

7.2.7 Mixed-use building along Louis Botha Avenue_Olga Court_Stand 571

Address	33 Third Avenue cnr Louis Botha Avenue
Stand No.	571
Current Zoning	Business 1
Year of erection	Late 1940'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	3C
<p>Site Description</p> <p>Typical late 1940's four storey building with commercial shops on street level and two storeys of apartments above. The roofing consists of a flat roof with setback fourth floor. The main façade consists of yellow face brick which is divided through the plastered and painted railing of the half rounded balconies which gives the corner building its accentuated element. The supporting columns of the veranda are the only remnants of the original single storey corner shop from 1929.</p>	

Locality Map



Fig. 38 Stand 571 is located along the south-western corner of Third and Louis Botha Avenue with the entrance along Third Avenue opposite the Orange Grove Post Office (Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Image



Fig. 39 Four storey commercial mixed-use building with shops on street level and apartments above along the south-western corner of Third and 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 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original building facade.</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

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 good example of the late 1940's original corner mixed-use building structure along Louis Botha Avenue</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 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