

7.2.12 Row of single storey shops along Louis Botha Avenue_Stand 998 & 999

Address	276 & 278 Louis Botha Avenue
Stand No.	999 & 998
Current Zoning	Business 1
Year of erection	1936
Architect	D. M. Sinclair
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	3C
<p>Site Description</p> <p>Typical 1930's single storey row of shops with columns supported veranda along the shopfront towards Louis Botha Avenue. This row of shops will form 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 three Stands to the North.</p>	

Locality Map



Fig. 50 Stands 999 and 998 are located along the north-eastern corner of Eighth and Louis Botha Avenue with the entrance along Seventh Avenue (Source: City Council of Johannesburg, GIS map)

Original plans for Stand 998 & 999

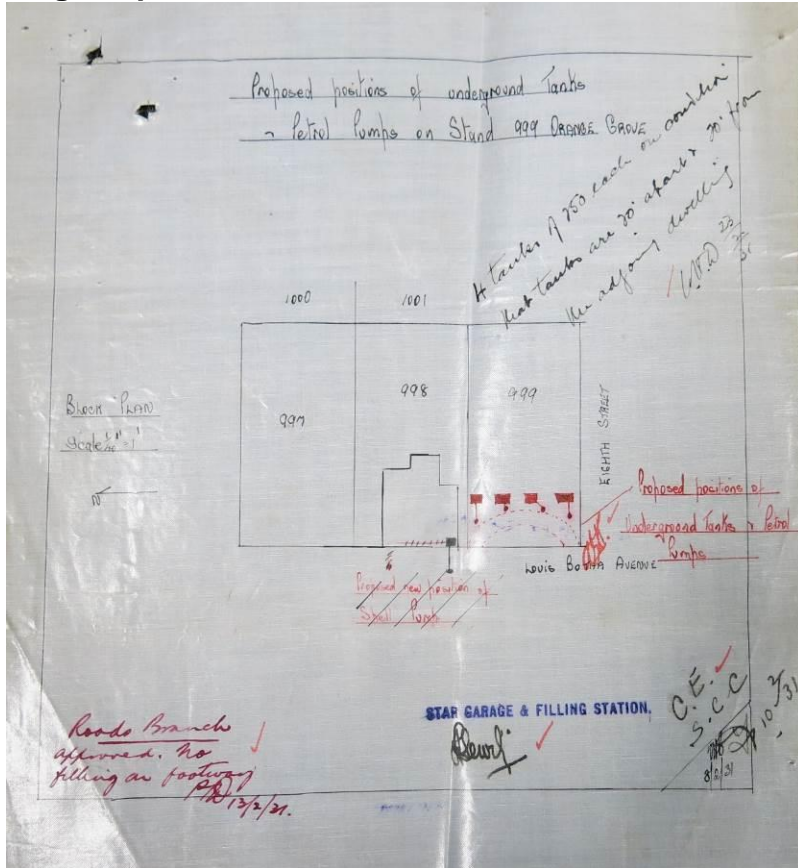


Fig. 51 Proposed position of underground tanks & Petrol Pumps on Stand 999, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

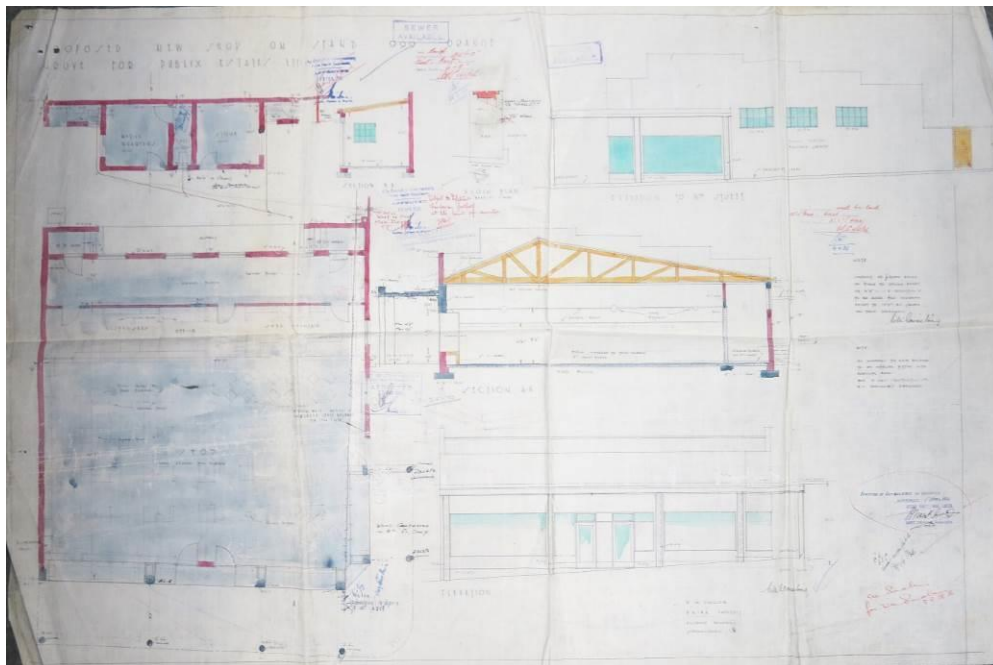


Fig. 52 Proposed new shop on Stand 999, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 53 Single storey row of shops on street level located on the north-eastern corner of Eighth and Louis Botha Avenue
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Original 1930's row of shops form part historical cluster along Louis Botha Avenue and are recommended for conservation to show a complete street block of single storey row of shops. 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 street façade within a historical cluster.</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. It is recommended that columned lined veranda to be conserved but building height can increase to change site to mixed-use.</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 row of shops with columned supported veranda along Louis Botha Avenue</p> <p>The site is in fair condition and some original features inside the shops are still in place and the site rehabilitation is technically feasible</p>
Weakness	Alterations 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
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings but rather enhance the existing streetscape
- Building heights can increase 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