

SALVOKOP URBAN HERITAGE SENSITIVITY STUDY



M. NAUDE

Assessment of historic sites and buildings

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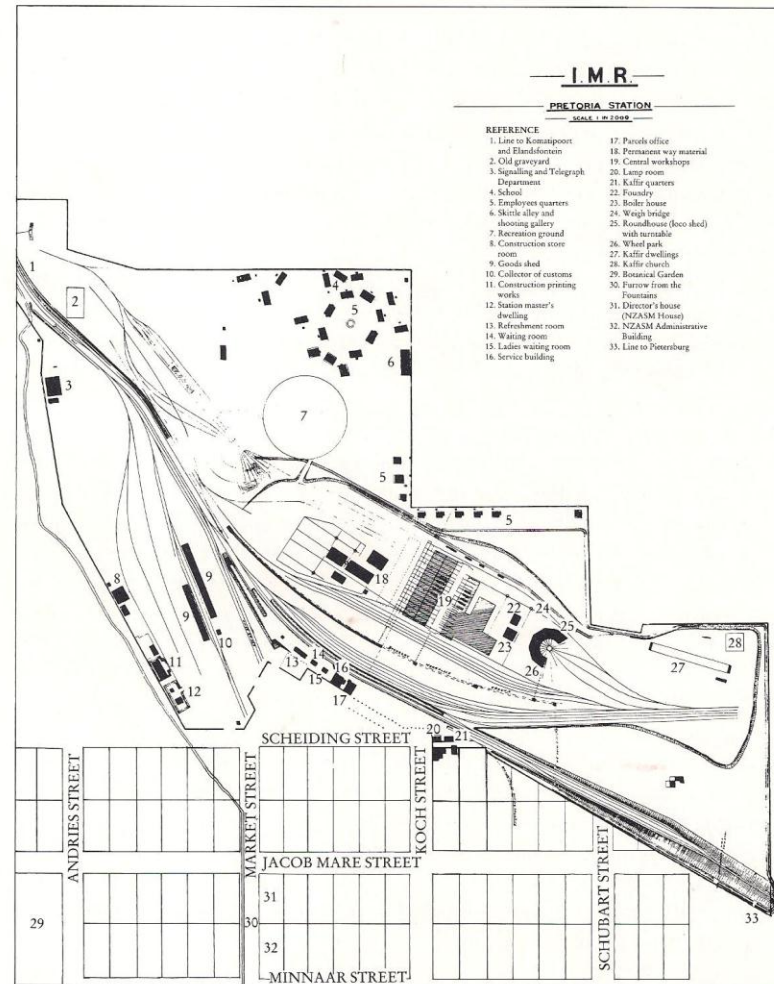


Figure 1. Original NZASM village in relation to the Pretoria Station (1901). The map also indicates the extent of the railway lines in the area currently only open land between the core Salvokop and the railway lines (source : de Jong, R.C. (et al):p128)

URBAN SENSITIVITY STUDY

EVALUATION CATEGORIES	LANDSCAPE CHARACTER	ASPECTS/ ELEMENTS	DESCRIPTION	LEVEL OF PROTECTION	HERITAGE PROCESS
Identity	Spatial configuration	Linear spaces: defined by core linear space areas with buffer zones on the periphery of the core areas. open spaces.	<p>*The most significant linear spaces are the streets as defined in the grid pattern of planned streets. They are well defined by the existing and dominating street pattern defined by the grid from north to south and east to west.</p> <p>*The linear spaces are the streetscapes that render the streets more humane and enhance the buffer zones between the street and the residential units.</p> <p>*The linear patterns created by slightly curved streets and streetscapes following the contours of the landscape</p> <p>*The linear spaces include the spaces created by the linear fashion of the gardens of each dwelling unit. These open spaces are parallel to the streets and tend to be oriented from west to east in the study area.</p> <p>*Narrow and smaller spaces occur between each dwelling unit - almost as corridors.</p>		

		<p>Clusters of spaces</p>	<p>*The largest open space is the area north of</p> <p>*A variety of open spaces are arranged along the periphery of the central village</p> <p>*Open spaces cluster in the centre of the various street blocks as defined by the presence of the gardens and have a rigid pattern from east to west across the grid</p> <p>*The large open spaces between Second and Third Streets</p> <p>*</p>		
		<p>Linear forms and shapes</p>	<p>*The linear forms occurring in the study area are mainly located in the core area where dwellings are arranged in linear fashion parallel to the alignment of the streets – from east to west. The individual dwellings (forms) themselves are not linear but the collective pattern is linear.</p> <p>*The best defined single linear formation is the row of dwellings located along the swerving line of the street linking the core area with the water reservoir precinct</p> <p>*linear forms mostly occur in the surrounding areas where large buildings and huge carports create linear forms</p> <p>*</p>		

		<p>Cluster of forms and shapes</p>	<p>* Various clusters of forms and shapes occur in the study area and relate directly to the settlement layout as it developed over time: The most dominant cluster of forms is the rectangular core of the village defined by a grid street pattern and the arrangement of dwelling houses strictly according to this grid.</p> <p>*The rectangular central or core area dominates the clustering pattern in the study area. It forms the core of the clusters and is surrounded by secondary clusters. It is defined by the boundary set by grid street pattern and bordering streets</p> <p>*The central cluster seems to be an independent unit and is somewhat detached from the surrounding clusters in spatial layout and spatial interface.</p> <p>*The isolation of the central rectangular village is further confirmed by the complete lack of connectivity with the Pretoria City Centre or the Pretoria Station complex.</p> <p>*The almost circular layout of the original NZASM village dominates the lower slope of the study area and resulted in a single feature with buildings arranged around a central point – each building facing towards the central point rather than towards a cosmological orientation (north, south, east or west)</p> <p>*A cluster of forms is located along the western side of First Avenue but has little historic significance</p> <p>*A cluster of forms has already been created along Third Avenue halfway between the connection with Skietpoort Avenue and the gates of the Freedom Park heritage site.</p> <p>*A significant cluster is formed by the new Freedom park Museum campus serving as annex to the Freedom park heritage site.</p>		
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		Figure ground	<p>*The dominating figure ground pattern is the defined by the single dwellings, each located on its own property in the rectangular core area. It remains the most characteristic in the study area and dominates the historic cultural landscape. It creates a pattern of detached buildings dispersed in an organized sequence throughout the core residential area.</p> <p>*The NZASM village is a unique feature in the study area as it deviates from the common pattern of residential units set inside a grid according to individual properties set along streets by being arranged around a central pivot with each building facing towards the central point and not to northwards.</p> <p>*The other exception is the rows of dwellings located in the water reservoir precinct where the streets are curved and the dwellings follow the line of the streets</p> <p>*Other larger complexes are located around the core of the settlement and reflect the corporate and functional spatial arrangement based on contemporary functionality.</p> <p>*The presence of Freedom park Museum has altered the historical character of the area and has created a completely new campus with corporate imaging and clustering in a similar fashion as a corporate park with extensive landscaping around the core buildings.</p>		

Identity	Characterizing articulation	Skylines	<p>*The Freedom Park Monument and heritage site is located on the apex of Salvokop but is only recognizable by the sequence of flagpoles on the skyline. The remaining heritage site features have been set in such a way that they are almost completely obscured and not visible from a distance</p> <p>*As permanent geological feature the Salvokop outcrop forms the focus of the area and the ultimate feature defining the skyline when looking southwards.</p> <p>*When looking southwards or from the city centre, towards Salvokop, no deliberate (manmade) features - except for the flagpoles – dominate the skyline</p> <p>*The only visual elements dominating the skyline is the green vegetation that defines the general character of the Salvokop.</p> <p>*The most recently erected multi-storey apartment building is the tallest building in the study area and does not relate to any other residential unit in the area.</p>		
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		Architectural detail	<p>*The general character of the Salvokop study area is the strong residential character as defined in the architectural elements and urban design layout.</p> <p>*The architectural character is dominated by the large number of residential dwelling units – each set on its own property with garden.</p> <p>*The character is further enhanced by the fact that the dwellings are small in scale and share a similarity in architectural style and vocabulary.</p> <p>*The residential architectural character is clustered in a large rectangular form in the centre of the study area and surrounded by other residential clusters – especially along the eastern extension of the residential area where the shape and form of clustering differ from linear to circular patterns.</p> <p>*The architectural character is further characterized by the single storey scale and height of the dwelling with not one building dominating the others adjacent to it.</p> <p>*The lack of domination of one building towards the other in terms of height renders the architectural character to be the best example of equality and residential maturity a historic residential area can offer</p>		
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		Interface	<p>*The historic residential core is well defined into a rectangular and grid street pattern while it has no interfacing elements with the surrounding land uses and architectural character</p> <p>*The only logical and friendly interface between the core residential area and any of the surrounding land uses and architectural character is the strip of residential units located along the swerving street towards the water reservoir - southeastern precinct.</p> <p>*Interface of the residential zones with surrounding land uses are badly designed and weakly defined.</p> <p>*The presence of the Freedom Park Museum has no relationship to the original historical core – in size, scale function and historicity</p> <p>*The small NZASM semi- circular village has historical association with large residential urban layout but no effort was made to create any positive of blending interface between these two entities</p>		

Historic	Constants and change	Timeless aspects	<p>*The slope of the site from south to north with the Freedom Park-Salvokop feature at (the most dominating) highest end of the slope</p> <p>*The location and presence of the Freedom Park Heritage site on the apex of Salvokop Hill</p> <p>*The dominating presence of the railway lines and Pretoria Station along the entire eastern and northeastern boundary of the study area.</p> <p>*The isolation of the study area and historical core section of Salvokop in relation to the Pretoria city centre.</p> <p>*The relation of the core section of the macro Salvokop village to the historical precincts of Depts of Correctional Services and Defense Head Quarters.</p> <p>*The relationship of the macro Salvokop village to Potgieter Street.</p>		
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		<p>Meaningful elements</p>	<p>*The natural feature of Salvokop serves a central prominent natural feature and will never change</p> <p>*The natural slope of the study area caused by the geology will remain intact and need to be celebrated and retained</p> <p>*The sense of place – in this case the ‘suburban’ isolated character of the village so near to the city centre.</p> <p>*The variety of the village definition and urban fabric</p> <p>*Dominance of the historical rectangular residential area and central part of the study area dominates the overall spatial pattern.</p> <p>*The vegetation throughout the entire study area</p> <p>*The fixed pattern of small residential units that render the design timeless and with some qualitative character in terms of spatial planning and historicity</p> <p>*The overall residential character that relates to the Departments of Correctional Services and Defense Force rather than the city centre of Pretoria</p>		
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		60 years and older elements and aspects	<p>*The core village with its settlement elements such as streets, street blocks, grid pattern and architecture as defined in all the dwellings</p> <p>*The NZASM village consisting of the village pattern, layout, individual buildings, infra structural elements, activity areas and vegetation (specially the central open space where a formal garden was laid out)</p> <p>*</p>		

Historic	Approaches towards nature and architecture	Natural elements	<p>*The Salvokop outcrop is the principal natural element in the study area and this will not change</p> <p>*Because of the presence of the Salvokop outcrop a steady natural slope from south to north is formed with its highest point on the top of Salvokop and the lowest end at the boundary defined by the railway lines along the northern and northeastern peripheries</p> <p>*Because of the sloping site it renders all sites with a relatively open view towards the Daspoort ridge and Magaliesberg along the northern skylines</p> <p>*Some natural vegetation has remained in the study area and some of the natural vegetation has been introduced due to natural processes and bad or no maintenance of the open spaces allowing trees and shrubs to grow wild.</p> <p>*</p>		
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		<p>Planted elements</p>	<p>*The most significant planted vegetation is the trees lining the streets</p> <p>*Mature trees of both planted and natural origin have been retained in the streets and in the gardens of individual properties.</p> <p>*Mature trees and some of the original shrubs have remained in the gardens of individual properties.</p> <p>*The vegetation on the periphery of the entire study area serves as green boundary and buffer zone between the core village and the surrounding urban landscape of Salvokop heritage site, Potgieter Street and the properties of the Departments of Correctional Services and National Defense Force and the entire area containing the railway lines and Pretoria Station.</p> <p>*</p>		
		<p>Planted spaces</p>	<p>*The planted vegetation along the streets is not a complete picture of what it used to look like but some mature trees have remained intact streets</p> <p>*The planted vegetation still decorate the streetscapes and play a significant role in shading formal open spaces such as streets.</p> <p>*Planted trees also shade open spaces in between the streets and clusters of separated buildings.</p> <p>*Most of the gardens still contain mature trees, shrubs and some even flower beds and flowers relating to a previous era.</p>		

		Created pedestrian elements	<p>*The isolation of the principal Salvokop village from the city centre indicates that it was designed to function as a 'private' settlement isolated from the normal bustle of the city centre. This indirect but inherent element of privacy, automatically allowed better pedestrian movement and a sense of exclusivity as the street pattern and scale of individual streets, do not form part of the main city fabric.</p> <p>*An order of status was created from the outset indicating which streets will be main arterials and which will be merely connecting lanes to allow entrances and exits to residential properties.</p> <p>*The village was created for official use suggesting that it was preferred that residents had to use official transport instead of private transport</p> <p>*No wide pavements and walkways were created during the initial design</p> <p>*The circular layout of the NZASM village with a large open space and centrally focused garden suggest pedestrian movement between the individual units and buildings.</p> <p>*No additional pedestrian needs were catered for at the entrance and exit to the school grounds, suggesting that the school had only to serve the village and children had to walk to and from the school.</p>		
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		<p>Circumstantial pedestrian elements</p>	<p>*The well –designed street pattern allows for very few circumstantial pedestrian movement</p> <p>*Even the movement of pedestrians on the Freedom Park heritage site and monument have been limited by the design of prescribed routes for any movement.</p> <p>*The lack of well-designed pedestrian walkways in and around the NZASM allowed for several almost unobtrusive circumstantial pedestrian elements. Some linking the village with the row of dwellings organized in an east-west linear fashion linking the reservoir precinct to the NZASM village</p> <p>*The intense movement of pedestrians around the Jopie Fourie primary school is forced to use the existing streets linking the school with the village</p> <p>*</p>		

Structure	Form properties	3d Geometry	<p>* The 3d geometry is dominated by the slope of the area from highest point in the the south down to the northern boundary of the study area.</p> <p>*The general perception of the area is that of a settlement spread over the study area but with little visual impact and low urban intensity and visual impact.</p> <p>*The character of the study area is defined by the curving landscape around Salvokop and the layout of the urban fabric following the contours of the area.</p> <p>*The study area contains a historic core with the two historic NZASM villages surrounded by open land along its western, northern and eastern boundaries</p> <p>*The ratio of built fabric in relation to open spaces is low (high number of buildings but with low visual impact on the open spaces.</p> <p>*The type of building occurring in the area renders the study area with a character of dispersed dwellings over a large area surrounded by vast open spaces that serve as a buffer between any of the surrounding urban developments and historic complexes.</p> <p>* The only outstanding manmade element is the new residential apartment building</p> <p>*An outstanding aspect is the many open spaces in between the individual buildings of the residential area defining it as a residential area of high order</p>		
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		Boundaries	<p>*The boundaries of the study area are well defined by the wide barrier of the railway lines and Pretoria Station along the eastern and northeaster side, Potgieter Street along the western side and the Salvokop ridge and heritage site along the southern side.</p> <p>*The most dominant urban features are the streets of which Skietpoort Avenue and Koch street are the most important. These two streets tend to dominate and define all movement into and out of the area.</p> <p>*All other streets are secondary to Koch and Skietpoort Avenue.</p> <p>*The boundaries of the individual properties are well-defined and determine the spatial arrangement of individual erfs and the location and arrangement of individual dwellings.</p> <p>*In general the boundaries are not well defined beyond the rectangular area of the core settlement.</p> <p>*Few land use boundaries exist other than the boundaries already mentioned above. Any other land uses are defined by fences of individual properties and corporate land</p>		
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		Urban order	<p>*The settlement tend to have no urban focus point and no central urban point as is the case with the layout of Pretoria city centre where Church Square is such a central point.</p> <p>*Skietpoort avenue seems to be a focus axis but without any visual culmination of focus point – except where it meets Koch Street.</p> <p>*Koch street is also a central spine but once again without focus or central ending point – except where it meets Skietpoort Avenue at the one end and the Freedom park gate at its highest end – badly defined as focus point</p> <p>*The only urban order was created by the rigid grid street pattern</p> <p>*The Jopie Fourie school has all the potential become an urban central point but is located wrongly at the most obscure location.</p> <p>*The NZASM village has its own language as village with no real urban character but rather that of a lodge or residential cluster on its own.</p>		
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Structure		Urban form	<p>*The entire settlement is isolated from the rest of the city and tends to be of low urban intensity and compactness as is the norm for the urban landscape.</p> <p>*The core area reflects planning as a settlement: refined and well-defined by the street grid pattern but also indicating later additions towards the reservoir precinct</p> <p>*The reservoir precinct is somewhat of a unique occurrence as it does not relate to a central point or any grid pattern and merely extends easterly towards no defined end or focus point</p>		

Structure	Legibility and imageability	Landmarks	<p>*Core section of the historic Salvokop residential area defined by its grid street pattern is the most visible landmark element in the study area but as it is isolated from the city centre it remains an urban island with no monumental landmark value.</p> <p>*In terms of its age and unique architecture, the NZASM village is the most dominant historic landmark element in the area. It is a small village with no dominating architectural and monumental features.</p> <p>*Due to political prominence the Freedom Park Heritage Site and newly created cultural landscape has become well advertised and has become a landmark as contemporary tourism destination but not as an urban landmark of any visual prominence in its current setting</p> <p>*The Freedom Park Museum has the potential to become a landmark over time but has still not gained such status in the minds of Pretoria residents nor in terms of architectural significance or as a landmark in the Pretoria City Centre.</p> <p>*The Jopie Fourie Primary School played a significant landmark role in the Salvokop village but has not become a landmark in the Pretoria City Centre fabric</p> <p>*</p>		
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		Precincts	<p>*The historical core section defined by the grid pattern residential area remains the most prominent precinct</p> <p>*The historical NZASM village with its semi circular layout and gardens are a well-defined precinct</p> <p>*The area towards the east where the water reservoir is located forms an annex to the original rectangular residential precinct.</p> <p>*The Freedom Park Monument and heritage site on the apex of the Salvokop hill is a precinct of distinct character.</p> <p>*The recently completed Freedom Park Museum located between the Salvokop apex and the historical core of the residential area is an annex to the original heritage site and together with this area form a single precinct.</p> <p>*A less obvious precinct the Jopie Fourie primary school that is directly linked to the Salvokop village and forms an annex to the residential area</p> <p>*Several other functional properties exist but they do not form precincts – merely functional areas.</p>		
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		Paths	<p>*A hierarchy of roads, streets and paths exist that can be rated from arterial routes (Skietpoort avenue and Koch street), to secondary streets between properties; connecting vehicle routes to individual corporate campuses and simple pedestrian walks.</p>		
		Centres	<p>*A type of centre was created by the core section defined by the grid pattern residential area but it does not have a centre of its own with no hierarchy in terms of land-use or buildings structures.</p> <p>*The NZASM village forms a well-defined centre but without a well-defined urban or spatial development framework to define support services and outbuildings.</p> <p>*The Freedom Park Monument and heritage site is somewhat distant from the core section of the study area but forms a tourist visiting centre at the end of the main arterial routes.</p> <p>*The Freedom Park Museum is a rigid visitors centre at the end of the Koch and Skietpoort arterials</p> <p>*The Jopie Fourie Primary school is a local centre serving the school children with little other focus than to be a school and place of formal education. It has a critical role in the local community but is of no administrative judicial political or economic service</p> <p>*</p>		

		Structures	<p>*The study area lacks a defined set of structures.</p> <p>*Lamp posts were designed and erected along the two main arterial routes linking Potgieter Street with the Freedom Park entrance gate but many of these have already been removed, vandalized and cut down.</p> <p>*Street furniture has been removed, completely.</p> <p>*Signage leading towards the Freedom park heritage site and Museum have been removed, vandalized and have vanished</p> <p>*</p>		

State of heritage and heritage significance of the Salvokop Precinct

1. General

This study focuses on heritage and heritage related observations (analysis) with little focus on designing a new suburb, township, residential area, business zones, precincts or any other type of unction land –use. The purpose was to analyse rather than to design, to cluster and identify rather than to plan. The investigation did not focus on geological or other natural phenomena neither did is focus on town planning issues relating to current land use, and legal demarcations and jurisdictions. The methodology applied is common to the discipline of Urban Design’ and has some relation to formal town planning procedures and vocabularies.

In general this part of the Pretoria city operated in isolation from the city centre and was never intended to be part of the original urban fabric as set out by the original land surveyors. This village had a intention of its own right from the outset in order to serve the South African and Railway and Harbours company objectives. It was not designed to serve the city, neither to link with the Departments of Defense and Correctional Services that are located west of Potgieter Street. The Salvkop villages had to be separate and for that reason clustered close to the intensive set of railway lines and the Pretoria Station which formed the northern and northeastern boundary of the village and study area.

2. Patterns

The grid pattern of the core area is the most prominent pattern in shape and form. The exception to this rule is the semi-circular shape of the original NZASM village. The linear organization of dwellings facing the street fronts accentuate the grid pattern of the individual streets and the angularity of the general layout. The east-west and north-south orientation of the streets is also copied by the dwellings facing northwards.

3. Variation in types of heritage features

Four types of heritage features are contained in the fabric of the study area namely buildings, structures, infrastructural elements, activity areas and vegetation

Buildings: The study area is dominated by the presence of historic dwellings as the original settlement was designed to function as residential area, as a cluster housing complex, corporate housing development and not as a new suburb or township. The dwelling types vary but were designed as catalogue architecture to be used to coincide and collaborate with the distinction of rank within the company according to the dwelling type, size and location.

Structures: few exceptional structures (construction works without a roof) occur in the study area and this aspect needs to receive critical attention in future proposals

Infrastructural elements: Even though the site is isolated from the city centre by the extensive railway line network and Pretoria Station, these lines do not impact directly on the study area. The vast open area along the northern boundary between the railway lines and Skietpoort avenue used to be covered with railway lines but these have been removed leaving the area only to be classified as an archeological site. The streets and general street pattern defined and organized the entire settlement pattern to the extent that it dominates spatial layout and site development. No water courses exist and no water furrows were identified. The large water reservoir does dominate the reservoir precinct.

Activity areas: The larger part of the study area is open space which can be categorized into different sizes and types. These are the areas mostly proposed for urban development, services and new land uses. These open spaces or activity areas range from gardens, yards, streetscapes with paving, narrow pavements to unutilized open land where rubbish is dumped and vehicles are washed and parked to areas vegetated with weeds, pioneer trees and shrubs.

Vegetation: The only structured planted vegetation occurs along the streets of the core urban area. Other planted vegetation is located in the remains of the old gardens. Even though the area seems well-vegetated the vegetation is not structured and part of any designed landscape plan.

4. General statement of significance

According to the ICOMOS Australian Burra Charter the statement of significance forms the core of the heritage significance of any historic and archaeological site. According to the 60 years clause of the National Heritage Resources Act (act 25 of 1999) no manmade structure older than 60 years may be demolished or altered without permission of the Provincial Heritage Resources Agency. The study area consists of a core area containing dwellings that are older than 60 years and that is therefore protected by law. The original older NZASM village is the older part of the site and the village is protected by the heritage legislation.

This site is associated with 'workers housing' and relate in historic sense to similar villages such as Marabastad in Pretoria, Sophia Town in Johannesburg and District Six in Cape Town. In this case the housing was formal and not informal but remain 'workers Housing and apt of the workers history associated with the history of Pretoria. The macro village was designed to serve as residential area for workers of the Department of Railways and Harbors and was located adjacent to the Pretoria station in order to allow workers to reach the station on foot or by official transport buses. For this reason the development consisted of a mostly residential dwelling units, each located on its own property. Some units were semi-detached types to accommodate unmarried individuals. The Jopie Fourie primary school served as educational centre for the children living in Salvokop and a church was erected along Koch street. It was planned as an isolated residential village to serve only the needs of the workers of one institution and not to become part of the city centre or any other urbanized suburb in the same way smaller villages were created across

Potgieter Street for the Departments of Correctional Services and national Defense. This village is 'rare' as no other village such as this exist and no other clusters of dwellings associated with the former Department of Railways and Harbours occur in Pretoria. It is associated with the period 1890 to 1955.

5. Heritage related recommendations and development approach

	<p>*Principle - Heritage must inform the design: heritage is considered the 'fixed assets' and in some cases may be considered fixed liabilities in the study area. The planning and design process must take cognizance of these elements and features in order to accommodate characteristics and qualitative aspects of these heritage elements. The design process must be flexible and creative to accommodate the core section of the settlement and historic urban design aspects. It remains the design that must be adaptable and not the heritage features in the study area.</p> <p>*Create prominent primary and secondary nodes: It was not the brief of this study to determine such development nodes but according to the brief existing visual and heritage nodes or centres already exist and must be used to guide the location scale and functionality of new nodes in order celebrate and enhance the heritage fabric in the study area.</p> <p>*Retain the principal arterial routes: the principal arterial routes remain Skietpoort Avenue and Koch Street. However, they need to be connected with nodes leading and serving the proposed overall urban design framework, site development plans for individual developments, sites and centres. The existing secondary routes for vehicles must be respected and integrated into the urban design framework. Where such routes do not exist they must be created in sympathy with the existing routes.</p> <p>*Retain principal street patterns: the principal street patterns as defined in the grid in the central part of the settlement must be retained and used as framework for the proposed new urban design framework. Of special significance is the curved road leading from the core settlement section towards the water reservoir defining and celebrating the contours of the Salvokop ridge.</p> <p>*Retain and revive residential character: the residential character of the core section of the settlement must be retained, may be densified with additional residential or mixed use, land uses. Existing properties may be consolidated and subdivided to densify and cluster individual properties and dwellings into new residential campuses using the existing historic dwellings. Precincts must be created based on the historic and existing urban fabric. Dwellings must not be decontextualised by closing streets. Open areas between dwellings originally serving as backyards may be used as parking areas allowing not only safe parking for dwellings but also for mixed uses such as home offices, formal offices and home industries to function inside the existing dwellings.</p> <p>*Retain scale of residential character in clusters: The densification of the open spaces inside individual street blocks, along streetscapes, across the streets from dwellings and residential must not create visual barriers in terms of mass, height and scale.</p> <p>*Retain principal vistas and views: Vistas occur when looking northwards along all the north-south streets, from the residential area towards the Daspoort Ridge and Magaliesberg ranges. These are the most visual vistas. When looking southwards from Skietpoort Avenue towards the ridge of Salvokop a series of vistas was also created. None of the dwellings were erected in such a way that one could enjoy the complete Magaliesberg view – except when out on the streets. The same principle has to be cognizance of when designing new buildings and introducing new apartment complexes to the core area.</p> <p>*Defined height restrictions in various zones: A proper zoning framework in terms of height restrictions in certain areas is proposed to protect the historic core</p>
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	<p>area. Height restrictions must be imposed in the core area itself while taller buildings of various heights are allowed along the periphery of the study area. Height restriction of seven storeys and lower should be imposed and determined by town planning regulations.</p> <p><u>*Conservation and re-use:</u> The heritage significance and conservation and re-use zoning is indicated in the colored precinct map. In street blocks where the colored map indicate the conservation worthy area to include several dwellings, the detail and protection of each dwelling is dictated by the 60 years clause that protect each building. Any development in such a zone must take cognizance of this protection and the detail planning of land-use and functionality must be debated within the detail site development plan for such a site. The protection of both village urban features and individual dwellings is considered part of the appropriate memorialisation of the history of the place and the celebration of the built fabric inherent in the place (property, site, streetscape and precinct)</p>
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6. Heritage related guidelines

	Urban scale	Sites	Buildings	Artefacts
Guideline	<p>*Creation of nodes of different status based on the presence of existing street pattern</p> <p>*Creation of arterial routes to serve the nodes and to control and guide movement within the historic core area and the entire development area</p> <p>*Create infra structural links with Potgieter street</p> <p>*Creation of a formally proclaimed and protected urban core conservation area consisting only of existing dwellings (but with multiple use to accommodate small businesses and home offices, upgraded streetscapes, streets and planted vegetation.</p>	<p>*Protection and reuse of NZASM village</p> <p>*Protection and re-use of the dwelling clusters as indicated in the red zone of the colour coded map.</p> <p>*Protection and re-use of the entire street grid of the core section and the curved road towards the water reservoir precinct</p> <p>*Protection and re-use of the Jopie Fourie primary school and re-use as training facility for surrounding Government Departments</p> <p>*Upgrading and densification of core village area to include guesthouses and accommodation for adjacent training facilities</p>	<p>*The protection and restoration of the original buildings forming part of the NZASM semi-circular village</p> <p>*The heritage significance zoning map indicates the location of the most significant buildings and clusters of buildings – no individual evaluation of each building was done as it forms part of a next phase in the planning process.</p> <p>*The buildings need to be investigated individually as this investigation and proposal are not part of a Heritage Impact Assessment but focuses on the drafting of a town planning framework based on the determination of functional zones.</p>	<p>*No historical artefacts are involved in this project or investigation</p>

References

De Jong, R.C., vd Waal, G-M., and Heydenrych, D.H. 1988. The buildings, steam engines and structures of the Netherlands South African Railway Company. Pretoria: Chris van Rensburg Publishers.

Acknowledgements

Jordaan G. – Architect and urban designer