

10.3 Double storey residence with clay tiled roofing _Stand 1026 & 1003

Address	133 & 135 Ninth Avenue
Stand No.	1026 & 1003
Current Zoning	Residential 1
Year of erection	1936
Architect	Unknown
Heritage Significance	Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(a) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description	
Two double storey residences from 1936 which form part of the residential area of Sydenham along the north-eastern side of Louis Botha Avenue. Good examples of 1930's double storey building designs with low pitched roofing and arched entrance stoep with balcony above. Originally were five residences planned for that area.	

Locality Map

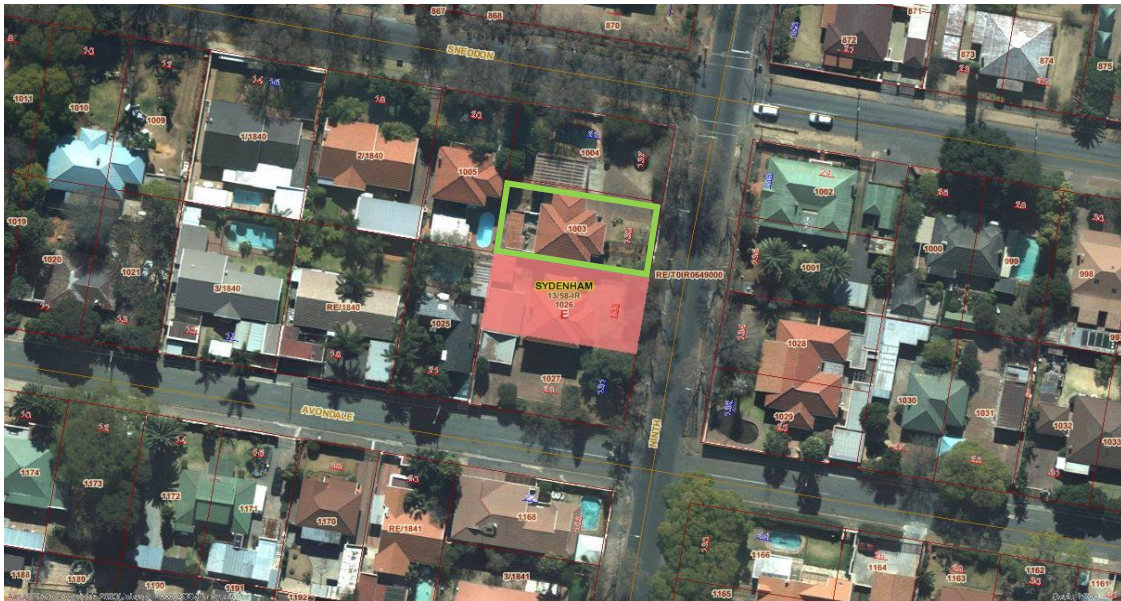


Fig. 204 Stand 1026 & 1003 are located west of Ninth Avenue within the residential area of Sydenham
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 1025/6/7

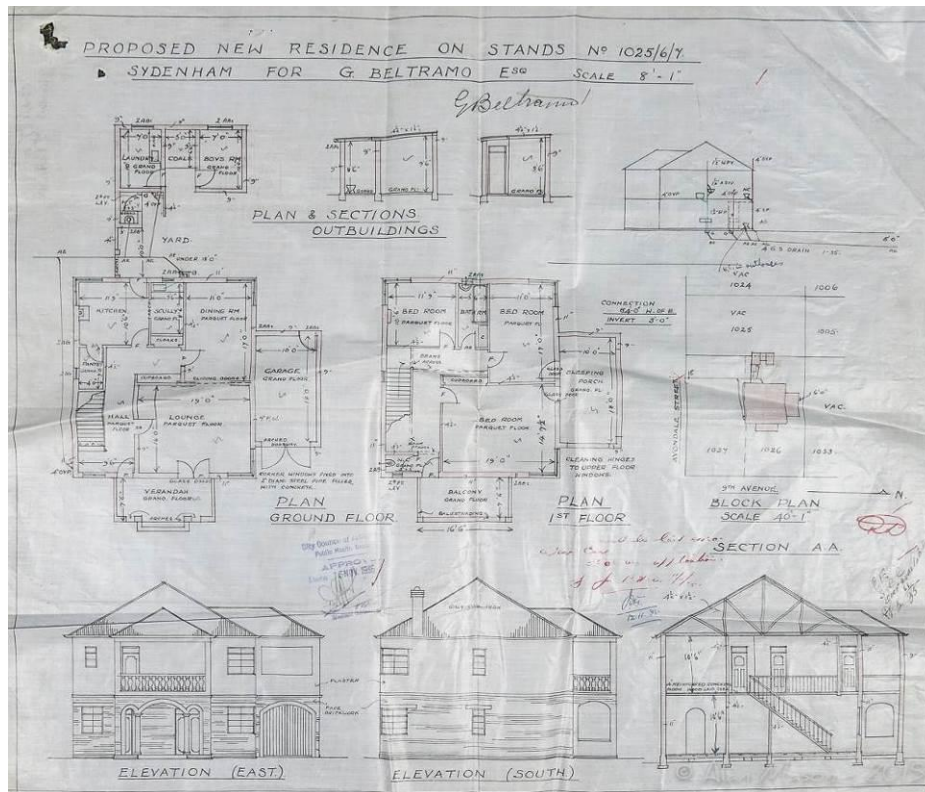


Fig. 205 Plan for proposed residences on Stands 1025/6/7
 Double storey three bedroomed house with tiled roofing and sleeping porch on first floor level
 (Source: City Council of Johannesburg, Plans Archive)

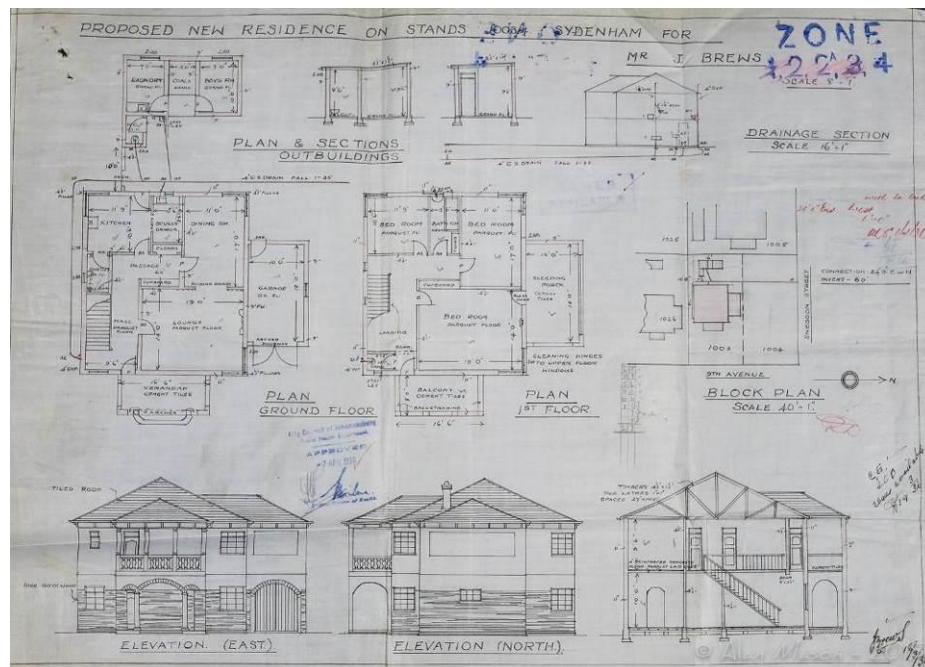


Fig. 206 Plan for proposed residences on Stands 1003/4
 Double storey three bedroomed house with tiled roofing and sleeping porch on first floor level
 (Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 207 Double storey tiled roofed residence within residential area of Sydenham_Stand 1026 (Source: tsica heritage consultants, 2015)



Fig. 208 Detail of wooden trusses_Stand 1026 (Source: tsica heritage consultants, 2015)



Fig. 209 Italian style villa with low pitched tiled roof and arched entrance stoep_Stand 1003 (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 double storey residences from 1930s 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>Sites fall 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 residences with low pitched clay tiled roofing form part of a unique streetscape and is in a very good condition and most of the original features are still in place
Weakness	Added new windows changed character of original design
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 1930s freestanding residences 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