

7.2.14 Multi storey mixed-use building along Louis Botha Avenue_Vangelia Court_Stand 973

Address	284 Louis Botha Avenue
Stand No.	973
Current Zoning	Business 1; Residential 4
Year of erection	1937
Architect	Alex Forrest
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
Site Description	
Typical late 1930's mixed-use multi storey building with row of shops on street level and flats above. Accentuated splayed corner and cantilevered balconies with classical precast balustrades used as decorative design elements.	

Locality Map



Fig. 57 Stand 973 is located on the north-eastern corner of Louis Botha Avenue and Ninth Street

(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 973

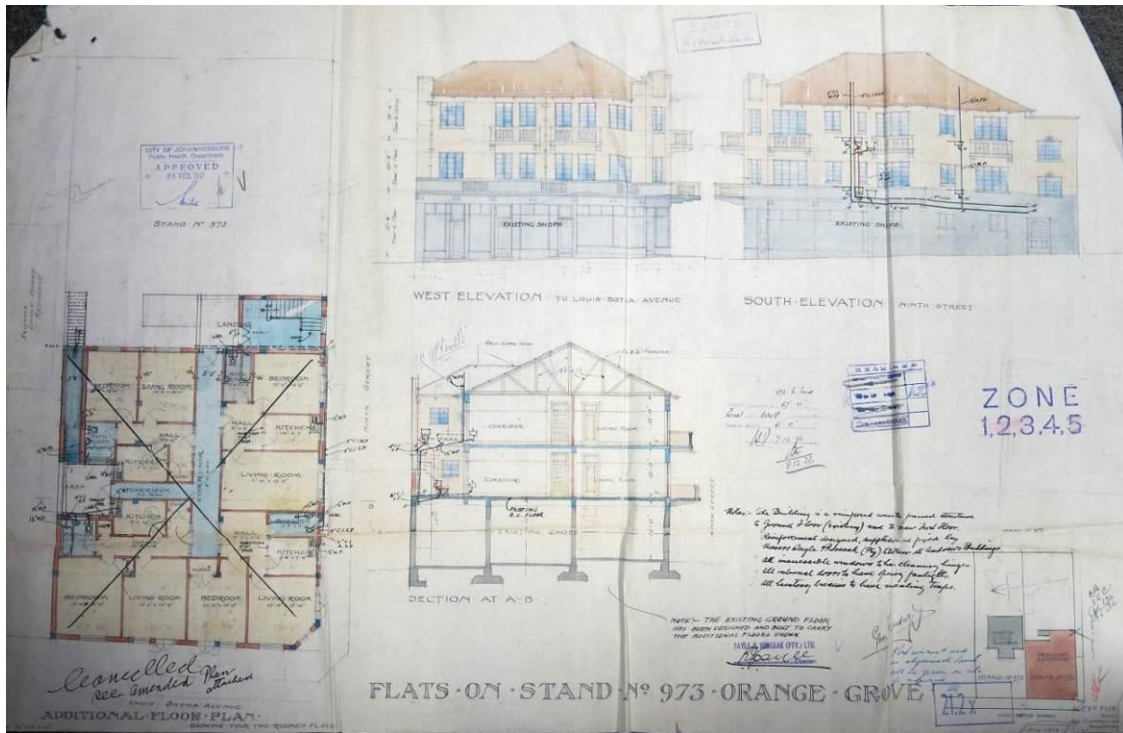


Fig. 58 Original plan of proposed flats on stand 973, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

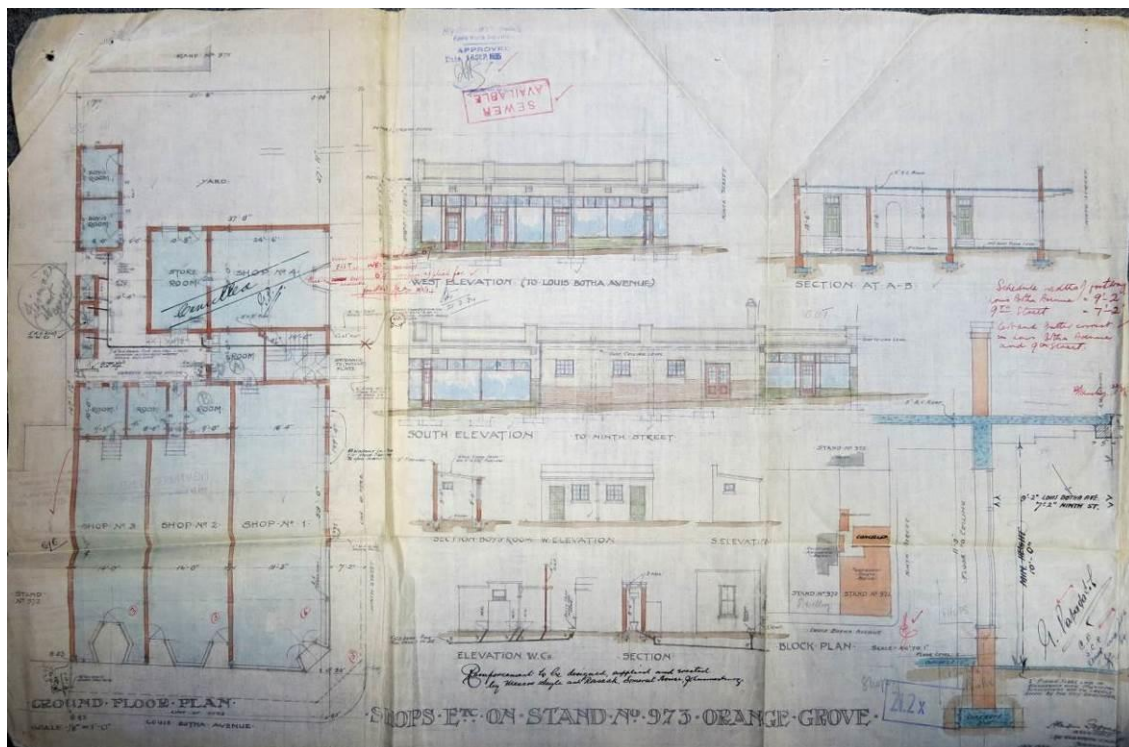


Fig. 59 Original plan of proposed flats on stand 973, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

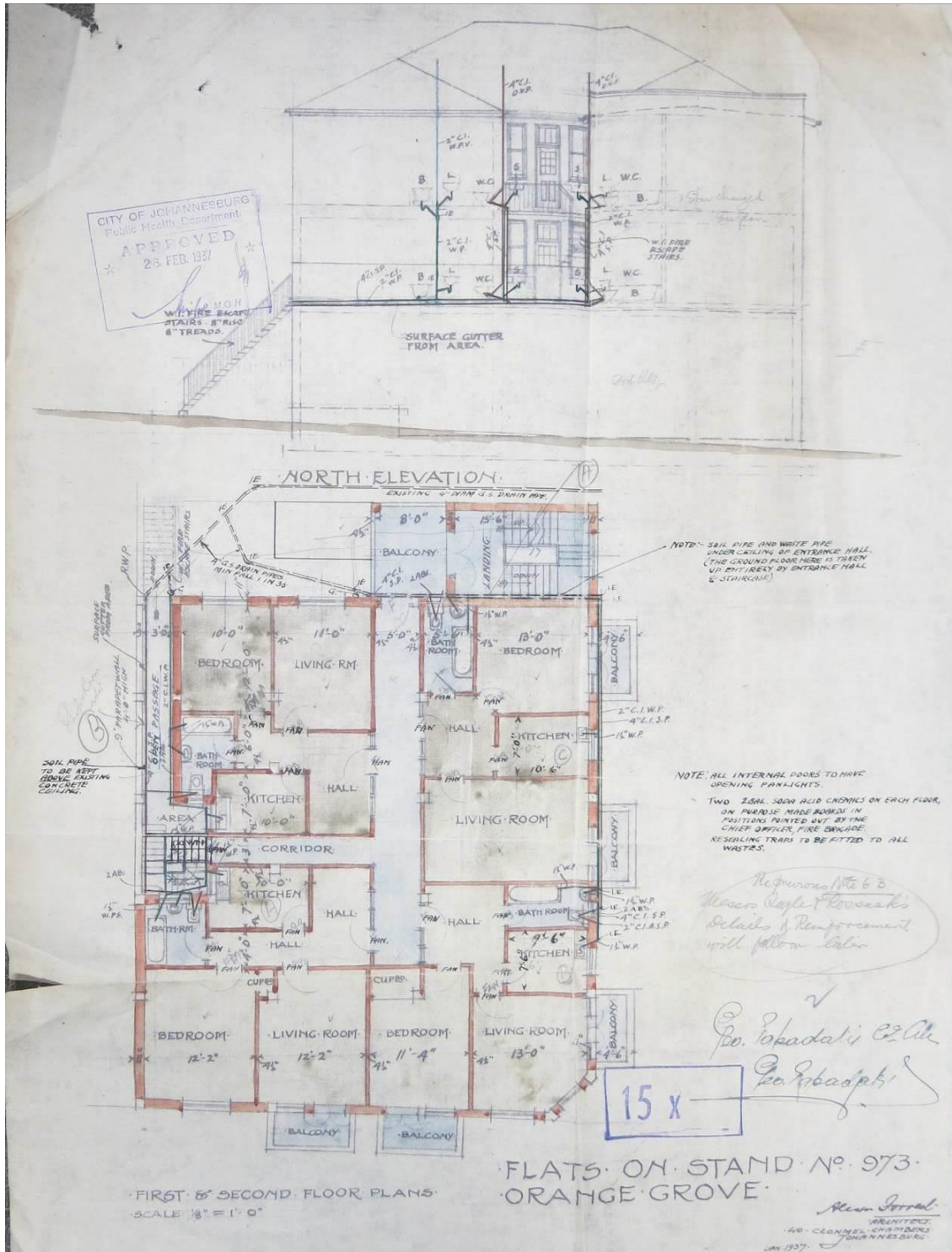


Fig. 60 Original plan of proposed flats on stand 973, Orange Grove
 North elevation and first and second floor plans
 (Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 61 Vangelia Court from 1937 on the Corner of Louis Botha Avenue and Ninth Street
(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 street façade within a historical cluster.</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 Mixed-use 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 original 1930s corner mixed-use building structures along Louis Botha Avenue</p> <p>The site is in fair to 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