

Lindsay Napier architect

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17 HOPSON AVENUE, UMBILO, DURBAN

HERITAGE STATEMENT RELATING TO CONTEXT

Consisting of a double-storey block of residential units.



ARCHITECTURAL/ AESTHETIC SIGNIFICANCE :

Built with standard materials and detailing common in the 1960s.

HISTORICAL SIGNIFICANCE: Nil

SOCIAL/ SPIRITUAL/ LINGUISTIC SIGNIFICANCE : Nil

SCIENTIFIC/ TECHNOLOGICAL SIGNIFICANCE :

All materials and construction methods were typical of that period

ENVIRONMENTAL :

The property is located in a small cul-de-sac off Helen Joseph (Davenport Rd). It retains a residential character due to it not being a through-route.

It has houses of mixed styles and proportion, typical of the Edwardian period in lower Glenwood. In comparison to other Lanes in lower Glenwood, it does not have a high concentration of buildings of similar style. This is due to small number of properties that face the Avenue.

Prepared by Lindsay Napier Pr.Arch

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings.

LOCATION AND CONTEXTUAL SIGNIFICANCE:



The property is located in a small cul-de-sac off Helen Joseph (Davenport Rd). There are essentially 9 buildings that contribute to the streetscape, the two corner buildings face Helen Joseph Rd.

No.'s 14 and 15 (opposite each other) are built in a similar style and proportion, double-storey Edwardian houses with central gables.

No. 22 and 26 are a pair of single-storey gable-veranda bungalows.

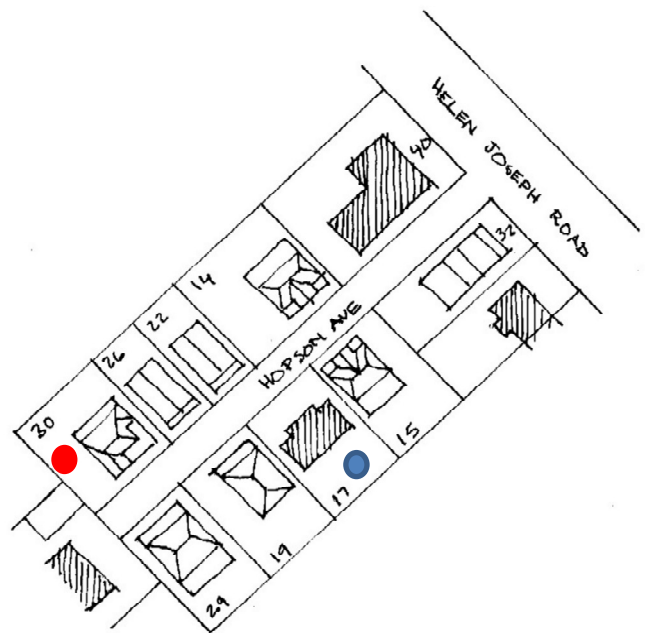
No. 30 is a notable gable-veranda house with ornate architectural detailing.

It is listed.

No.19 and 29 are Hipped roof with front veranda houses, that have been altered.

No.17 is set-back from the road and does not contribute to the streetscape.

The properties do not form a cohesive group. The two “pairs” (14+15 and 22+26) are recognisable as of the same period and designer. No. 30 is a fine example of a Veranda house and is notable on its own.



PROPOSED HERITAGE GRADING OF 17 HOPSON AVENUE:

NCW – Not conservation worthy



No.22, no.14 Hopson Ave and 40 Helen Joseph Rd



View up Hopson Ave (North West side) opposite side to no.17 Hopson Ave
No. 22,26 (matching pair) and No.30 (listed) in the distance.



View up Hopson Ave (South East side) no.17 Hopson Ave on LHS of picture.
No. 19, 29 behind the vegetation.