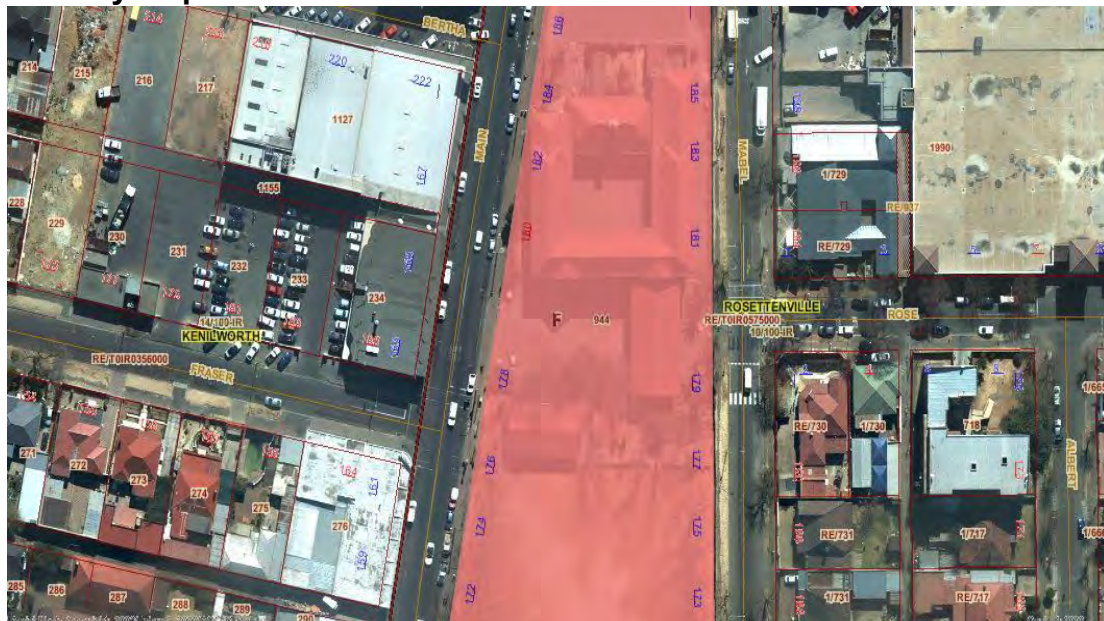


Fig. 78 Stand 944 is located centrally
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 79 Street facing façade of Rosettenville Central Primary School
(Source: tsica heritage consultants, 2015)



Fig. 80 Zoom in street facing façade of Rosettenville Central Primary School
(Source: tsica heritage consultants, 2015)



Fig. 81 Rosettenville Central Primary School eastern façade
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High densities (100-160dph) new buildings suggested maximum scale is 6-8 storeys	Recommendations Site is located along High Street and high densities are planned along the street, all views and vistas towards the street should be maintained as the buildings is quite visible along Garden Street.
Transport BRT Station planned in the immediate surroundings of the site	Recommendations No street widening is recommended to conserve the street façades of the buildings. Views and vistas towards the school should be maintained.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around and within the school should contribute positively to the character of the site. Additions or changes on old buildings should adhere to conservation principles were new materials are used.
Mixed Use Development Site is within a mixed use development zone	Recommendations Site is already adjacent mixed use buildings of different storey heights. Recommended to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Guidelines_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places were a lot of community programs and events take place they therefore occupy important spaces of historical and

social significance where a lot of historical events can be traced back to. It is therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has association with historical and significant local figures and holds great social significances Buildings have a unique well documented history
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected around or within the site
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours

- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.3.6. Verney College_Stand RE/941

Address	35-39 Geranium Street
Stand No.	941
Current Zoning	Educational
Year of erection	1930
Architect	Unknown
Heritage Significance	Historica/Social/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of the suburb
Proposed SAHRA Grading	3A
Site Description Verney College campus is a mixture of buildings some from the turn of the century (Victorian) and some more recent buildings.	

Locality Map



Fig. 82 Stand 944 has entrance along Garden Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!



Fig. 83 Verney College main administrative building
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High densities (100-160dph) new buildings suggested maximum scale is 6-8 storeys	Recommendations Site is located along High Street and high densities are planned along the street, all views and vistas towards the street should be maintained as the buildings is quite visible along Garden Street.
Transport BRT Station planned in the immediate surroundings of the site	Recommendations No street widening is recommended to conserve the street façades of the buildings. Views and vistas towards the school should be maintained.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around and within the school should contribute positively to the character of the site. Additions or changes on old buildings should adhere to conservation principles were new materials are used.
Mixed Use Development Site is within a mixed use development zone	Recommendations Site is adjacent mixed use buildings of different storey heights. Recommended to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Guidelines_Grade 3A_Institutional Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places were a lot of community programs and events take place they therefore occupy important spaces of historical and

social significance where a lot of historical events can be traced back to. It is therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has association with historical and significant local figures and holds great social significances Buildings have a unique well documented history
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected around or within the site
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site

- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4. Identified Sites of Significance within Rosettenville_Religious Buildings (Churches Synagogues)

Introduction

Historically, religious buildings are an important indicator of the societal make up, therefore churches often hold an important historical repository. The churches continue to hold a social and spiritual significance in the community as places of worship. A visual street by street survey was done and all of the churches in the area mapped singled out as significant these were either significant because of their historical and architectural significance or because of the social standing they may have in the community. All the sites in this category were graded with 3A grading explained below only where a church building structure is used for a different purpose grading could be 3B or 3C. We however also acknowledge that most of the religious buildings mentioned below have a low risk profile as they cannot easily be changed however their immediate surroundings must continue to support the character of the significant sites.

Grading

3A_Sites that have a highly significant association with a historic person, social grouping, historic events, public memories, historical activities, and historical landmarks (should by all means be conserved)

3B_ Buildings of marginally lesser significance (possibility of sensitive alteration and addition to the interior)

3C_Buildings and or sites whose significance is in large part significance that contributes to the character of significance of the environs (possibility for alteration and addition to the exterior)

Summary Table of identified sites in the religious category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
681	St Marys Anglican Church	3A	Conservation highly recommended if any changes there should be highly sensitive to building
42	Rosettenville Synagogue	3A	Conservation highly recommended if any changes there should

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			be highly sensitive to building
141	SOS Africa Ministry	3A	Conservation highly recommended if any changes there should be highly sensitive to building
RE/9 63	Victory Dream Centre, Church building	3A	Conservation highly recommended if any changes there should be highly sensitive to building
797	Apostolic Faith Mission, Church building	3A	Conservation highly recommended if any changes there should be highly sensitive to building
825	Full Gospel Church	3A	Conservation highly recommended if any changes there should be highly sensitive to building
453	Methodist Church	3A	Conservation highly recommended if any changes there should be highly sensitive to building

7.4.1. St Mary's Anglican Church_Stand 681

Address	116-118 Albert street
Stand No.	681
Current Zoning	Residential 4
Year of erection	Pre-1907
Architect	H. Baker and Fleming
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Built in natural stone in a typical Baker school fashion the building which is pre 1907 is attributed to Baker and Fleming. Though the original plans could not be located 1907 additions were designed by Baker and Fleming. The building is in pristine condition and is a prized building in Rosettenville as one of the most important heritage buildings.	

Locality Map

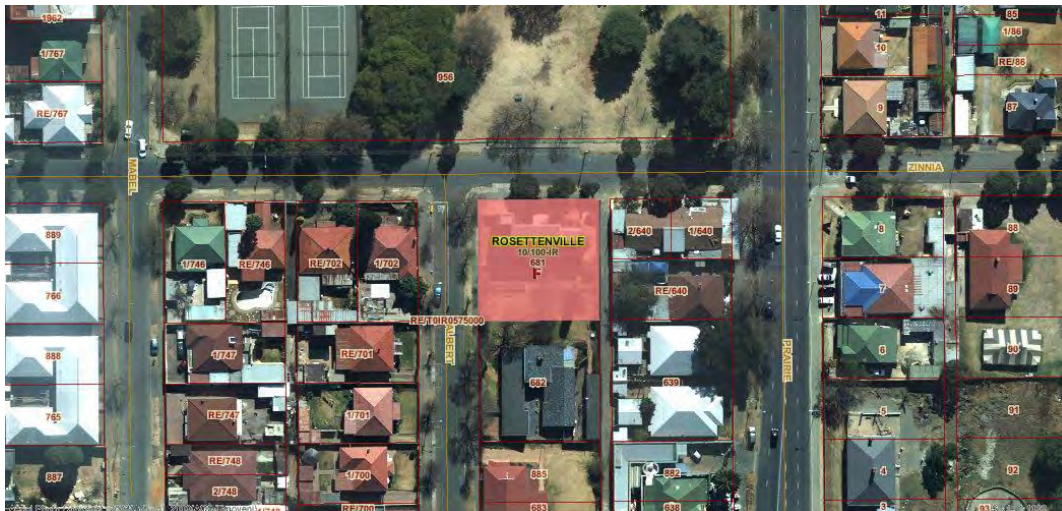


Fig. 84 Stand 681 is located of Albert and Zinnia Streets
 Source: City Council of Johannesburg, GIS map)

Historical plan for Stand 681 (No original plan!)

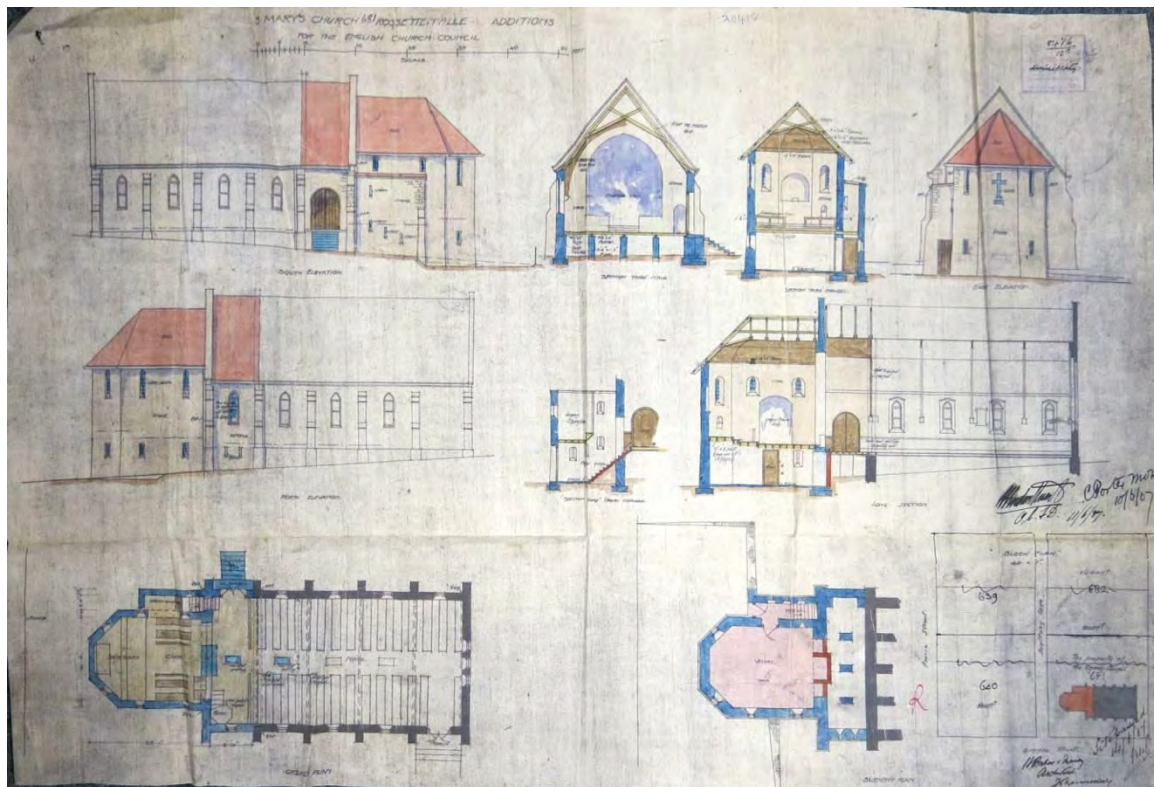


Fig. 85 Additions to St Marys Church Rosettenville done by Baker and Fleming in 1907
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 86 St Marys Anglican Church Corner Albert and Zinnia Street
(Source: tsica heritage consultants, 2015)



Fig. 87 St Marys Anglican Church north facing façade along Zinnia street
(Source: tsica heritage consultants, 2015)



Fig. 88 Main entrance to St Marys Anglican Church, north facing façade along Zinnia street
(Source: tsica heritage consultants, 2015)



Fig. 89 Zoom in St Marys Anglican Church north facing façade
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building is prized original Herbert Baker and Fleming design.
Transport No BRT station or widening is planned in this area	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster.	Recommendations Not Applicable.
Mixed Use Development Site not within a mixed use development zone	Recommendations Not Applicable.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	No known weaknesses
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services
Opportunity	High density development may allow for increased usage to the site and economic and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.2. Rosettenville Synagogue_Stand 42

Address	198 Prairie Street
Stand No.	42
Current Zoning	Residential 4
Year of erection	1929
Architect	Obel and Obel
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(c) its importance in the community, or pattern of South Africa's history; (d) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description The building designed by well-known Art Deco influenced architects Obel and Obel is one of the most important religious buildings in Rosettenville. Its presence in the early 20 th century shows the presence of a large Jewish community in the South. The Shul is still in use today and little has been done in alterations and additions for the building.	

Locality Map



Fig. 90 Stand 47 is located on the eastern border of Rosettenville corner Prairie Streets and Rose. Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 91 Obel and Obel designed Jewish Synagogue street facing façade on Prairie Street (Source: tsica heritage consultants, 2015)



Fig. 92 Side elevation showing a combination of plastered front façade and a facebrick side elevation (Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the synagogue.
Transport 3 BRT stations are planned in Prairie St	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the synagogue to protect the views and the vistas of the building.
Social Cluster Development Area is not identified as social cluster.	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists successfully with mixed use buildings.

Conservation Management Guidelines_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has architectural significance with its association with art deco typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept Buildings have a unique well documented history
Weakness	No known weaknesses
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services
Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.3. SOS Africa Ministry_Stand 141

Address	192 Bouquet Street
Stand No.	141
Current Zoning	Residential 4
Year of erection	1933
Architect	B. Du Toit
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	<p>(a) its importance in the community, or pattern of South Africa's history; Old Cape connection with Rosettenville</p> <p>(b) The Church is also a vital social and community engagement</p> <p>(c) Church exhibits the change in the societal make up as it now is a Portuguese ministry</p>
Proposed SAHRA Grading	3A
Site Description The original plan of the church dates to 1933 but the front façade of the church differs to the façade of the church at the moment, it can therefore be concluded that since its inception the church has gone through major alterations and possibly additions which have changed its architecture from that which exhibits old Cape connections to a more Portuguese influenced building.	

Locality Map



Fig. 93 Stand 141 located in the eastern direction of Bouquet Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 141

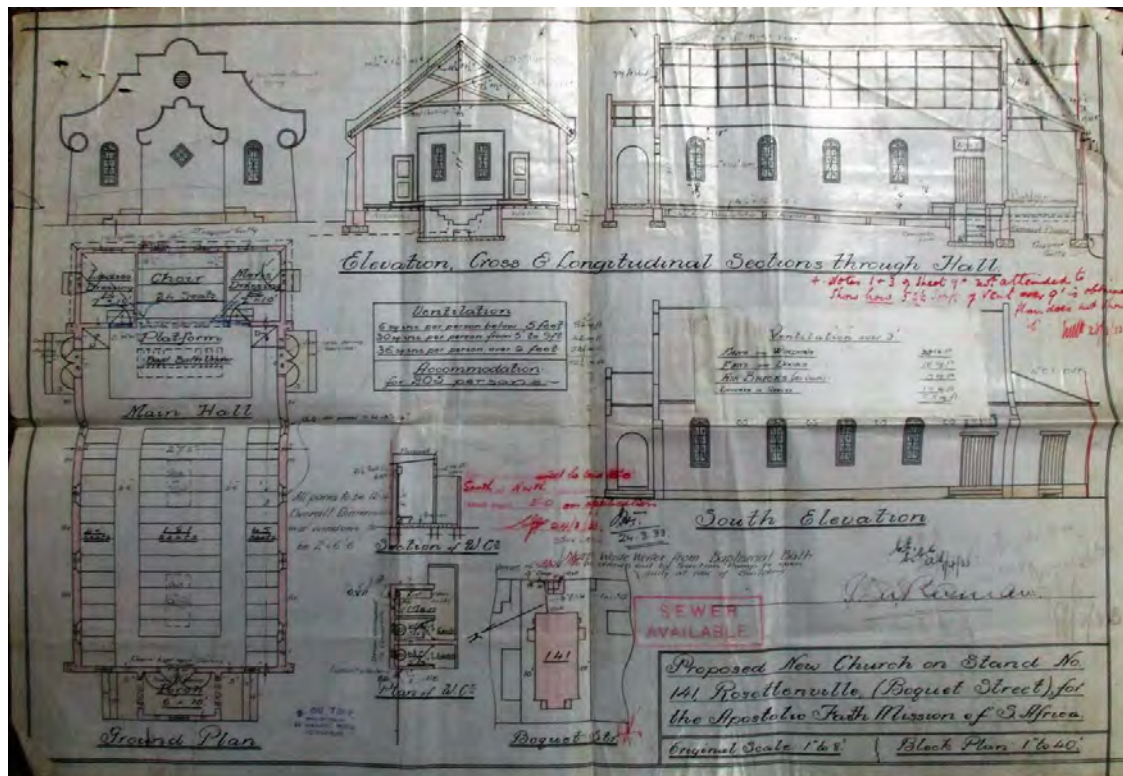


Fig. 94 Proposed new Church on Stand 141 Rosettenville for the Apostolic Faith Mission of South Africa

(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 95 Altered front façade of SOS Africa Ministry

(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the synagogue. Recommended documentation of the social history of the church if any changes should be done.
Transport No BRT stations are planned in the vicinity	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists successfully with mixed use buildings.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	The site has a strong social history showing the changes societal immigrant changes in Rosettenville.
Weakness	Judging from the plans there has been major alterations to the site making therefore weakening its integrity as an architecturally and historically significant site
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services
Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.4. Victory Dream Centre_Stand RE/963

Address	114 George Street
Stand No.	RE/963
Current Zoning	Residential 4
Year of erection	Around 1920
Architect	Unknown
Heritage Significance	Historical/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; Old Cape connection with Rosettenville (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description The Church has a Cape Dutch Gable that shows old Cape connections. The building is in pristine conditions as little to no alterations have been done it on it therefore remains a historical landmark in Rosettenville.	

Locality Map



Fig. 96 Stand re/963 is located in a proposed heritage cluster on the northern end of George Street

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 97 Street facing façade showing Dutch gable on Albert Street
(Source: tsica heritage consultants, 2015)



Fig. 98 Front and side elevation
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the centre.
Transport No BRT or street widening's stations are George St	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists with mixed use buildings a block away.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	The site is in pristine condition and there are original features are still in place, it has architectural significance with its association with Cape Dutch typologies. It remains one of the few buildings with this type of architecture and therefore is unique. Site is aesthetically pleasing as the buildings and grounds are well kept.
Weakness	The site is not well documented and little is known of its history and origins No original plans could be found of the site.
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Opportunity	High Density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.5. Apostolic Faith Mission_Stand 797

Address	118-120 Albert Street Cnr Lily Street
Stand No.	797
Current Zoning	Residential 4
Year of erection	Around 1960
Architect	Unknown
Heritage Significance	Historical/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; Old Cape connection with Rosettenville (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Original plans cannot be found but it is a supposedly Geers and Geers design in their post Dudok modernistic Gothic Style. The Church is highly impressive design.	

Locality Map



Fig. 99 Stand is located at the corner of George and Lily Streets
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 100 Street facing façade on Albert Street
(Source: tsica heritage consultants, 2015)



Fig. 101 Zoom in street facing façade
along Albert Street
(Source: tsica heritage consultants, 2015)



Fig. 102 Side elevation along Lily Street
(Source: tsica heritage consultants, 2015)



Fig. 103 Zoom in on side elevation along Lily Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the centre.
Transport No BRT or street widening's stations are George Street	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists with mixed use buildings a block away.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	The church is estimated to have been designed in the 1960s but has a very impressive design which has been attributed to the famous architects Geers and Geers. Its post Dudok modernistic Gothic style is quite unique in the suburb and cannot be found elsewhere in the suburb. It is architecturally significant. Site is aesthetically pleasing as the buildings and grounds are well kept.
Weakness	The site is not well documented and little is known of its history and origins No original plans could be found of the site.
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Opportunity	High Density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.6. Full Gospel Church_Stand 825

Address	93 George Street
Stand No.	825
Current Zoning	Residential 4
Year of erection	1977
Architect	Unknown
Heritage Significance	Historical/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Pitched corrugated iron roof, simply designed Full Gospel Church. The Full Gospel Church is one of the earliest Pentecostal Churches in Southern Africa and further research could perhaps unravel the beginning of the Pentecostal movement in the area with the planting of this church.	

Locality Map



Fig. 104 Stand is located at the cnr of Zinnia and George Streets
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 105 Street facing façade along George Street
(Source: tsica heritage consultants, 2015)



Fig. 106 View on the corner of George and Zinnia Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport No BRT or street widening's stations are planned	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists with mixed use buildings a block away.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	Site is within a historical cluster. Site is aesthetically pleasing as the buildings and grounds are well kept.
Weakness	The site is not well documented and little is known of its history and origins No original plans could be found of the site.
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development

7.4.7. Methodist Church_Stand 453

Address	140-142 High Street
Stand No.	453
Current Zoning	Residential 4
Year of erection	Around 1930
Architect	Unknown
Heritage Significance	Historical
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Simply designed church building still being used as a Methodist Church. The Methodist Church was one of the earliest Churches present in the area, its simple design denotes its early origins.	

Locality Map



Fig. 107 Stand is centrally located along High Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 108 Street facing façade along High Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport No BRT or street widening's stations are planned	Recommendations Not Applicable.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site is not within a mixed use development zone	Recommendations Not Applicable.

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites. Scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threats to the site. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	<p>Site is within a historical cluster.</p> <p>Historically the site has links with the older community in the area</p>
Weakness	<p>The site is not well documented and little is known of its history and origins</p> <p>No original plans could be found of the site.</p> <p>The site is not being maintained well</p>
Risk/ Threat	<p>High density development around the site could increase pressure on the site as more people would attend services</p> <p>High density development around the site could also obscure the site or partly obscure the site.</p>
Opportunity	<p>High density development may allow for increased usage to the site and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
- Make sure that no trees or structures introduced within a determined radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of the significant site

Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36
- Public facilitation takes place prior to any development