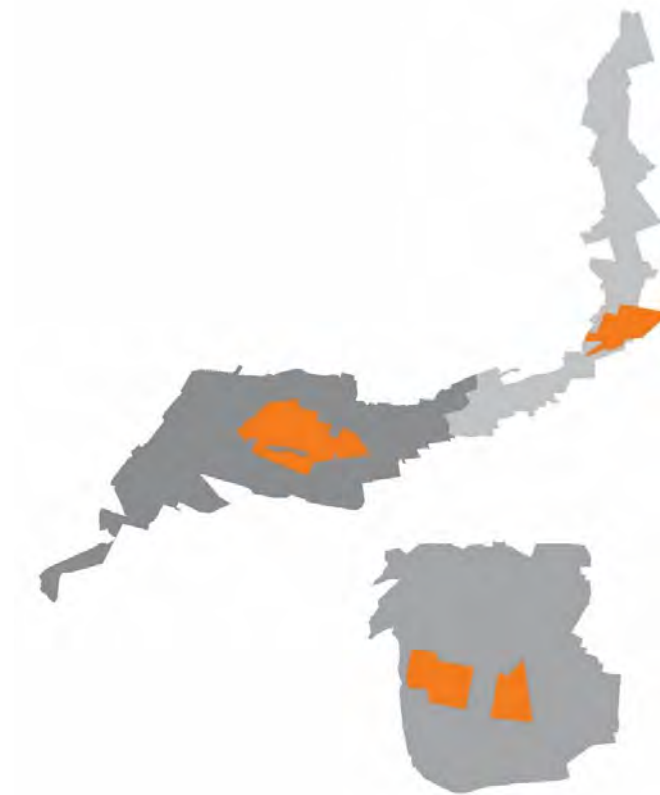


tsica – the significance of cultural history

Orange Grove Precinct
Heritage Impact Assessment & Conservation
Management Plan
Report Phase 3



Louis Botha Avenue Development Corridor



Prepared for:

CITY OF JOHANNESBURG
Johannesburg Development Agency

No 3 Helen Joseph Street

The Bus Factory

Newtown

Johannesburg, 2000

PO Box 61877

Marshalltown

2107

Tel: +27(0) 11 688 7851

Fax: +27(0) 11 688 7899/6

E-mail: info@jda.org.za

Attention: Ms. Yasmeeen Dinath

Tel: +27(0) 11 688 7800

E-mail: ydinath@jda.org.za



a world class African city



Prepared by:

tsica

heritage consultants &

**Clive Chipkin, Jacques Stoltz, Piet Snyman,
Ngonidzashé Mangoro, Johann le Roux**

41 5th Avenue

Westdene

2092

Johannesburg

tel/fax 011 477 8821

tsica.culturalheritage@gmail.com

Date: 26 May 2016

Glossary of terms

Biodiversity area	An area defined as such by the City of Johannesburg
Conservation	As defined in the NHRA means the protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance
Conservation area	Heritage areas officially designated as such by the Heritage Resources Authority in consultation with the City of Johannesburg
Conservation Management Plan	A policy aimed at the management of a heritage resource and that is approved by the Heritage Resources Authority setting out the manner in which the conservation of a site, place or object will be achieved
Corridors of Freedom	Spatially defined development areas designated as such by the City of Johannesburg and described in the applicable Strategic Area Frameworks
Cultural significance	As defined in the NHRA means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance
Development	Development within the context of the NHRA means any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including— <ul style="list-style-type: none"> (a) Construction, alteration, demolition, removal or change of use of a place or a structure at a place (b) Carrying out any works on or over or under a place (c) Subdivision or consolidation of land comprising, a place, including the structures or airspace of a place (d) Constructing or putting up for display signs or hoardings (e) Any change to the natural or existing condition or topography of land, and (f) Any removal or destruction of trees, or removal of vegetation or topsoil
Grade	Heritage grade as defined in the NHRA and used by the applicable heritage resources authority
Grading	The act or process of grading heritage resources by a heritage resources authority

“Heritage Act” or the “National Heritage Resources Act”	As Gazetted on 28 April 1999, the National Heritage Resources Act, no. 25 of 1999 (Republic of South Africa)
Heritage area	Areas officially designated as such by the Heritage Resources Authority in consultation with the City of Johannesburg
Heritage register	As defined in the NHRA means a list of heritage resources in a province
Heritage inventory	An inventory compiled by a local authority of the heritage resources which fall within its area of jurisdiction and which is submitted to the relevant provincial heritage resources authority
Heritage Impact Assessment	A report compiled in response to a proposed development that must meet the minimum requirements set out in the NHRA and should be submitted to a heritage resources authority for consideration
Heritage resources authority	As defined in the NHRA means the South African Heritage Resources Agency (SAHRA) or in respect of Gauteng, the Provincial Heritage Resources Authority Gauteng
Heritage site	As defined in the NHRA, means a place declared to be a national heritage site by SAHRA or a place declared to be a provincial heritage site by a provincial heritage resources authority
Heritage site management	Heritage site management is the control of the elements that make up physical and social environment of a site, its physical condition, land use, human visitors, interpretation, etc.
Historical clusters	Areas where heritage resources are concentrated in the study area
Interested and Affected Parties	Individuals, organisations or communities that will either be affected and/or have an interest in a development or the resulting impacts of a development
Landscape	All the visible features as well as cultural associations of an area of land, often considered in terms of their aesthetic appeal or intangible cultural elements
Local authority	Means the City of Johannesburg Metropolitan Municipality or, ‘City of Johannesburg’, for short
Management	As defined in the NHRA, includes the conservation, presentation and improvement of a place protected in terms of the Act (see also Heritage Site Management)
National Monument	As defined in the old National Monuments Act
Permit	A permit issued by the relevant Heritage Resources Authority approving a development proposal and setting out development constraints or requirements that must be met by the applicant

Recommended Grading	Field survey rating proposed by tsica heritage consultants
Ridge	An area defined as such by the relevant provincial or local authorities
Streetscape	The visual elements of a street found within urban contexts, including the road, adjoining buildings, structures, sidewalks, street furniture, trees and open spaces, etc.
Treeline	A row of trees such as may be planted along public roads

Abbreviations

CMP	Conservation Management Plan
COF	Corridors of Freedom
COJ	City of Johannesburg
GIS	Geographic Information System
HIA	Heritage Impact Assessment
JDA	Johannesburg Development Agency
JPC	Johannesburg Property Company
NHRA	National Heritage Resources Act
RE	Remainder of portion
RSDF	Regional Spatial Development Framework
SWOT	Strengths, Weaknesses, Opportunities & Threats

Table of Contents

Part 1_Executive Summary	10
1. Context_The Corridors of Freedom	10
2. Purpose and outline of this report	13
2.1. Introduction.....	13
2.2. Client brief - Purpose of the report	13
2.3. Methodology and approach	13
2.4. Limitations.....	15
2.5. Legal framework.....	15
2.6. Grading system and legal Implications.....	16
2.7. HIA recommendations.....	17
2.8. SWOT analysis.....	18
2.9. Conservation management policies	19
2.9.1 Objectives/Aims of the CMP	20
2.9.2. Endorsement of and access to CMP	20
2.9.3. Future development.....	20
2.9.4. Views and vistas	21
2.9.5. Management	21
2.9.6. Fabric and setting	22
2.9.7. Adoption and review	22
2.10. Conclusion.....	22
3. Historical context_Corridors of Freedom	23
4. Conclusion	24
Part 2_ Orange Grove Precinct_Heritage Impact Assessment & Conservation Management Plan	25
5. The Louis Botha Avenue Development Corridor	25
6. History of the Suburb Orange Grove	27
7. Identified sites of significance within Orange Grove Precinct	32
Introduction to identification of significant sites	32
7.1 Identified sites of significance_Main Street_Louis Botha Avenue	34
7.2 Identified sites of significance_Commercial buildings along Louis Botha Avenue in Orange Grove (South to North)	41
7.2.1 Row of single storey shops along Louis Botha Avenue_Stand 4/475.....	44

7.2.2	Corner shop along Louis Botha Avenue_Stand 503	50
7.2.3	Mixed-use building along Louis Botha Avenue_Denby Court_Stand 1996.....	56
7.2.4	Mixed-use building along Louis Botha Avenue_Worcester House_Stand 1976	61
7.2.5	Mixed-use building along Louis Botha Avenue_Stand 2020	67
7.2.6	Mixed-use building along Louis Botha Avenue_Stand 564	72
7.2.7	Mixed-use building along Louis Botha Avenue_Olga Court_Stand 571.....	77
7.2.8	Mixed-use building along Louis Botha Avenue_Mount Scopus_Stand 2014.....	82
7.2.9	Mixed-use building along Louis Botha Avenue_Vrede Court_Stand 1025.....	87
7.2.10	Single storey shop along Louis Botha Avenue_Stand 1024.....	92
7.2.11	Row of single storey shops along Louis Botha Avenue_Stand 338	97
7.2.12	Row of single storey shops along Louis Botha Avenue_Stand 998 & 999.....	103
7.2.13	Single storey shops along Louis Botha Avenue_Radium Beer Hall_Stand 996	109
7.2.14	Multi storey mixed-use building along Louis Botha Avenue_Vangelia Court_Stand 973.....	114
7.2.15	Single storey shop along Louis Botha Avenue_OK Bazaars_Stand 2001.....	121
7.2.16	Multi storey mixed-use building along Louis Botha Avenue_The Royal' cinema_Stand 277 & 32/58-IR	124
7.2.17	Multi storey mixed-use building along Louis Botha Avenue_Royal Court_Stand 278 & 279	130
7.2.18	Double storey residential building along Louis Botha Avenue_Stand RE/237.....	136
7.2.19	Double storey residential building along Louis Botha Avenue_Stand 2017	142
7.3	Identified sites of significance_Institutions within Orange Grove (Schools, Rec Centres, Libraries, Sporting)	148
7.3.1	Single storey building along Louis Botha Avenue_Library_Stand ` RE/234 & RE/235	150
7.3.2	Single storey Freemason Hall and double storey building_Grand Lodge of SA_Stand 1151 & 1153	153
7.3.3	Grand Lodge of SA_former Scout Hall_Stand 1144, 1145, 1147 & 1149.....	158
7.3.4	Paterson Park Primary School_Stand 2007	164
7.3.5	Queen Alexandra Retirement Home_Stand 1070 to 1077	169
7.4	Identified sites of significance_Religious buildings within Orange Grove (Churches, Synagogues)	172
7.4.1	Seventh Day Adventist Church_Stand 51.....	173
7.4.2	Orange Grove Hebrew Congregation (now used as Hirsch-Lyons School)_Stand 2007	179

7.4.3	St. Augustine Anglican Church_Stand 1245 to 1249	182
7.5	Identified sites of significance_Residential buildings within Orange Grove (Semi-detached, freestanding).....	188
7.5.1	Semi-detached single storey row housing_Stand 81, 85, 87, 91 & 93	190
7.5.2	Freestanding residential buildings with semi-dutch gable_Stand 558, 595 & 596	196
7.5.3	Freestanding residential buildings with triangular gable_Stand 612, 613 & 614 .	202
7.5.4	Freestanding residential buildings with one sided semi-dutch gable and corner front stoep_Stand 690, 692 & 694	208
7.5.5	Four attached row houses with fire wall separation_Stand 200	215
7.5.6	Freestanding residential buildings with centrally located stoep_Stand 743	221
7.5.7	Freestanding residential buildings with centrally located front stoep_Stand 661	227
7.5.8	Double storey apartment block with centrally located decorative front gable_DG&L Court.....	232
7.5.9	Single storey freestanding building with centrally located stoep_Stand 216	237
7.5.10	Single storey freestanding building with centrally located stoep_Stand 459	242
7.5.11	Single storey freestanding building with centrally located stoep_Stand 463	246
7.5.12	Single storey freestanding buildings with centrally located stoep_Stand 658, 659 & 660.....	251
7.5.13	Double storey freestanding building with low pitched roof_Stand 1033	257
7.5.14	Single storey freestanding building with one sided decorative gable_Stand 2023.....	261
7.5.15	Single storey freestanding building with centrally located front stoep_Stand 1237.....	266
7.5.16	Single storey freestanding building with centrally located front stoep_Stand 975.....	271
7.5.17	Double storey freestanding building with flat roof_Stand 450.....	276
8.	Identified significant sites in surrounding area within Orange Grove Precinct_Fellside.....	281
8.1	Single storey freestanding building with centrally located stoep_Stand 67	283
8.2	Double storey residence with slate tiled roofing_Stand 125	287
9.	Identified significant sites in surrounding area within Orange Grove Precinct_Maryvale.....	292
9.1	Double storey educational facilities_Maryvale College_Stand 79	294
9.2	Single storey freestanding building with centrally located stoep_Stand 14	300
10.	Identified significant sites in surrounding area within Orange Grove Precinct_Sydenham	304

10.1 Orange Grove Primary School_ single storey educational facilities_Stand 1642 to 1682	307
10.2 Single storey freestanding building with centrally located stoep_Stand 1002	313
10.3 Double storey residence with clay tiled roofing _Stand 1026 & 1003	317
11. Identified significant sites in surrounding area within Orange Grove Precinct_Orchards	322
11.1Single storey residential building_’The Kraal’_Kallenbach residence_Stand 2/250 ..	325
11.2 Religious institution_Pine Street Shul_Stand 32	331
11.3 Religious institution_Original Synagogue_Stand 17.....	336
11.4 Religious institution_St. Giles, Presbyterian Church_Stand 86	342
11.5 Double storey residential building_The Good Shepherds Home_Stand 144 & 145	347
11.6 Electrical Substation_Spark Gallery_Stand 1/13	352
12. Concluding Remarks	358
13. Paterson Park in Orange Grove and Norwood.....	359
14. Bibliography	367
APPENDIX TO PATERSON PARK (Chapter 13).....	371
APPENDIX A_Historical overview of the Corridors of Freedom.....	375
APPENDIX B_Timeline and significant trends within Orange Grove Precinct	406
APPENDIX C_Recommended additional residential sites by JHF (Johannesburg Heritage Foundation)	408
Appendix D_Recommended tree-scapes by JHF (Johannesburg Heritage Foundation)	416
Appendix E_Digitised map with heritage significant sites within Orange Grove precinct and Excel spreadsheet	418

Part 1_Executive Summary

1. Context_The Corridors of Freedom

In 2014 the City of Johannesburg (COJ) adopted new spatial plans (contained in so-called Strategic Area Frameworks (SAFs)) that seek to alter the shape of Johannesburg. The aims of the SAFs are to: transform existing spatial patterns; encourage greater access and mobility for pedestrians, cyclists and users of motorised public transport; and importantly, encourage new – and revive existing – mixed-use nodes that will lead to more efficient land use. Greater densities will lead to higher usage of social facilities, including public open space. As a result, these amenities will also be upgraded to cope with increased projected demand.

The “Corridors of Freedom” (COF) (as the strategic areas are called) are designed with the following key features in mind:

- Safe neighbourhoods designed for cycling and walking, with sufficient facilities and attractive street conditions
- Safe complete streets with features to calm traffic, control vehicle speeds and discourage private transport use
- Mixed-use developments where residential areas, office parks, shops, schools and other public services are close together, stimulating economic activity and creating opportunities for emerging entrepreneurs
- Rich and poor, black and white, living side by side - housing options provided cover a range of types, including rental accommodation, and prices
- Limited managed parking to reduce the amount of land devoted to parking and further discourage the use of private transport
- Convenient transit stops and stations

According to the COJ, the advantages of the Corridors are:

- The City will focus productive land use and economic activities in areas where transport infrastructure, namely rail and road, are already present or being planned
- The demand for private motorised transport will be reduced and the average trip length will be shortened
- Public transport will become a viable alternative because residents will live in closer proximity to work, shopping and leisure opportunities
- High-density housing will stimulate opportunities for the SMME sector and small-scale operators in the informal economy

- The environmental impact of public transport in high-density areas will be significantly smaller than in the case of low-density urban sprawl reliant on private cars
- Residents will benefit because they will not have to spend so much time and money on transport
- Learners will benefit because they will be closer to schools
- Unemployed people will benefit because it will be easier to get to places to look for work
- Factories will benefit because workers will come to work on time
- Shopping centres and hawkers will benefit along the corridors and nodes due to increased numbers of people passing their shops
- Our environment (and our lungs) will benefit with less private car use and the associated dangerous carbon emissions
- Construction and other related industries will benefit because of the job opportunities throughout the lifetime of the project

At present the designated COF are:

- The **Louis Botha Development Corridor** which will link the CBD to Alexandra
- The **Empire-Perth Development Corridor** which will link the CBD to the mining belt and Soweto
- The **Turffontein Development Corridor** which will link the CBD to the mining belt and southern suburbs

The SAFs that have been adopted for the corridors provide:

- The desired spatial response to the intent of the COF vision by providing development guidelines and parameters such as housing typologies, development controls, densities and land use mix
- The projects and programmes required to realise this spatial vision

In short, the SAFs:

- Provide spatial context for future development
- Guide investment decisions
- Identify requirements and opportunities for transformation

Arising from the SAFs, the Johannesburg Development Agency (JDA) has appointed tsica heritage consultants to conduct heritage impact assessments of five precincts falling within the corridors. The precincts are:

- **Orange Grove Precinct**
- Knowledge Precinct
- Brixton Precinct
- Turffontein Precinct
- Rosettenville Precinct

The heritage impact assessments (HIA) are undertaken to ensure that the City complies with the National Heritage Resources Act (NHRA), number 25 of 1999, in implementing the SAF and the projects described therein.

It is imperative that the HIA described in this report is read in conjunction with the SAF for the Louis Botha Avenue Development Corridor.

2. Purpose and outline of this report

2.1. Introduction

The comprehensive Heritage Study (contained in a separate report) forms an important aspect in identifying, documenting and assessing heritage resources within the three COFs. This is in accordance with the requirements of the NHRA, number 25 of 1999 and the ICOMOS Charter for Places of Cultural Significance (known as the Burra Charter) of which South Africa is a signatory to. The second phase of the project consists of an HIA which forms a more intensive study of areas that were identified by the JDA as areas requiring statutory approvals for identified projects as contained in each of the COF SAFs (approved by City Council in 2014).

The study areas are Brixton, the Knowledge Precinct (both falling within the Empire-Perth Corridor), Orange Grove (Louis Botha Avenue Corridor), and Turffontein and Rosettenville (Turffontein Corridor). The intensive Phase 2 study culminates in a draft HIA report (contained in Part 2 of this document) to be submitted for comments to the public – and in final format to the Provincial Heritage Resources Authority Gauteng (PHRA_G) for final approval. The aim of this executive summary is to summarise and outline the aspects that have been covered by the HIA reports in the five identified areas.

2.2. Client brief - Purpose of the report

The purpose of the report or client brief as we have understood it, is to produce HIA reports for submission to PHRA_G for each of the five study areas to be impacted by developments as described in the COF SAFs. On submission, the PHRA_G will review the impact studies, recommendations contained therein, and in accordance with the NHRA decide whether the HIA should be approved or not. The Phase 2 reports will, in summary, contain the following information:

- Heritage resources that fall within the HIA areas
- Locality maps showing the location and clustering of heritage resources
- Detailed maps showing the location and clustering of heritage resources
- Photo documentation of existing streetscapes, structures and buildings in the areas
- Short history of the areas
- Assessments of the significance of such heritage resources
- Provisional grading of affected sites in terms of cultural significance, conservation value and protection status
- Recommendations for conservation of heritage sites and structures

2.3. Methodology and approach

The first phase of the project entailed a survey of the different suburbs falling within the three corridors. A more detailed scoping of the HIA areas was then

conducted in the form of a multiple street-by-street visual survey supplemented by desktop research. Research material for each suburb was divided into six different categories in order to easily process and analyse the information gathered. The categories are main streetscapes, commercial buildings, institutions (e.g. schools, recreational centres, libraries, sport facilities etc.), religious buildings (churches, synagogues, temples etc.), residential buildings, structures, and parks.

For each of the above categories, a data form was created for each site with the name of the building, street address, even, statement of significance, site description and field rating (corresponding to the NHRA three-tier grading system). A GIS map was then created to locate the site and contextualise it within the surrounding environment. An original plan from the City's plans archive were photographed where building plan could be sourced. A current photo completes the photo-documentation of each site. A summary of the proposed development was stated and an impact assessment with recommendations was completed for each site. In all five HIAs there was an attempt to identify areas where heritage resources were clustered. These areas were identified as historical clusters with a view towards identifying areas of character where development would have to be avoided, limited or carefully managed so as to not interfere with the fabric or the character of the cluster. Finally, a series of digitised maps were then created to depict, in layers, buildings over 60 years, important streetscapes, historical clusters, proposed development/s, open spaces, and the BRT main routes and stations. A consolidated master map clearly shows the impact of the proposed developments on the heritage of the area investigated.

An HIA of the natural cultural spaces in the green areas concludes the HIA report. This broadly focuses on specific parks, the flora, fauna, geology, memorials and buildings found in these parks, as well the development that has already taken place (within the context of the COF) or is intended for these parks. An assessment and recommendation follows for future development and the different approval processes underway in each of the areas.

Interested and affected parties in all three Corridors, including interest groups, residents' associations, conservation bodies and others, were contacted and notified about the heritage study. Public participation workshops were held, where residents, interest groups, professionals and others from the area were invited to identify historical clusters, as well as to make comments and recommendations on the various developments in the HIA areas. An annexure is attached containing a summary of stakeholder engagement conducted to date.

HIA process summarised



NB: Initial meetings were held with various residents' associations in the different HIA suburbs to introduce the study and to gather and consolidate data from heritage studies that have been conducted in the past.

2.4. Limitations

Some plans could not be sourced at the Plans Archive of the COJ and in such cases the building style and materials used form the basis for estimating the likely date of construction.

2.5. Legal framework

Tsica – Heritage Consultants will be operating to fulfil a legal requirement in which, according to the NHRA, number 25 of 1999 section 38, it is stated that any person who intends to undertake a development or any other activity that will change the character of a site

- exceeding 5000m² in extent
- or involving three or more erven or divisions

must furnish the responsible heritage authority, in this case the Provincial Heritage Resources Authority Gauteng (PHRA_G), with details regarding the

location, nature and extent of the proposed development, historical and architectural reports, impact assessments and conservation management plans.

Important: The assessment of the impacts of the proposed development are strictly limited to the developments contemplated in the official SAFs of the COJ that have been adopted by Council for the three COFs in 2014. Any developments contemplated outside of the SAF are therefore not covered by this HIA report.

2.6. Grading system and legal Implications¹

Grading forms an important part of the process to identify heritage resources and is the first step towards the formal protection of a site. The grading used in this report is according to the NHRA, number 25 of 1999 which recognises three levels of grading, namely: sites of national importance that can be declared as National Heritage Sites (Grade 1); sites of provincial importance that can be declared as Provincial Heritage Sites (Grade 2); and sites of local importance that can be declared as Local Heritage Sites (Grade 3). In all five HIA reports, an inventory of sites of heritage significance was made and recommended for declaration as sites of local significance (Grade 3 sites) based on a field rating. Section 30 (6) and 30 (5) of the NHRA allows local authorities and anyone else to compile an inventory and recommend Grade 3 sites. In line with standard practice followed elsewhere in the country, the Grade 3 sites are further divided into three levels as follows:

Grade 3A:

- Sites that have a highly significant association with a historic person, social grouping, historic events, public memories
- Historical and visual landmarks
- High architectural quality
- Fabric dating to the early origins of a place, a historical period, or excellent example of their kind, rare or unique

Such buildings and or structures must receive maximum protection at a local level, which would mean that these are listed on the Provincial Heritage Register as Grade 3 sites. None of them shall be demolished, altered, or extended or any new building or structure be erected on the property without the Municipality's special consent. The Municipality shall not grant its special

¹ Large parts of the Grading Section have been extracted as whole, paraphrased and summarised from a Short Guide to and Policy Statement on Grading Heritage Western Cape that intended the document to be used to assist local authorities and conservation bodies engaged in drawing up inventories in order to satisfy Section 30 (5) of the Act.

consent if such proposed demolition or alteration shall be detrimental to the character and or significance of the heritage building or structure.

Grade 3B:

- Buildings of marginally lesser significance
- They may have similarities to Grade 1 sites being representative, rare, good examples of their kind

Such buildings and or structures to be listed on the Provincial Heritage Register and no Grade 3B building or structure, other than an internal wall, surface or component, may be demolished altered or extended, or any new building or structure be erected on the property without the Municipality's special consent. The Municipality shall not grant its special consent if such proposed demolition or alteration shall be detrimental to the character and or significance of the heritage building or structure.

Grade 3C

- Buildings and or sites whose significance is in large part significant and that contributes to the character or significance of the environs

Buildings and structures from this category only to be protected and regulated if the significance of the environs is sufficient to warrant protective measures. In other words, these buildings and or sites will only be protected if they are within declared conservation areas or historical clusters.

Steps to take in order to formalise grading and declaration of Grade 3 sites

1. Compile an inventory of all heritage sites worthy of Grade 3 grading
2. Submit the inventory list to PHRA_G
3. The authority must then consult the owners and gazette the listing according to section 30 (7) and (9)
4. Thereafter within six months of the gazetting, the local authority must provide protection and regulation of listed buildings and sites through provisions in its zoning scheme or a heritage by law

2.7. HIA recommendations

It is recommended that each of the heritage registers accompanying the five HIA reports be formally submitted to PHRA_G for consideration, official approval and incorporation into the provincial heritage inventory. The protection of these sites should also be formalised through provisions in town planning zoning schemes and precinct plans for individual suburbs (as provided for by the NHRA in Section 54). In addition, where heritage clusters have been identified, it is recommended that these clusters be further researched and

where appropriate, recommendations made for formal declaration by the PHRA_G as Conservation or Heritage Areas as provided for in Sections 28 and 31 of the Act.

2.8. SWOT analysis

A SWOT analysis is a structured planning method developed by Albert Humphrey in the 1960s and 1970s to evaluate the **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats involved in a project or business venture. A detailed SWOT analysis was conducted to identify the key issues that should be addressed in area conservation management plans. The following aspects were investigated:

- **Strengths:** Characteristics of the site/ historical cluster that give it an advantage (Internal)
- **Weaknesses:** Characteristics of the site/ historical cluster that put it at a disadvantage (Internal)
- **Opportunities:** Elements in the development that could be beneficial to the site/ historical cluster (External)
- **Threats:** Elements in the development that could endanger the site/ historical cluster (External)

General SWOT analysis of the Corridors

Prior to taking a detailed look at the individual buildings, streetscapes and historical clusters within the Corridors, a general SWOT analysis of areas within the Corridors was conducted. The general strengths, weaknesses, opportunities and threats that were generated are described below.

Strengths:

- Authenticity and integrity of the buildings/ historical sites/ historical clusters
- Structural soundness, well-preserved buildings
- Tree lined streetscapes/ landscaped parks
- Cultural, historical, architectural, aesthetic and social significance of the site
- Large open spaces allowing for future development
- Interest in and use of the site by various stakeholders
- Sites with common historical context clustered together
- Good examples of a period, architectural type or school
- Uniqueness of site

Weakness:

- Structural damage to buildings/sites
- Site not in original condition due to additions and alterations where changes have not acquired historical significance of their own

- Site is enclosed by new buildings that detract from the site's cohesion with other historically significant sites
- Site/event/social history potential is under-researched or there is incomplete historical evidence
- Site has not been well maintained and is in a bad state of repair
- Site is not visually accessible from the street and hidden away behind a high wall
- Integrity and character of site is compromised because of its usage
- Site is surrounded by insignificant buildings in an area marked for high density development

Opportunities:

- Reverse insensitive or inappropriate alterations or additions
- Create historical clusters that can form part of historically important sites, heritage routes/tourist routes etc.
- Create awareness of the heritage clusters/sites by highlighting them as part of a heritage inventory of the City
- Sustainable re-use of historically and architecturally significant buildings
- Economic potential due to the site's location and reuse

Threats:

- Loss of the site's integrity and character if insensitive new buildings erected
- Original fabric of old buildings may be destroyed if converted for new uses
- Increased number of people on site may increase pressure on the site and alter the character of the site
- Demolition of building(s)/ site(s) older than 60 years to make way of large scale development

2.9. Conservation management policies

Conservation management plans (CMP) help to guide the management and conservation of heritage sites. CMPs are living documents and are therefore not set in stone but rather serve as guidelines for how heritage could be handled in different scenarios, particularly if the heritage buildings or sites are earmarked for development. It is strongly recommended that this CMP, particularly its aims, objectives, recommendations and guidelines, be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. The CMP should also be consulted when assessing the impact of future development proposals for the site. This CMP does not exclude an HIA being

submitted for future developments and prior to any development plans being approved. The HIA would be submitted to the PHRA_G.

In developing aims and policies of the CMP, aspects related to the heritage significance, conservation and sustainability of the site is considered such as use of the site, fabric and setting, management, etc. For each key issue, an achievable aim is determined, along with a set of policies that would help achieve the aim. These aims and policies will allow all stakeholders to take a proactive approach to the conservation and management of cultural resources in the identified areas. However, it is important to note that a conclusion on conservation policies can only be derived from a structured analysis of the potential advantages and disadvantages of the site in relation to the development. This is done through a SWOT analysis.

2.9.1 Objectives/Aims of the CMP

- Documentation of the site, the individual buildings and the current uses
- Identification of the cultural, historical, architectural and social significance of the site
- List of the strengths, opportunities, weaknesses and threats of the site and the individual buildings
- Guidelines for the future management and development of the site
- Specific recommendations regarding the restoration and preservation of each building/structure/historical cluster

2.9.2. Endorsement of and access to CMP

Aim: To ensure that CMP is endorsed, made publicly accessible, reviewed regularly and revised as necessary.

Policies:

- Undertake consultation with interested and affected parties, professional architects and heritage experts to formulate practical and appropriate guidelines that can be used for future developments for the site
- Ensure that the final CMP is available to the general public and to all interested and affected parties
- Formally adopt and endorse the CMP as the basis for future management of the site and buildings
- Review the CMP when new information is unearthed and when development takes place
- Review the CMP before transfer or long-term leasing occurs to ensure that heritage provisions and maintenance requirements are incorporated into any lease or transfer arrangements

2.9.3. Future development

Aim: To seek a balance between conservation, new uses and new buildings and to ensure the creation of a dynamic, culturally diverse and vibrant site.

Policies:

- Conserve buildings that are Grade 1, 2 and 3A
- Adaptively re-use buildings in a manner that will not diminish, and will ideally enhance, their historical or cultural integrity
- Build and strengthen local heritage economies by prioritising the use of skilled artisans and crafters to conduct restoration, conservation or adaptive reuse work
- Develop the site as a local tourist destination
- Incorporate site in local heritage tours
- Document all buildings and structures before any changes are made
- Ensure that alterations and additions are made only after consultation with the PHRA_G and in accordance with the NHRA of 1999
- Introduce new buildings in open spaces, such as at the front of the main house (refer to the urban design proposal)
- Create a new vibrant atmosphere that makes the conservation of the heritage buildings sustainable through memorialisation
- Open up all the buildings to the public and to different cultural groups
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings
- Public facilitation takes place prior to the development

2.9.4. Views and vistas

Aim: To retain and enhance views of aesthetically and architecturally significant buildings/sites and historical clusters as a whole.

Policies:

- Protect ridge lines and views of ridges
- Retain views of the aesthetically and architecturally significant buildings/sites
- Ensure that all new buildings erected within a 100 metres radius do not exceed or visually obstruct, or divert attention away from the character of the site
- Make sure that no trees or structures introduced within a 100 metre radius of the main house block, obstruct or divert attention from the site/historical cluster
- Maintain a 360-degree view of significant sites (Grade 1, 2 and 3A)
- Introduce public sitting areas or viewing areas in and around publicly significant buildings to allow for a panoramic view

2.9.5. Management

Aim: To identify a management structure that will implement the conservation guidelines for the site

Policies:

- Establish a team of professionals to oversee the restoration of historical structures and the introduction of new buildings
- Create a mechanism for carrying out regular maintenance

- Set up a conservation team that is responsible for the day-to-day conservation decisions at the site/s
- Establish, maintain and expand an inventory for all significant sites within the Corridors for public awareness
- Ensure that local affected and interested parties include local historical and/or heritage conservation bodies and register such parties with the PHRA_G
- Ensure that CMPs are publicly accessible to facilitate ongoing monitoring at a local level

2.9.6. Fabric and setting

Aim: To identify the most appropriate way of caring for the buildings' fabric, materials and setting.

Policies:

- Identify all the original materials in buildings that are colour-coded green and orange
- Retain and restore all the original materials, doors, window panels and other original features of the buildings
- Design contemporary but complementary new buildings around the site
- In new buildings, use materials that fit in well with the site's historic fabric
- Ensure that building designs and materials introduced to the site do not overpower the older buildings
- Where original construction materials, fittings or furnishings are to be discarded, ensure that these are retained and used in restoration or conservation work in the same community (locals should enjoy first option to refuse!)

2.9.7. Adoption and review

According to the NHRA 25 of 1999, it is recommended that the CMP should be reviewed at least once every two years.

2.10. Conclusion

In conclusion this section outlines the general methodology that was used in the research and compilation of this report. It also explains the general principles that were used in the assessment of individual sites and historical clusters, as well as the recommended conservation principles that should be adhered to in areas where development is going to take place. Part Two includes the historical overview of the precinct and details the different sites of significance, which are categorised into six categories namely commercial, institutions, religious, residential and structures.

3. Historical context_Corridors of Freedom

The COF span across multiple natural and geological features, cultural landscapes, conservation areas, suburbs and historic places. They also incorporate cemeteries, graveyards, sites of pre-colonial occupation, structures from the early colonial historic period, and heavily built up areas – both urban and suburban – that capture the entire late 19th, 20th and 21st century evolution of Johannesburg. The Corridors include sections of the mining belt, apartheid era townships, at least three major industrial nodes, municipal parks and other public open spaces, as well as a vast network of urban infrastructure ranging from reservoirs, bridges, stairs to sidewalks and even the remains of tramlines. They include Grade 1 and 2 heritage sites and significant landmark buildings and architectural typologies. In many places the Corridors also correspond with historic game trails and wagon trails, historic view sites, sites associated with important events in the City's history and, most importantly, intangible heritage.

While the five HIA reports seek to survey and map these resources in the areas identified by the City, it is nearly impossible to bring a coherent narrative to such a vast field of material and places. Yet, to understand the significance of individual areas or heritage typologies it is useful to explore the historic continuities that the Corridors (and the areas making up the Corridors) share despite the obvious challenges of such an undertaking.

In response, tsica heritage consultants commissioned respected architectural and cultural historian, Clive Chipkin, to write a historic assessment of the corridors. This covers:

- Geology, topography and other natural features
- The evolution of trails and roads
- Sites of pre-colonial occupation
- Modernism in Johannesburg as an important architectural and cultural legacy
- Recurring building typologies and features of cultural significance

The historic overview (attached as **Appendix A**) frames the key moments, points and typologies that proved highly influential, and recur in various mutations and iterations, or that are simply of heritage significance. Lastly, Chipkin explores exemplary models from the past that directly speak to the vision of the COF. What Chipkin finds is that developers, planners and architects have been experimenting for decades with questions of connectivity, efficiency, liveability, urbanity and identity. While these examples are of a specific time and place, they can guide and inform current and future planning and decision-making. Johannesburg has a rich and multi-layered history of urban experimentation that can serve as inspiration for city planners.

4. Conclusion

Arising from the COF SAFs, the JDA appointed tsica heritage consultants to conduct heritage impact assessments of five precincts falling within the corridors. The precincts are:

- Orange Grove Precinct (subject of this report)
- Knowledge Precinct
- Brixton Precinct
- Turffontein Precinct
- Rosettenville Precinct

The heritage impact assessments are undertaken to ensure that the City complies with the NHRA, number 25 of 1999, in implementing the SAF and the projects described therein.

The following report has been prepared by tsica heritage consultants and covers the findings of its investigations undertaken to date. The report serves both as a public participation tool for eliciting further inputs from affected communities and interested parties as well as in final draft (once stakeholder feedback has been incorporated) as an HIA study that will be submitted to the PHRA_G for consideration and approval. Should the PHRA_G approve the findings and recommendations contained in this report, a permit will be issued to the COJ to proceed with work detailed in the SAFs.

It is imperative that the HIA described in this report be read in conjunction with the SAF for the Louis Botha Avenue Development Corridor.

Part 2_ Orange Grove Precinct_Heritage Impact Assessment & Conservation Management Plan

5. The Louis Botha Avenue Development Corridor

Louis Botha Avenue was historically and still is a key South-North Route connecting Johannesburg to the administrative capital of Pretoria. The Louis Botha Avenue Corridor is therefore rich in history and has numerous cultural and heritage sections and nodes that are of vital importance some of these are: historical buildings, historical schools, parks, landmarks and historical routes which are significant to the history Johannesburg as a whole. Just one example of this are the sites from the South African War of 1899 to 1902.

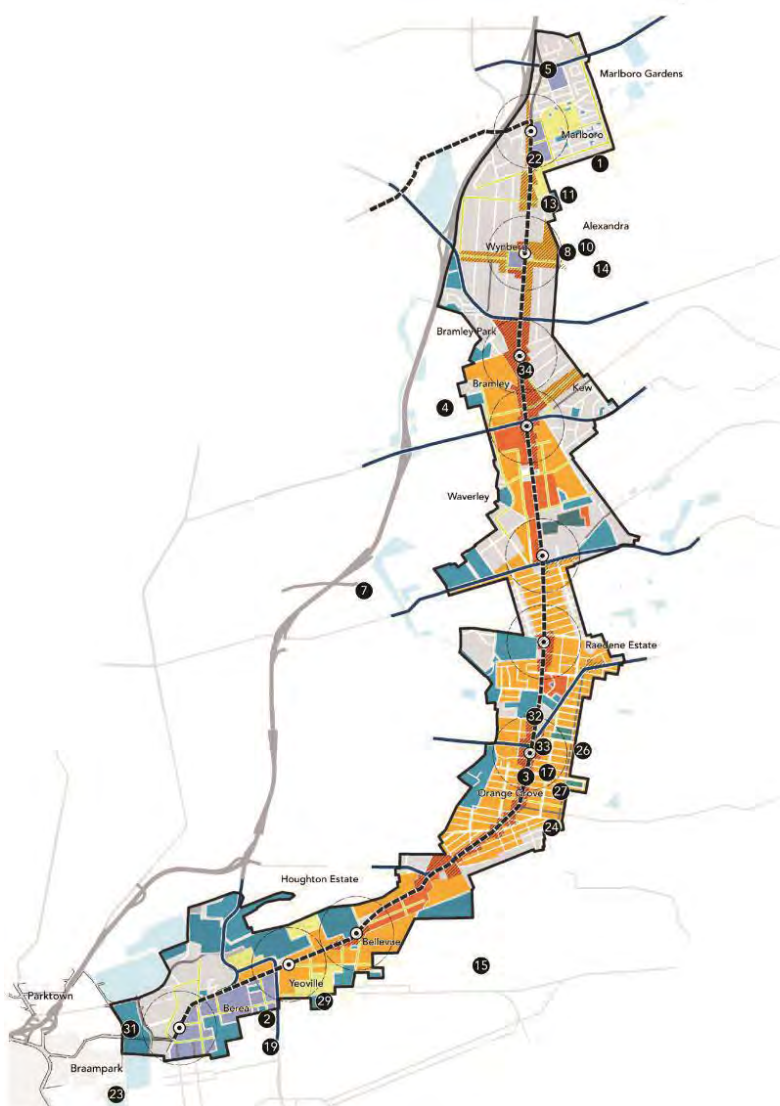


Fig. 1 Outline of Louis Botha Development Corridor
(Source: City of Johannesburg, Strategic Area Framework, p.26)

The detailed HIA (Heritage Impact Assessment) study area consists of the Orange Grove Precinct and is centrally located within the Louis Botha Development Corridor. The Orange Grove Precinct is bordered by Paterson Park and Norwood to the West, Fellside and Houghton Estate to the South, Mountainview to the East and Sydenham, Maryvale and Orchards in northern direction see Fig. below.



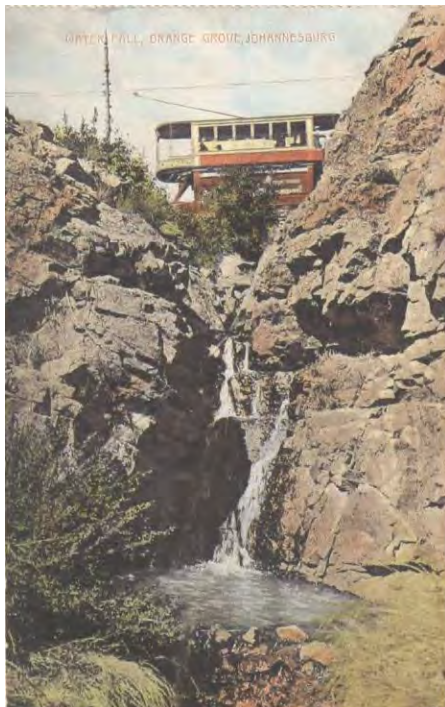
Fig. 2 Outline of Orange Grove Precinct
HIA study area includes suburbs like Fellside in the South, Maryvale, parts of Sydenham and Orchards to the northern side of Orange Grove
(Source: City of Johannesburg, Strategic Area Framework, p.92)

6. History of the Suburb Orange Grove

Johannesburg owes its existence to the gold-bearing conglomerates of the Witwatersrand Basin (Viljoen & Reimold 2002:20). The basin is largely made up of an accumulation of ancient sedimentary rocks (ibid). Some of the oldest, and therefore the lowermost levels, of this rock is known as the Orange Grove Quartzite – essentially, a rock layer that runs all along a ridge from Linksfield through to Witpoortjie on the west (ibid:21). One can see this quartzite exposed along Kallenbach Drive in Linksfield. During the early 20th century Orange Grove Quartzite became an ideal building stone and was often used in the construction of mansions for the Randlords in suburbs such as Parktown and Westcliff (ibid:24).

This topography explains two other important natural features in the Orange Grove vicinity. As Clive Chipkin notes in his overview above, the Orange Grove escarpment is

“one of those prized ridge sites that constitute the north-flowing watershed of the Witwatersrand region. In fact, the perennial springs and small cascades that were once a feature here helped give this region of hills its magical 19-century name. Both the seasonal creek that creates a donga hazard at the 4th hole of the Houghton Golf Course and then continues through Orchards, as well as the Lemoenplaats Spruit originate on the high ground nearby. Below the ridge is the line of the old agon road to Pretoria via Halfway House”.



A waterfall just off Louis Botha Avenue used to be a well-known spot. From historic images we know that a British blockhouse was situated close to the waterfall. By then the old wagon road (partly dating from as early as 1876) to Pretoria had become a tram route connecting the new north-easterly suburbs with town.

Fig. 3 The Orange Grove Waterfall with tram running along Louise Botha Avenue in background (Source: Norwich 1986)

This fall forms part of the Sandspruit which originates from three smaller streams – the Orange Grove stream, a source on the Houghton Golf Course and a stream which runs from Sacred Heart under Louis Botha Avenue and then on to Houghton Golf Course (Bodman 1981). Importantly for this study the Orange Grove Spruit is canalised,

“under Houghton Drive, probably under Lloys Ellis Avenue to Second Avenue. From here is partially under Lloys Ellis and partly under the two buildings on the east of Lloys Ellis Avenue. In the 1960’s it was open where North Berwick now stands. An owner of a flat in Roxdale Gardens informs me that the building uses the stream under the building for watering the gardens. Apparently, the gushing of the water can be heard in the elevator of the building. According to Wendy Bodman, the water runs in a channel through Victoria and Norwood, under the playing fields of Paterson Park and emerges in an open concrete channel on the north end of Paterson Park”. (Communication received from Marian Laserson, 2016).

As Chipkin notes (see Appendix A), topography is of course also an important determinant of human settlement. Spruits and game viewing sites often being signifiers of pre-colonial settlements. We know from archeological evidence that both Stone and Iron Age communities were present in the greater Witwatersrand region and there are documented late Iron Age sites in and around Johannesburg as highlighted by Chipkin.

Of the early Boer farms virtually nothing remains. As Dr. Udo Küsel confirms in his assessment of the Louis Botha Avenue, “buildings and infrastructure representing all periods from 1890 to modern times occur [along Louis Botha Avenue].” (Küsel 2013:13). The farm Lemoen Plaas (or Lemoenplaats) however does survive in the literature on the area. We know for example that Orange Grove used to be a well-known rest point for travellers between Pretoria and Johannesburg and later becoming a resort for residents of Johannesburg.



Fig. 4
Main Road to Pretoria,
The Orange Grove on the
main road to Pretoria, c.
1888
(Source: Museum Africa)

The modern origins of Orange Grove can therefore be located at the historical moment where the mining camp of Johannesburg rapidly expanded during the last two decades of the 19th century.

From Smith we know that the area now known as Orange Grove was first laid out as early as 1889 (Smith 1971:383). At this time the area still carrying the name of Lemoen Plaas – already home to a deposit site by 1890. It is from this moment that the first Orange Grove Hotel also dates. An advertisement for a lease for a hotel appearing in *The Diggers' News* on 30 May 1889. The advertisement confirming that “almost everyone knows the popular retreat...” (ibid). Confusingly, by 1904 the area was however briefly known as Alexandra or Alexandria Estate (ibid). On 1 April 1904 the site was taken over by the African Realty Trust and the lay-out changed. “Orange Grove” was surveyed in October that year and taking its name from the existing hotel (ibid).



Between 1902 and 1904, stone cottages along Hope Road in Mountain View were developed on behalf of the Modderfontein Dynamite Company (Joburg website. 2002: Rock around the block: stone houses of Mountain View).

Fig. 5 View in northern direction from Mountainview Ridge over the establishing suburb of Orange Grove with Louis Botha Avenue in the background (Source: Museum Africa)

During these early years, Hermann Kallenbach (1871 – 1945) and later the practice associated with him and his partners, Kallenbach, Kennedy & Furner, played a prominent role in the development of the area – a number of important structures and buildings attributed to the influential architect and friend of Mahatma Gandhi (1869 – 1948) both briefly residing at “The Kraal” and “The Tents”.

During the 1910s, 20s and 30s key landmarks were developed including the Paterson Park War Memorial, the Good Shepherd Home, the Orange Grove Primary School, a Scout Hall and St Augustine Anglican Church. Louis Botha Avenue officially dates from 1917 as the old Pretoria Road was formally renamed after the South African War and First World War leader (the *other* old Pretoria Road named after his close ally Jan Smuts). By now the suburb was also well connected with town by tramline and later trolley bus.



Fig. 6 Arterial Road to North Eastern Suburbs, Louis Botha Avenue in 1936
(Source: Museum Africa)

The upheavals in Europe in the first half of the 20th century also brought immigrants to Orange Grove. Firstly, as more Piedmontese immigrated to Johannesburg to work at the Modderfontein Dynamite Company and then as Jewish immigrants fled Eastern Europe and Nazi Germany – many families moving from Doornfontein (often via Yeoville) to newer suburbs such as Sydenham as they secured a firmer foothold in the city (see Brodie 2008).

A new wave of Italians arrived during and after the Second World War as many Italian prisoners (held captive at the Zonderwater Prisoner of War camp) opted to stay in South Africa. By the 1950s Orange Grove was 'Little Italy' for

Joburgers. This Italian-South African community would be joined by other nationalities. All were drawn to Louis Botha Avenue – a long strip of 'High Street' for car-obsessed Johannesburg and already home to well-known drinking holes, 'cineramas', department stores and a roadside 'doll house'.

New religious landmarks were built in the modernist style at Our Lady of the Wayside Church (1959) and the Pine Street Shul (1961) – both featuring substantial works by prominent Italian-South African artists. Armando Baldinelli (1908 – 2002) responsible for the dramatic mosaics at Our Lady in Maryvale and Edoardo Villa (1915 – 2011) for the monumental 12 tribes of Isreal at the Pine Street Shul.

From the late 80s and early 90s, Orange Grove became one of the first 'grey' suburbs of Johannesburg as the enforcement of rigid apartheid segregation whittled out.

The rich cultural and intangible heritage of Orange Grove makes up the heritage of the area as much as the built environment which despite late 20th century urban decay and neglect still retains good examples of mid to late 20th century residential buildings, commercial and business premises and most importantly a modernistic high street built for upwardly mobile and – of course physically mobile – cosmopolitan suburbia. The heritage qualities of Orange Grove are further enhanced by a rigid grid system in much of the residential section as well as the tree-lined trees.

See summarised timeline and significant trends on Orange Grove precinct in **Appendix B**.

7. Identified sites of significance within Orange Grove Precinct

Introduction to identification of significant sites

To easily process and analyse the information gathered, research material for each suburb was divided into 6 different categories namely main streetscapes; commercial buildings; institutions (eg schools, rec centres, libraries, sport facilities); religious buildings (churches, synagogues); residential and structures. Green spaces were discussed in a separate chapter.

For each of the categories a data form for each site was created with the name of the building, street address, erven, statement of significance, site description and grading. A GIS locality map would then follow each data form to locate the site according to the surrounding environment and an original plan from the plans archive (where one could be sourced). A photo of the site would complete the photo-documentation of each site. For each site a summary of the proposed development was stated and concluding each site form was the recommendations. In all areas there was an attempt to identify areas where heritage resources were clustered, such places were identified as historical clusters, and development in such areas would have to be avoided or limited so as to not interfere with the fabric or the character of the cluster. This has been clearly shown in the digitized map of the visual survey maps which has layers of buildings over sixty years, important streetscapes, historical clusters, proposed development, open spaces and the BRT main routes and stations. All this on one map helps to show the impact of the proposed developments on the heritage in each of the areas.

Categories	Description
Main Streets	Consists of the main commercial streets, or the most significant streets within the suburb. Some may be significant because of their historic setup or the tree line.
Commercial	Captures the historic commercial spaces and buildings that have been important as commercial nodes in the community.
Institutional	Consists of schools, clinics, recreation centres of significance. In most cases the institutions carry a social significance as places where the community gathers for special community events.
Religious	Consists of churches, synagogues and other religious building structures.

Residential	Different types of houses were identified within the Corridors. In some suburbs certain design patterns could be established where there are different housing typologies of different decades.
Structures	All historic structures were placed in this category, including curb stones, bus shelters, lampposts etc.

7.1 Identified sites of significance_Main Street_Louis Botha Avenue

Address	Louis Botha Avenue (Old Pretoria Road pre 1886)
Year	1917 (named officially Louis Botha Avenue)
Architect	N/A
Heritage Significance	Historical
Statement Significance	It has a mixture of historically significant buildings and more contemporary buildings. Its historical streetscape which mainly consisted of one storey buildings with veranda's is kept in some areas but has been greatly altered over time.
Proposed SAHRA Grading	3C
Site Description	
Louis Botha Avenue is the main commercial street of Orange Grove with a concentration of mixed-use 3 to 4 storey buildings. Also the main thoroughfare for vehicles connecting the CBD with the northern suburbs like Alexandra. The street has some historical corner shops and buildings dating to 1920's.	

Locality Map

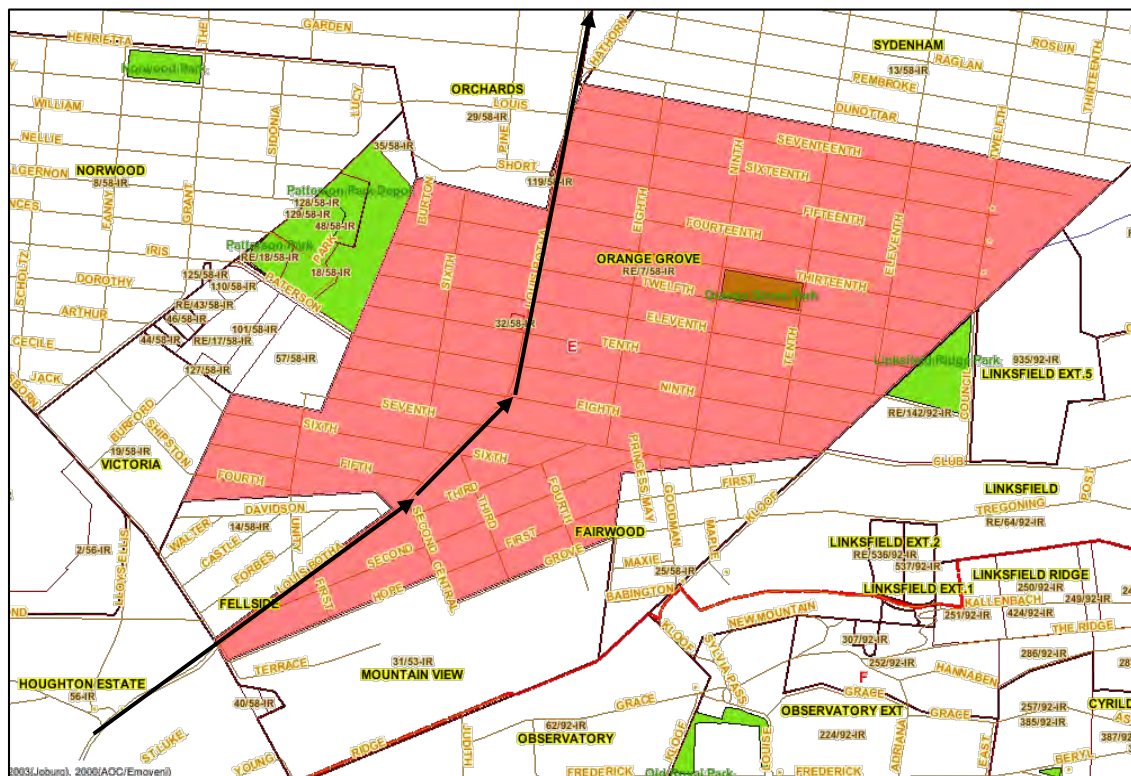


Fig. 7 Orange Grove suburb indicated in red with Louis Botha Avenue (Old Pretoria Road) marked in black arrows
(Source: City Council of Johannesburg, GIS map)

Historical background on Louis Botha Avenue:

Louis Botha Avenue (Old Pretoria Road) served as link between Johannesburg and Pretoria. In the early years travellers would rest here (as Paul Kruger purportedly did). After the British occupied Johannesburg, it also had to be protected – a blockhouse (see Fig. below) was built not far from the Orange Grove hotel.

In 1909, just five years after the establishment of Orange Grove as a suburb electric trams were operating along Louis Botha Avenue. This enabled the development of denser mixed-use buildings that characterised these spines in the early part of the 20th century and created the perfect conditions for the 'high street' to emerge.

When the city however took the decision to do away with trams, roads were widened and Louis Botha Avenue became a principal artery for connecting the CBD with the northern and eastern suburbs. Under apartheid busses would

ferry commuters from Alexandra Township to town. During the bus boycotts of 1940s and 50s – key events of resistance in the corridor – protestors would walk all the way to work and back.



Fig. 8 Tram tracks along Old Pretoria Road in Orange Grove with blockhouse in the background, 1909
(Source: Museum Africa)



Fig. 9 View along Old Pretoria Road with tram and blockhouse in the foreground, 1909
(Source: Museum Africa)



Fig. 10 Tram running along Old Pretoria Road and Orange Grove Hotel in the background around 1909
(Source: Museum Africa)



Fig. 11 View along Louis Botha Avenue in 1933
(Source: Museum Africa)

Identifying Images along Louis Botha Avenue in 2015



Fig. 12 View in north-eastern direction along Louis Botha Avenue, south-western boundary line of Orange Grove
(Source: tsica heritage consultants, 2015)



Fig. 13 Line of single storey residences used as businesses along the north-western section of Louis Botha Avenue, properties form part of Fellside
(Source: tsica heritage consultants, 2015)



Fig. 14 View in north-eastern direction along Louis Botha Avenue
(Source: tsica heritage consultants, 2015)



Fig. 15 View in south-western direction with mixed-use buildings all along that section of Louis Botha Avenue (Source: tsica heritage consultants, 2015)



Fig. 16 View in north-eastern direction with a number of single storey commercial buildings with verandas covering the sidewalk (Source: tsica heritage consultants, 2015)



Fig. 17 View in south-western direction with a single storey contemporary building block housing the Johannesburg Hospice Charity Shops (Source: tsica heritage consultants, 2015)



Fig. 18 View in northern direction with a number of commercial and mixed-use buildings all along that section of Louis Botha Avenue
(Source: tsica heritage consultants, 2015)



Fig. 19 View in southern direction with the local library building located in western direction along Louis Botha Avenue
(Source: tsica heritage consultants, 2015)

Recommendations and Impact of Proposed Development Plan

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Due caution should be taken when development happens around 3A and identified historical clusters where conservation is recommended. 3A sites may require further heritage approval from PHRA_G for development. Demolition and new build should be avoided in favour of repurposing and rehabilitation of sites within historical clusters or where recommended as 3A.</p>
<p>Transport Site is along main BRT route transit spine</p>	<p>Recommendations Street widening and BRT Stations along or in close proximity to historical clusters and 3A sites is not recommended thereby protecting views of the sites and street facades of particular buildings.</p>
<p>Social Cluster Development A number of social cluster development plans for the Louis Botha Avenue Corridor proposed. (See Implementation Plan list on page 145, Strategic Area Framework for the Louis Botha Avenue Corridor Development)</p>	<p>Recommendations No social cluster development in the immediate vicinity of Louis Botha Avenue.</p>
<p>Mixed-use Development Site is within a mixed-use development zone</p>	<p>Recommendations Most of Louis Botha Avenue already consists of mixed-use building blocks. Care should be taken with grade 3 shop fronts, veranda's etc in accordance with individual site CMP guidelines.</p>

Note: Historical clusters are identified sections within a HIA priority area which include a number of heritage significant sites who need to be protected as a cluster.

7.2 Identified sites of significance_Commercial buildings along Louis Botha Avenue in Orange Grove (South to North)

Introduction

Commercial buildings are buildings that are generally used for commercial purposes or have been zoned for commercial usage. Sites represented in this category have some historical/social or architectural significance. Some are representative of a certain typology of building that is found in the area. A detailed visual survey was done in the area and listed below are buildings that were identified as representative of commercial buildings that are considered to have some heritage/cultural/historical significance. Sites were graded according to their significance below.

Grading

3A_Sites that have a highly significant association with a historic person, social grouping, historic events, public memories, historical activities, and historical landmarks (should by all means be conserved)

3B_ Buildings of marginally lesser significance (possibility of sensitive alteration and addition to the interior)

3C_Buildings and or sites whose significance is in large part significance that contributes to the character of significance of the environs (possibility for alteration and addition to the exterior)

Summary Table of identified sites in the commercial category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
4/475	Single storey corner shop with veranda; single storey, freestanding Cape Dutch gable building	3A	Conservation highly recommended
503	Double storey corner shop with veranda	3A	Conservation highly recommended
1996	Denby Court, three storey mixed-use building	3A	Conservation highly recommended
1976	Worcester House, three storey's mixed-use face brick	3A	Conservation highly recommended
2020	Double storey corner building mixed-use with veranda	3A	Conservation highly recommended
564	Three storey yellow face brick mixed-use	3A	Conservation highly recommended

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
452	Modern movement three storey red face brick	3A	Conservation highly recommended
571	Three storey yellow face brick mixed-use	3C	Possible major changes, documentation necessary
2014	Mount Scopus, three storey mixed-use building	3C	Possible major changes, documentation necessary
1025	Vrede Court, three storey dark red brick mixed-use building with rounded off corner	3A	Conservation highly recommended
1024	Single storey row of shops with veranda	3A	Conservation highly recommended
338	6 single storey row shops with triangular gable	3A	Conservation highly recommended
999	Single storey corner shop with veranda	3A	Conservation highly recommended
998	Single storey shop with veranda	3A	Conservation highly recommended
997	Single storey shop with veranda	3A	Conservation highly recommended
996	Radium Beer Hall, single storey corner shop	3A	Conservation highly recommended
973	Vangelia Court, three storey mixed-use building	3A	Conservation highly recommended
2001	OK bazaar, originally now used as church building	3C	Possible major changes, documentation necessary
277 & 32/58-IR	The Royal' Cinema	3A	Conservation highly recommended
278&279	Royal Court, three storey mixed-use building	3A	Conservation highly recommended
RE/237	Modern movement, two storey residential building with roof terrace	3A	Conservation highly recommended

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
2017	Art deco apartment block	3A	Conservation highly recommended

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)

Historical plans for Stand 475

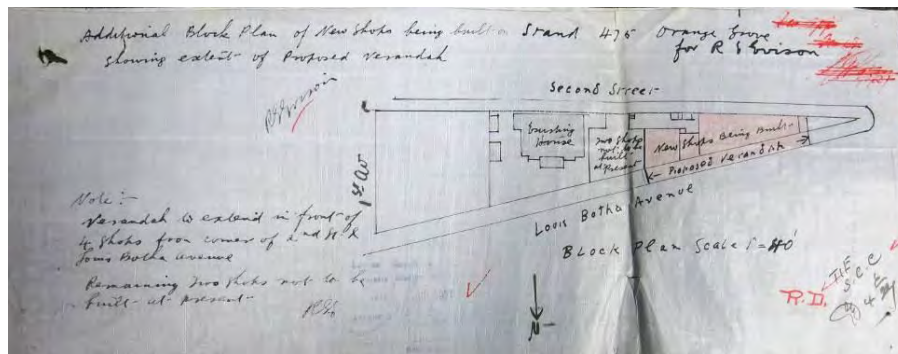


Fig. 21 Original plan of proposed shops on stand 475, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

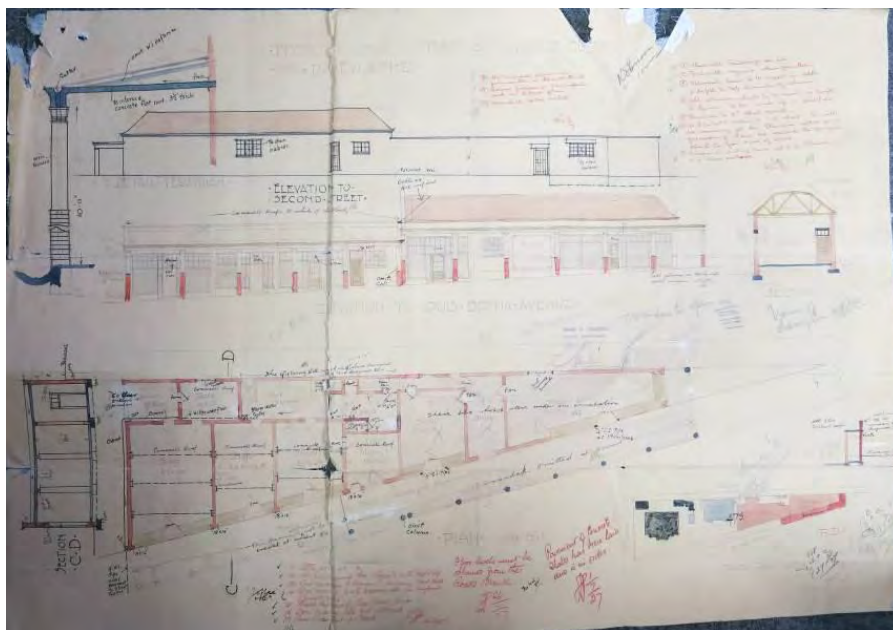


Fig. 22 Original plan of proposed shops on stand 475, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

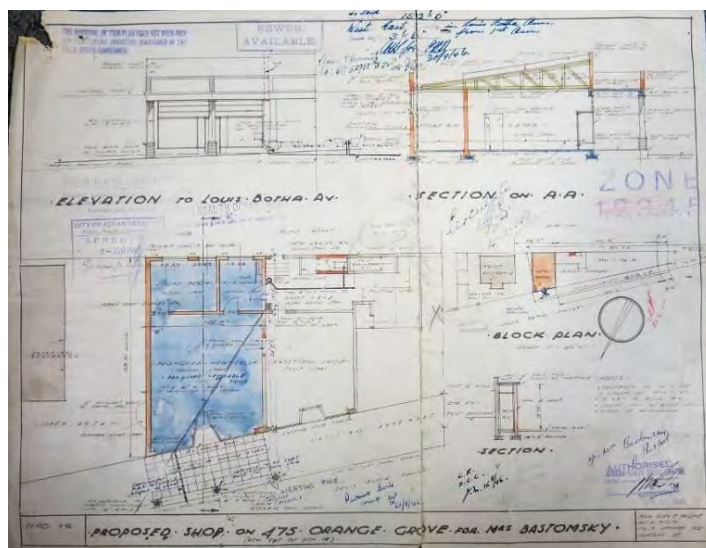


Fig. 23 Original plan of proposed shop on stand 475, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

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

<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 columned veranda line and the shop fronts.</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 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 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

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
Site Description 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

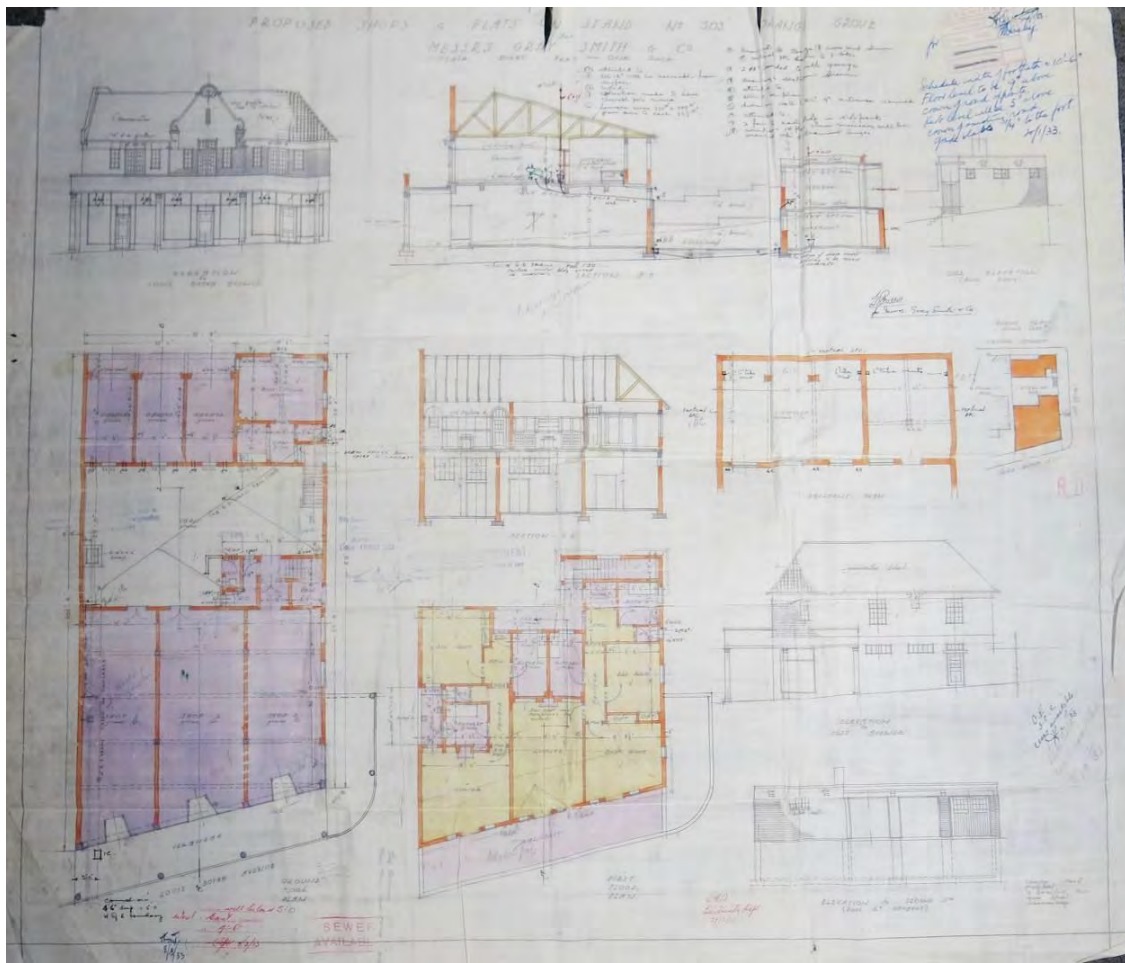


Fig. 27 Original plan of proposed shops and flats on stand 503, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

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>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 corner shop with the columned veranda line and shop fronts.</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 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

7.2.3 Mixed-use building along Louis Botha Avenue_Denby Court_Stand 1996

Address	232 Louis Botha Avenue
Stand No.	1996
Current Zoning	Business 1
Year of erection	Early 1950'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	3A
<p>Site Description</p> <p>Typical early 1950's modernism three storey building with commercial shops on street level and two storeys of apartments above. The roofing consists of a flat lean-to roof which divides the main façade from the roof. The street façade consists of cubic projections which are partly dark red face brick and partly plastered and painted.</p>	

Locality Map



Fig. 29 Stand 1996 is located on the southern side of Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

Identifying Image



Fig. 30 Three storey commercial mixed-use building block along 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 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 shop front along sidewalk.</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 entrance gate to the suburb Orange Grove. Recommend 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 architectural design of the 1950s and forms part of a historical cluster</p> <p>The site is in fair to good condition and most of the original features are still in place, 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

7.2.4 Mixed-use building along Louis Botha Avenue_Worcester House_Stand 1976

Address	167 Louis Botha Avenue
Stand No.	1976
Current Zoning	Business 1
Year of erection	late 1950'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	3A
<p>Site Description</p> <p>Typical late 1950's modernism three storey yellow face brick building with commercial shops on street level and two storeys of apartments above. Reinforced concrete overhang is covering the sidewalk. Basement parking was incorporated.</p>	

Locality Map



Fig. 31 Stand 1976 is located on the north-western side of Louis Botha Avenue (Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1976

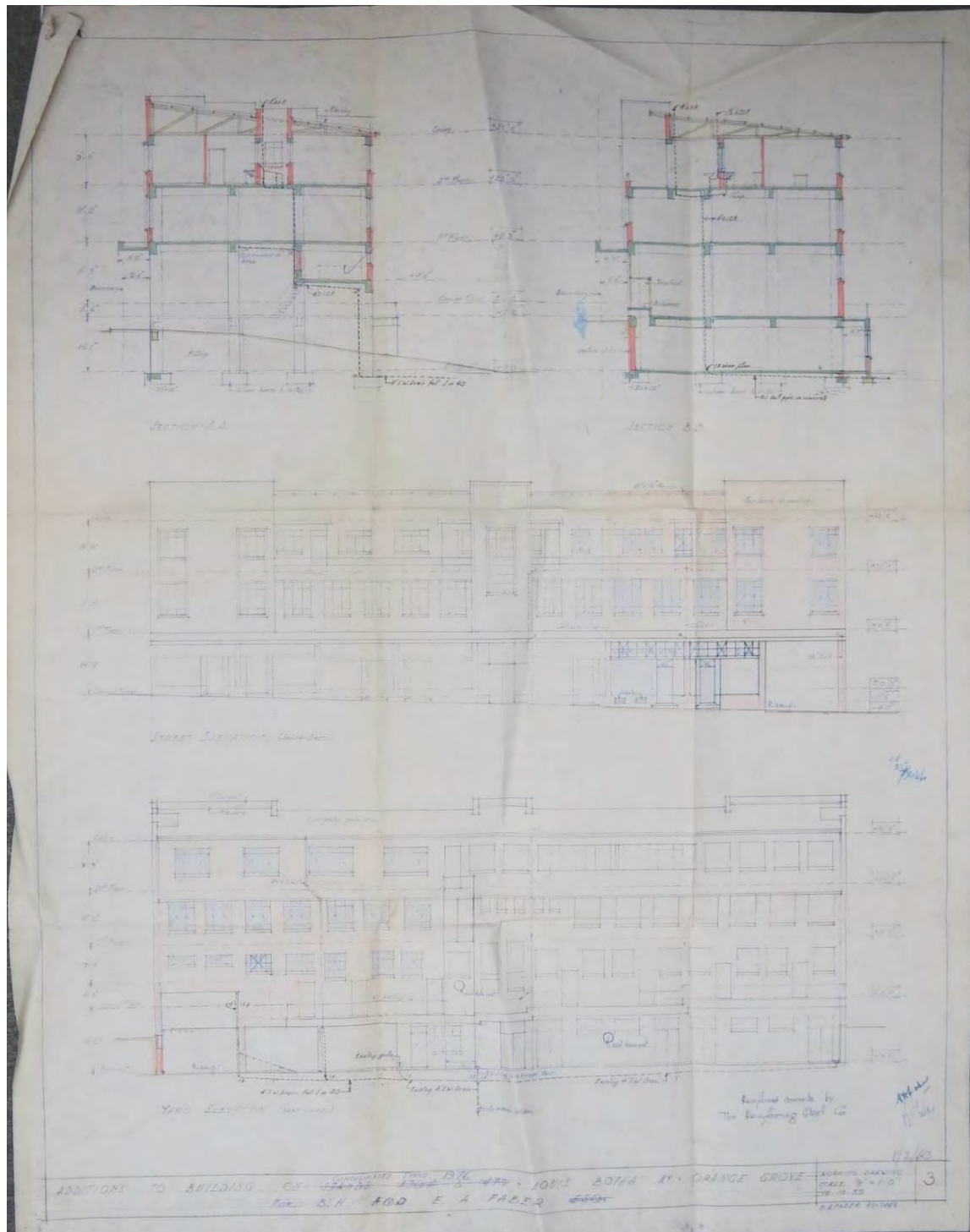


Fig. 32 Additions to building on Stand 1976, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 33 Three storey commercial mixed-use building block along the western side of 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 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.</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 very good and well preserved example of the original architectural design of the 1950s</p> <p>The site is in very good condition and most of the original features are still in place and the site rehabilitation is technically feasible</p>
Weakness	There are no weaknesses
Risk/ Threat	The site is located along the commercial spine of Louis Botha Avenue 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

7.2.5 Mixed-use building along Louis Botha Avenue_Stand 2020

Address	248 Louis Botha Avenue
Stand No.	2020
Current Zoning	Business 1
Year of erection	1930'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	3A
Site Description Double storey mixed-use building with veranda which is supported by a row of columns covering the sidewalk. Corner shop is used as supermarket and the building is newly restored and in very good condition.	

Locality Map



Fig. 34 Stand 2020 is located on the corner of Second Street and Louis Botha Avenue on the south-eastern side of Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

Identifying Image



Fig. 35 Two storey commercial building with columns supported veranda along 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 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 and columned veranda</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	Site gives a very good example of the original corner shops from the 1930s and forms part of a historical cluster The site is in good condition and most of the original features are still in place and the site rehabilitation is technically feasible
Weakness	There are no weaknesses
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

7.2.6 Mixed-use building along Louis Botha Avenue_Stand 564

Address	256 Louis Botha Avenue
Stand No.	564
Current Zoning	Business 1
Year of erection	1960s
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	3A
<p>Site Description</p> <p>Three storey flat roofed mixed-use building with commercial shops on street level and two storeys of apartments above. Balconies are stepped back along the northern elevation and form part of opening the façade to the North. Reinforced concrete overhang is covering the sidewalk.</p>	

Locality Map



Fig. 36 Stand 564 is located along the south-eastern side of Louis Botha Avenue (Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

Identifying Image



Fig. 37 Three storey commercial mixed-use building with shops on street level and apartments above along the south-western side of 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 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 shop fronts.</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 original mixed-use building structures along Louis Botha Avenue</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 sit

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

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

7.2.8 Mixed-use building along Louis Botha Avenue_Mount Scopus_Stand 2014

Address	46 Seventh Avenue cnr Louis Botha Avenue
Stand No.	2014
Current Zoning	Business 1
Year of erection	1930's
Architect	N/A
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 1930's three storey building with commercial shops on street level and two storeys of apartments above. The main façade consists of yellow face brick which is divided through plastered and painted horizontal elements and the openings of the balconies along the façade.</p>	

Locality Map

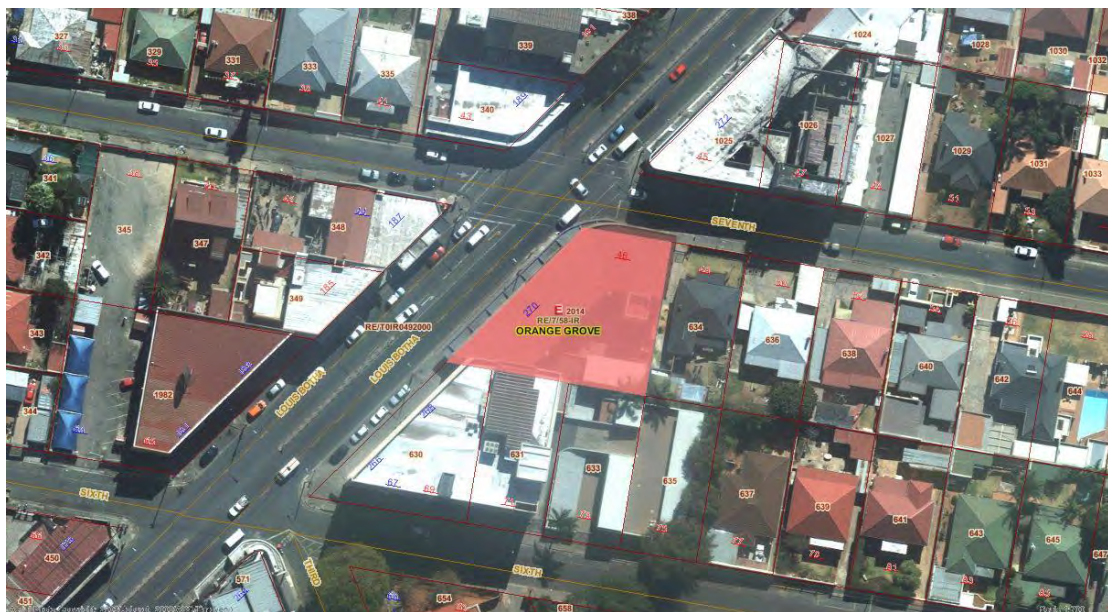


Fig. 40 Stand 2014 is located along the south-eastern corner of Seventh and Louis Botha Avenue with the entrance along Seventh Avenue (Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Image



Fig. 41 Three storey commercial mixed-use building with shops on street level and apartments above along the south-eastern corner of Seventh 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 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original street façade.</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 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

7.2.9 Mixed-use building along Louis Botha Avenue_Vrede Court_Stand 1025

Address	45 Seventh Avenue cnr Louis Botha Avenue
Stand No.	1025
Current Zoning	Business 1
Year of erection	Late 1940's
Architect	Stucke/ Harrison?
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
<p>Site Description</p> <p>Typical late 1940's modernism three storey building with commercial shops on street level and two storeys of apartments above. The main façade consists of dark red face brick rounded of at the corner and broken out cubical form for windows and balconies along the main façade towards Louis Botha Avenue.</p> <p>Vrede whole 1952_ research in progress.</p>	

Locality Map



Fig. 42 Stand 1025 is located along the north-western corner of Seventh and Louis Botha Avenue with the entrance along Seventh Avenue (Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!
Identifying Image

Fig. 43 Three storey commercial mixed-use building with shops on street level and apartments



above along the north-western corner of Seventh 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 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original street façade.</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 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

7.2.10 Single storey shop along Louis Botha Avenue_Stand 1024

Address	274 Louis Botha Avenue
Stand No.	1024
Current Zoning	Business 1
Year of erection	1930's
Architect	N/A
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
<p>Site Description</p> <p>Originally single storey row of shops with columns supported veranda along shop front. Forms part of a number of similar building structure along that section of Louis Botha Avenue and contribute to a historical streetscape which includes the Radium Beer Hall one building block to the North.</p>	

Locality Map

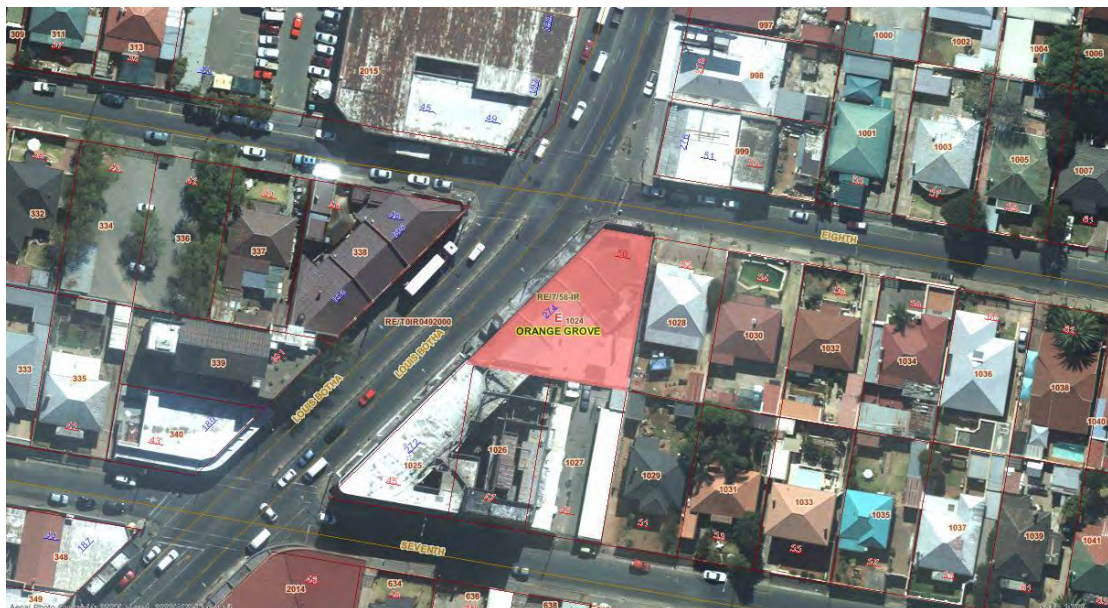


Fig. 44 Stand 1024 is located along the south-eastern corner of Eighth and Louis Botha Avenue

(Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Image



Fig. 45 Originally single storey row of shops with covered veranda along shop front
(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 formed in its original design part of the original architectural landscape of Louis Botha Avenue and is recommended for conservation to represent original commercial street lines along Louis Botha Avenue. 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 columned veranda.</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 covered veranda street line but building can be developed to multi storey building</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 row of shops with columned veranda line all along Louis Botha Avenue</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 and additions 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 elements like columned veranda along Louis Botha Avenue
- Building heights of the site can change but columned veranda line needs to be maintained

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

7.2.11 Row of single storey shops along Louis Botha Avenue_Stand 338

Address	193 Louis Botha Avenue
Stand No.	338
Current Zoning	Business 1
Year of erection	1931
Architect	Israel Wayburne
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
<p>Site Description</p> <p>Typical 1930 single storey row of shops with originally columns supported veranda all along. Shops have still original high pressed ceilings and form part of a number of similar building structure along that section of Louis Botha Avenue and contribute to a historical streetscape which includes the Radium Beer Hall one building block to the North.</p>	

Locality Map



Fig. 46 Stand 338 is located along the north-western corner of Seventh and Louis Botha Avenue with the entrance along Seventh Avenue (Source: City Council of Johannesburg, GIS map)

Historical plans for Stand 338

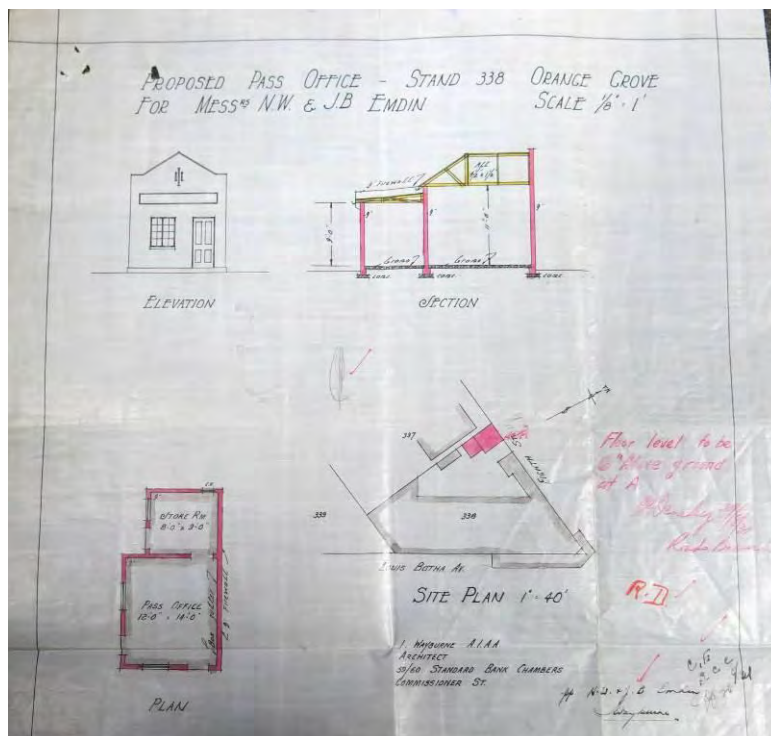


Fig. 47 Additions to building on Stand 1976, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

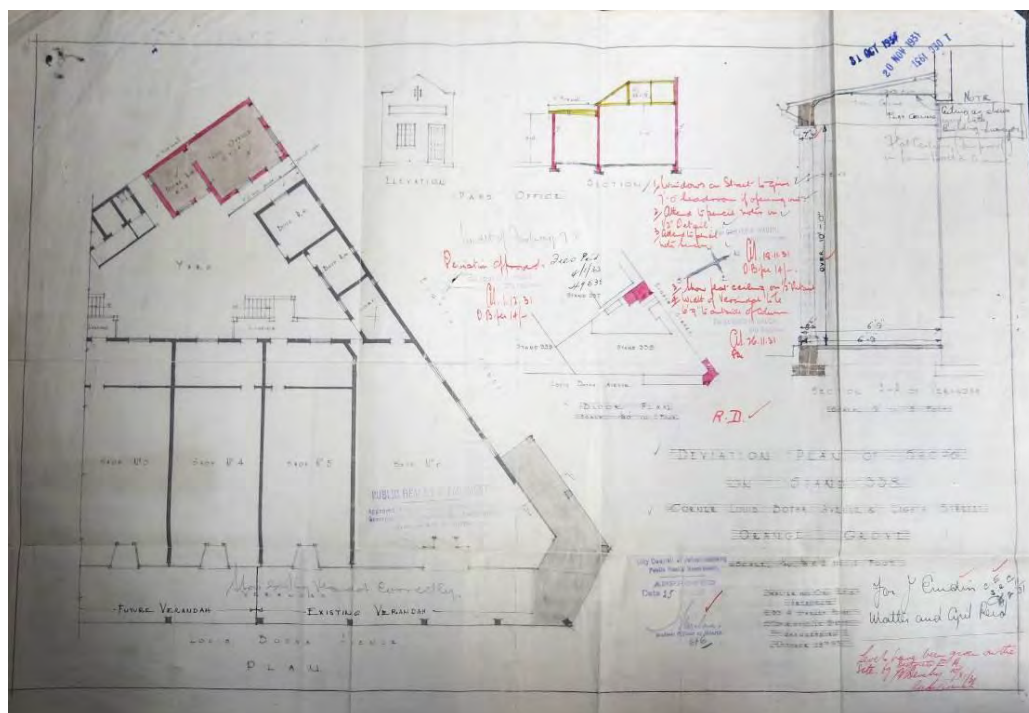


Fig. 48 Additions to building on Stand 1976, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 49 Single storey row of shops on street level located on the north-western corner of Seventh 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 Original 1930's row of shops form part of diverse architectural landscape along Louis Botha Avenue and are 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.</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. 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 an original 1930's row of shops along Louis Botha Avenue</p> <p>The site is in fair condition and some original features like the original pressed ceilings inside the shops are still in place and the site rehabilitation is technically feasible</p>
Weakness	Alterations to the shop façades 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

7.2.12 Row of single storey shops along Louis Botha Avenue_Stand 998 & 999

Address	276 & 278 Louis Botha Avenue
Stand No.	999 & 998
Current Zoning	Business 1
Year of erection	1936
Architect	D. M. Sinclair
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 1930's single storey row of shops with columns supported veranda along the shopfront towards Louis Botha Avenue. This row of shops will form part of a number of similar building structure along that section of Louis Botha Avenue and contribute to a historical streetscape which includes the Radium Beer Hall three Stands to the North.</p>	

Locality Map



Fig. 50 Stands 999 and 998 are located along the north-eastern corner of Eighth and Louis Botha Avenue with the entrance along Seventh Avenue (Source: City Council of Johannesburg, GIS map)

Historical plans for Stand 998 & 999



Fig. 51 Proposed position of underground tanks & Petrol Pumps on Stand 999, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

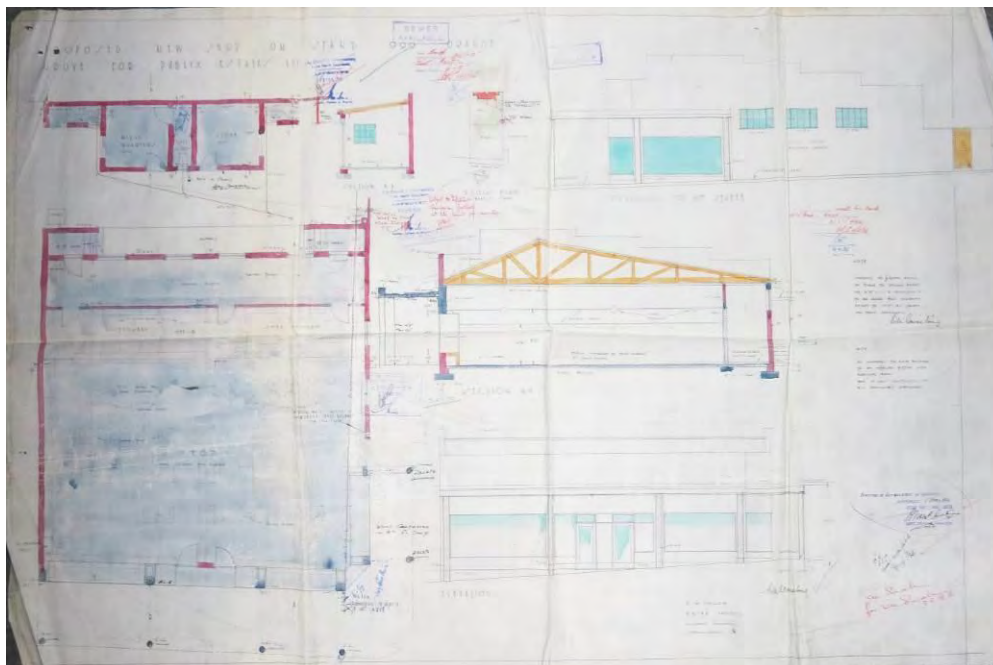


Fig. 52 Proposed new shop on Stand 999, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 53 Single storey row of shops on street level located on the north-eastern corner of Eighth 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 Original 1930's row of shops form part historical cluster along Louis Botha Avenue and are recommended for conservation to show a complete street block of single storey row of shops. 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 Site is situated along a commercial spine. It is recommended that columned lined veranda to be conserved but building height can increase to change site to mixed-use.</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 an original 1930's row of shops with columned supported veranda along Louis Botha Avenue</p> <p>The site is in fair condition and some original features inside the shops 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 but rather enhance the existing streetscape
- Building heights can increase 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

7.2.13 Single storey shops along Louis Botha Avenue_Radium Beer Hall_Stand 996

Address	282 Louis Botha Avenue
Stand No.	996
Current Zoning	Business 1
Year of erection	1929
Architect	Nelly Edwards
Heritage Significance	Historical/ Social
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
<p>Site Description</p> <p>Typical 1930 single storey row of shops with columns supported veranda along the shopfronts and main entrance to beer hall on the corner of Ninth Street and Louis Botha Avenue. The Radium Beer Hall forms part of a historical cluster in the area and needs to be preserved as an important social site of Orange Grove.</p>	

Locality Map

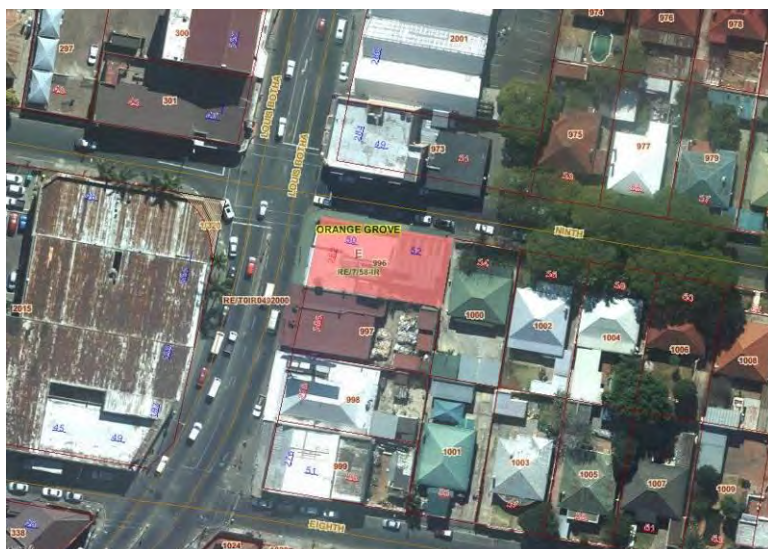


Fig. 54 Stand 996 located on the south-eastern corner of Louis Botha Avenue and 9th Street (Source: City Council of Johannesburg, GIS map)

Original plan for Stand 996

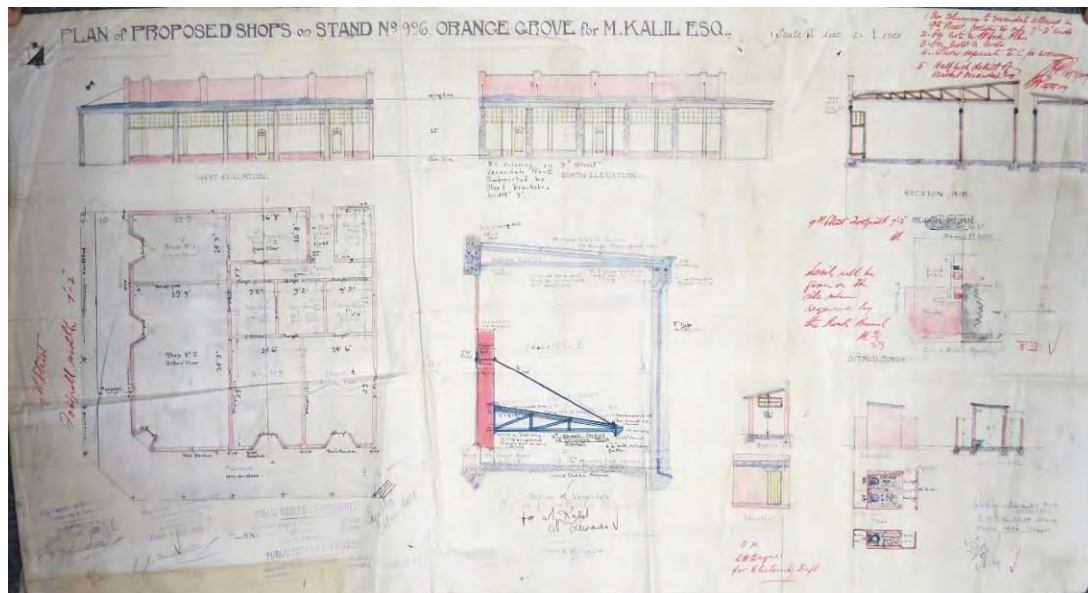


Fig. 55 Original plan of proposed Shops on stand 996, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 56 Radium Beer Hall 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 Original 1929 corner shop used as restaurant and bar forms part of the architectural landscape along 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original street façade with the columned supported veranda along the shop front 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 Site is situated within a historical cluster along a commercial spine. 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 an original 1930's corner shop along Louis Botha Avenue</p> <p>The site is in good condition and most of the original features like the original pressed ceilings inside the shops are still in place and the site rehabilitation is technically feasible</p>
Weakness	Some advertising boards and additional first floor section was not done according to conservation principles
Risk/ Threat	The site is located within a historical cluster and 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

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

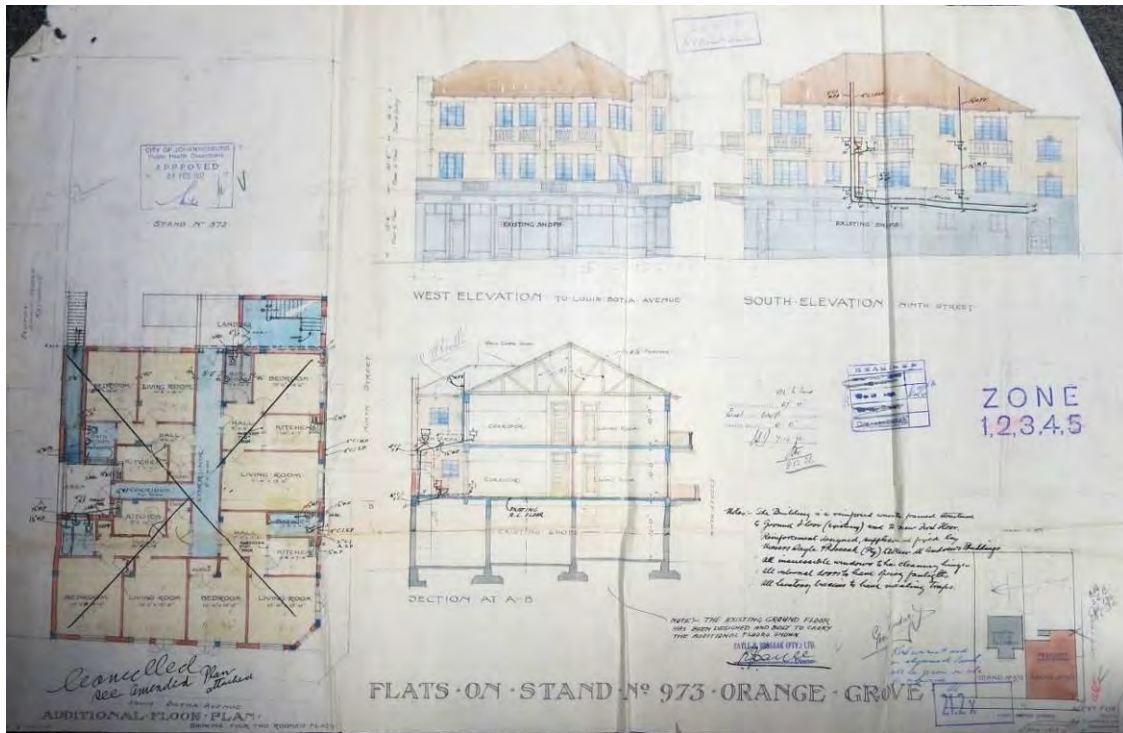


Fig. 58 Original plan of proposed flats on stand 973, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

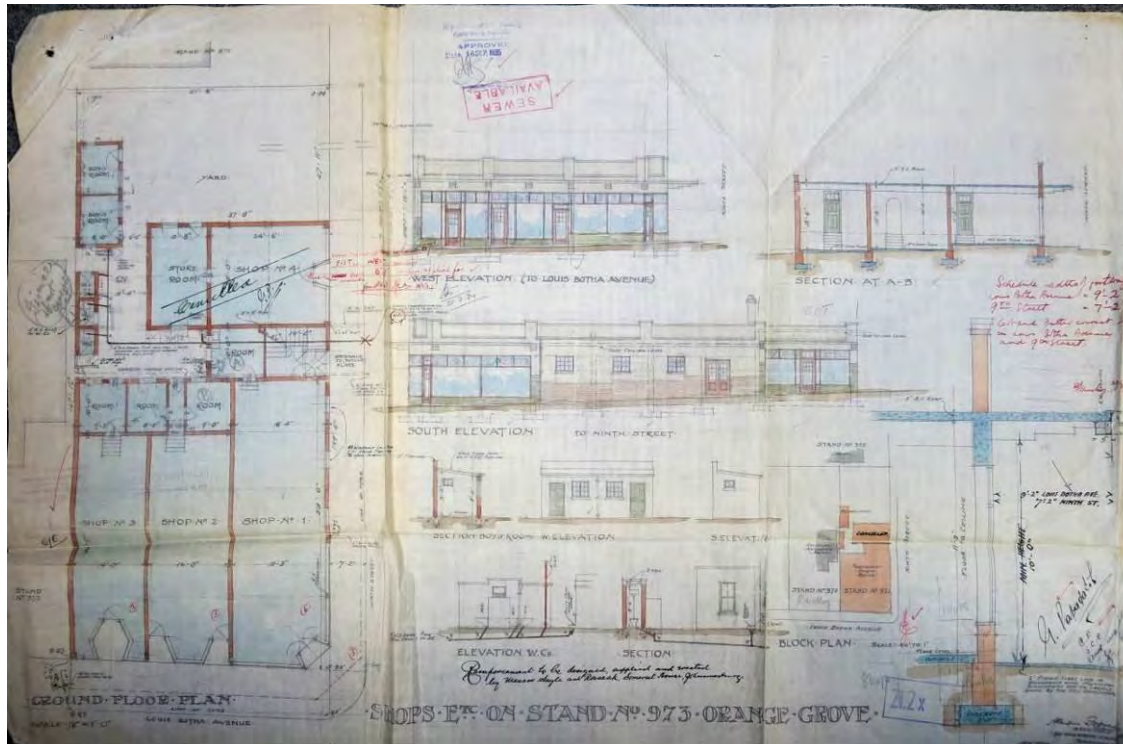


Fig. 59 Original plan of proposed flats on stand 973, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

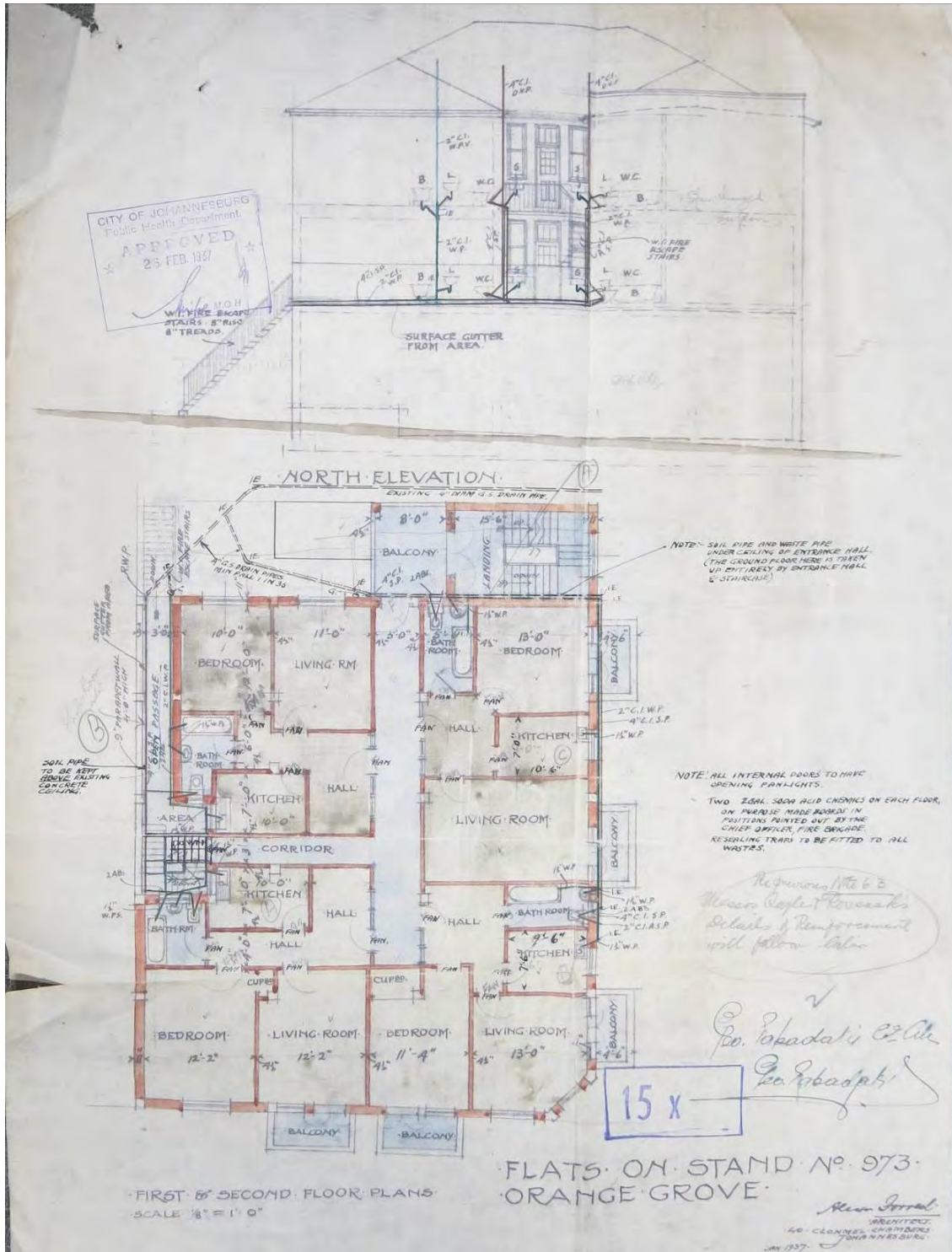


Fig. 60 Original plan of proposed flats on stand 973, Orange Grove
 North elevation and first and second floor plans
 (Source: City Council of Johannesburg, Plans Archive)

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

7.2.15 Single storey shop along Louis Botha Avenue_OK Bazaars_Stand 2001

Address	290 Louis Botha Avenue
Stand No.	2001
Current Zoning	Business 1; Residential 4
Year of erection	1956
Architect	James Watson
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
Site Description	
<p>The original OK Bazaar opened in 1956 along the eastern side of Louis Botha Avenue on the corner of Tenth and Louis Botha Avenues. The design included one of the first folded steel structure roofing and it was constructed by Arup a well-established engineer's consultancy firm which operated since 1946 in Johannesburg. The responsible architect was James Watson. The OK Bazaars were a brainchild of Michael Miller and Sam Cohen who opened the first outlet in 1927. Alterations over the years have reduced the architectural significance of the building although the distinctive roof structure is still intact.</p>	

Locality Map



Fig. 62 Stand 2001 is located on the south-eastern corner of Louis Botha Avenue and Tenth Street

(Source: City Council of Johannesburg, GIS map)

No original plan could be sourced!

Identifying Images



Fig. 63 OK Bazaar from 1956 on the Corner of Louis Botha Avenue and Tenth Street
(Source: tsica heritage consultants, 2015)



Fig. 64 OK Bazaar in 1956 on the Corner of Louis Botha Avenue and Tenth Street
(Source: http://www.arup.com/Homepage_Archive/Homepage_Southern_Africa/SouthAfrica_History.aspx)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Recommended for future development however full documentation should take place before changes are made to the building.</p>
<p>Transport_Station and Street Widening</p> <p>Site is along main BRT route transit spine</p>	<p>Recommendations</p> <p>Such changes could be considered along this site but full documentation of the site should be taken into cognisance.</p>
<p>Social Cluster Development</p> <p>No social cluster development is ear marked for this area</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Mixed-use Development</p> <p>Site is within a mixed-use development</p>	<p>Recommendations</p> <p>Site is already adjacent to mixed-used buildings. Higher densities could be considered for this 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

7.2.16 Multi storey mixed-use building along Louis Botha Avenue_ 'The Royal' cinema_Stand 277 & 32/58-IR

Address	215 Louis Botha Avenue
Stand No.	277 & 32/58-IR
Current Zoning	Business 1
Year of erection	1939
Architect	Kallenbach, Kennedy & Furner
Heritage Significance	Social/ Cultural/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
<p>Site Description</p> <p>The Cinema was originally called 'The Royal' and built in 1939 by the architectural firm Kallenbach, Kennedy & Furner and was located on the corner of Tenth and Louis Botha Avenue. Corrugated iron roof of original Bioscope building still visible on locality map (see below). Diagonally opposite was the suburban cinema called the 'Astra' creating a suburban cinema node along Louis Botha Avenue in Orange Grove from the 1930s to 1950s showing all the current Hollywood movies of the time.</p>	

Locality Map



Fig. 65 Stands 277 & 32/58-IR are located on the north-western corner of Tenth and Louis Botha Avenue and housed originally the Royal Cinerama (Source: City Council of Johannesburg, GIS map)

Original plans for Stands 277 & 32/58-IR

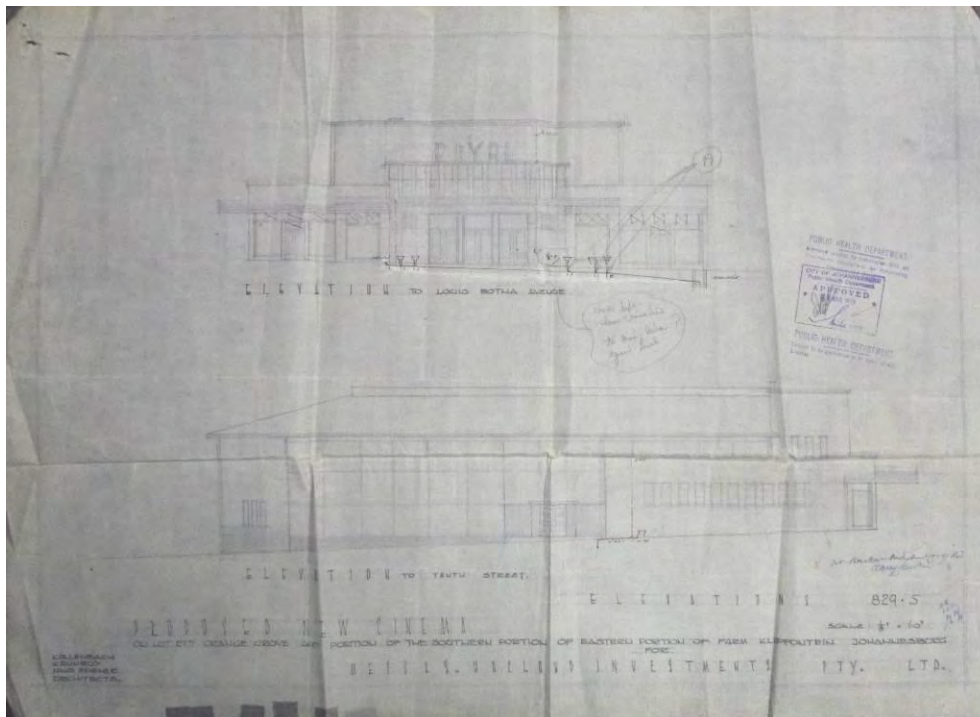


Fig. 66 Original plan from 1939 showing proposed new cinema on Stand 277 & Port. 5 of E on the corner of Tenth Street and Louis Botha Avenue, Orange Grove
Architects: Kallenbach, Kennedy & Furner
(Source: City Council of Johannesburg, Plans Archive)

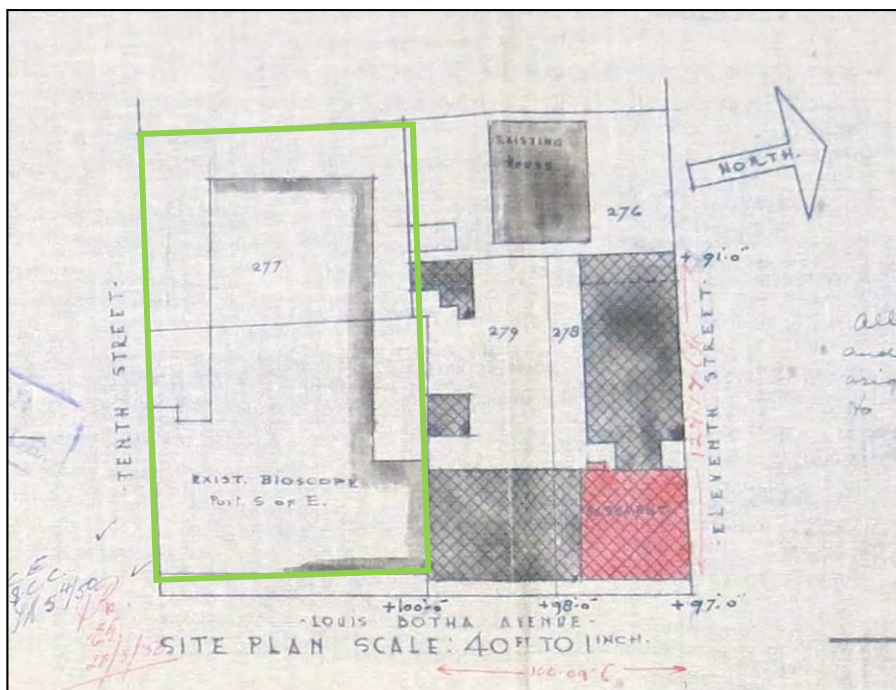


Fig. 67 Original site plan from 1949 showing existing Bioscope on Stand 277 & Port. 5 of E on the corner of Tenth Street and Louis Botha Avenue, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 68 Corner Tenth Street and Louis Botha Avenue, original cinema façade from 1939 is not visible anymore
(Source: tsica heritage consultants, 2015)



Fig. 69 Original Bioscope opened as 'The Royal' Cinerama on the corner of Tenth and Louis Botha Avenues in 1965
(Source: <https://johannesburg1912.wordpress.com/2013/07/29/theatres-in-early-johannesburg/>)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Building is in a high density zone, it is recommended that this building be conserved, and that it could be restored to original design to serve the public again.</p>
<p>Transport</p> <p>Site is along main BRT route transit spine</p>	<p>Recommendations</p> <p>Any BRT Stations and street widening should not negatively impact the visibility of the building.</p>
<p>Social Cluster Development</p> <p>No social cluster development is ear marked for this area</p>	<p>Recommendations</p> <p>Site is not in a social cluster area development.</p>
<p>Mixed-use Development</p> <p>Site is within a mixed-use development</p>	<p>Recommendations</p> <p>Site is already adjacent to mixed-used buildings however recommended lower rise scale buildings are recommended around the site so to not dwarf the building.</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	The building structure was majorly altered and added but original features are still in place and could be refurbished according to Conservation Management Plan Site can be accessed by the public and could be a good example of an original Cinerama building structure of the 1930s
Weakness	Integrity and character of site is compromised because of its current usage as commercial building Internal alterations have compromised the integrity of the site
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development 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

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 are to be made, then a contrasting modern materials to be used according to conservation principles
- In new buildings, use materials that fit in well with the site's historic fabric
- Ensure that building designs and materials introduced to the site do not overpower the older buildings

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
- Include the site as part of heritage local tours and increase awareness of the importance of the building

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

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
Site Description	
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

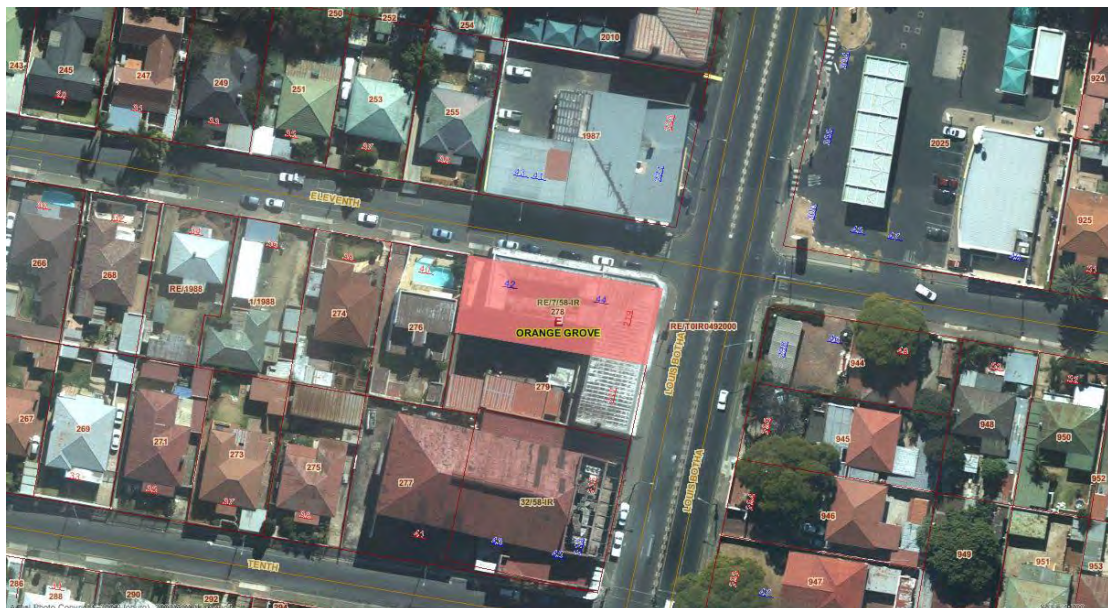


Fig. 70 Stands 278 & 279 are located on the south-western corner of Louis Botha Avenue and Eleventh Street

(Source: City Council of Johannesburg, GIS map)

Original plans for Stands 278 & 279

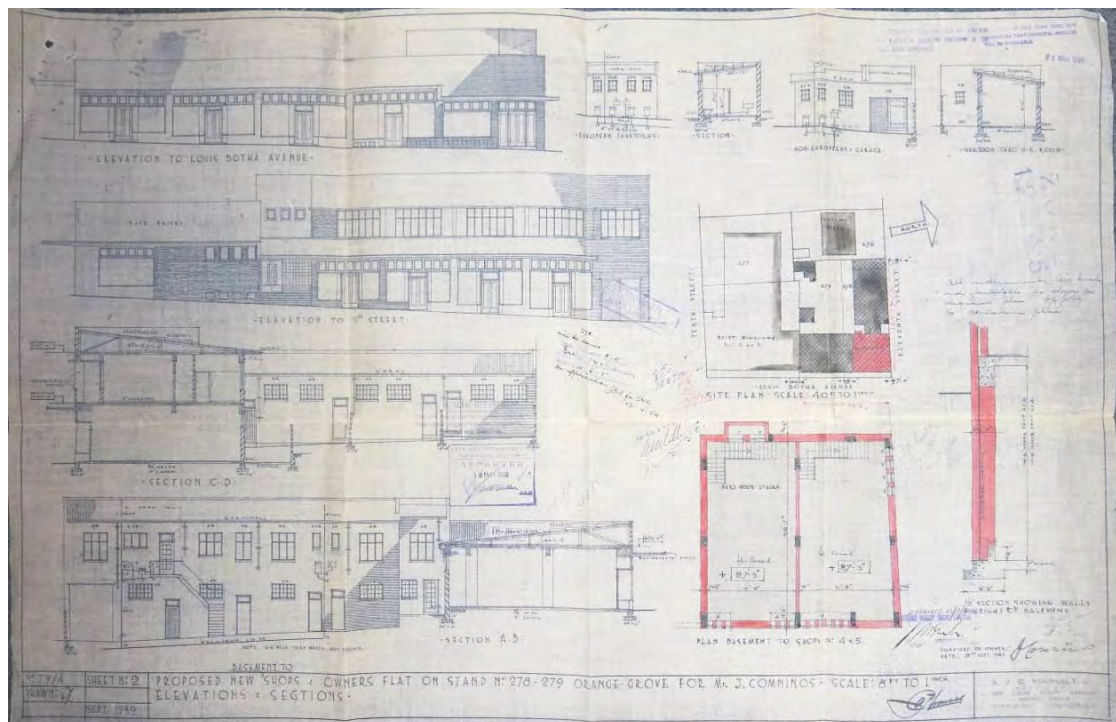


Fig. 71 Proposed new shops and owners flat on Stand 278 & 279, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

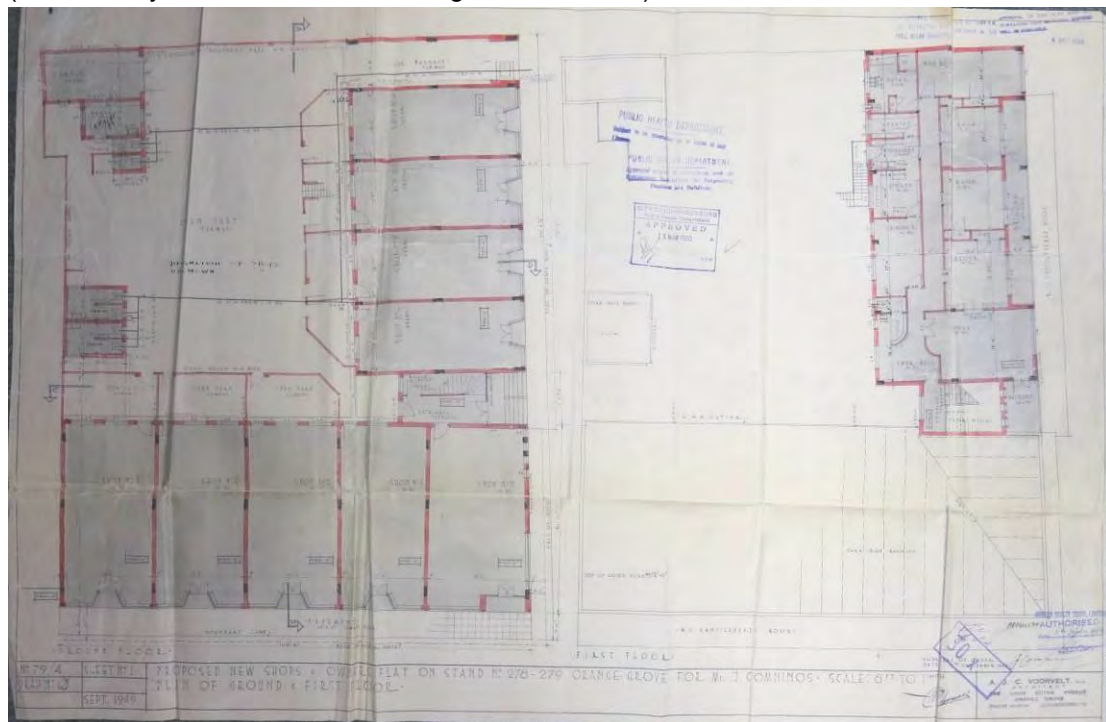


Fig. 72 Proposed new shops and owners flat on Stand 278 & 279, Orange Grove
Ground floor plan of proposed shops
(Source: City Council of Johannesburg, Plans Archive)

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>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations 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>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the original street façade.</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 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

7.2.18 Double storey residential building along Louis Botha Avenue_Stand RE/237

Address	41 Twelfth Street cnr Louis Botha Avenue
Stand No.	RE/237
Current Zoning	Residential 4
Year of erection	1936
Architect	Grinker?
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	
Double storey residence with flat roof shows indirect design similarities with the modern movement buildings of the 'Bauhaus' movement based in Europe. Established in 1919 in Germany the typical design elements of the 'Bauhaus' are the flat roofing with the railing to be used as roof terrace and the cubic shaped building blocks with vertical and horizontal window openings accentuate the façades. The corner window was used to break the cubic form and to give the interior enough lighting.	

Locality Map

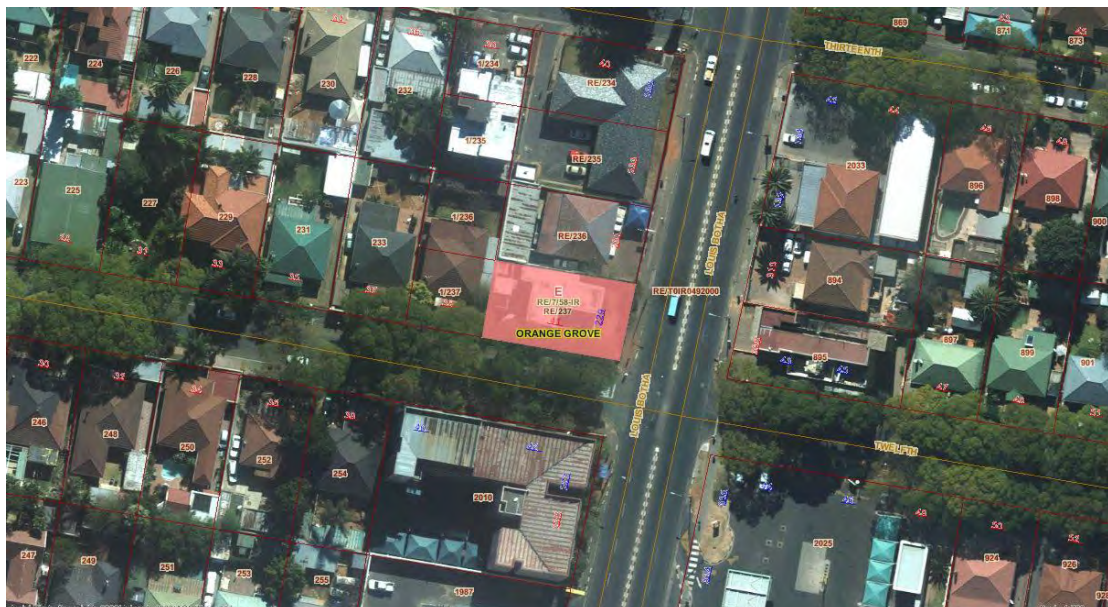


Fig. 74 Stand RE/237 is located on the south-western corner of Louis Botha Avenue and Twelfth Street

(Source: City Council of Johannesburg, GIS map)

Original plan for Stand RE/237

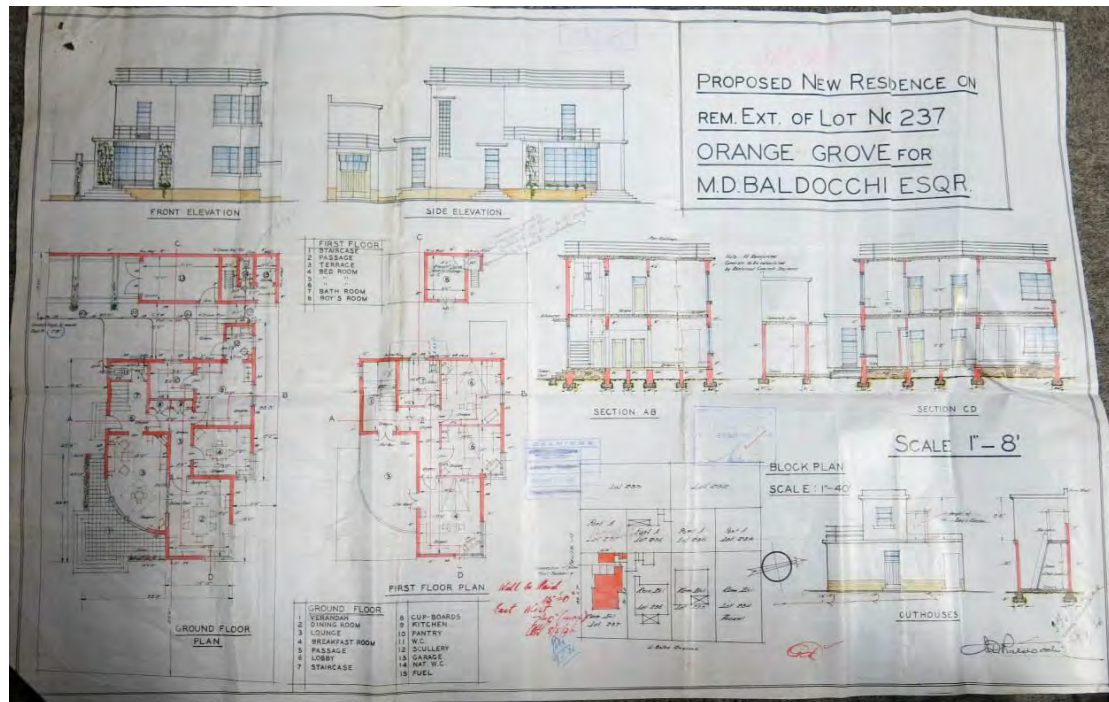


Fig. 75 Proposed new residence on Rem. Ext. of Lot 237, Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 76 South-eastern elevations of double storey residential building with flat roof and roof terrace on the corner of Twelfth Street and Louis Botha Avenue
(Source: tsica heritage consultants, 2015)



Fig. 77 South elevation of double storey residential building with main entrance along Twelfth 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 the diverse architectural landscape along Louis Botha Avenue and is recommended for conservation to represent one of the few remaining modernistic housing typologies. 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.</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 (double storey residence used as student accommodation)

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	Site gives a very good example of the original modern 1930s building structures with a flat roof along Louis Botha Avenue The site is in good condition and most original design features are still in place and the site rehabilitation is technically feasible
Weakness	Not applicable
Risk/ Threat	The site is located 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

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

7.2.19 Double storey residential building along Louis Botha Avenue_Stand 2017

Address	340 Louis Botha Avenue
Stand No.	2017
Current Zoning	Residential 4
Year of erection	Late 1920s/ early 1930s
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	3A
Site Description	
1930s double storey Art Deco apartment block with typical design elements featuring the main façade along Louis Botha. The original wooden doors and light fittings are still intact and in good condition. Original windows were replaced and changed partly the characteristic of the original building structure.	

Locality Map



Fig. 78 Stand 2017 is located on the north-eastern corner of Louis Botha Avenue and Sixteenth Street

(Source: City Council of Johannesburg, GIS map)

No original plans could be source!

Identifying Images



Fig. 79 East elevation along Louis Botha features two main entrances with staircase section breaking the horizontally structured façade vertically
(Source: tsica heritage consultants, 2015)



Fig. 80 South elevation along Sixteenth Street
(Source: tsica heritage consultants, 2015)



Fig. 81 Original main entrance along 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 Building forms part of the diverse architectural landscape along Louis Botha Avenue and is recommended for conservation to represent one of the few remaining art deco housing typologies. 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.</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

(double storey residence along commercial spine)

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 art deco residences along a commercial spine like 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	Windows were replaced and don't feature original design
Risk/ Threat	The site is located 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

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