

11.1 Single storey residential building 'The Kraal' Kallenbach residence Stand 2/250

Address	13 Pine Street
Stand No.	2/250 (former Stand 33)
Current Zoning	Residential 1
Year of erection	1907
Architect	Hermann Kallenbach & Reynolds
Heritage Significance	Architectural, Cultural, 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; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
Proposed SAHRA Grading	3A (Blue plaque site)
Site Description	
The Kraal which was designed and built by Hermann Kallenbach in 1907 is located in close proximity to Louis Botha Avenue in Orchards. It is a single storey residence which consists of two rondavel buildings with thatched roofing and is connected with a communal rectangular shaped dining room. Now used as a museum and guest house it was originally intended to be the home for Kallenbach and his close friend Mohandas Gandhi who lived here from 1908 to 1909.	

Locality Map



Fig. 211 Stand 2/250 is located along the western side of Pine Street, South of Garden Street in close proximity to Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 2/250 (former Stand 33)_The Kraal

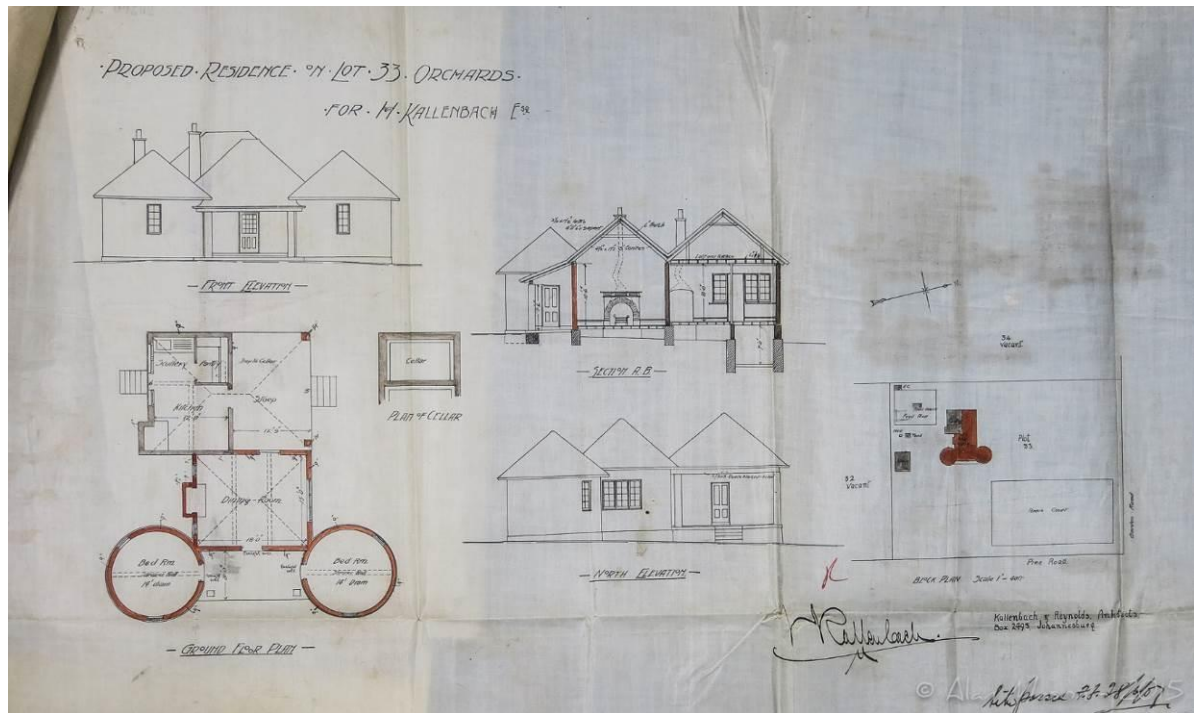


Fig. 212 Plan for proposed residences on Stand 33 (now Stand 2/250)
Single storey residence with two separate rondavels used as bedrooms connected with a rectangular dining room
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 213 View towards the main entrance of The Kraal building with the two rondavels used as bedrooms on either side
(Source: tsica heritage consultants, 2015)



Fig. 214 Also called the Satyagraha House after the philosophy of Gandhi's non-violent struggle
(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>The site from 1907 was built by the well-known architect Hermann Kallenbach for his friend Gandhi. The site was awarded a blue plaque by the City Heritage and is recommended to be graded a Grade 1 site of national importance. All proposed new developments in close proximity to the site need to be approved by PHRA-G.</p>
<p>Transport</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>Not applicable.</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.

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Swot Analysis

Analysis	Result
Strength	The site with his architectural and cultural significance is recommended to be declared a site of national importance and will uplift the surrounding sites by forming part of a historical cluster and draw international interest to the area.
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 and documented museum site could form part of architectural historical walking tour within Orchards and direct surroundings

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