

7.2.10 Single storey shop along Louis Botha Avenue_Stand 1024

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| Address | 274 Louis Botha Avenue |
| Stand No. | 1024 |
| Current Zoning | Business 1 |
| Year of erection | 1930's |
| Architect | N/A |
| Heritage Significance | Architectural |
| 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 Originally single storey row of shops with columns supported veranda along shop front. Forms part of a number of similar building structure along that section of Louis Botha Avenue and contribute to a historical streetscape which includes the Radium Beer Hall one building block to the North. | |

Locality Map



Fig. 44 Stand 1024 is located along the south-eastern corner of Eighth and Louis Botha Avenue

(Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Image



Fig. 45 Originally single storey row of shops with covered veranda along shop front
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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| <p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p> | <p>Recommendations Building formed in its original design part of the original architectural landscape of Louis Botha Avenue and is recommended for conservation to represent original commercial street lines along Louis Botha Avenue. Any changes made should be in accordance with the Conservation Management Plan.</p> |
| <p>Transport Site is along main BRT route transit spine</p> | <p>Recommendations No street widening is recommended to conserve the original columned veranda.</p> |
| <p>Social Cluster Development No social cluster development is ear marked for this area</p> | <p>Recommendations Not applicable.</p> |
| <p>Mixed-use Development Site is within a mixed-use development zone</p> | <p>Recommendations Site is situated along a commercial spine and forms part of the diverse architectural landscape within Orange Grove. It is recommended to maintain covered veranda street line but building can be developed to multi storey building</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 the original row of shops with columned veranda line all along Louis Botha Avenue</p> <p>The site is in fair condition and some original features are still in place and the site rehabilitation is technically feasible</p> |
| Weakness | Alterations and additions to the shops were not done sensitively to the original design |
| Risk/ Threat | The site is located within 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 elements like columned veranda along Louis Botha Avenue
- Building heights of the site can change but columned veranda line needs to be maintained

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