

7.2.3 Mixed-use building along Louis Botha Avenue_Denby Court_Stand 1996

Address	232 Louis Botha Avenue
Stand No.	1996
Current Zoning	Business 1
Year of erection	Early 1950's
Architect	Unknown
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
<p>Site Description</p> <p>Typical early 1950's modernism three storey building with commercial shops on street level and two storeys of apartments above. The roofing consists of a flat lean-to roof which divides the main façade from the roof. The street façade consists of cubic projections which are partly dark red face brick and partly plastered and painted.</p>	

Locality Map



Fig. 29 Stand 1996 is located on the southern side of Louis Botha Avenue (Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

Identifying Image



Fig. 30 Three storey commercial mixed-use building block along 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 Building forms part of historical cluster 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original shop front along sidewalk.</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 entrance gate to the suburb Orange Grove. Recommend 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 very good example of the original architectural design of the 1950s and forms part of a historical cluster</p> <p>The site is in fair to good condition and most of the original features are still in place, 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 a historical cluster 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_ 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