

7.3.4 Paterson Park Primary School_Stand 2007

Address	3 Tenth Street
Stand No.	2007
Current Zoning	Residential 1
Year of erection	1953
Architect	Unknown
Heritage Significance	Cultural/ Social/ Educational
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	
The school was initially established in 1932 as the Johannesburg Seventh Day Adventist Church School. It was only in 1953 that the school moved to Orange Grove to its current face brick buildings and acquired its present name.	

Locality Map



Fig. 93 Stands 52 to 55 are located along the northern side of Tenth Street, East of Paterson Park North

(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 94 Double storey red face brick buildings from Paterson Park School with SDA Church along the northern boundary line are located along the eastern section of Paterson Park North (Source: tsica heritage consultants, 2015)



Fig. 95 Double storey red face brick buildings are located along the eastern section of Paterson Park North (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 4-6 and a minimum of 2 storeys</p>	<p>Recommendations It is important for ability of new buildings to fit into existing character of the streetscapes it is therefore recommended lower densities to surrounding.</p>
<p>Transport BRT Station is not planned in close proximity of the school</p>	<p>Recommendations Not applicable.</p>
<p>Social Cluster Development Area is identified as social cluster</p>	<p>Recommendations Improvement and introduction of social amenities around the school should contribute positively to the character and the ambience of the area surrounding the school.</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 to two storeys. It is recommended 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 good condition and original features are still in place, it is aesthetically pleasing as the buildings and grounds are well kept
Weakness	Site is not visually accessible from the street only from Paterson Park side
Risk/ Threat	Proposed new development plans for Paterson Park might have a negative impact on existing heritage building structures and will overpower existing structures along the Park
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
- 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