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MOTIVATION FOR DEMOLITION OF 19 J.B.MARKS ROAD, BEREA, DURBAN

This forms the motivation for the application for demolition :

1. In Kearney's "Revised Listing of Important Buildings and Places in Durban-1984" the property was graded as highly significant in "Building Type" and medium significance in "Intrinsic design, Style/Period, intactness of form and detail, condition, contextual and historical/cultural."

Other listed properties in the area are numbers 24, 32, 38 J.B.Marks Rd and 545-551 Berea Rd.

The three (24,32,38) are a group of Edwardian houses on the Western and upper side of the road. They are on the rise of J.Marks Road as it approaches the intersection with Che Guevara (Moore) Rd and are one-storey above the road, facing East.

2. Urban setting (refer to "figure-ground" map below) :

The Eastern side of J.B.Marks Rd is dominated by large 4-storey residential blocks which occupy the elongated properties from the corner of Che Guevara Rd to No.19. The streetscape of residential flats is interrupted by a pan-handle driveway and no. 13 and 19 which are single storey houses set back from the street. No.1 J.B.Marks Rd and 545 Berea Rd are 3-storey mixed use blocks built between 1920 and 1930, they are built up to the front and side boundaries of the properties.

The properties on the Eastern side of J.B.Marks Rd range from mixed-use, residential to religious use. A church and church-house occupy the property directly opposite no.19.

3. Motivation for demolition :

The stretch of J.B.Marks Rd between Berea rd and Che Guevara rd is easily accessed off the Berea rd glide-off. Traffic on Berea rd at this point is travelling at speed and not conducive to single-house-properties. The mixed-use blocks and 4-storey residential blocks are more successful and sustainable through their secure design and self-monitoring through multiple occupants.

The Listing and Town planning scheme has not been updated or reviewed since 1984 when it was published.

A review of the listing criteria on site currently reveals the following :

- a. Building Type : Low

The building was originally designed as a gable-veranda house with a front garden and outbuildings. Although it still resembles a residential house, it has not been used as such for many years. Only the shell remains as a reminder of the building type it used to be.

- b. Intrinsic design : Low

The design has been compromised by internal alterations over the years and conversion to business use in more recent years. Theft of detail design elements have stripped it of any status.

- c. Style/Period : Low

It no longer represents a good example of the period, other listed buildings in the area are better examples and have been preserved well.

- d. Intactness of form and detail : Low

The house has suffered from theft and vandalism, most timber detailing has been lost and coloured glass panes and lead stolen. Internal alterations and additions at the rear have compromised the original form of the house.

e. Condition : Low (see above)

f. Historical and cultural : Low

Kearney's book lists the house as "Ravenston", little is known about this and the "nameplate" has been removed from the gate post. The coloured glass that normally had artwork associated with the family or place has been stolen.

g. Context : Low

I have surveyed the area from Msizi Kunene rd to Cato rd and South from Berea road to Clark road. It is a very different zone to what it was in 1984. Many of the Edwardian houses facing Berea road have been demolished and replaced with commercial buildings. No. 19 is 60m from Berea road and is on a steep slope down to Berea road, therefore the site are more part of the Berea road zone than J.B.Marks rd/ CheGuevara Rd zone. Only two Edwardian houses are in this zone (13 and 19), with a place of worship and a house built in 1950's are opposite. There is a dominant 3-storey, listed-grade 2, mixed use building on the corner of Berea rd, a similar adjoining mixed use block (no 1 JBMarks Rd) and a commercial/ residential block on the upper corner. The two houses and their front gardens at 13-19 are blocked from view from Berea road and do not contribute to the streetscape started by the listed building on the corner.

The upper zone of J.B.Marks towards CheGuevara Road has an intact group of listed Edwardian houses that have retained their status due to their location above the road. The social impact from Berea road has been very negative, as this end of J.B.Marks Rd has been used by drug-users, criminals and the homeless as it has easy access to the freeway and many Hide-aways, that the freeway structures provide. Beyond the steep slope of J.B.Marks Rd the change in residential density and the blocks of flats on the lower side and houses above the road on the upper side have provided a natural protection against the social issues.

4. Zoning and development potential :

The town planning scheme allows for medium-density residential development especially in areas with close proximity to Berea road, thereby addressing the problem of monitoring through self-surveillance. The scheme encourages commercial use of properties facing Berea Road, but less so for properties in the roads leading off Berea Rd.

The applicant and his agent have given a fair motivation for the proposed demolition and development of the site based on needs and town planning allowances. I support their argument that the site is much better suited to medium density housing and the proposal is more contextual.

5. The current situation cannot be regarded as "demolition by neglect" as I have interrogated the owner regarding efforts to secure the property and he has provided a letter from the security company to substantiate his claims. The problem is much bigger than just this property and I have seen the affect and been confronted with these drug users on many sites on the Berea.

See below a map and aerial photograph which demonstrates the geographical challenges and the current groups of listed buildings.

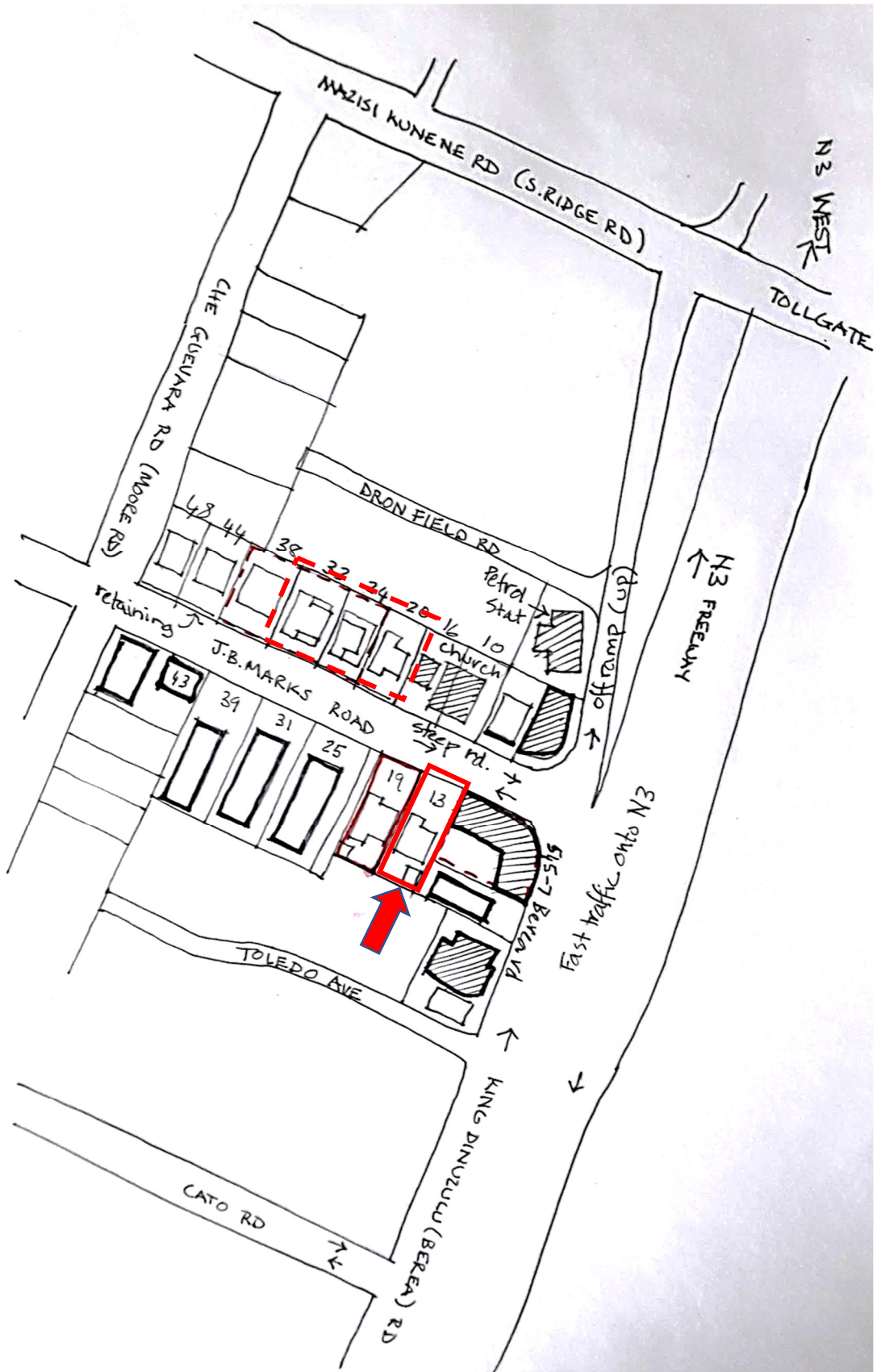
The applicant and myself would like to request an opportunity to present the above at your HOC meeting. Please advise if this is will be possible.

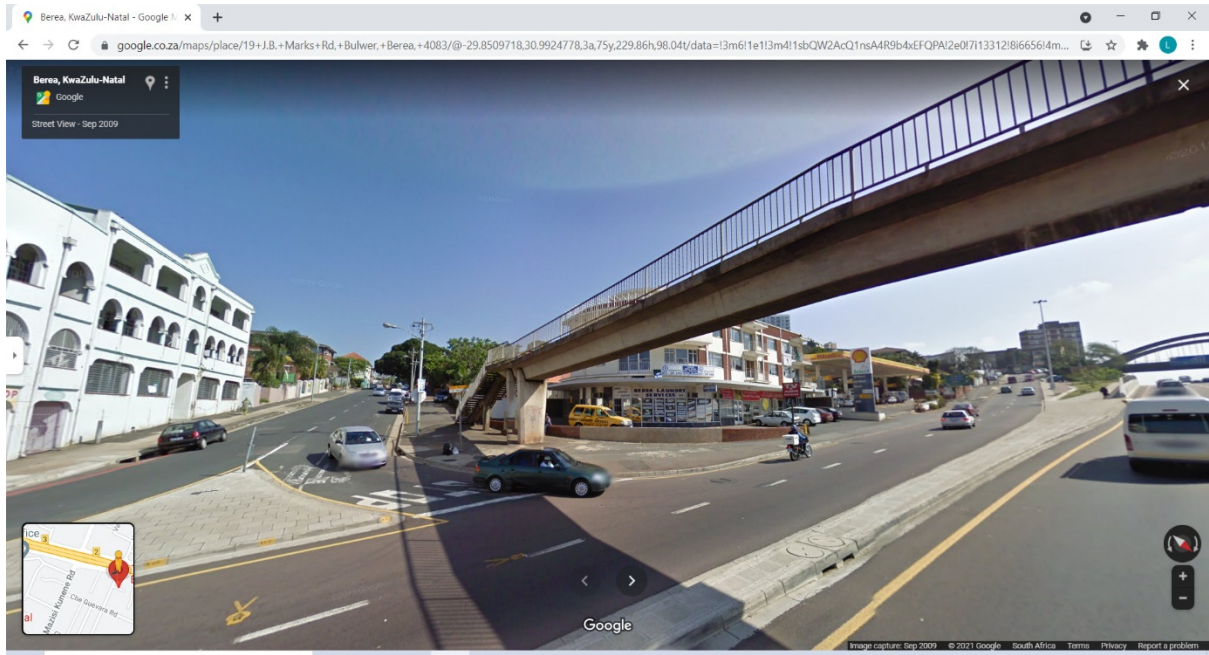
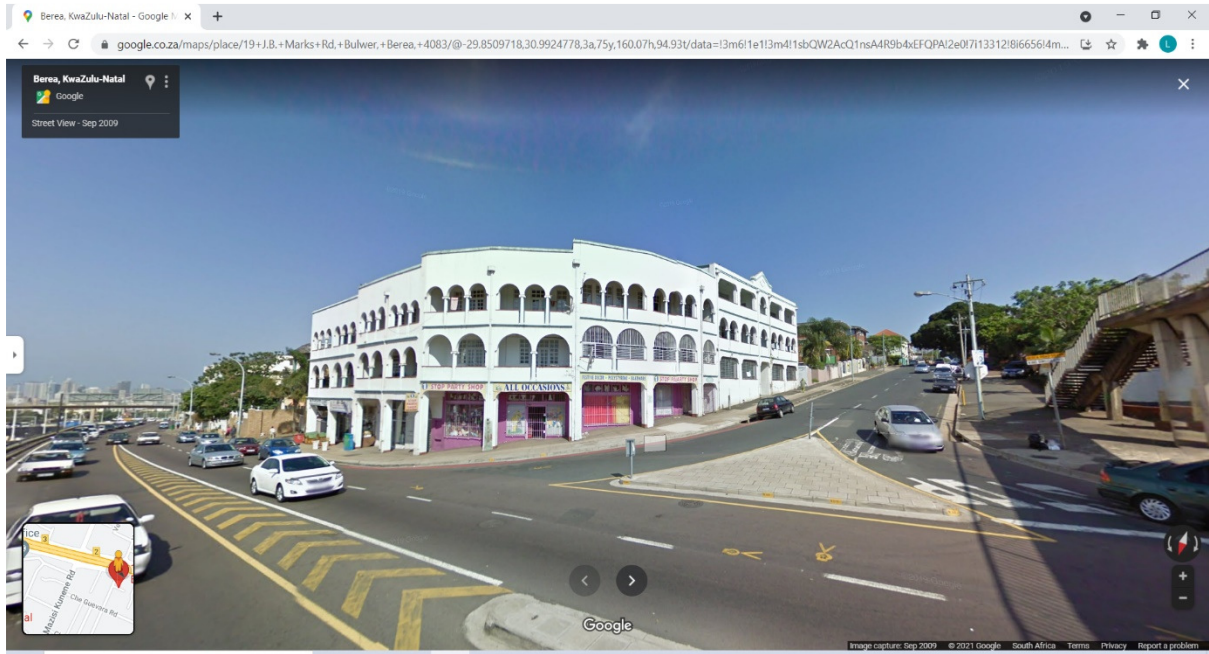
Regards

Lindsay Napier

PrArchPGDip.







View from King Dinuzulu Rd (Berea Rd) looking South



1 J.B.Marks rd



13 J.B.Marks road



13-19 J.B.Marks Rd



Looking South East up J.B.Marks rd



Looking NE down J.B.Marks rd



32-24 J.B.Marks Rd



16-20 J.Marks Rd (opp. 19)



10-16 J.B.Marks Rd (opp 19)