

9.1 Double storey educational facilities_Maryvale College_Stand 79

Address	10 St. Mary's Road
Stand No.	79
Current Zoning	Educational
Year of erection	1939
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	
Double storey face brick building block used as school buildings from Maryvale College which was established in 1939 in that area. Further school facilities are located on the opposite side of Louis Botha Avenue. Historically the school plays an important role within the suburb and needs to be protected.	

Locality Map



Fig. 190 Stand 79 is located along the north-eastern side of Maryvale, East of Louis Botha Avenue

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 191 School buildings consists of double storey face brick buildings with low pitched tiled roofing and classical decorative elements around the main entrance
(Source: tsica heritage consultants, 2015)



Fig. 192 The original red brick church from Maryvale was opened in 1938 and forms part of the Maryvale College school grounds
(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 2-4 storeys</p>	<p>Recommendations</p> <p>The school building complex is located along the northern boundary line of Maryvale and forms part of a unique streetscape along St Mary's Road and it is therefore recommended that the building needs to be preserved.</p>
<p>Transport</p> <p>BRT Station is planned in the immediate surroundings of the site</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 not within a mixed-use development zone</p>	<p>Recommendations</p> <p>Site is already adjacent to residential and religious buildings and building heights in this area are one storey to maximum 2 storeys. Recommend to maintain building heights around the site. But development can be encouraged further from the site.</p>

Conservation Management Policies_Grade 3A_Institutional 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 institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places were 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 double storey face brick school is in very good condition and original features are still in place, it has architectural significance and forms part of a unique streetscape along the northern section of Maryvale Building structures have a unique well documented history.
Weakness	Not applicable
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected 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