

### 7.3.5 Queen Alexandra Retirement Home\_Stand 1070 to 1077

Address	31 Sixteenth Street
Stand No.	1070 to 1077
Current Zoning	Residential 1
Year of erection	Founded in 1905
Architect	Unknown
Heritage Significance	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;
Proposed SAHRA Grading	3C
<b>Site Description</b>	
The Queen Alexandra Home was originally founded in 1905 by the Guild of Loyal Women as a convalescent home serving the old Johannesburg Hospital. In 1910 it became independent as an old age home and in 1947 a welfare organisation. In 1994 the buildings on site were refurbished when a new frail care unit was built.	

### Locality Map

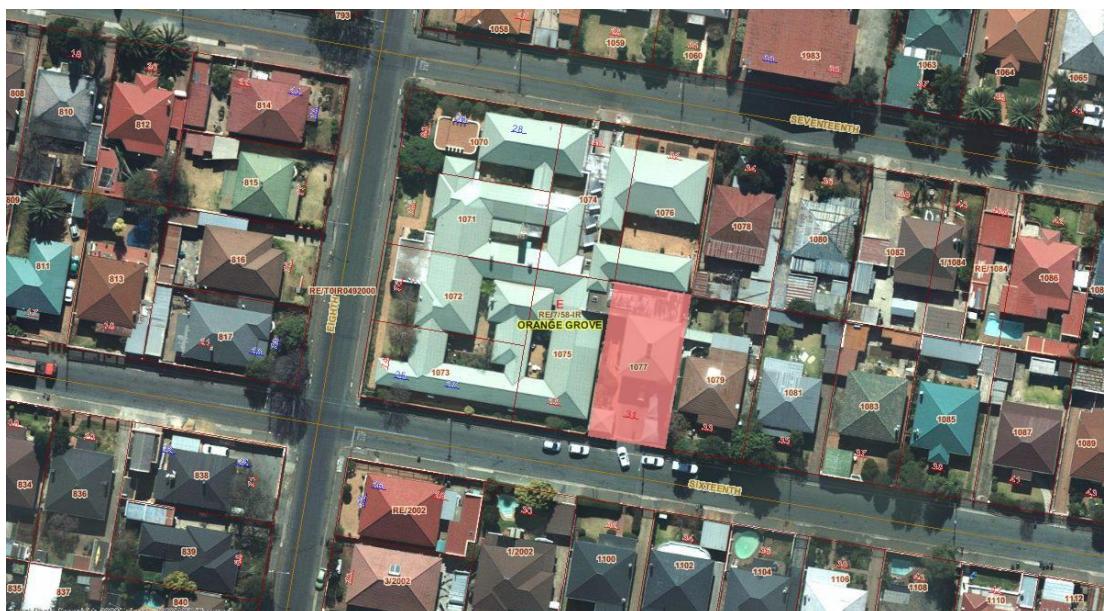


Fig. 96 Stands 1070 to 1077 are located along the northern side of Sixteenth Street within a residential building block  
(Source: City Council of Johannesburg, GIS map)

**No original plans were sourced!**

## Identifying Image



Fig. 97 Main entrance gate of Queen Alexandra Home along the northern side of Sixteenth Street  
(Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

<p><b>Densities</b> Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Recommended for future development however full documentation of historical background should take place before changes are made to the building.</p>
<p><b>Transport Station and Street Widening</b> Site falls out of main BRT route transit spine</p>	<p><b>Recommendations</b> Alterations and additions could be considered along this site but full documentation of the site should be taken into cognisance.</p>
<p><b>Social Cluster Development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use Development</b> Site falls out of mixed-use development</p>	<p><b>Recommendations</b> Single storey site falls within residential area and should not be considered for mixed-use development.</p>

## Conservation Management Policies\_Grade 3C\_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. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. There also could have been severely compromised as a result of non-sensitive changes. Where development happens therefore on a grade three site it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.