

7.4.3 St. Augustine Anglican Church_Stand 1245 to 1249

Address	83 Ninth Street
Stand No.	1245 to 1249
Current Zoning	Residential 1
Year of erection	1936
Architect	FLH Flemming
Heritage Significance	Architectural/ Cultural/ Social/ Religious
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	
St Augustine's Anglican Church comprises of two church buildings along the northern side of Ninth Street. The older church building was built in 1936 by the well-known architect FLH Flemming and forms part of the residential area	

Locality Map

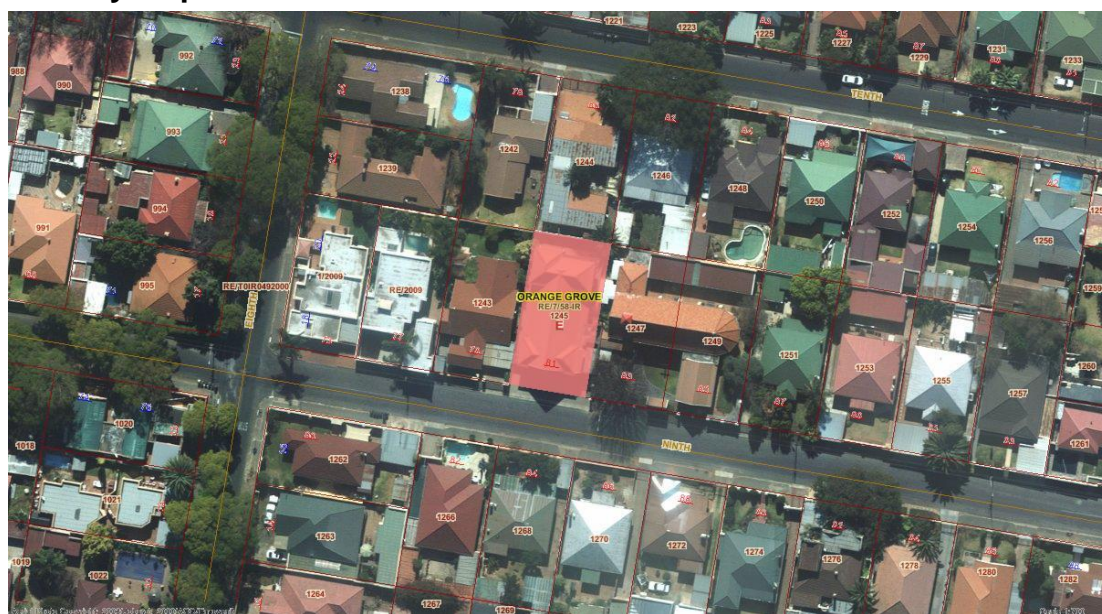


Fig. 104 Stands 1245 to 1249 are located along the northern side of Ninth Street within a residential block of Orange Grove
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1247 & 1249

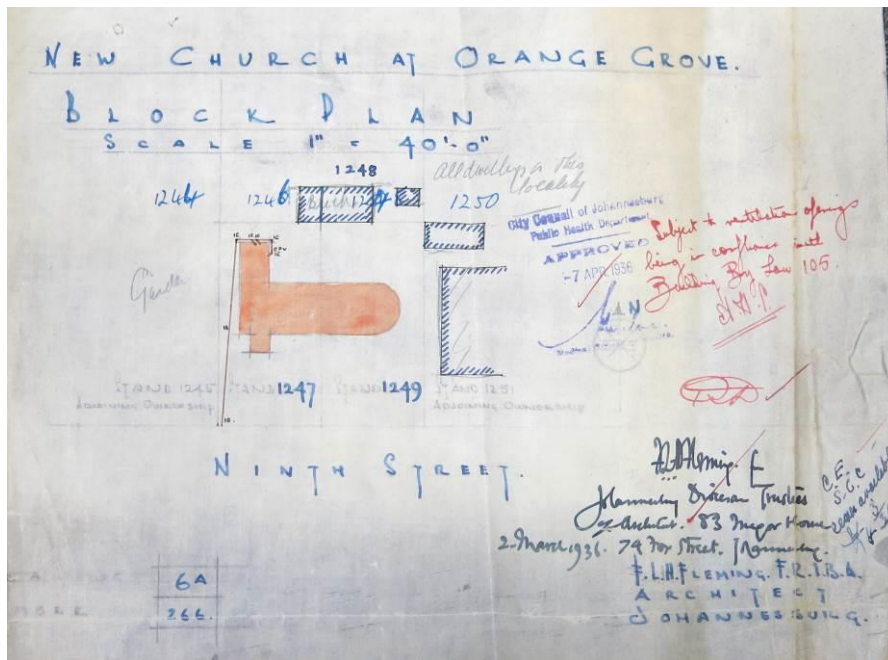


Fig. 105 Plan for New Church at Orange Grove designed by F.L.H. Fleming in 1936 (Source: City Council of Johannesburg, Plans Archive)

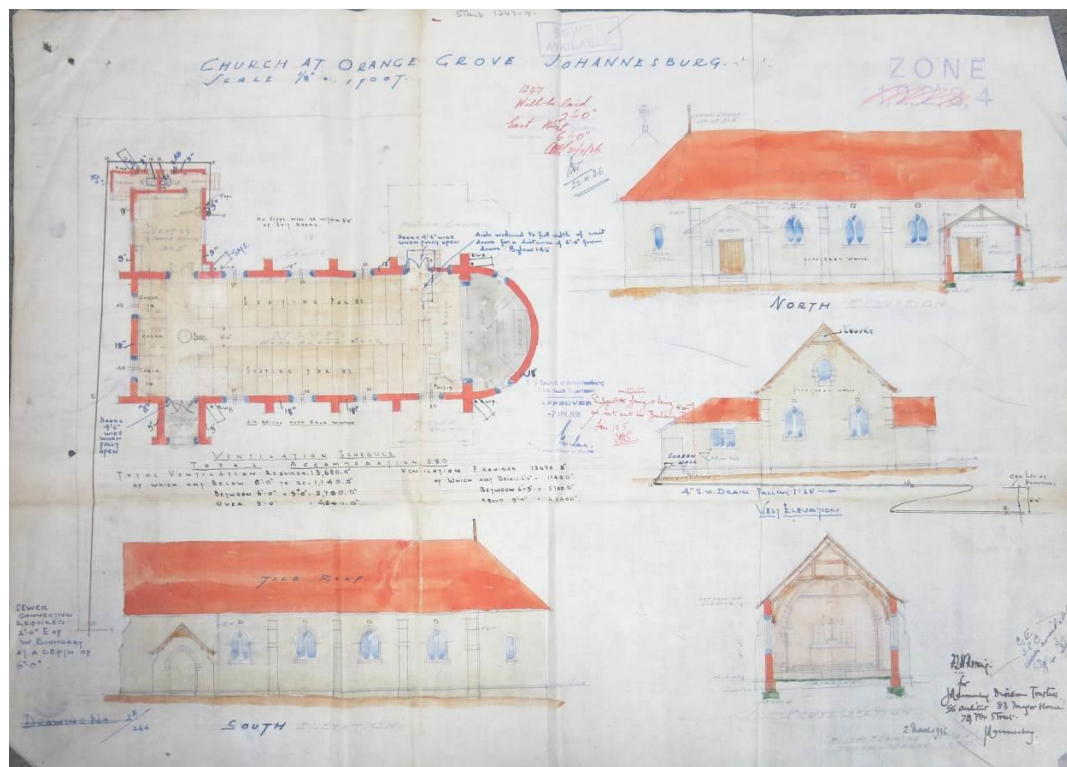


Fig. 106 Plan for New Church at Orange Grove designed by F.L.H. Fleming in 1936 (Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 107 St Augustine Anglican Church in the background was originally designed by FLH Fleming in 1936 and in 1999 a new addition to the southern façade was erected (Source: tsica heritage consultants, 2015)



Fig. 108 Original main entrance to church by FLH Fleming (Source: tsica heritage consultants, 2015)



Fig. 109 Later built double storey church building (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 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Well preserved site is located within a single storey residential area of Orange Grove. Recommended lower densities to surrounding the building, the building is prized original Fleming design.</p>
<p>Transport Site falls out of main BRT route transit spine</p>	<p>Recommendations Not Applicable</p>
<p>Social Cluster Development Area is not identified as social cluster</p>	<p>Recommendations Not Applicable</p>
<p>Mixed Use Development Site not within a mixed use development zone</p>	<p>Recommendations Not Applicable</p>

Conservation Management Policies_Grade 3A_Religious Buildings

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 religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

Swot Analysis

Analysis	Result
Strength	<p>The site is in very good condition and original features are still in place, it has architectural significance with its association with Fleming typologies. Site is aesthetically pleasing as the buildings and grounds are well kept</p> <p>Buildings have a unique well documented history</p>
Weakness	No known weaknesses
Risk/ Threat	High density development around the site could increase pressure on the site as more people would attend services
Opportunity	<p>High density development may allow for increased usage to the site and economic and social significance of the site</p> <p>Create historical clusters that can form part of historically important sites, heritage routes/tourist routes</p>

Conservation Management Policies_Religious 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
- Make sure that no trees or structures introduced within a determined radius of the main building structures, obstruct or divert attention from the site
- Maintain a 360-degree view of the significant site

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 if alterations or additions are to be made
- 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