

7.2.15 Single storey shop along Louis Botha Avenue_OK Bazaars_Stand 2001

Address	290 Louis Botha Avenue
Stand No.	2001
Current Zoning	Business 1; Residential 4
Year of erection	1956
Architect	James Watson
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
Site Description	
<p>The original OK Bazaar opened in 1956 along the eastern side of Louis Botha Avenue on the corner of Tenth and Louis Botha Avenues. The design included one of the first folded steel structure roofing and it was constructed by Arup a well-established engineer's consultancy firm which operated since 1946 in Johannesburg. The responsible architect was James Watson. The OK Bazaars were a brainchild of Michael Miller and Sam Cohen who opened the first outlet in 1927. Alterations over the years have reduced the architectural significance of the building although the distinctive roof structure is still intact.</p>	

Locality Map



Fig. 62 Stand 2001 is located on the south-eastern corner of Louis Botha Avenue and Tenth Street

(Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Images



Fig. 63 OK Bazaar from 1956 on the Corner of Louis Botha Avenue and Tenth Street
(Source: tsica heritage consultants, 2015)



Fig. 64 OK Bazaar in 1956 on the Corner of Louis Botha Avenue and Tenth Street
(Source: http://www.arup.com/Homepage_Archive/Homepage_Southern_Africa/SouthAfrica_History.aspx)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Recommended for future development however full documentation should take place before changes are made to the building.</p>
<p>Transport Station and Street Widening</p> <p>Site is along main BRT route transit spine</p>	<p>Recommendations</p> <p>Such changes could be considered along this site but full documentation of the site should be taken into cognisance.</p>
<p>Social Cluster Development</p> <p>No social cluster development is ear marked for this area</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Mixed-use Development</p> <p>Site is within a mixed-use development</p>	<p>Recommendations</p> <p>Site is already adjacent to mixed-used buildings. Higher densities could be considered for this 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