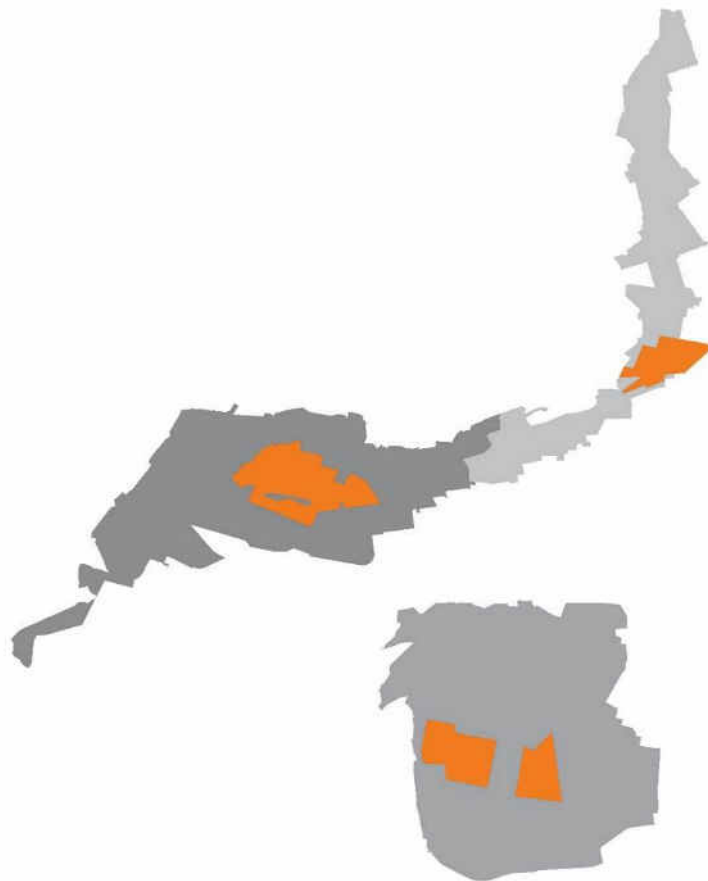


Knowledge Precinct

Heritage Impact Assessment & Conservation Management Plan

Report Phase 3



Empire-Perth Development Corridor



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Glossary of terms

Biodiversity area	An area defined as such by the City of Johannesburg
Conservation	As defined in the National Heritage Resources Act (NHRA) means the protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance
Conservation area	Heritage areas officially designated as such by the Heritage Resources Authority in consultation with the City of Johannesburg
Conservation Management Plan	A policy aimed at the management of a heritage resource and that is approved by the Heritage Resources Authority setting out the manner in which the conservation of a site, place or object will be achieved
Corridors of Freedom	Spatially defined development areas designated as such by the City of Johannesburg and described in the applicable Strategic Area Frameworks as approved by Council in 2014
Cultural significance	As defined in the NHRA, means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance
Development	Development within the context of the Heritage Resources Authority means any physical intervention, excavation, or action, other than those caused by natural forces, which may, in the opinion of a heritage authority, in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including— <ul style="list-style-type: none"> (a) Construction, alteration, demolition, removal or change of use of a place or a structure at a place (b) Carrying out any works on or over or under a place (c) Subdivision or consolidation of land comprising a place, including the structures or airspace of a place (d) Constructing or putting up for display signs or hoardings (e) Any change to the natural or existing condition or topography of land (f) Any removal or destruction of trees, or removal of vegetation or topsoil
Grade	Heritage grade as defined in the NHRA and used by the applicable heritage resources authority to identify and manage heritage resources under its care
Grading	The act or process of grading heritage resources by a heritage resources authority

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

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

Abbreviations

CMP	Conservation Management Plan
COF	Corridors of Freedom
COJ	City of Johannesburg
GIS	Geographic Information System
HIA	Heritage Impact Assessment
JDA	Johannesburg Development Agency
JPC	Johannesburg Property Company
NHRA	National Heritage Resources Act [No. 25 of 1999]
RAU	Rand Afrikaans University
RE	Remainder of portion
RSDF	Regional Spatial Development Framework
SAF	Strategic Area Framework
SWOT	Strengths, Weaknesses, Opportunities & Threats
UJ	University of Johannesburg

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Part 1_Executive Summary

1. Context_The Corridors of Freedom

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

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

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

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

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

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

At present the designated COF are:

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

The SAFs that have been adopted for the corridors provide:

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

In short, the SAFs:

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

Arising from the SAFs, the Johannesburg Development Agency (JDA) has appointed tsica heritage consultants to conduct heritage impact assessments of five precincts falling within the corridors. The precincts are:

- Orange Grove Precinct

- **Knowledge Precinct**
- Brixton Precinct
- Turffontein Precinct
- Rosettenville Precinct

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

It is imperative that the HIA described in this report is read in conjunction with the SAF for the Empire-Perth Development Corridor.

2. Purpose and outline of this report

2.1 Introduction

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

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

2.2 Client brief - Purpose of the report

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

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

2.3 Methodology and approach

The first phase of the project entailed a survey of the different suburbs falling within the three corridors. A more detailed scoping of the HIA areas was then

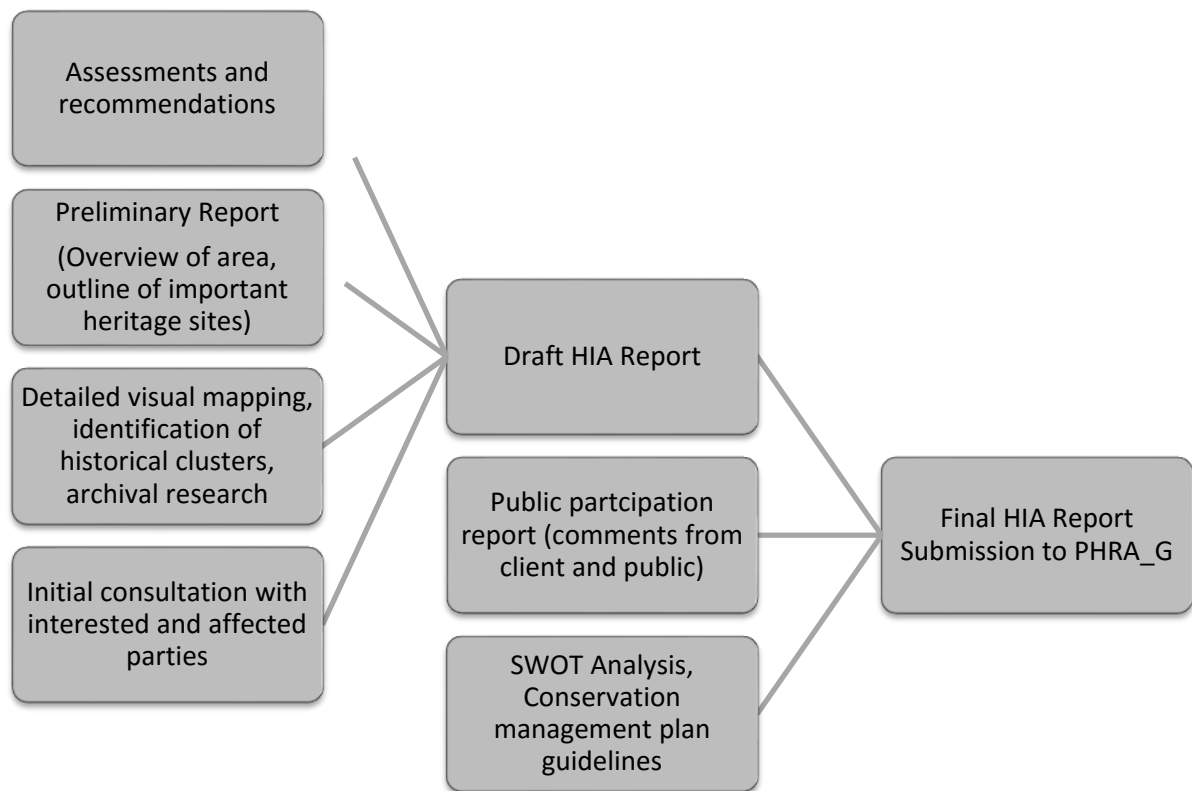
conducted in the form of a multiple street-by-street visual survey supplemented by desktop research. Research material for each suburb was divided into six different categories in order to easily process and analyse the information gathered. The categories are main streetscapes, commercial buildings, institutions (e.g. schools, recreational centres, libraries, sport facilities etc.), religious buildings (churches, synagogues, temples etc.), residential buildings, structures, and parks.

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

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

Interested and affected parties in all three Corridors, including interest groups, residents' associations, conservation bodies and others, were contacted and notified about the heritage study. Public participation workshops were held, where residents, interest groups, professionals and others from the area were invited to identify historical clusters, as well as to make comments and recommendations on the various developments in the HIA areas. An annexure is attached containing a summary of stakeholder engagement conducted to date.

HIA process summarised



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

2.4 Limitations

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

2.5 Legal framework

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

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

must furnish the responsible heritage authority, in this case the Provincial Heritage Resources Authority Gauteng (PHRA_G), with details regarding the

location, nature and extent of the proposed development, historical and architectural reports, impact assessments and conservation management plans.

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

2.6 Grading system and legal Implications¹

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

Grade 3A

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

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

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

consent if such proposed demolition or alteration shall be detrimental to the character and or significance of the heritage building or structure.

Grade 3B

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

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

Grade 3C

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

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

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

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

2.7 HIA recommendations

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

where appropriate, recommendations made for formal declaration by the PHRA_G as Conservation or Heritage Areas as provided for in Sections 28 and 31 of the Act.

2.8 SWOT analysis

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

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

General SWOT analysis of the Corridors

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

Strengths:

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

Weakness:

- Structural damage to buildings/sites
- Site not in original condition due to additions and alterations where changes have not acquired historical significance of their own
- Site is enclosed by new buildings that detract from the site's cohesion with other historically significant sites

- Site/event/social history potential is under-researched or there is incomplete historical evidence
- Site has not been well maintained and is in a bad state of repair
- Site is not visually accessible from the street and hidden away behind a high wall
- Integrity and character of site is compromised because of its usage
- Site is surrounded by insignificant buildings in an area marked for high density development

Opportunities:

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

Threats:

- Loss of the site's integrity and character if insensitive new buildings erected
- Original fabric of old buildings may be destroyed if converted for new uses
- Increased number of people on site may increase pressure on the site and alter the character of the site
- Demolition of building(s)/ site(s) older than 60 years to make way of large scale development

2.9 Conservation management policies

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

In developing aims and policies of the CMP, aspects related to the heritage significance, conservation and sustainability of the site is considered such as

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

2.9.1 Objectives/Aims of the CMP

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

2.9.2 Endorsement of and access to CMP

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

Policies:

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

2.9.3 Future development

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

Policies:

- Conserve buildings that are Grade 1, 2 and 3A
- Adaptively re-use buildings in a manner that will not diminish, and will ideally enhance, their historical or cultural integrity

- Build and strengthen local heritage economies by prioritising the use of skilled artisans and crafters to conduct restoration, conservation or adaptive reuse work
- Develop the site as a local tourist destination
- Incorporate site in local heritage tours
- Document all buildings and structures before any changes are made
- Ensure that alterations and additions are made only after consultation with the PHRA_G and in accordance with the NHRA of 1999
- Introduce new buildings in open spaces, such as at the front of the main house (refer to the urban design proposal)
- Create a new vibrant atmosphere that makes the conservation of the heritage buildings sustainable through memorialisation
- Open up all the buildings to the public and to different cultural groups
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings
- Public facilitation takes place prior to the development

2.9.4 Views and vistas

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

Policies:

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

2.9.5 Management

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

Policies:

- Establish a team of professionals to oversee the restoration of historical structures and the introduction of new buildings
- Create a mechanism for carrying out regular maintenance
- Set up a conservation team that is responsible for the day-to-day conservation decisions at the site/s
- Establish, maintain and expand an inventory for all significant sites within the Corridors for public awareness

- Ensure that local affected and interested parties include local historical and/or heritage conservation bodies and register such parties with the PHRA_G
- Ensure that CMPs are publicly accessible to facilitate ongoing monitoring at a local level

2.9.6 Fabric and setting

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

Policies:

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

2.9.7 Adoption and review

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

2.10 Conclusion

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

3. Historical context_Corridors of Freedom

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

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

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

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

The historic overview (attached as **Appendix A**) frames the key moments, points and typologies that proved highly influential, and recurs in various mutations and iterations, or that are simply of heritage significance. Lastly, Chipkin explores exemplary models from the past that directly speaks to the vision of the COF. What Chipkin finds is that developers, planners and architects have been experimenting for decades with questions of connectivity, efficiency, liveability, urbanity and identity. While these examples are of a specific time and place, they can guide and inform current and future planning and decision-making. Johannesburg has a rich and multi-layered history of urban experimentation that can serve as inspiration for city planners.

4. Conclusion

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

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

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

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

It is imperative that the HIA described in this report be read in conjunction with the SAF for the Empire-Perth Development Corridor.

Part 2_Knowledge Precinct_Heritage Impact Assessment & Conservation Management Plan

5. The Empire-Perth Development Corridor

The Empire Perth Development Corridor incorporates historic residential areas of the northern and western parts of the city including Parktown, Richmond, Auckland Park, Braamfontein Werf, Cottesloe, Jan Hofmeyr, Melville, Rossmore, Westdene, and Hurst hill, Brixton, Crosby, Coronationville, Westbury and Newclare. The Corridor is home to a number of important University campuses each containing significant collections of 20th century architecture and other important sites of significance, a well-established media, film, TV and broadcasting hub, significant natural and manmade conservation areas, sites associated with the struggle against colonial and apartheid oppression and an important industrial centre. The Corridor also bares testimony to late 19th and early 20th century urban migration with both a black and Afrikaner 'underclass' settling in the western areas on disused or left-over ground between sewerage works, cemeteries, railway lines, garbage dumps, mine dumps and other undesirable locations. The Corridor therefore runs through a number of historic suburbs that provide a full account of the development of the city – architecturally, socially, culturally, politically and economically.

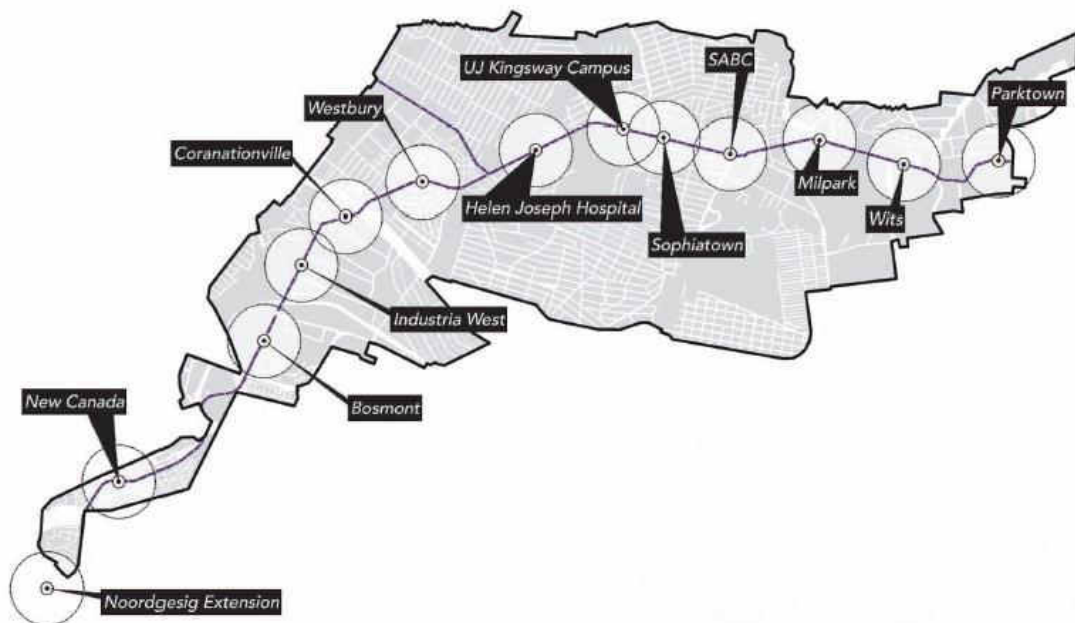


Fig. 1 Outline of the Empire-Perth Development Corridor
(Source: City of Johannesburg, Strategic Area Framework, 2014)

The detailed HIA (Heritage Impact Assessment) study area focuses on the Knowledge Precinct, which is centrally located within the Empire-Perth Development Corridor. The Knowledge Precinct is bordered by Richmond, Melville and Westdene to the north, Vrededorp, Jan Hofmeyr, Mayfair, Brixton and Crosby to the south, Hurst hill to the west and Jan Hofmeyr and the Brixton cemetery to the east. It includes sections of Cottesloe, Auckland Park, Rossmore and Westdene. The Knowledge Precinct incorporates two university campuses, a cluster of media and broadcasting institutions and facilities, as well as an important provincial hospital and nurses training college in addition to residential areas.



Fig. 2 Precinct map of the Knowledge Precinct outlining key Corridors of Freedom focus areas (Source: City of Johannesburg, Strategic Area Framework, 2014)

6. History of the Knowledge Precinct

The Brixton ridge, which runs along the southern section of the precinct, is on a watershed. Geology and topography is further also important as it creates the vistas and views that are characteristic of the landscape from Cottesloe through to the Brixton/ Auckland Park/Crosby ridges – in effect constituting a cultural landscape. It also partly explains why Iron Age communities settled in the hilly areas surrounding Melville – where shelter and access to grazing ground and water resources played such a defining role. The same water resource that would play an important role in the rise and fall of the ‘Amawasha’ at the Sans Souci washing sites (in today’s Richmond-Parktown West area) – colonial Johannesburg’s “first black businessmen”.

The precinct enters the historic period with the establishment of a Boer farm – farm Braamfontein – in the 19th century.

With the discovery of gold, as Johannesburg expanded, wealthier residents preferred to settle in the ridges and valleys north of the city, while working class residents gravitated to the western suburbs adjacent to the main railway lines and the mining belt. As a result a number of suburbs emerged around the previous turn of the century: Auckland Park (as early as 1888), Vrededorp, Richmond and Melville (1896), Parktown West and Brixton (1902) and Cottesloe (1904). This growth would expand at Westdene (1910), Rossmore (1925) and Jan Hofmeyr (1936).

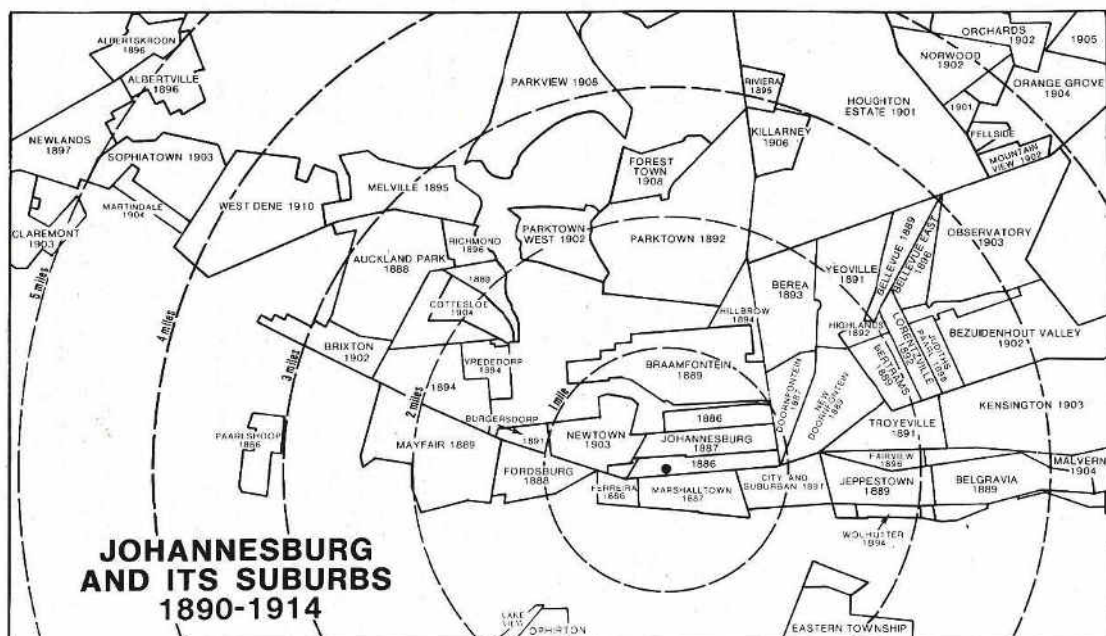


Fig. 3 Johannesburg and its suburbs 1890 - 1914
(Source: C van Onselen, 1982, p 58)

Auckland Park

As early Johannesburg grew the mining magnates and other influential residents moved away from the pollution and dust of the city – first to weekend retreats and later more permanently. This impetus led to the establishment of Parktown (1890/1) and Auckland Park more or less at the same time.

In fact, Auckland Park was already being surveyed in the 1880s with the sales of stands advertised as early as 1888 but these initial plans were aborted. Some of the blue gum trees, which were synonymous with Auckland Park in the first part of the 20th century, date from this period. Stands were advertised in 1894 with seven numbered avenues. By 1896 most avenues had numbered stands. At this time the original farmhouse had been converted into a hotel and a lake had been constructed (c. 1890). In 1896 John Landau took transfer of the Auckland Park Estate. In 1902 the Auckland Park Real Estates Ltd was formed resulting in the suburb being resurveyed in 1903 (Smith 1971: 210).

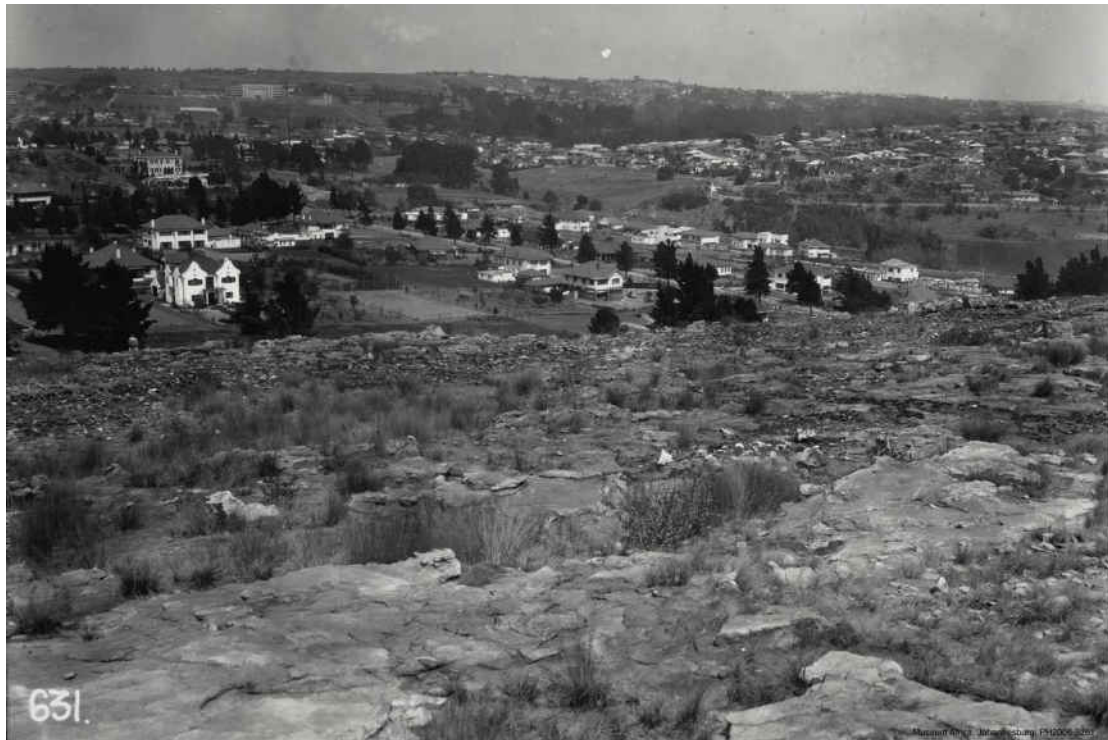


Fig. 4 View towards Auckland Park from the Brixton Ridge, c. 1936
(Source: Museum Africa)



Fig. 5 Aerial photograph of Auckland Park from 1938
(Source: Land Surveyor General)

Auckland Park after the South African War was still considered to be a place where the gentry could spend their weekends and holidays relaxing far from the hustle and bustle of the city. A boating house (where the Country Club is situated today), a hotel and a racing course completed the picture of an idyllic holiday resort. At the time, Auckland Park was known for its quietness and early names favoured it as a spot to live including Julius Jeppe and in 1925 the Prince of Wales (Duke of Windsor) who lived at No 1 and 2 Greenlands Road. Auckland Park maintained this exclusivity for some time.

As with Parktown, the Edwardian idyll was however broken during the height of apartheid – as the Nationalist government sought to visibly insert Afrikaans power in what had been a quintessentially English landscape. This the so-called ‘Broederbond’ (a rather secretive yet influential Afrikaner nationalist organisation of senior politicians, officials, businessmen and academics) achieved through the monumental, brutalist complexes built for the South African Broadcasting Corporation (1968 - 1975), the J.G. Strijdom Hospital (1967) and others. Jammed in between the RAU campus (on the west) and the SABC complex (on the east), Auckland Park retained its more genteel reputation during apartheid – while attracting wealthier figures from the academic, cultural, media and entertainment sectors. Kingsway Mansions (1928) was known as quite a bohemian address. With the advent of democracy the area continued to consolidate, attracting new commercial and residential investors. As a result the built environment started to change as a new wave of gentrification occurred. Today, Auckland Park is very much a suburb in transition as large stands are redeveloped for student accommodation and old residences are demolished or redeveloped.

Cottesloe

'Cottesloe' purportedly comes from Australian government officials who suggested the name after an Irish Baron after whom a suburb in Perth, Australia was named (Smith 1971: 102). The area was originally known as Eloffstad or Eloff location – after Eloff the son-in-law of then ZAR President Paul Kruger who purportedly sold the land to the government for a profit of £25000 causing somewhat of a scandal at the time. Needless to say the suburb was surveyed in 1905 and the name of the township established by proclamation in the same year. According to Anna Smith, Tucker also named the street names after birds – a naming convention later repeated in neighbouring Jan Hofmeyr albeit in Afrikaans (ibid).

Over the course of the suburb's history a number of significant developments took place. Given its location adjacent to Vrededorp – a once predominantly Afrikaner lower working class suburb – Cottesloe has been regarded as the "definitive Afrikaner view of Johannesburg" by Clive Chipkin. In 1922 the Cottesloe ridge was where the strikers in the Miners revolt positioned themselves against the Randlords of Parktown. A white underclass taking on the might of Union capitalism. To reinforce this cultural connection, prominent Afrikaans architect Gerard Moerdijk designed one of the most visible and symbolic Dutch Reformed Churches in Johannesburg atop the ridge – in stark contrast to the Arts and Crafts spires on the opposite hills in Parktown. The strong association with Afrikaner identity is similarly visible at least two prominent pro-Republic monuments which were erected at Cottesloe ("Die Oudstryders" monument, 1938) and one along the Brixton ridge (Irish Brigade Monument, 1975).



Fig. 6 Brixton ridge and school building in Cottesloe which was heavily bombed during the 1922 revolt
(Source: Johannesburg Heritage Foundation Archives)

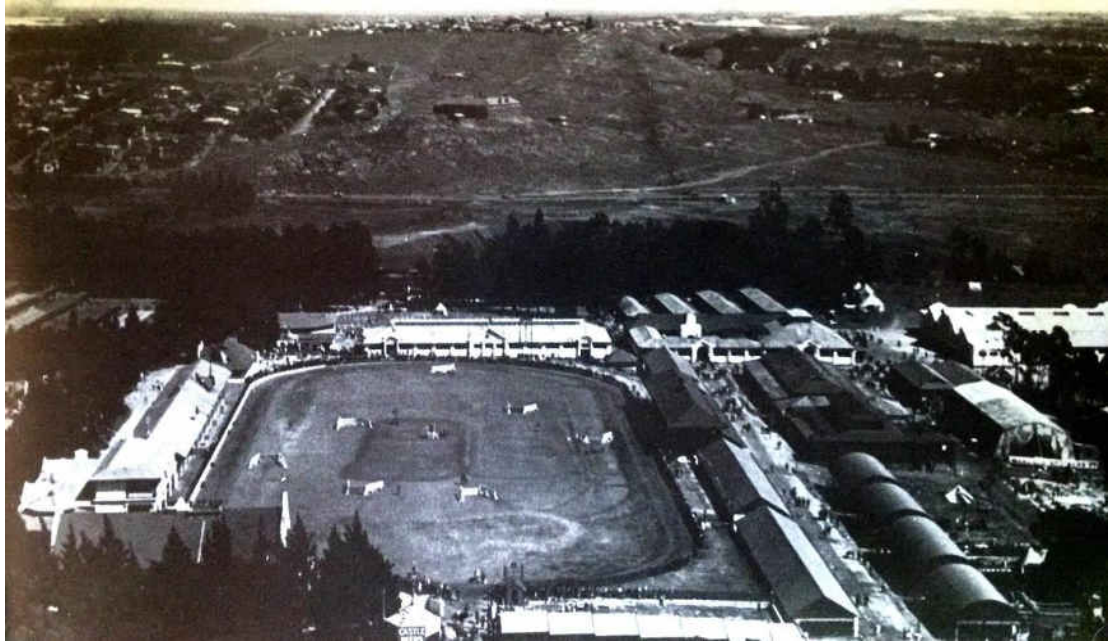


Fig. 7 The agricultural showgrounds in the foreground with Cottesloe in the background.
(Source: Johannesburg 1912 Suburb by suburb research, 2015: History of Braamfontein Part 4)

In 1928 the Gas Works were completed – one of Joburg’s finest industrial complexes, the Chamber of Mines hospital for injured mine workers (Gordon Leith, 1936-7) together with a cluster of cottages for World War I MOTH veterans (also by Leith). At the same time the Con Cowan School was built. This set the tone for future development of educational facilities. First for the Goudstad College of Education (1961) and later for the Witwatersrand Technikon and UJ.



Fig. 8 Aerial photograph of Cottesloe, 1938. Visible are the Gas Works on the right. The first MOH cottages (centre right), the Chamber of Mines hospital (centre) as well as Vrededorp and Jan Hofmeyr in the bottom. Auckland Park is on the left of the Image.
(Source: Johannesburg Heritage Foundation Archives)

During apartheid, Cottesloe and an NG predikant, Beyers Naudé, set the cat among the pigeons in a pivotal movement in the fight against apartheid. In 1960 an international gathering of the World Council of Churches took place at a student residence in Cottesloe. The venue was specifically selected in that it allowed for an interracial gathering within the city. The Cottesloe Consultation's resolutions affirmed that there are no scriptural grounds for apartheid or for racial segregation within the church. In response, the DRC were forced to repudiate the consultation and it left the World Council of Churches as result. Naudé effectively became a pariah.

Westdene

Like its neighbour Melville, Westdene was home to Stone Age and Iron Age Tswana speaking communities prior to colonial settlement. Stone Age and Iron Age artefacts have been found around the Westdene/Melville Koppie areas, at caves and at construction sites where excavations have taken place. Most authors give the foundation of the suburb as 1910 although it was surveyed as early as 1902 for the Johannesburg Consolidated Investment Company. By

1905 it was reported that the suburb had been laid out, although development only took off after 1910 (Smith, 1971: 579). For most of the 20th century it remained a white working class suburb.

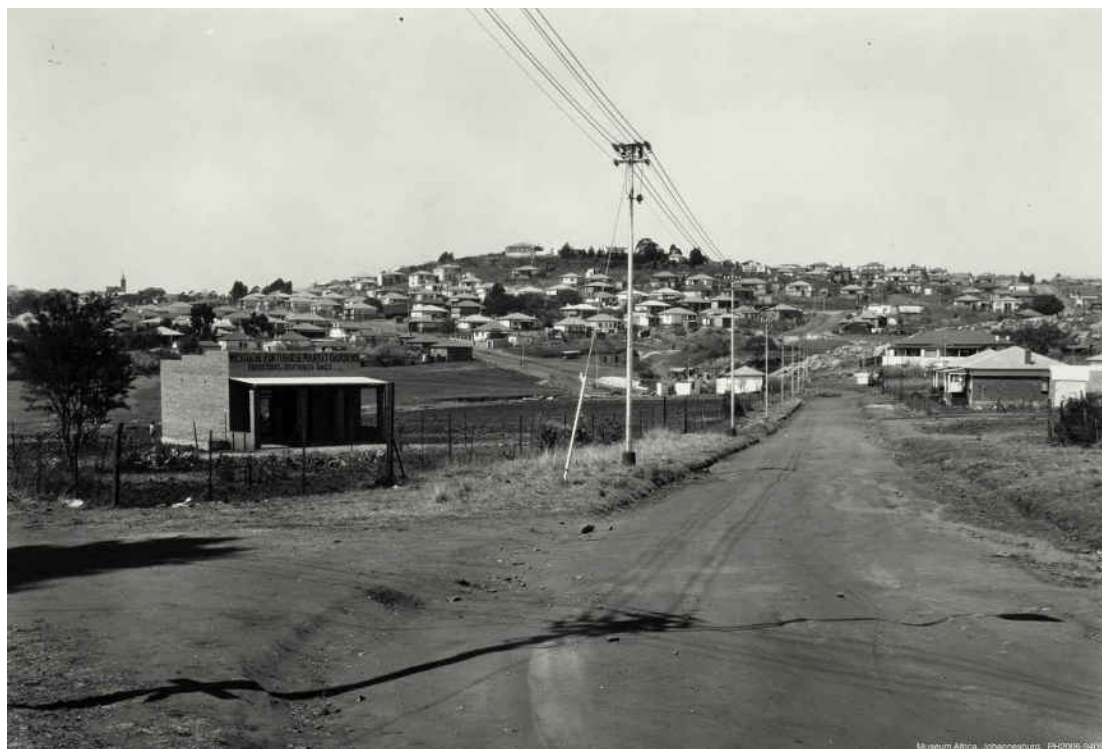


Fig. 9 View towards the first established residences along the Westdene streets
(Source: Museum Africa)

Westdene was and still is separated from Sophiatown by Toby Street. Westdene residents played a part in the relocation and forced removal of their black neighbours from their homes. When the Black Township of Soweto was established in 1923 their white neighbours in Westdene began agitating for their removal. As time passed more and more pressure was placed on the government to remove the community of Sophiatown until the government finally announced their removal in 1955. According to Beckett 1985 there were mixed feelings in Westdene about their Sophiatown neighbours, with most residents wanting to keep their white exclusivity (Beckett 1985).

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. Rossmore is noted as home to two major city institutions the University of Johannesburg 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.

See summarised timeline and significant trends in **Appendix B**.

7. Identified sites of significance within Knowledge Precinct

7.1. Introduction

To easily process and analyse the information gathered, research material for each suburb was divided into six different categories as follows: main streetscapes; commercial buildings; institutions (e.g. schools, rec centres, libraries, sport facilities); religious buildings (churches, synagogues); residential; and structures.

A data form for each site per category was created with the name of the building, street address, erven, statement of significance, site description and grading. A GIS locality map follows each data form to locate the site according to the surrounding environment. An original plan (where this could be sourced) from the plans archive is also included. Photographs of the site completes the photo-documentation. A summary of the proposed development for each site is stated and a list of recommendations conclude each form. There was an attempt to identify areas where heritage resources are clustered and such places are identified as historical clusters. Development in such areas should be avoided or limited so as to not interfere with the fabric or the character of the cluster. This is clearly shown in the visual survey map digitized map (**Annexure C**). These maps have various layers, including buildings over 60 years, important streetscapes, historical clusters, proposed development, open spaces, and the BRT main routes and stations. Including all this information on one map helps to show the impact of the proposed developments on the heritage in each of the areas.

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

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

7.2. Identified sites of significance_Main Street_Empire-Perth

Address	Empire Road/ Stanley Avenue/ Kingsway/ Perth Road
Year of erection	N/A
Architect	N/A
Heritage significance	Social/ Architectural/ Historical
Statement significance	(a) its importance in the community, or pattern of South Africa's history
SAHRA grading	3C
<p>Site description</p> <p>The BRT trunk route follows along Empire Road and extends via Stanley and Kingsway to Perth Road and beyond all the way to Soweto. Although lacking the cohesiveness of a typical main road, the route does connect a particularly rich typology of institutional architecture, public open space and recreational facilities, as well as the full ambit of residential architecture from the previous turn of the century to the present. What is most striking, however, are the massive brutalist complexes that dominate the landscape.</p>	

Locality map

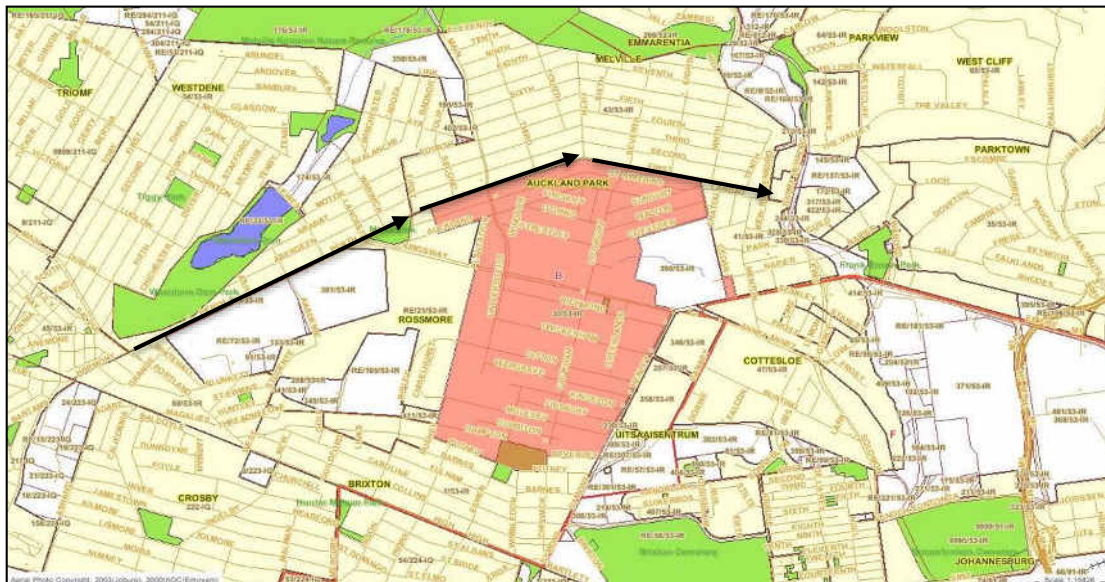


Fig. 10 Directions of Empire-Perth main BRT trunk route within the development corridor (Source: City Council of Johannesburg, GIS Map)

Historical background

The Empire-Perth route was never cohesively planned as a major arterial road but evolved rather as an amalgamation of different roads with particular histories – dating mostly from the 20th century. In some parts the general route did cross or overlap with older wagon routes (radiating in a north-western direction), including the old Rustenburg Road (predating Johannesburg) which ran through what is today Wits Campus and Melville, and the old Muldersdrift road (subject of a fine Herman Charles Bosman story).

Historically the northern boundaries of Empire-Perth ‘road’ constituted the start of residential Johannesburg – from the more opulent villas and houses of the rich in Parktown, Parktown West and Auckland Park to the simpler structures of Richmond and Westdene. This spatial form – where low-rise, suburban Johannesburg begins (and sprawls further north and west) – has largely survived intact during the 20th century despite some mid and late 20th century commercial developments at Braamfontein Werf, parts of Richmond and in Auckland Park at Media 24 and the Campus Square cluster. Also not forgetting the destruction of Parktown at the height of apartheid and that continued through infill developments in a latter day form at KPMG and the mundane office blocks on the southern edge of Parktown West. Along the southern boundaries – key institutions evolved. In fact, for long the section between Hospital Hill and Cottesloe was known as the “official belt” (Van der Waal 1987:184). From the east we see what is now the Constitution Hill complex, various prominent English and Afrikaans heritage schools, the main campus of the University of the Witwatersrand, the commercial cluster at Milpark, a hodgepodge mix of commercial buildings through Richmond and Sunnyside, an island within what is officially Braamfontein Werf, and where Stanley Avenue meets Kingsway, the SABC complex in what is Uitsaaisentrum. Along Kingsway the route follows what was historically the main road of Auckland Park – with residential buildings on both sides of the road with the exception of the expansive grounds of the Country Club. Finally, Perth formed the logical extension connecting the historic western areas, as well as newly built Westdene to the north and Rossmore to the south. Again, while Westdene has remained low-rise suburban in form, Rossmore gave way to the RAU (UJ) Kingsway campus, the brutalist JG Strijdom hospital and nurses’ complex.



Fig. 11 Kingsway Road, 1916. S.A. Motorist noted caustically that although the road had been given a new surface, it was “as usual quite inadequate in construction”. According to Anna Smith, Kingsway or Main Avenue, Auckland Park first appeared in minutes of council meetings as early as 1905 (Smith 1971:274). Main Avenue was only formally replaced with Kingsway in 1925. 1925 was of course also the year that Empire Road was formally extended (Ibid, 144)
(Source: S.A. Motorist, October, 1916 sourced from the Johannesburg Heritage Foundation archives)

Recommendations and impact of proposed development plan

<p>Densities Medium to High (160-250dph) new buildings suggested maximum scale is 6-8 and a minimum of 4 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A sites. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites where recommended as 3A. Views of significant sites of institutional architecture should be maintained. Ridge views should be maintained where possible. Densification along streets backing onto historical streetscapes should taper down to lower storeys (maximum four).</p>
<p>Transport BRT trunk route Pedestrian bridge at Campus Square</p>	<p>Recommendations Not applicable as transport infrastructure development has occurred already. Views of Kingsway Campus buildings to be maintained as far as possible. Avoid harsh edges/ barriers.</p>
<p>Social cluster development</p>	<p>Recommendations No social cluster development in vicinity of Kingsway-Perth.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

7.3. Identified sites of significance _Commercial buildings

Note: No identified significant commercial sites in this precinct.

7.4. Identified sites of significance _Institutions (schools, rec centres, libraries, sporting)

Introduction

A detailed visual survey was done in the area and various institutions listed below were identified as having historical, architectural and social significance. Many of the sites have well-documented histories and most are in good condition with their integrity and character having been preserved throughout the decades. Most of the public and private institutions mentioned below have a low risk profile as they cannot easily be changed and their immediate surroundings must continue to support the character of the significant sites. It must also be noted that the University of Johannesburg has adopted an updated Master Plan which will guide all decision-making in coming decades.

Grading

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

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

3C_ Buildings and or sites whose significance is in large part premised on locality and contextual relationships in so far as these contribute to the character or significance of the environs such as streetscapes or clusters (possibility of alteration and addition to the exterior).

Summary table of identified sites in the institutional category

Site/ stand no.	Description	Provisional grading	Heritage implications
Various	The Bunting Road campus of the University of Johannesburg, containing an important ensemble of buildings and abutting important heritage structures	3A	Conservation highly recommended
311 to RE/315; 322 to 326	University of Johannesburg - cluster of art deco houses	3C	Possible major changes, documentation necessary

Site/ stand no.	Description	Provisional grading	Heritage implications
208-209	Con Cowan Junior High School – designed by Charles Small 1940	3A	Conservation highly recommended
560	Netcare Rehabilitation Centre (Chamber of Mines Hospital) designed by Gordon Leith	3A	Conservation highly recommended
1 to 3	The SABC headquarters is a landmark building	3A	Conservation highly recommended
270, 271,361/ 53-IR, RE/809 & RE/105/5 3-IR	University of Johannesburg, Kingsway Campus	3A with possibility for higher grading upon further research	Conservation highly recommended
1/263, 256, 1/260, 341/53-IR & 349/53- IR	Vorentoe High School	3C	Possible major changes, documentation necessary
RE/72/53 -IR, 75/53-IR & 91/53- IR	Helen Joseph Hospital – built in 1960s	3C	Possible major changes, documentation necessary
109, 110, 111, 1116 & 114	Auckland Park Preparatory School - double and single storey school building complex constructed around 1940s.	3A	Conservation highly recommended

7.4.1. University of Johannesburg_Cottesloe_Bunting Road Campus

Address	University of Johannesburg Bunting Road Campus, Bunting Road, Cottesloe
Stand no.	Various
Current zoning	Educational
Year of erection	Various
Architect	Various
Heritage significance	Historic/ Architectural/ Educational
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
SAHRA grading	3A
<p>Site description</p> <p>The Bunting Road Campus of the University of Johannesburg although not cohesively planned (unlike its sister campus at Kingsway Road) does contain an important ensemble of buildings – principally related to the Con Cowen School, modernist buildings built for the Goudstad College of Education Campus as well as an historic building dating back to the early parts of the 20th century. A collection of late 1930s houses sympathetic to the Leith Memorable Order of Tin Hats (MOTH) cottages (illegally demolished in 2004 by the Technikon Witwatersrand) are sole remnants of an earlier residential past. With the Netcare Rehabilitation Centre as well as the Con Cowen School the Gordon Leith legacy is clearly still apparent – despite the loss of the MOTH houses.</p> <p>In addition, the campus also abuts important heritage structures principally the CSIR building on the south of Annet Road, the Gas Works west of Annet, the Netcare Rehabilitation Hospital (a Leith design, 1936/7) along Canary Street and working class cottages along Katjiepiering Street in Jan Hofmeyr. The south-eastern side of the campus is also in close proximity to significant rock faces, a Moerdijk church of historic significance, a Boer war memorial and a Buddhist temple. The campus therefore has contextual significance in addition to the individual heritage sites described in this report.</p>	

Locality map



Fig. 12 Bunting Road campus with Annet to the east and north, Vrededorp to the south and Auckland Park to the east
(Source: City Council of Johannesburg, GIS map)

Historical background

The Bunting Road campus dates back to the establishment of a hospital for injured miners as well as 16 cottages built for the Memorable Order of Tin Hats (Moths) by Gordon Leith. In 1940, it also became home to the Con Cowan Junior High School designed by Charles Small and from the early 1960s the Goudstad College of Education which was founded in 1961. Initially lectures were held in the Con Cowan Junior High School but later the campus extended under commissions overseen by Taljaard & Carter Architects during the 1960s.



Fig. 13 Aerial photo of Bunting Road campus, 1938. Visible are the destroyed MOTH cottages (here still under construction), the Netcare Rehabilitation Centre and houses along Katjiefiering Street in Jan Hofmeyr.
(Source: Chief Surveyor General)

Today the Bunting Road Campus – formally situated in Cottlesloe and not Auckland Park as is often believed – encompasses the Faculty of Management, the Faculty of Art, Design and Architecture and the School of Tourism and Hospitality. It is also home to administrative buildings and other more contemporary structures including gatehouses, parking lots and security offices. The campus is also home to five residences, namely the Majuba Men's Residence (1967), Horison Ladies' Residence (1968), Panorama Ladies' Residence (1965), Broadcast Court (research in progress) and Goudstad flats (research in progress), and two day centres – Ikhaya lethu and Central.

No original plans could as yet be sourced!

Identifying aerial map



Fig. 14 Google Earth view of Bunting Road Campus. To the south houses and cottages of Vrede Dorp and Jan Hofmeyr are visible
(Source: Digital Globe, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium (100-160dph) new buildings suggested maximum scale is 4-6 storeys along Sonneblom Street and Katjeepering Street in Jan Hofmeyr and the block made up of Katjeepering Street, Bunting Road and Ibis Street within the university campus.</p>	<p>Recommendations Recommended that the developers/owners take heed of the NHRA Act 25 of 1999 and necessary applications be made. Development is recommended around areas with buildings less than 60 years old with little to no architectural, historical or social significance. Areas around historical clusters or nodes should have a layered down height restriction. Maximum is an additional of one storey adjacent to heritage buildings. Views of significant institutional buildings should be maintained. Views of ridges should be maintained.</p>
<p>Transport NMT routes</p>	<p>Recommendations Not applicable.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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 the CMP 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. 3A institutional buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They are also places where a lot of community programmes and events take place and where a lot of historical events can be traced back to. They therefore occupy important spaces of historical and social significance. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	Campus development is guided by an overall Master Plan Buildings are in a good to excellent condition
Weakness	Loss of MOTH cottages negatively impacted on heritage significance Poor interface with Jan Hofmeyr & Vrededorp
Risk/ Threat	High density developments along the ridge may create visual disturbance Possible future development pressure on Cottesloe ridge
Strength/Opportunity	Future student and staff accommodation demand may bring positive change to neighbouring areas such as Richmond, Sunnyside, Braamfontein Werf etc. Proposed redevelopment of Gas Works site will strengthen opportunities for integration

Conservation Management Policies_ Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

- Encourage site interpretation of heritage structures e.g. heritage trails, plaques, interpretive signs etc.
- Commemorate important historic events

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

Future development

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

**7.4.1.1. University of Johannesburg_Cottesloe_Bunting Road
Campus_Stand 311 to RE/315; 322 to 326**

Address	University block bounded by Ibis Street, Bunting Road and Herold Road/Katjeepering Street
Stand no.	311 to RE/315; 322 to 326
Current zoning	Educational
Year of erection	1940s
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
SAHRA grading	3C
<p>Site description</p> <p>This particular extant cluster of buildings consists of freestanding single storey houses in dark brown and golden orange face brick with pitched corrugated iron roofs. Each house is unique but suggests a unified whole in scale, materials, positioning and quality of design. The buildings are all in a good to excellent condition – which makes them a unique collection of largely unaltered 1940s residential architecture. While the houses are sympathetic to the demolished Gordon Leith MOTH cottages which stood in the nearby vicinity, they are not the product of Leith himself.</p>	

Locality map



Fig. 15 Stands 311 to RE/315 and 322 to 326 constitutes a block bounded by Ibis Street, Bunting Road and Herold/ Katjeepering Street

(Source: City Council of Johannesburg, GIS map)

Original plans for Stands 311 to RE/315 and 322 to 326

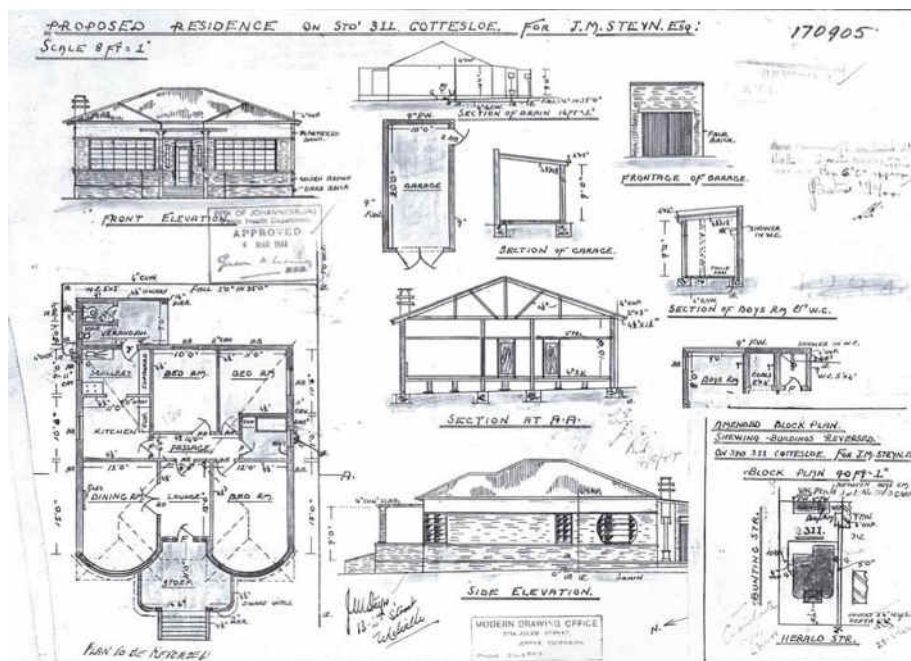


Fig. 16 Stand 311 Corner of Bunting Road and Herold Road built for JM Steyn (Architect unknown)

(Source: City Council of Johannesburg, Plans Archive)

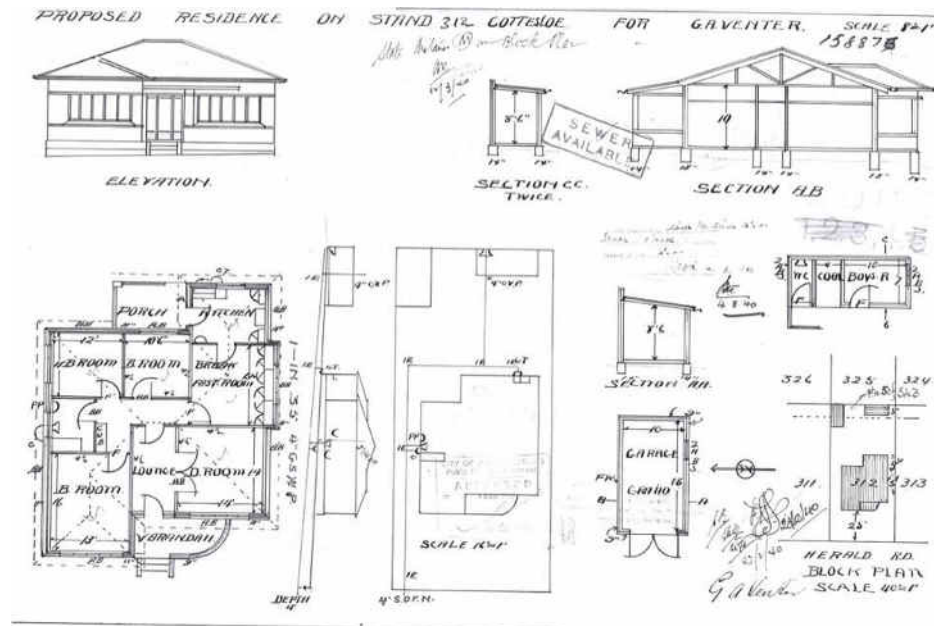


Fig. 17 Stand 312, 14 Herold Road built for GA Venter (Architect unknown)
 (Source: City Council of Johannesburg, Plans Archive)

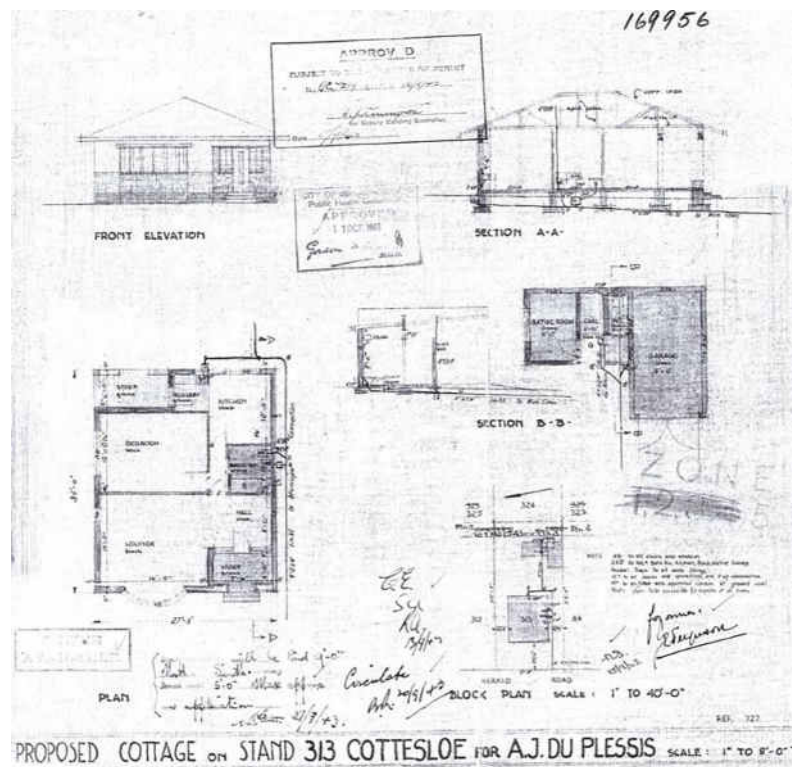


Fig. 18 Stand 313, 12 Herold Road built for AJ Du Plessis. (The architects are J. Eleanor Ferguson & Stakesby-Lewis)
 (Source: City Council of Johannesburg, Plans Archive)

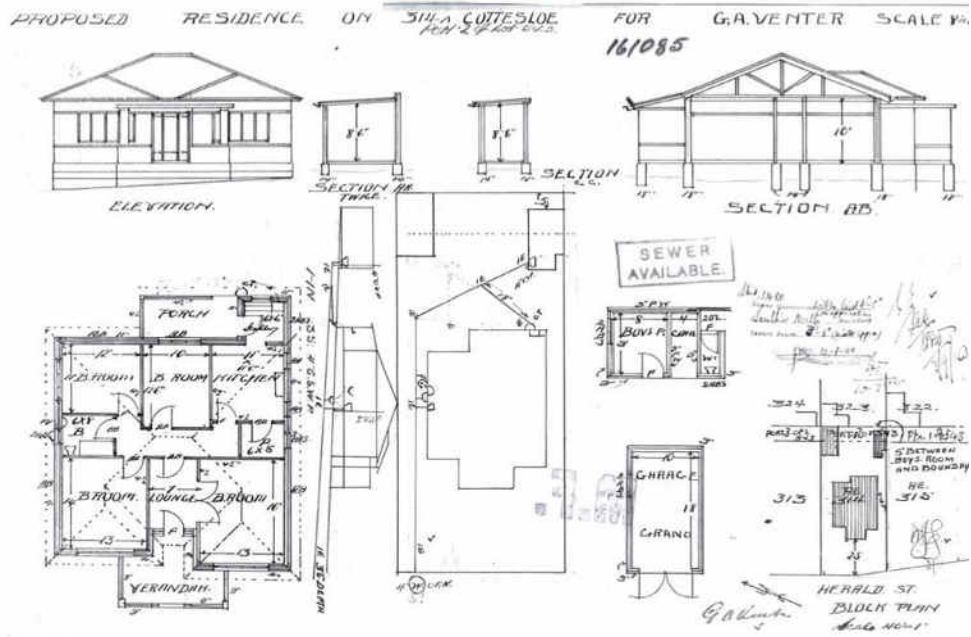


Fig. 19 Stand RE/314, 10 Herold Road built for GA Venter. (Architect unknown) (Source: City Council of Johannesburg, Plans Archive)

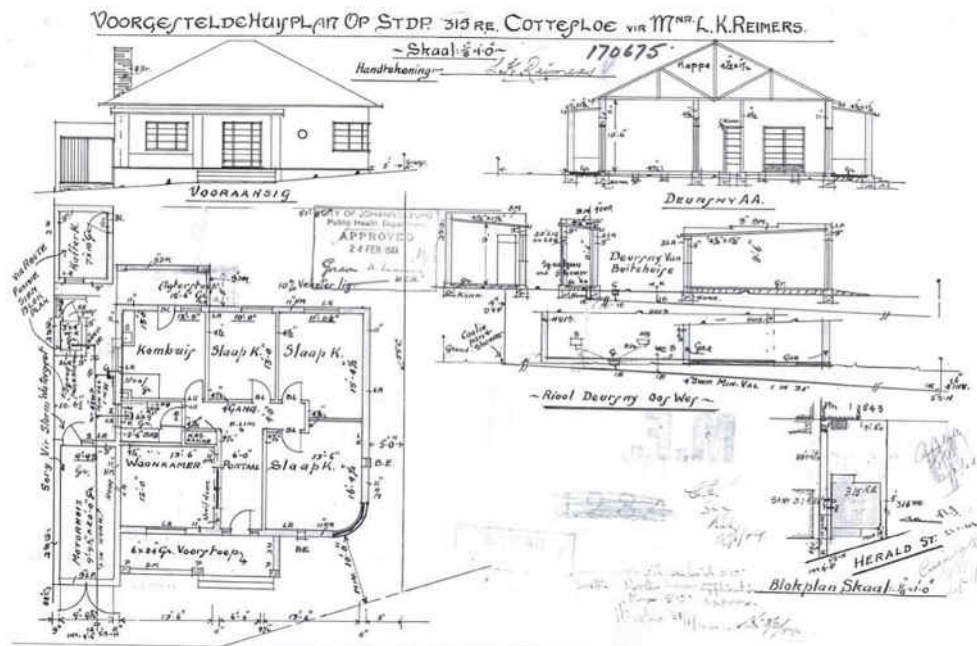


Fig. 20 Stand RE/315, 8 Herold Road built for LK Reimers (Source: City Council of Johannesburg, Plans Archive)

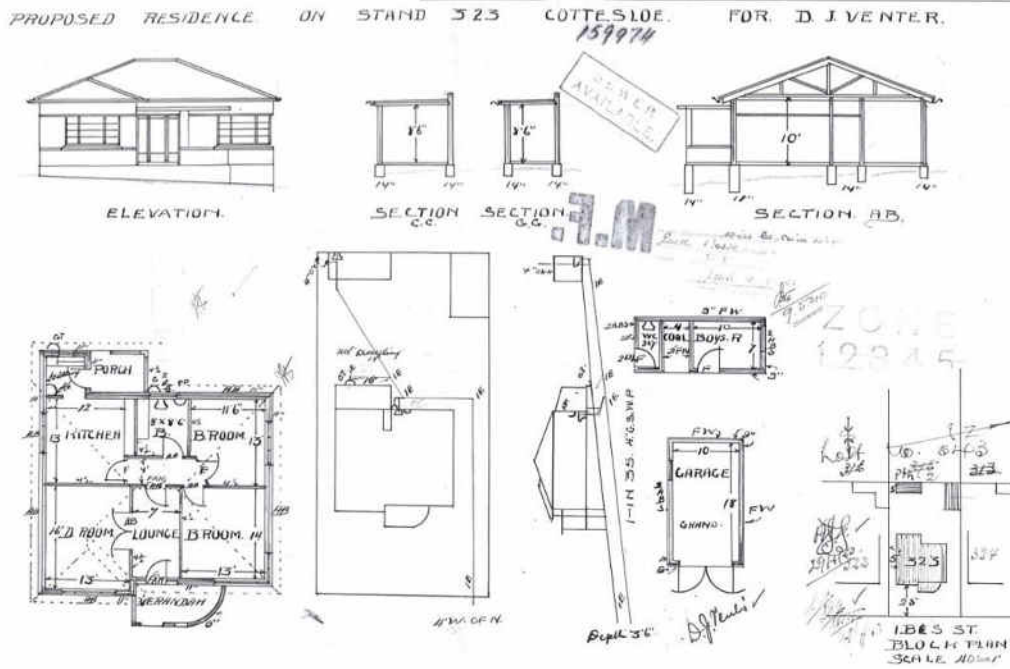


Fig. 21 Stand 323, 9 Ibis Street built for DJ Venter
(Source: City Council of Johannesburg, Plans Archive)

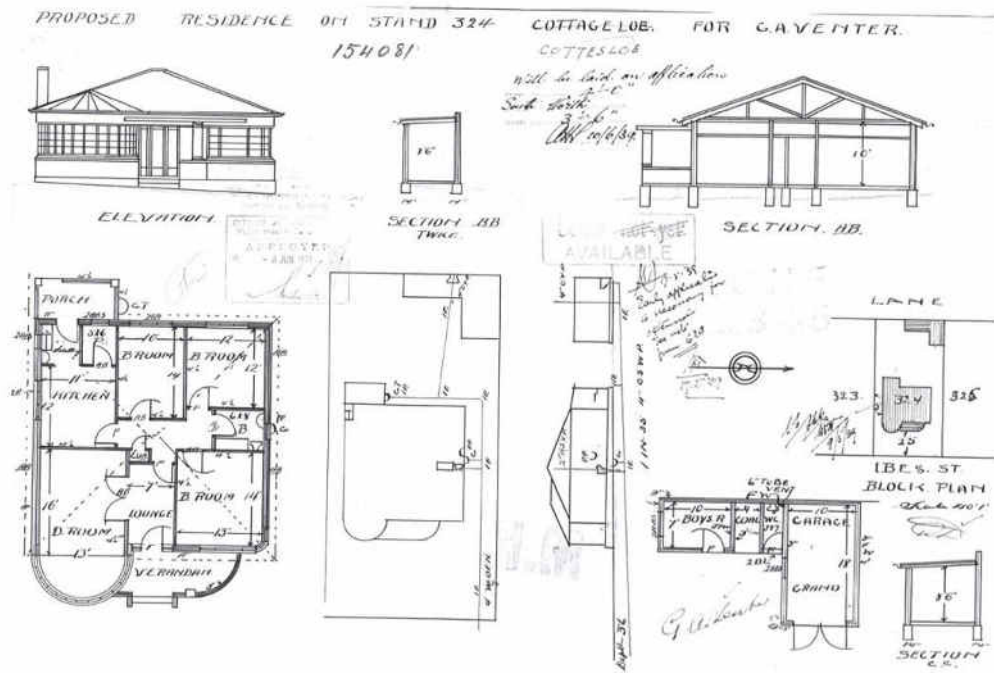


Fig. 22 Stand 324, 11 Ibis Street built for DJ Venter
(Source: City Council of Johannesburg, Plans Archive)

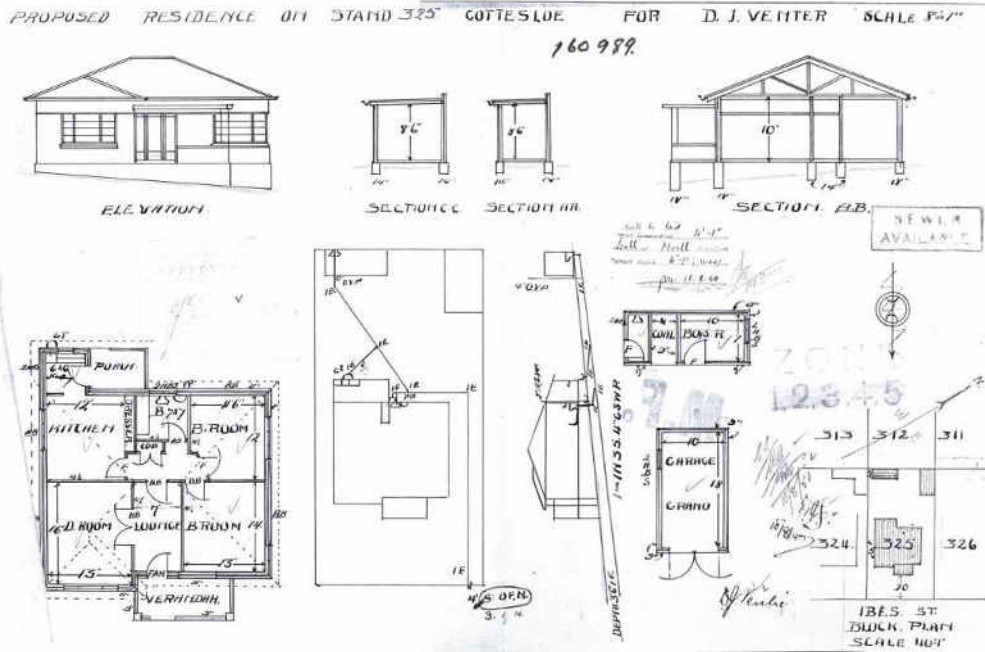


Fig. 23 Stand 325, 13 Ibis Street built for DJ Venter
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 24 Stand 313, 12 Herold Road, pitched roof corrugated iron roof, with yellow and dark brown face brick. West elevation
(Source: tsica heritage consultants, 2015)



Fig. 25 Stand 322, 7 Ibis Street, Single storey, corrugated iron roof cottage on dark brown face brick plinth. East elevation
(Source: tsica heritage consultants, 2015)

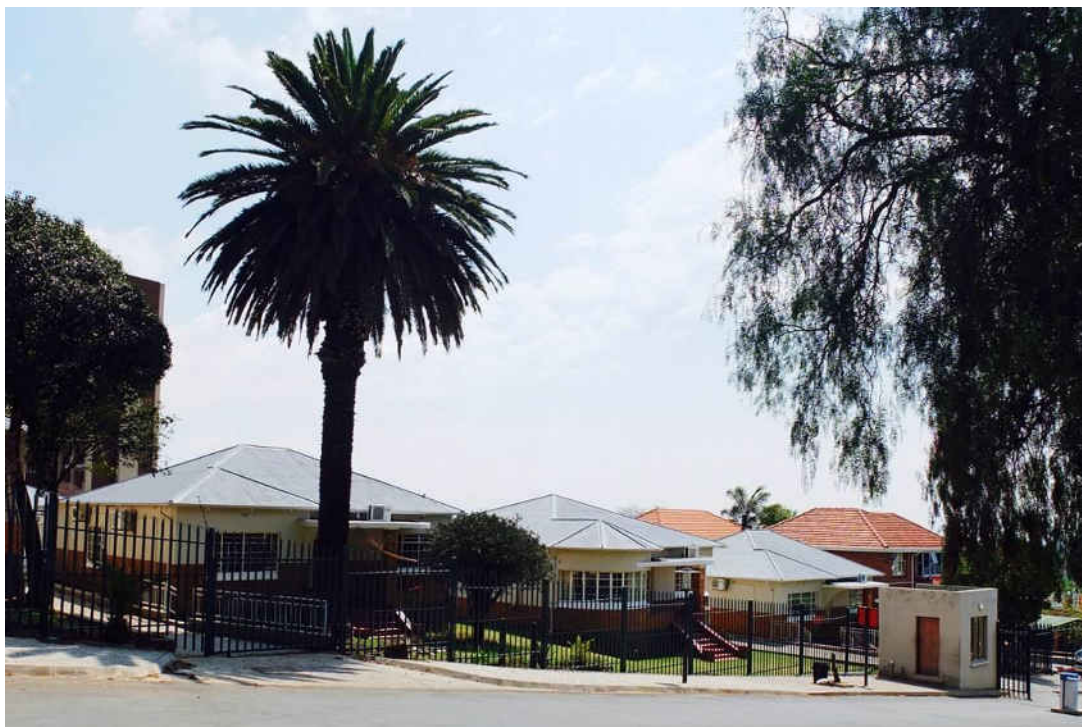


Fig. 26 Stands 323, 324 & 325, 9 - 13 Ibis Street, single storey, corrugated iron roof cottages
(Source: tsica heritage consultants, 2015)



Fig. 27 Stands 324 and 325
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium (100-160dph) new buildings suggested maximum scale is 4-6 storeys along Sonneblom Street and Katjeepering Street in Jan Hofmeyr and the block made up of Herold Street, Bunting Road and Ibis Street within the university campus</p>	<p>Recommendations The houses are in and of themselves not of sufficient quality to prevent development. However, as a cluster they hint at an earlier residential presence and are sympathetic to the lost Leith houses. Should a strong case be made for demolition, the retention of two representative examples, possibly as communal or social facilities would be advised. Retention of the whole as historic cluster and restrain development until a good development case that is sympathetic to other heritage sites on the precinct is made. Should medium density not be required as proposed, the group of houses could be redeveloped as a student village premised on the retention and adaptation of the houses.</p>
<p>Transport</p>	<p>Recommendations Not applicable.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations The campus already contains mixed-use buildings</p>

Conservation Management Policies_Grade 3C_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or site 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. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. They could also have been severely compromised as a result of non-sensitive changes. Where development happens on a grade three site it is recommended that proper documentation of the site be made and in some cases memorialisation considered before demolition and development takes place.

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

- Encourage site interpretation of heritage structures e.g. heritage trails, plaques, interpretive signs etc.
- Commemorate important historic events
- Establish a team of heritage/conservation professionals to oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate campus in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future development

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

**7.4.1.2. University of Johannesburg_Cottesloe_Bunting Road
Campus_Con Cowan Theatre_Stands 208-209**

Address	3 Bunting Road
Stand no.	208-209
Current zoning	Educational
Year of erection	1940
Architect	Charles Small
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
SAHRA Grading	3A
<p>Site description</p> <p>The Con Cowan Junior High School in Bunting Road, Auckland Park was named after Con Cowan – an educationalist and well-known figure in the printing sector as founder of the Burlington Printing Company (Author unknown, 1986: 148 – 150). The school was later incorporated into the Goudstad College of Education (1961), the Technikon Witwatersrand (1987) and is now part of the Con Cowan Theatre of the University of Johannesburg (2005). An illustrious former pupil of the school was Cecil Skotnes – where Joan Couzyn – a respected teacher, discovered his talent for woodwork (Cecilskotnes website: Artist Resolute). Charles Small who is known today for his design of the Central Fire Station designed the building. Small was ironically wounded “at the fight on Brixton Ridge” during the 1922 Rand Revolt (Artefacts: Charles Small).</p>	

Locality map



Fig. 28 Stands 1151 & 1153 are located along the northern side of Bunting Road
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced to date.

Identifying Images



Fig. 29 Con Cowan Junior High School, north elevation
(Source: tsica heritage consultants, 2015)



Fig. 30 Con Cowan Junior High School, west elevation
(Source: tsica heritage consultants, 2015)

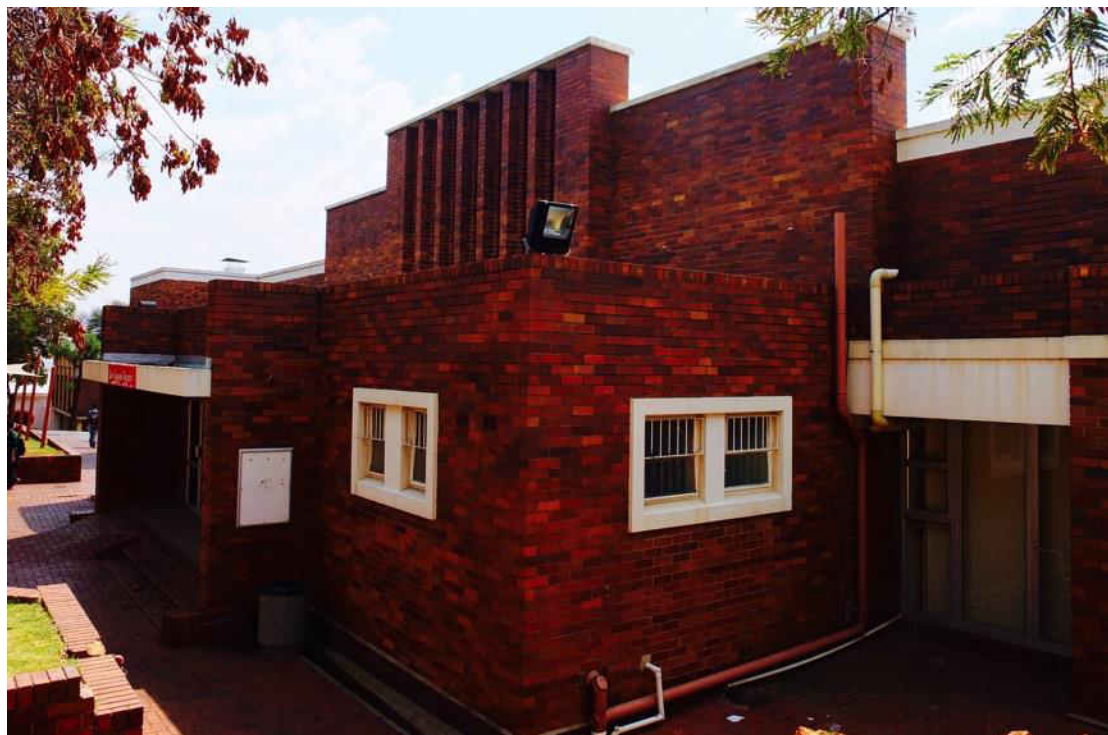


Fig. 31 Con Cowan Theatre, south elevation
(Source: tsica heritage consultants, 2015)



Fig. 32 Con Cowan Theatre_foundation stone inscription
(Source: tsica heritage consultants, 2016)

Impact of proposed development plan on heritage

<p>Densities Medium (100-160dph) new buildings suggested maximum scale is 4-6 storeys along Sonneblom Street and Katjeepering Street in Jan Hofmeyr and the block made up of Katjeepering Street, Bunting Road and Ibis Street within the university campus</p>	<p>Recommendations Building recommended for conservation and can't be demolished. Any alterations or additions to be approved by the PHRA_G.</p>
<p>Transport</p>	<p>Recommendations Not applicable.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, particularly if the heritage buildings or site 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 identify potential risk or threat of the site. 3A institutional buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They are also places where a lot of community programmes and events take place and where a lot of historical events can be traced back to. They therefore occupy important spaces of historical and social significance. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	The building is in very good condition and original features are still in place, it has architectural and historic significance and is a landmark structure on the Bunting Road campus
Weakness	Impressive north facing façade is generally hidden from the public
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings are erected Original fabric of old buildings may be destroyed if converted for new uses
Strength/Opportunity	Inclusion in historical campus precinct

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

- Encourage site interpretation of heritage structures e.g. heritage trails, plaques, interpretive signs etc.
- Commemorate important historic events
- Establish a team of heritage/conservation professionals to oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Incorporate campus in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future development

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

7.4.2. Netcare Rehabilitation Centre (Chamber of Mines hospital)_Cottesloe_Stand 560

Address	28 Canary Street
Stand no.	560
Current zoning	Institutional
Year of erection	1936 - 7
Architect	GEG Leith & Partners
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
SAHRA grading	3A
<p>Site description</p> <p>This hospital was built for men injured in the mines. The hospital was designed by well-known architect Gordon Leith according to Beaux Arts principles. The hospital has been described as “one of Leith’s most successful larger designs in Johannesburg – owing to the consistent application of the Steamboat Style and the exceptionally abstract treatments of the stepped wall planes” (Van der Waal 1987:188). According to Artefacts “the Cottesloe hospital is a finite, competent and confident work of great character” (Artefacts: Chamber of Mines Hospital).</p>	

Locality map



Fig. 33 Stand 560 is bounded by Falcon, Bunting, Canary & Dorbie roads. (Source: City Council of Johannesburg, GIS map)

No original plans could be sourced as yet



Fig. 34 The original block was designed following “Beaux Arts principles and symmetrically arranged around a recessed middle section”
(Source: Van der Waal 1987:190)

Identifying Images

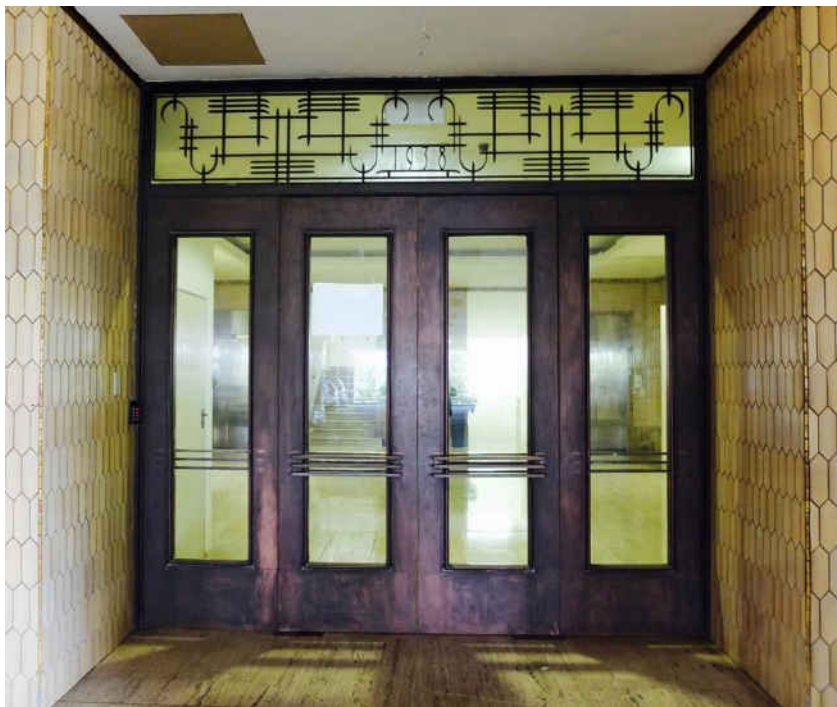


Fig. 35 Original front door with Art Deco motifs
(Source: tsica heritage consultants, 2015)



Fig. 36 North elevation, east wing
(Source: tsica heritage consultants, 2015)

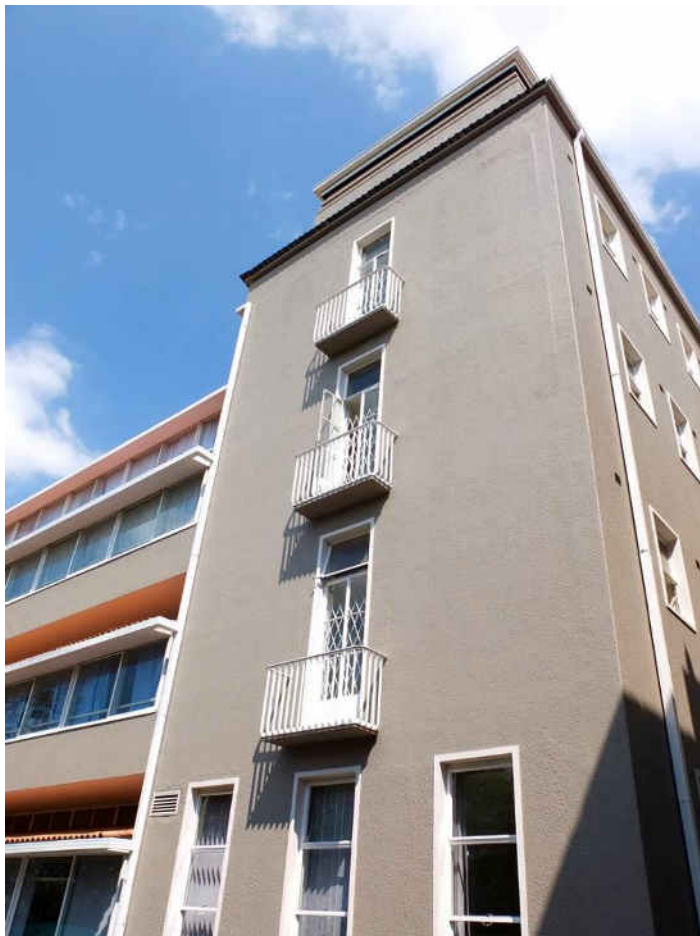


Fig. 37 North elevation, east wing
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium (100-160dph) new buildings suggested maximum scale is 4-6 storeys along Sonneblom Street and Katjeepering Street in Jan Hofmeyr and the block made up of Katjeepering Street, Bunting Road and Ibis Street within the university campus</p>	<p>Recommendations Building recommended for conservation and can't be demolished. Any alterations or additions to be approved by the PHRA_G.</p>
<p>Transport</p>	<p>Recommendations Not applicable.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. 3A institutional buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They are also places where a lot of community programmes and events take place and where a lot of historical events can be traced back to. They therefore occupy important spaces of historical and social significance. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	The building is in very good condition and original features are still in place, it has architectural and historic significance and is a landmark structure
Weakness	Insensitive alterations to exterior façade and interiors
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings are erected Original fabric of old buildings may be destroyed if redeveloped, altered or added
Strength/Opportunity	Inclusion in adjacent historical campus precinct

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

- Encourage site interpretation of heritage structures e.g. heritage trails, plaques, interpretive signs etc.
- Establish a team of heritage/conservation professionals to oversee the restoration of historical structures and the introduction of new buildings on site or near the site
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

Future development

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

7.4.3. South African Broadcasting Corporation complex_Uitsaaisentrum_Stand 1 to 3

Address	44 – 50 Henley Road (Corner of Artillery & Henley Rd)
Stand no.	1 to 3
Current zoning	Special
Year of erection	1968 - 1975
Architect	Venootskap Daan Kesting
Heritage significance	Architectural/ Technological
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
SAHRA grading	3A
<p>Site description</p> <p>The SABC complex built by Venootskap Daan Kesting in Auckland Park is a landmark building which both in its architecture and its broadcasting content was intended to describe the nature of the state – modern, authorisation and triumphant. The main tower block, with its nearby FM tower and mast were signpost structures – the SABC tower block, 36 levels above ground and 3 levels below. The architects looked to recently completed European models – the Phoenix Reinrohr building from 1960 and the Pirelli Tower in Milan of the same year.</p>	

Locality map



Fig. 38 The SABC complex is bounded by Annet, Artillery & Henley Road. (Source: tsica heritage consultants, 2015)

No original plans could be sourced as yet

Identifying Images



Fig. 39 North elevation, SABC complex
(Source: tsica heritage consultants, 2015)



Fig. 40 Former Piet Meyer building,
east wing
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Low to high densities (60-250dph) new buildings suggested maximum scale is 6-8 storeys along Kingsway and Henley Road with a minimum of 2 storeys along Henley between Kingsway and Finsbury</p>	<p>Recommendations As a national key point the building is unlikely to be demolished. Significance will not be affected by proposed developments along Henley. Complex will continue to dominate in terms of scale.</p>
<p>Transport</p>	<p>Recommendations Not applicable.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. 3A institutional buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They are also places where a lot of community programmes and events take place and where a lot of historical events can be traced back to. They therefore occupy important spaces of historical and social significance. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	The building is in fair to good condition and original features are still in place, it has architectural and historic significance and is a landmark structure
Weakness	Insensitive alterations to exterior façade and interiors
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings are erected Loss of the distinctive clock tower Loss of SABC as anchor tenant
Strength/Opportunity	Inclusion in adjacent historical campus precinct

Conservation Management Policies_ Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

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

Future development

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

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

7.4.4. University of Johannesburg_Rossmore_Kingsway Campus_Stand 270, 271, 361/53-IR, RE/809 & RE/105/53-IR

Address	University of Johannesburg Kingsway Campus, Kingsway, Rossmore
Stand no.	270, 271, 361/53-IR, RE/809 & RE/105/53-IR
Current zoning	Educational, Existing Public Roads
Year of erection	1969 - 1975
Architect	W.O. Meyer & Partners
Heritage significance	Architectural/ Aesthetic
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 (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period
SAHRA grading	3A with possibility for higher grading upon further research
<p>Site description</p> <p>The former RAU main campus on what is now the University of Johannesburg Kingsway Campus, was influenced by Brutalist logic but this is the work of W.O. Meyer & Partners looking to their mentor, Louis Kahn in Philadelphia. Here they achieved a spatial organisation, sense of place and intricacy. This series of architectural statements are as accomplished and coherent as any of its international contemporaries anywhere. The RAU Campus buildings are considered by some of international architectural importance.</p>	

Locality map



Fig. 41 Kingsway Campus, University of Johannesburg
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 270, 271, 361/53-IR, RE/809 & RE/105/53-IR

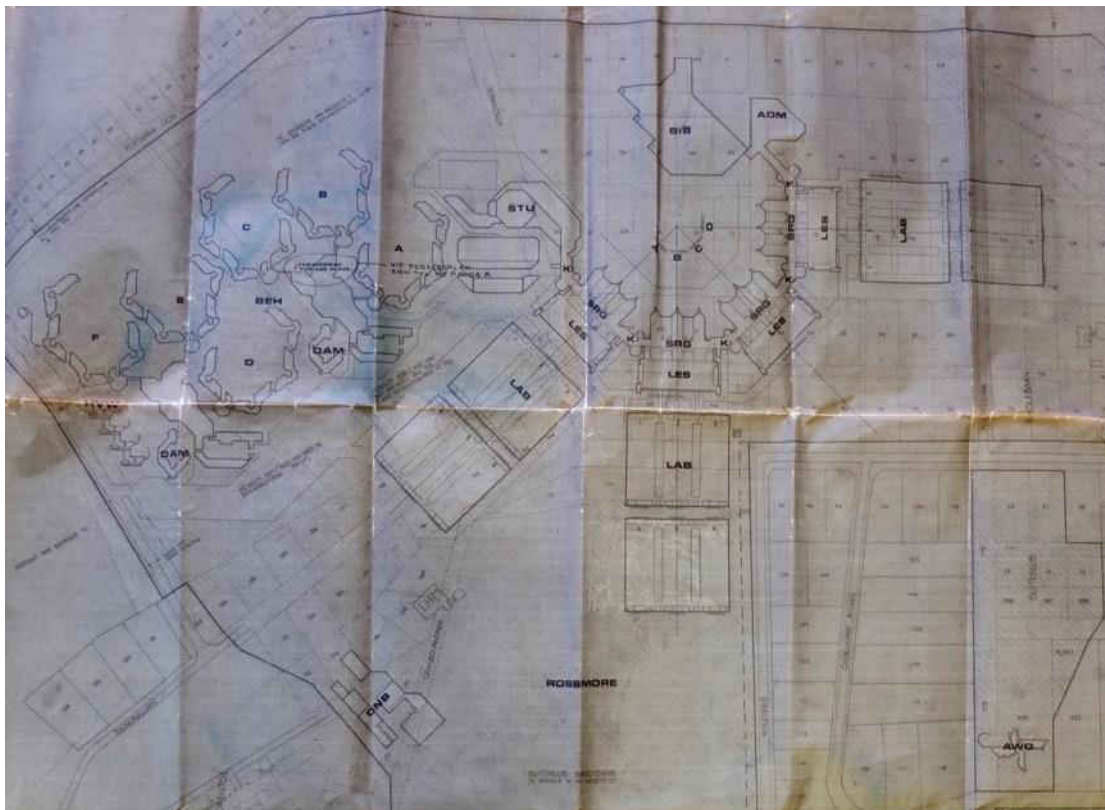


Fig. 42 Kingsway Campus, University of Johannesburg_detail from master plan drawing
(Source: City Council of Johannesburg, Plans Archive)

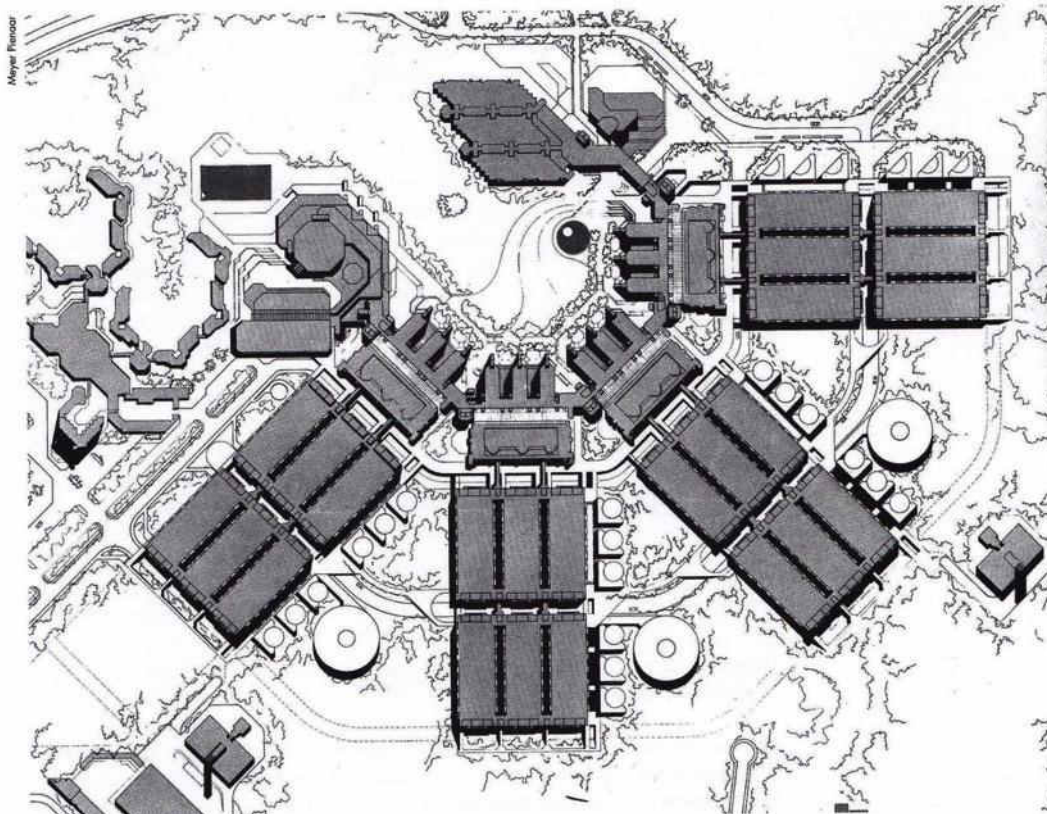


Fig. 43 Layout for master plan of W.O. Meyer & Partners
 (Source: Chipkin, CM 2008:319)



Fig. 44 Aerial photo of Kingsway Campus, University of Johannesburg
 (Source: Museum Africa)



Fig. 45 Aerial photo of Kingsway Campus, University of Johannesburg
(Source: Museum Africa)

Identifying Images



Fig. 46 Reinforced concrete pylons of main ring
(Source: tsica heritage consultants, 2015)



Fig. 47 Reinforced concrete pylons of main ring
(Source: tsica heritage consultants, 2015)



Fig. 48 Campus library building
(Source: tsica heritage consultants, 2015)



Fig. 49 “D les”
(Source: tsica heritage consultants, 2015)



Fig. 50 Residences_student accommodation
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium to High densities (100-250 0dph) new buildings suggested maximum scale is 6-8 storeys along Kingsway and Perth</p>	<p>Recommendations While the SAF provides for increased densities within the boundaries of the campus, interviews with UJ officials suggest that such developments are currently not envisaged. However, should the proposed developments contained in the SAF proceed, the proposed developments will encroach on the main campus. The key impact will be visual in that views of buildings from the original master plan will be disturbed or entirely blocked out. This should not be avoided as far as is possible. Any new build project should be overseen by senior architects on advice of a senior conservation architect and in line with UJ's master plan.</p>
<p>Transport</p>	<p>Recommendations Transport developments have been implemented.</p>
<p>Social cluster development</p>	<p>Recommendations Adjacent social cluster could provide additional amenities for the student and staff population. Social cluster presents an opportunity to improve the UJ Kingsway campus-Vorentoe-Helen Joseph interface.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. 3A institutional

buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They are also places where a lot of community programmes and events take place and where a lot of historical events can be traced back to. They therefore occupy important spaces of historical and social significance. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	The buildings of the Kingsway campus is in good to excellent condition and original features are still in place. The campus has major architectural significance and is a landmark complex of structures
Weakness	General lack of awareness of the architectural significance of the campus
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings are erected Loss of views of the original campus buildings
Strength/Opportunity	Creation of a historical campus precinct

Conservation Management Policies_ Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

- Improve site legibility and interpretation through heritage signs, plaques etc.

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

Future development

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

7.4.5. Vorentoe High School_Rossmore_Stand 1/263, 256, 1/260, 341/53-IR & 349/53-IR

Address	Studentelaan, Rossmore
Stand no.	1/263, 256, 1/260, 341/53-IR & 349/53-IR
Current zoning	Educational
Year of erection	1940 & 50s
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
SAHRA grading	3C
Site description	
Vorentoe High School 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.	

Locality map



Fig. 51 Vorentoe High School along the southern side of Studentelaan
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

Identifying Images



Fig. 52 Western elevation, double storey, pitch corrugated iron roof school building
(Source: tsica heritage consultants, 2015)

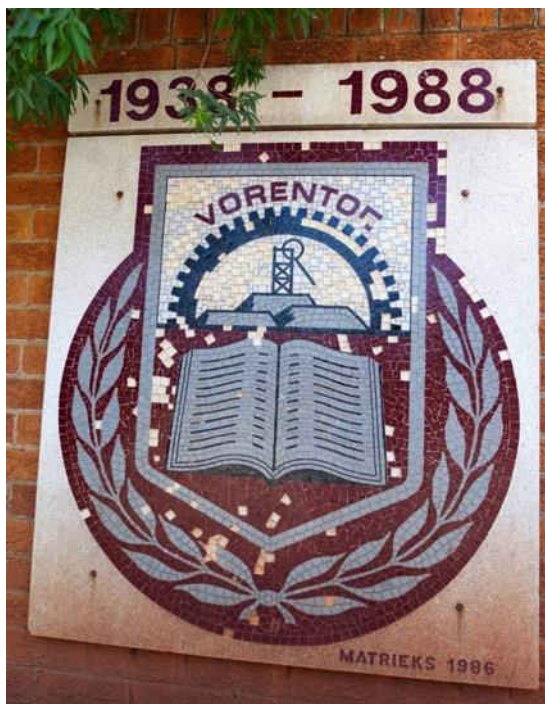


Fig. 53 Fifty year anniversary memorial stone
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Contextual arising from increased densities – this will place added pressure on the school in terms of pupil intake and place additional pressure on existing facilities</p>	<p>Recommendations Tree lines and well established grounds and fields to be retained as far as possible. Where demolitions are required, the feasibility of retaining sample structures should be explored. All structures to be demolished must be thoroughly documented.</p>
<p>Transport NMT connectors to be enhanced</p>	<p>Recommendations Access to facilities via safe NMT routes are recommended.</p>
<p>Social cluster development Development of the site as a social cluster</p>	<p>Recommendations The site is earmarked for development as a social cluster.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3C_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. They could also have been severely compromised as a result of non-sensitive changes. Where development happens on a grade three site it is recommended that proper documentation of the site be made and in some cases memorialisation considered before demolition and development takes place.

Swot analysis

Analysis	Result
Strength	Grounds and buildings appear to be in fair condition
Weakness	Poor interface with Helen Joseph and UJ
Risk/ Threat	Loss of tree lines and/ or fields
Strength/Opportunity	Well-located Opportunity to improve interface with UJ, Helen Joseph and surrounding suburbs

Conservation Management Policies_Institutional sites

Views/Vistas

- Retain views of aesthetically and architecturally significant buildings in surrounding areas

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

- Document all buildings and structures on the site

Future development

- 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 consultation and facilitation takes place prior to any development

7.4.6. Helen Joseph Hospital_Rossmore_Stand RE/72/53-IR, 75/53-IR & 91/53-IR

Address	Perth Road
Stand no.	RE/72/53-IR, 75/53-IR & 91/53-IR
Current zoning	Institutional
Year of erection	1967
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
SAHRA grading	3C
Site description	
The former JG Strijdom Hospital was renamed after struggle icon Helen Joseph (1905 - 1992) and is an academic hospital. The architecture comprises a series of giant slab blocks placed on the large hillside site. The design was part of the 1960s, 70s Brutalist impulse without the redeeming ideology of large-scale place making as mastered at the neighbouring UJ Kingsway Campus. The Ann Latsky Nursing College opened in 1981.	

Locality map



Fig. 54 Helen Joseph Hospital site along the southern side of Perth Road
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

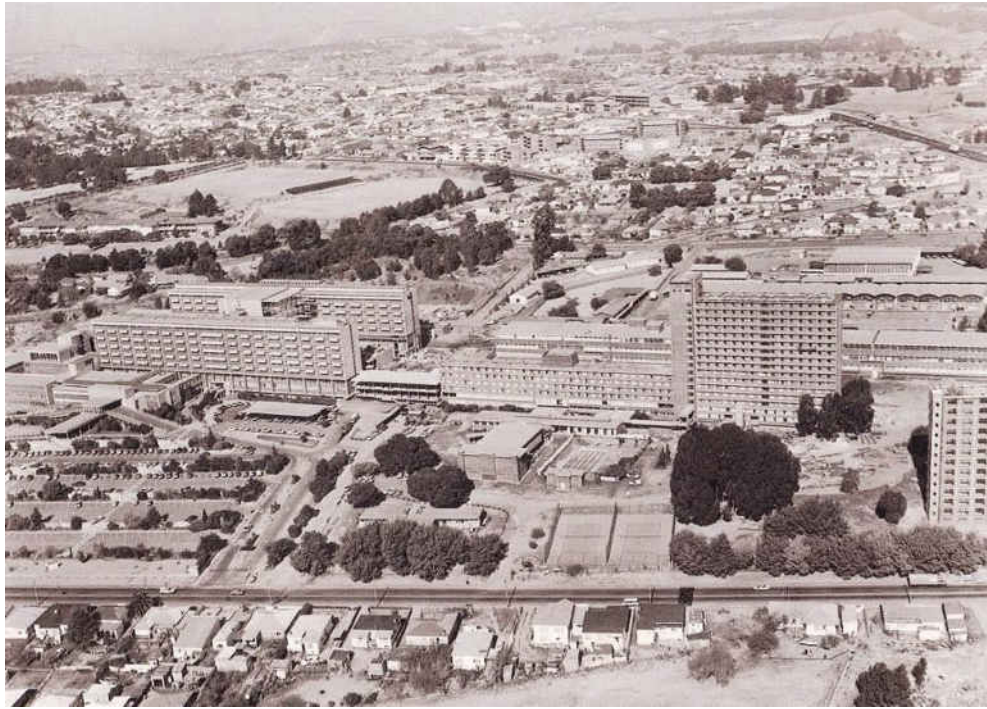


Fig. 55 The Helen Joseph complex just after construction
(Source: Author unknown, 1986:319)

Identifying Images

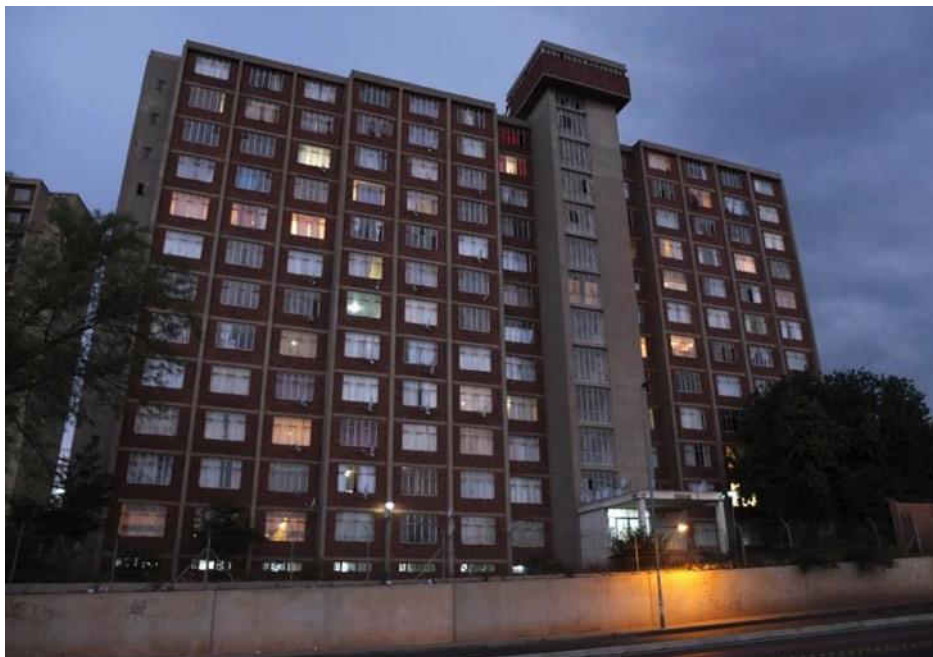


Fig. 56 Helen Joseph Hospital_Staff accommodation
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium to high (160-150dph) new buildings suggested maximum scale is 6-8 and a minimum of 6 storeys</p>	<p>Recommendations Infill developments to proceed. Where existing structures are to be demolished or redeveloped HIAs would need to be conducted prior to work commencing.</p>
<p>Transport</p>	<p>Recommendations Improve physical linkages and pedestrian access Temper harsh edges prevalent along Perth Road Improve interface with Perth Road.</p>
<p>Social cluster development</p>	<p>Recommendations Improve interface with Vorentoe-UJ.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3C_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. They could also have been severely compromised as a result of non-sensitive changes. Where development happens on a grade three site it is recommended that proper documentation of the site be made and in some cases memorialisation considered before demolition and development takes place.

Swot analysis

Analysis	Result
Strength	Grounds and buildings appear to be in poor to fair condition
Weakness	Poor interface with UJ and Perth Road Institutional history poorly documented
Risk/ Threat	Decline in condition of facilities / structures create negative visual impact
Strength/Opportunity	Opportunity to improve interface with UJ, Helen Joseph and surrounding suburbs

Conservation Management Policies_ Institutional sites

Views/Vistas

- Retain views of aesthetically and architecturally significant buildings in surrounding areas

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

- Document all buildings and structures on the site
- Document institutional history

7.4.7. Double and single storey school building complex_Auckland Park Preparatory School_Stand 109, 110, 111, 1116 & 114

Address	59 Twickenham Avenue
Stand no.	109, 110, 111, 1116 & 114
Current zoning	Educational
Year of erection	1921 school founded in small building, site was extended over the decades
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;
SAHRA grading	3A
Site description	
The school consists of single and double storey brick building structures with corrugated iron roofing. The school complex runs along a whole street block on the northern side of Twickenham Avenue and integrates within the residential area of Auckland Park. The school was founded in 1921 and extended over the years. The current school buildings were constructed around 1940s (research in progress).	

Locality map



Fig. 57 School grounds consist of half a street block along the northern side of Twickenham Avenue

(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced

Identifying Images



Fig. 58 View in western direction towards the corner of Twickenham Avenue and Greenlands Road with the double storey white painted brick building in the background
(Source: tsica heritage consultants, 2015)



Fig. 59 Courtyard of school with single and double storey classrooms
(Source: <http://apps.co.za/were-special/history/>)



Fig. 60 Single storey residence on Stand 114 along Cookham Road forms part of the school ground
 (Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium (100-160dph) new buildings suggested maximum scale is 4-6 storeys and a minimum of 2 storeys</p>	<p>Recommendations School building complex forms part of historical streetscape along Twickenham Avenue and is recommended for conservation and cannot be demolished.</p>
<p>Transport NMT upgrades</p>	<p>Recommendations Will strengthen and improve site accessibility.</p>
<p>Social cluster development</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use development</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Institutional sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. 3A institutional buildings are usually buildings located in the heart of suburbs surrounded by residential properties. They occupy important spaces of historic and social significance and are places where a lot of community programmes and events take place. It is imperative that any changes made to these institutions be in accordance with conservation principles.

Swot analysis

Analysis	Result
Strength	Buildings are in good to excellent conditions Benefit from tree lines
Weakness	Not applicable
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected Original fabric of old buildings may be destroyed if converted for new uses
Strength/Opportunity	High density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and setting

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

Management

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

Future development

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

7.5. Identified sites of significance_Religious buildings within Knowledge Precinct (Churches, Synagogues)

Introduction

Historically, religious buildings are an important indicator of the societal make up, therefore churches often hold an important historical repository. Churches continue to hold a social and spiritual significance in the community as places of worship. A visual street by street survey was done and all of the churches in the area mapped. 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. Only where a church building structure is used for a different purpose, could grading be 3B or 3C. We, however, also acknowledge that most of the religious buildings mentioned below have a low risk profile as they cannot easily be changed. Their immediate surroundings must continue to support the character of the significant sites.

Grading

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

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

3C_Buildings and or sites 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 exterior).

Summary table of identified sites in the religious category

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1117	AGS Theological Seminary was built in the early 1970s	3A	Conservation highly recommended

7.5.1. A.G.S._Theological Seminary_Richmond Avenue_Stand 1117

Address	55 Richmond Avenue
Stand no.	1117
Current zoning	Residential 1
Year of erection	1973 - 75
Architect	Wilhelm Meyer
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;
SAHRA grading	3A
Site description	
The AGS Theological Seminary was built in the early 1970s by Wilhelm Meyer and is a prominent building structure along Kingsway Avenue in Auckland Park. The combination of face brick and triangular shaped white painted concrete building elements are distinctive design elements of the 1970s and forms part of the streetscape along the northern side of Richmond Avenue.	

Locality map



Fig. 61 The ATS-Theological Seminar building is located along the northern side of Richmond Avenue parallel to Kingsway Avenue
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced

Identifying Images



Fig. 62 East elevation with combined face brick and white painted concrete
(Source: tsica heritage consultants, 2015)



Fig. 63 Main entrance along the northern side of Richmond Avenue
(Source: tsica heritage consultants, 2015)

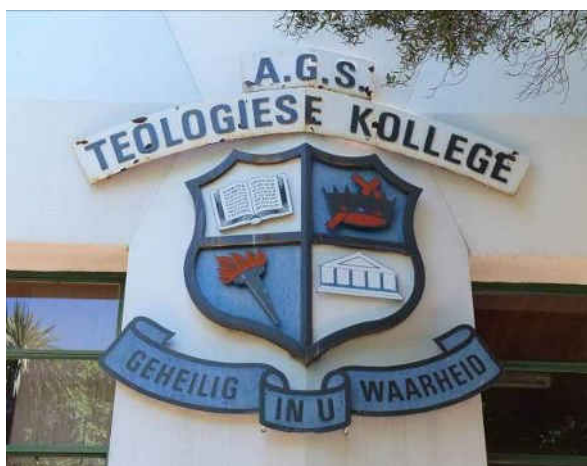


Fig. 64 A.G.S. Theologiese Kollege_signage board above main entrance
(Source: tsica heritage consultants, 2015)

Impact of proposed development plan on heritage

<p>Densities Medium to High densities (160-250dph) new buildings suggested maximum scale is 6-8 and a minimum of 4 storeys</p>	<p>Recommendations Building structure is not older than 60 years but further research is recommended before it can be demolished.</p>
<p>Transport BRT feeder routes & NMT</p>	<p>Recommendations Not Applicable. BRT Trunk already constructed.</p>
<p>Social cluster development Area is not identified as social cluster</p>	<p>Recommendations Not applicable.</p>
<p>Mixed use development Site not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Religious Buildings

Conservation management plans (CMPs) help to guide the management and running of heritage sites and scenarios, particularly if the heritage buildings or site 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. 3A religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note should be taken that buildings recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot analysis

Analysis	Result
Strength	Building is in a good condition
Weakness	Development pressures
Risk/ Threat	Higher densities development around the site could increase pressure on the site
Opportunity	High density development may allow for increased usage to the site and economic and social significance of the site Repurposing of structure as social amenity/ facility

Conservation Management Policies_Religious 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 building

Fabric and setting

- Retain and restore all the original materials, doors, window panels and other original features of the building 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

- Document all buildings and structures on 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