

### 7.2.17 Multi storey mixed-use building along Louis Botha Avenue\_Royal Court\_Stand 278 & 279

Address	219 Louis Botha Avenue
Stand No.	278 & 279
Current Zoning	Business 1; Residential 4
Year of erection	1949
Architect	A.J.C. Voorvelt
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
<b>Site Description</b>	
Three storey dark face brick mixed-use building with commercial shops on street level and two storeys of apartment blocks above. Typical corner building with balconies opening up to Louis Botha Avenue.	

#### Locality Map

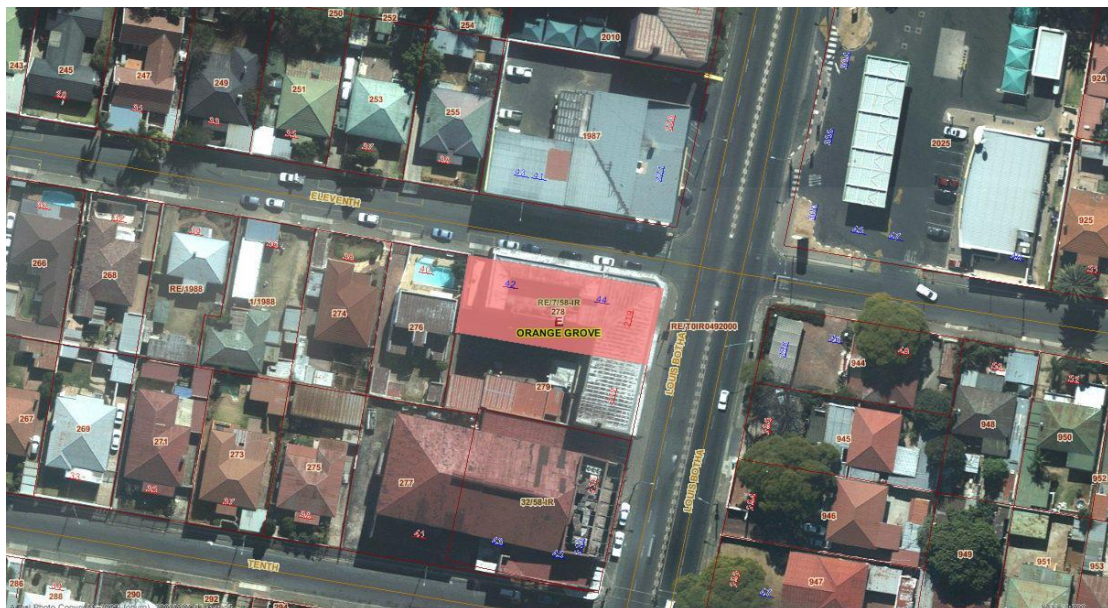


Fig. 70 Stands 278 & 279 are located on the south-western corner of Louis Botha Avenue and Eleventh Street  
(Source: City Council of Johannesburg, GIS map)

## Original plans for Stands 278 & 279

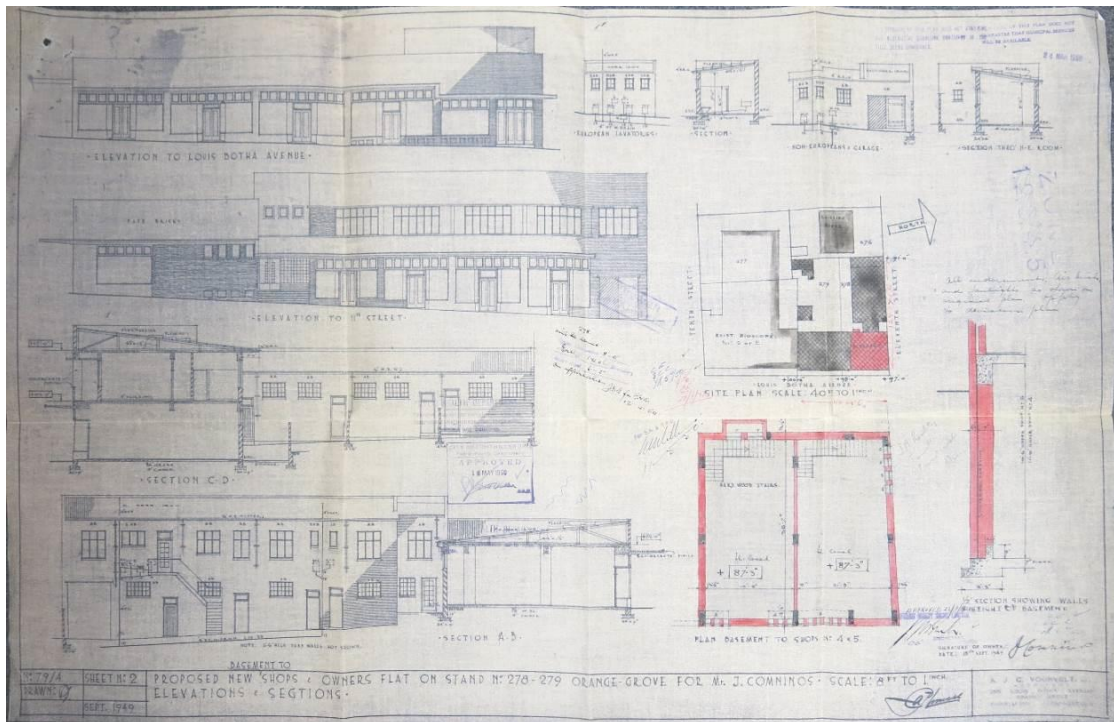


Fig. 71 Proposed new shops and owners flat on Stand 278 & 279, Orange Grove  
(Source: City Council of Johannesburg, Plans Archive)

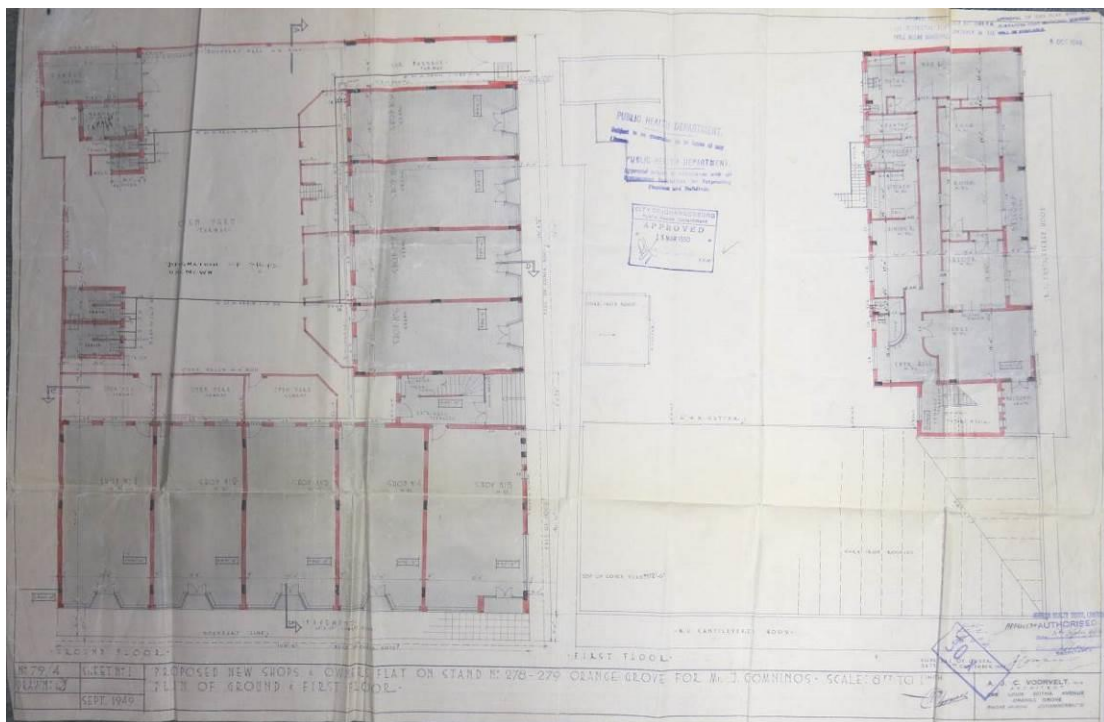


Fig. 72 Proposed new shops and owners flat on Stand 278 & 279, Orange Grove  
Ground floor plan of proposed shops  
(Source: City Council of Johannesburg, Plans Archive)



## Identifying Image



Fig. 73 Royal Court\_three storey mixed-use corner building on the Corner of Louis Botha Avenue and Eleventh Street  
(Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

<p><b>Densities</b> Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Corner rounded of red face brick mixed-use building forms part of the diverse architectural landscape of Louis Botha Avenue 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><b>Transport</b> Site is along main BRT route transit spine</p>	<p><b>Recommendations</b> No street widening is recommended to conserve the original street façade.</p>
<p><b>Social Cluster Development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use Development</b> Site is within a mixed-use development zone</p>	<p><b>Recommendations</b> 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

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 corner mixed-use building structures along Louis Botha Avenue</p> <p>The site is in good condition and most of the original features 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
- 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