

## 11.5 Double storey residential building\_The Good Shepherds Home\_Stand 144 & 145

Address	55 & 57 Oaklands Road
Stand No.	144 & 145
Current Zoning	Residential 1
Year of erection	1919
Architect	Emley Williamson
Heritage Significance	Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
<b>Site Description</b> Double storey face brick buildings designed and built in 1919 along Oaklands Road in Orchards. The building is part of a complex of buildings which were originally part of the Good Shepherds Home site. The original design was influenced by British 19 <sup>th</sup> century architecture and is still in very good condition.	

### Locality Map



Fig. 227 Stand 144 & 145 are located along the northern side of Oaklands Road in close proximity to Louis Botha Avenue  
(Source: City Council of Johannesburg, GIS map)

**Original plans for Stands 144 & 145**



Fig. 228 Plan for proposed Good Shepherd Home on Stand 144 in Orchards  
 Double storey face brick building with high pitched corrugated iron roof  
 (Source: City Council of Johannesburg, Plans Archive)

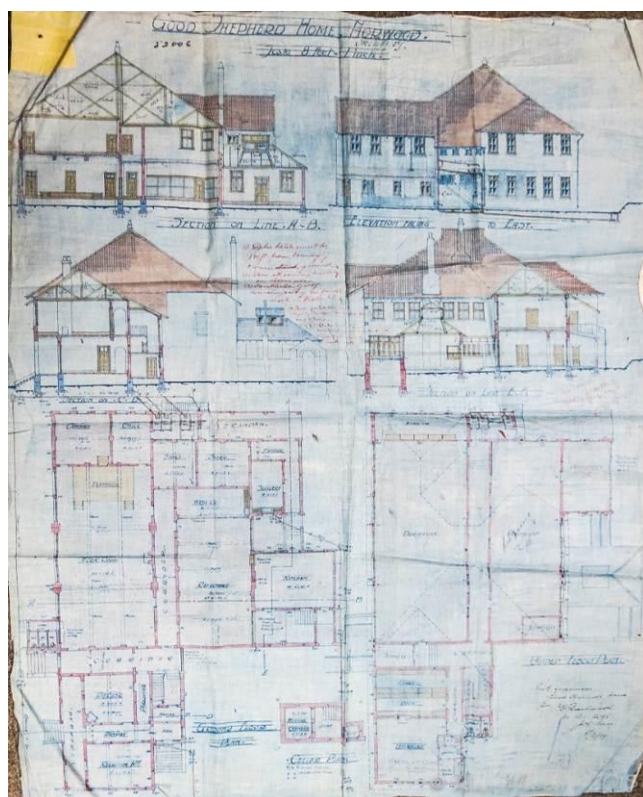


Fig. 229 Plan for proposed Good Shepherd Home on Stand 144 in Orchards  
 Elevation, Section and floor plan  
 (Source: City Council of Johannesburg, Plans Archive)



## Identifying Image



Fig. 230 Original Good Shepherd Home from 1919 along the northern side of Oaklands Road in Orchards  
(Source: tsica heritage consultants, 2015)



Fig. 231 Original Good Shepherd Home Chapel from 1919 along the northern side of Oaklands Road in Orchards  
(Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

<p><b>Densities</b></p> <p>Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p>	<p><b>Recommendations</b></p> <p>Well preserved freestanding double storey residence from 1919 used originally as the Good Shepherds Home forms part of a unique streetscape within Orchards and it is therefore recommended that the building needs to be preserved.</p>
<p><b>Transport</b></p> <p>Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b></p> <p>Not applicable.</p>
<p><b>Social Cluster Development</b></p> <p>No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b></p> <p>Not applicable.</p>
<p><b>Mixed-use Development</b></p> <p>Site falls out of mixed-use development</p>	<p><b>Recommendations</b></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	Double storey red face brick building forms part of a unique streetscape and is in a very good condition and most of the original features are still in place
Weakness	Not applicable
Risk/ Threat	The site is located in an area of medium density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	Well preserved 1919 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