

11.4 Religious institution_St. Giles, Presbyterian Church_Stand 86

Address	59 Garden Road & cnr Pine Street
Stand No.	86
Current Zoning	Residential 1
Year of erection	1956 & 1965 later addition
Architect	Kenneth Sievwright
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	
Single storey face brick church buildings designed and built in 1956 for the Presbyterian Congregation in Orchards.	

Locality Map



Fig. 224 Stand 86 is located on the north-western corner of Pine Street and Garden Road in close proximity to Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 86_St. Giles, Presbyterian Church

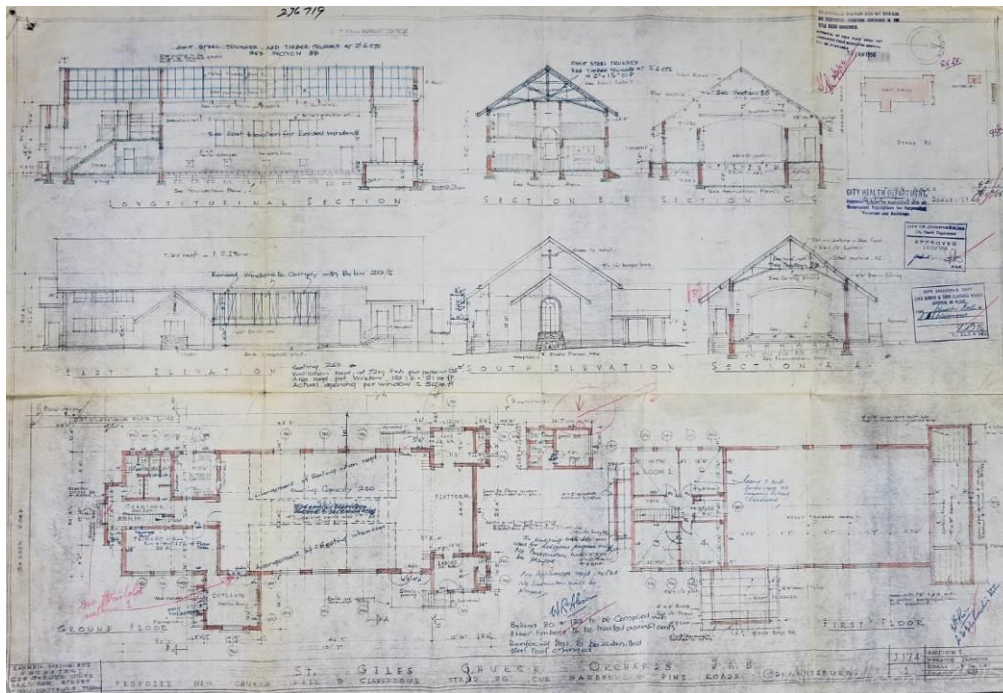


Fig. 225 Plan for proposed St. Giles new church, hall and classrooms
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 226 St. Giles Church building on the corner of Pine Street and Garden Road in Orchards
(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 6-8 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Well preserved 1950s red face brick church building is located within a residential area of Orchards. Recommended lower densities to surrounding the building.</p>
<p>Transport</p> <p>Site falls out of main BRT route transit spine</p>	<p>Recommendations</p> <p>Not Applicable.</p>
<p>Social Cluster Development</p> <p>Area is not identified as social cluster</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>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	The site is in very good condition and original features are still in place. Corner site forms part of original streetscape along residential streets in Orchards.
Weakness	No known weaknesses
Risk/ Threat	Higher densities development around the site could increase pressure on the site as more people would attend services
Opportunity	High density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Religious sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new buildings erected do not conflict or overpower the heritage building
- Make sure that no trees or structures introduced within a determined radius of the church building, 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 building 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