

7.2.18 Double storey residential building along Louis Botha Avenue_Stand RE/237

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| Address | 41 Twelfth Street cnr Louis Botha Avenue |
| Stand No. | RE/237 |
| Current Zoning | Residential 4 |
| Year of erection | 1936 |
| Architect | Grinker? |
| 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 | |
| Double storey residence with flat roof shows indirect design similarities with the modern movement buildings of the 'Bauhaus' movement based in Europe. Established in 1919 in Germany the typical design elements of the 'Bauhaus' are the flat roofing with the railing to be used as roof terrace and the cubic shaped building blocks with vertical and horizontal window openings accentuate the façades. The corner window was used to break the cubic form and to give the interior enough lighting. | |

Locality Map

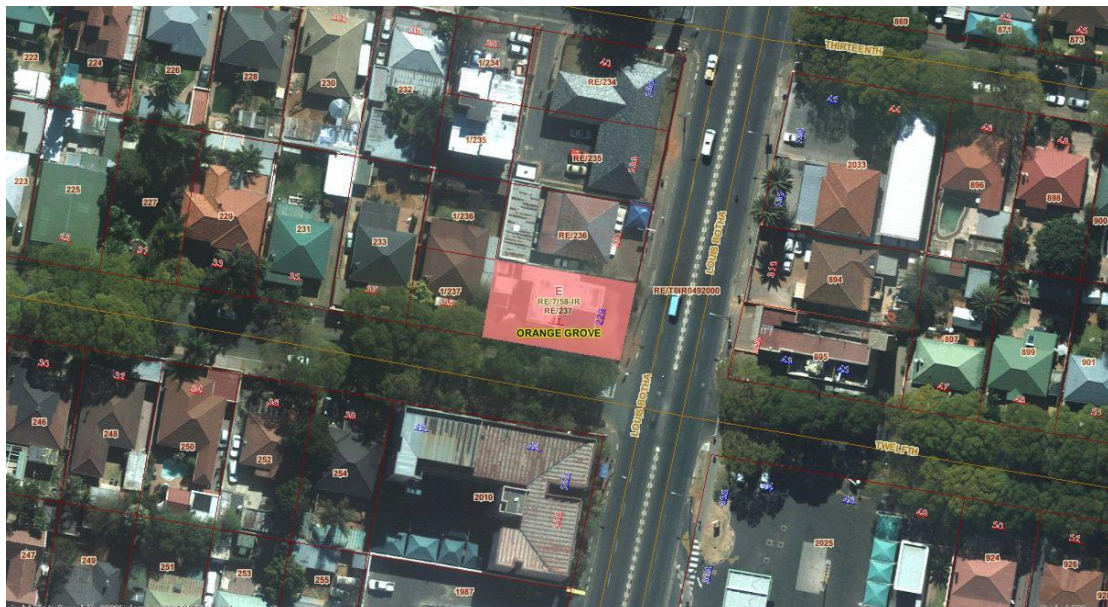


Fig. 74 Stand RE/237 is located on the south-western corner of Louis Botha Avenue and Twelfth Street

(Source: City Council of Johannesburg, GIS map)

Original plan for Stand RE/237

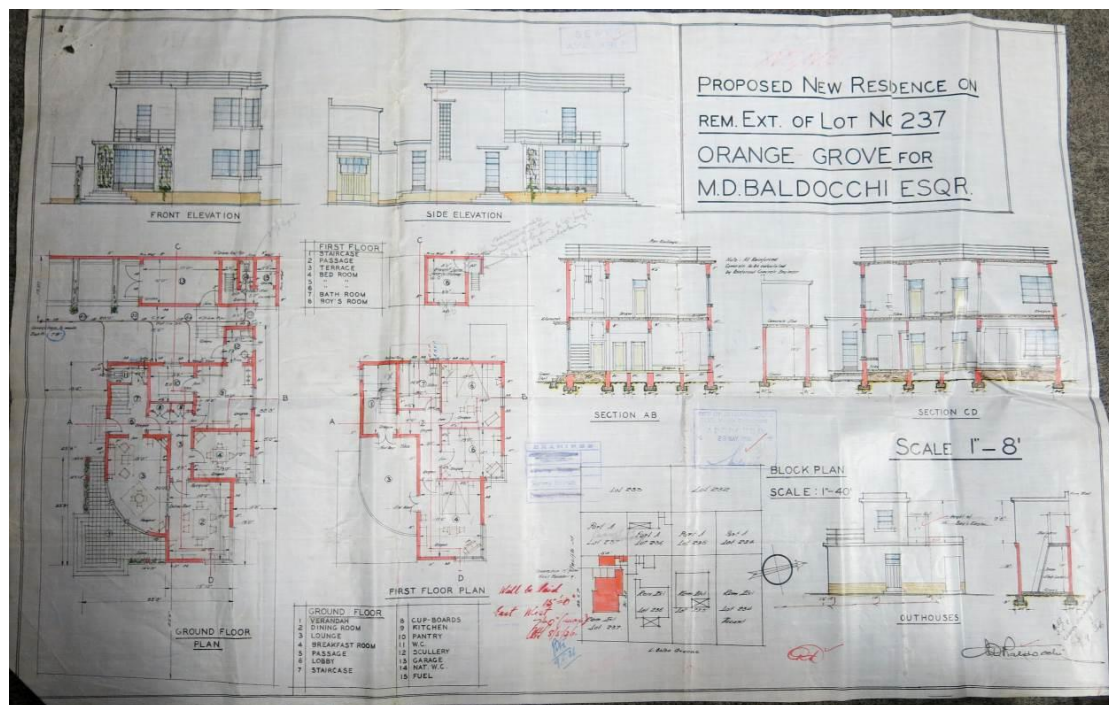


Fig. 75 Proposed new residence on Rem. Ext. of Lot 237, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 76 South-eastern elevations of double storey residential building with flat roof and roof terrace on the corner of Twelfth Street and Louis Botha Avenue
(Source: tsica heritage consultants, 2015)



Fig. 77 South elevation of double storey residential building with main entrance along Twelfth Street
(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 forms part of the diverse architectural landscape along Louis Botha Avenue and is recommended for conservation to represent one of the few remaining modernistic housing typologies. 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.</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 building heights around the site. But development can be encouraged further from the site.</p> |

Conservation Management Policies_Grade 3A_Commercial sites (double storey residence used as student accommodation)

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 very good example of the original modern 1930s building structures with a flat roof along Louis Botha Avenue</p> <p>The site is in good condition and most original design features are still in place and the site rehabilitation is technically feasible</p> |
| Weakness | Not applicable |
| Risk/ Threat | The site is located in 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

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