

### 7.2.13 Single storey shops along Louis Botha Avenue\_Radium Beer Hall\_Stand 996

Address	282 Louis Botha Avenue
Stand No.	996
Current Zoning	Business 1
Year of erection	1929
Architect	Nelly Edwards
Heritage Significance	Historical/ 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; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa;
Proposed SAHRA Grading	3A
<p><b>Site Description</b></p> <p>Typical 1930 single storey row of shops with columns supported veranda along the shopfronts and main entrance to beer hall on the corner of Ninth Street and Louis Botha Avenue. The Radium Beer Hall forms part of a historical cluster in the area and needs to be preserved as an important social site of Orange Grove.</p>	

### Locality Map

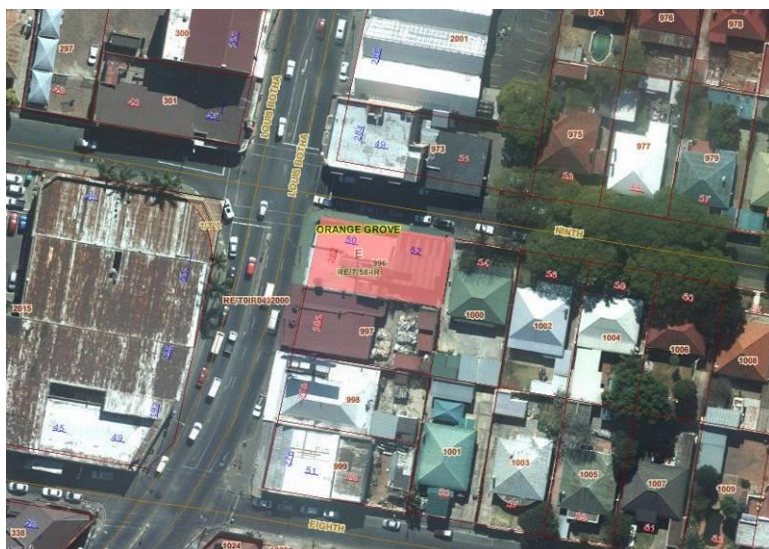


Fig. 54 Stand 996 located on the south-eastern corner of Louis Botha Avenue and 9<sup>th</sup> Street (Source: City Council of Johannesburg, GIS map)

## Original plan for Stand 996

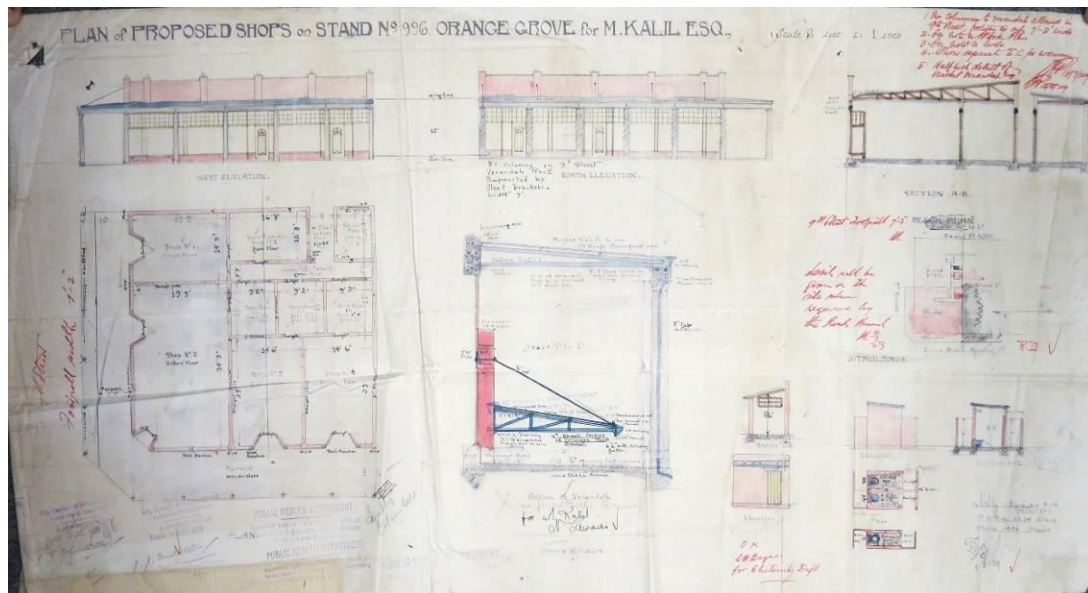


Fig. 55 Original plan of proposed Shops on stand 996, Orange Grove  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 56 Radium Beer Hall on the Corner of Louis Botha Avenue and Ninth Street  
(Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

<p><b>Densities</b> Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Original 1929 corner shop used as restaurant and bar forms part of the architectural landscape along Louis Botha Avenue and is recommended for conservation to represent different architectural styles within Orange Grove. Any changes made should be in accordance with the Conservation Management Plan.</p>
<p><b>Transport</b> Site is along main BRT route transit spine</p>	<p><b>Recommendations</b> No street widening is recommended to conserve the original street façade with the columned supported veranda along the shop front within a historical cluster.</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 is within a mixed-use development zone</p>	<p><b>Recommendations</b> Site is situated within a historical cluster along a commercial spine. 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\_Commercial sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, scenarios, particularly if the heritage buildings or sites 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 commercial buildings are already in a position where there is a lot of change and movement because of the nature of businesses that are carried out usually in that space. Because

of their importance in local heritage there are recommended for conservation and any changes done should be highly monitored by heritage specialists.

## Swot Analysis

Analysis	Result
Strength	<p>Site gives a good example of an original 1930's corner shop along Louis Botha Avenue</p> <p>The site is in good condition and most of the original features like the original pressed ceilings inside the shops are still in place and the site rehabilitation is technically feasible</p>
Weakness	Some advertising boards and additional first floor section was not done according to conservation principles
Risk/ Threat	The site is located within a historical cluster and an area of proposed high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development in close proximity may allow for increased access to the site and economic and social significance of the site

## Conservation Management Policies\_ Commercial 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 buildings
- Maintain building heights around the 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 or alterations are to be made to the building structure 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

## **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