

10.1 Orange Grove Primary School_ single storey educational facilities_Stand 1642 to 1682

Address	24 Pembroke Street
Stand No.	1642 to 1682
Current Zoning	Educational
Year of erection	Around 1930's
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 Single storey face brick buildings with low pitched corrugated iron roof with air vents and original gabled entrance. (Further research in progress)	

Locality Map

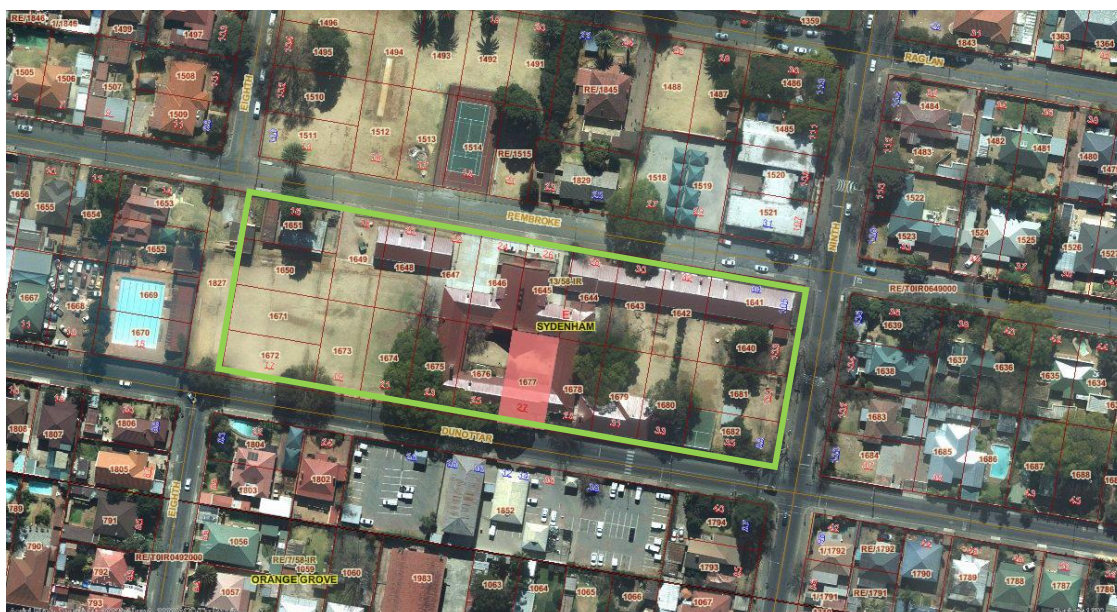


Fig. 199 Stands 1640 to 1682 are located along the northern side of Dunottar Street, North of Orange Grove boundary line
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 200 School buildings consists of single storey red face brick buildings with low pitched corrugated iron roofing and with air vents and gabled entrance
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 2-4 storeys</p>	<p>Recommendations The Orange Grove primary school is centrally located within the residential area of Sydenham. Effort should be made to maintain the same building heights in direct surroundings of the site.</p>
<p>Transport Sites fall out of main BRT route transit spine</p>	<p>Recommendations Not applicable.</p>
<p>Social Cluster Development No social cluster development is ear marked for this area</p>	<p>Recommendations Not applicable.</p>
<p>Mixed-use Development Site not within a mixed-use development zone</p>	<p>Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. 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 site 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 Sydenham.
Weakness	Not applicable
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected
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