

10.2 Single storey freestanding building with centrally located stoep_Stand 1002

Address	26 Sneddon Street & cnr Ninth Avenue
Stand No.	1002
Current Zoning	Residential 1
Year of erection	1922
Architect	Che Hosring (sic)
Heritage Significance	Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
<p>Site Description</p> <p>Single storey freestanding residence with centrally located front stoep with columns supporting the stoep roof. The three bedroomed house was designed in 1939 and is still in a very good original condition. It is a good example of the freestanding houses in close proximity to Louis Botha Avenue.</p>	

Locality Map

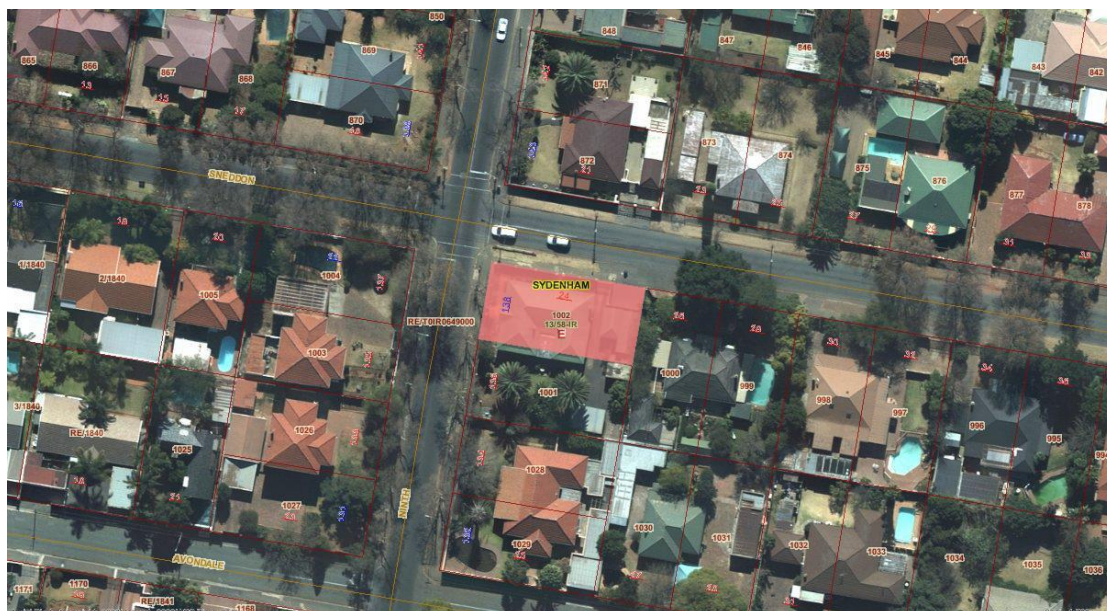


Fig. 201 Stand 1002 is located on the south-eastern corner of Sneddon Street and Ninth Avenue within the residential area of Sydenham (Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1002

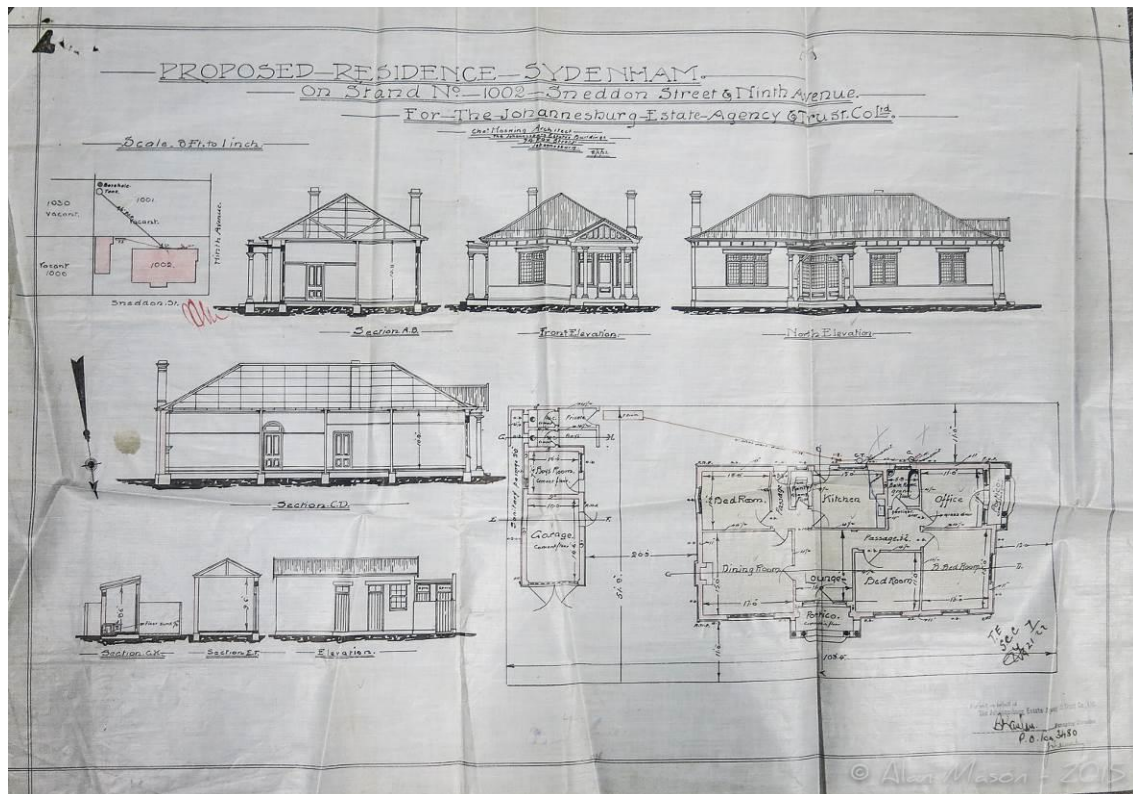


Fig. 202 Plan for proposed residence on Stand 1002 in Sydenham from 1922
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 203 Single storey residence with corrugated iron roofing and centrally located front stoep, all original design elements are still in a very good condition
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Well preserved freestanding single storey residence from the early 1920s forms part of a unique streetscape within Sydenham and it is therefore recommended that the building needs to be preserved.</p>
<p>Transport</p> <p>Site falls out of main BRT route transit spine</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Social Cluster Development</p> <p>No social cluster development is ear marked for this area</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Mixed-use Development</p> <p>Site falls out of mixed-use development</p>	<p>Recommendations</p> <p>Site is surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys in close proximity to the residence.</p>

Conservation Management Policies_ Grade 3A_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	Typical freestanding residence with centrally located stoep forms part of a unique streetscape and is in a very good condition and most of the original features are still in place
Weakness	Minimal alterations were done to the residence
Risk/ Threat	The site is located in an area of medium density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	Well preserved 1920s freestanding residence could form part of architectural historical walking tour within Orange Grove

Conservation Management Policies_ Residential sites

Views/Vistas

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

Fabric and Setting

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

Management

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

Future Development

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