

## 7.6 Identified sites of significance\_Residential buildings within Central Brixton Precinct (Semi-detached, freestanding)

### Introduction

Residential buildings are buildings that are generally used for residential purposes or have been zoned for residential usage. It must be noted that the majority of residences are over 60 years old. It was therefore imperative for a detailed visual study to be done and the most significant buildings were mapped out. Their significance could be as a result of them being associated with prominent figures or special events, design patterns of a certain period in history, rarity, or part of an important architectural school. Most of the sites identified in this category are of importance in their local contexts and are representative of the historic and cultural patterns that could be discerned from the built environment. All the identified sites were given a 3A category explained below.

### Grading

3A\_Buildings that have a highly significant association with a historic organisation, person, social grouping, event/s, public memories, activities or that are historic landmarks (should be conserved and enhanced).

3B\_ Buildings of marginally lesser significance for example where there have been alterations made but the site still meets the other criteria of 3A sites (sensitive alteration and additions to the interior allowed on approval).

3C\_Buildings where the significance is in large part based on setting and contextual relationships in so far as these contribute to the character or significance of the surrounding environs including landscapes, streetscapes, townscapes or areas (possibility of sensitive alteration and addition to the interior/exterior).

### Summary Table of identified sites in the residential category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
144	Freestanding house with corrugated iron roof & central stoep_Mayfair West_stand 144	3C	Possible major changes, documentation necessary
143	Freestanding house with corrugated iron roof & central stoep_Mayfair West_stand 143	3C	Possible major changes, documentation necessary

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
209	Freestanding house with corrugated iron roof & central stoep _Mayfair West_stand 209	3C	Possible major changes, documentation necessary
153	Freestanding house with corrugated iron roof, chimneys, central stoep & bay windows _Mayfair West_stand 153	3C	Possible major changes, documentation necessary
159	Freestanding house with corrugated iron roof, chimneys, central stoep & bay windows _Mayfair West_stand 159	3C	Possible major changes, documentation necessary
505	Single storey pitched roof house_Brixton_Stand 505	3A	Conservation highly recommended
564	Single storey pitched roof house_Brixton_Stand 564	3A	Conservation highly recommended
835	Single storey corrugated iron house with front stoep_Brixton_Stand 835	3A	Conservation highly recommended
442	Single storey semis with corrugated roof and colonnaded stoeps_Brixton_Stand 442	3A	Conservation highly recommended
786	Cluster of two storey residential apartments_Brixton_Stand 786	3C	Conservation highly recommended
432	Single storey corrugated iron roof house with front stoep_Brixton_Stand 432_3A	3A	Conservation highly recommended
431	Two storey residential apartment block_Brixton_Stands 431	3A	Conservation highly recommended
379	Pair of corrugated iron semis_Brixton_stand 379	3A	Conservation highly recommended
390	Single storey house with pitched corrugated iron roof_Brixton_Stand 390	3A	Conservation highly recommended
408, 409, 410, 411	Corrugated iron roof row houses_Brixton_Stands 408 – 411	3C	Conservation highly recommended
101	Corrugated iron house with wrap around stoep_Brixton_Stand 101	3A	Conservation highly recommended
1/334 & RE/334	Corrugated iron semis with bay windows_Brixton_Stand 1/334&RE/334	3A	Conservation highly recommended

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1/314 & RE/314	Single storey semis with corrugated iron roofs_Brixton_Stand 1/314 & RE/314	3A	Conservation highly recommended
291	Single storey gabled house with corner stoep__Brixton_Stand 291	3A	Conservation highly recommended
272	Corrugated iron roof row houses with stoeps_Brixton_Stand 272	3A	Conservation highly recommended
274	Corrugated iron roof residence with side gable and stoep & wood & corrugated iron store_Brixton_Stand 274	3A	Conservation highly recommended
281	Corrugated iron roof pair of Semis with side stoeps_Stand 281	3A	Conservation highly recommended
84	Single storey house with side gable & stoep_Brixton_Stand 84	3A	Conservation highly recommended
83	Single storey pitched roof house_Brixton_Stand 83	3A	Conservation highly recommended
82	Corrugated iron roof pair of semis_Brixton_Stand 82	3A	Conservation highly recommended
79	Corrugated iron roof house with side gable_Brixton_Stand 79	3C	Possible major changes, documentation necessary
78	Corrugated iron roof house with side gable_Brixton_Stand 78	3C	Possible major changes, documentation necessary
77	Corrugated iron roof house with side gable_Brixton_Stand 77	3C	Possible major changes, documentation necessary
2/76	Pair of semis with side gables & central stoeps_Brixton_Stand 2/76	3C	Possible major changes, documentation necessary
1/76	Single storey building with side gable and stoep_Brixton_Stand 1/76	3C	Possible major changes, documentation necessary
RE/236 & 1/236	Corrugated iron roof pair of semis with central doorways & side bay windows_Brixton_Stands RE/236 & 1/236	3A	Conservation highly recommended

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
206	Corrugated iron roof pair of semis_Brixton_Stand 206	3A	Conservation highly recommended
61	Pitched roof corrugated iron house with front veranda and central doorway_Brixton_Stand 61	3A	Conservation highly recommended
69	Corrugated iron roof house_Brixton_Stand 69	3C	Possible major changes, documentation necessary
168	House Bridgman_Brixton_Stand 168	3A	Conservation highly recommended
165	Freestanding house with side gable_Brixton_Stand 165	3A	Conservation highly recommended
151	Corrugated iron roof cottages with side gables_Brixton_Stand 151	3A	Conservation highly recommended
RE/31 & 1/31	Corrugated iron roof semis with central doorways_Brixton_Stand RE/31 & 1/31	3A	Conservation highly recommended
37	Freestanding house with side gable and stoep_Brixton_Stand 37	3A	Conservation highly recommended
40	Wood & corrugated iron lean to house_Brixton_Stand 40	3A	Conservation highly recommended
42	Double storey residence with side gable, veranda & balcony_Brixton_Stand 42	3A	Conservation highly recommended
22	Single storey corrugated iron roof_Brixton_Stand 22	3A	Conservation highly recommended
7	Single storey corrugated iron roof house with side gable, central doorway and side stoep_Brixton_Stand 7	3A	Conservation highly recommended
12	Pair of semis with side gables and central veranda_Brixton_Stand 12	3A	Conservation highly recommended
13	Single storey corrugated iron roof with central bay window_Brixton_Stand 13	3A	Conservation highly recommended
1/867, 2/867 & RE/867	Cluster of three houses_Brixton_Stands 1/867, 2/867&RE/867	3A	Conservation highly recommended

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1/870, 2/870, 3/870, 4/870 & 5/870	Corrugated iron roof row houses_Brixton_Stand 1/870, 2/870, 3/870, 4/870 & 5/870	3A	Conservation highly recommended
842 – 843	Four storey residential apartment building_Brixton_Stand 842 – 843	3A	Conservation highly recommended
531	Double storey freestanding residential building_Stand 531	3A	Conservation highly recommended

### 7.6.1 Freestanding house with corrugated iron roof & central stoep\_Mayfair West\_Stand 144

Address	35 St. Bride Avenue
Stand no.	144
Current zoning	Residential 1
Year of erection	1935
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Plans for this section of Mayfair West indicate that houses were almost all developer led with designs by a draughtsman, B. Du Toit. This property was designed for C.P. Wolhuter. Similar houses were designed for adjacent stands 145 and 143. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture.	

#### Locality map



Fig. 123 Stand 144 on the northern boundary of St. Bride Ave  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 144, Mayfair West

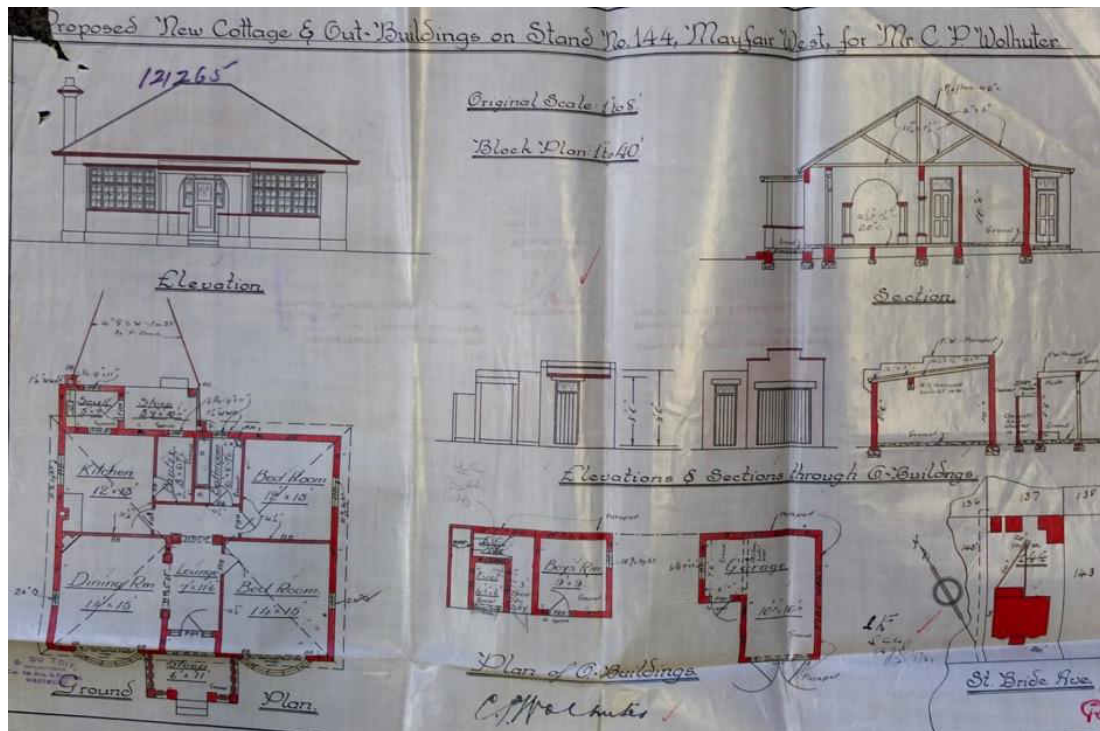


Fig. 124 Proposed new cottage and outbuilding on Stand 144 in Mayfair West from 1935 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 125 Stand 144\_south facing façade with new three storey development on adjacent site (Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/ additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> House is located in proximity of the Brixton Social Cluster which will be upgraded. Upgrades may further increase desirability of location and add development pressures to area and site.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.



## Swot analysis

Analysis	Result
Strength	Good example with little alterations of site
Weakness	Neighbouring site redevelopment has altered streetscape qualities which sets precedent for further height increases
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## Conservation Management Policies\_ Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

## 7.6.2 Freestanding house with corrugated iron roof & central stoep, Mayfair West\_stand 143

Address	37 St. Bride Avenue
Stand no.	143
Current zoning	Residential 1
Year of erection	1935
Architect	B. Du Toit (presumed)
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Plans for this section of Mayfair West indicate that houses were almost all developer led with designs by a draughtsman, B. Du Toit. Similar houses were designed for adjacent stands 144. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture.	

### Locality map



Fig. 126 Stand 143 on the northern boundary of St. Bride Ave  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 127 Stand 143\_south facing façade  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> House is located in proximity of the Brixton Social Cluster which will be upgraded. Upgrades may further increase desirability of location and add development pressures to area and site.</p>

<b>Mixed-use development</b> Sites fall outside of mixed-use development	<b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good example with little alterations of site
Weakness	Nearby site redevelopment has altered streetscape qualities which sets precedent for further height increases
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## **Conservation Management Policies\_Residential sites**

### **Management**

- Should demolition be unavoidable, full documentation of site to be completed

### **Future development**

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

### 7.6.3 Freestanding house with corrugated iron roof & central stoep, Mayfair West\_Stand 209

Address	47 St. Bride Avenue
Stand no.	209
Current zoning	Residential 1
Year of erection	1935
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Plans for this section of Mayfair West indicate that houses were almost all developer led with designs by a draughtsman, B. Du Toit. The house was built for DJ Fabel. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture.	

#### Locality map

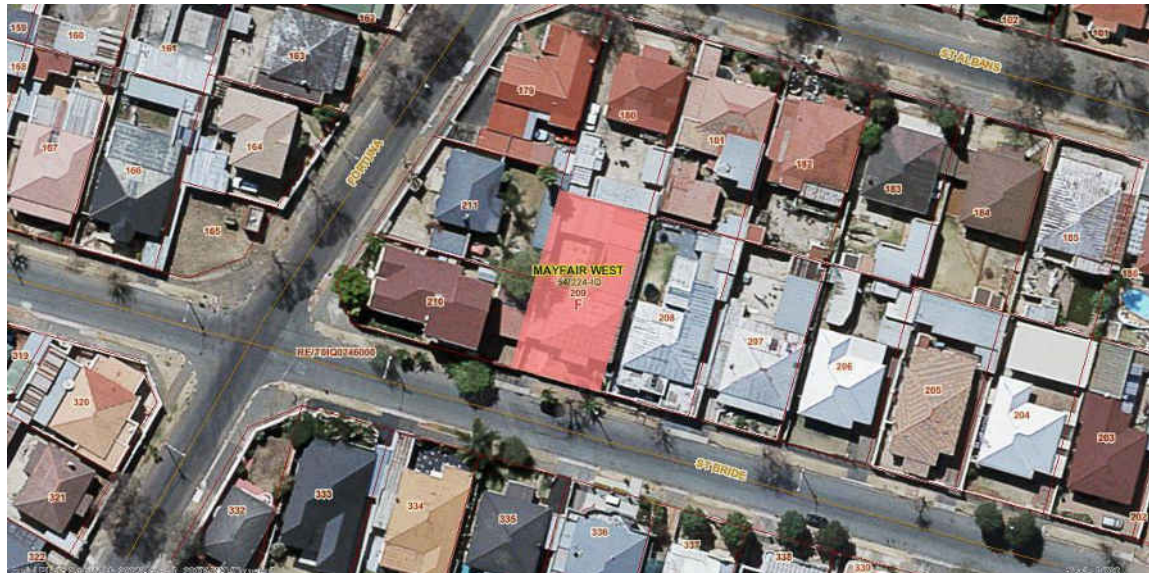


Fig. 128 Stand 209 on the northern boundary of St. Bride Ave  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 209, Mayfair West

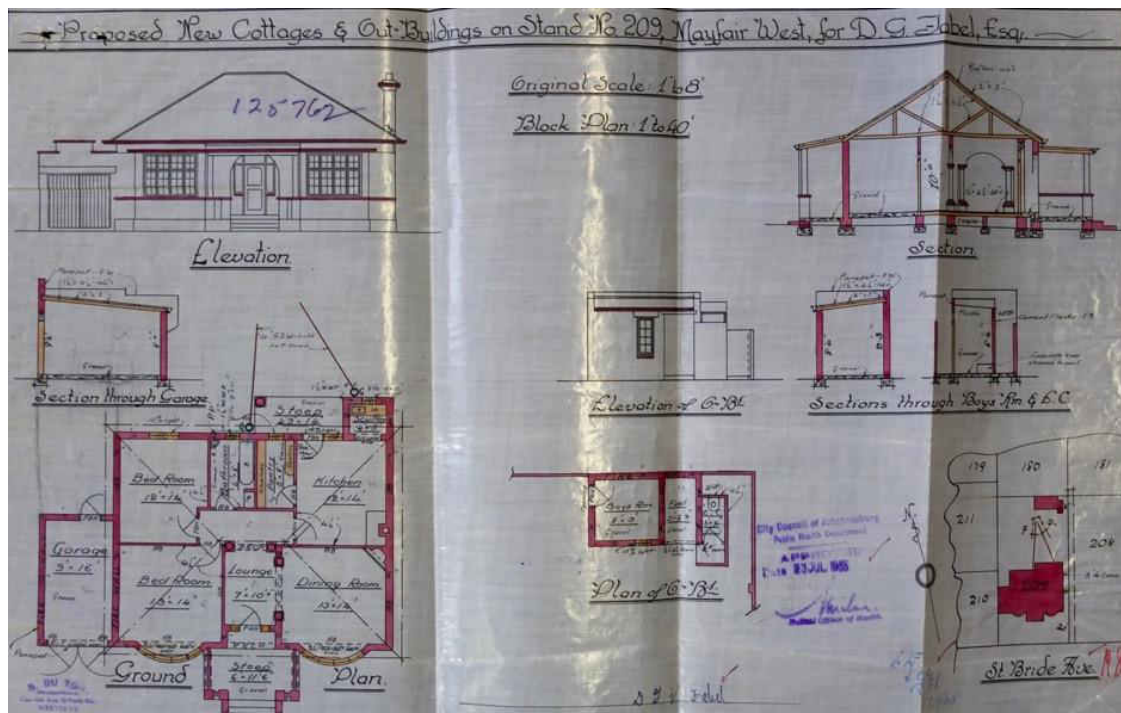


Fig. 129 Proposed new cottage and outbuilding on Stand 209, plan shows floor plan, sections and front elevation  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 130 Stand 209\_south facing façade towards St. Bride Avenue  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/ additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> House is located in proximity of the Brixton Social Cluster which will be upgraded. Upgrades may further increase desirability of location and add development pressures to area and site.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.



## Swot analysis

Analysis	Result
Strength	Good example with little alterations of site
Weakness	Nearby site redevelopment has altered streetscape qualities which sets precedent for further height increases
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## Conservation Management Policies\_Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**7.6.4 Freestanding house with corrugated iron roof, chimneys, central stoep & bay windows\_Mayfair West\_stand 153**

Address	54 St. Albans Ave
Stand no.	153
Current zoning	Residential 1
Year of erection	1933
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Plans for this section of Mayfair West indicate that houses were almost all developer led with designs by a draughtsman, B. Du Toit. The house was built for W. Reid. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture. Original chimneys, stoep and bay windows intact.	

**Locality map**



Fig. 131 Stand 153 on the southern boundary of St. Bride Ave  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 153, Mayfair West

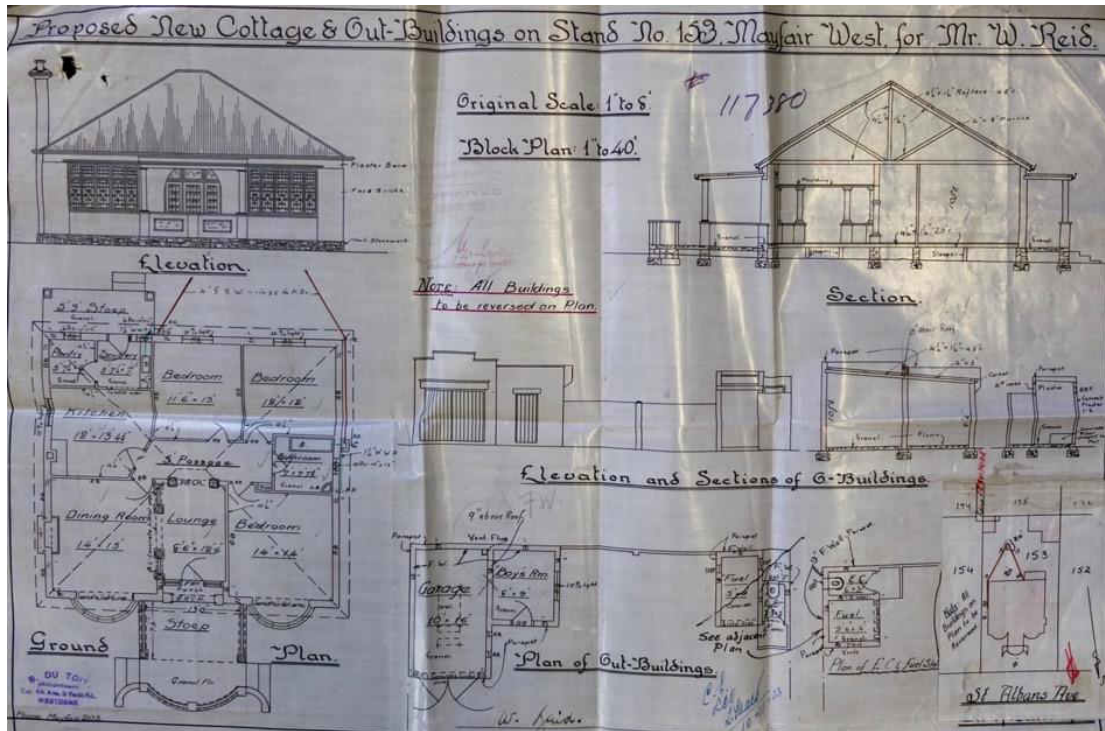


Fig. 132 Stand 153 site layout and southern elevation  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 133 Stand 153\_north facing façade\_baywindows, chimneys & stoeop intact. Low security fence add to streetscape value of building  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> House is located in proximity of the Brixton Social Cluster which will be upgraded. Upgrades may further increase desirability of location and add development pressures to area and site</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Good example with little alterations of site
Weakness	Nearby site redevelopment has altered streetscape qualities which sets precedent for further height increases
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## Conservation Management Policies\_ Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**7.6.5 Freestanding house with corrugated iron roof, chimneys, central stoep & bay windows \_Mayfair West\_stand 159**

Address	66 St. Albans Avenue
Stand no.	159
Current zoning	Residential 1
Year of erection	1935
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Plans for this section of Mayfair West indicate that houses were almost all developer led with designs by a draughtsman, B. Du Toit. The house was built for M. Jomich. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture.	

**Locality map**

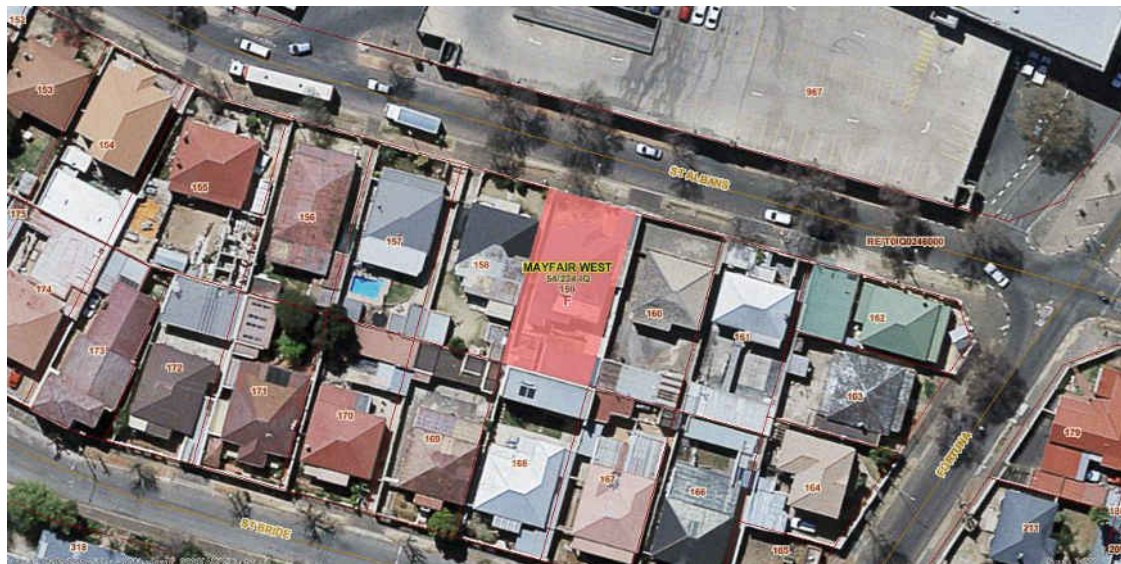


Fig. 134 Stand 159 on the southern boundary of St. Albans Ave  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 159, Mayfair West

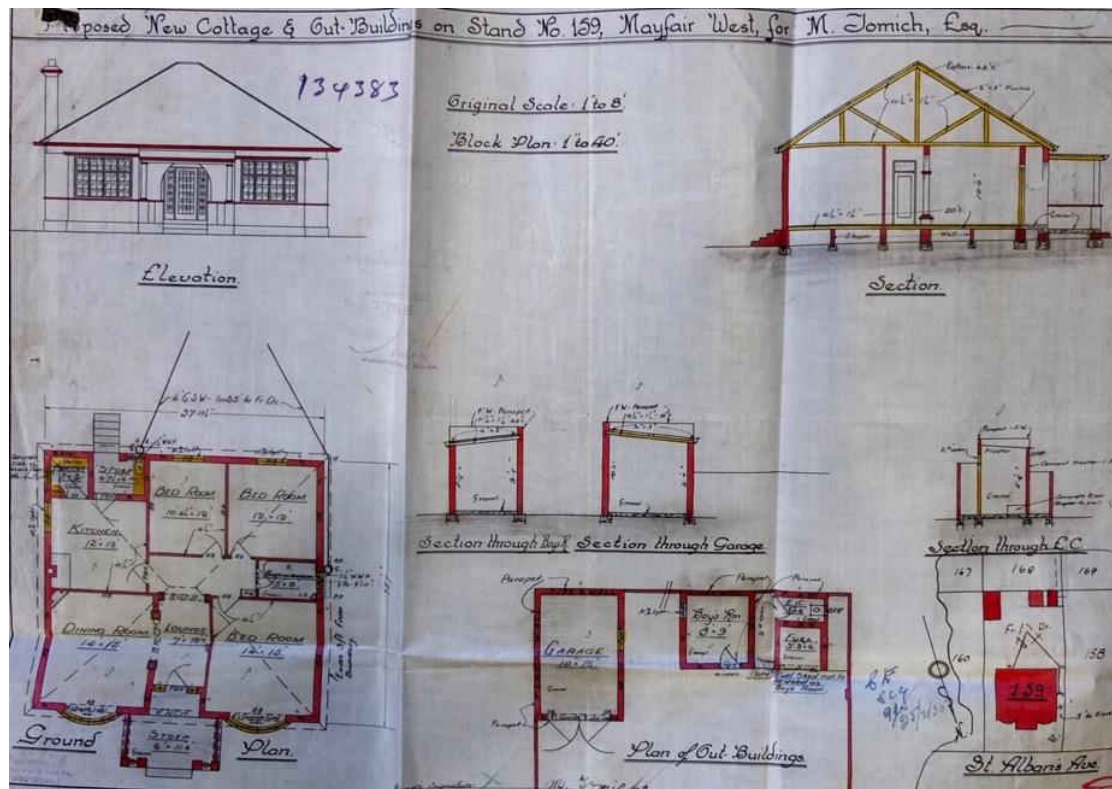


Fig. 135 Stand 159 site layout and southern elevation  
(Source: City Council of Johannesburg, Plans Archive)

### Identifying Image



Fig. 136 Stand 159\_north facing façade\_baywindows & stoep intact.  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> House is located in proximity of the Brixton Social Cluster which will be upgraded. Upgrades may further increase desirability of location and add development pressures to area and site</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.



## Swot analysis

Analysis	Result
Strength	Good example with little alterations of site
Weakness	Nearby site redevelopment has altered streetscape qualities which sets precedent for further height increases
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## Conservation Management Policies\_ Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

### 7.6.6 Single storey pitched roof house\_Brixton\_Stand 505

Address	71 Collins Street
Stand no.	505
Current zoning	Residential 1
Year of erection	1909
Architect	Unknown
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
Built for E. Leff in 1909 the house has a side gable, central doorway, and side stoep with pitched corrugated iron roof. The stoep has been altered.	

#### Locality map

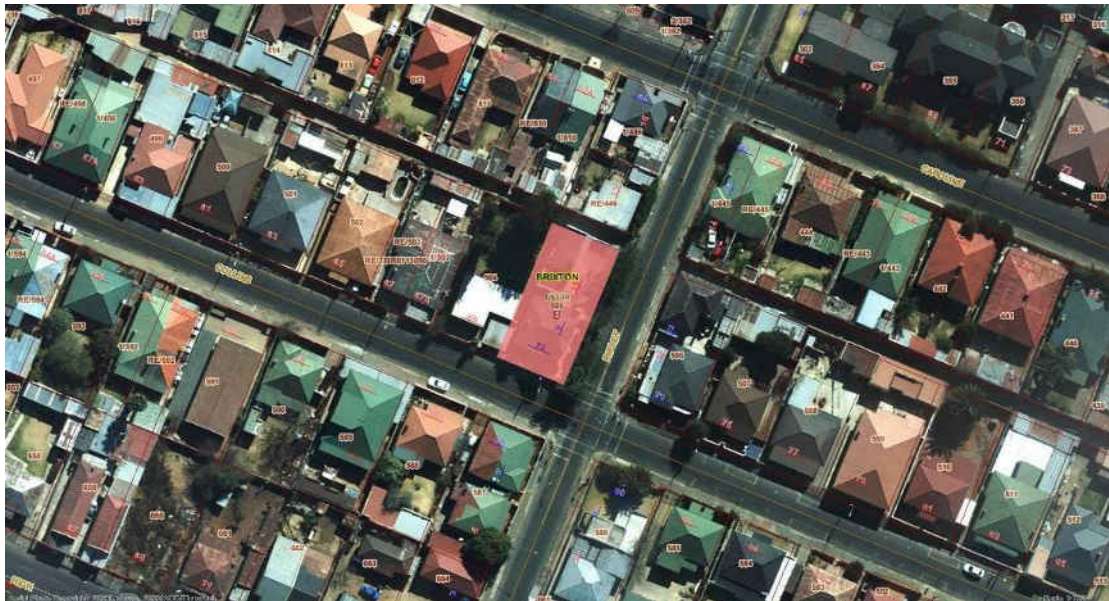


Fig. 137 Stand 505 on the north-western corner of Collins and Ripley  
(Source: City Council of Johannesburg, GIS Map)

**Original plan for Stand 505, Brixton**

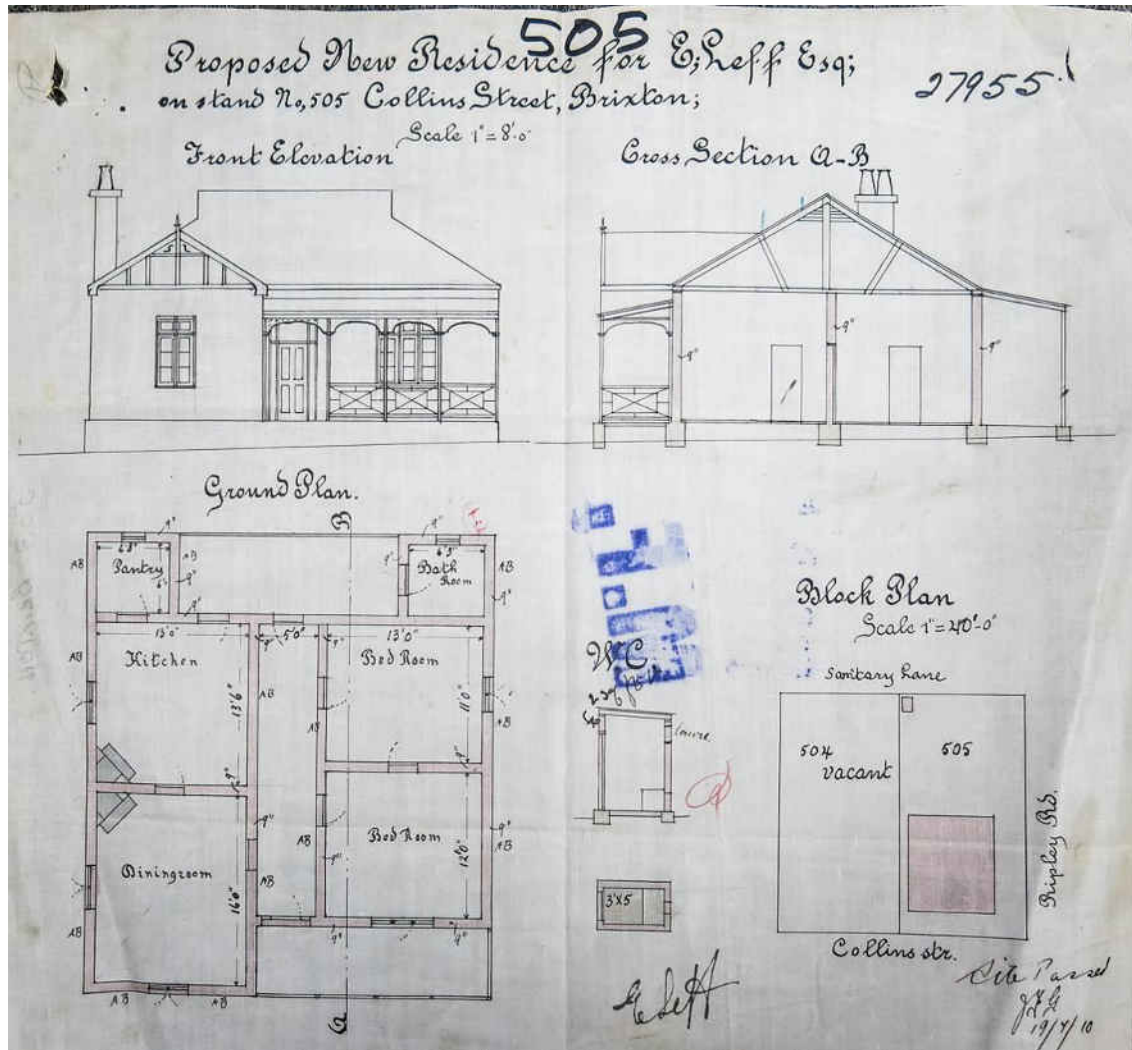


Fig. 138 Proposed new residence on Stand 505, plan shows site and floor plan, section and elevation from 1909  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 139 Single storey house on Collins Road  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### Swot analysis

Analysis	Result
Strength	Fair to good condition, site integrity intact
Weakness	Not applicable
Risk/ Threat	The site is located in an area of medium density development and it may change the character of the site if new buildings are erected in proximity  Site vulnerable to development pressure
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

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

### **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 contrasting modern materials to be used according to conservation principles

### **Management**

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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
- Interested and Affected Parties must be consulted prior to any development

### 7.6.7 Single storey pitched roof house\_Brixton\_Stand 564

Address	124 Collins Street
Stand no.	564
Current zoning	Residential 1
Year of erection	1903
Architect	McIntosh & Moffat
Heritage significance	Architectural/ Historical
Statement 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
SAHRA Grading	3A
<b>Site description</b>	
Built for J. Milne as corrugated iron roof single storey house with two chimneys on either side and front stoep all along street façade.	

#### Locality map



Fig. 140 Stand 564 on the south-western corner of Collins and Twyf  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 564, Brixton

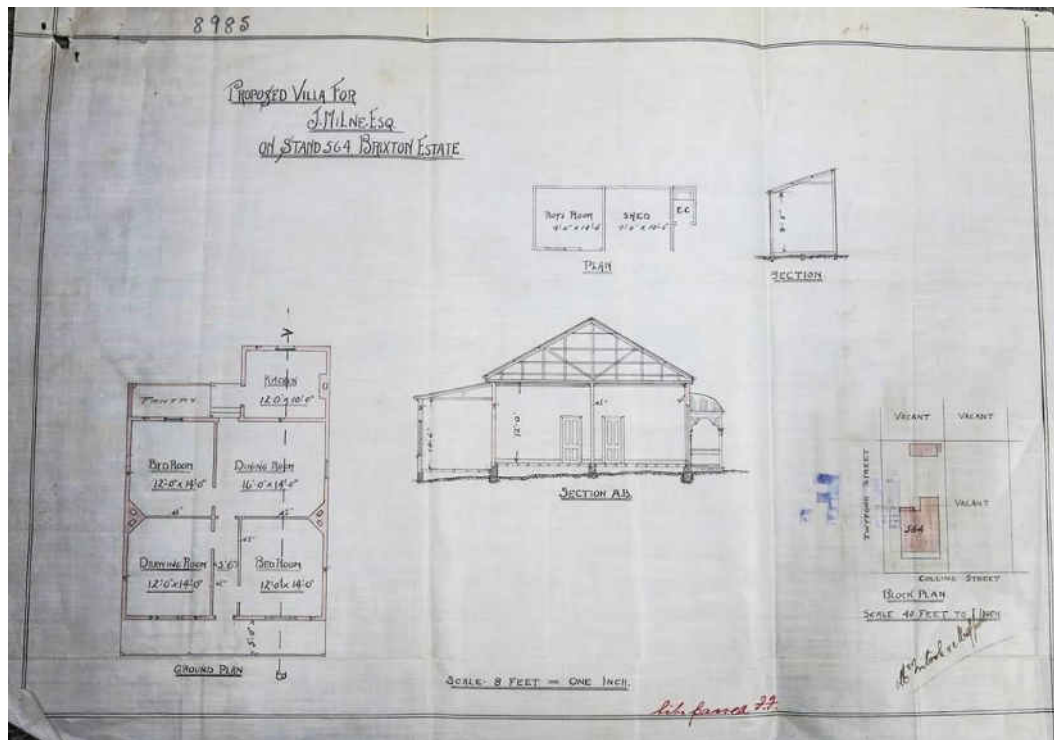


Fig. 141 Proposed Villa for J. Milne on Stand 564 from 1903  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 142 Corrugated iron roof single storey house with two double chimneys and pots  
(Source: tsica heritage consultants, 2015)



## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Historical fabric intact
Weakness	Left vulnerable due to lack of maintenance
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected in proximity  Site vulnerable to development pressure
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_ Residential sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new adjacent buildings erected do not conflict or overpower the heritage building by following tapering down principle

### 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 contrasting modern materials to be used according to conservation principles

### Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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
- Interested and Affected Parties must be consulted prior to any development

### 7.6.8 Single storey semis with corrugated iron roofs\_Brixton\_Stand RE/543

Address	147 Collins Street
Stand no.	RE/543
Current zoning	Residential 1
Year of erection	Edwardian period around 1910
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Two semis with colonnaded stoeps and corrugated iron pitched roofs. Stoeps have been altered.	

#### Locality map



Fig. 143 Stand RE/543 on the northern boundary of 147 Collins Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand RE/543, Brixton

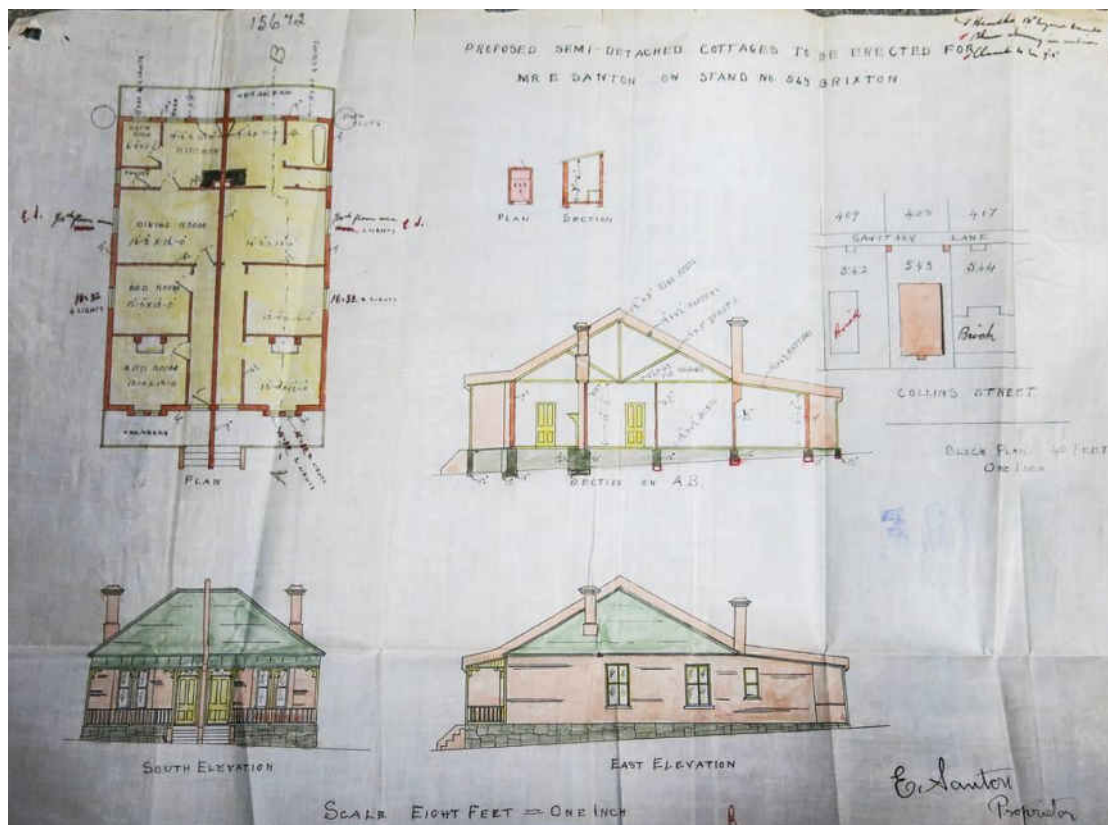


Fig. 144 Proposed semi-detached cottages, plan shows floor plan, section and elevations (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 145 Corrugated iron roof single storey semis with colonnaded stoeps (Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## Conservation Management Policies\_ Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Historic fabric intact
Weakness	Left vulnerable due to lack of maintenance
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected in proximity  Site vulnerable to development pressure
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_ Residential sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new adjacent buildings erected do not conflict or overpower the heritage building by following tapering down principle

### 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 contrasting modern materials to be used according to conservation principles

### Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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
- Interested and Affected Parties must be consulted prior to any development



**7.6.9 Single storey corrugated iron house with front stoep\_Brixton\_Stand 835**

Address	12 Caroline Street
Stand no.	835
Current zoning	Residential 1
Year of erection	1930s
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Single storey corrugated iron house with central front stoep.	

**Locality map**



Fig. 146 Stand 835 on the southern boundary of Caroline street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 147 Corrugated iron roof with central stoep  
(Source: tsice heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60-100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Historic fabric intact  Good condition
Weakness	Not applicable
Risk/ Threat	The site is located in an area of low to medium density development which may change the character of the site if new buildings are erected in proximity  Site vulnerable to development pressure
Strength/Opportunity	Economic potential due to the site's location in close proximity to key spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new adjacent buildings erected do not conflict or overpower the heritage building by following tapering down principle

### **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 contrasting modern materials to be used according to conservation principles

### **Management**

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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
- Interested and Affected Parties must be consulted prior to any development

**7.6.10 Single storey semis with corrugated roof and colonnaded stoeps\_Brixton\_Stand 442**

Address	72 Caroline Street
Stand no.	442
Current zoning	Residential 1
Year of erection	1928
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Two semis with colonnaded stoep and corrugated iron pitched roof built for JH Grundling.	

**Locality map**

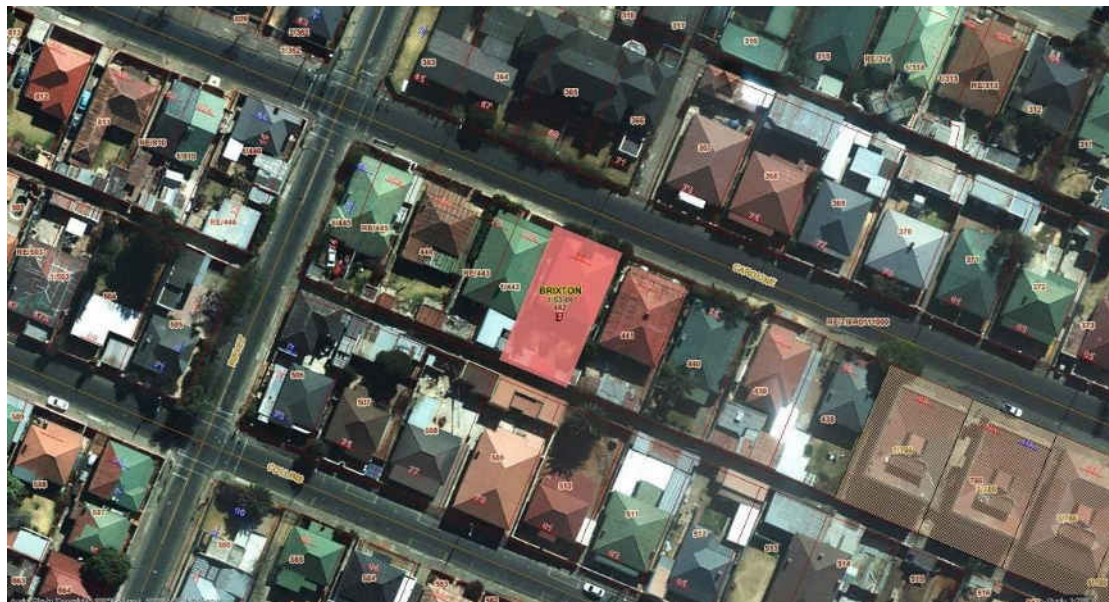


Fig. 148 Stand 442 on southern side of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 442, Brixton

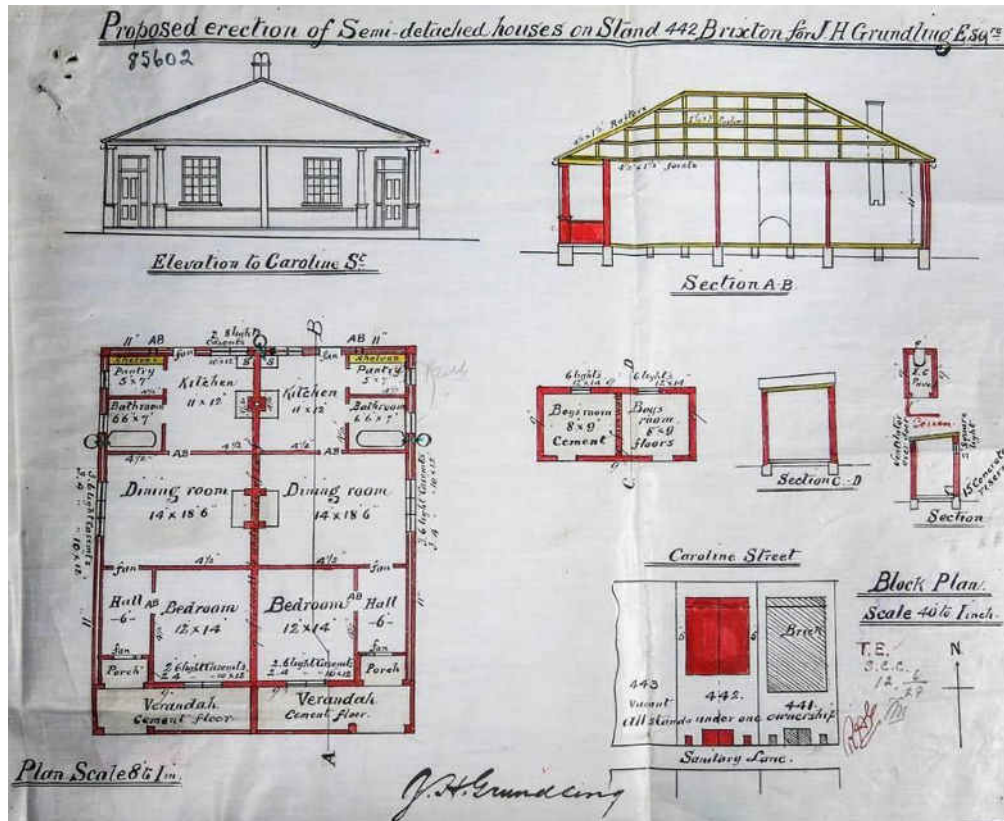


Fig. 149 Proposed erection of Semi-detached houses on Stand 442 from 1928 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 150 Single storey semi-detached houses with corrugated iron roof (Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Historic fabric intact Good condition
Weakness	Not applicable
Risk/ Threat	The site is located in an area of low to medium density development which may change the character of the site if new buildings are erected in proximity Site vulnerable to development pressure
Strength/Opportunity	Economic potential due to the site's location in close proximity to key spine

## Conservation Management Policies\_ Residential sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new adjacent buildings erected do not conflict or overpower the heritage building by following tapering down principle

### 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 contrasting modern materials to be used according to conservation principles

### Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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

- Interested and Affected Parties must be consulted prior to any development

### 7.6.11 Cluster of two storey residential apartments\_Brixton\_Stand 786

Address	82, 84, 86, 88 Caroline Street
Stand no.	786
Current zoning	Residential 4
Year of erection	Around 1940s
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Collection of residential walk up buildings. The buildings do not have heritage value in and of themselves but as a collection has contextual value.	

#### Locality map

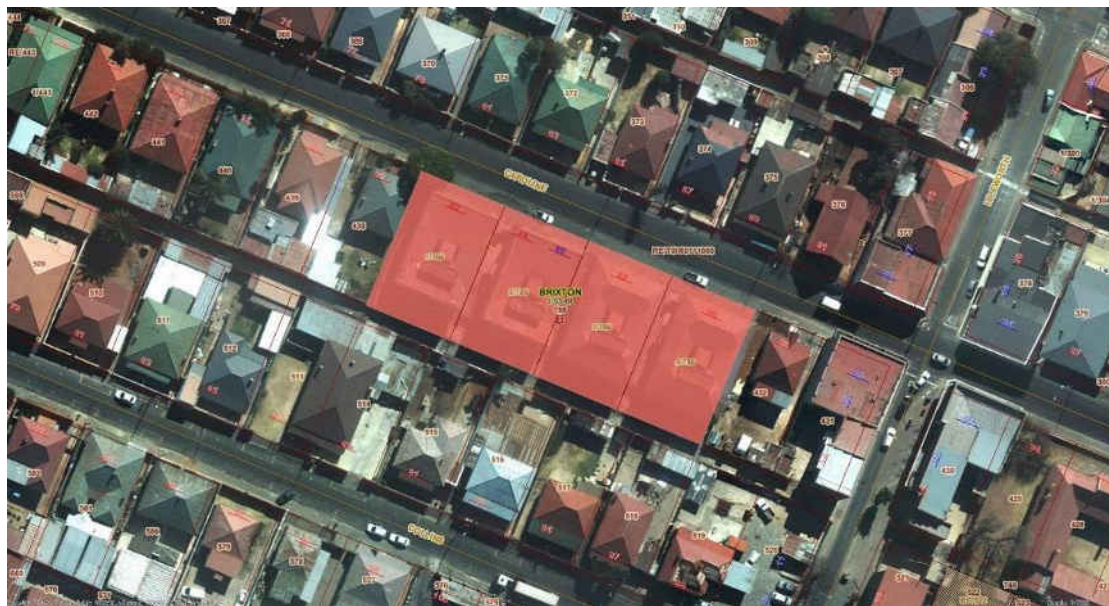


Fig. 151 Stand 786 on the southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 152 Two storey walk-up apartment buildings  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Buildings recommended for conservation. Building to be retained as example of mid-20<sup>th</sup> century residential walk up architecture.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing heights to be maintained, neighbouring stand heights to be limited to two storeys to allow completion of edge.</p>

## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Fair to good condition
Weakness	Insensitive security features
Risk/ Threat	The buildings are located in an area of low to medium density development which may change the character of the site if new buildings are erected in proximity  Buildings vulnerable to development pressure and even demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to key spine

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – the historic 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

**7.6.12 Single storey corrugated iron roof house with front stoep\_Brixton\_Stand 432**

Address	90 Caroline Street
Stand No.	432
Current zoning	Business 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
Single storey, corrugated iron roof house with stoep and central entrance. The house has stone foundations.	

**Locality map**

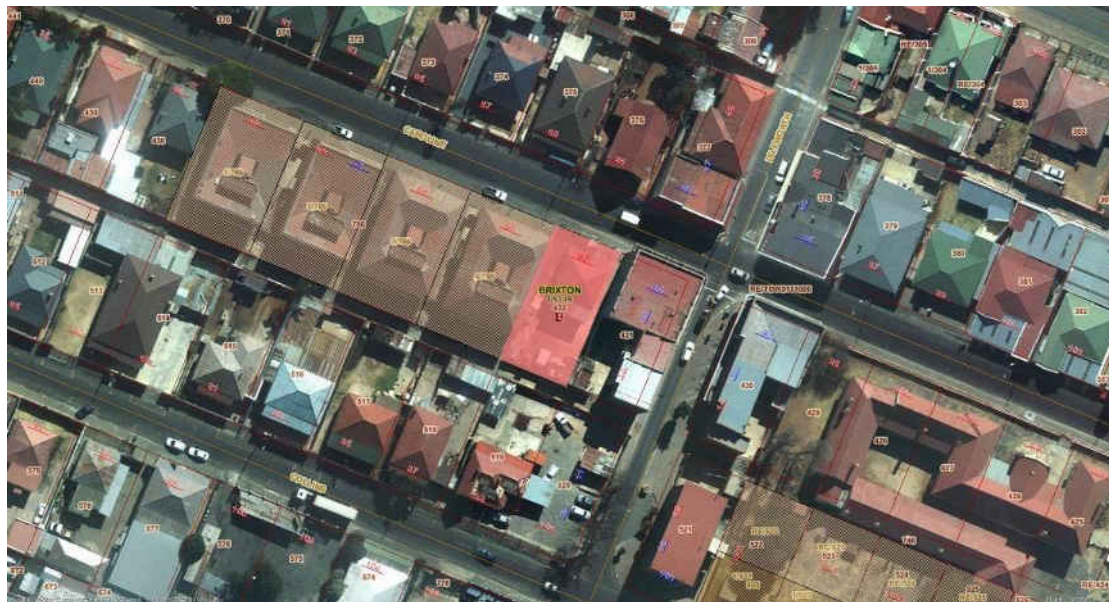


Fig. 153 Stand 432 on the southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 154 Single storey freestanding residence with corrugated iron roof  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Site holds mixed-use potential</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Site currently occupied.
Weakness	Building situated in sterile environment
Risk/ Threat	Site lends itself to densification given location and opportunity for completing street edge through height increases
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential 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 historic 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 historic 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



### 7.6.13 Two storey residential apartment block\_Brixton\_Stands 431

Address	92 - 94 Caroline Street
Stand no.	431
Current zoning	Business 1
Year of erection	1937
Architect	Unknown
Heritage significance	Architectural/ Social
Statement 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
<b>Site description</b>	
Residential walk up building with art deco elements. Cantilever canopy protect pedestrians from elements. Ground floor likely used to be retail. Year of construction is marked on the balcony.	

#### Locality map

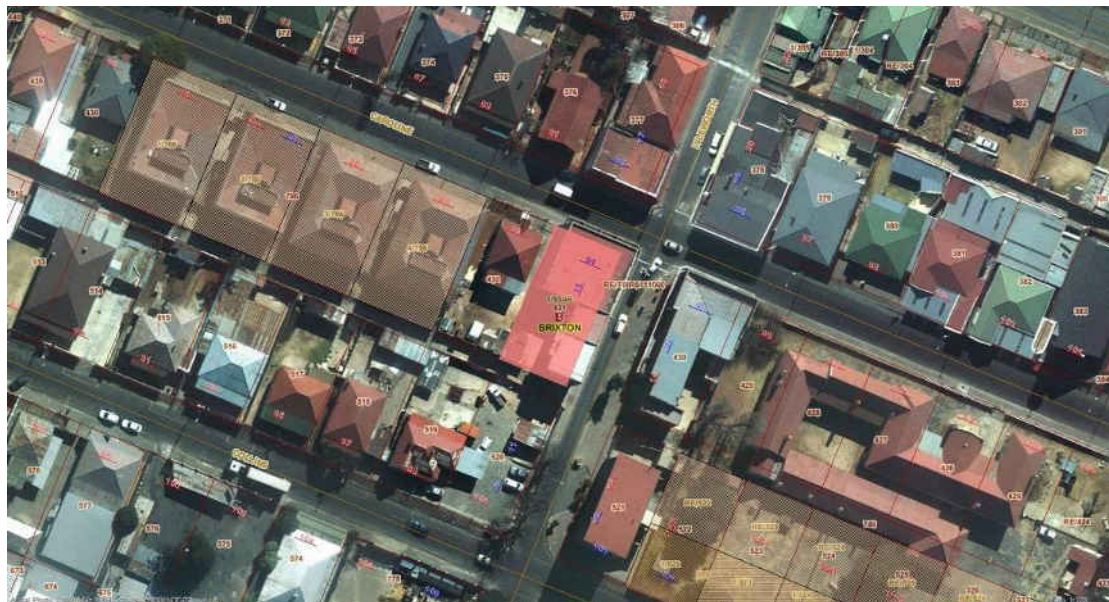


Fig. 155 Stand 431 on south-western corner of Caroline and Isleworth  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 156 Residential corner building with wrap around corner balcony  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of Art Deco mixed use architecture.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Site holds mixed-use potential.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### Swot analysis

Analysis	Result
Strength	Landmark status of corner building Lends itself to mixed use
Weakness	Bricked up shop fronts create sterile hard edge on ground floor
Risk/ Threat	Development pressure
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Reactivation of retail on ground floor

## **Conservation Management Policies\_Residential 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 historic 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 historic 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

#### 7.6.14 Pair of corrugated iron semis\_Brixton\_stand 379

Address	97 Caroline Street
Stand no.	379
Current zoning	Residential 1
Year of erection	1930
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Constructed for H. Heystek in 1930 this pair of semis is largely still intact with corrugated iron roof, side stoeps, pillars and wooden frames.	

#### Locality map



Fig. 157 Stand 379 on the northern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

Original plan for Stand 379, Brixton

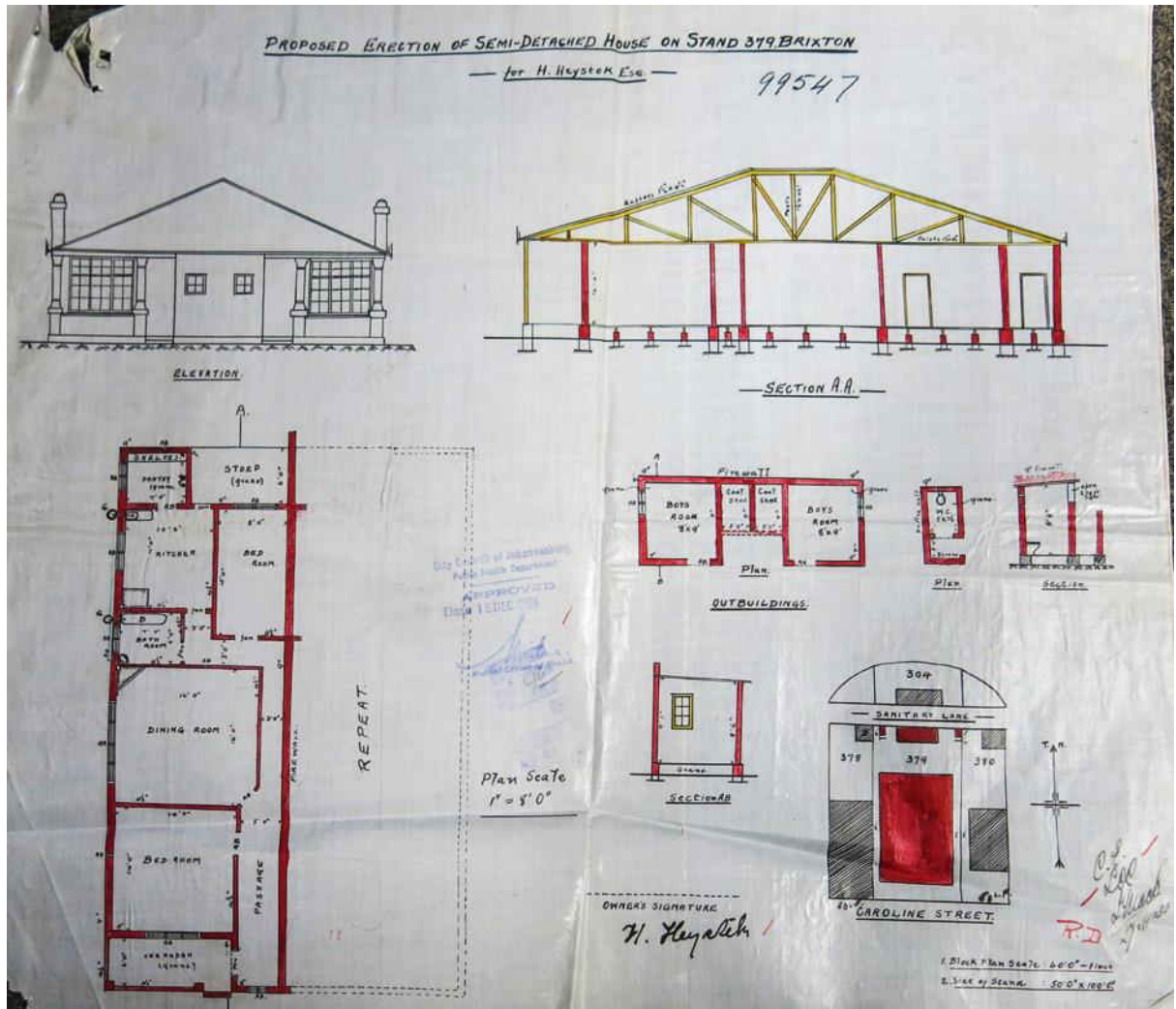


Fig. 158 Proposed plan for semi-detached house on Stand 379 from 1930  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 159 Pair of semis with side stoeps, corrugated iron roofs and wooden window frames. (Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of 1930s residential architecture</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original features intact. Good condition despite direct exposure to street edge.
Weakness	Vulnerability of building in street earmarked for densification
Risk/ Threat	Development pressure and higher order use value of site
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine



## **Conservation Management Policies\_Residential 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 historic 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 historic 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

**7.6.15 Single storey house with pitched corrugated iron roof\_Brixton\_Stand 390**

Address	119 Caroline Street
Stand no.	390
Current zoning	Business 1
Year of erection	1906
Architect	N/A
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
Constructed for G.J. Robb in 1906 as single storey, corrugated iron roof house with side stoep, central entrance and side gable. House built on stone foundations. A good example of early Brixton residential architecture along Caroline Street.	

**Locality map**

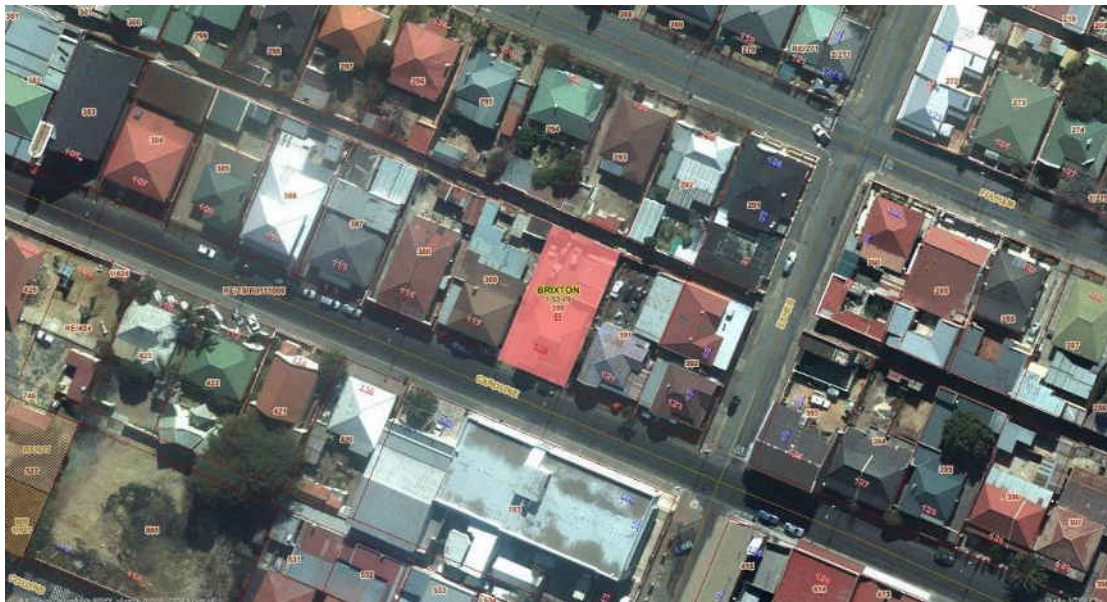


Fig. 160 Stand 390 on the northern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)



## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Original features intact. Fair to good condition despite direct exposure to street edge.
Weakness	Vulnerability of building in street earmarked for densification
Risk/ Threat	Development pressure and high order use value of site
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_ Residential 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 historic 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 historic 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

### 7.6.16 Corrugated iron roof row houses\_Brixton\_Stands 408 - 411

Address	134, 136, 138,140 Caroline Street
Stand no.	408, 409, 410, 411
Current zoning	Business 1
Year of erection	1920s
Architect	Unknown
Heritage significance	Architectural/ Historical
Statement 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	3C
<b>Site description</b>	
Single storey row houses with corrugated iron roofs, firewalls and colonnaded stoeps. Site clearance for a new development commenced in 2015 but facades of row houses has been retained.	

### Locality maps

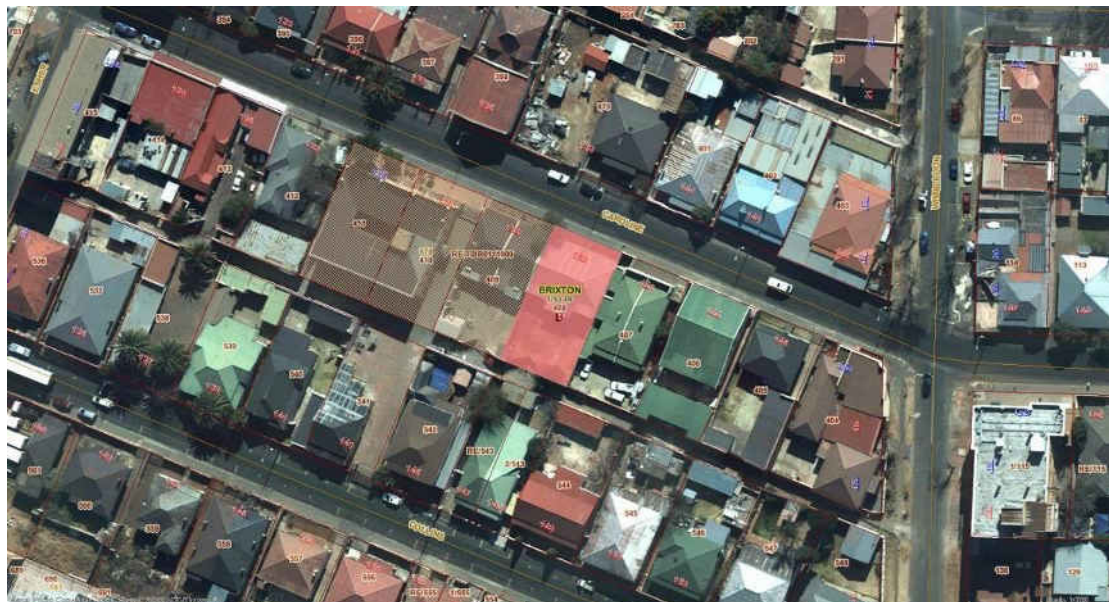


Fig. 163 Stand 408 on southern boundary of Caroline Street

(Source: City Council of Johannesburg, GIS Map)



Fig. 164 Stand 409 on southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)



Fig. 165 Stand 410 on southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)



Fig. 166 Stand 410 on southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

**Identifying Image**



Fig. 167 Single storey corrugated iron roof row houses  
(Source: tsica heritage consultants, 2015)



## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Remaining structures recommended for conservation and cannot be demolished. Incorporation in new development highly advocated</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Structures left vulnerable as development appears to have stopped with the site back on the market
Weakness	Vulnerability of structures in street earmarked for densification Vulnerability of structures should development not be completed
Risk/ Threat	Development pressure and high order use value of site
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_Residential 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 historic 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 historic 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

### 7.6.17 Corrugated iron house with wrap around stoep\_Brixton\_Stand 101

Address	Caroline Street cnr. Symons
Stand no.	101
Current zoning	Residential 1
Year of erection	1923
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
South facing freestanding residence situated on prominent stand on the corner of Caroline and Symons. House has corrugated iron roof, chimneys and wrap around stoep that is supported by columns.	

#### Locality map



Fig. 168 Stand 101 on southern boundary of Caroline Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 101, Brixton

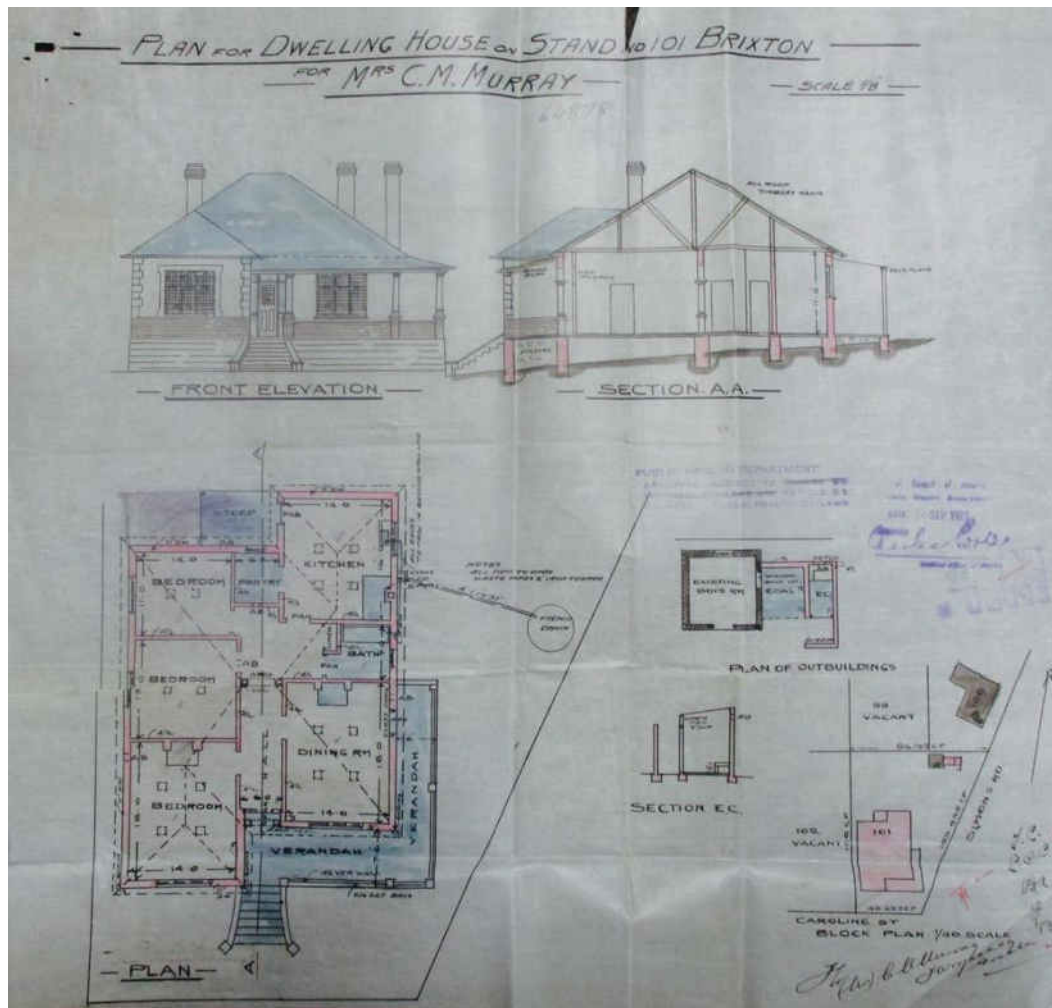


Fig. 169 Proposed plan for dwelling on Stand 101 for Mrs. CM Murray  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 170 Corrugated iron roof with wrap around stoep, on Stand 101  
(Source: City Council of Johannesburg, GIS Map)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium (100 - 160dph) density new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. New buildings to taper down to site with adjacent sites to be limited to two storeys.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### Swot analysis

Analysis	Result
Strength	House seems to be in excellent condition with most features intact  Prominent landmark position
Weakness	Visibility of house is limited due to security wall
Risk/ Threat	Development pressure and high order use value of site on important intersection
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Location along Symons streetscape

## **Conservation Management Policies\_Residential 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
- Maintain streetscape values along Symons

### **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 historic structures and the introduction of new buildings on site or near the site

### **Future development**

- Adaptively re-use the building in a manner that will not diminish – and will ideally enhance – the historic 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

**7.6.18 Corrugated iron semi-detached houses with bay windows\_Brixton\_Stand 1/334&RE/334**

Address	40 & 40A Fulham Road
Stand no.	334
Current zoning	Residential 1
Year of erection	1935
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Pair of semis built for C.P. Lingenfelder. The building consists of painted face brick with central stoeps, side bay windows and corrugated iron pitched roof structure.	

**Locality maps**



Fig. 171 Stand 1/334 on southern boundary of Fulham Road  
(Source: City Council of Johannesburg, GIS Map)





Fig. 172 Stand RE/334 on southern boundary of Fulham Road  
(Source: City Council of Johannesburg, GIS Map)

### Original plan for Stands 1/334&RE/334, Brixton

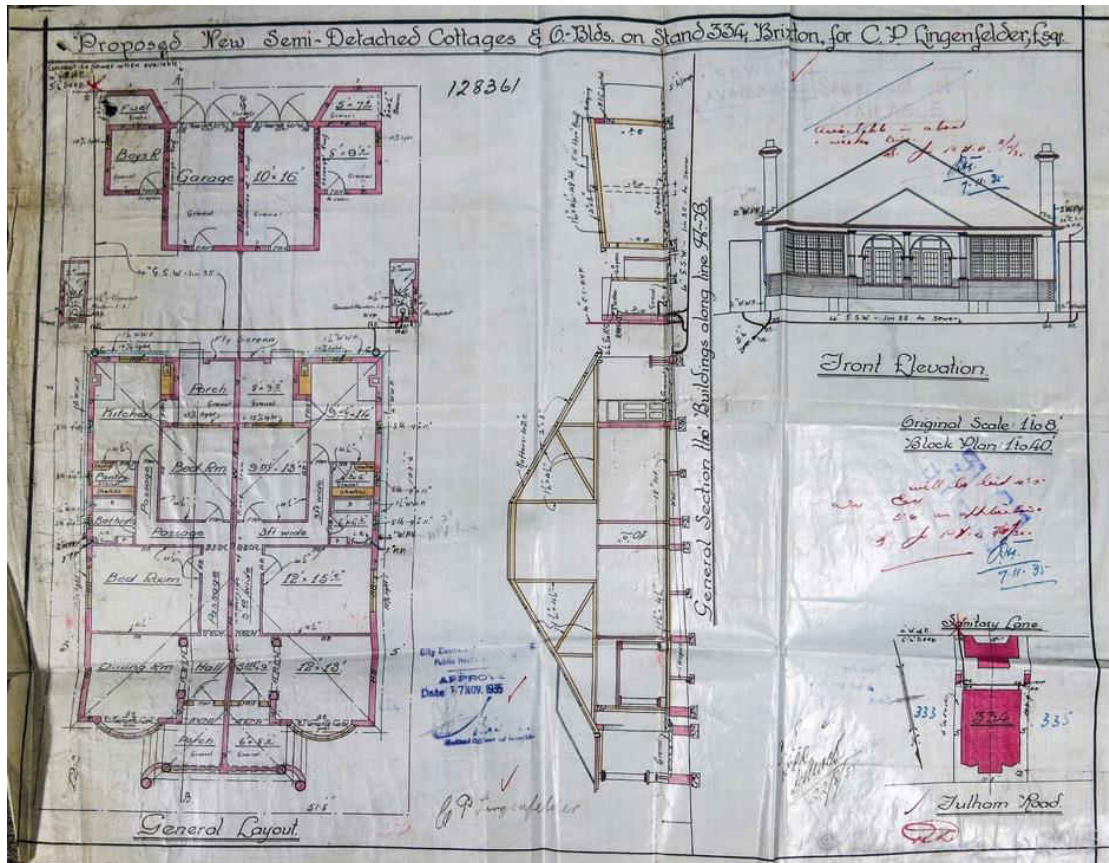


Fig. 173 Proposed plan for semi-detached cottages on Stand 334 from 1935  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 174 Pair of semis\_Corrugated iron roof with wrap central stoeps and side baywindows  
(Source: City Council of Johannesburg, GIS Map)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts only. Site backs onto low to medium density new buildings. Adjacent sites to be limited to 2 storeys.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Fair to good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

**7.6.19 Single storey semis with corrugated iron roofs\_Brixton\_Stand 1/314 & RE/314**

Address	80 & 80A Fulham Street
Stand no.	1/314 & RE/314
Current zoning	Residential 1
Year of erection	1935
Architect	H. Blumann
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Pair of single storey semis with corrugated iron roofs, bay windows and chimneys with chimney pots built for HP Venter.	

**Locality maps**

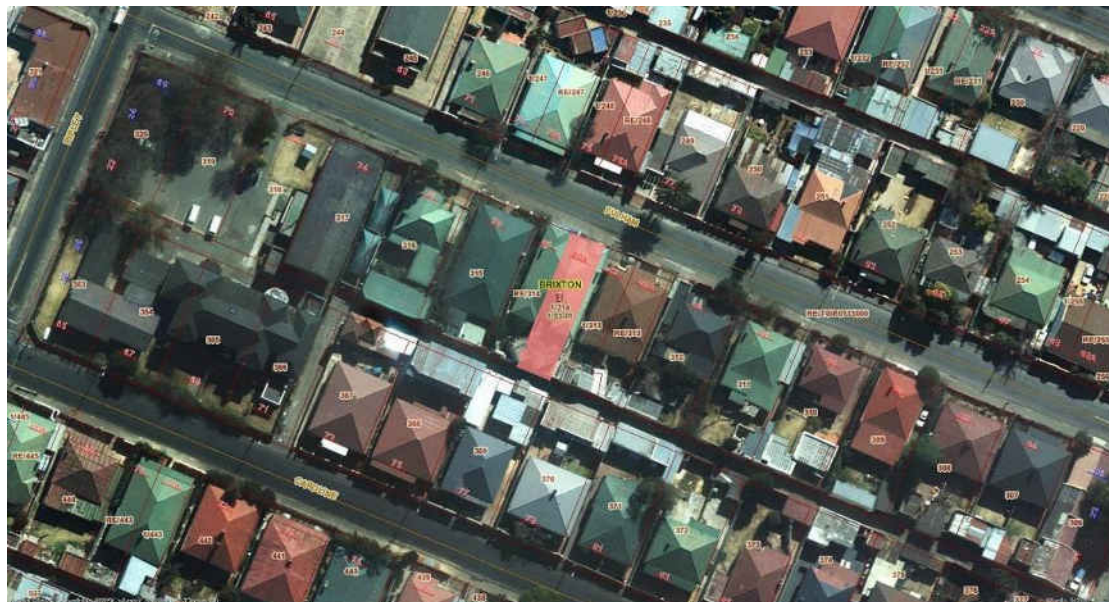


Fig. 175 Stand 1/314 on southern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

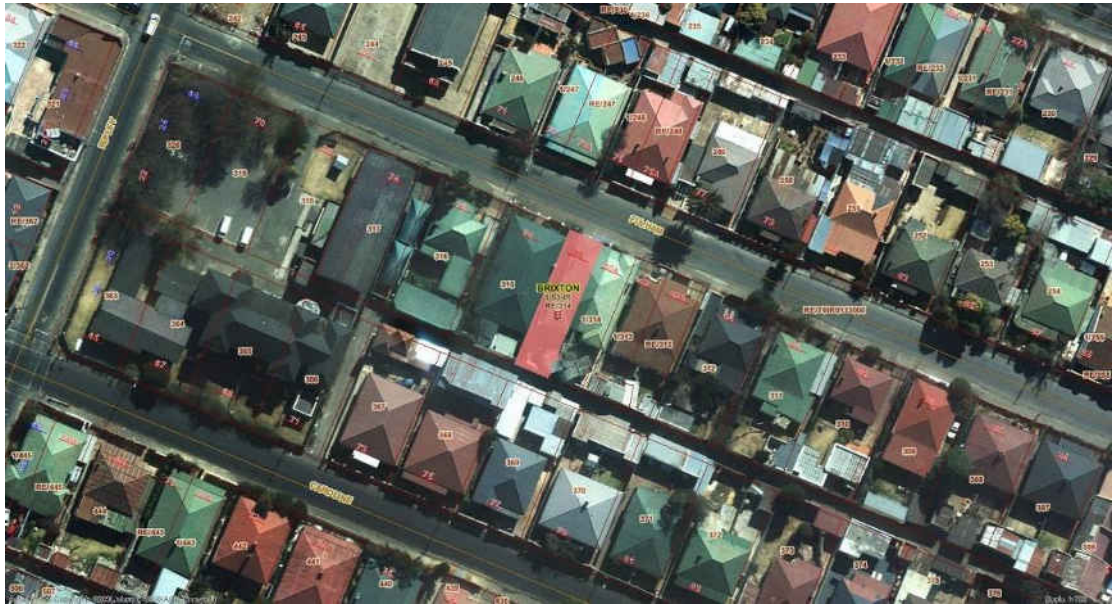


Fig. 176 Stand RE/314 on southern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

### Original plan for Stand 1/314 & RE/314, Brixton

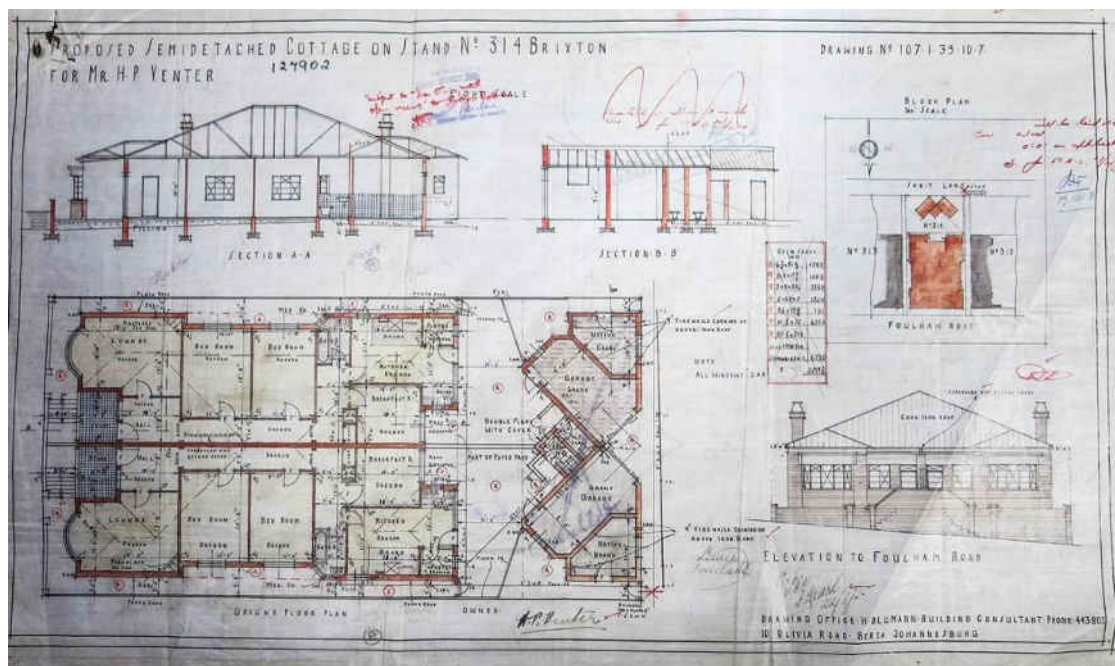


Fig. 177 Proposed semi-detached cottage on Stand 314  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 178 Corrugated iron roof single storey semis  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts only. Site backs onto low to medium density new buildings. Adjacent sites to be limited to 2 storeys.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Fair to good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

### 7.6.20 Single storey gabled house with corner stoep\_\_Brixton\_Stand 291

Address	126 Fulham Street
Stand no.	291
Current zoning	Residential 1
Year of erection	Pre 1913, alterations 1913
Architect	Saul Margo (alterations)
Heritage significance	Architectural/ Historical
Statement 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
SAHRA Grading	3A
<b>Site description</b>	
Pitched corrugated iron roof with side gable and colonnaded corner stoep. Chimneys with pots still extant. The house contributes to the streetscape qualities of Fulham Road. House built for L.A.W Vermaak.	

#### Locality map

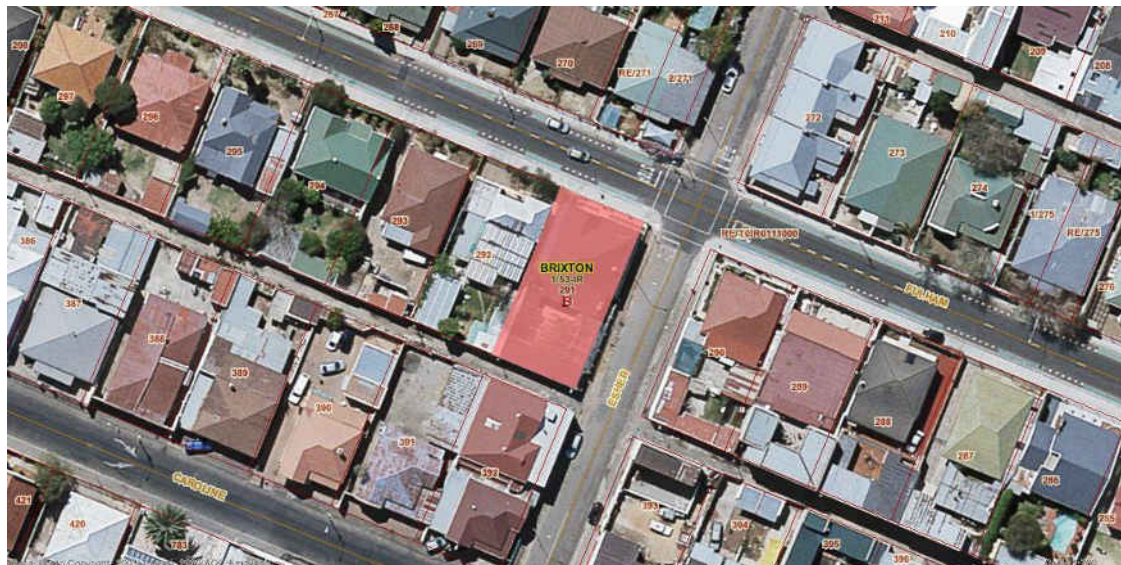


Fig. 179 Stand 291 on south-western corner of Esher and Fulham  
(Source: City Council of Johannesburg, GIS Map)



## Original plan for Stand 291, Brixton

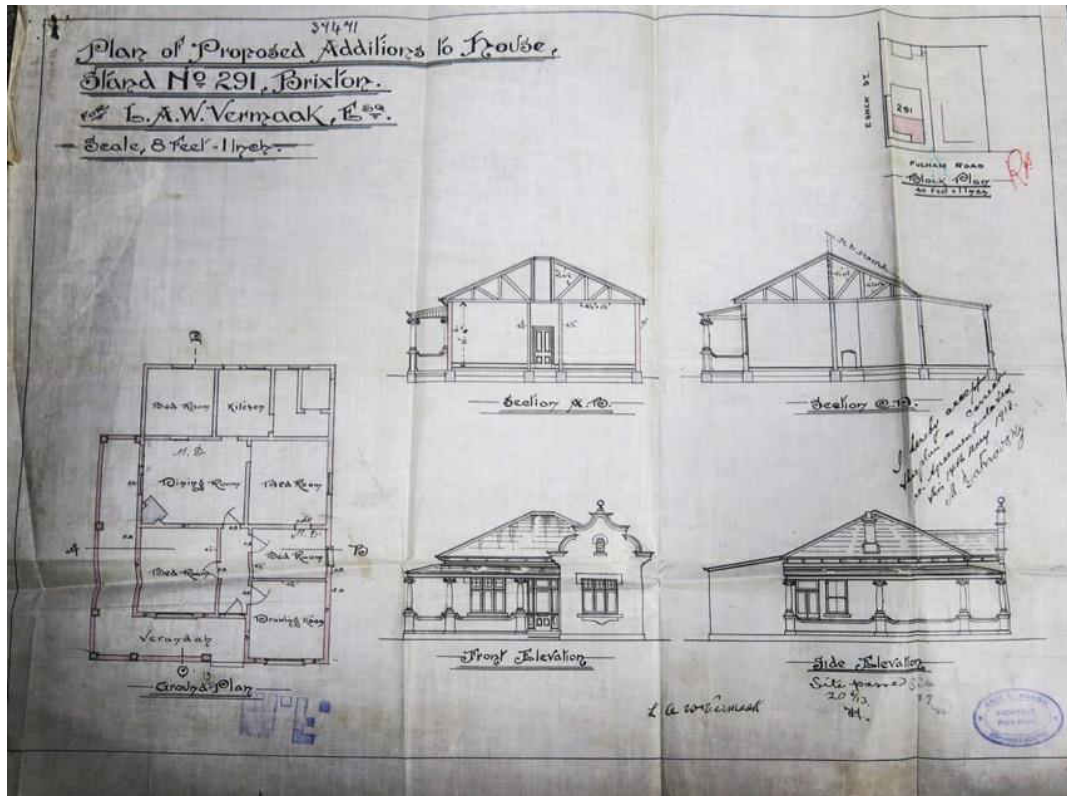


Fig. 180 Proposed additions to house dated 1913  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 181 Corrugated iron roof single storey house with side gable and corner stoep  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts only. Site backs onto low to medium density new buildings. Adjacent sites to be limited to 2 storeys.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Tapering of increased heights around site. Adjacent sites to be limited to two storeys.</p>

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

**7.6.21 Corrugated iron roof row houses with stoeps\_Brixton\_Stand 272**

Address	Corner Fulham & Esher
Stand No.	272
Current zoning	Residential 1
Year of erection	1903
Architect	S. Dunmoodie? (signature illegible)
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Built for CJ Large these row houses are some of the earliest examples in Brixton. Single storey row houses with corrugated iron roofs, firewalls and colonnaded stoeps. Although alterations have been made outside WCs, wooden floors, rails, fireplaces and other features are generally still intact.	

**Locality map**



Fig. 182 Stand 272 on north-western corner of Esher and Fulham.  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 272, Brixton

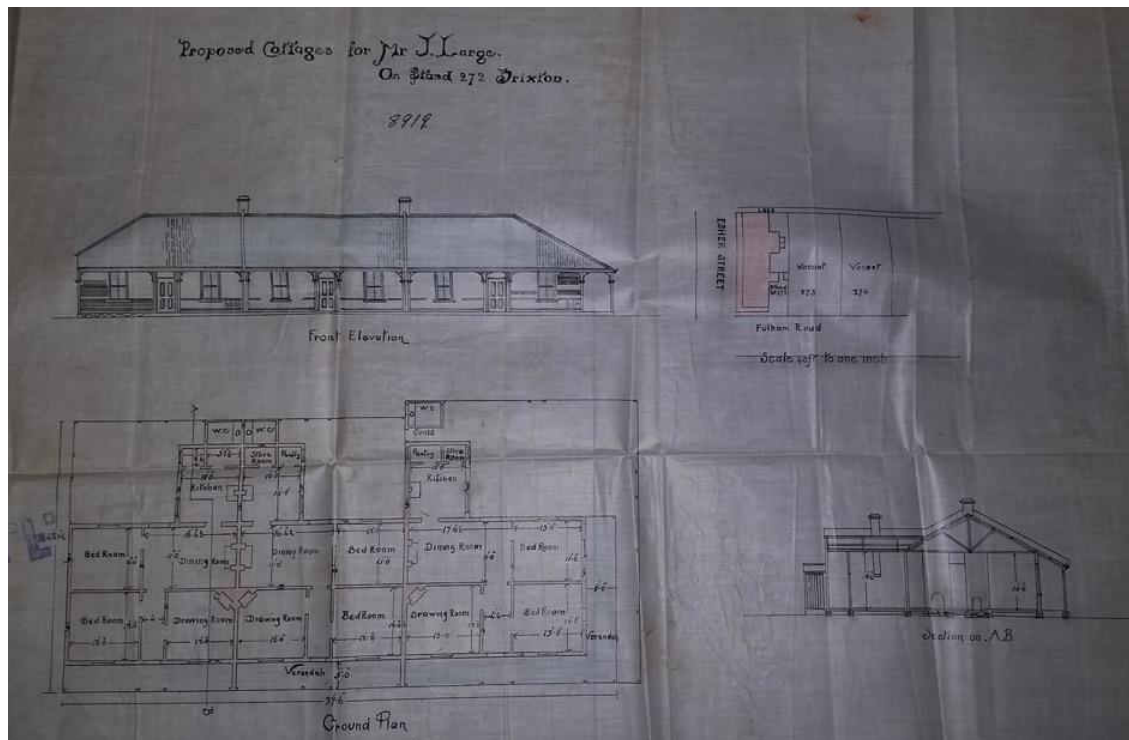


Fig. 183 Proposed row of cottages on Stand 272 from 1903  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 184 West facing façade  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

**7.6.22 Corrugated iron roof residence with side gable and stoep & wood & corrugated iron store\_Brixton\_Stand 274**

Address	127 Fulham Road
Stand No.	274
Current zoning	Residential 1
Year of erection	1914
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
<p>The first owner of the property was AE Hildebrandt. The date of construction appears on the gable of the house. The house has a corner stoep. The original store room is still extant. Unverified reports suggest that the store room might've been used during apartheid to provide shelter to political activists sought by the police.</p>	

**Location map**



Fig. 185 Stand 274 on northern boundary of Fulham.  
(Source: City Council of Johannesburg, GIS Map)



## Original plans for Stand 274, Brixton

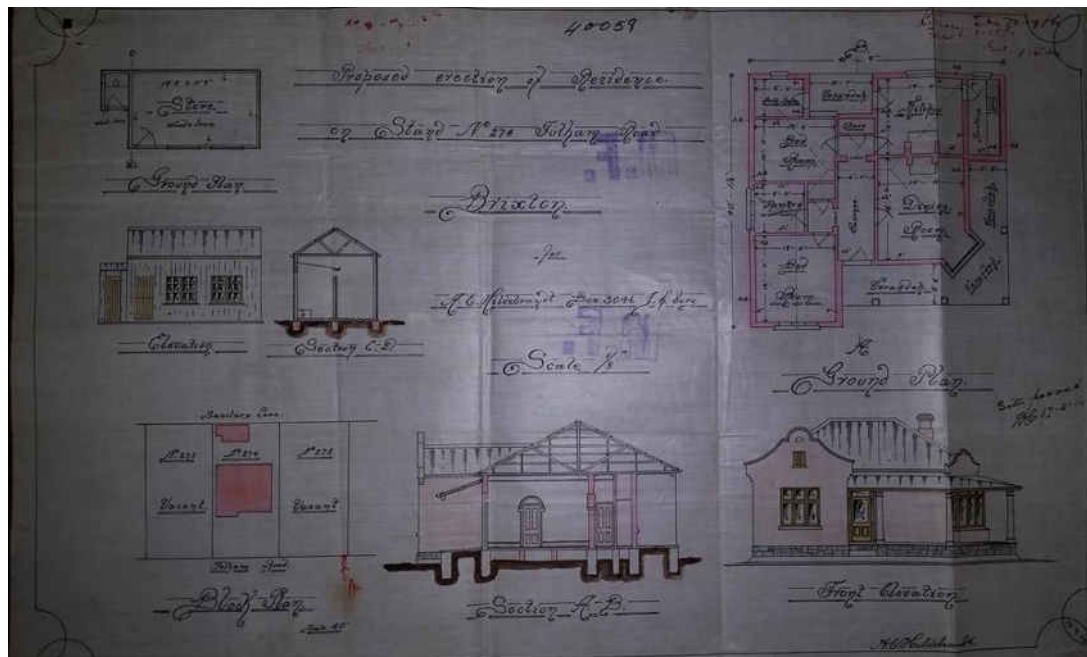


Fig. 186 Proposed erection of residence, plan shows site and floor plan, sections and elevations for Stand 274 from 1914

(Source: City Council of Johannesburg, Plans Archive)



Fig. 187 Detail of street elevation for Stand 274

(Source: City Council of Johannesburg, Plans Archive)

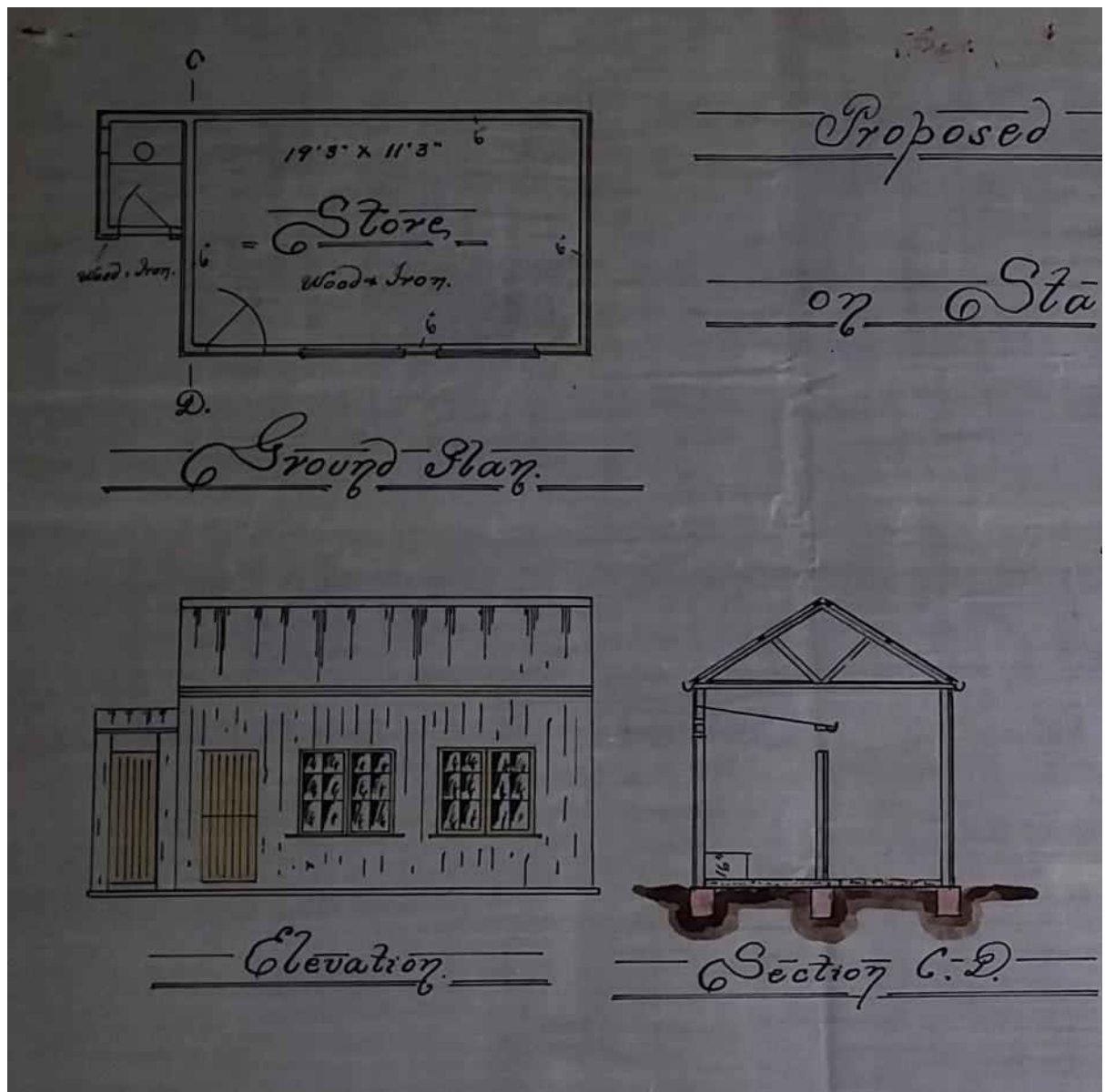


Fig. 188 Detail of corrugated iron shed from original plan for Stand 274  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 189 Corrugated iron roof single storey house with side gable and corner stoep  
(Source: tsica heritage consultants, 2015)



Fig. 190 Detail of cape dutch gable indicates year of erection 1914  
(Source: tsica heritage consultants, 2016)



Fig. 191 Wood and iron shed along service lane  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

### 7.6.23 Corrugated iron roof pair of Semis with side stoeps\_Stand 281

Address	146 Fulham Road cnr Wimbleton
Stand No.	281
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Corrugated iron roof structure semis with chimney and side stoeps facing onto Wimbleton.	

#### Location map



Fig. 192 Stand 281 on south-western corner of Fulham and Wimbleton  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 193 Corrugated iron roof single storey semis with side stoeps  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment



### 7.6.24 Single storey house with side gable & stoep\_Brixton\_Stand 84

Address	145 Fulham Street
Stand No.	84
Current zoning	Residential 1
Year of erection	1923
Architect	N/A
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
This house was built for JP Van Wyk in 1923 as single storey corrugated iron roof house with side gable and colonnaded stoep. The house contributes to the streetscape qualities of Fulham Road and serves as buffer for the neighbouring provincial heritage site.	

#### Locality map

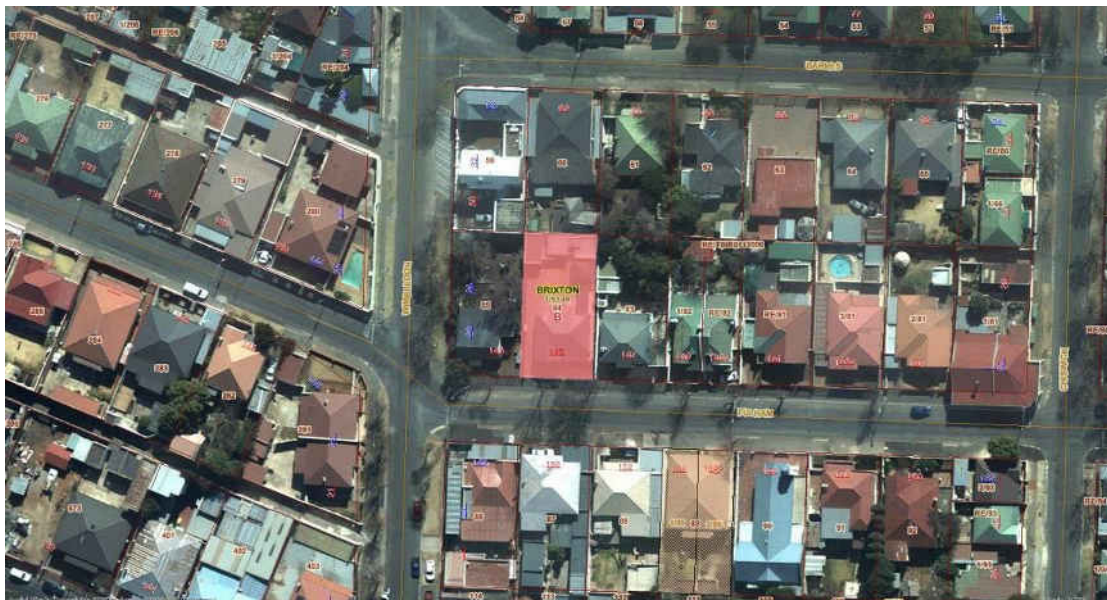


Fig. 194 Stand 84 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plan for Stand 84, Brixton**

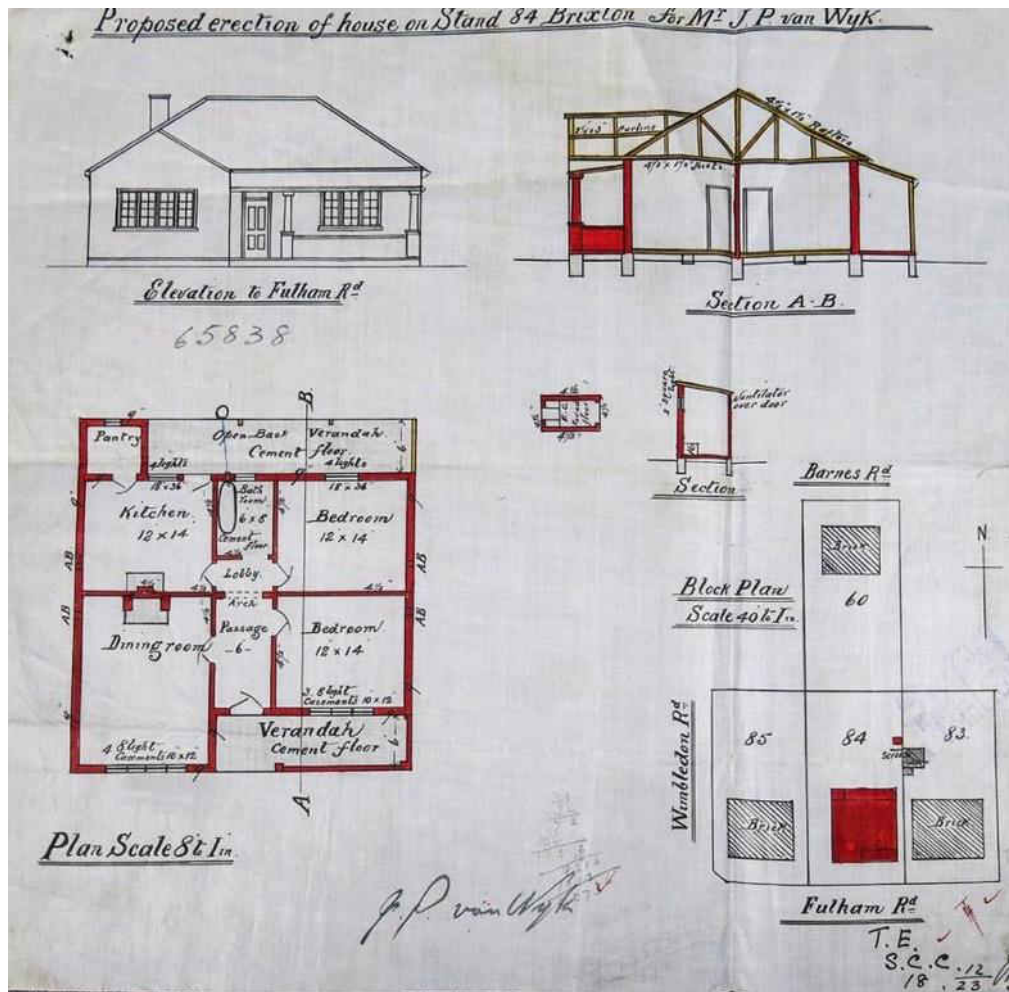


Fig. 195 Proposed erection of house on Stand 84 from 1923  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 196 Corrugated iron roof single storey house with side gable and corner stoep.  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

### 7.6.25 Single storey pitched roof house\_Brixton\_Stand 83

Address	147 Fulham Street
Stand no.	83
Current zoning	Residential 1
Year of erection	1920
Architect	N/A
Heritage significance	Architectural
Statement 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
<p><b>Site description</b></p> <p>Built for TB Haylett as single storey pitched, corrugated iron roof residence with central doorway and portico. The house contributes to the streetscape qualities of Fulham Road.</p>	

#### Locality map



Fig. 197 Stand 83 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

Original plan for Stand 83, Brixton

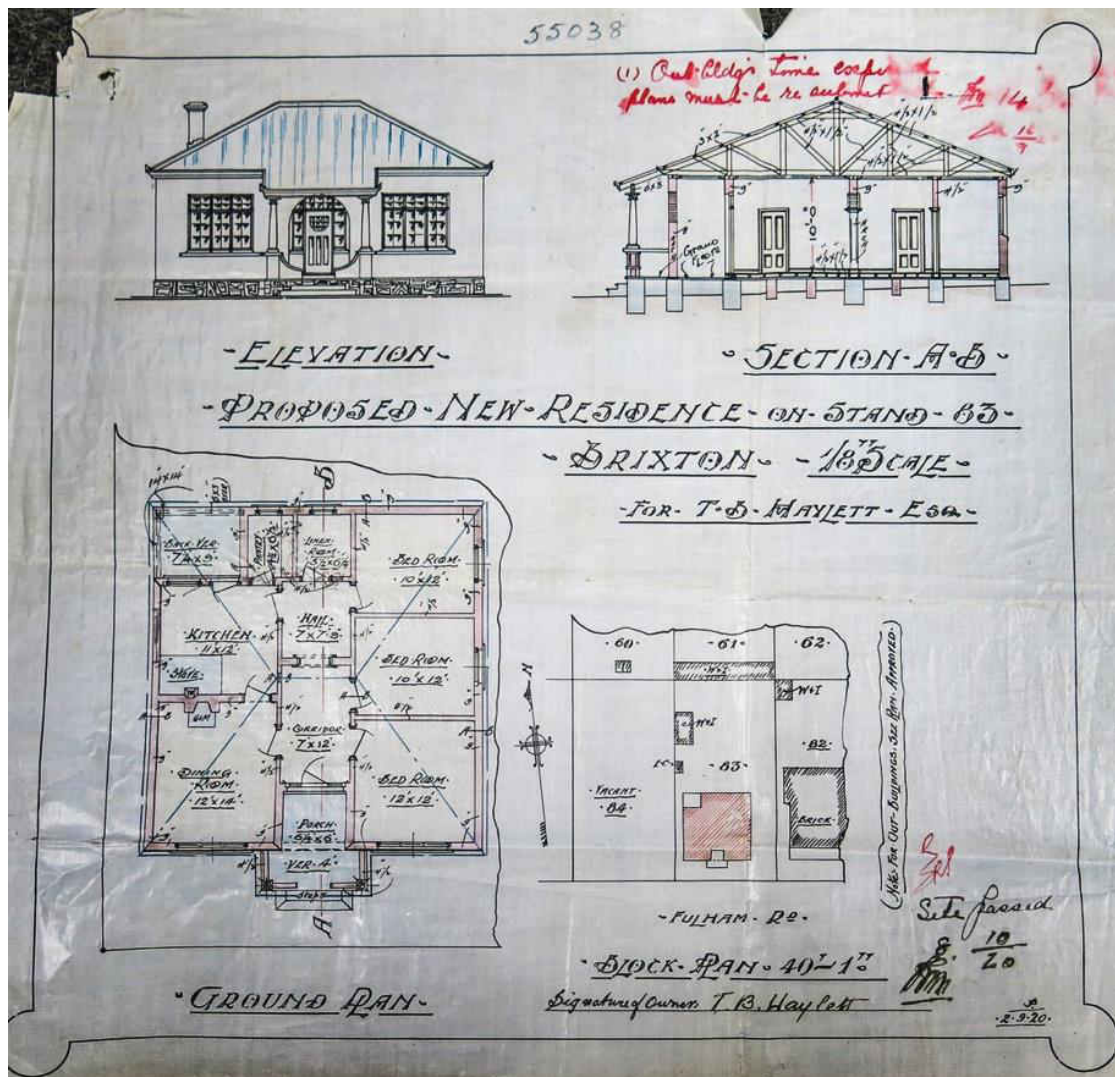


Fig. 198 Proposed new Residence on Stand 83 from 1920, plan shows site and floor plan, section and street elevation  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 199 Corrugated iron roof single storey house with central doorway and portico.  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment



### 7.6.26 Corrugated iron roof pair of semis\_Brixton\_Stand 82

Address	149 Fulham Street
Stand no.	82
Current zoning	Residential 1
Year of erection	1913
Architect	K. MacKay (draughtsmen)
Heritage significance	Architectural
Statement 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
<p><b>Site description</b></p> <p>Built for Henry Rodgers this pair of semis is divided by fire wall, with air vents above doorways and colonnaded stoeps. The roofing is from corrugated iron. The semis contribute to the streetscape qualities of Fulham Road.</p>	

#### Locality map



Fig. 200 Stand 82 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

Original plan for Stand 82, Brixton

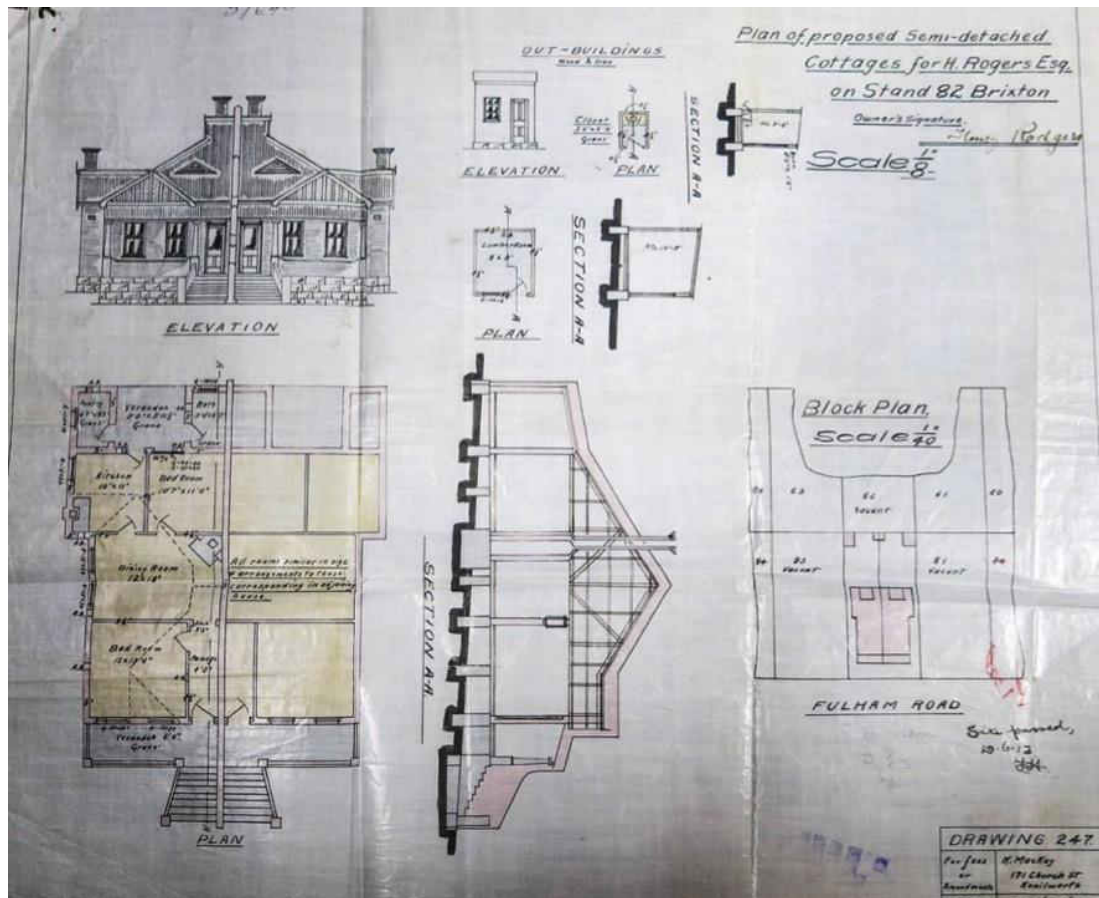


Fig. 201 Plans for semi-detached cottages on Stand 82 from 1913  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 202 Semis with fire wall, front stoeps and air vents  
(Source: tsica heritage consultants, 2015)

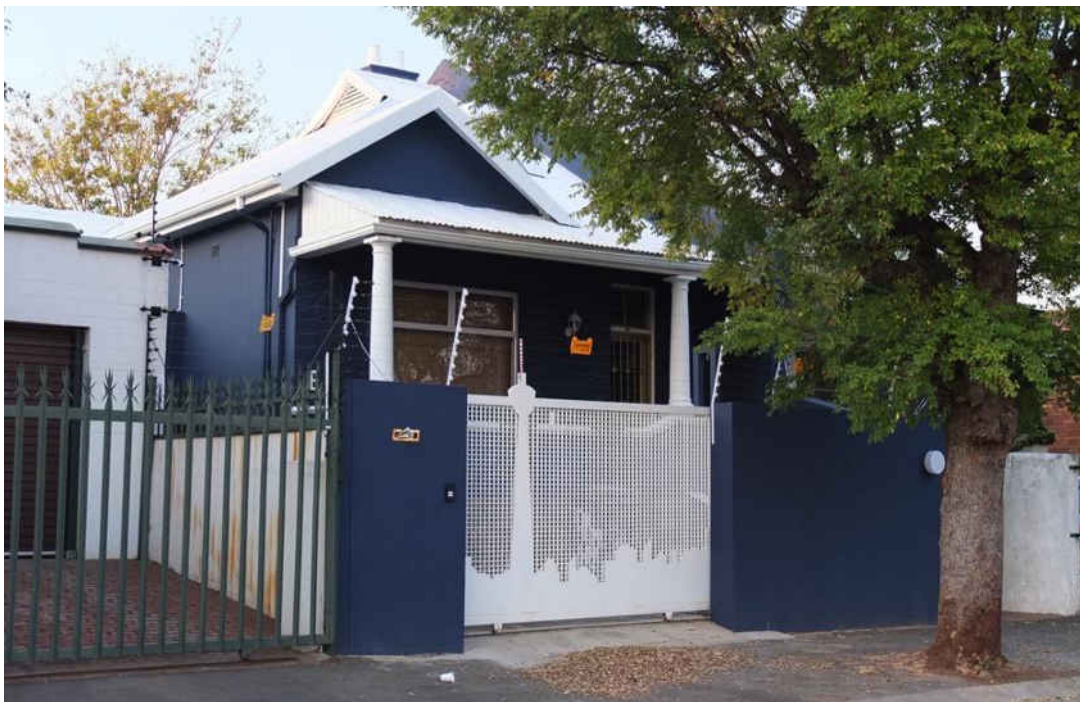


Fig. 203 Side view of semi  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60 - 100dph) density new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Falls within mixed use area</p>	<p><b>Recommendations</b> Existing height zone to be maintained to conserve historic streetscape</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Not applicable
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 and may require a Heritage Impact Assessment

### 7.6.27 Corrugated iron roof house with side gable\_Brixton\_Stand 79

Address	167 Fulham Street
Stand no.	79
Current zoning	Residential 1
Year of erection	1913
Architect	J De Foss
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Corrugated iron roof with side gable and colonnaded stoep. Year of construction appears on gable.	

#### Locality map



Fig. 204 Stand 79 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 79, Brixton

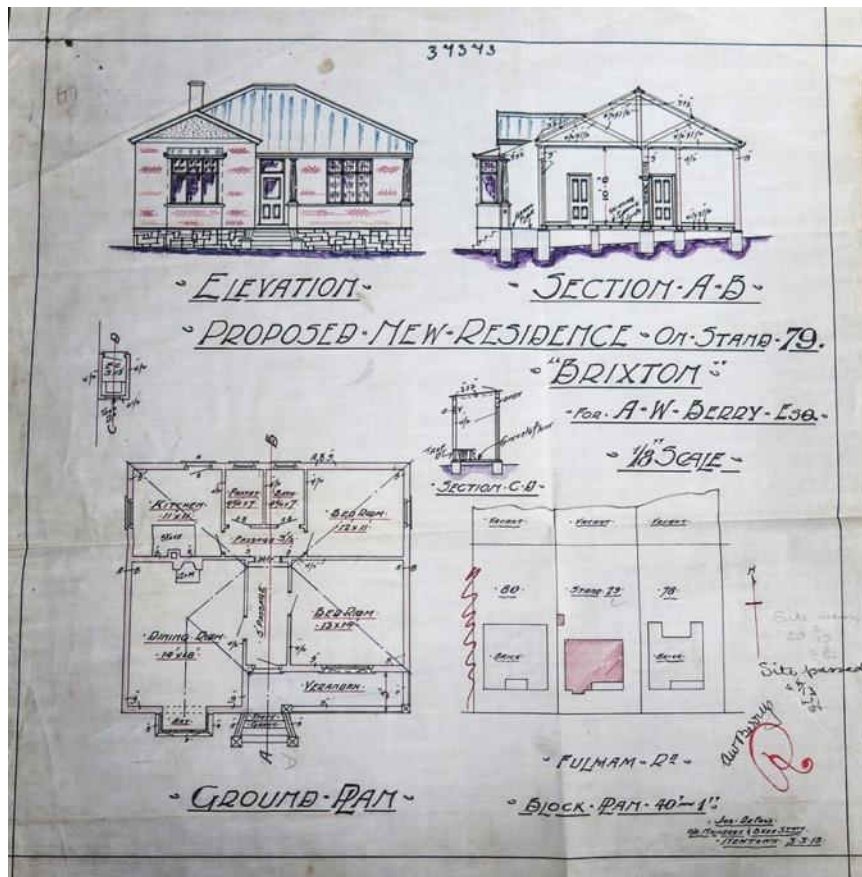


Fig. 205 Plan for freestanding house close to street edge with bay window, corrugated iron roof, side stoep and central doorway from 1913  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 206 Stand 79 on northern boundary of Fulham Street\_Gable with side stoep  
 (Source: tsica heritage consultants, 2015)



Fig. 207 Stand 79\_Context\_ Contribution to historic streetscape  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 - 160dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> House recommended for conservation and cannot be demolished. House to be retained as example of early 20<sup>th</sup> century residential architecture within historic streetscape</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Site is surrounded by single storey residences and it is recommended that building heights</p>



	around the site of maximum two storeys be maintained and retain historic streetscape/ edge.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original elements intact
Weakness	Some maintenance requirements
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected near it/ or if the site is demolished
Strength/Opportunity	Opportunity to retain as part of historic streetscape  Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of aesthetically and architecturally significant building within historic streetscape
- Ensure that all new buildings erected do not conflict or overpower the heritage building. Adjacent buildings to be limited to two storeys

### **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 historic 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 – the historic 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
- Consultation with Interested & Affected Parties required

### 7.6.28 Corrugated iron roof house with side gable\_Brixton\_Stand 78

Address	169 Fulham Street
Stand no.	78
Current zoning	Residential 1
Year of erection	1912 (Additions)
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Corrugated iron roof with side gable and colonnaded stoep. Alterations of 1912 were carried out for F. Thornton.	

#### Locality map

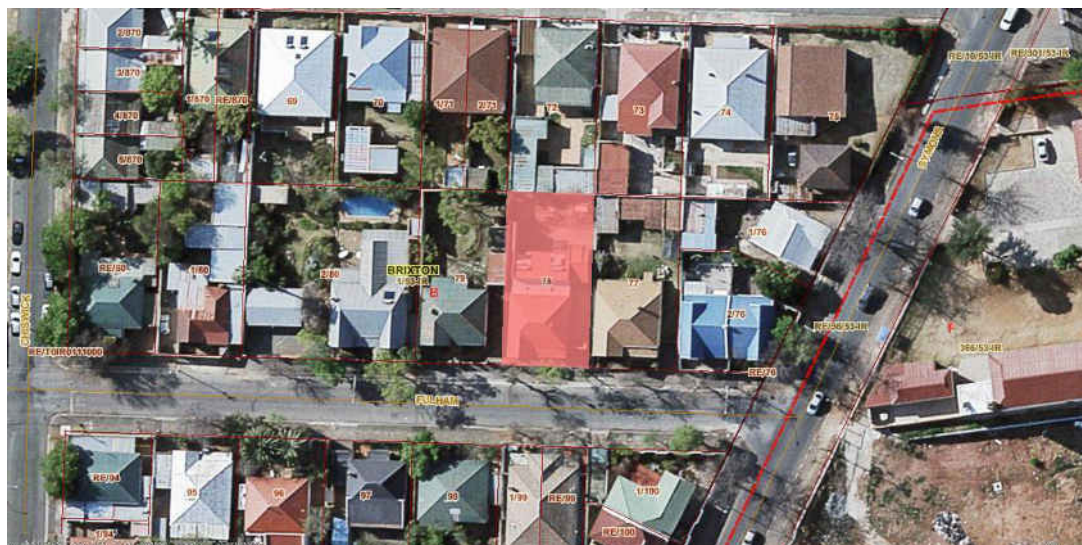


Fig. 208 Stand 78 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 78, Brixton

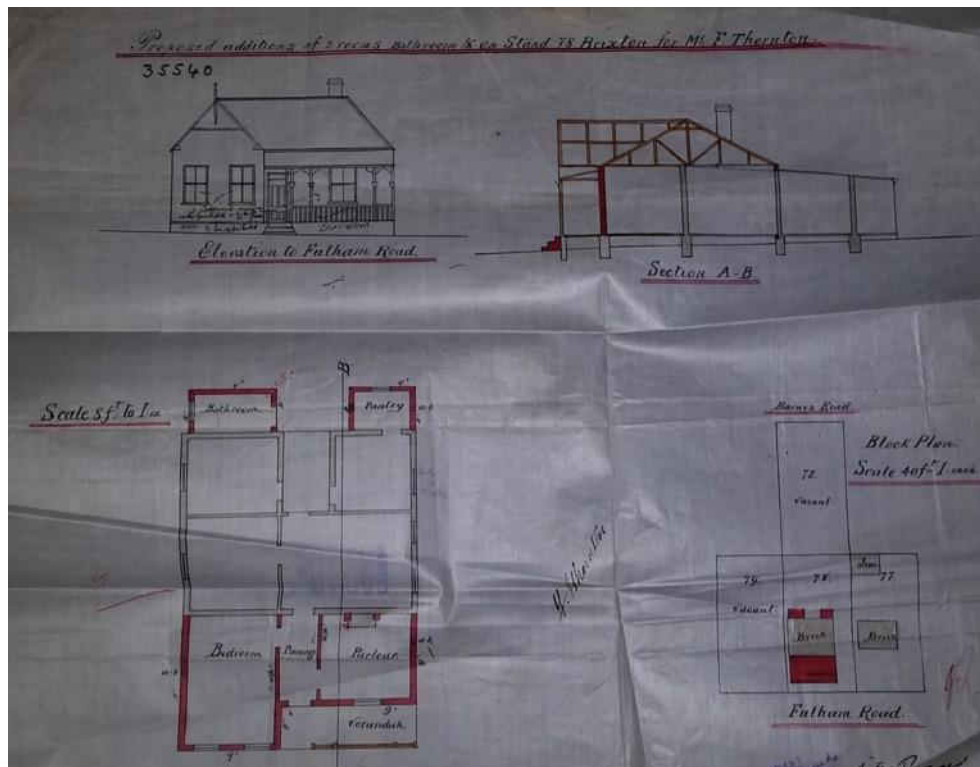


Fig. 209 Plan for freestanding house close to street edge with corrugated iron roof, side stoep and central doorway

(Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 210 Stand 78 on northern boundary of Fulham Street\_Gable with side stoep  
(Source: tsica heritage consultants, 2015)



Fig. 211 Stand 78\_Context\_Contribution to historic streetscape  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 - 160dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> House recommended for conservation and cannot be demolished. House to be retained as example of early 20<sup>th</sup> century residential architecture within historic streetscape</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Site is surrounded by single storey residences and it is recommended that building heights around the site of maximum</p>

	two storeys be maintained and retain historic streetscape/ edge.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original elements intact
Weakness	Original face brick painted over
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected near it/ or if the site is demolished
Strength/Opportunity	Opportunity to retain as part of historic streetscape Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of aesthetically and architecturally significant building within historic streetscape
- Ensure that all new buildings erected do not conflict or overpower the heritage building. Adjacent buildings to be limited to two storeys

### **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 historic 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 – the historic 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
- Consultation with Interested & Affected Parties required

### 7.6.29 Corrugated iron roof house with side gable\_Brixton\_Stand 77

Address	171 Fulham Street
Stand no.	77
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Corrugated iron roof with side gable and colonnaded stoep. Year of construction appears on gable. The first owner was most likely H. Redford (name partially illegible) based on alterations.	

#### Locality map



Fig. 212 Stand 77 on northern boundary of Fulham Street  
(Source: City Council of Johannesburg, GIS Map)



## Original plan stored on microfiche

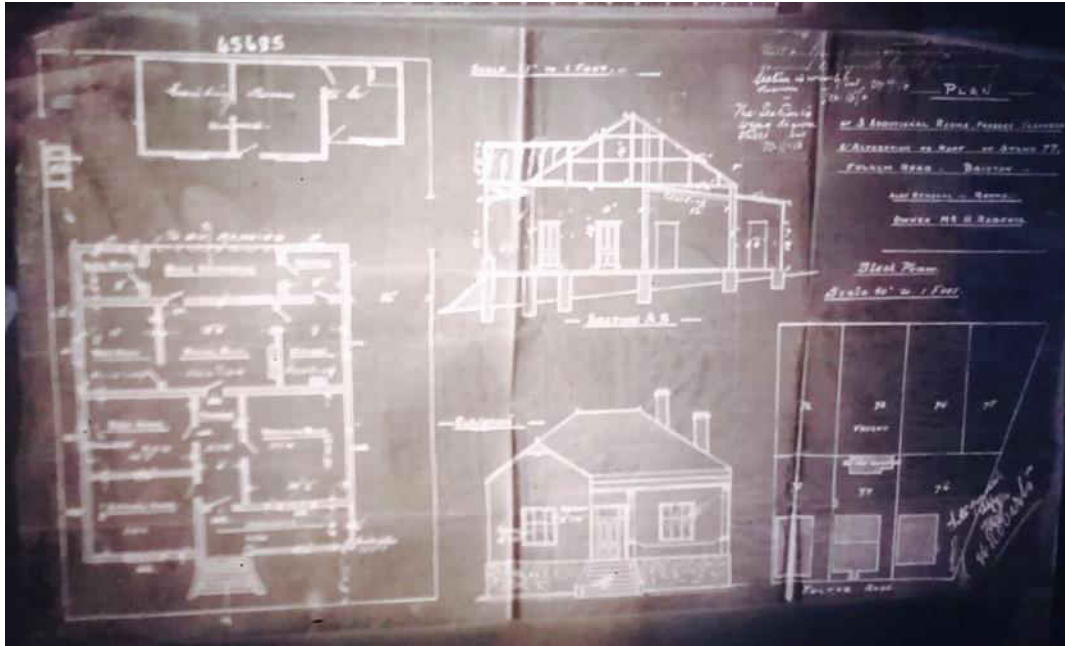


Fig. 213 Plan for freestanding house close to street edge with corrugated iron roof, side stoep and central doorway  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Images

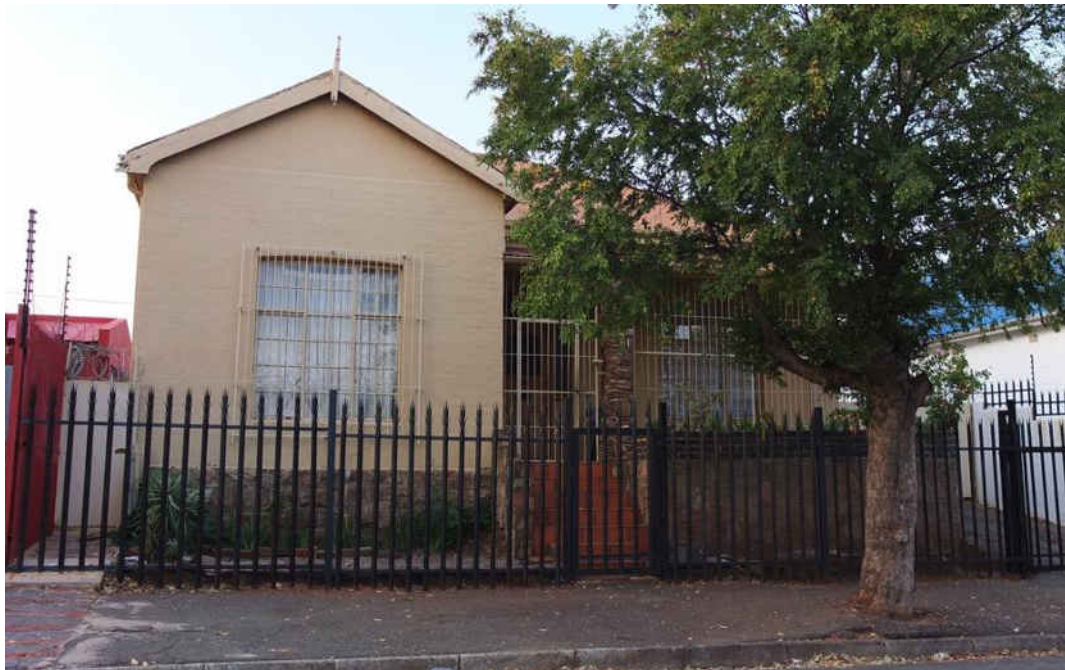


Fig. 214 Stand 77 on northern boundary of Fulham Street\_Gable with side stoep  
(Source: tsica heritage consultants, 2015)



Fig. 215 Stand 77\_Context\_Contribution to historic streetscape qualities  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 - 160dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> House recommended for conservation and cannot be demolished. House to be retained as example of early 20<sup>th</sup> century residential architecture within historic streetscape</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Site is surrounded by single storey residences and it is recommended that</p>

	building heights around the site of maximum two storeys be maintained and retain historic streetscape/ edge.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original elements intact
Weakness	Alterations to stoep have altered site integrity
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected near it/ or if the site is demolished
Strength/Opportunity	Opportunity to retain as part of historic streetscape  Economic potential due to the site's location in close proximity to commercial spine  Opportunity to reverse or restore unsympathetic alterations to stoep

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of aesthetically and architecturally significant building within historic streetscape
- Ensure that all new buildings erected do not conflict or overpower the heritage building. Adjacent buildings to be limited to two storeys

### **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 historic 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 – the historic 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
- Consultation with Interested & Affected Parties required

**7.6.30 Pair of semis with side gables & central stoeps\_Brixton\_Stand 2/76**

Address	173 Fulham Street
Stand no.	2/76
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Pair of semis with side gables, central stoeps, corrugated iron roof structure and central chimneys.	

**Locality map**



Fig. 216 Stand 2/76  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 217 Stand 72/6\_Pair of semis on important streetscape where Symons & Fulham meet (Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 - 160dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> House recommended for conservation and cannot be demolished. House to be retained as example of early 20<sup>th</sup> century residential architecture within historic streetscape</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Site is surrounded by single storey residences and it is recommended that building heights</p>

	around the site of maximum two storeys be maintained and retain historic streetscape/ edge.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original elements intact. Building in good condition.
Weakness	Not applicable
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected near it/ or if the site is demolished
Strength/Opportunity	Opportunity to retain as part of historic streetscape  Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of aesthetically and architecturally significant building within historic streetscape
- Ensure that all new buildings erected do not conflict or overpower the heritage building. Adjacent buildings to be limited to two storeys

### **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 historic 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 – the historic 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
- Consultation with Interested & Affected Parties required



**7.6.31 Single storey building with side gable and stoep\_Brixton\_Stand 1/76**

Address	15 Caroline Street
Stand no.	1/76
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Single storey building with side gable and stoep and central doorway.	

**Locality map**



Fig. 218 Stand 1/76 on the western boundary of Symons Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 219 Stand 1/76\_Pitched roof corrugated iron house with side gable and stoep  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 - 160dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> House recommended for conservation and cannot be demolished. House to be retained as example of early 20<sup>th</sup> century residential architecture within historic streetscape</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Site is surrounded by single storey residences and it is recommended that building heights around the site of maximum two storeys be</p>

	maintained and retain historic streetscape/ edge.
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Original elements intact. Building in good condition.
Weakness	Not applicable
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected near it/ or if the site is demolished
Strength/Opportunity	Opportunity to retain as part of historic streetscape  Economic potential due to the site's location in close proximity to commercial spine

## **Conservation Management Policies\_Residential sites**

### **Views/Vistas**

- Retain views of aesthetically and architecturally significant building within historic streetscape
- Ensure that all new buildings erected do not conflict or overpower the heritage building. Adjacent buildings to be limited to two storeys

### **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 historic 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 – the historic 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
- Consultation with Interested & Affected Parties required

**7.6.32 Corrugated iron roof pair of semis with central doorways & side bay windows\_Brixton\_Stand RE/236 & 1/236**

Address	12 & 12A Barnes Road
Stand no.	RE/236 & 1/236
Current zoning	Residential 1
Year of erection	1937
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Pair of semis built for G. Catto. The semis consist of corrugated iron roof structure with central doorways, chimneys and side bay windows.	

**Locality map**



Fig. 220 Stand RE/236 on southern boundary of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)



Fig. 221 Stand 1/236 on southern boundary of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)

### Original plan for Stands RE/236 & 1/236, Brixton

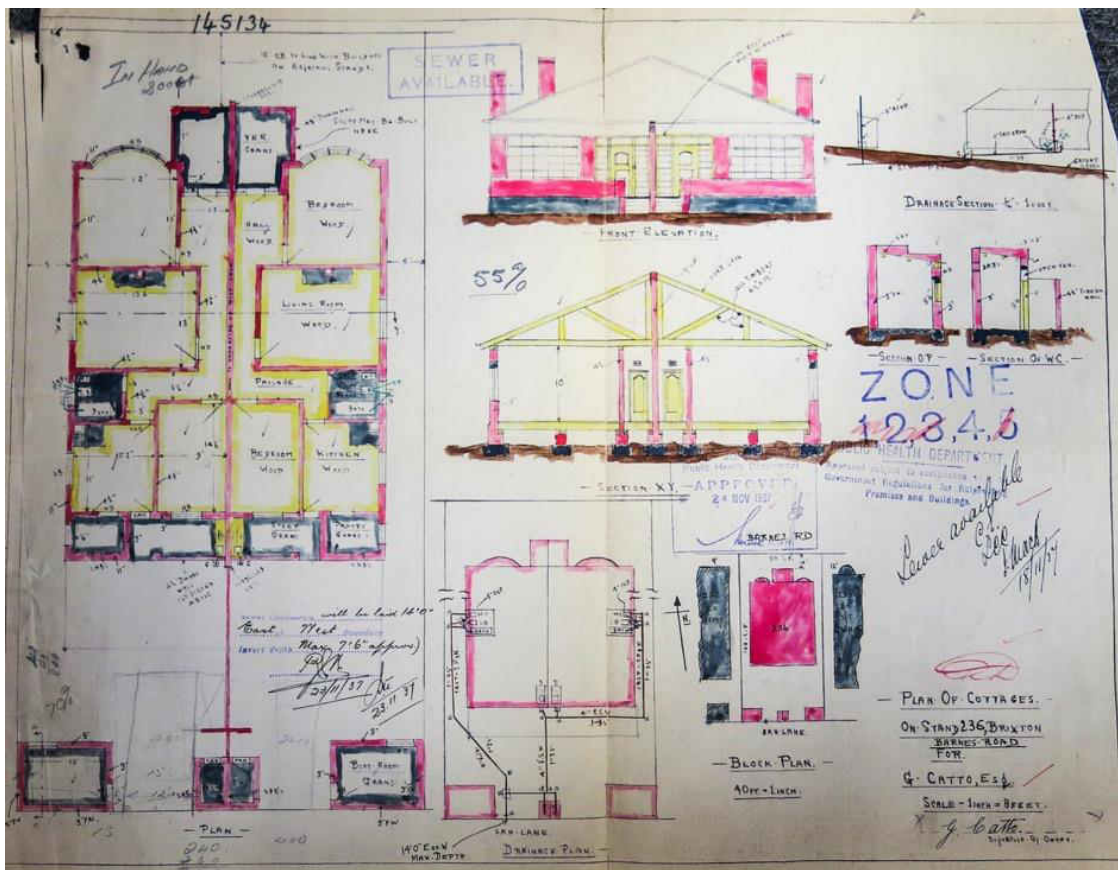


Fig. 222 Original building plans  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image

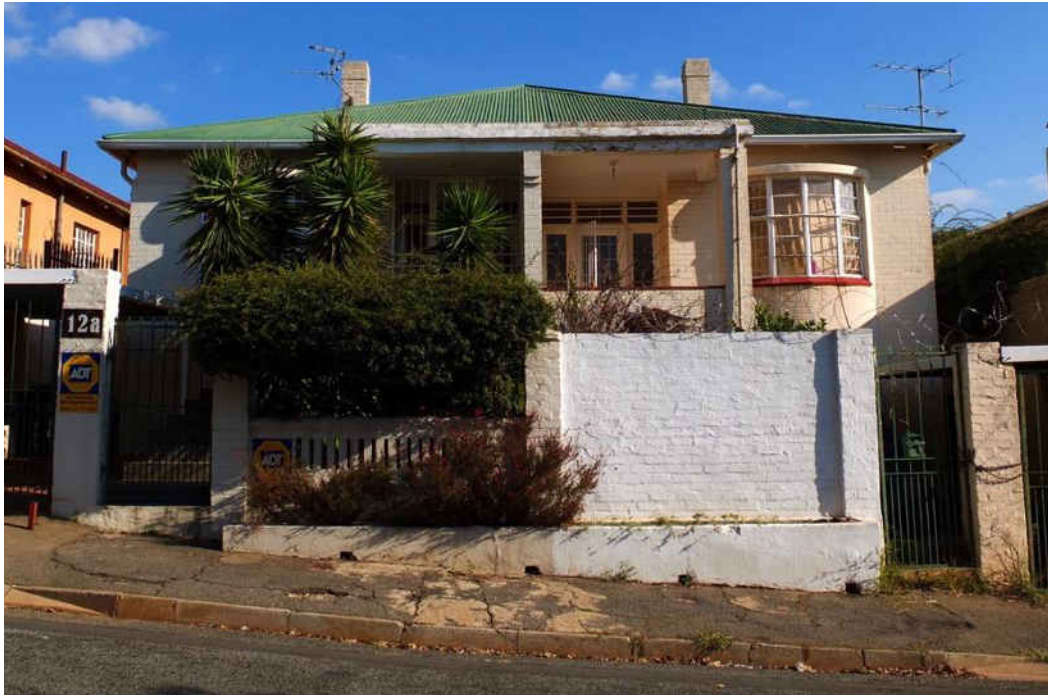


Fig. 223 Pair of semis with central doorways, side bay windows and pitched roof  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition
Weakness	Alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment



### 7.6.33 Corrugated iron roof pair of semis\_Brixton\_Stand 206

Address	72 & 72A Barnes Road
Stand no.	1/206 & RE/206
Current zoning	Residential 1
Year of erection	1904
Architect	Reginald Cannon
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Pair of semis built for D. Nicoll. The semis have front stoeps with corrugated iron roofs and chimneys.	

### Locality maps

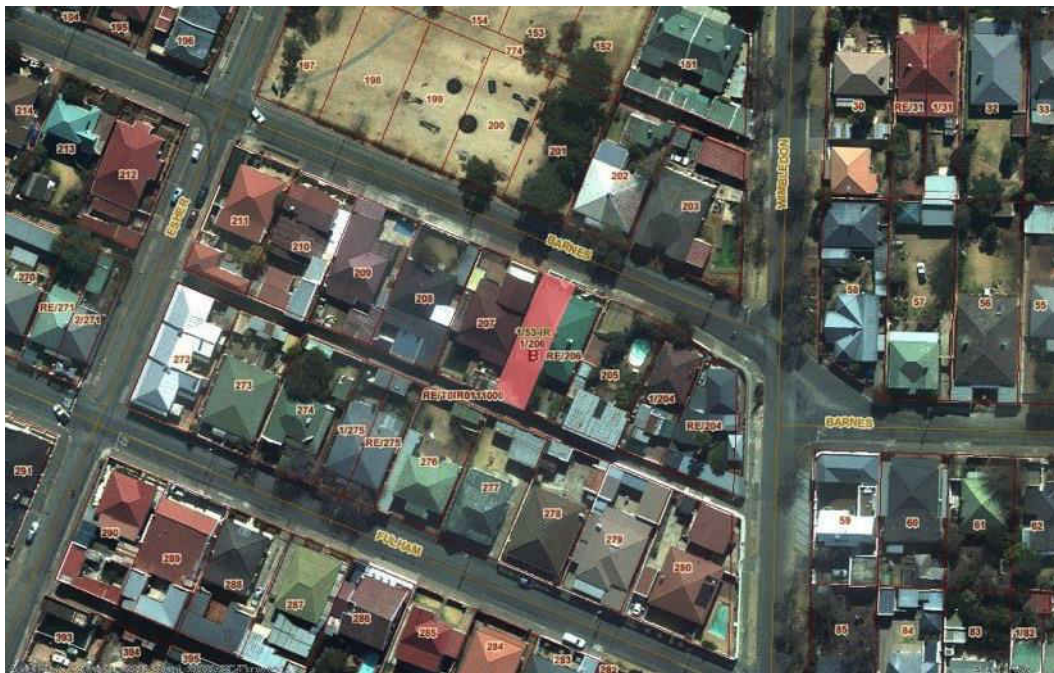


Fig. 224 Stand 1/206 on southern boundary of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)



Fig. 225 Stand RE/206 on southern boundary of Barnes Road  
 (Source: City Council of Johannesburg, GIS Map)

**Original plan for Stands 1/206 & RE/206, Brixton**

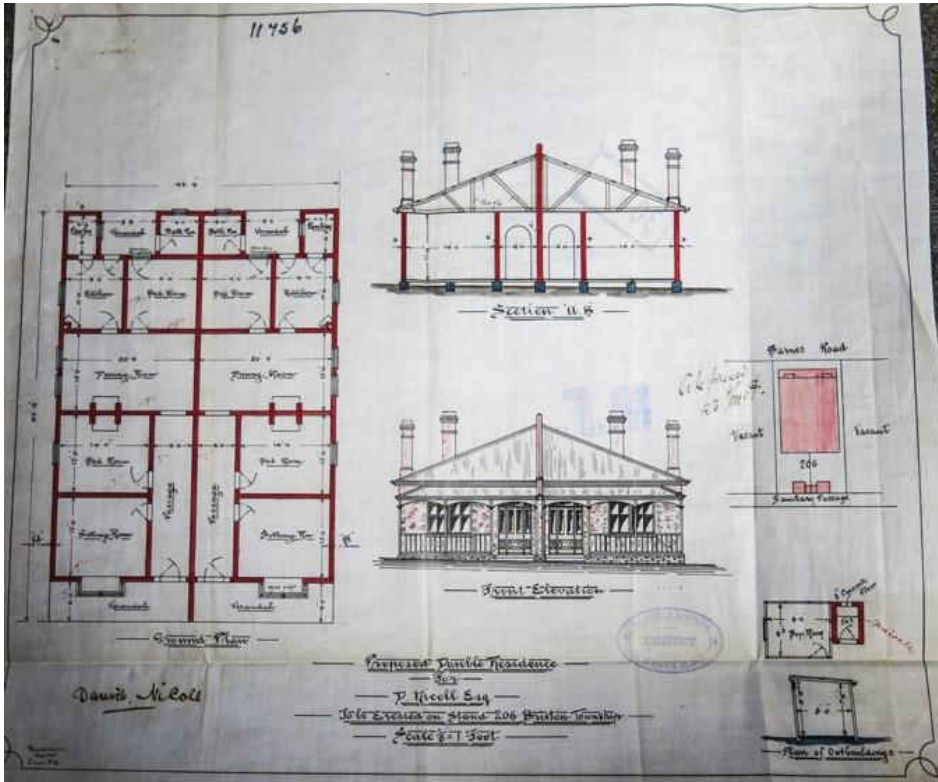


Fig. 226 Plan for pair of semis with fire wall, wood trusses, chimneys and sash windows from 1904

(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 227 Stand RE/206 on southern boundary of Barnes Road.  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.34 Pitched roof corrugated iron house with front veranda and central doorway\_Brixton\_Stand 61**

Address	84 Barnes Road
Stand no.	61
Current zoning	Residential 1
Year of erection	1930
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Constructed for J.R. Roberts in 1930, this is an early example of a house planned with a garage. The house is freestanding with a pitched corrugated iron roof, front veranda and central doorway.	

**Locality map**



Fig. 228 Stand 61 on southern boundary of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 61, Brixton

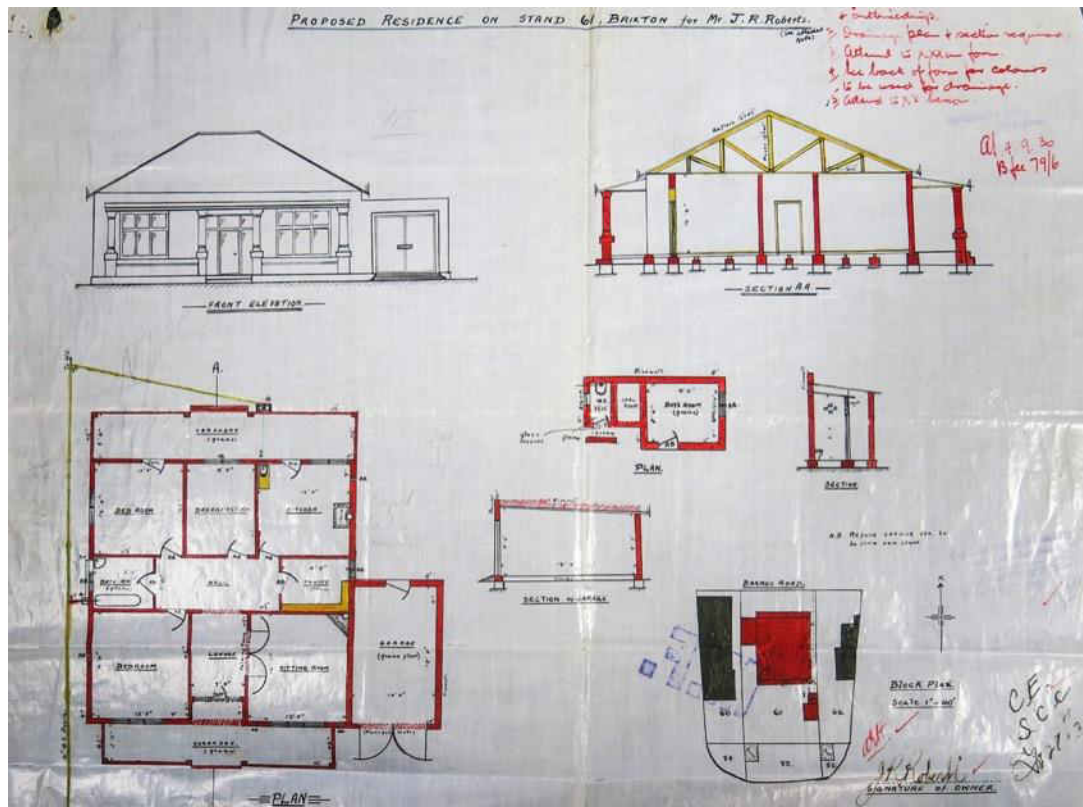


Fig. 229 Plan for stand 61 with provision for garage  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 230 Stand 61 on southern boundary of Barnes Road.  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment



### 7.6.35 Corrugated iron roof house\_Brixton\_Stand 69

Address	100 Barnes Road
Stand no.	69
Current zoning	Residential 1
Year of erection	1933
Architect	John B Ferguson
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Semi-detached houses built for HAO Gouws in 1933. This is a good example of a more pared down and utilitarian semi. The architect was John B Ferguson mainly known today for his residential buildings.	

### Locality map



Fig. 231 Stand 69 on southern boundary of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 69, Brixton

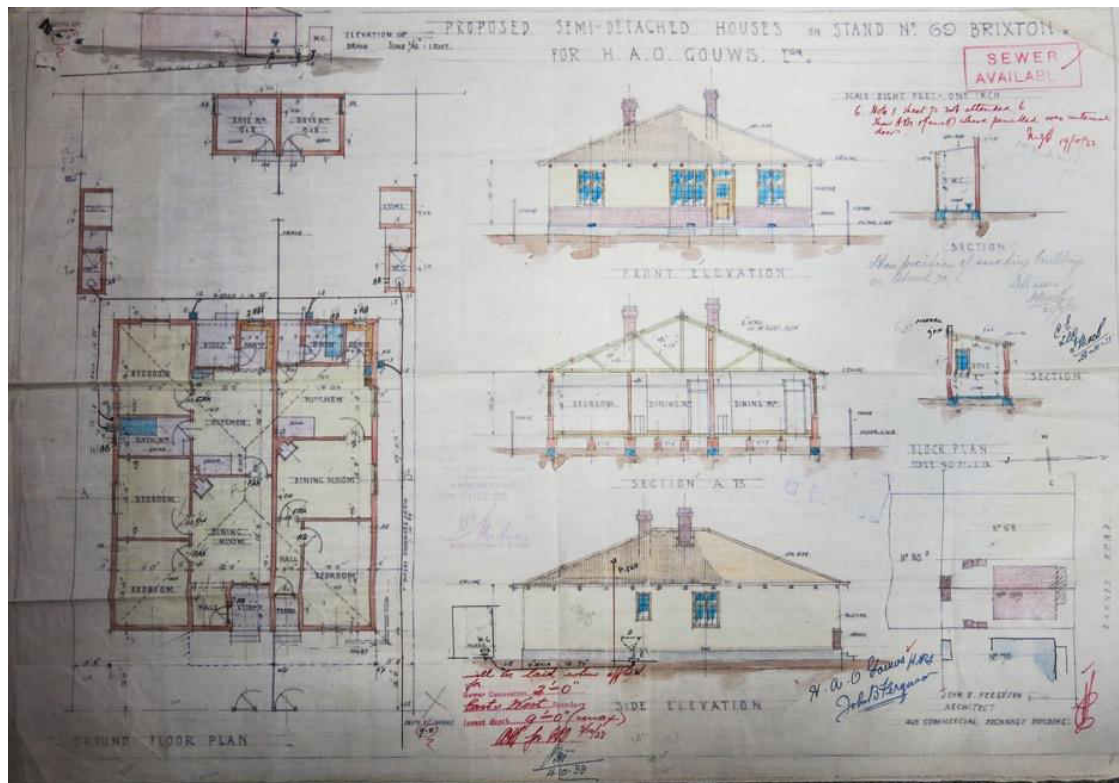


Fig. 232 Proposed semi-detached houses on Stand 69 from 1933  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 233 Stand 69 along Barnes Road  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.6.36 House Bridgman\_Brixton\_Stand 168

Address	52 Putney Road
Stand no.	168
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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 (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa;
Proposed SAHRA Grading	3A
<p><b>Site description</b></p> <p>Number 52 Putney Road was once home to Clara Davis Bridgman (1872 – 1956) wife of activist and missionary Frederick Brainerd Bridgman (1869 – 1925). Frederick came from a well-known American missionary family, his parents Henry Martyn and Laura Bridgman, having served as missionaries in South Africa since 1860. He was instrumental in the founding of the Helping Hand Club in Jeppestown, together with Henry Melville Tabert and Howard Pim the Bantu Men's Social Club in 1924 and with Dr. Ray Phillips the Jan Hofmeyr School of Social Studies – the first institution to train black social workers in South Africa. According to a Wikipedia entry, alumni of the school included Gibson Kente, Ellen Kuzwayo, Winnie Mandela, Joshua Nkomo, Louis Petersen and Eduardo Chivambo Mondlane. Frederick also began a clinic for migrant mine workers with the intention of eventually establishing a hospital. However, he died in 1925 during a visit to the USA and the work of fundraising passed to his wife, Clara. She raised the funds required and the Bridgman Memorial Clinic opened in 1928. Clara Bridgman retired in 1941 to the US and died in 1956. It is unclear whether the couple lived here together. (Source: Biographical information sourced from the Oberlin College Archives Website: RG30/349-The Bridgman Family Papers, accessed in March 2016).</p>	

## Locality map



Fig. 234 Stand 168 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 235 House Bridgman along Putney Road  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<b>Densities</b> Existing densities and height zones remain	<b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.
<b>Transport</b> No transport upgrades planned	<b>Recommendations</b> Not applicable.
<b>Social cluster development</b> No social cluster development is earmarked for this area	<b>Recommendations</b> Not applicable.
<b>Mixed-use development</b> Existing zoning to remain in effect	<b>Recommendations</b> Existing height zone to be maintained Ridge lines to be protected

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment



### 7.6.37 Freestanding house with side gable\_Brixton\_Stand 165

Address	58 Putney Road
Stand no.	165
Current zoning	Residential 1
Year of erection	1922
Architect	Thomas W Mackey
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Built of MF Wheeling in 1922 as freestanding house with side gable, stone foundations, chimneys, corrugated iron roof structure and central stoep. Thomas W Mackey was an architect originally from Ireland. He worked in partnership with Leech and later Toogood. He died in 1926.	

### Locality map



Fig. 236 Stand 165 along southern side of Putney Road  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 165, Brixton

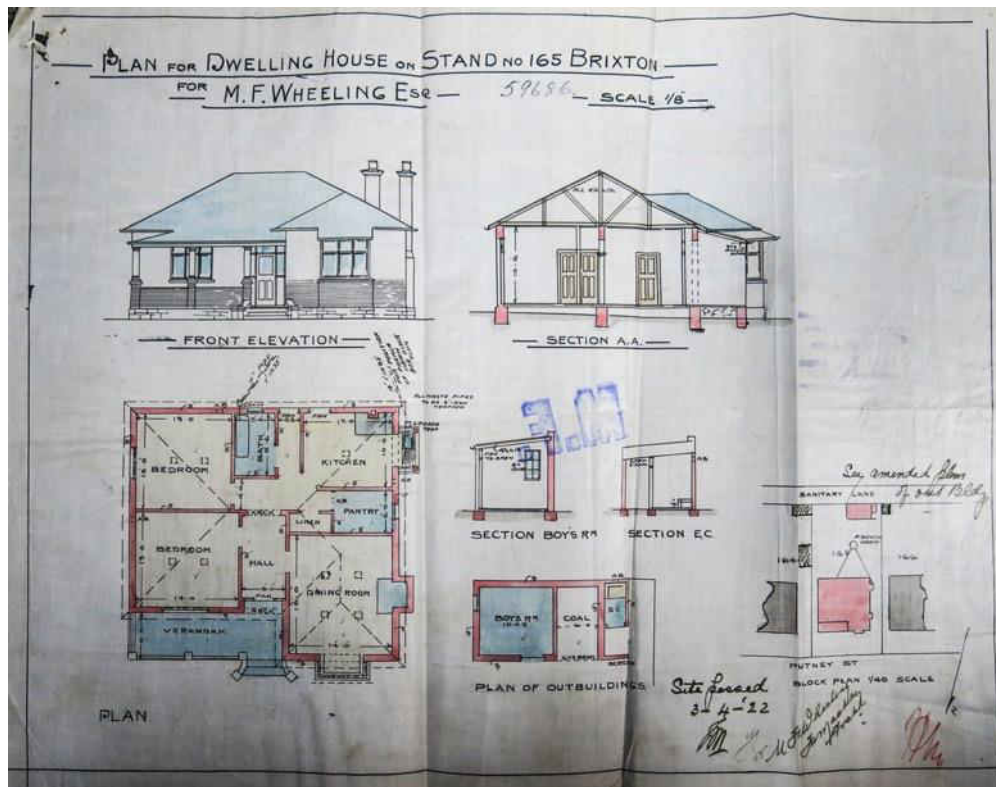


Fig. 237 Plan for dwelling house on Stand 165 from 1922  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 238 Stand 165 \_building has retained original features such as face brick façade, pillars & chimney  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained Ridge lines to be protected</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.6.38 Corrugated iron roof cottages with side gables\_Brixton\_Stand 151

Address	88 Putney Road
Stand no.	151
Current zoning	Residential 1
Year of erection	1905
Architect	H. Sprecher
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Double side gabled cottages with stoep, roof air vents and chimneys built for A. Black. According to unconfirmed legend cartridges were hidden nearby in the vicinity of the house during the 1922 Rand Revolt.	

#### Locality map



Fig. 239 Stand 151 on southern boundary of Putney Road, adjacent to Kingston Frost Park (Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 151, Brixton

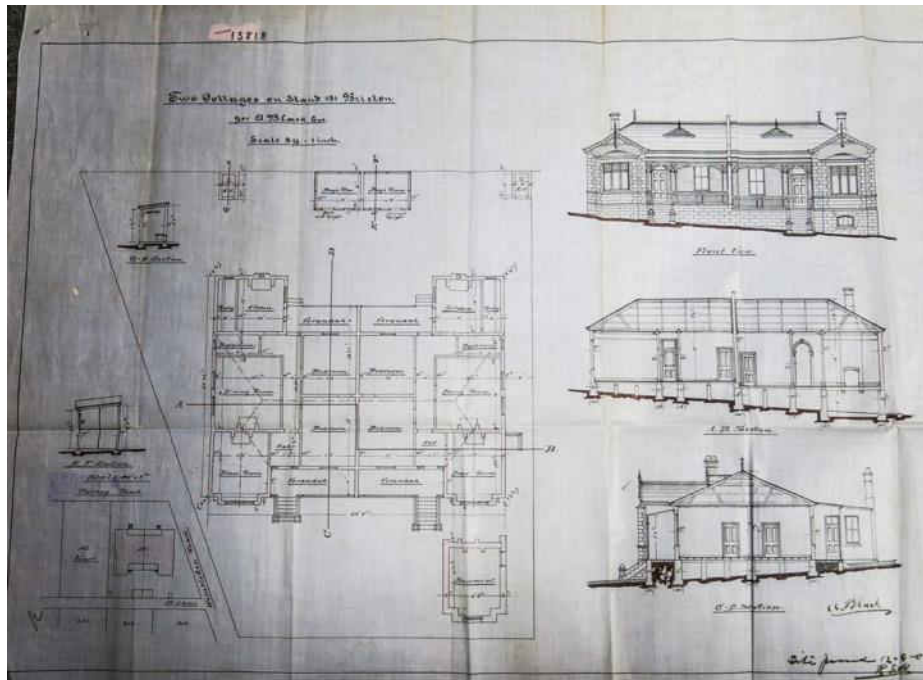


Fig. 240 Double gabled cottages with roof air vents and central stoeps from 1905  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 241 Northern elevation overlooking Kingston Frost Park  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<b>Densities</b> Existing densities and height zones remain	<b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.
<b>Transport</b> No transport upgrades planned	<b>Recommendations</b> Not applicable.
<b>Social cluster development</b> No social cluster development is earmarked for this area	<b>Recommendations</b> Not applicable.
<b>Mixed-use development</b> Existing zoning to remain in effect	<b>Recommendations</b> Existing height zone to be maintained.
<b>Public Open Space</b> Upgrade of Kingston Frost Park	<b>Recommendations</b> Should proposal for new reservoir proceed a Heritage Impact Assessment would need to be completed and submitted to the PHRA_G for approval.

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment



**7.6.39 Corrugated iron roof semis with central doorways\_Brixton\_Stand RE/31 & 1/31**

Address	92 & 92A Putney Road
Stand no.	RE/31 & 1/31
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Semi detached houses constructed for A. Langridge as corrugated iron roof structure with central doorways, verandas and bay windows.	

**Locality maps**



Fig. 242 Stand RE/31 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)



Fig. 243 Stand 1/31 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)

### Original plan for Stand 151, Brixton

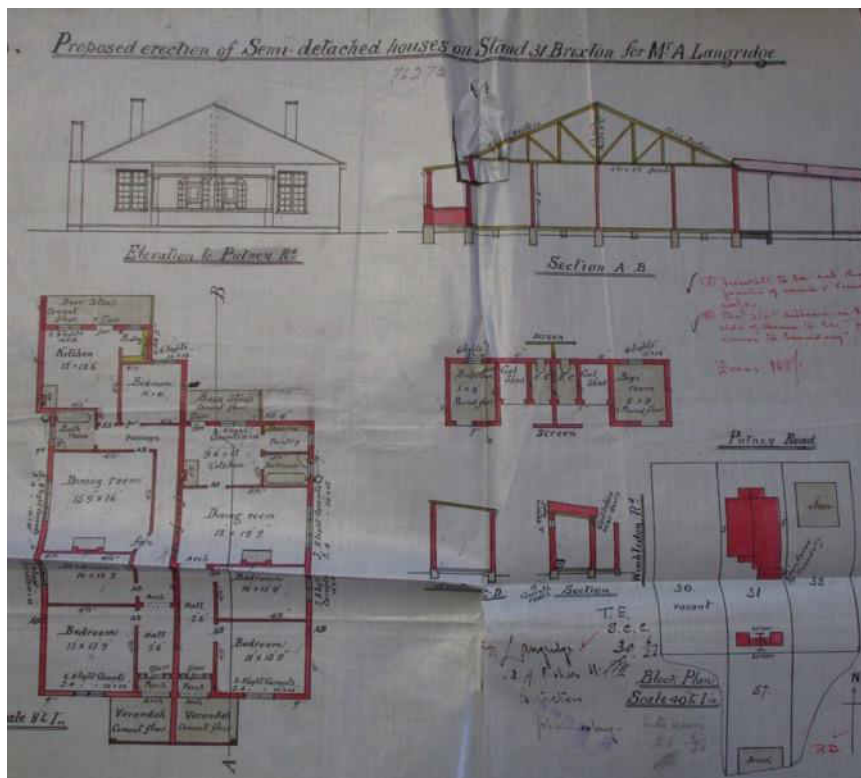


Fig. 244 Double gabled cottages with roof air vents and central stoeps  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 245 Northern elevation overlooking Kingston Frost Park  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained</p>
<p><b>Public Open Space</b> Upgrade of Kingston Frost Park</p>	<p><b>Recommendations</b> Should proposal for new reservoir proceed a Heritage Impact Assessment would need to be completed and submitted to the PHRA_G for approval</p>

## **Conservation Management Policies\_ Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape/ landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.40 Freestanding house with side gable and stoep\_Brixton\_Stand 37**

Address	104 Putney Road
Stand no.	37
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Corner stand with side gable and stoep and corrugated iron roof structure. In 1937 alterations were approved for a certain CJ Oosthuizen.	

**Locality map**



Fig. 246 Stand 37 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 247 Northern elevation overlooking Kingston Frost Park  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained</p>
<p><b>Public Open Space</b> Upgrade of Kingston Frost Park</p>	<p><b>Recommendations</b> Should proposal for new reservoir proceed a Heritage Impact Assessment would need to be completed and submitted to the PHRA_G for approval.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape/ landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.6.41 Wood & corrugated iron lean to house\_Brixton\_Stand 40

Address	110 Putney Road
Stand no.	40
Current zoning	Residential 1
Year of erection	1904, 1907 (additions), 1935 (additions)
Architect	Unknown, additions overseen by CJ Melass
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
A rare surviving wood and corrugated iron lean to cottage dating back to 1904 built for M. Rutter.	

### Locality map



Fig. 248 Stand 40 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)



## Original plan for Stand 40, Brixton

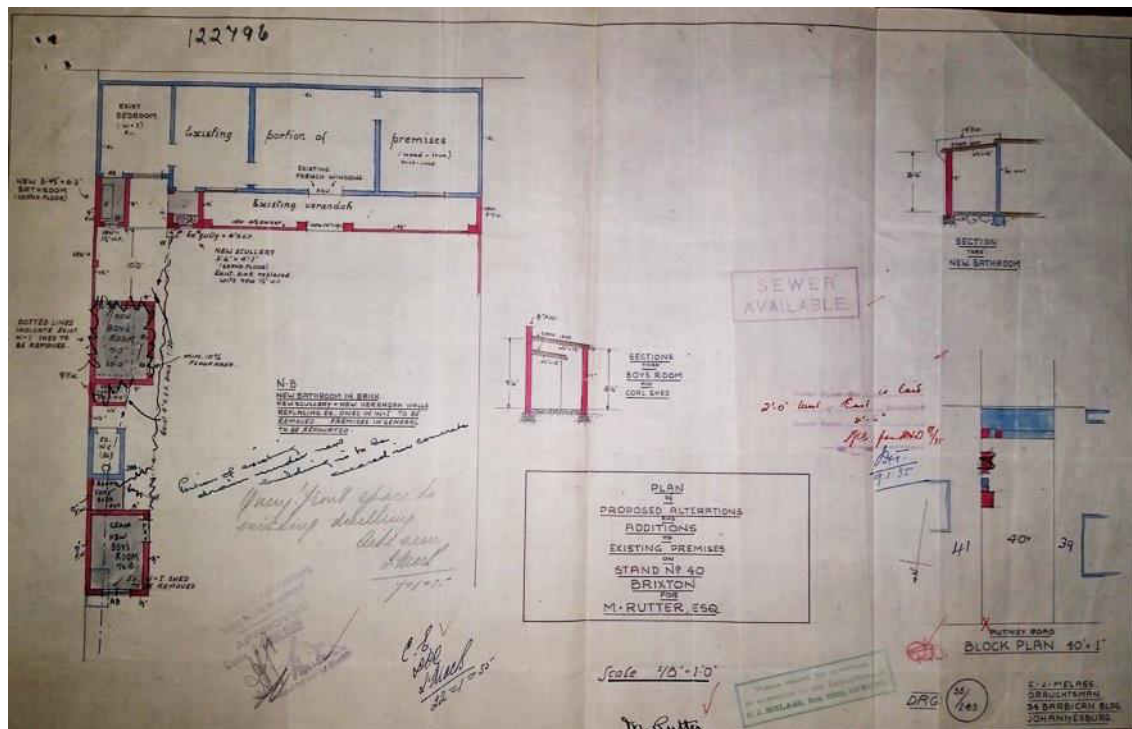


Fig. 249 Plans depicting 1935 alterations  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 250 Original main entrance to corrugated iron cottage  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained.</p>

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.42 Double storey residence with side gable, veranda & balcony\_Brixton\_Stand 42**

Address	114 Putney Road
Stand no.	42
Current zoning	Residential 1
Year of erection	1906
Architect	HE Gauntlet ?
Heritage significance	Architectural/ Historic
Statement 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**

Double storey pitched corrugated iron roof residence with side gable, veranda and balcony for W. Pope. According to some accounts this was the residence of Pieter Marais a shopkeeper who was shot by Taffy Long during the 1922 strike.<sup>8</sup>

**Locality map**



Fig. 251 Stand 42 on southern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)

<sup>8</sup> City of Johannesburg website, 2011: Brixton, the caring suburb

## Original plan for Stand 42, Brixton

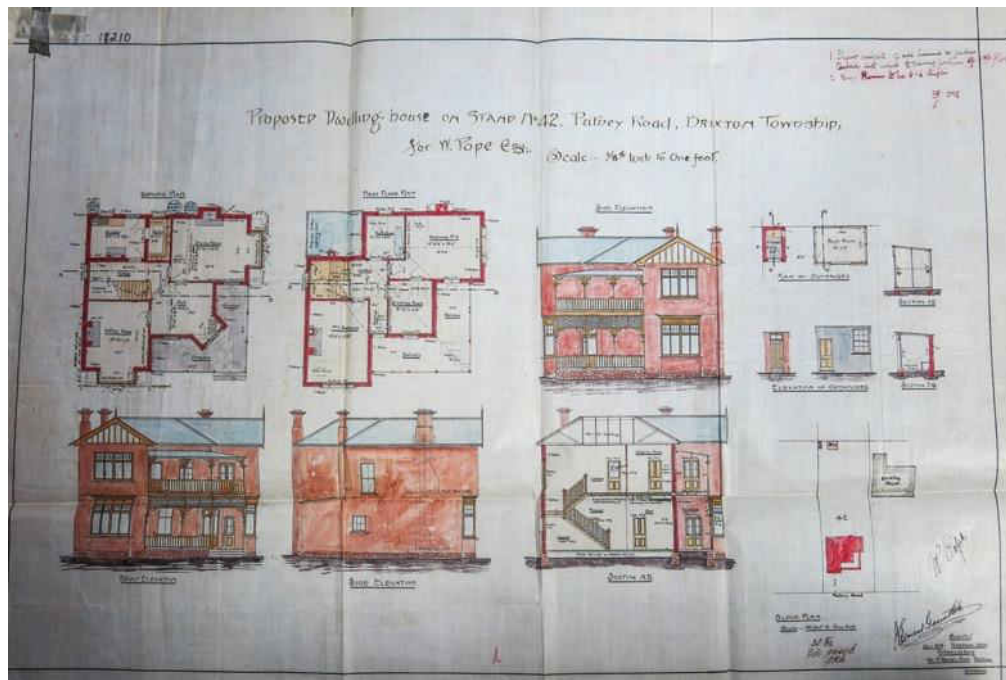


Fig. 252 Double storey residence with side gables verandas and balconies  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image

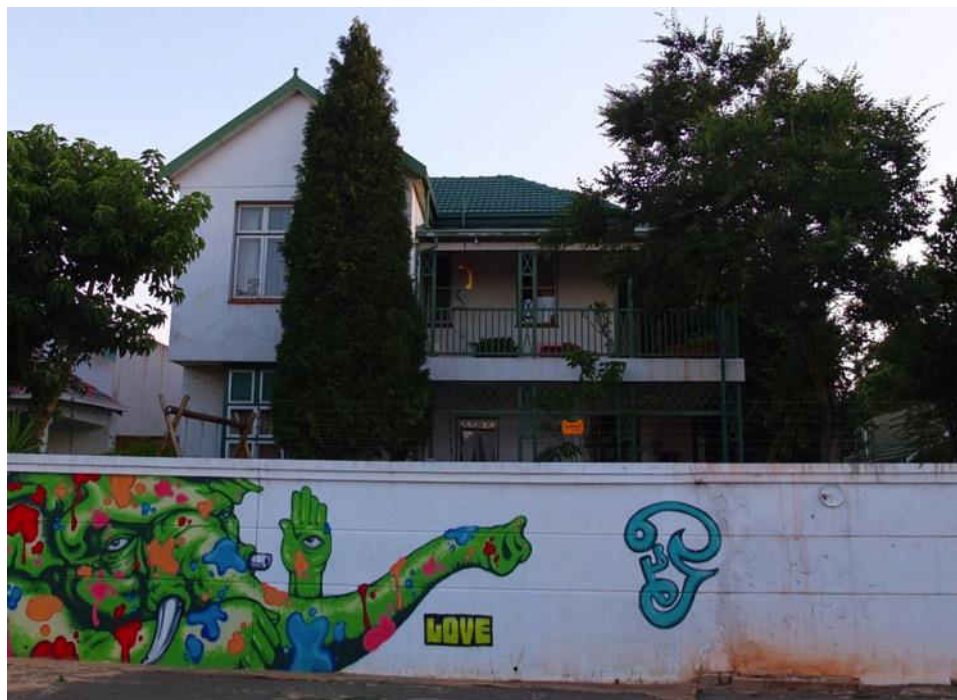


Fig. 253 Face brick exterior has been painted together with other alterations  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained.</p>

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.6.43 Single storey corrugated iron roof\_Brixton\_Stand 22

Address	81 Putney Road
Stand no.	22
Current zoning	Residential 1
Year of erection	1905
Architect	S Moren
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Single storey residence (of a planned pair of semis) with corrugated iron roof, firewall and front stoep. Built for R. Rowe.	

#### Locality map

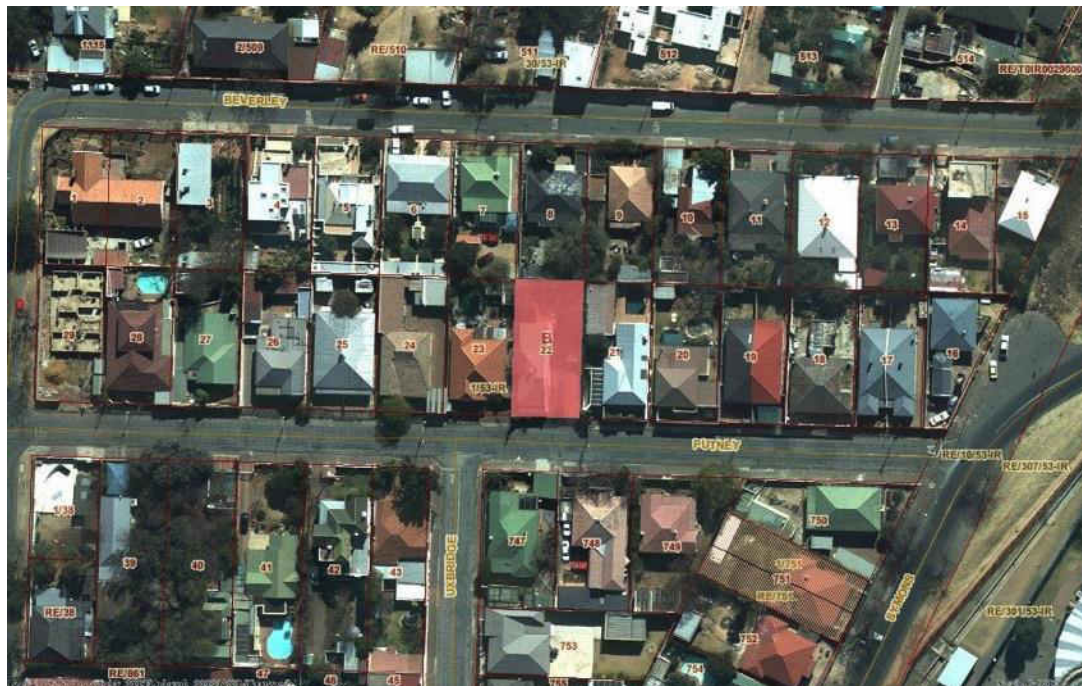


Fig. 254 Stand 22 on northern boundary of Putney Road  
(Source: City Council of Johannesburg, GIS Map)



## Original plan for Stand 22, Brixton

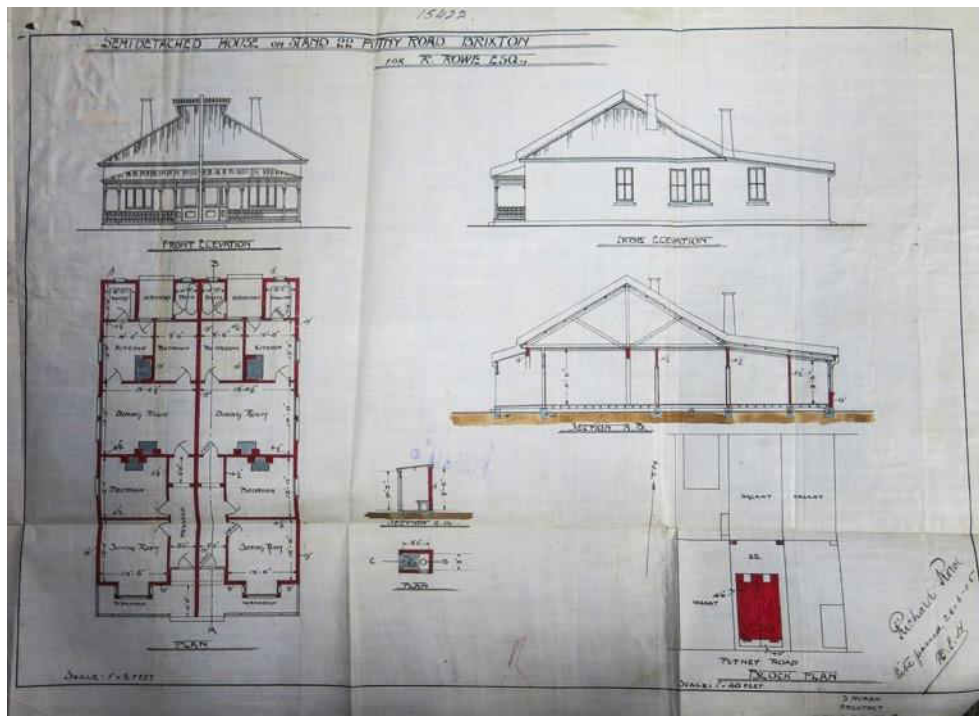


Fig. 255 Plans depicting completed pair of corrugated iron roof semis  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 256 Corrugated iron roof, front elevation  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained.</p>

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.44 Single storey corrugated iron roof house with side gable, central doorway and side stoep\_Brixton\_Stand 7**

Address	14 Beverley Road
Stand no.	7
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Single storey corrugated iron roof house with side gable, central doorway and side stoep on stone foundations. Air vents under main gable.	

**Locality map**

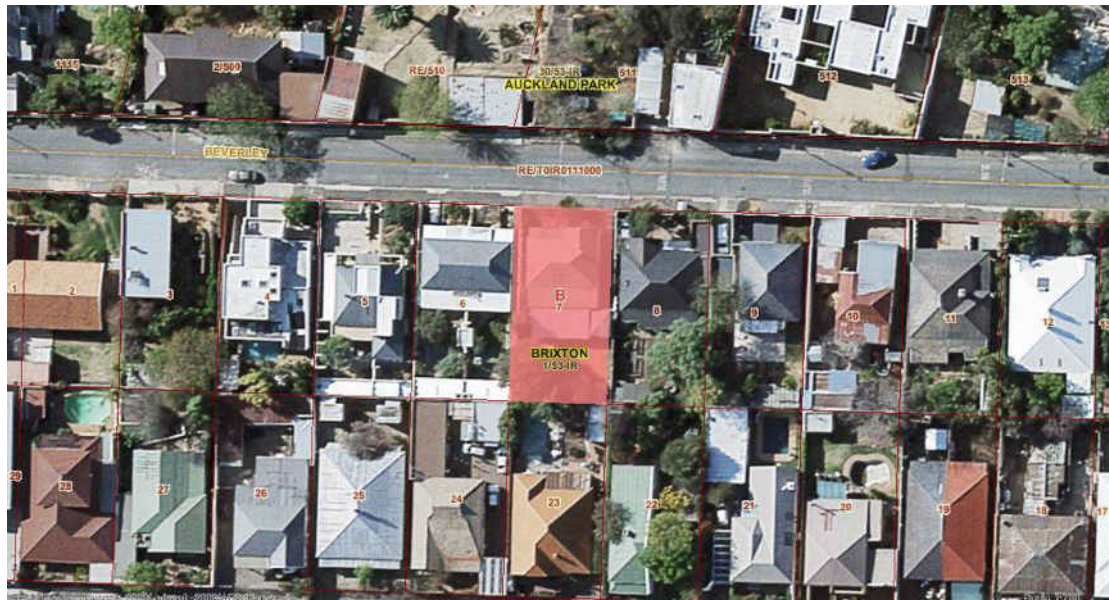


Fig. 257 Stand 165 on southern boundary of Puntney  
(Source: City Council of Johannesburg, GIS Map)

**Originals plans not available!**

## Identifying Image

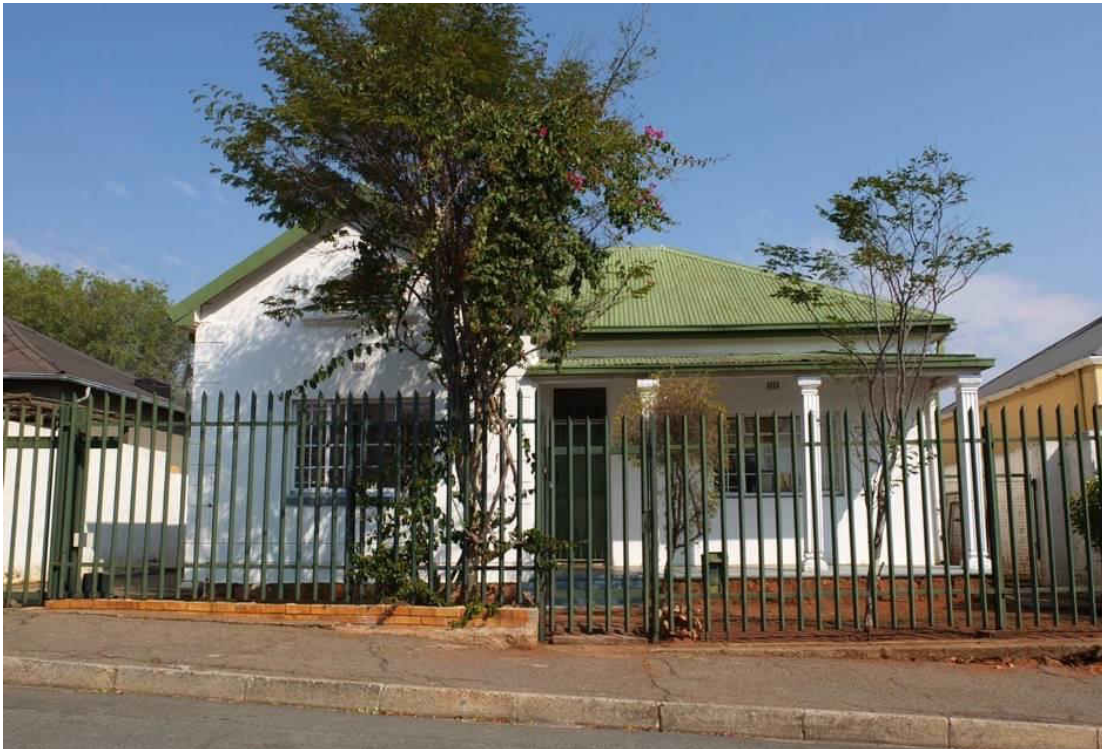


Fig. 258 Corrugated iron roof, north elevation  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained. Ridge line and views to be maintained.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape/ landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.45 Pair of semis with side gables and central veranda\_Brixton\_Stand 12**

Address	24 Beverley Road
Stand no.	12
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Pair of semis with side gables and front veranda. The house has original fittings and furnishings intact although there have been some alterations made.	

**Locality map**

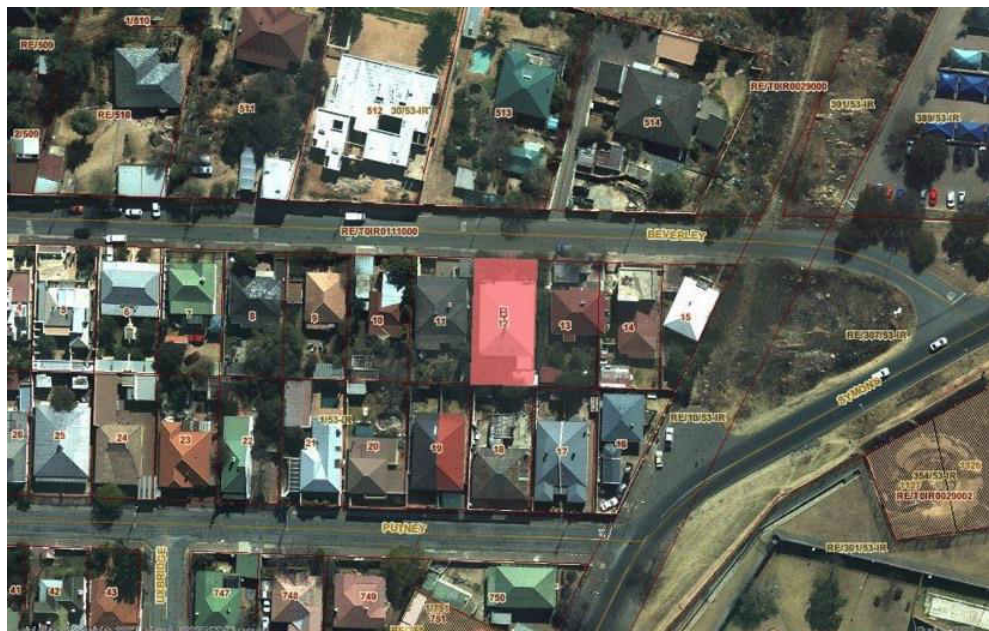


Fig. 259 Stand 12 on southern boundary of Beverley Road  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 260 Corrugated iron roof with side gables and central veranda, north elevation  
(Source: tsica heritage consultants, 2016)



Fig. 261 Eastern gable and entrance door  
(Source: tsica heritage consultants, 2016)



## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained. Ridge line and views to be maintained.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## Conservation Management Policies\_Residential sites

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

**7.6.46 Single storey corrugated iron roof with central bay window\_Brixton\_Stand 13**

Address	26 Beverley Road
Stand no.	13
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Corrugated iron roof house with chimney, central bay window and side door. The house has original fittings and furnishings intact although there have been some alterations made.	

**Locality map**

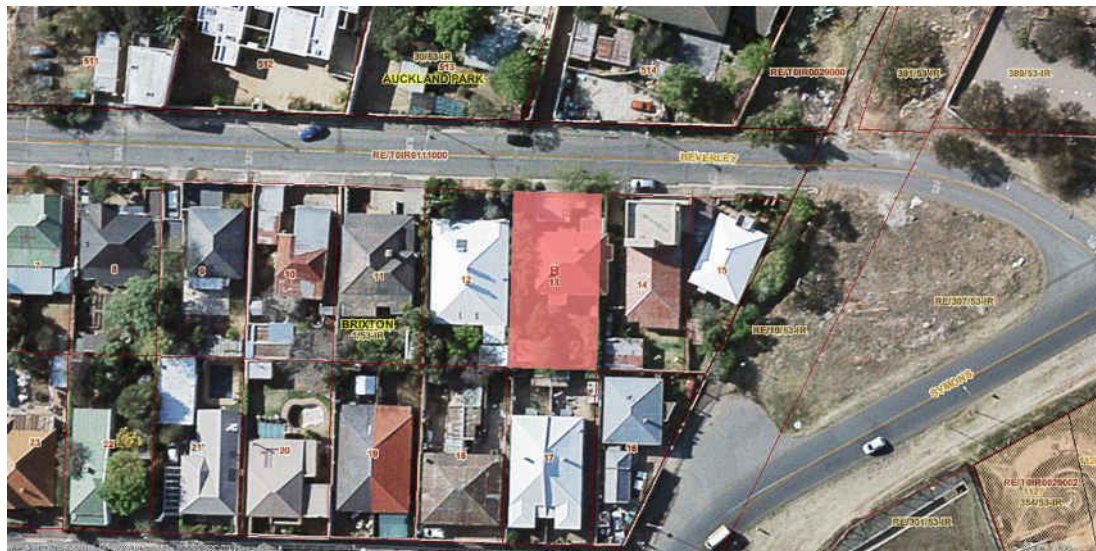


Fig. 262 Stand 12 on southern boundary of Beverley Road  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 263 Corrugated iron roof with side gables and central veranda, north elevation  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b></p>	<p><b>Recommendations</b> Not applicable.</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.6.47 Cluster of three houses\_Brixton\_Stands 1/867, 2/867&RE/867

Address	Corner Collins & Chiswick
Stand no.	1/867, 2/867&RE/867
Current zoning	Residential 1
Year of erection	Around 1910
Architect	Unknown
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
Single storey row houses with corrugated iron roofs, firewalls and colonnaded stoeps.	

### Locality map



Fig. 264 Stand 1/867 on southern boundary of Beverley Road  
(Source: City Council of Johannesburg, GIS Map)



Fig. 265 Stand 2/867 on southern boundary of Beverley Road  
(Source: City Council of Johannesburg, GIS Map)



Fig. 266 Stand RE/867 on southern boundary of Beverley Road  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Images



Fig. 267 Corrugated iron roof with side gables and central veranda, north elevation  
(Source: tsica heritage consultants, 2016)



Fig. 268 Corrugated iron roof with side gables and central veranda, north elevation  
(Source: tsica heritage consultants, 2016)



## Impact of proposed development plan & recommendations

<p><b>Densities</b> Medium densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Building recommended for conservation and cannot be demolished. Building to be retained as example of early 20<sup>th</sup> century residential architecture.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Existing height to be maintained, neighbouring stand heights to be limited to two storeys to allow for tapering down effect.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Historical fabric intact
Weakness	Left vulnerable due to lack of maintenance
Risk/ Threat	The site is located in an area of medium density development and may change the character of the site if new buildings are erected in proximity  Site vulnerable to development pressure
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_ Residential sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new adjacent buildings erected do not conflict or overpower the heritage building by following tapering down principle

### 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 contrasting modern materials to be used according to conservation principles

### Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historic buildings 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 – the historic 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
- Interested and Affected Parties must be consulted prior to any development

**7.6.48 Corrugated iron roof row houses\_Brixton\_Stands 1/870, 2/870, 3/870, 4/870 & 5/870**

Address	96 Barnes Road, 32 & 34 Chiswick
Stand no.	1/870, 2/870, 3/870, 4/870 & 5/870
Current zoning	Residential 1
Year of erection	c. 1925
Architect	Unknown
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
Single storey row houses with corrugated iron roofs, firewalls and colonnaded steps.	

**Locality maps**



Fig. 269 Stand 1/870 along the southern side of Barnes Road  
(Source: City Council of Johannesburg, GIS Map)

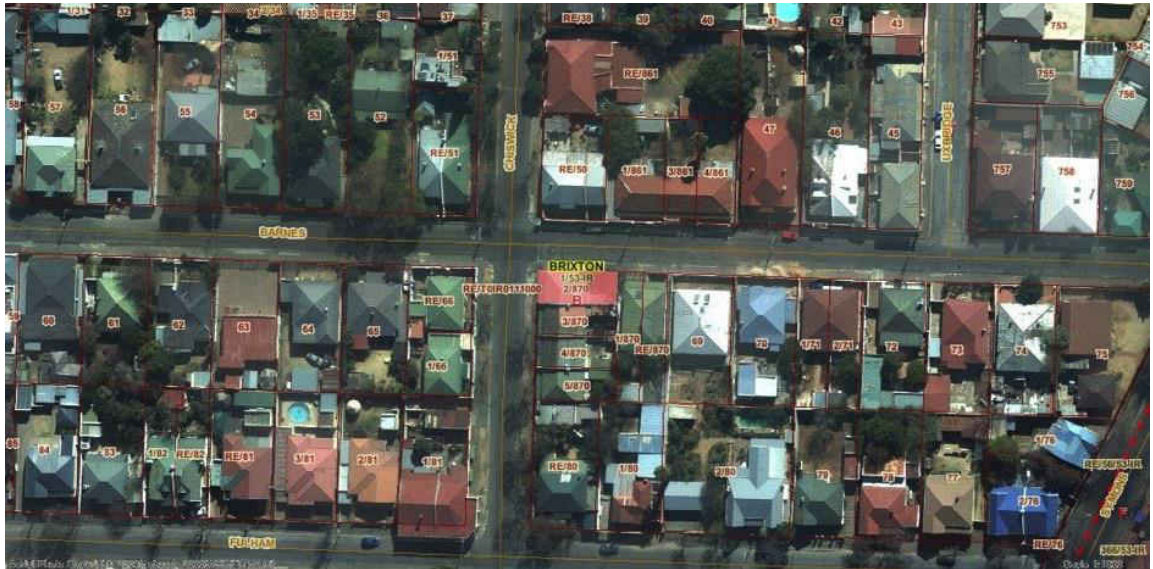


Fig. 270 Stand 2/870 located on the corner of Barnes and Chiswick Roads  
 (Source: City Council of Johannesburg, GIS Map)



Fig. 271 Stand 3/870 located along the eastern side of Chiswick Road  
 (Source: City Council of Johannesburg, GIS Map)



Fig. 272 Stand 4/870 located along the eastern side of Chiswick Road  
 (Source: City Council of Johannesburg, GIS Map)



Fig. 273 Stand 5/870 located along the eastern side of Chiswick Road  
 (Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 274 Corrugated iron roof row housing  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Low to Medium (60-100dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Houses recommended for conservation and cannot be demolished. Houses to be retained as example of early 20<sup>th</sup> century residential architecture. Adjacent sites to be limited to 2 storey buildings.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Sites are surrounded by single storey residences and it is recommended to maintain building heights around the sites to maximum two storeys to maintain historic streetscape.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### Swot analysis

Analysis	Result
Strength	Historical fabric well intact
Weakness	Individual alterations and additions to the buildings diminished original streetscape design
Risk/ Threat	The sites are located in an area of medium density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine



## **Conservation Management Policies\_Residential 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 historic 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 historic 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

**7.6.49 Four storey residential apartment building\_Brixton\_Stands 842 - 843**

Address	32 & 30 Threadneedle Street
Stand no.	843 - 847
Current zoning	Residential 4
Year of erection	Late 1930s/ early 40s
Architect	Unknown
Heritage significance	Architectural
Statement 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
<b>Site description</b>	
Four-storey residential apartment building (originally built as an old age house) in modernistic style with pitched corrugated iron roof and red face brick. Cubistic balconies and rectangular and round steel windows are notable features.	

**Locality map**



Fig. 275 Stand 842 - 843 between Fulham and Threadneedle Street  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

**Identifying Images**



Fig. 276 Northern elevation facing onto Threadneedle street. Four-storey apartment building with cubistic balconies and rectangular and round steel windows (Source: tsica heritage consultants, 2015)



Fig. 277 Southern elevation along Fullham Road. (Source: tsica heritage consultants, 2015)



Fig. 278 Eastern elevation  
(Source: tsica heritage consultants, 2016)



Fig. 279 Main entrance  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan on heritage

<p><b>Densities</b> Medium (100 – 160 dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Historic building is recommended for conservation and can't be demolished Surrounding buildings to east already meets new height zones</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Sites are surrounded by single storey residences and it is recommended to maintain building heights around the sites to maximum two storeys to maintain historic streetscape.</p>

## Conservation Management Policies\_Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

Analysis	Result
Strength	Historical fabric intact
Weakness	Individual alterations and additions to the buildings diminished original streetscape design
Risk/ Threat	The sites are located in an area of medium density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	Medium density development may allow for increased access to the site and economic and social significance of the site  Economic potential due to the site's location in close proximity to commercial spine

## Conservation Management Policies\_Residential 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 historic 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 historic 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

### 7.6.50 Double storey freestanding residential building\_Stand 531

Address	66 Hampton Avenue
Stand No.	531
Current Zoning	Residential 1
Year of erection	1920's
Architect	Unknown
Heritage Significance	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
<p><b>Site Description</b></p> <p>Double storey freestanding residence with corrugated iron roofing and one sided semi-Dutch gable along the north elevation. The gable forms part of the historical streetscape along southern side of Hampton Avenue on top of the ridge towards Brixton.</p>	

#### Locality map



Fig. 280 Stand 531 is located along the south-eastern corner of Hampton Avenue and Fig. 281 Stand 531 on southern boundary of Hampton Avenue  
(Source: City Council of Johannesburg, GIS map)

**Original plans not available!**



## Identifying Image



Fig. 282 Double storey residence with corrugated iron roof forms part of historical streetscape along Hampton Avenue along the boundary line towards Brixton  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure should market respond favourably to investments in area.</p>
<p><b>Transport</b> Sites falls out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Existing height zone to be maintained Ridge line and views to be maintained</p>

## **Conservation Management Policies\_Grade 3A\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good condition & adds to general streetscape / landscape
Weakness	Minor alterations and additions over time
Risk/ Threat	General development pressure on suburb Possibility of development of reservoir
Strength/Opportunity	Falls outside of immediate development areas

## **Conservation Management Policies\_Residential sites**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

## 7.7 Identified sites of significance\_Structures within Central Brixton Precinct (Water towers, Service lanes)

### Introduction

Streetscape contain urban infrastructure including structures. These may include bus shelters, street furniture, stairs, rails, culverts, bridges, embankments, poles and more. A visual street by street survey was done and all of the structures in the area mapped. Those of significance were singled out either 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.

### Grading

3A\_Structures that have a highly significant association with a historic person, social grouping, events, public memories, activities or that are historic landmarks (should be conserved and enhanced)

3B\_ Structures of marginally lesser significance, for example, where there have been alterations made but the structure still meets the other criteria of 3A sites (sensitive alteration and additions allowed on approval)

3C\_Structures where the significance is in large part based on setting and contextual relationships in so far as these contribute to the character or significance of the surrounding environs including landscapes, streetscapes, townscapes or areas (possibility of alteration and/or demolition should conservation not be feasible)

### Summary Table of identified sites in the structures category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
9/223-IQ	Crosby Reservoir_Brixton_Stand 9/223-IQ	3A	Retention as public open space; stone walling to be retained
221, 222, 223, 224, 225, 226, 257, 258, 259, 250	Brixton Water Tower_Stand 221, 222, 223, 224, 225, 226, 257, 258, 259, 250	3A	No impacts, tower to be conserved
RE/10/53-IR	Brixton stairs_Stand RE/10/53-IR	3A	Stairs to be conserved as historic NMT infrastructure

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
NA	Brixton service lanes	3C	Service lanes to be retained

### 7.7.1 Crosby Reservoir\_Brixton\_Stands 9/223-IQ

Address	Corner High & Ingleby Streets
Stand no.	9/223-IQ
Current zoning	Government
Year of erection	Unknown
Architect	City engineering department
Heritage significance	Architectural
Statement 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

The first reservoir in Brixton was approved as early as 1904. It is unclear whether this was indeed the first site. The stonewalling surrounding the site most likely dates to the mid-century. In addition, the site has strong landscape qualities given the presence of mature trees.

#### Locality map

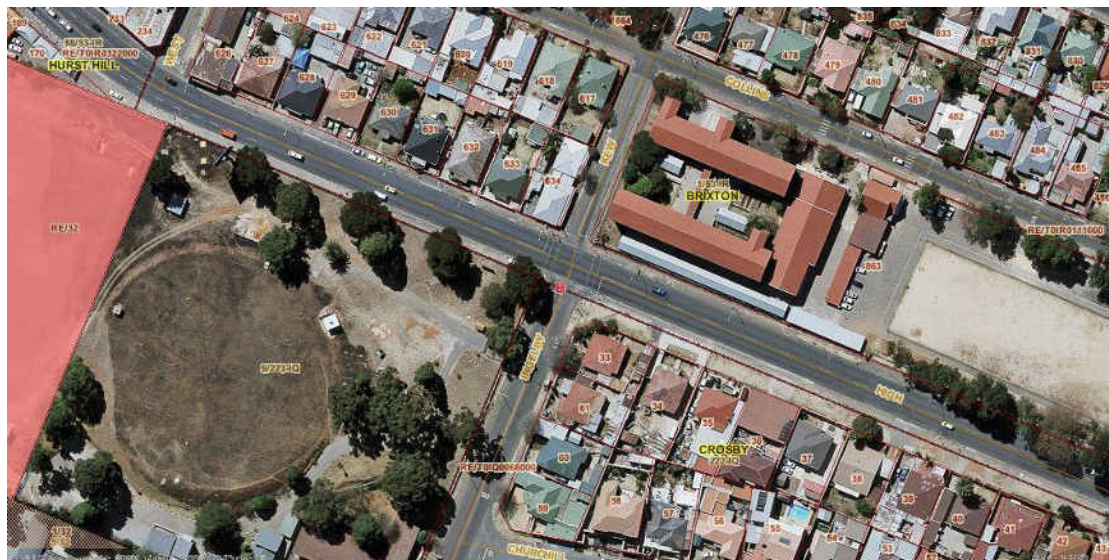


Fig. 283 Reservoir on corner of High and Ingleby  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Images



Fig. 284 The reservoir site  
(Source: tsica heritage consultants, 2016)

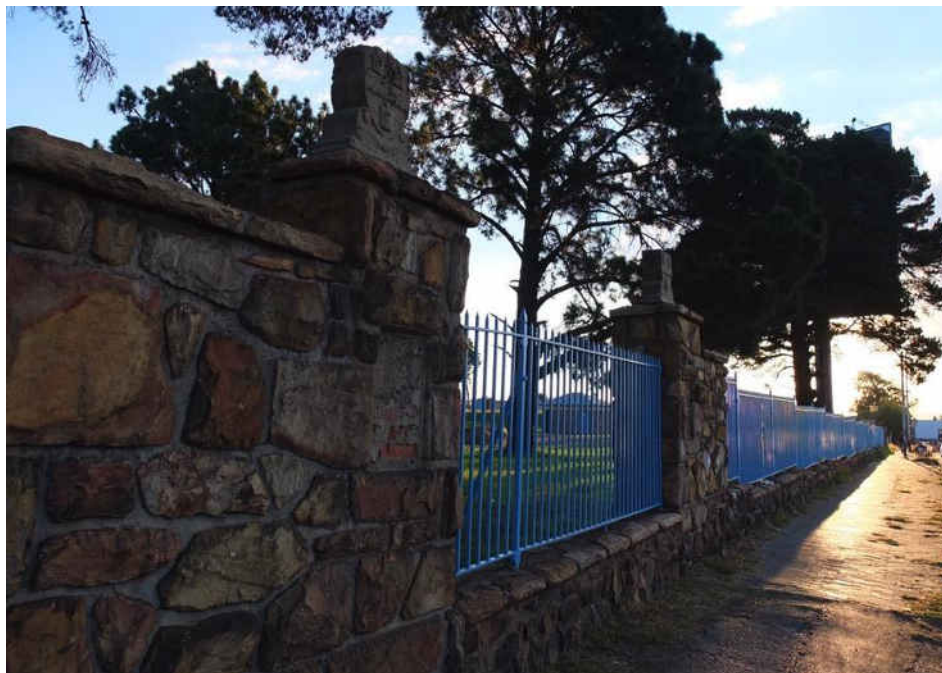


Fig. 285 Stone walling along street edge of High Street & reservoir site  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure which may have an impact on water infrastructure in general and the site specifically. Stonewalling recommended for conservation</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Not applicable.</p>

## Conservation Management Policies\_ Grade 3A\_Structures

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 for assessing the opportunities that can arise from the development, as well as identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of structures can begin to diminish from a suburb. The purpose of the CMP is to make sure that certain types of structures that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

## Swot analysis

<b>Analysis</b>	<b>Result</b>
Strength	Stone walling in general good condition
Weakness	Vulnerable to car crashes etc.
Risk/ Threat	General development pressure on the site
Strength/Opportunity	Can be retained even if site requires some changes

## Conservation Management Policies\_ Structures

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment



**7.7.2 Brixton Water Tower\_Brixton\_Stands 221, 222, 223, 224, 225, 226, 257, 258, 259, 250**

Address	Corner Barnes, Isleworth & Fulham
Stand no.	221, 222, 223, 224, 225, 226, 257, 258, 259, 250
Current zoning	Public Open Space
Year of erection	1939
Architect	City engineering department
Heritage significance	Architectural
Statement 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
<p><b>Site description</b></p> <p>The Engineering Department undertook a number of large-scale water and sewerage infrastructure projects during the late 1930s and 1940s under well-known city engineer Dr E J Hamlin. The Brixton Water Tower is of this lineage and was purportedly designed by Hamlin himself. The reinforced concrete tower replaced two metal steel tank towers erected in 1908 and 1928. The same design was used in Yeoville, Northcliff and Linden.</p>	

**Locality map**

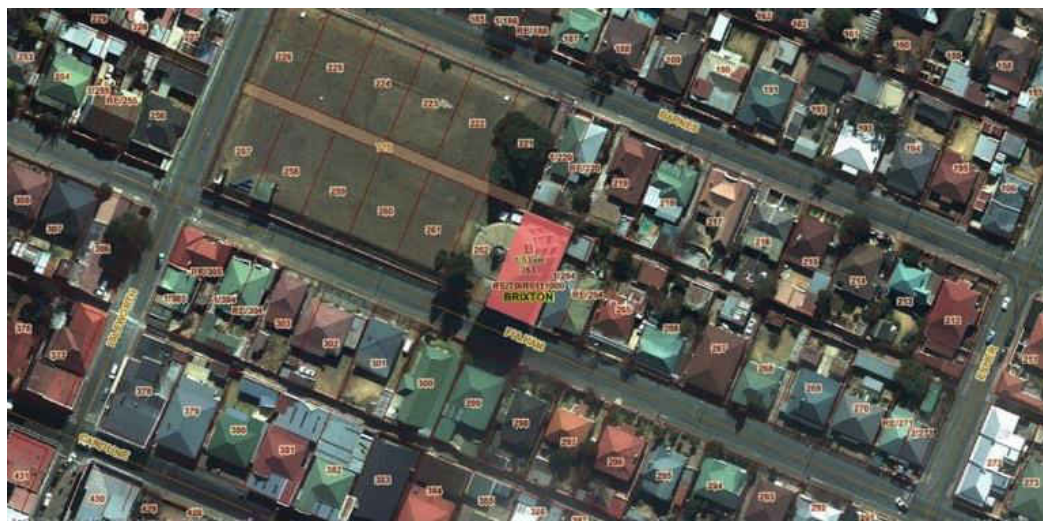


Fig. 286 Brixton water tower located along the northern side of Fulham Road (Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

## Identifying Image



Fig. 287 & Fig. 288 On the left, the Brixton tower under construction in 1939 and on the right as it looks today  
(Source: Museum Africa and tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities and height zones remain</p>	<p><b>Recommendations</b> Contextual impacts arising from increased densities in area and general development pressure which may have an impact on water infrastructure in general and the site specifically. Water tower to be conserved and care taken to retain views and site lines.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> No social cluster development is earmarked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Existing zoning to remain in effect</p>	<p><b>Recommendations</b> Not applicable.</p>

## **Conservation Management Policies\_Grade 3A\_Structures**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 for assessing the opportunities that can arise from the development, as well as identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of structures can begin to diminish from a suburb. The purpose of the CMP is to make sure that certain types of structures that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Structure is in good condition and is a landmark structure
Weakness	Adjacent reservoir creates hard street edges
Risk/ Threat	General development pressure on the site
Strength/Opportunity	Retention as landmark

## **Conservation Management Policies\_Structures**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

### 7.7.3 Brixton stairs\_Brixton\_Stand RE/10/53-IR

Address	From Symons Street to Beverley street (between Putney and Beverley)
Stand no.	RE/10/53-IR
Current zoning	Public Open Space
Year of erection	c. 1933
Architect	City engineering department
Heritage significance	Architectural/ Historical
Statement 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
<b>Site description</b>	
A number of stone staircases were built connecting Auckland Park and Brixton. These staircases connect Symons Road with Henley Service Road further down in Auckland Park. The stone work is of heritage value and were constructed at the same time as similar staircases and stonewalling elsewhere in the city.	

### Locality map



Fig. 289 Section between Beverly and Symons Street  
(Source: City Council of Johannesburg, GIS Map)

## Identifying Image



Fig. 290 Stone stairs from Symons Street to Beverley Street (section between Putney and Beverley)  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> No immediate impacts as per proposed development plans</p>	<p><b>Recommendations</b> Not applicable</p>
<p><b>Transport</b> Potential impact arising from upgrading of NMT connectors</p>	<p><b>Recommendations</b> Should be restored and retained as part of NMT infrastructure.</p>
<p><b>Social cluster development</b> Area is not identified as social cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Site within a mixed use development zone</p>	<p><b>Recommendations</b> Not applicable.</p>

## Conservation Management Policies\_ Grade 3A\_Structures

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 for assessing the opportunities that can arise from the development, as well as identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of structures can begin to diminish from a suburb. The purpose of the CMP is to make sure that certain types of structures that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### Swot analysis

Analysis	Result
Strength	Solid
Weakness	Conflicting pedestrian desire lines
Risk/ Threat	General development pressure on the site
Strength/Opportunity	Retention as historic NMT infrastructure

## Conservation Management Policies\_Structures

### Future development

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

#### 7.7.4 Brixton service lanes

Address	Service lanes
Stand no.	N/A
Current zoning	Public Open Space
Year of erection	N/A
Architect	N/A
Heritage significance	Architectural/ Historical
Statement 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	3C
<p><b>Site description</b></p> <p>Service lanes run in east-west directions from Collins Street in the south to Putney Road in the north. They constitute an important feature of Brixton. The service lanes were typically created in early Johannesburg suburbs when night soil was removed by horse drawn carts. The bucket strike by night soil workers was a particularly infamous moment of labour unrest. Service lanes were of course also used by domestic staff for entry and exit in class and race conscience colonial Johannesburg.</p>	

## Identifying Image



Fig. 291 Service lanes are used by owners to access their parking areas and by the community as part of a graffiti art project among other uses  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> No immediate impacts as per proposed development plans</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Transport</b> Potential impact arising from upgrading of NMT connectors</p>	<p><b>Recommendations</b> Should be retained as part of NMT infrastructure.</p>
<p><b>Social cluster development</b> Area is not identified as social cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall without mixed use development zone</p>	<p><b>Recommendations</b> Not applicable.</p>



## **Conservation Management Policies\_ Grade 3A\_Structures**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 for assessing the opportunities that can arise from the development, as well as identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of structures can begin to diminish from a suburb. The purpose of the CMP is to make sure that certain types of structures that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history, are conserved and guidelines to their conservation and management are made known.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Feature of Brixton urban layout
Weakness	Safety concerns
Risk/ Threat	General development pressure on the area
Strength/Opportunity	Retention as historic NMT infrastructure Retention as historic streetscapes

## **Conservation Management Policies\_Structures**

### **Future development**

- Any future development will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

## 8. Parks\_Central Brixton Precinct

### Kingston Frost Park\_Brixton/ Auckland Park

Address	Bounded by Putney Road, Barnes Road, Esher Street, Hampton Avenue & Chiswick Street
Year – Monument	1936 moved to Kingston Frost Park
Year – Park	Acquired by Council to use as a park in 1925
Heritage significance	Cultural and natural heritage resources
Statement significance	Social, historical and ecological significance
SAHRA Grading of monument	2
C Plan Rating	Critical Biodiversity Area 2
Ridge sensitivity class	Class 4

### Locality Map of Kingston Frost Park



Fig. 292 Kingston Frost Park is located in Brixton and Auckland Park midway between the Brixton Cemetery, Brixton Park and two of the University of Johannesburg campuses (Source: Google Earth Street map, 2015)

### Introduction and historical background

In the early days of Brixton, a public open space to the east of Symons Road was known as the Brixton Recreation Ground (Smith 1971:66). The ridge area between Auckland Park and Brixton was still largely undeveloped. In 1925 the South African Townships, Mining and Finance Corporation donated stands 519 – 21 Auckland Park and eight stands in Brixton as public open space (Smith 1971:274). This park was known as the Brixton Park until 1939 when it was renamed after a city councillor (ibid).

In 1936 the War Memorial was erected in its present position – having been relocated from land owned by the Brixton Masonic Lodge.<sup>9</sup> (The original lodge was located along Caroline Street but it is at present still unclear whether the memorial was located at the Lodge).

### **The Brixton First World War Memorial**

Residents of Brixton in order to commemorate the twelve men of the suburb who died during the First World War erected this provincial heritage site soon after the war. The South African Legion of Military Veterans raised the necessary funds when the memorial was later moved to its current position (The SANDF 2015:1).

The memorial is in the form of a black granite obelisk – a common war memorial design used in much of the 19<sup>th</sup> and 20<sup>th</sup> centuries (ibid). The obelisk sits on top of a granite plinth with a koppiestone base. The main inscription reads

“In Honour of Those who Sacrificed their lives in the Great War, 1914 – 1918,  
Lest We Forget.”

### **1922 siege**

The Brixton Ridge featured prominently during the 1922 Rand Revolt. Action was seen all along the Ridge as far as Cottosloe. During the strike, rebels lay siege to the local police station and subsequently gained control of much of the ridge. Union forces – together with a citizen force – responded by bombarding the rebels and unleashing the air force to drop supplies to the captured police officers while also bombing rebel positions. According to the Brixton Residents Association, locals have reported finding spent shell cases in the cave under the old waterfall.

### **Aloe park**

By the 1960s, the Park was known as an aloe park.

### **Proposed development plan(s)**

The Strategic Area Framework identifies the Kingston Frost Park as an important public open space and lists as specific development proposal the upgrade of the park. Since the adoption of the Framework two partially overlapping development plans for Kingston Frost Park have since been made public. The one is a proposal by Johannesburg City Parks & Zoo for the upgrade of the park. The upgrade is aimed at enhancing the existing landscaping and sporting and recreational facilities. This proposal is in line with

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<sup>9</sup> <http://www.brixtoncommunity.org/heritage.php> accessed on 25 September 2015

the developments contemplated in the Strategic Area Framework. A separate proposal made by Johannesburg Water in late 2015 contemplates the location of a new water reservoir at Kingston Frost Park. The latter proposal resulted in a petition by members of the community. In response, Johannesburg Water confirmed that it is in the process of conducting specialist technical studies in order to identify possible sites in and around Brixton while keeping Kingston Frost Park as one possible option. In response to this potential development, Johannesburg City Parks & Zoo altered the park upgrading plan to only focus on areas of the park not subject to investigations by Joburg Water.

### Impact of proposed development plan & recommendations

<p><b>Densities</b> Contextual impacts resulting from increased population densities</p>	<p><b>Recommendations</b> Park upgrade to proceed. It is recommended that the Park be conserved due to historic role and importance of ridge as well as significance of public open space</p>
<p><b>Transport</b> Potential impact arising from upgrading of NMT connectors</p>	<p><b>Recommendations</b> Pathways earmarked for upgrading.</p>
<p><b>Social cluster development</b> Area is not identified as social cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Site within a mixed use development zone</p>	<p><b>Recommendations</b> Not applicable.</p>

### Conservation Management Policies\_Parks

#### Future development

- Park upgrade recommended to proceed
- The Monument is a protected Grade II site and must be conserved in accordance
- Should any demolitions of structures over 60 years take place additional approvals from the Provincial Heritage Resources Authority (Gauteng) may be required
- Any other developments contemplated outside of the SAF will require consultation with the Provincial Heritage Resources Authority (Gauteng) and in accordance with the National Heritage Resources Act of 1999 section 34 or section 36 which may require a Heritage Impact Assessment

## **9. Identified significant sites in surrounding area within Brixton Precinct\_Hurst Hill and Rossmore**

### **History of Rossmore**

Rossmore was proclaimed on 9 September 1925 on the farm Braamfontein. The suburb purportedly carries the name of Mary Westenra – daughter of Lord Rossmore and second wife of Sir Abe Bailey (Smith 1971:473). Rossmore is noted as home to two major city institutions the University of Johannesburg main (or Kingsway) campus and Helen Joseph Hospital.

Vorentoe High School is also located in Rossmore and started off as Rossmore Junior Hoërskool in 1938. The school became a parallel medium school in 1994. Vorentoe scholars were victims of the Westdene bus accident of 1985, which cost the lives of 42 learners.

During the construction of these major institutions many original houses were demolished.

### **History of Hurst Hill**

Hurst Hill was another suburb developed by the Auckland Park Real Estate Company (Smith 1971:224). Approval was granted in 1912 and gazetted in 1914. It was surveyed by W.H. Auret Pritchard. According to Smith the area used to be known as Kramer's Heights after a storekeeper which was located on the hill (ibid).

## 9.1 Identified sites of significance\_Residential buildings within Hurst Hill and Rossmore (Semi-detached, freestanding)

### Introduction

Residential buildings are buildings that are generally used for residential purposes or have been zoned for residential usage. It must be noted that the majority of residences are over 60 years old. It was therefore imperative for a detailed visual study to be done and the most significant buildings were mapped out. Their significance could be as a result of them being associated with prominent figures or special events, design patterns of a certain period in history, rarity, or part of an important architectural school. Most of the sites identified in this category are of importance in their local contexts and are representative of the historic and cultural patterns that could be discerned from the built environment. All the identified sites were given a 3A category explained below.

### Grading

3A\_Buildings that have a highly significant association with a historic organisation, person, social grouping, event/s, public memories, activities or that are historic landmarks (should be conserved and enhanced).

3B\_ Buildings of marginally lesser significance for example where there have been alterations made but the site still meets the other criteria of 3A sites (sensitive alteration and additions to the interior allowed on approval).

3C\_Buildings where the significance is in large part based on setting and contextual relationships in so far as these contribute to the character or significance of the surrounding environs including landscapes, streetscapes, townscapes or areas (possibility of sensitive alteration and addition to the interior/exterior).

### Summary Table of identified sites in the residential category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
RE/127	Face brick double storey freestanding house with tiled roof _Hurst Hill_stand RE/127	3C	Potential impacts, PHRA_G approvals required before alterations/ demolitions
RE/137	Pair of semis with corrugated iron roof, central stoep & side gables_Hurst Hill_stand RE/137	3C	Significant potential impacts, PHRA_G

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			approvals required before alterations/ demolitions
223	Freestanding corrugated iron roof with central stoep_Hurst Hill_stand 223	3C	Significant potential impacts, PHRA_G approvals required before alterations/ demolitions
1/239	Pair of semis with corrugated iron roof & central stoep_Hurst Hill_stand 1/239	3C	Contextual impacts, PHRA_G approvals required before alterations/ demolitions
227	Freestanding corrugated iron roof with central stoep_Hurst Hill_stand 227	3C	Contextual impacts, PHRA_G approvals required before alterations/ demolitions
2/244 & RE/244	Corrugated iron semis_Hurst Hill_stand 2/244 & RE/244	3C	Contextual impacts, PHRA_G approvals required before alterations/ demolitions
1/245	Freestanding corrugated iron roof with central stoep_Hurst Hill_stand 1/245	3C	Contextual impacts, PHRA_G approvals required before alterations/ demolitions
1/246	Pair of semis with corrugated iron roof_Hurst Hill_stand 1/246	3C	Contextual impacts, PHRA_G approvals required before

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			alterations/ demolitions
191	Single storey freestanding residential building_Rossmore_Stand 191	3A	Contextual impacts, PHRA_G approvals required before alterations/ demolitions
189 & 190	Single storey freestanding residential buildings_Hampton Avenue_Stand 189 & 190	3A	Contextual impacts, PHRA_G approvals required before alterations/ demolitions



**9.1.1 Face brick double storey freestanding house with tiled roof  
\_Hurst Hill\_stand RE/127**

Address	1 Magalies Street
Stand no.	RE/127
Current zoning	Residential 1
Year of erection	Unknown
Architect	
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Face brick double storey freestanding house with tiled roof. Although architecturally not of significance, this is a good representative example of first generation Hurst Hill architecture.	

**Locality map**



Fig. 293 Stand RE/127  
(Source: City Council of Johannesburg, GIS Map)

**No original plans available!**

## Identifying Image



Fig. 294 Stand 127\_Prominent location on Hurst Hill ridge  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium (60-100dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Already meets height criteria Ridge line to be sensitively developed.</p>
<p><b>Transport</b> No transport upgrades planned</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>

<b>Mixed-use development</b> Sites fall outside of mixed-use development	<b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road
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## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Contributes to streetscape
Weakness	Poor alterations/ additions
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition

## **Conservation Management Policies\_Residential sites**

### **Management**

- Should demolition be unavoidable, full documentation of site to be completed

### **Future development**

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**9.1.2 Pair of semis with corrugated iron roof, central stoep & side gables\_Hurst Hill\_stand RE/137**

Address	21 Magalies Street
Stand no.	1/137
Current zoning	Residential 1
Year of erection	1935
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Pair of semis with corrugated iron roof with central stoep built for JH Grove who also owned another residence on the original property. Although architecturally not of significance, this is a good representative example of first generation Hurst Hill architecture.	

**Locality map**

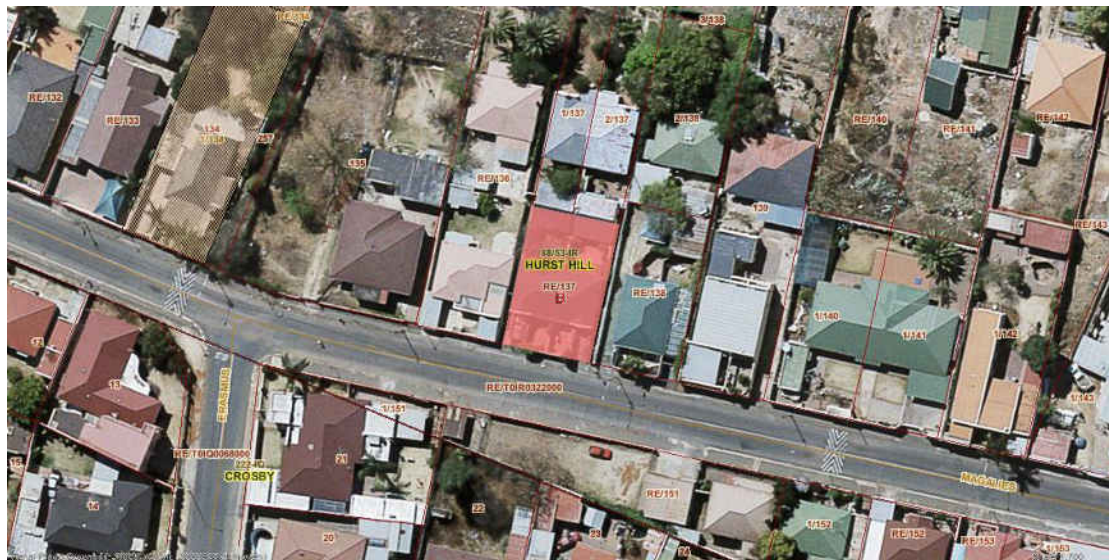


Fig. 295 Stand 1/137 located along the northern side of Magalies Street  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for Stand 1/137, Hurst Hill

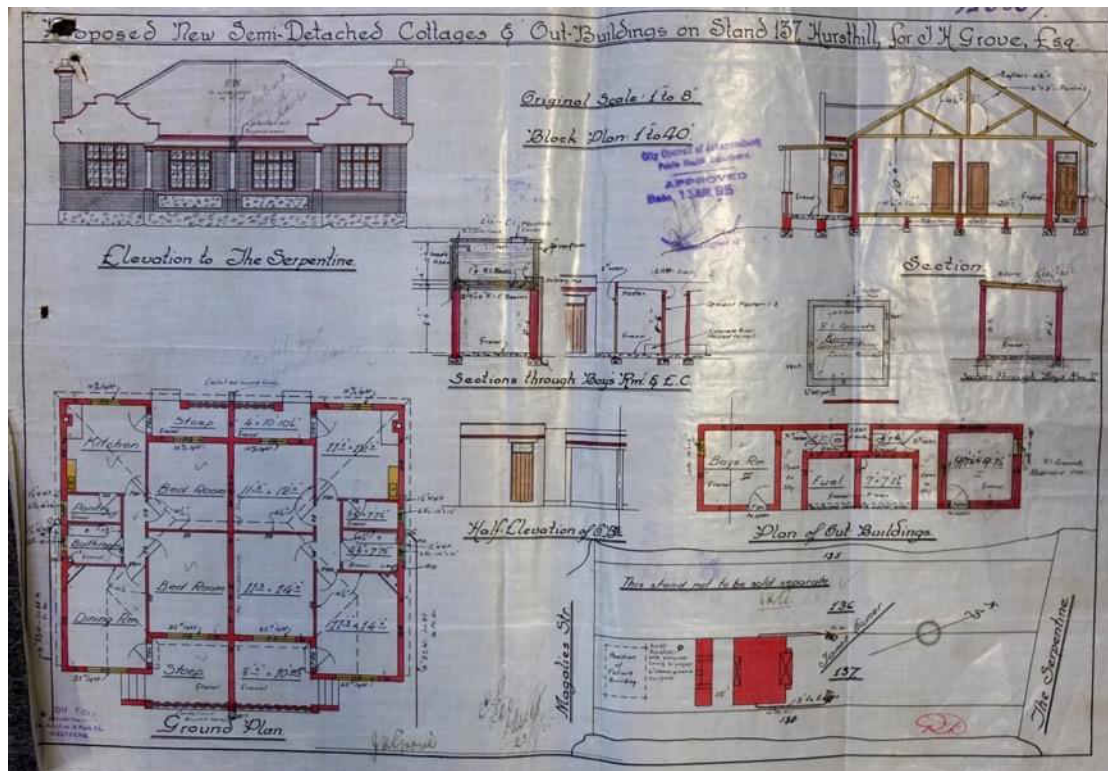


Fig. 296 Proposed new semi-detached cottages and outbuilding  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 297 Pair of semis on the northern boundary of Threadneedle Street  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Site backs on to Medium (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 4 storeys</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Consideration of densification of stand through alterations/ additions or consolidation of stands to allow for densification while incorporating some of the original housing stock in area. Where single storey representative examples are kept, a tapering down approach to be used.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road.</p>

## Conservation Management Policies\_ Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Contributes to streetscape Reasonable condition with many original elements intact
Weakness	Some maintenance work required
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition

## Conservation Management Policies\_ Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development



### 9.1.3 Freestanding corrugated iron roof with central stoep\_Hurst Hill\_stand 223

Address	3 Huntley Street
Stand no.	223
Current zoning	Residential 1
Year of erection	1935
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Freestanding corrugated iron roof with central stoep built for G.J. Niemand.	

#### Locality map



Fig. 298 Stand 223  
(Source: City Council of Johannesburg, GIS Map)

**No original plans available!**

## Identifying Image



Fig. 299 Freestanding corrugated iron roof with central stoep  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing height zones and densities to be maintained. Adjacent site medium densities proposed</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used</p>

## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good example with little alterations of site
Weakness	Neighbouring site redevelopment has altered streetscape qualities which sets precedent for further height increases thus affecting streetscape
Risk/ Threat	Development pressures
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## **Conservation Management Policies\_Residential sites**

### **Management**

- Should demolition be unavoidable, full documentation of site to be completed

### **Future development**

- Ensure that alterations, additions or demolitions 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

**9.1.4 Pair of semis with corrugated iron roof & central stoep\_Hurst Hill\_stand 1/239**

Address	Corner Huntley Street & Plantation Ave
Stand no.	1/239
Current zoning	Residential 1
Year of erection	1933
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Pair of semis with corrugated iron roof with central stoep built for VRG Andersen. Although architecturally not of significance, this is a good representative example of first generation Mayfair West architecture.	

**Locality map**



Fig. 300 Stand 1/239  
(Source: City Council of Johannesburg, GIS Map)

## Original plan for 1/239, Hurst Hill

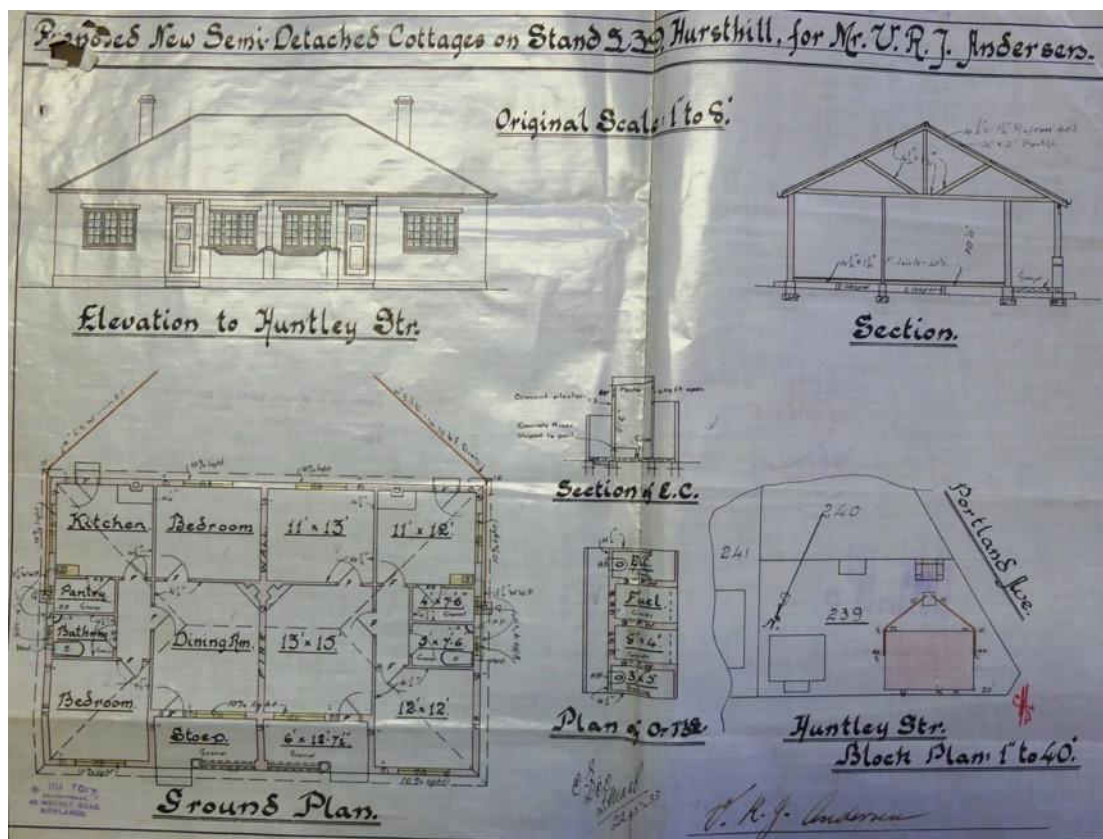


Fig. 301 Plans for semi detached cottages  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 302 Pair of semis on the northern boundary of Threadneedle Street  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<b>Densities</b> Existing height zones and densities to be maintained	<b>Recommendations</b> Representative buildings to be retained as example of early 20 <sup>th</sup> century residential architecture unless strong development proposals are made for site/area.
<b>Transport</b> No planned developments	<b>Recommendations</b> Not applicable.
<b>Social cluster development</b> Brixton Social Cluster	<b>Recommendations</b> Not applicable.
<b>Mixed-use development</b> Sites fall outside of mixed-use development	<b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road.

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Contributes to streetscape
Weakness	Maintenance and restoration work required
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition

## Conservation Management Policies\_Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**9.1.5 Freestanding corrugated iron roof with central stoep\_Hurst Hill\_stand 227**

Address	11 Huntley Street
Stand no.	227
Current zoning	Residential 1
Year of erection	1935
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Freestanding corrugated iron roof with central stoep built for G.J. Niemand.	

**Locality map**

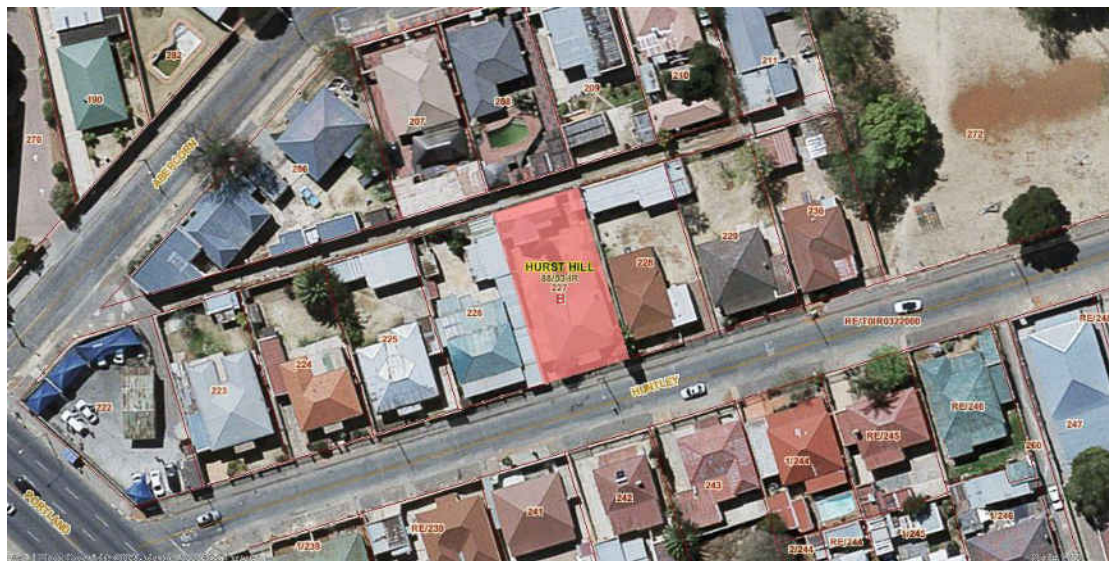


Fig. 303 Stand 227  
(Source: City Council of Johannesburg, GIS Map)





## Identifying Image



Fig. 305 Freestanding corrugated iron roof with central stoep  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing height zones and densities to be maintained</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Where single storey representative examples are kept, a tapering down approach to be used</p>

## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good example with little alterations of site
Weakness	Neighbouring site redevelopment has altered streetscape qualities which sets precedent for further height increases thus affecting streetscape
Risk/ Threat	Development pressures
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions

## **Conservation Management Policies\_Residential sites**

### **Management**

- Should demolition be unavoidable, full documentation of site to be completed

### **Future development**

- Ensure that alterations, additions or demolitions 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



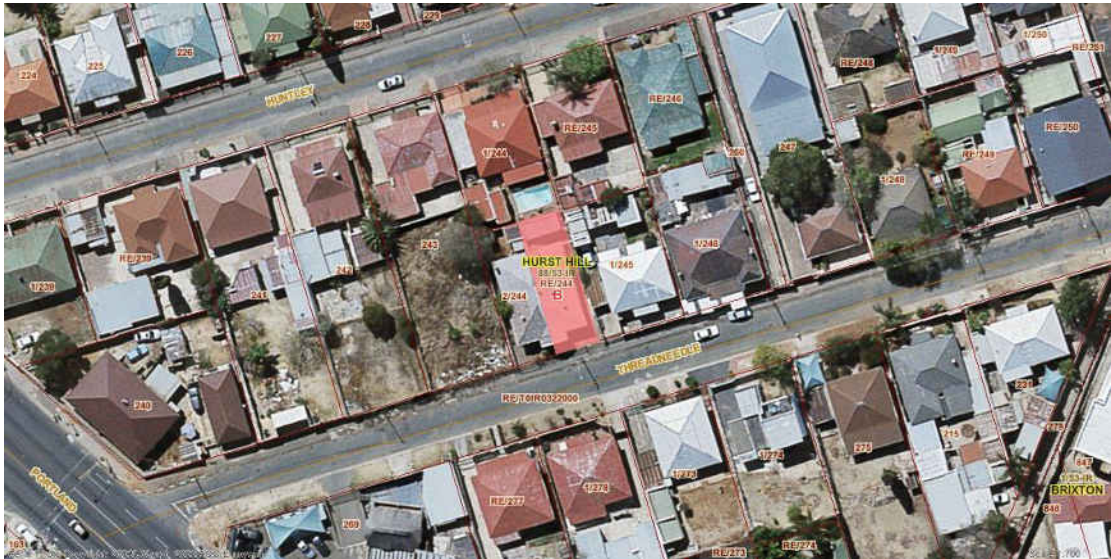


Fig. 307 Stands RE/244  
 (Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**

**Identifying Image**



Fig. 308 Semis with central gable  
 (Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Existing densities to be maintained contextual impacts only</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Where single storey representative examples are kept, a tapering down approach to be used.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road.</p>

## Conservation Management Policies\_Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Contributes to streetscape
Weakness	Insensitive alterations/ additions
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition Restoration of façade

## Conservation Management Policies\_Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**9.1.7 Freestanding corrugated iron roof with central stoep \_Hurst Hill\_stand 1/245**

Address	13 Threadneedle Street
Stand no.	1/245
Current zoning	Residential 1
Year of erection	Unknown
Architect	Unknown
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
Freestanding corrugated iron roof with central stoep.	

**Locality map**



Fig. 309 Stand 1/245  
(Source: City Council of Johannesburg, GIS Map)

**Original plans not available!**



## Identifying Image



Fig. 310 Freestanding corrugated iron roof with central stoep  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Contextual impacts only</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Where single storey representative examples are kept, a tapering down approach to be used</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road</p>

## **Conservation Management Policies\_Grade 3C\_Residential sites**

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

### **Swot analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Contributes to streetscape
Weakness	Insensitive alterations/ additions
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition Restoration of façade

## **Conservation Management Policies\_Residential sites**

### **Management**

- Should demolition be unavoidable, full documentation of site to be completed

### **Future development**

- Explore opportunities for site densification through alterations/ additions

- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

### 9.1.8 Pair of semis with corrugated iron roof\_Hurst Hill\_stand 1/246

Address	Threadneedle
Stand no.	1/246
Current zoning	Residential 1
Year of erection	1935, alterations 1939
Architect	B. Du Toit
Heritage significance	Architectural
Statement 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	3C
<b>Site description</b>	
This pair of semis with corrugated iron roof structure was built for PJ Van Wyk. Although architecturally not of significance, this is a good representative example of first generation Hurst Hill architecture.	

### Locality map

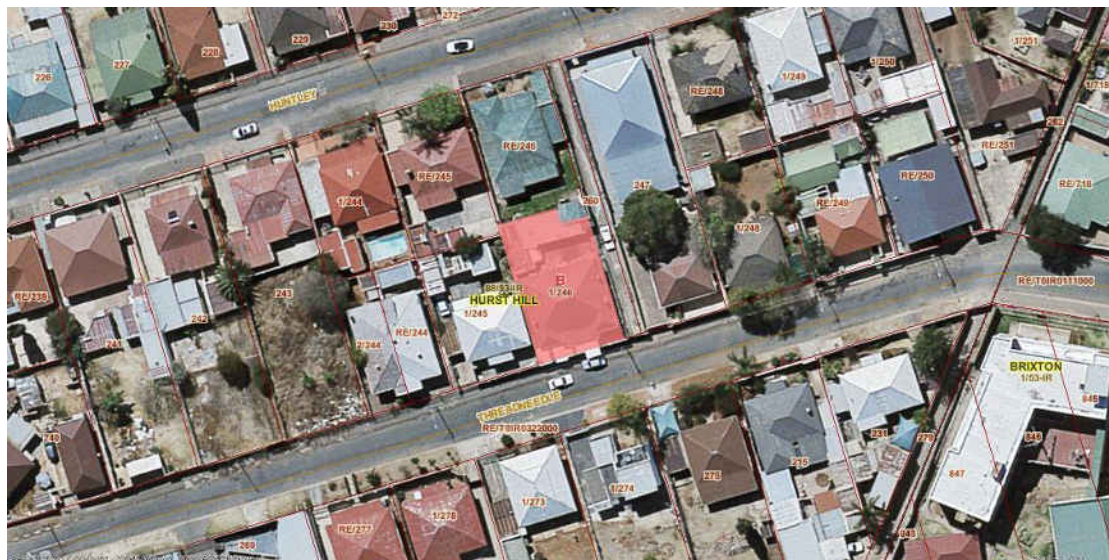


Fig. 311 Stand 1/245

(Source: City Council of Johannesburg, GIS Map)

## Original plan for 1/246, Hurst Hill

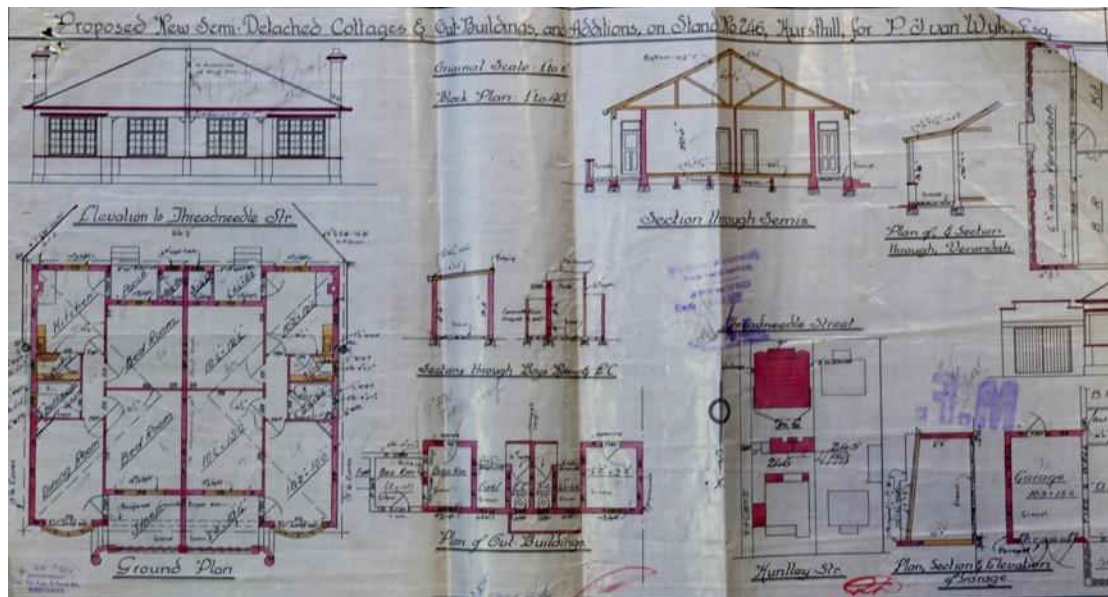


Fig. 312 Plans for semi-detached cottages  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 313 Pair of semis on the northern boundary of Threadneedle Street  
(Source: tsica heritage consultants, 2016)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Contextual impacts only</p>	<p><b>Recommendations</b> Representative buildings to be retained as example of early 20<sup>th</sup> century residential architecture unless strong development proposals are made for site/area. Where single storey representative examples are kept, a tapering down approach to be used.</p>
<p><b>Transport</b> No planned developments</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social cluster development</b> Brixton Social Cluster</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use development</b> Sites fall outside of mixed-use development</p>	<p><b>Recommendations</b> Many residential buildings have been converted into small scale businesses in the area particularly along Plantation Road.</p>

## Conservation Management Policies\_ Grade 3C\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or sites are earmarked for development. The CMP, especially 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 identifying potential risks or threats to the site. In cases where development is earmarked for an area, certain types of buildings can begin to diminish from a suburb. The purpose of the residential CMP is to make sure that certain types of residential buildings that exhibit uniqueness, are aesthetically pleasing, or retain strong associations with the social or cultural history, are conserved and guidelines to their conservation and management are published.

## Swot analysis

Analysis	Result
Strength	Contributes to streetscape
Weakness	Insensitive alterations/ additions
Risk/ Threat	Potential demolition
Strength/Opportunity	Economic potential due to the site's location in close proximity to commercial spine Densification through alteration/ additions or even demolition Restoration of façade

## Conservation Management Policies\_ Residential sites

### Management

- Should demolition be unavoidable, full documentation of site to be completed

### Future development

- Explore opportunities for site densification through alterations/ additions
- Ensure that alterations, additions or demolitions 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
- Interested and Affected Parties must be consulted prior to any development

**9.1.9 Single storey freestanding residential building\_Rossmore\_Stand 191**

Address	38 Hampton Avenue
Stand No.	191
Current Zoning	Residential 1
Year of erection	1930's (Research in progress)
Architect	Unknown
Heritage Significance	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
<b>Site Description</b>	
Single storey corrugated iron roof residence with dark red face brick and centrally located front stoep. The building structure is still in a very good original condition and forms part of the 1930's residences which were built along the southern side of Hampton Avenue in Rossmore.	

**Locality Map**



Fig. 314 Stand 191 is located along the southern side of Hampton Avenue on the western side of Ripley Road  
(Source: City Council of Johannesburg, GIS map)

**Original plans not available!**



## Identifying Image



Fig. 315\_38 Hampton Avenue, single storey red face brick residence still in original condition (Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium densities (60-100dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Single storey red face brick residence from 1930s forms part of unique streetscape along the southern side of Hampton Avenue and it is therefore recommended that the building structure and parts of the existing streetscape need to be preserved and all proposed new development needs to be done sensitive towards existing built environment.</p>
<p><b>Transport</b> Sites fall out of existing main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social Development</b> No social development is ear marked for this area</p> <p><b>Cluster</b> cluster</p>	<p><b>Recommendations</b> Not applicable.</p>

<b>Mixed-use Development</b> Site falls outside mixed-use development along Empire-Perth Roads and Henley Road	<b>Recommendations</b> Site is surrounded by single storey residences and it is therefore recommended not to overpower existing built environment with future development plans in close proximity.
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## **Conservation Management Policies\_Grade 3A\_Residential sites**

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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

## **Swot Analysis**

<b>Analysis</b>	<b>Result</b>
Strength	Good example of well-preserved single storey red face brick residential building from around 1930s can be used as good example of this building typology in Rossmore
Weakness	High boundary walls encloses site from street side
Risk/ Threat	The site is located in an area of low to medium density development and it may change the character of the site if new buildings are erected in close proximity
Strength/Opportunity	All historically significant sites along Hampton Avenue will form part of a unique historical streetscape and in combination with proposed new development plans will be part of a diverse urban layout in close proximity to University of Johannesburg, Kingsway Campus

## **Conservation Management Policies\_Residential 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

**9.1.10 Single storey freestanding residential buildings\_Hampton Avenue\_Stand 189 & 190**

Address	34 & 36 Hampton Avenue
Stand No.	189 & 190
Current Zoning	Residential 1
Year of erection	1934
Architect	G.J. Jooste
Heritage Significance	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;
Proposed SAHRA Grading	3A
<b>Site Description</b>	
Single storey corrugated iron roof residences with semi-Dutch gables and centrally located front stoep. The building structures are still in a very good original condition and form part of the 1930's residences which were built along the southern side of Hampton Avenue in Rossmore. The residences are currently used for student accommodation.	

**Locality Map**



Fig. 316 Stands 189 & 190 are located along the southern side of Hampton Avenue on the corner of Hampton Avenue and Golf Street  
(Source: City Council of Johannesburg, GIS map)

**Original plans not available!**

## Identifying Image

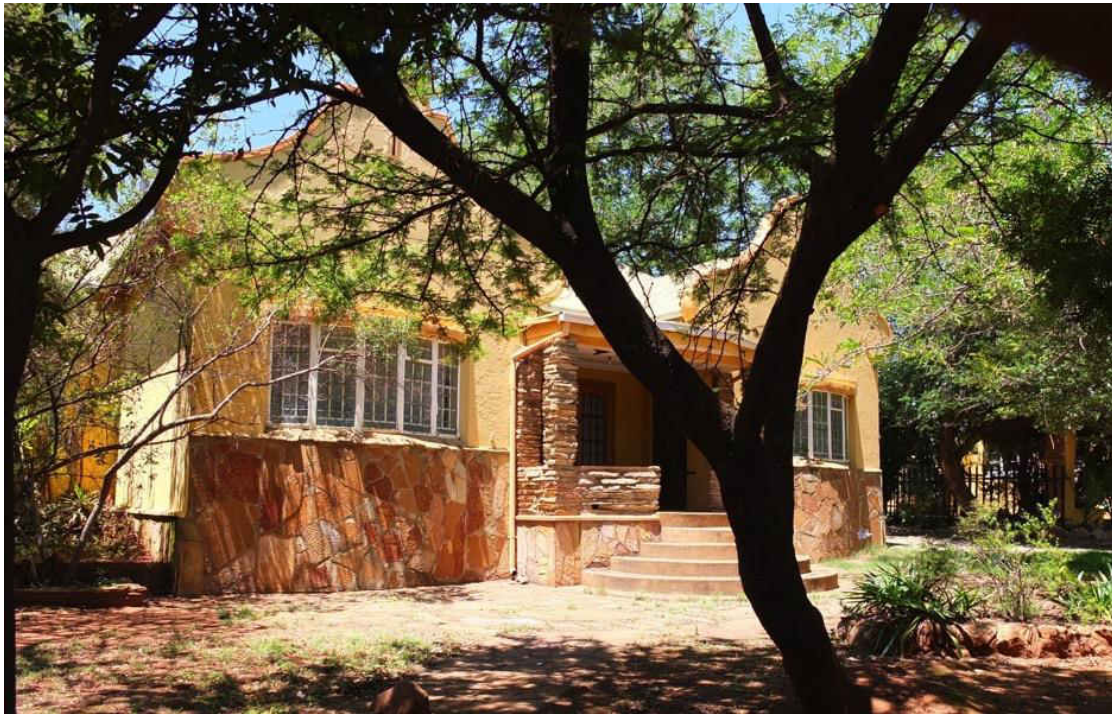


Fig. 317 \_36 & 34 Hampton Avenue, single storey residence with corrugated iron roofing and centrally located stoep  
(Source: tsica heritage consultants, 2015)

## Impact of proposed development plan & recommendations

<p><b>Densities</b> Low to Medium densities (60-100dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Single storey residences from 1934 form part of unique streetscape along the southern side of Hampton Avenue and it is therefore recommended that the building structures and parts of the existing streetscape need to be preserved and all proposed new development needs to be done sensitive towards existing built environment.</p>
<p><b>Transport</b> Sites fall out of existing main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social Development</b> No social development is ear marked for this area</p> <p><b>Cluster</b> cluster</p>	<p><b>Recommendations</b> Not applicable.</p>

<b>Mixed-use Development</b> Site falls outside mixed-use development along Empire-Perth Roads and Henley Road	<b>Recommendations</b> Site is surrounded by single storey residences and it is therefore recommended not to overpower existing built environment with future development plans in close proximity.
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## Conservation Management Policies\_ Grade 3A\_Residential sites

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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

## Swot Analysis

Analysis	Result
Strength	Good example of well-preserved single storey residential buildings from around 1930s can be used as good example of this building typology in Rossmore
Weakness	N/A
Risk/ Threat	The site is located in an area of low to medium density development and it may change the character of the site if new buildings are erected in close proximity
Strength/Opportunity	All historically significant sites along Hampton Avenue will form part of a unique historical streetscape and in combination with proposed new development plans will be part of a diverse urban layout in close proximity to University of Johannesburg, Kingsway Campus

## **Conservation Management Policies\_Residential 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

## 10. Concluding Remarks

The HIA and the CMP study was undertaken to fulfil the regulatory procedures that are contained in the NHRA 25 of 1999 in view of the strategic area framework. The report also serves the purpose of documenting the most culturally and significant sites found in the five HIA precincts and identifying historical clusters where such significant sites are clustered in one area. It is recognised that all the findings are based on the archival research and visual surveys that were done in these areas, the report will remain open ended until the conclusion of a public participation period in which all stakeholders interested and affected parties are welcome to contribute, comment to the report.

It is important to regard and read this report as working document for both the client, Johannesburg Development Agency and the public. Many of the sites that are included in this report are representative sites as most suburbs have buildings that are older than 60 years which may to a certain extent have inherent cultural, social, architectural or historical significance. Because of the nature of the study it was not possible to include all 60 year old sites in the report so a criterion was developed to choose the most representative, rare, unique and culturally significant sites which were given a 3A Grading. These sites become visible as locally important heritage sites in their respective areas. They were then assessed individually and conservation management guidelines allotted to each of them.

Moving forward, the public participation procedure will consist of several public meetings to be held in each of HIA areas where the public will be presented with the combined HIA, CMP reports and asked for comment on the comment forms. The report will be available in the public libraries for each of the areas for 30 days after which, the period for submitting comments will be complete. All comments will then be addressed and compiled into a public participation report which will be part of the final HIA report. The final HIA report will be submitted to the PHRA\_G for consideration and approval.



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### **Images, Maps and Plans**

- City of Johannesburg, GIS Department for all locality maps
- City of Johannesburg, Plans Department for all original plans
- Current photographs: tsica heritage consultants, 2015
- Google maps