

## 7.2.2 Corner shop along Louis Botha Avenue\_Stand 503

Address	216 Louis Botha Avenue
Stand No.	503
Current Zoning	Business 1
Year of erection	1933
Architect	Charles Small
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; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa;
Proposed SAHRA Grading	3A
<b>Site Description</b> Double storey corner shop with commercial shops on ground floor level and residential flats on top. Originally design shows gable on the north-western façade along Louis Botha Avenue which is not existing anymore due to roof replacement.	

### Locality Map



Fig. 26 Stand 503 is located on the north-eastern corner of Louis Botha Avenue and First Street  
(Source: City Council of Johannesburg, GIS map)

## Historical plans for Stand 503

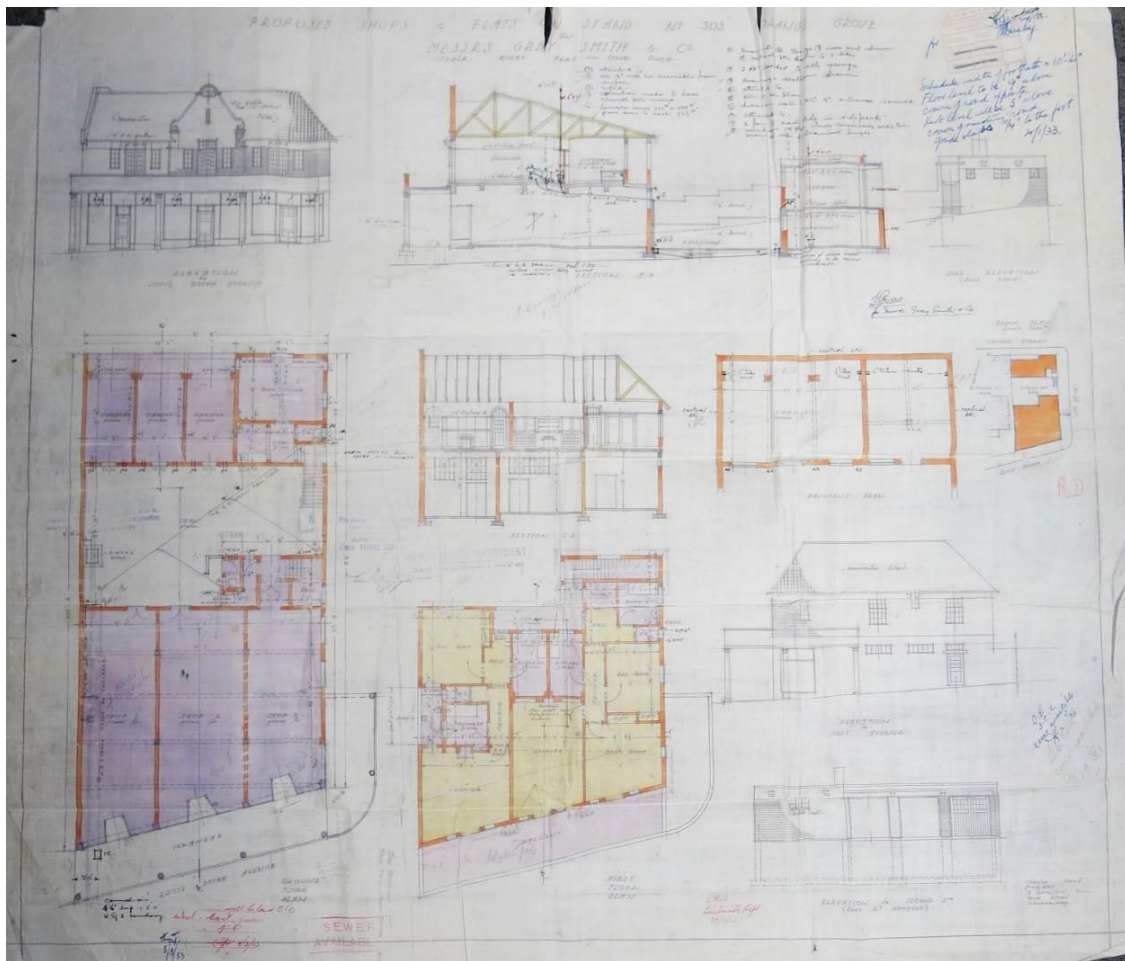


Fig. 27 Original plan of proposed shops and flats on stand 503, Orange Grove  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 28 Double storey building on the corner of Louis Botha Avenue and First 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 mixed-use 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><b>Transport</b> Site is along main BRT route transit spine</p>	<p><b>Recommendations</b> No street widening is recommended to conserve the corner shop with the columned veranda line and shop fronts.</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 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.</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 double storey corner shop from the 1930s and forms part of a historical cluster</p> <p>The site is in good condition and some original features are still in place and the site rehabilitation is technically feasible</p>
Weakness	Alterations to the shops were 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