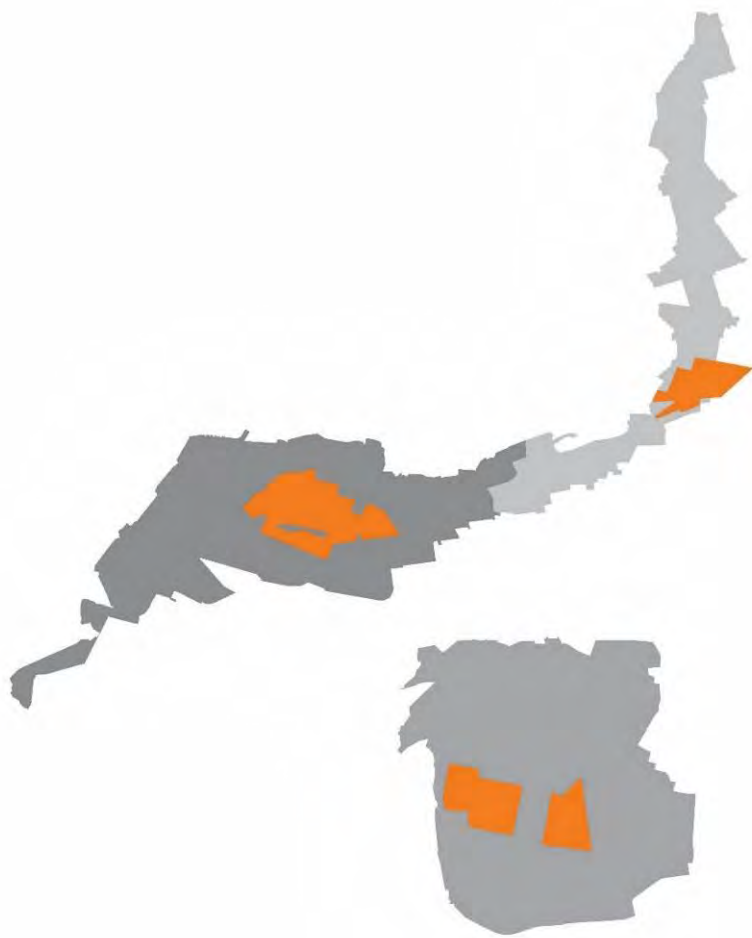


Turffontein Precinct
Heritage Impact Assessment & Conservation
Management Plan
Report Phase 3



Turffontein Development Corridor



Prepared for:

CITY OF JOHANNESBURG
Johannesburg Development Agency

No 3 Helen Joseph Street

The Bus Factory

Newtown

Johannesburg, 2000

PO Box 61877

Marshalltown

2107

Tel +27(0) 11 688 7851

Fax +27(0) 11 688 7899/6

E-mail: info@jda.org.za

Attention: Ms. Yasmeen Dinath

Tel +27(0) 11 688 7800

E-mail: ydinath@jda.org.za



a world class African city



Prepared by:

tsica

heritage consultants &

Clive Chipkin, Jacques Stoltz, Piet Snyman,

Ngonidzashe Mangoro, Johann le Roux

41 5th Avenue

Westdene

2092

Johannesburg

tel/fax 011 477 8821

tsica.culturalheritage@gmail.com

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Glossary of terms

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

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

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

Abbreviations

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

Table of Contents

Part 1_Executive Summary	11
1. Context_The Corridors of Freedom.....	11
2. Purpose and outline of this report.....	14
2.1. Introduction	14
2.2. Client brief - Purpose of the report.....	14
2.3. Methodology and approach	14
2.4. Limitations.....	16
2.5. Legal framework	16
2.6. Grading system and legal Implications	17
2.7. HIA recommendations	18
2.8. SWOT analysis	19
2.9. Conservation management policies	20
2.9.1 Objectives/Aims of the CMP	21
2.9.2. Endorsement of and access to CMP	21
2.9.3. Future development.....	21
2.9.4. Views and vistas	22
2.9.5. Management.....	22
2.9.6. Fabric and setting	23
2.9.7. Adoption and review	23
2.10. Conclusion	23
3. Historical Context_Corridors of Freedom.....	24
4. Conclusion.....	25
Part 2_ Turffontein Precinct_Heritage Impact Assessment & Conservation Management Plan.....	26
5. The Turffontein Development Corridor.....	26
6. History of the Suburb Turffontein.....	28
7. Identified sites of significance within Turffontein Precinct.....	36
Introduction to identification of significant sites	36
7.1 Identified sites of significance_Hay Street_Turffontein.....	38
7.1.1. De Villiers Street	44
7.1.2. Tramway Road	48
7.1.3. High Street.....	52

7.2 Identified sites of significance_Commercial buildings in Turffontein	56
7.2.1. Mixed use building along Turf Club Street and Turffontein Avenue_Formely South African Breweries Hotel_Stand 16/49.....	58
7.2.2. Single Storey Corner Shop along Hay Street_Stand 828	65
7.2.3. Single Storey Corner Shop along Hay Street_Stand 838	70
7.2.4. Single Storey Corner Shop along Hay Street_Stand 460	75
7.2.5. Old Post Office_Stand 1734	81
7.2.6. Corner Shop along High Street_Stand 837.....	86
7.2.7. Corner Shop along High Street_Stand 847.....	91
7.2.8. Corner Shop_Sheriffs Office_Stand 1113.....	96
7.2.9. Ascot Bioscope_Stand RE/116.....	101
7.2.10. Single Storey Corner Shop along Hay Street_Stand 1078106	
7.3 Identified sites of significance_Institutions within Turffontein (Schools, Rec Centres, Libraries, Sporting)	114
7.3.1. Park Junior Primary School_Stand 1697	116
7.3.2. Park Senior School_Stand 1665.....	121
7.3.3. Turffontein Primary School_Stand 1692	126
7.3.4. Hamlet (Sir John Adamson School)_Stand 933.....	131
7.3.5. Noble Memorial Hall_Stand 1/127	136
7.4 Identified sites of significance_Religious buildings within Turffontein (Churches, Synagogues)	141
7.4.1. Holy Trinity Anglican Church_Stand 305	143
7.4.2. Old Jewish Synagogue_Stand 1637	149
7.4.3. Dutch Reformed Church_Stand 1242.....	154
7.4.4. Congregational Church_Stand 759.....	159
7.4.5. Imvana Trinity Methodist Church_Stand 578	166
7.4.6. Holy Family Catholic Church_Stand 4/1664	174
7.4.7. St John Presbyterian Church_Stand 1255.....	180
7.4.8. Nederduitsch Hervormde Kerk_Stand 3/1664	186
7.4.9. Turffontein Church of Christ_Stand 486	192
7.4.10. The Praise Church_Stand 1467.....	198
7.4.11. Old Apostolic Church_Stand 1720.....	203

7.5 Identified sites of significance_Residential buildings within Turffontein (Semi-detached, freestanding)	208
7.5.1. Rare corrugated iron house_Stand 986	210
7.5.2. Rare corrugated iron house_RE/1700	215
7.5.3. Row of residences_Stand 548	220
7.5.4. Row of residences_Stand 933	226
7.5.5. Row Housing_Stand 1746; 1/1746	231
7.5.6. Turret House_Stand 684	236
7.5.7. Residence with corner stoep_Stand 304	242
7.5.8. Victorian residence_Stand 1069	248
7.5.9. Residence with front stoep_Stand 976	254
7.5.10. Residence with corner front stoep_Stand 611	259
7.5.11. Residence with wrapped around stoep_Stand 378	266
7.5.12. Semi-detached cottages_Stand 379	272
7.5.13. Residence with centrally located front stoep_Stand 1648	278
7.5.14. Double gabled house with centrally located stoep_Stand 193	282
7.5.15. Single Storey house with Side Stoep_Stand 192	286
7.6. Identified sites of significance_Structures	290
7.6.1. Stanton Street Stables_Stand 1261 & 1262	291
7.6.2. Coach House along Von Brandis Street_Stand 684	295
7.6.3. Corrugated Iron Stables_Stand 611	300
7.6.4. Corrugated iron outbuilding along Sheffield Street	304
7.6.5. Stone Water Channels_Several Streets in Turffontein	309
7.6.6. Bus Shelter on cnr Leonard Street and Turf Club Road	314
8. Identified sites of Significance_Parks	319
8.1. Rotunda Park_Turffontein	319
8.2. Christopherson Park	328
9. Identified significant sites in surrounding area within	335
Turffontein Precinct_Kenilworth	335
9.1 Main Streets in Kenilworth	336
9.2 Identified sites of significance within Kenilworth_Commercial Buildings (Corner shops, Mixed-use)	344

9.2.1. Grand Bioscope Complex, Kenilworth_Stand 1131	346
9.2.2. Corner shop_Stand 249.....	351
9.2.3. Corner shop_Stand 461.....	355
9.2.4. Corner shop_Stand 1138.....	360
9.2.5. Corner shop_Stand 904.....	363
9.2.6. Row of shops_Stand 959.....	367
9.2.7. Nandos Building_Stand 664	371
9.2.8. Corner shop_Stand 955.....	375
9.2.9. Corner shop_Stand 918.....	379
9.3. Identified Sites of Significance_Institutions within Kenilworth (Schools, Rec Centers, Libraries, Sporting)	383
9.3.1. Salvation Army Hall_Stand 201	384
9.3.2. Southern Suburbs Bowling Club_ Stand 1142.....	389
9.3.3. Kenilworth Nursery School_Stand 1129	394
9.4. Identified sites of significance_Religious buildings within Kenilworth (Churches, Synagogues).....	399
9.4.1. St Paul's Family Church_Stand 287	400
9.4.2. Apostolic Church_Stand 49-50	405
9.4.3. Assembly of God_Stand 783	411
9.5 Identified sites of significance_Residential buildings within Kenilworth (Semi-detached, freestanding).....	416
9.5.1. Residence with central front stoep_Stand 221.....	419
9.5.2. Residence with front stoep_Stand RE/1140	424
9.5.3. Residence with central stoep_Stand 293.....	429
9.5.4. Residence with front corner stoep_Stand 140	434
9.5.5. Residence with front corner stoep_Stand 15	439
9.5.6. Residence with Cape Dutch Gable and corner stoep_Stand 106	444
9.5.7. Residence with corner stoep_Stand 382	450
9.5.8. Residence with side stoep_Stand 143.....	455
9.5.9. Farm House Type_Stand 92.....	461
9.5.10. Corner residence with two gables_Stand 262	466
9.5.11. Residence with corner stoep_Stand 14	471

9.5.12. Semi-detached residence with centrally located stoep_Stand 419	476
9.5.13. Semi-detached residences_Stand 1/134 & RE/134.....	481
9.5.14. Semi-detached residences with Cape Dutch Gable_Stand 235	486
9.5.15. Semi-detached residences_Stand 858	491
9.5.16. Cedarment Court_residential flats_Stand 323	494
9.5.17. Cornelia Court_Stand 320	497
9.5.18. Marine Court_Stand 832.....	502
10. Concluding Remarks	505
11. Bibliography	506
 APPENDIX A_Historical overview of the Corridors of Freedom	509
Appendix B_Digitised map with heritage significant sites within Turffontein precinct and Excel spreadsheet	540

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

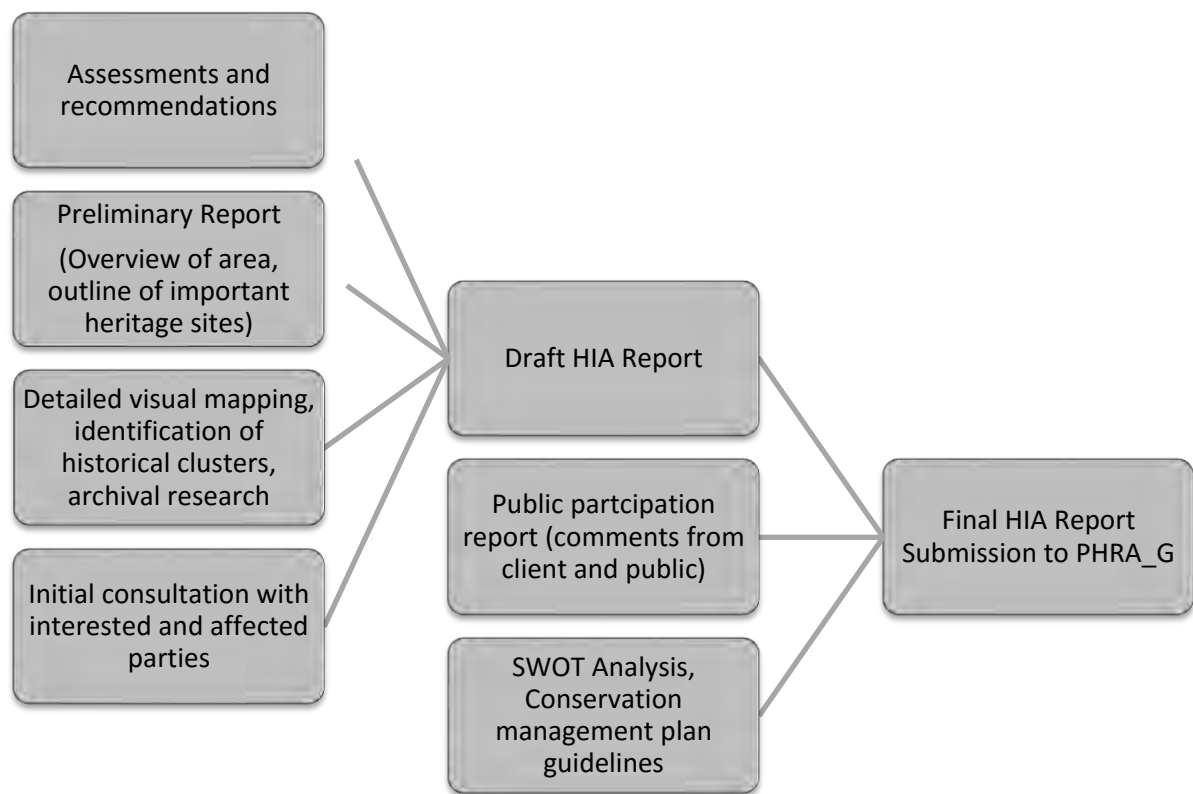
conducted in the form of a multiple street-by-street visual survey supplemented by desktop research. Research material for each suburb was divided into six different categories in order to easily process and analyse the information gathered. The categories are main streetscapes, commercial buildings, 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 recur in various mutations and iterations, or that are simply of heritage significance. Lastly, Chipkin explores exemplary models from the past that directly speak to the vision of the COF. What Chipkin finds is that developers, planners and architects have been experimenting for decades with questions of connectivity, efficiency, liveability, urbanity and identity. While these examples are of a specific time and place, they can guide and inform current and future planning and decision-making. Johannesburg has a rich and multi-layered history of urban experimentation that can serve as inspiration for city planners.

4. Conclusion

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

- Orange Grove Precinct
- Knowledge Precinct
- Brixton Precinct
- **Turffontein Precinct** (subject of this report)
- 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_ Turffontein Precinct_Heritage Impact Assessment & Conservation Management Plan

5. The Turffontein Development Corridor

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



Fig. 1 Outline of Turffontein Development Corridor
(Source: City of Johannesburg, Strategic Area Framework, p.26)

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

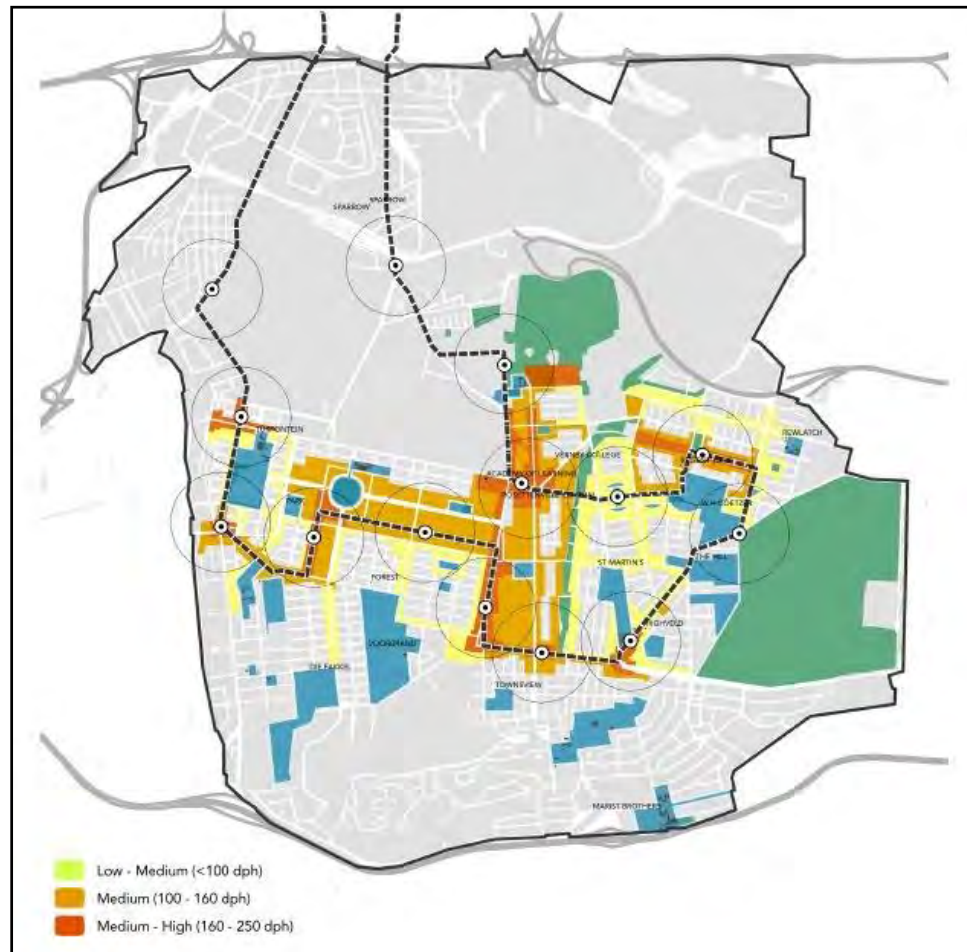


Fig. 2 Outline of Turffontein Development Corridor; HIA study area includes suburbs of Turffontein and Rosettenville in the South
(Source: City of Johannesburg, Strategic Area Framework, p.82)

6. History of the Suburb Turffontein

Abraham Smit in true tradition of the time acquired the farm Turffontein from the government the portion of the land that became Smits farm was first Heidelberg District Number 198, then Witwatersrand District Number 137 before forming part of the Johannesburg District, with Number 21. It was first inspected during November 1857 by J.G. Marais who recorded that the farm portion belonged to Abraham Smit it is not clear since when he had acquired the farm however he had started to live on the farm since 1857. He lived there until his death in 1887, upon his death the farmland went through a series of complicated divisions of which part of the land was to Andries Ras who acquired part the township south of the Turf Club (Meiring, 131) Walter J. Casey was also among the people who acquired land and is sometimes regarded as the founder of Turffontein Township. In the early years Turffontein was known as Casey's township after Walter, J. Casey it was about 170ha and was laid out in 1889 by J.E. de Villiers.

It was laid out in a grid plan with a circular park at the centre, known as Rotunda Park and another rectangular one in the west named Christopherson in 1931 now a sports ground (Meiring, 131). Mr T. Beamish commented to The Star of 3 April 1931 during the naming of the Park it was owing to Walter Casey that Turffontein was "one of the best laid out suburbs in Johannesburg, he made ample provision for open spaces and set aside grounds for schools and churches. None of the streets is less than 60ft wide and some magnificent boulevards such as de Villiers Street are 100ft wide" (Smith, 540). The suburb was named after the original farmland and the name means clay spring, in Afrikaans. Which was the typical soil found in the area. Most of its streets were named after well-known pioneers of the Rand.



Fig. 3 1893 Map of Turffontein showing the layout of the two Parks and the scattered trees (Source: Museum Africa)

The obvious attention to aesthetics was because of the ambitious plan to sell of the stands to wealthy people and establish a well to do suburb. The two parks and the fact that most houses could face north was an initial attraction for potential buyers however, the wealthier among them were deterred by the dust from the dumps, ugly noisy mines and the compounds which began mushrooming between Casey's township and Johannesburg. The first sale of stands was on 4th of March 1890, Casey died in 1896 and ownership passed from him and Ras to the Australian Trust Company who out the township afresh (with a few adjustments) in 1902 (Meiring,131). The Australian Trust company went on to dispose the stands in August of 1897 with prices having been lowered for the sake after the hopes of an upmarket suburb had been dashed. The sale of stands was however successful by any count with the average sale of stands being £75. Early maps show forested areas in both Turffontein and Kenilworth.

The Blue Gum tree became quite popular in most nurseries around Johannesburg. According to oral tradition the Blue Gums along the streets in Turffontein were planted for the Royal Visit of 1947. While this gives an exciting prospect to the importance of these trees, the Blue Gum tree takes between 12 and 30 years to grow into adulthood and it is unlikely that the Royal visit had been planned so far back as to create the aesthetic impact there were meant to give at the time of the visit. The Royal visit did not spark as much interest in planting trees throughout the commonwealth as did Queen Elizabeth's II coronation in 1953 (Shorten, 242). Another oral tradition runs that the trees were planted to provide timber for the mines, while this is true it is most unlikely again that the trees planted along the streets could have been used for this purpose. There were several plantations and nurseries that were dedicated to this one of them being Nelson Nelsonia Nuseries which dates in the 1890s as the leading nursery and plantation that was located on 450 acres of land in the Booyens, Turffontein area (Brodie, 178).



Fig. 4 De Villiers Street in Turffontein
(Source: tsica heritage consultants, Sept 2015)

The trees planted especially along the wide streets of De Villiers and High Streets looking onto the Rotunda Park or Park crescent seemed to have been planted mainly for aesthetic reason with their majestic canopies that build up expectation as you reach the park. But more importantly they were planted to lower the water table in that area and allow for development (Conversation with Xenia Kyracou, Botanist, September 2015). The Blue Gum tree as known as extremely thirsty trees and over the past hundred years, many of

Johannesburg's valuable wetlands have been lost or degraded by planting such trees to make way for development. In Turffontein especially trees and other greenery was important to control the dust from the nearby mines. According to van der Waal another reason for tree planting in that era during from (1900 to the 1920s) was to delineate public from private areas and to isolate various territories from one another. The Town Council's tree plantings in the streets during that time were confined to blue gums and plane trees in some areas and jacarandas, pine and cypress in others. The planning of Turffontein streets and Rotunda Park appeared on an early plan in the 1890s (Tompkins Plan) and it is estimated that streets around including the layout of the trees were planned around this time. It was therefore the conclusion of the researchers that the trees are definitely more than 100 years old. The two major historical sites in Turffontein are the Turffontein Fire Station and the Turffontein Race Course which are declared Grade 2 Provincial Sites.

Turffontein Old Fire Station



Fig. 5 Historical Image of the Turffontein Fire Station
(Source: Nechama Brodie)

Fire was a real hazard in Johannesburg during the early years, it was not uncommon for fire to break out and spread at an alarming rate to the next building. The fire brigade was formed in 1891, the main fire station was in Von Brandis Street and branch substations were established as the town grew. Turffontein Fire Station was established in 1910. A side light of on the Fire Station was its lookout 'tower' which consisted of a cross piece erected between two tall gum trees. This tower had a wide a generous view of the race course and more often than not using a complicated set of signals the firemen used to collect bets 'on the last minute' until the source of their 'luck' was discovered by

31

bookmakers. (Historical Image Brodie p180). The building is no longer used as a Fire Station base but as a museum with a collection of fire department emblems, helmets some memorabilia from all around the world. It has also retained much of its original features wood slatted ceilings, large wooden windows and wooden floors.

Turffontein Race Course



Fig. 6 Historical Image of the Turffontein Race Course
(Source: Museum Africa)

The first race horsing event in Johannesburg was held possibly on the site of Ferriera's Mine or in Twist Street, it was by the standards of the day a poorly attended event however the support for the sport warranted a second try which was fixed for June 1886 (Shorten, 256). In 1887 Johannesburg Turf Club was established with Captain von Brandis as its President. In 1889 the Turf Club entered into a 99-year lease with Paul Andries Ras who had bought the farm from Abraham Smit. In 1892 Ras changed his mind and decided to sell the freehold title to the Club following the discovery of pyritic ores in Johannesburg and the downfall of many fortunes. The Turffontein Race Course was established and the foundations for the original grandstands were laid in 1893.



Fig. 7 Historical Image of the Turffontein Race Course
(Source: Museum Africa)

In 1897 the Turf Club pegged the entire course for mining to prevent anyone else from doing that before they did. It turned out there were significant levels of gold but at 1.5km below the race course. With the development of deep level mining, in the early 1900s saw the club able to sell its mining resources and continue to operate as a racecourse without disruption. The Race Course would change its face from time as it was occasionally leased to the Aeronautical Society of South Africa for attempts at flying the bi-plane something an occurrence which always attracted a sizeable crowd (Shorten, 256).

During the South African War of 1899 -1902 took a more sinister identity as the British took it over and used it as a concentration camp for the Boer women and children. The British also implemented a "scorched earth" policy under which they targeted everything within the controlled areas that could give sustenance to the Boer guerrillas with a view to making it harder for the Boers to survive. As British troops swept the countryside, they systematically destroyed crops, burned homesteads and farms, poisoned wells, and interned Boer and African women, children and workers in concentration camps. The concentration had been established as a direct order from the Commander –In-Chief of the British Army, Kitchener. The first concentration camp was established at the Mayfair School but soon became too small, it was moved to the Turf Club where it was

estimated that over 5000 women and children were kept for the duration of the war. It is estimated 700 women and mostly children died in that war but because a lot of the records were destroyed during and after the war exact figures are difficult to get. The high death rate in all the concentration camps were due to outbreaks of diseases due to lack of proper sanitation and malnutrition especially among the children.



Fig. 8 Historical image of the Turffontein Race Course as a concentration camp
(Source: Nechama Brodie)



Fig. 9 Women and children pictured on the grandstands of Turffontein Race course
(Source: Calvin Montgomery, Johannesburg Southern Suburbs Heritage Facebook page)

The inhumane conditions at these camps compelled Gerrit Broeksma, a Dutch citizen, who was public prosecutor of Johannesburg during the time duty to report the neglect to the British Parliament and countries in Europe, he felt that, as a man of the law, it was his duty to report such humanitarian atrocities. Unfortunately, his efforts were revealed immediately to the British forces in South Africa and he was tried for treason and executed in September, 1901 for 'breaking the oath of neutrality' at the Fort. Broeksma was buried at the Fort, but later exhumed and buried at the Braamfontein Cemetery (<http://www.artefacts.co.za/main/Buildings/archframes.php?archid=566&countadd=1>).

7. Identified sites of significance within Turffontein Precinct

Introduction to identification of significant sites

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

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

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

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

7.1 Identified sites of significance_Hay Street_Turffontein

Address	Hay Street, Turffontein
Year	Circa 1900
Architect	None
Heritage Significance	Historical
Statement Significance	It has a mixture of historically significant buildings and newer buildings. Its historical streetscape which mainly consisted of one storey buildings has been greatly altered over time.
Proposed SAHRA Grading	3C
Site Description Hay Street Turffontein is the main commercial street of Turffontein with a concentration of mixed use 3 to 4 storey buildings. Also the main thoroughfare for vehicles. The street has a mixture of old historical corner shops and buildings dating to the early 1900s and some new buildings.	

Locality map

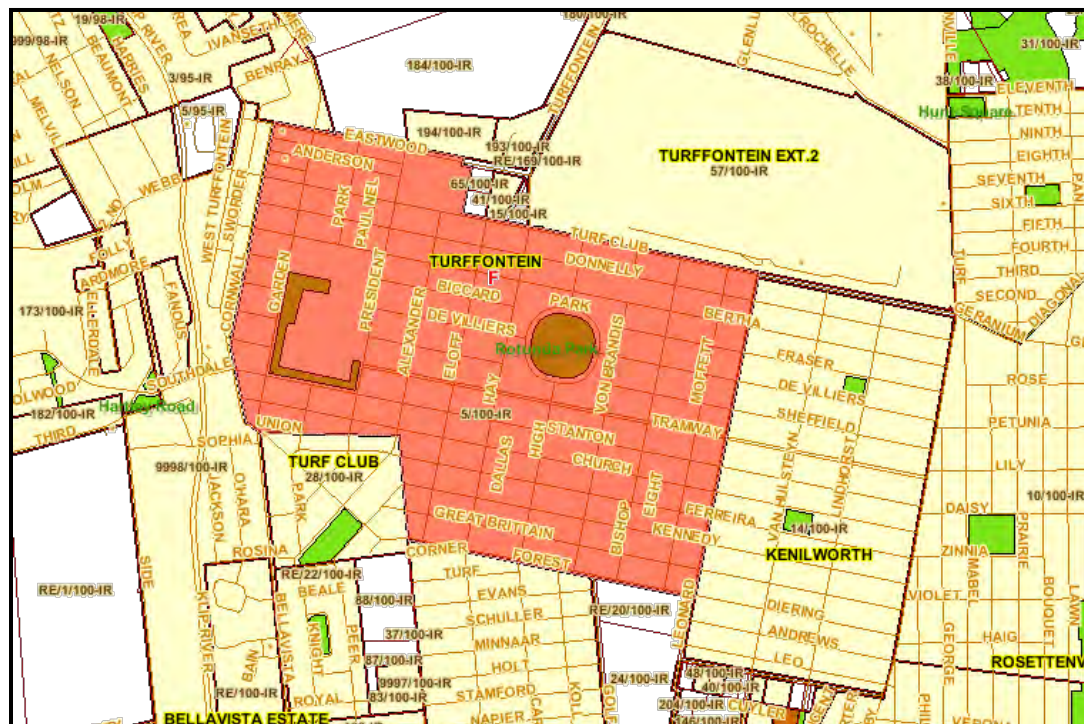


Fig. 10 Locality Map showing the entire Turffontein Suburb
(Source: City Council of Johannesburg, GIS map)

Identifying Images along Hay Street



Fig. 11 Hay Street streetscape towards the north
(Source: tsica heritage consultants, 2015)



Fig. 12 Hay Street northern section streetscape corner Turf Club Road
(Source: tsica heritage consultants, 2015)



Fig. 13 Old corner shop along Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 14 Converted church building now a beauty saloon in the northern section of Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 15 Mixed use three storey building along the Southern section of Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 16 Three storey mixed use building side by side one storey building
(Source: tsica heritage consultants, 2015)



Fig. 17 Shops along Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 18 Single storey row of shops along Hay Street
(Source: tsica heritage consultants, 2015)

Recommendations and Impact of Proposed Development Plan

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

Note: Historical clusters are identified sections within a HIA priority area which include a number of heritage significant sites who need to be protected as a cluster.

7.1.1. De Villiers Street

Address	De Villiers Street, Turffontein
Year	Circa 1900
Architect	None
Heritage Significance	Historical
Statement Significance	The tree lined streetscape itself is part of the historical landscape the buildings have not been majorly altered and therefore retain their historical integrity.
Proposed SAHRA Grading	3A

Site Description

De Villiers Streets looking onto the Rotunda Park or Park Crescent is a wide set back, Blue Gum tree lined street which seems to have been planted mainly for aesthetic reasons with their majestic canopies that build up expectation as you reach the Rotunda Park. In Turffontein especially trees and other greenery was important to control the dust from the nearby mines. According to van der Waal another reason for tree planting in that era during from (1900 to the 1920s) was to delineate public from private areas and to isolate various territories from one another.



Fig. 19 De Villiers Street view towards the Rotunda Park
Source: tsica heritage consultants, 2015)

Identifying Images along De Villiers Street



Fig. 20 De Villiers Street view towards the Rotunda Park
(Source: tsica heritage consultants, 2015)



Fig. 21 Single storey corrugated iron roof corner shop 111 De Villiers Street
(Source: tsica heritage consultants, 2015)



Fig. 22 Corner De Villiers and Alexander Streets
(Source: tsica heritage consultants, 2015)



Fig. 23 Front stoep single storey housing along De Villiers Street
(Source: tsica heritage consultants, 2015)

Recommendations and Impact of Proposed Development Plan

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.</p>
<p>Transport Street is not along BRT Trunk Route</p>	<p>Recommendations Proposed pedestalisation is proposed for De Villiers Street which would preserve its historical layout</p>
<p>Social Cluster Development Social Cluster development is planned around Rotunda Park</p>	<p>Recommendations The development intended is for the improvement of much needed social amenities, care should be taken however to preserve the historical trees and monuments in the Park</p>
<p>Mixed-use Development Site is within a mixed-use development zone</p>	<p>Recommendations Most of De Villiers is a residential with corner shops at the end of streets Care should be taken with grade 3 shop fronts, veranda's etc in accordance with individual site CMP guidelines.</p>

7.1.2. Tramway Road

Address	Tramway Road, Turffontein
Year	Circa 1900
Architect	None
Heritage Significance	Historical
Statement Significance	<p>The layout of tramway has changed little with most buildings retaining their original form and structure.</p> <p>A fair amount of buildings in Tramway are Churches and public halls.</p>
Proposed SAHRA Grading	3A
Site Description <p>Tramway was historically laid out to accommodate Trams but it was never used as such. It however retained the name. It is a wide street with a mixture of Courts, old mixed use building, residential buildings that have been hardly changed and corner shops.</p>	

Identifying Images along Tramway Road



Fig. 24 Streetscape along Tramway Street
(Source: tsica heritage consultants, 2015)



Fig. 25 Mixed use buildings along Tramway
(Source: tsica heritage consultants, 2015)



Fig. 26 Residences along Tramway Road
(Source: tsica heritage consultants, 2015)



Fig. 27 Commercial buildings along in western section of Tramway Road toward Hay Street
(Source: tsica heritage consultants, 2015)

Recommendations and Impact of Proposed Development Plan

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

7.1.3. High Street

Address	High Street, Turffontein
Year	Circa 1900
Architect	None
Heritage Significance	Historical
Statement Significance	It has a mixture of historically significant buildings and newer buildings. It has maintained some of its historical streetscape which mainly consisted of one storey buildings.
Proposed SAHRA Grading	3C

Site Description

High Street Turffontein is another main commercial street of Turffontein with a concentration of mixed use buildings mainly single storey buildings and some mixed use buildings. Historically High Street was the main tram through fare and has therefore widened streets. The street has some historical corner shops and buildings dating to the early 1900s including a historically significant post office building

Identifying Images along High Street



Fig. 28 View towards the South, High Street streetscape
(Source: tsica heritage consultants, 2015)



Fig. 29 High Street streetscape showing the Telkom building
(Source: tsica heritage consultants, 2015)



Fig. 30 Commercial building along High Street
(Source: tsica heritage consultants, 2015)



Fig. 31 Residential buildings along High Street
(Source: tsica heritage consultants, 2015)



Fig. 32 Mixed use building along High Street
(Source: tsica heritage consultants, 2015)

Recommendations and Impact of Proposed Development Plan

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.</p>
<p>Transport Site is along main BRT route transit spine</p>	<p>Recommendations Street widening and BRT Stations along or in close proximity to historical clusters and 3A sites is not recommended thereby protecting views of the sites and street facades of particular buildings.</p>
<p>Social Cluster Development Social Cluster development is planned around Rotunda Park</p>	<p>Recommendations The development intended is for the improvement of much needed social amenities, care should be taken however to preserve the historical trees and monuments in the Park</p>
<p>Mixed-use Development Site is within a mixed-use development zone</p>	<p>Recommendations Most of Hay Street already consists of mixed-use building blocks, and this has been done quite successfully. Care should be taken with grade 3 shop fronts, veranda's etc in accordance with individual site CMP guidelines.</p>

7.2 Identified sites of significance_Commercial buildings in Turffontein

Introduction

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

Grading

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

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

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

Summary Table of identified sites in the commercial category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1/49	Formely South African Breweries (1905) and Turffontein Hotel now residential	3A	Conservation highly recommended if any changes there should be highly sensitive to building
828	Corner shop_ Turn of the century (1910)	3A	Conservation highly recommended if any changes there should be highly sensitive to building
838	Corner shop and Row of Shops	3A	Conservation highly recommended if any changes there should be highly sensitive to building
460	Corner shop and Row of Shops	3A	Conservation highly recommended if any changes there should be highly sensitive to building

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1734	Old Post Office	3A	Conservation highly recommended if any changes there should be highly sensitive to building
837	Corner shop_ Turn of the century (1910)	3A	Conservation highly recommended if any changes there should be highly sensitive to building
847	Corner shop_ Turn of the century (1910)	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1113	Well preserved corner shop now used as Sheriff's office	3A	Conservation highly recommended if any changes there should be highly sensitive to building
RE/116	Previously Ascot Bioscope interior has been changed drastically to accommodate new usage as church	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1078	Well preserved corner shop now	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1464	Multi storey mixed use commercial building	3C	Possible major changes, documentation necessary

7.2.1. Mixed use building along Turf Club Street and Turffontein Avenue_Formely South African Breweries Hotel_Stand 16/49

Address	118 -126 Turf Club Street
Stand No.	221 old stand number consolidated to 16/49
Current Zoning	Business 1
Year of erection	1905
Architect	Unknown
Heritage Significance	Architectural
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) Fabric dates to the early origins
Proposed SAHRA Grading	3A
Site Description Two storey building that has been extensively altered to accommodate new function as residential flats, several decorative elements of later Portuguese immigrants can be seen.	

Locality map



Fig. 33 Stand 16/49 is located on the corner of Hay Street and Turf Club Street on the northern border of Turffontein
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 221

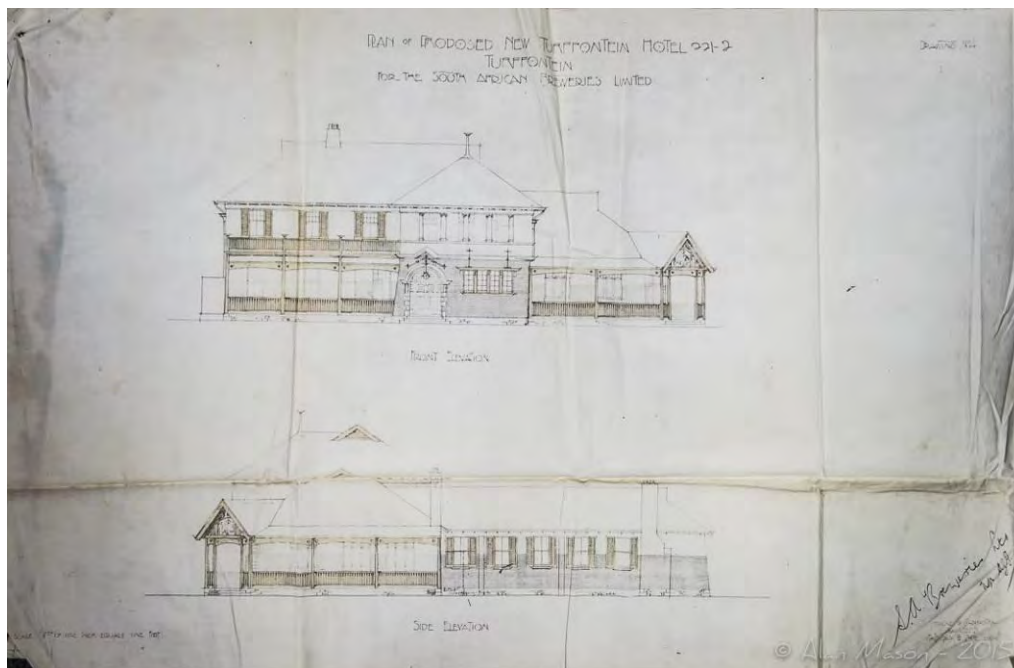


Fig. 34 Original plan showing proposed Turffontein Hotel front elevation from 1905
(Source: City Council of Johannesburg, Plans Archive)

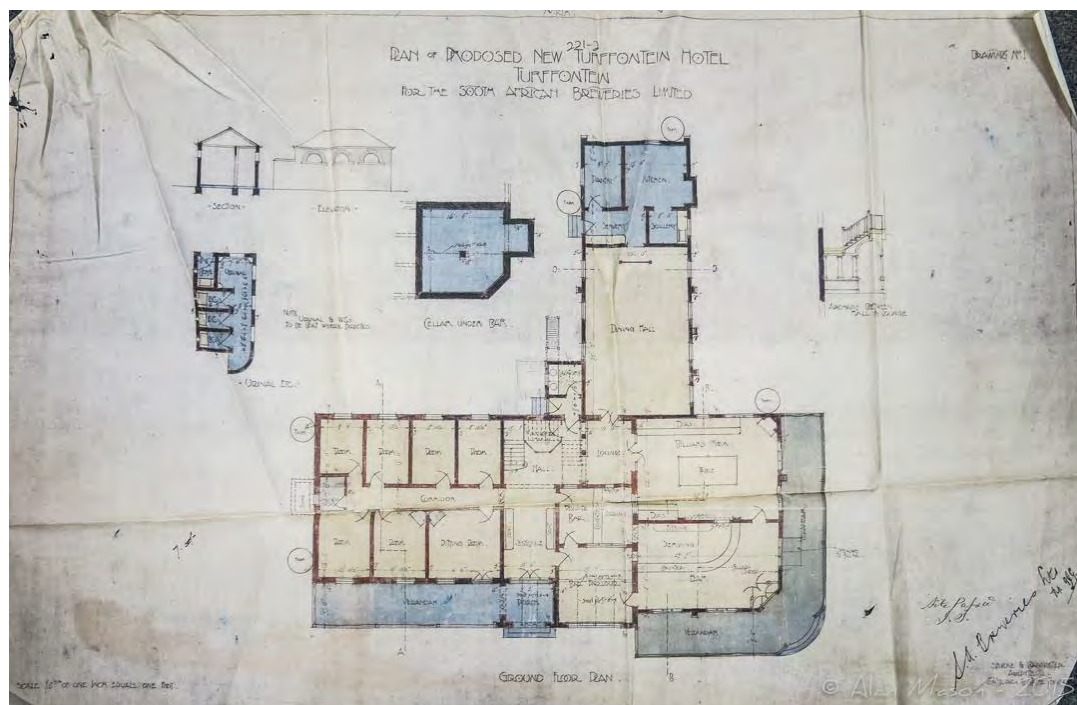
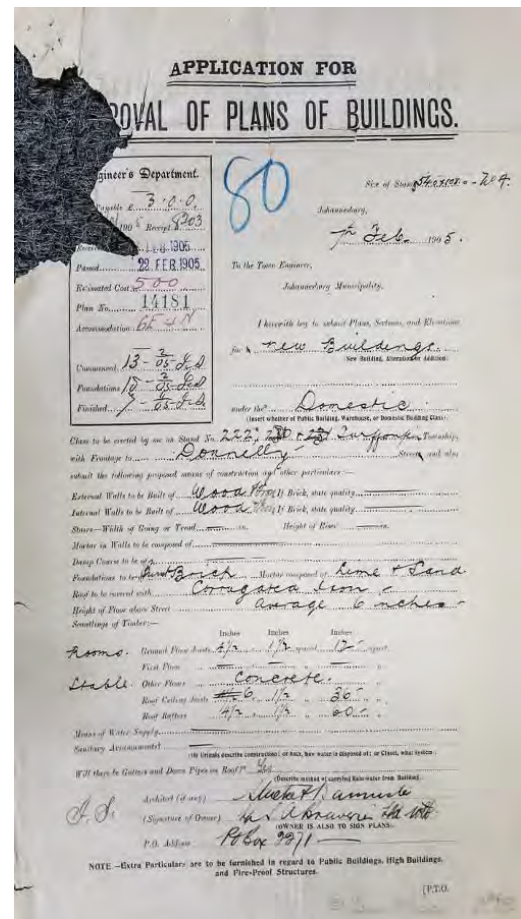


Fig. 35 Floor plan for proposed Turffontein Hotel from 1905
(Source: City Council of Johannesburg, Plans Archive)



60

Identifying Images



Fig. 38 Main street façade facing Turf Club Street of former Turffontein Hotel now residential
(Source: tsica heritage consultants, 2015)



Fig. 39 Building has been abandoned showing later changes in the 1960s
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place</p> <p>Site shows the later Portuguese influence in the area through the additions that were made, to an important marker to the immigrant movement in the suburb</p> <p>Site is located on a corner stand therefore has high visibility</p>
Weakness	<p>Integrity and character of site is compromised because of its usage</p> <p>Internal and external alterations have compromised the integrity of the site</p>
Risk/ Threat	<p>The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it</p>
Strength/Opportunity	<p>High Density development may allow for increased access to the site and economic and social significance of the site</p>

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.2. Single Storey Corner Shop along Hay Street_Stand 828

Address	89 Hay Street
Stand No.	828
Current Zoning	Business 1
Year of erection	Circa 1910
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) Fabric dates to the early origins
Proposed SAHRA Grading	3A
Site Description Typically turn of the century corner shop with decorative curvilinear roof parapet supported by cast iron pillars detailed with a decorative motif. The building is in good repair and still active in use. The main façade faces Hay Street. The corner shop is next to other shops with a similar architecture and opposite other significant buildings making it into a heritage cluster to be preserved at all costs.	

Locality map



Fig. 40 Stand 828 is located on the corner of Hay Street and Kennedy Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 41 Corner shop dating from 1909, front entrance on the Corner of Kennedy and Hay Streets

(Source: tsica heritage consultants, 2015)



Fig. 42 Original shop façades in a row along Hay Street

(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies _Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.3. Single Storey Corner Shop along Hay Street_Stand 838

Address	90 Hay Street Cnr Kennedy
Stand No.	838
Current Zoning	Business 1
Year of erection	Circa 1910
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins
Proposed SAHRA Grading	3A
Site Description Typical corner shop with steel supports to the pavement canopy with residue of cast iron and semi-circular parapets to acknowledge street corner. It is opposite other identified heritage buildings and should therefore be preserved as part of the heritage cluster.	

Locality map



Fig. 43 Stand 838 is located centrally located along Hay Street on the corner of Hay Street and Kennedy Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 44 Original corner entrance still in use, building is centrally located along Hay Street and is within a historically cluster
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.4. Single Storey Corner Shop along Hay Street_Stand 460

Address	159 Hay Street
Stand No.	460
Current Zoning	Business 1
Year of erection	1911
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) Fabric dates to the early origins
Proposed SAHRA Grading	3A
Site Description Transitional corrugated iron supported on steel columns without ornaments, unpretentious and utilitarian, precast columns could have been later added.	

Locality map



Fig. 45 Stand 460 is located on the corner of Hay Street and Donnelly Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 460

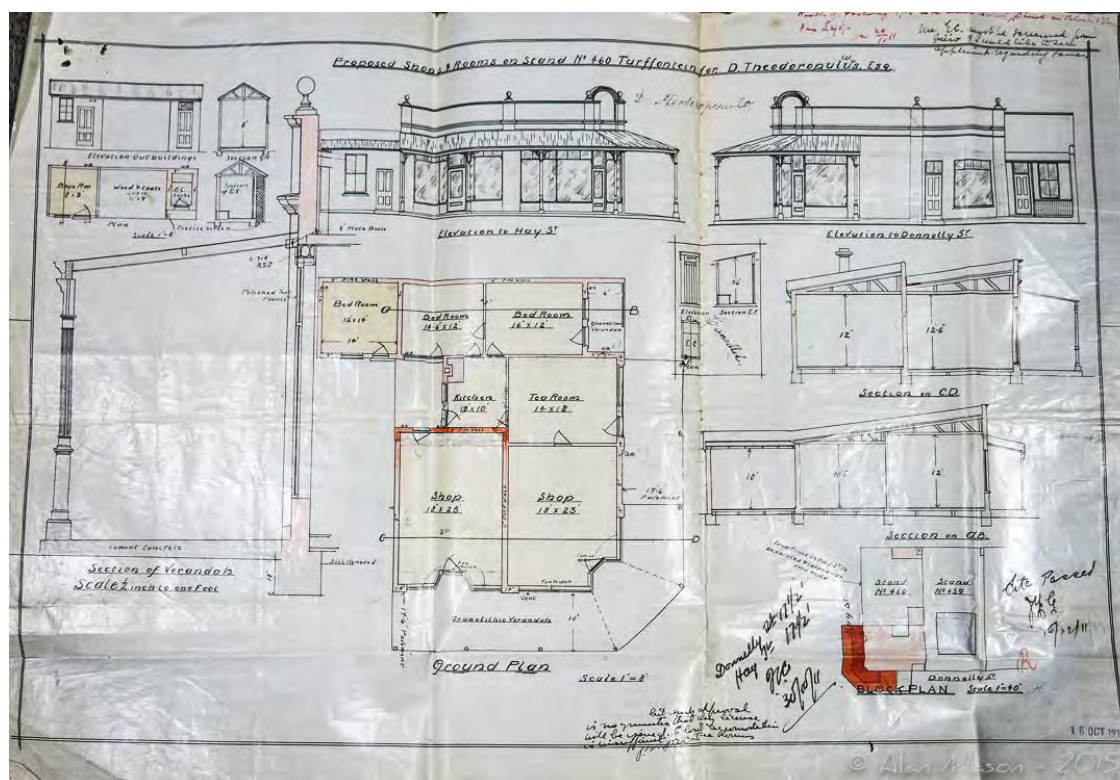


Fig. 46 Original plans to Erf 460 showing proposed corner shop
(Source: City Council of Johannesburg, Plans Archive)

[illegible]

Fig. 47 Application for Approval
Erf 460
(Source: City Council of
Johannesburg, Plans Archive)

Identifying Images



Fig. 48 Original street frontage corner Donnelly and Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 49 Zoom in verandah detail
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.5. Old Post Office_Stand 1734

Address	137 High Street
Stand No.	1734
Current Zoning	Business 1
Year of erection	Circa 1920
Architect	Unknown
Heritage Significance	Historical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to early origins of the suburb
Proposed SAHRA Grading	3A
Site Description Double volume 1930s building that is overshadowed by the new Telkom building. The building is still in use though not open to the public and it was however one of the first public buildings in Turffontein.	

Locality map



Fig. 50 Stand 1734 is located on the corner of High Street and Church Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 51 Original 1920s post office and telephone exchange building
Source (Source: tsica heritage consultants, 2015)



Fig. 52 Zoom in for details
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, circa 1920 it was one of the first public buildings in the area, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.6. Corner Shop along High Street_Stand 837

Address	87- 89 High Street Corner Ferreira
Stand No.	837
Current Zoning	Business 1
Year of erection	Circa 1910
Architect	Unknown
Heritage Significance	Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Corner shops were an important aspect in all suburbs, there being on a corner made them visible to all people and were a special. This corner shop is simple in design with steel columns supporting the verandah and decorative brickwork. The original corner entrance was bricked up later in favour of a side one.	

Locality map



Fig. 53 Stand 837 is located on the corner of High Street and Ferreira Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 54 Corner shop on High and Ferreira Streets
(Source: tsica heritage consultants, 2015)



Fig. 55 Corner shop on High and Ferreira Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original early 19 th century corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.7. Corner Shop along High Street_Stand 847

Address	120 High Street
Stand No.	847
Current Zoning	Business 1
Year of erection	Circa 1910
Architect	Unknown
Heritage Significance	Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Typical corner shop with steel supports to the pavement canopy with residue of cast iron and semi-circular parapets to acknowledge street corner. It is identified as a heritage building and should therefore be preserved as part of the heritage cluster	

Locality map



Fig. 56 Stand 847 is located on the corner of Hay Street and Kennedy Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 57 Original corner shop well preserved
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.8. Corner Shop_Sheriffs Office_Stand 1113

Address	100 Sheffield Street
Stand No.	1113
Current Zoning	Business 1
Year of erection	Circa 1920
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) Fabric dates to origins of the suburb
Proposed SAHRA Grading	3A
Site Description Corner building now used as a Sheriff's office, decorated parapets picked up third hand from the art nouveau supported by precast Tuscan columns. The building is well preserved and opposite it stands another corner shop and area could well be another historic node.	

Locality map



Fig. 58 Stand 1113 is located at the corner of Sheffield and Moffat St
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 59 Original street frontage corner Sheffield and Moffat on eastern border of Turffontein
(Source: tsica heritage consultants, 2015)



Fig. 60 Zoom in for detail
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Not applicable.
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.9. Ascot Bioscope_Stand RE/116

Address	122 Hay Street
Stand No.	RE/116
Current Zoning	Business 1
Year of erection	Circa 1930s
Architect	Unknown
Heritage Significance	Historical/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric dates to the early origins of a place
Proposed SAHRA Grading	3A
Site Description A socially important building that was the first bioscope in Turffontein. Fondly remembered by the locals it was a stand-alone pre art deco building that similar to the Astra, Royal. It remains an important building more for its social significance than for its architectural significance.	

Locality map



Fig. 61 Stand RE/116 is located on 122 Hay Street cnr Tramway off the Rotunda
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 62 The Ascot Bioscope is now used a church building
(Source: City Council of Johannesburg, Plans Archive)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, originally a 1930s bioscope, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.10. Single Storey Corner Shop along Hay Street_Stand 1078

Address	121 Hay Street
Stand No.	1078
Current Zoning	Business 1
Year of erection	Circa 1911
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) fabric is mostly intact and dates to the early origins of the area
Proposed SAHRA Grading	3A
Site Description Transitional corrugated iron supported on steel columns without ornaments, unpretentious and utilitarian, precast columns could have been later added.	

Locality map



Fig. 63 Stand 1078 is located on the corner of Hay Street and Tramway Street
(Source: City Council of Johannesburg, GIS map)

No plans were sourced!

Identifying Image



Fig. 64 Original street frontage corner Hay and Tramway Streets
(Source: tsica heritage consultants, 2015)



Fig. 65 Row of single storey shops
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Building is in a high density zone, it is an original 1910 corner shop, it is recommended that this building be conserved, and all alterations and additions should be according to appropriate conservation principles.
Transport Site is along main BRT route transit spine	Recommendations Any BRT Stations and street widening should not negatively impact the visibility of the building or jeopardize the integrity of the shop fronts
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Site is not in a social cluster area development
Mixed Use Development Site is within a mixed use development	Recommendations Site is already adjacent to mixed used buildings and they exist quite successfully.

Conservation Management Policies_Grade 3A_Commercial sites

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

Swot Analysis

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

Conservation Management Policies_Commercial sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.2.11. Mixed Use Multi Storey building along Hay Street_ Stand 1464

Address	107 Hay Street
Stand No.	1464
Current Zoning	Business 1
Year of erection	Circa 1960
Architect	Unknown
Heritage Significance	Architectural/Historical/ Economical
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a)its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3C
Site Description Transitional corrugated iron supported on steel columns without ornaments, unpretentious and utilitarian, precast columns could have been later added.	

Locality map



Fig. 66 Stand 1464 is located on the corner of Hay Street and Tramway Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 67 Original street frontage corner Hay Street in the southerly direction
(Source: tsica heritage consultants, 2015)



Fig. 68 Zoom in to mixed use building
(Source: tsica heritage consultants, 2015)

Conservation Management Policies_Grade 3C_Commercial sites

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

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

Grading

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

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

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

Summary Table of identified sites in the institutional category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
1697	Park Junior Primary School	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1665	Park Senior School	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1993	Turffontein Primary School now used as Anglican Retreat House	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1693	Sir John Adamson School_ Hamlet	3A	Conservation highly recommended if any

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			changes there should be highly sensitive to building
1/127	Noble Memorial Hall	3A	Conservation highly recommended if any changes there should be highly sensitive to building

7.3.1. Park Junior Primary School_Stand 1697

Address	97- 103Hay Street
Stand No.	1697
Current Zoning	Educational
Year of erection	Circa 1920s
Architect	Unknown
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) spatial landmark within the suburb
Proposed SAHRA Grading	3A
Site Description Park Junior is one of the oldest schools in the area, the main building is built with dark face brick, natural stone foundations, archways and entrances, corrugated iron pitched roof. Being in the main street it is quite prominent as a site and is within the heritage cluster in Hay Street.	

Locality map



Fig. 69 Locality map showing Park Junior School
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 70 Park Junior Primary School front façade facing Hay Street
(Source: tsica heritage consultants, 2015)



Fig. 71 Park Junior façade toward Hay Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscape, the site is surrounded by sites of equal heritage significance it is therefore recommended lower densities in this area.
Transport BRT Station one block away on the south eastern direction of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings.
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school.
Mixed Use Development Site is within a mixed use development zone	Recommendations Site is already adjacent to residential and commercial buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Policies_Grade 3A_Institutional Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place, it has architectural significance the use of natural stone in the foundations and arches associates it with Herbert Baker typologies, it has association with historical events as its inception can be traced to the beginning of the suburb. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history</p> <p>Site is visually accessible from the street</p>
Weakness	<p>Site not in original condition due to additions and alterations where changes have not acquired historical significance of their own</p>
Risk/ Threat	<p>The site has been identified as a social cluster and increased number of people on site may increase pressure on the site and alter the character of the site</p>
Strength/Opportunity	<p>High Density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.3.2. Park Senior School_Stand 1665

Address	34 Tully Street
Stand No.	1665
Current Zoning	Educational
Year of erection	Circa 1930s
Architect	Unknown
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Park Senior School has a number of buildings the oldest being from the 1930s which are typified by stone archways and stone foundations. The newer buildings are from approximately from the 1960s.	

Locality Map



Fig. 72 Stand 1665 is bordered by Tramway Streets, Eloff, Tully and Alexander Streets. School is located in the north westerly section of Turffontein
(Source: City Council of Johannesburg, GIS map)

Identifying Images



Fig. 73 Newer classrooms
(Source: tsica heritage consultants, 2015)



Fig. 74 School buildings
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Low densities (100 dph) new buildings suggested maximum scale is 2-4 and a minimum of 2 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding.
Transport BRT Station is planned on the south eastern boundary of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings.
Social Cluster Development Area is not identified as social cluster.	Recommendations Not Applicable.
Mixed Use Development Site is not within a mixed use development zone	Recommendations Not Applicable.

Conservation Management Policies_Grade 3A_Institutional Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The buildings in are in good condition and there are original features are still in place, it has architectural significance the use of natural stone in the foundations and arches associates it with Herbert Baker typologies, it has association with historical events as its inception can be traced to the beginning of the suburb. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history</p> <p>Site is visually accessible from the street</p>
Weakness	<p>Site not in original condition due to additions and alterations where changes have not acquired historical significance of their own</p>
Risk/ Threat	<p>The site has been identified as a social cluster and increased number of people on site may increase pressure on the site and alter the character of the site</p>
Strength/Opportunity	<p>High Density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.3.3. Turffontein Primary School_Stand 1692

Address	34-48 President Street
Stand No.	1692
Current Zoning	Educational
Year of erection	Circa 1920s
Architect	Unknown
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Turffontein Primary School has a number of buildings the oldest being from the 1930s. The newer areas approximately from the 1960s.	

Locality Map

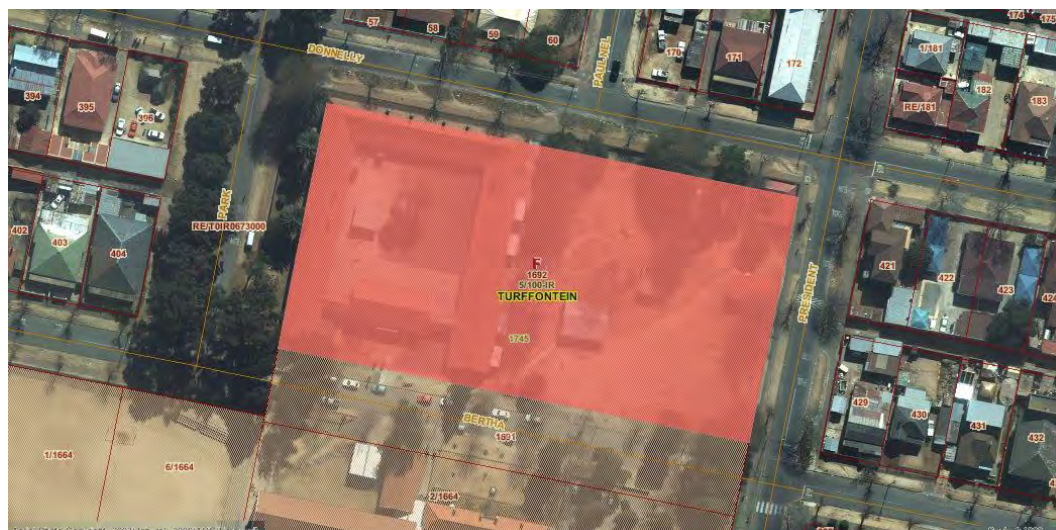


Fig. 75 Stand is along President Street and is bordered on the southerly side by Christopherson Park

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 76 Face brick school hall front façade facing President Street
(Source: tsica heritage consultants, 2015)



Fig. 77 Zoom in showing some of the school buildings
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Low densities (100dph) new buildings suggested maximum scale is minimum of 2 -4 storeys	Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding
Transport BRT Station is planned a block away on the north western boundary of the school	Recommendations No street widening is recommended to conserve the street façades of the buildings. Heights and vistas towards the school must be maintained
Social Cluster Development Area is identified as social cluster.	Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school
Mixed Use Development Site is within a mixed use development zone	Recommendations Site is already adjacent to residential buildings and a Park building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.

Conservation Management Policies_Grade 3A_Institutional Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place significant local figures. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history</p> <p>Site is within a historical cluster and well situated next to a sports facility</p>
Weakness	Site is not visually accessible from the street,
Risk/ Threat	The site has been identified as a social cluster and increased number of people on site may increase pressure on the site and alter the character of the site
Strength/Opportunity	<p>High Density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.3.4. Hamlet (Sir John Adamson School)_Stand 933

Address	118- 150 Donnelly Street
Stand No.	933
Current Zoning	Educational
Year of erection	1909
Architect	Unknown
Heritage Significance	Historical/ Architectural
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(b) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A

Site Description

The original building as constructed in 1909 - 1910 continues to stand in Turffontein at present. It is a solid structure, modelled on British schools which favoured a hollow square with a central quadrangle. At present there are two gigantic palm trees in the quadrangles, which one estimates are probably seventy (now ninety) years old. There is also a flagpole which was donated by Robinson Deep Goldmine in 1915, and remains in excellent condition. There have been alterations, additions and renovations to the building over the years but it remains essentially the same structure occupied by Turffontein Central, Intermediate and Sir John Adamson School until relocation to Winchester Hills in 1959.

Locality map

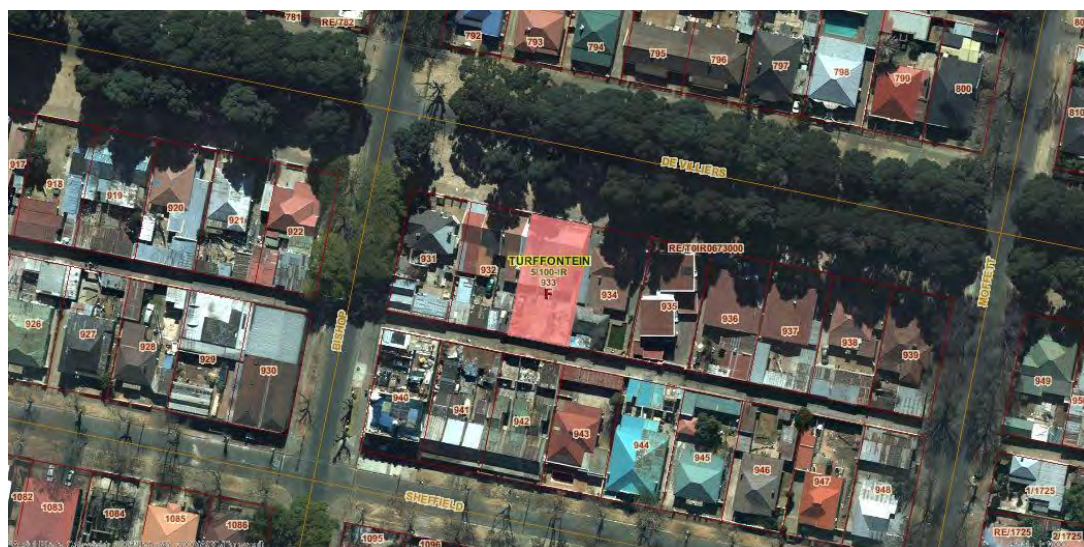


Fig. 78 Stand is along President Street and is bordered on the southerly side by Christopherson Park

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 79 Entrance to Hamlet School
(Source: tsica heritage consultants, 2015)



Fig. 80 Street façade of the older school buildings
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Institutional Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place, it has architectural significance, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history, and the site can trace its association to the beginning of the suburb</p>
Weakness	Site is not visually accessible from the street
Risk/ Threat	The area surrounding the site is earmarked for a medium high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	<p>High Density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p> <p>School should be included in the local historical narrative to place it on the historical map</p>

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.3.5. Noble Memorial Hall_Stand 1/127

Address	85 Tramway Road
Stand No.	1/127
Current Zoning	Public Building
Year of erection	Circa 1950s
Architect	Unknown
Heritage Significance	Historical/ Social
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a)its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Plans were not found for the Noble Memorial Hall, it however has historically and socially more recently played a significant role in the lives of Turffontein residents with many an event being held there. The hall continues to be an important meeting place available for hire for different occasions.	

Locality map



Fig. 81 Stand 1/127 is located along Tramway Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 82 Noble Memorial Hall front façade along Tramway Road
(Source: tsica heritage consultants, 2015)



Fig. 83 Noble Memorial Hall
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Institutional Buildings

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

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, Site is aesthetically pleasing as the buildings and grounds are well kept Site is accessible to the general public and has social significance attached to it.
Weakness	Site is not visually accessible from the street
Risk/ Threat	The street and blocks surrounding the site are earmarked for a medium to high density development and it may change the character of the site if new buildings are erected near it Street widening and visibility to the site may could be concerns if the BRT station is planned in close proximity to the site
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Institutional sites

Views/Vistas

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

Fabric and Setting

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

Management

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

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

Future Development

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

7.4 Identified sites of significance_Religious buildings within Turffontein (Churches, Synagogues)

Introduction

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

Grading

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

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

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

Summary Table of identified sites in the religious category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
305	Holy Trinity Anglican Church from 1907, designed by Herbert Baker	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1637	Rosettenville Synagogue from 1916_the earliest in Turffontein	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1242	Dutch Reformed Church_original design no change part of a cluster	3A	Conservation highly recommended if any changes there should

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
			be highly sensitive to building
759	Congregational Church from 1907_ one of the earliest in the area 1907	3A	Conservation highly recommended if any changes there should be highly sensitive to building
578	Imvana Trinity Methodist Church, designed by Mann Joubert	3A	Conservation highly recommended if any changes there should be highly sensitive to building
4/1664	Holy Family Catholic Church_part of a historical cluster	3A	Conservation highly recommended if any changes there should be highly sensitive to building
453	St Johns Presbyterian Church, designed by famous architect Charles Small	3A	Conservation highly recommended if any changes there should be highly sensitive to building
3/1664	Nederduitsch Hervomde Kerk from 1944, designed by Geers and Geers	3A	Conservation highly recommended if any changes there should be highly sensitive to building
486	Turffontein Church of Christ, designed by Geers and Geers	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1465	The Praise Church_part of a historical cluster	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1720	Church_part of a historical cluster	3A	Conservation highly recommended if any changes there should be highly sensitive to building

7.4.1. Holy Trinity Anglican Church_Stand 305

Address	136 Hay Street
Stand No.	305
Current Zoning	Residential 4
Year of erection	1907
Architect	Baker, Masey and Sloper
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description This is the only building in the suburb that can be attributed to the partnership Baker, Masey and Sloper. (www.artefacts.co.za). The plans were not available to verify this. The Church building is however a simplified Baker school, Gothic vernacular in English face brick bond with alterations done later.	

Locality map

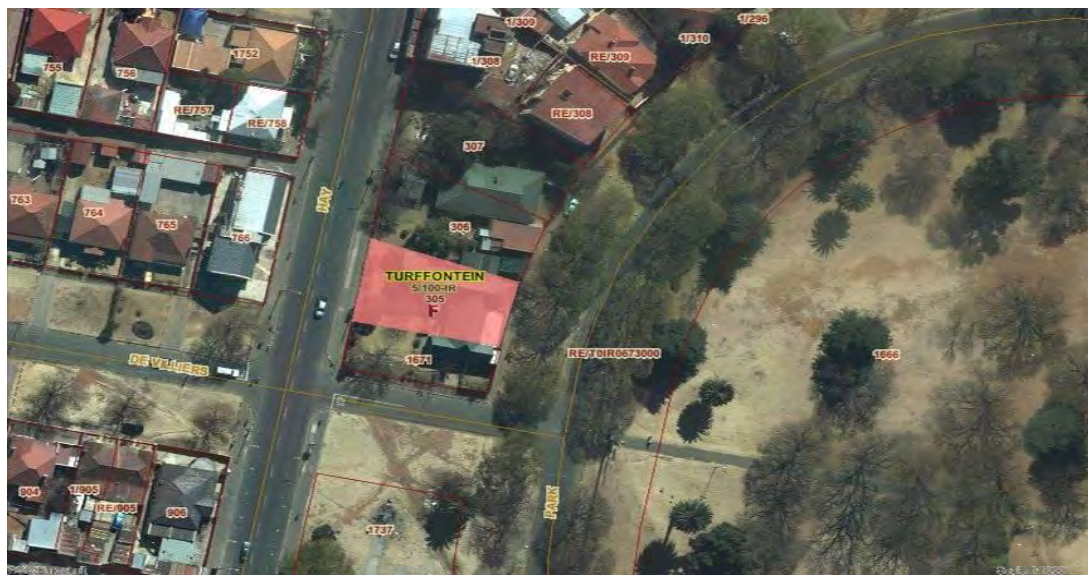


Fig. 84 The Church's entrance is on Hay Street and later extensions were done towards the back of the church building
(Source: City Council of Johannesburg, GIS map)

No original plan could be sourced only later alterations!

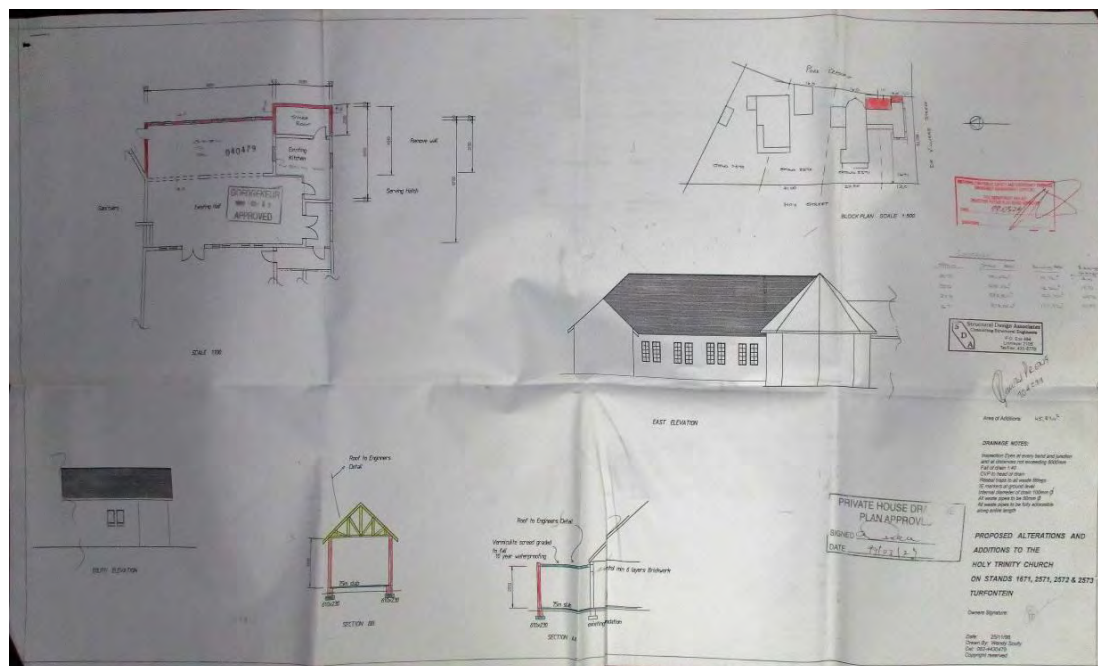


Fig. 85 Alteration and additions plan to the Holy Trinity Anglican Church
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 86 Holy Trinity Anglican Church 136 Hay Street Turffontein Cnr De Villiers Street
(Source: tsica heritage consultants, 2015)



Fig. 87 Holy Trinity Anglican Church side elevation on De Villiers Street
(Source: tsica heritage consultants, 2015)



Fig. 88 Holy Trinity Anglican Church 136 Hay Street Turffontein cnr De Villiers Street back facing Park Street Rotunda
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 4 storeys	Recommendations Recommended lower densities to surrounding the building, the building is prized original Herbert Baker and Masey design. It is believed to be the only Baker original in the suburb.
Transport BRT station is planned along Hay street but not in the near vicinity of the church	Recommendations All views and vistas to the Church should be kept open and visible from the street.
Social Cluster Development Area is not identified as social cluster	Recommendations Not Applicable.
Mixed Use Development Site is within a mixed use development zone	Recommendations The site exists successfully with commercial and residential buildings around it.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place, it has architectural significance with its association with Herbert Baker typologies, it has association with historical and significant political figures. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history</p>
Weakness	<p>Alterations and additions that have not been sensitive to the site architecturally have compromised its integrity</p>
Risk/ Threat	<p>High density development around the site could increase pressure on the site as more people would attend services</p> <p>Loss of the site's integrity and character if insensitive new buildings erected</p>
Strength/Opportunity	<p>High density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.2. Old Jewish Synagogue_Stand 1637

Address	98-100 Hay Street Cnr Ferreira Street
Stand No.	1637
Current Zoning	Business 1
Year of erection	1916
Architect	Saul Lewis Margo
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	<ul style="list-style-type: none"> (a) its importance in the community, or pattern of South Africa's history; (b) the building is the only Jewish synagogue still present in Turffontein (c) is part of an area that has been identified as having a concentration of heritage buildings (heritage cluster)
Proposed SAHRA Grading	3A
Site Description Relic presumed Jewish Synagogue indicating a presence of a Jewish Community in Turffontein. Though the plans could not be located the building is attributed to Saul Lewis Margo a well-known architect who came from a family of engineers and architects.	

Locality map



Fig. 89 Stand is located on corner of Hay and Ferreira Streets
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 90 First Jewish Synagogue at corner Hay and Ferreira Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 4 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the synagogue.
Transport BRT station is planned along Hay street but not in the near vicinity of the synagogue.	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the synagogue to protect the views and the vistas of the building.
Social Cluster Development Area is not identified as social cluster.	Recommendations Not Applicable
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists successfully with mixed use buildings.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	<p>The site is in good condition and there are original features are still in place, it has association with historical and significant architectural figures.</p> <p>Site is in close proximity with other significant buildings therefore forming a historical cluster</p>
Weakness	<p>The site's/event/social histories' potential is under-researched or there is incomplete historical evidence</p> <p>Site has not been well maintained and is in a bad state of repair</p> <p>The site is not visually accessible from the street and hidden away behind a high wall</p>
Risk/ Threat	<p>Loss of the site's integrity and character if insensitive new buildings erected</p> <p>Site is at risk of demolition as it is next to a vacant site and also is not being used at the moment therefore it is not sustainable</p>
Strength/Opportunity	Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.3. Dutch Reformed Church_Stand 1242

Address	110- 112 Hay Street cnr Stanton Street
Stand No.	1242
Current Zoning	Business 1
Year of erection	circa 1920
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	<p>(a) its importance in the community, or pattern of South Africa's history; old Cape connection with Turffontein</p> <p>(b) The Church is also a vital social and community engagement</p> <p>(c) The Church has been excellently preserved almost in a pristine condition</p>
Proposed SAHRA Grading	3A
Site Description NDK with two gables indicating a sense of South African old Cape connections. The Church is still being used as a church and is along a busy main commercial street therefore attracting a huge membership. It has been preserved well in a pristine condition. The church is now being used by another denomination.	

Locality map



Fig. 91 Stand is located on cnr Hay and Stanton Streets
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 92 Old Dutch Reformed Church NDK cnr Hay and Stanton Streets
(Source: tsica heritage consultants, 2015)



Fig. 93 Old Dutch Reformed Church NDK cnr Hay and Stanton Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 4 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the synagogue.
Transport BRT station is planned along Hay street but not in the near vicinity of the church.	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the synagogue to protect the views and the vistas of the building.
Social Cluster Development Area is not identified as social cluster.	Recommendations Not Applicable.
Mixed Use Development Site within a mixed use development zone	Recommendations Site already co exists successfully with mixed use buildings.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has association with historical and significant architectural figures. Site is well maintained retains its original ambience Site is visually accessible from the street
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected
Strength/Opportunity	Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

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

Future Development

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

7.4.4. Congregational Church_Stand 759

Address	49 De Villiers St
Stand No.	759
Current Zoning	Residential 4
Year of erection	1907
Architect	Robert Howder
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Congregational Church is an early Protestant Church established in 1897 with plans having been approved in 1905 and the foundation stone laid in 1907. It has a semi Gothic monumental façade with a Norman Gothic front. It is well preserved and an evidence of a large English community that were residents in the area. A few houses around the area are also from the early 1900s. Application of approval forms additions of rooms that were to be used as a school in 1909 and in the early days the church was used as a school.	

Locality map



Fig. 94 Stand is located on cnr Eloff and De Villiers Street on western side of Turffontein (Source: City Council of Johannesburg, GIS map)

Original plans for Stand 759

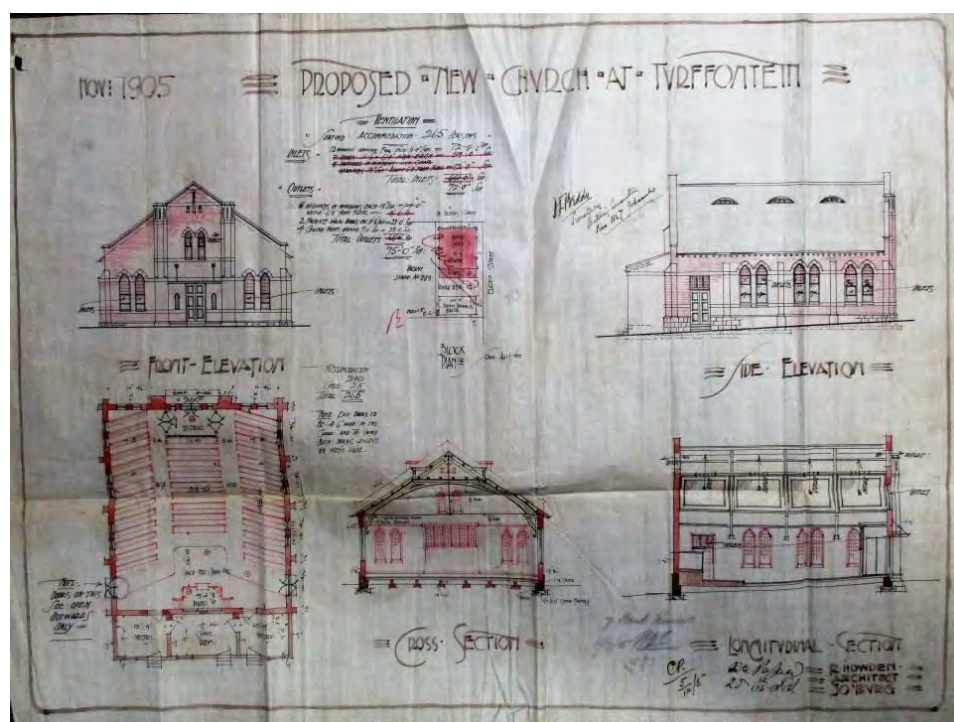


Fig. 95 Original plan for Congregational Church from 1907
(Source: City Council of Johannesburg, Plans Archive)

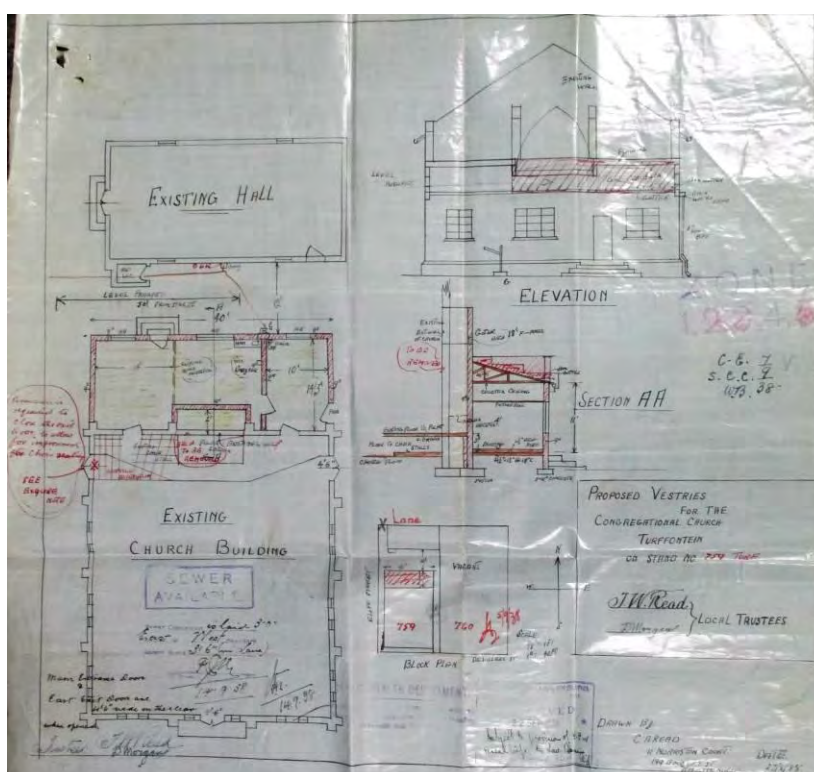


Fig. 96 Alteration and Additions to Congregational Church
(Source: City Council of Johannesburg, Plans Archive)

Shall sign
A 209

Municipal Council of Johannesburg.

Application for Approval of Plans.

WARNING - ELECTRIC CABLES.
Builders and others are hereby cautioned that any person interfering with ELECTRIC CABLES either above or below ground will be rigorously prosecuted and held liable for damages.
ELECTRIC CABLES ARE DANGEROUS TO TOUCH.

LIGHTNING.
The attention of the public and property owners is directed to the danger from lightning in the Transvaal, which is very much greater than in countries in Europe and America, and it is strongly recommended that in all cases a lightning rod or rods should be attached to the top of the roof or chimneys and the lower end connected with the earth by means of a lead or other metal in the earth is preferably suitably united to the water service pipe.

FOR USE IN
Town Engineer's Department.

Plot No. 209
Section 3602
Block 1
Plan No. 123
Dated 1919

Estimated Cost £ 100
Inspector's Report 123
Plan No. 123
Dated 1919

Amendment 123
Consent 123
Foundation 123
Details 123
Cost 123
Test 123
Finalised 123

To the TOWN ENGINEER,
MUNICIPAL COUNCIL OF JOHANNESBURG.

I herewith beg to submit Plans, Sections, and Elevations for Re-erecting of Wall
(New Building, Alteration, Addition or Drainage)

under the Co-operative School
(Name whether of Public Building, Warehouse, Office or Domestic Building etc.)

Class to be executed by me on Stand No. 209
such Stand having frontage to St. John Street
submit the following proposed means of construction and other particulars:

External Walls to be built of Brick If Brick, state quality Stock
Internal Walls to be built of Brick If Brick, state quality Stock
Mortar in Walls to be composed of Lime and Sand
Damp Course to be of Asphaltum
Foundations to be of Stone Mortar composed of Lime and Sand
Roof to be covered with Asphaltum
Stairs - width of Going 12 in. Height of Riser 6 in.
Minimum Height of Floor above Ground 12 in.

Floors of Stables and Closets are to be of impervious material - to be coloured grey on plans.

Scalloping of Timber:

	Joists	Beams	Trusses
Ground Floor Joists	12	12	12
First Floor Joists	12	12	12
Other Floors	12	12	12
Roof Ceiling	12	12	12
Roof Rafters	12	12	12

in accordance with the Drainage By-Laws, to keep the whole of the Drainage Work including the portion under the street between my property and the sewer in a proper state of repair and to be responsible for any damage arising from defects or obstructions in any portion of the said Drainage Work.

Means of Water Supply

NOTE - Applicants are recommended to acquaint themselves with the Water By-Laws of the Council.

Drainage Arrangements:

Material of Sewage Drains 123
" Soil Pipes 123
" Waste Pipes 123 (State if Trapped and Anti-Siphoned)
" Ventilation Shafts 123

Habitable Rooms - Will the Window Space be at least 2 toth area of Floor? Yes
Will there be Gutters and Down Pipes on Roof? Yes
Closets - Will each be provided with at least 2 sq. ft. of light and ventilation? Yes
Waste Water - How disposed of 123 (Whether in Tanks or Vitrified Clay Pipes)

Architect (if any) 123
Address of ditto 123
(Signature of Owner) 123
OWNER IS ALSO TO SIGN PLANS.
P.O. Address of Owner 123

NOTE - Extra particulars are to be furnished in regard to Public Buildings, High Buildings and Fire-Proof Structures.
Statistical prints to be given of Steel Roof or other Trusses.

PUBLIC BUILDINGS - Applicants for approval of Plans of Public Buildings should submit for consideration the recommendations of the Health and Fire Departments regarding ventilation and fire appliances before submitting plans to the Town Engineer. The Fire Department should also be notified regarding all buildings in which fire appliances are required under the Building or Fire By-Laws.

(T.T.G.)

Fig. 97 Original Application for Approval of Plans
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 98 Front façade of the Congregational Church in Turffontein
(Source: tsica heritage consultants, 2015)



Fig. 99 & Fig. 100 Congregational Church side elevation and foundation stone (below)
(Source: tsica heritage consultants, 2015)



Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is well maintained
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.5. Imvana Trinity Methodist Church_Stand 578

Address	136 - 138 Church Street
Stand No.	578
Current Zoning	Residential 4
Year of erection	1938
Architect	Mann & Joubert
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description The Church building has a strong Dudok influence with individual features of its own. With a rounded venestration to produce clerical effect it was designed by the well-known architects of the time Mann and Joubert. It is a large church evidence of a huge congregation and a 1950s Edgar Price Memorial is attached. Now Africanised the Church has remained Methodist but continue to thrive in the multi-cultural community.	

Locality map



Fig. 101 Stand is located on cnr Bishop and Church Streets
(Source: City Council of Johannesburg, GIS map)

[illegible]

THIS FORM MAY ALSO BE OBTAINED IN AFRICAANS.

WIESE VOORN IS GOK VERREKRYGVAAR IN AFRIKAANS.

City of Johannesburg.

APPLICATION FOR APPROVAL OF PLANS.

WARNING.—Electric Cables, etc. Builders and others are hereby cautioned that any person damaging PAYING, KERBS or STREET GUTTERS or interfering with ELECTRIC CABLES, either above or below the ground, will be rigorously prosecuted and held liable for damages.

ELECTRIC CABLES ARE DANGEROUS TO TOUCH.

To the City Engineer,
City of Johannesburg.

I herewith lay to submit Plan, Section and Elevations for New Ballfield, Church
(New Ballfield, Alterations, Addition of Drains)
(Insert whether of Public Building, Workhouse, Office or Domestic Building Class.)
I declare that the above is a true and correct copy of the original plans and sections as submitted to me by the applicant.
I declare that the above is a true and correct copy of the original plans and sections as submitted to me by the applicant.
I declare that the above is a true and correct copy of the original plans and sections as submitted to me by the applicant.

For use in connection with the application for approval of plans, sections and elevations, the applicant is required to submit the following particulars:

1. Name of the applicant.
2. Name of the building or structure.
3. Address of the building or structure.
4. Nature of the building or structure.
5. Date of completion of the building or structure.
6. Name of the architect or engineer.
7. Name of the contractor.
8. Name of the owner.
9. Name of the lessee.
10. Name of the tenant.

FOR USE IN CONNECTION WITH THE APPLICATION FOR APPROVAL OF PLANS, SECTIONS AND ELEVATIONS, THE APPLICANT IS REQUIRED TO SUBMIT THE FOLLOWING PARTICULARS:

1. Name of the applicant.
2. Name of the building or structure.
3. Address of the building or structure.
4. Nature of the building or structure.
5. Date of completion of the building or structure.
6. Name of the architect or engineer.
7. Name of the contractor.
8. Name of the owner.
9. Name of the lessee.
10. Name of the tenant.

FOR USE IN CONNECTION WITH THE APPLICATION FOR APPROVAL OF PLANS, SECTIONS AND ELEVATIONS, THE APPLICANT IS REQUIRED TO SUBMIT THE FOLLOWING PARTICULARS:

1. Name of the applicant.
2. Name of the building or structure.
3. Address of the building or structure.
4. Nature of the building or structure.
5. Date of completion of the building or structure.
6. Name of the architect or engineer.
7. Name of the contractor.
8. Name of the owner.
9. Name of the lessee.
10. Name of the tenant.

167

Identifying Images



Fig. 104 Methodist Church main street façade
(Source: tsica heritage consultants, 2015)



Fig. 105 Methodist Church side elevation
(Source: tsica heritage consultants, 2015)



Fig. 106 Methodist Church showing features enhancing the clerical effect
(Source: tsica heritage consultants, 2015)



Fig. 107 1938 Foundation Stone and plaque showing the English, Xhosa and Sotho Services
(Source: tsica heritage consultants, 2015)



Fig. 108 Methodist Church adjacent to the circa 1950s Edgar Price Memorial Hall
(Source: tsica heritage consultants, 2015)



Fig. 109 Methodist Church adjacent to the circa 1950s Edgar Price Memorial Hall
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.6. Holy Family Catholic Church_Stand 4/1664

Address	58A Garden Street
Stand No.	4/1664
Current Zoning	Educational
Year of erection	1949
Architect	A.J.C. Voorvelt
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Catholic Church with formal steps from the pavement. Its size shows a small congregation but has grown in size and the parish would like to increase the building size without compromising its integrity (In conversation with resident Priest Fr D. Tsoke).	

Locality Map



Fig. 110 Stand 4/1664 is located along Garden Street
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 4/1664

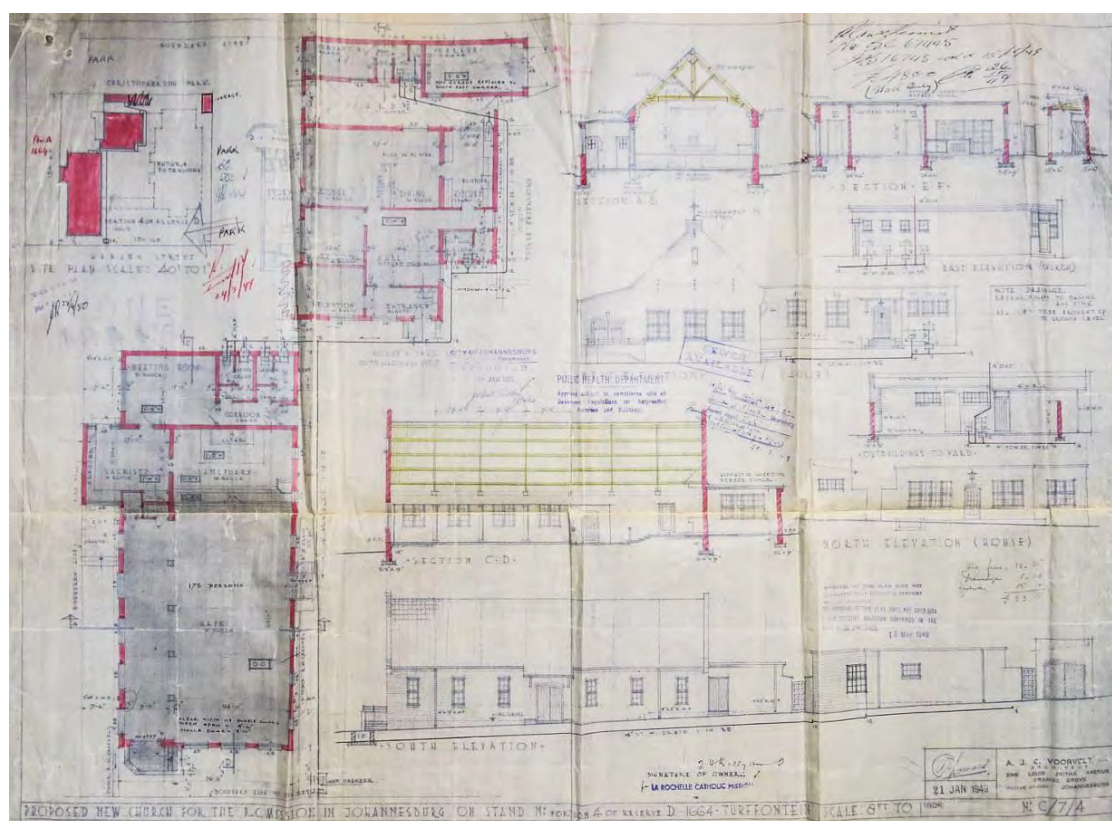


Fig. 111 Original for the Catholic Church, Turffontein
(Source: City Council of Johannesburg, Plans Archive)

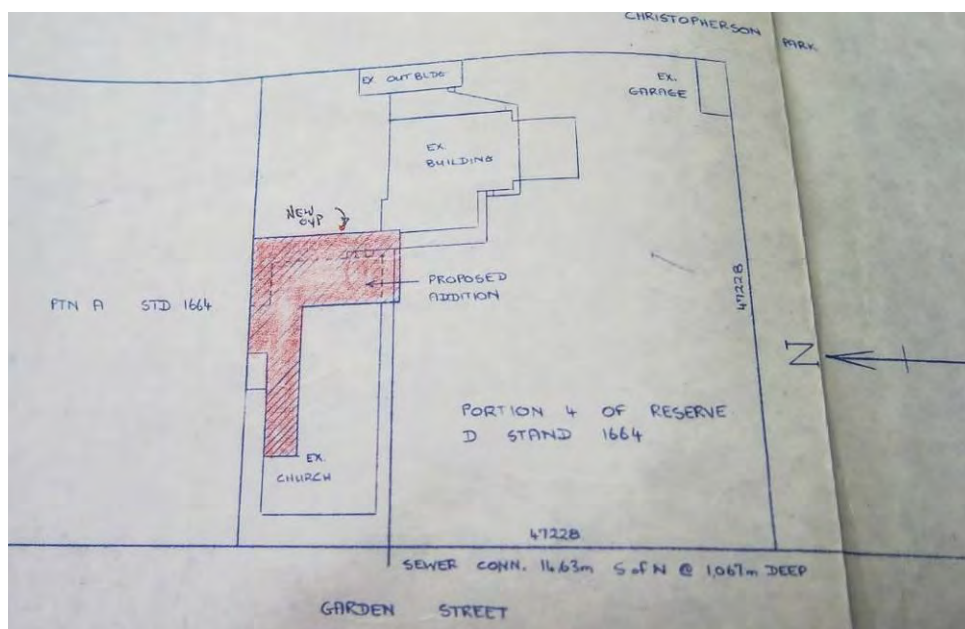


Fig. 112 Site plan showing later addition of rooms now used as offices, Turffontein
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 113 Main building façade adjacent to Christopherson Park
(Source: tsica heritage consultants, 2015)



Fig. 114 & Fig. 115 Showing later additions and the foundation stone from 1949 (below)
(Source: tsica heritage consultants, 2015)



Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.7. St John Presbyterian Church_Stand 1255

Address	92 Tramway Street
Stand No.	1255
Current Zoning	Residential 4
Year of erection	1930
Architect	Charles Small
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description The Presbyterian Church is in pristine condition and along with other Protestant Churches indicates an earlier presence of a strong the English. The building was designed by a well-known architect Charles Small who was well known for his eclectic modernistic style. The Church continues to have a vibrant congregation.	

Locality map

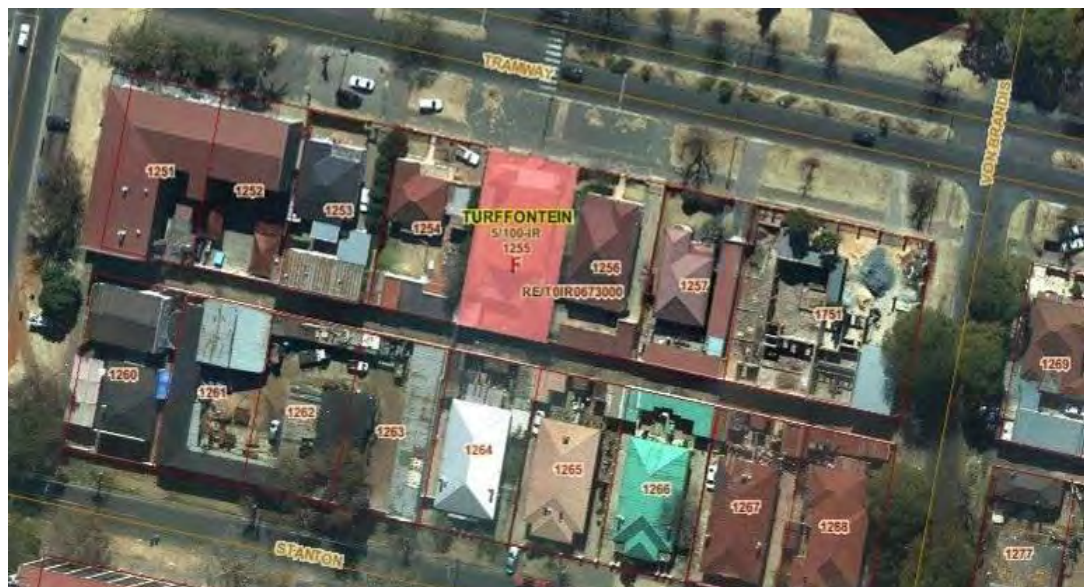


Fig. 116 Stand is located on cnr Tramway Streets
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1255

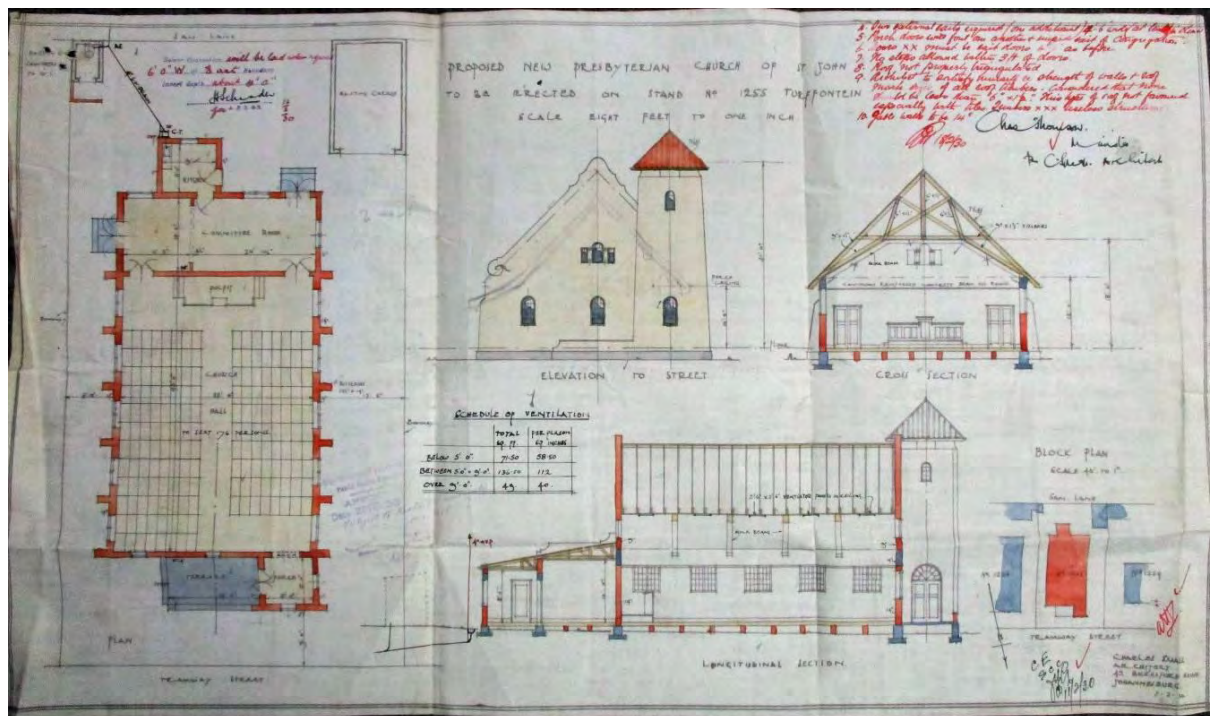


Fig. 117 Original for the 1930s Presbyterian Church
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 118 Front façade of church facing Tramway Street
(Source: tsica heritage consultants, 2015)



Fig. 119 Foundation stone laid in 1930
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to high densities (160- 300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport Main BRT Route transit spine with a station planned along the street where the church is planned	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the church to protect the views and the vistas of the building.
Social Cluster Development Area is not identified for social cluster	Recommendations Not Applicable.
Mixed Use Development Site is not within a mixed use development zone	Recommendations Not Applicable.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.8. Nederduitsch Hervormde Kerk_Stand 3/1664

Address	57A President Street
Stand No.	3/1664
Current Zoning	Educational
Year of erection	1944
Architect	Geers and Geers
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description Designed by other well-known architects of the time the church exhibits modern Geemente style with strong Dudok influence, showing the spire and the clock tower as the focal point of the building. The church has a strong links with the Afrikaner community still living in Turffontein and has an active congregation.	

Locality map



Fig. 120 Stand is located along the western side of President Street
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 3/1664

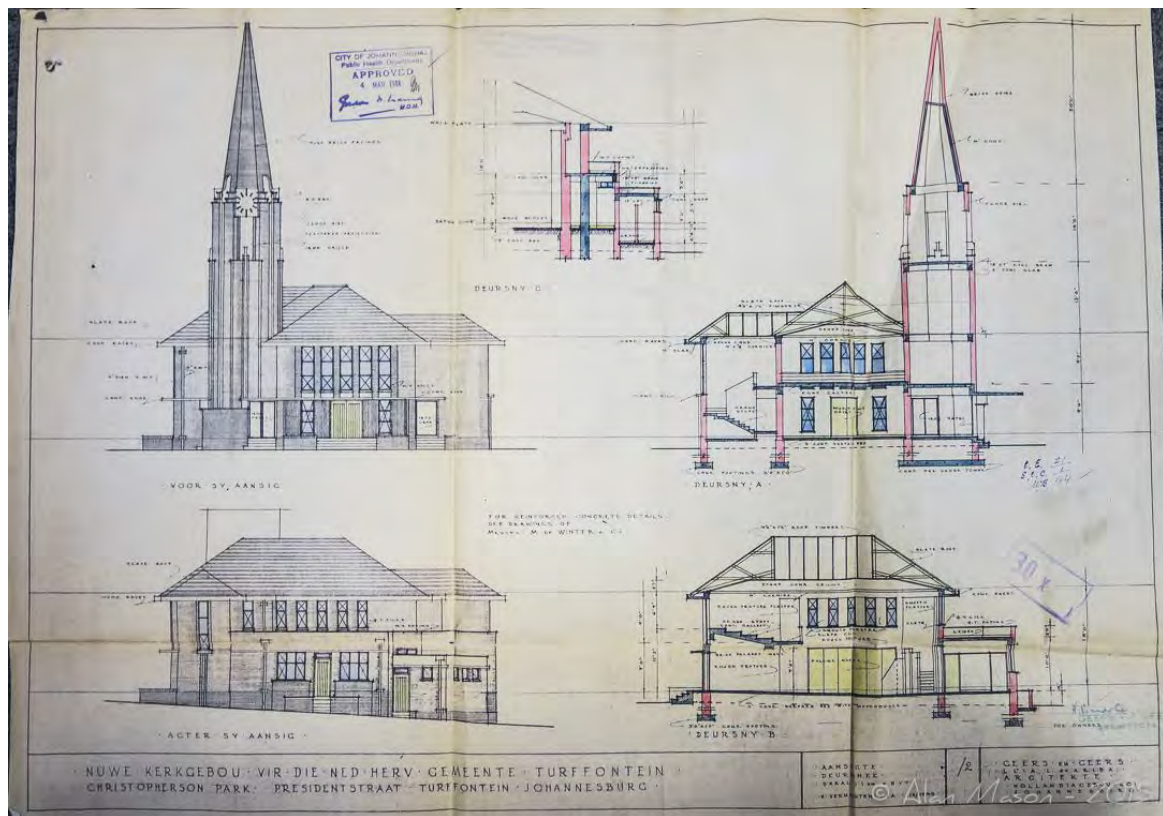


Fig. 121 Original for the NDK front façade facing President Street
(Source: City Council of Johannesburg, Plans Archive)

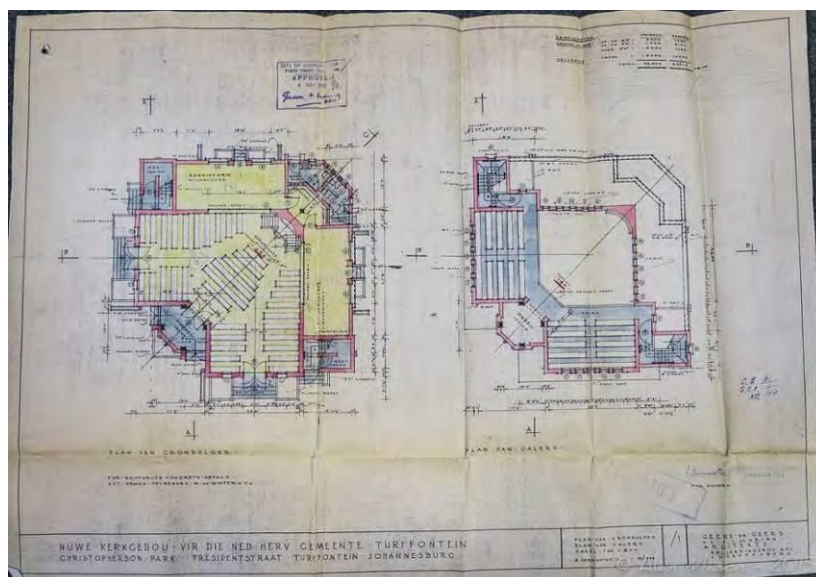


Fig. 122 Ground floor plans
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 123 Front façade of church facing President street
(Source: tsica heritage consultants, 2015)



Fig. 124 Foundation stone from 1944
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.9. Turffontein Church of Christ_Stand 486

Address	173 High Street
Stand No.	486
Current Zoning	Residential 4
Year of erection	1952
Architect	Geers and Geers
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	<p>(a) its importance in the community, or pattern of South Africa's history;</p> <p>(b) The Church is also a vital social and community engagement</p>
Proposed SAHRA Grading	3A
Site Description <p>The church was built by the well-known architects Geers and Geers who had a practice in Pretoria. Geers and Geers was a very talented architect who joined GLP <u>Moerdyk's</u> office for about a year (1932-1933) before leaving to complete his studies. He graduated from the <u>University of the Witwatersrand</u> with a Diploma in Architecture (in absentia) on 3 August 1934. In 1934 he entered into partnership with his father the office being based in Johannesburg, and applied for Associate membership of the <u>RIBA</u>. In 1944 they opened another office in Pretoria¹.</p>	

Locality map

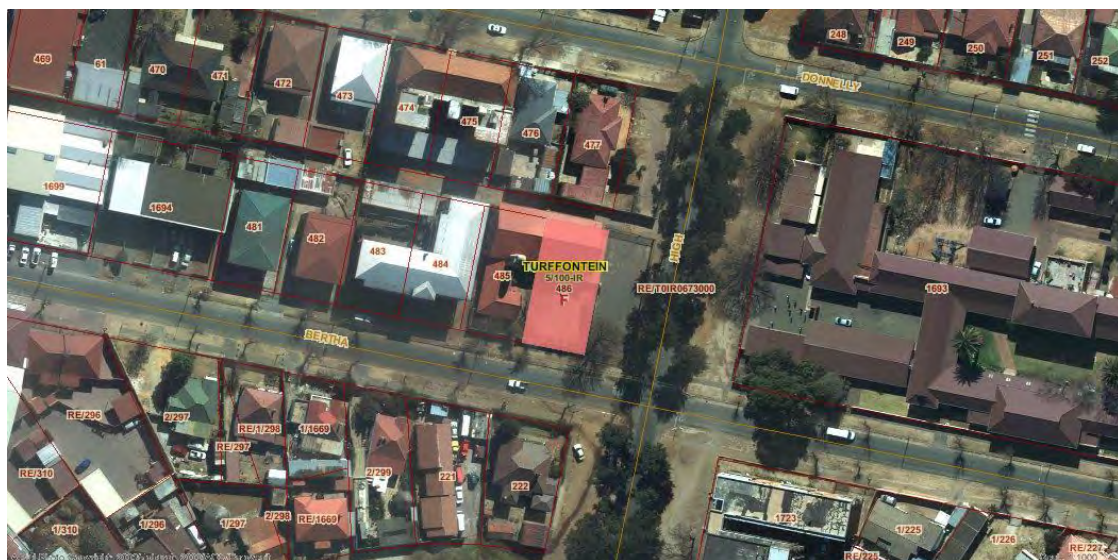


Fig. 125 Stand 486 is located on the cnr of High and Bertha Streets
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 486

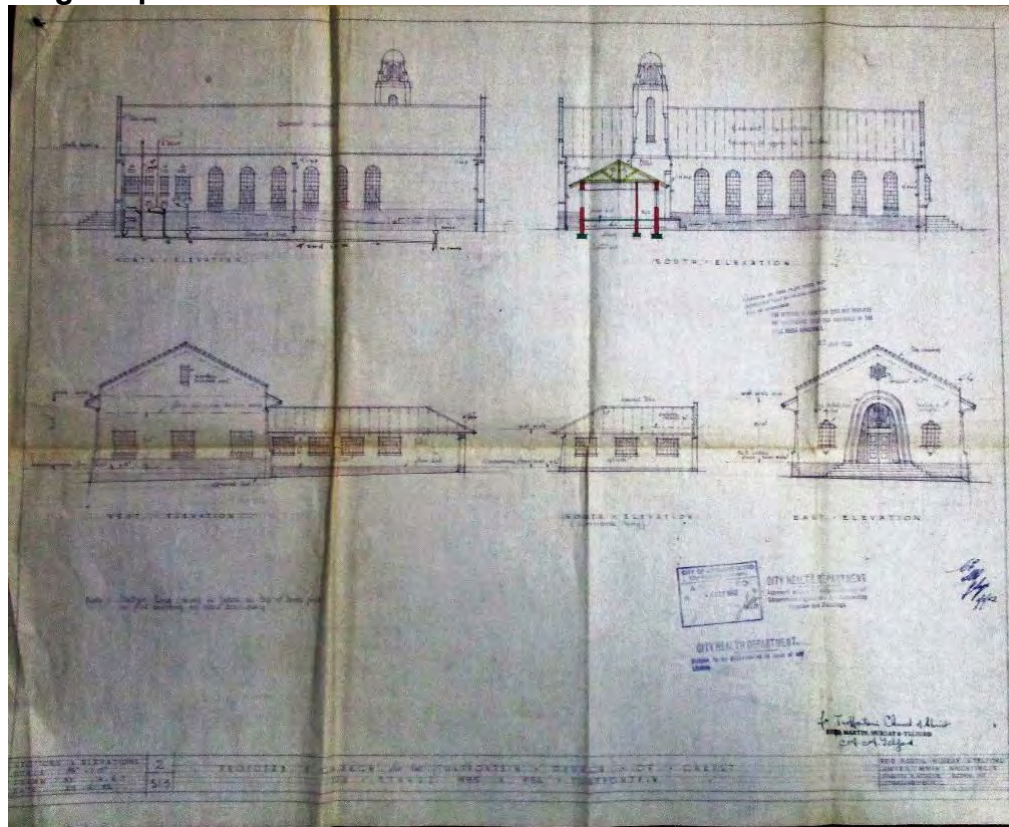


Fig. 126 Original plan for Church of Christ in Turffontein
(Source: City Council of Johannesburg, Plans Archive)

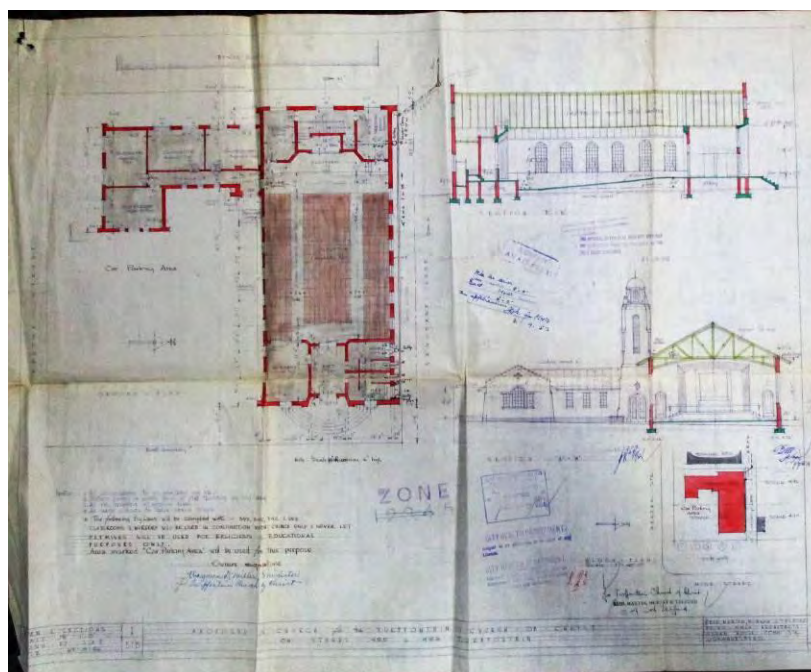


Fig. 127 Ground floor plans and sections
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 128 Front façade of church facing High Street
(Source: tsica heritage consultants, 2015)



Fig. 129 Interior of the Church building
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to high densities (160- 300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport Site is not along the main BRT Route transit spine	Recommendations Not Applicable.
Social Cluster Development Area is identified as social cluster that includes the Rotunda Park as it is also opposite the Hamlet School.	Recommendations Improvement of social amenities is recommended and encouraged. Thought should be given however to the memorialisation of key socially significant buildings.
Mixed Use Development Site is not within a mixed use development zone	Recommendations Not Applicable.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.10. The Praise Church_Stand 1467

Address	96 Stanton Street
Stand No.	1467
Current Zoning	Residential 4
Year of erection	1957
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history; (b) The Church is also a vital social and community engagement
Proposed SAHRA Grading	3A
Site Description The Praise Church is a modern designed church in natural stone cladding, the architect is unknown, though the building itself is not of architectural significance it holds a prominent place in the community and it is close to other buildings of architectural and historical significance.	

Locality map



Fig. 130 Stand is located along Stanton Street along the southern section of Turffontein (Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 131 Street facing facade

(Source: tsica heritage consultants, 2015)



Fig. 132 Foundation Stone

(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to high densities (160- 300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport Main BRT Route transit spine with a station planned along the street where the church is planned	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the church to protect the views and the vistas of the building, and to protect the historical cluster.
Social Cluster Development Area is not identified for social cluster	Recommendations Not Applicable.
Mixed Use Development Site is within a mixed use development zone	Recommendations Site exists successfully with mixed use buildings; higher densities should however be avoided.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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

7.4.11. Old Apostolic Church_ Stand 1720

Address	87 Tramway Road Cnr 49 Von Brandis Street
Stand No.	1720
Current Zoning	Residential 4
Year of erection	Circa 1950s
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description Church undesignated 1950s simple hall with patterned face brick adjacent to Noble Hall Memorial.	

Locality map



Fig. 133 Stand is located cnr Tramway and Von Brandis Streets
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 134 Front façade along Tramway Road
(Source: City Council of Johannesburg, Plans Archive)



Fig. 135 Side elevation
(Source: City Council of Johannesburg, Plans Archive)

Impact of Proposed Development Plan on Heritage

Densities Medium to high densities (160- 300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	Recommendations Recommended lower densities to surrounding the building, the building densities heights to protect the views and the vistas towards the church. Recommended full research and documentation of the social history of the church if any alterations and additions should be done at the church.
Transport Main BRT Route transit spine with a station planned along the street where the church is planned	Recommendations No street widening or BRT stations are recommended in the immediate vicinity of the church to protect the views and the vistas of the building.
Social Cluster Development Area is not identified for social cluster	Recommendations Not Applicable.
Mixed Use Development Site is within a mixed use development zone	Recommendations Currently the site is surrounded by residential buildings.

Conservation Management Policies_Grade 3A_Religious Buildings

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

Swot Analysis

Analysis	Result
Strength	Historically the site has links with the older community in the area The site is being maintained well
Weakness	The site is not well documented and little is known of its history and origins
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services High density development around the site could also obscure the site or partly obscure the site.
Strength/Opportunity	High density development may allow for increased usage to the site and social significance of the site Create historical clusters that can form part of historically important sites, heritage routes/tourist routes

Conservation Management Policies_Religious sites

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- Retain views of the aesthetically and architecturally significant buildings
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings
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- Maintain a 360-degree view of the significant site

Fabric and Setting

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- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

Management

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

Future Development

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