

7.2.1 Row of single storey shops along Louis Botha Avenue_Stand 4/475

Address	210 Louis Botha Avenue
Stand No.	4/475
Current Zoning	Business 1
Year of erection	1927
Architect	FP Parker & JS Shaw & Philpot
Heritage Significance	Historical/ 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; Building forms part of identified heritage cluster
Proposed SAHRA Grading	3A
Site Description Row of shops still intact in its original layout and design showing a good example of single storey building with corrugated iron roofing and covered veranda along the north-western side of the building towards Louis Botha Avenue.	

Locality Map



Fig. 20 Stand 4/475 is located as a triangular site on the most southern section of Orange Grove south of Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 475

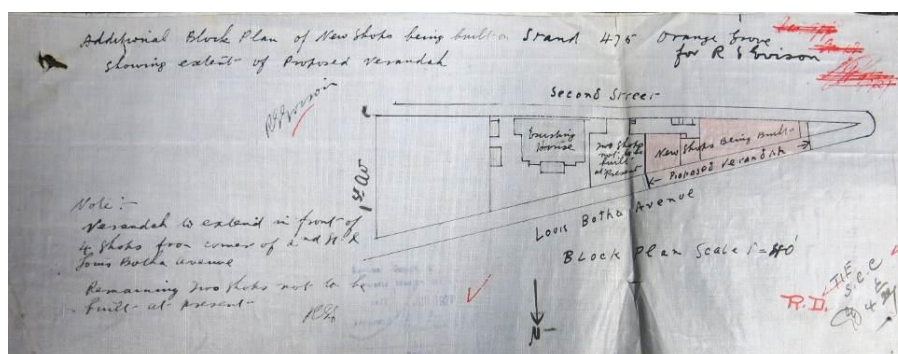


Fig. 21 Original plan of proposed shops on stand 475, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

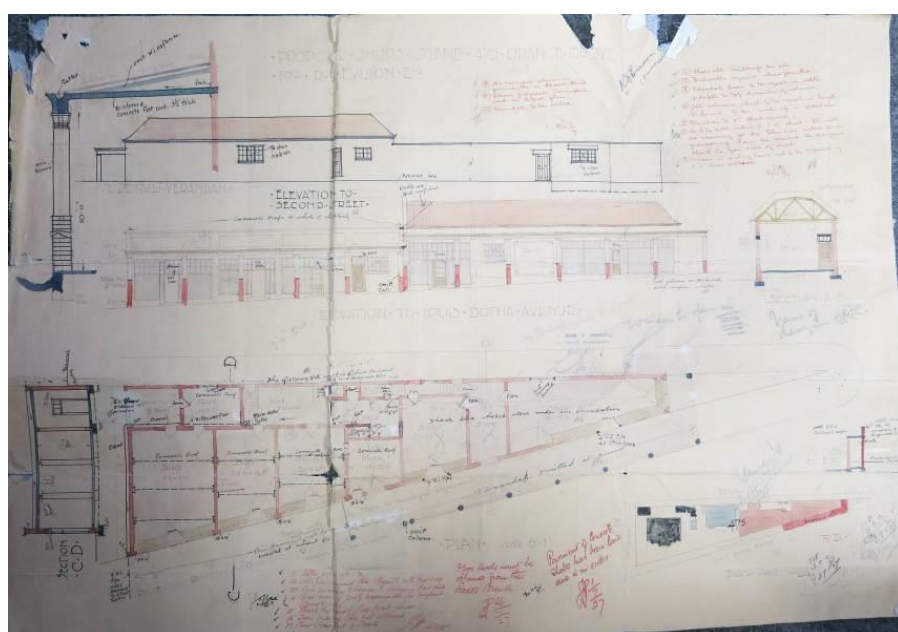


Fig. 22 Original plan of proposed shops on stand 475, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

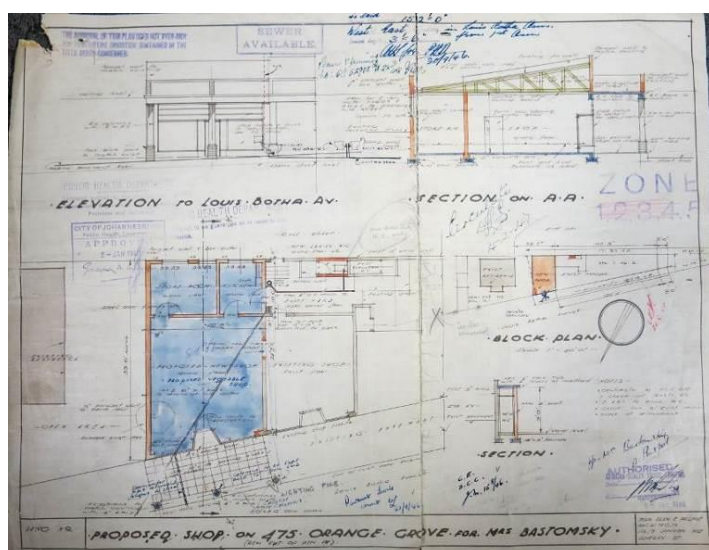


Fig. 23 Original plan of proposed shop on stand 475, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images for Stand 4/475



Fig. 24 Single storey building on the corner of Louis Botha Avenue and Second Avenue
(Source: tsica heritage consultants, 2015)



Fig. 25 Single storey building with centrally located Cape Dutch Gable along the southern side of Louis Botha Avenue
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys	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.
Transport Site is along main BRT route transit spine	Recommendations No street widening is recommended to conserve the columned veranda line and the shop fronts.
Social Cluster Development No social cluster development is ear marked for this area	Recommendations Not applicable.
Mixed-use Development Site is within a mixed-use development zone	Recommendations Site is situated along a commercial spine and forms part of the entrance gate to the suburb Orange Grove. It is recommended to maintain building heights around the site. But development can be encouraged further from the site.

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 row of shops from the 1920s and forms part of a historical cluster.</p> <p>The site is in fair condition and some 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 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