

## HERITAGE SIGNIFICANCE

to accompany an application in terms of Section 37(1)(a) of the KwaZulu-Natal Amafa and Research Institute Act (5/2018) for a Permit to demolish, alter or add to a structure which is, or which may reasonably be expected to be older than 60 years.

Erf 60 Bothas Hill  
21 Old Main Road, Bothas Hill



### 1. FURTHER REQUIREMENTS

This is a response to the interim comments from the KwaZulu-Natal Amafa and Research Institute dated 09 October 2023:

*The committee would like an extension of the public participation process so that Interested and Affected Parties that were not consulted may be contacted. Also, more historical information on the property is required to assess heritage significance and grading.*

This response will not deal with the extension to the public participation process; this has been dealt with separately. No further information has been established on the historical significance of the building despite an extensive public participation process. It will respond to the architectural significance of the building and following on from that, will propose a grading.

## 2.0 Architectural Significance of 21 Old Main Road, Bothas Hill

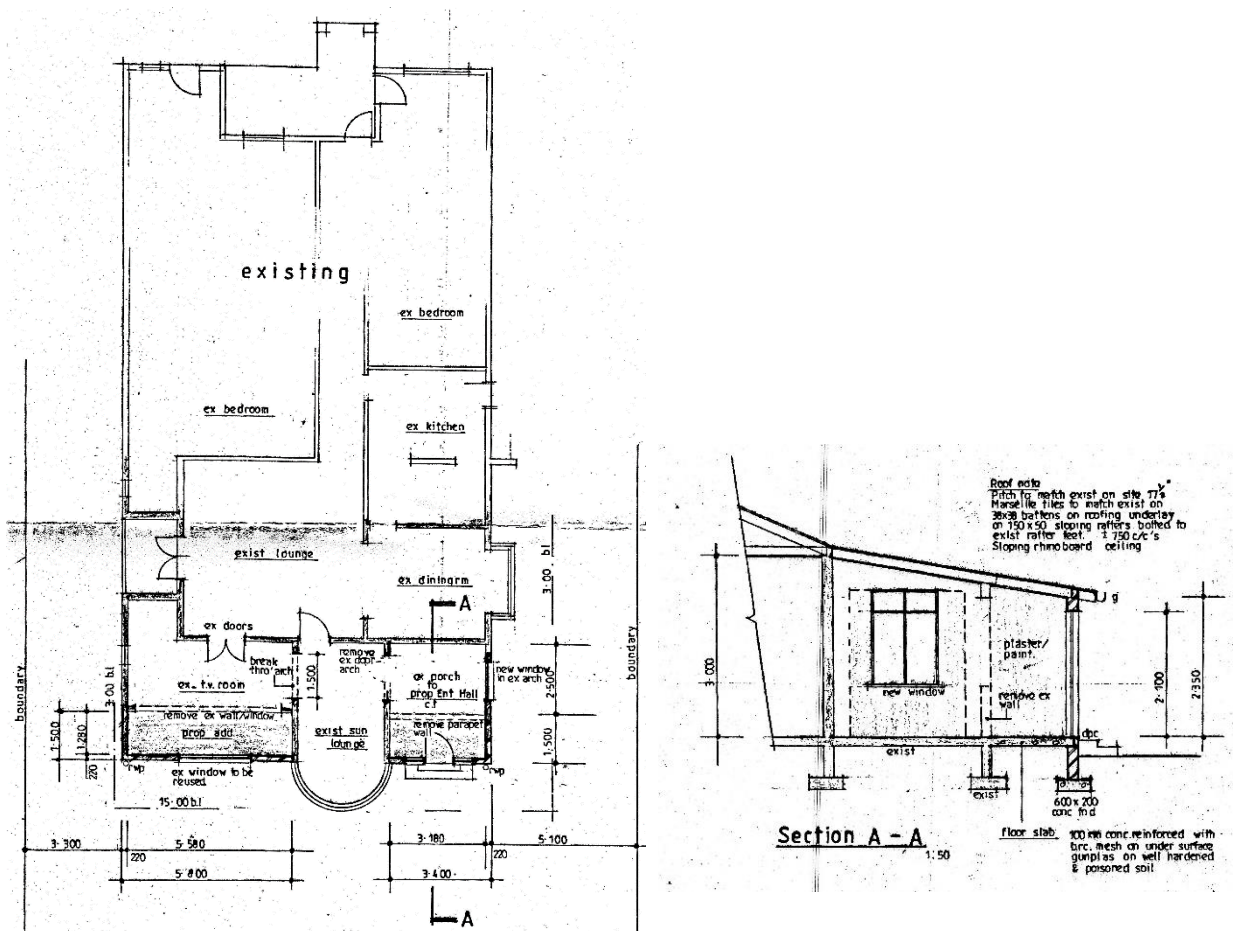
### 2.1 Architectural Assessment of the building

This is a single storied, probably Union period house (dated from the casement windows) with a pitched clay tiled roof, now painted. The original north facing veranda has been extended and one side has been enclosed to form a room. An excessively protruding sun lounge dominates the north elevation. There is no architectural significance that can be attributed to this house.

There is a picturesque stone outbuilding with a pitched roof in the back garden, covered with a flowering creeper.

### 2.2 Detailed Assessment of the building

#### 2.2.1 The plan and section



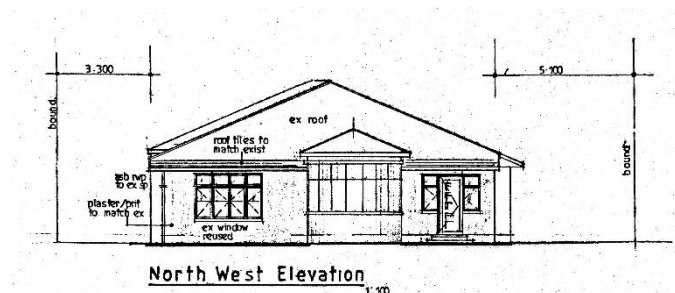
The original plans do not exist. The only plan available is the alteration plan of 2004. This is relevant as it focuses on the north west elevation to the street. The building was designed as a simple hipped roof structure with veranda proportioned TV room and entrance porch on either side of a protruding hipped roofed lounge with a semi-circular glazed wall. The semi-

circular section of the room had a lower flat roof to allow for the curved plan. The sun lounge was designed off centre and the asymmetry was further emphasised by the shallower pitched roof returning on the east side of the building.

The alteration plans of 2004 extended the TV lounge on the left, reusing the existing window. It appears that the entrance porch on the right of the sun lounge was left as existing.

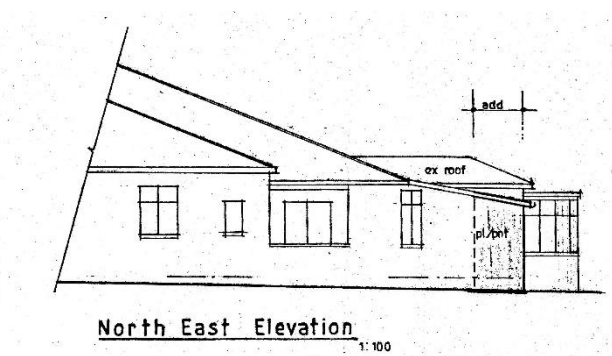
### 2.2.2 North West elevation

By extending the 17 degree veranda section of the roof and continuing the pitch, the external walls on the TV lounge are considerably lower than the sun lounge roof, further emphasising the extent to which the sun room protrudes and is off centre to the ridge line. The elevation is not accurate as the veranda roof that wraps around on the east side is not drawn correctly.



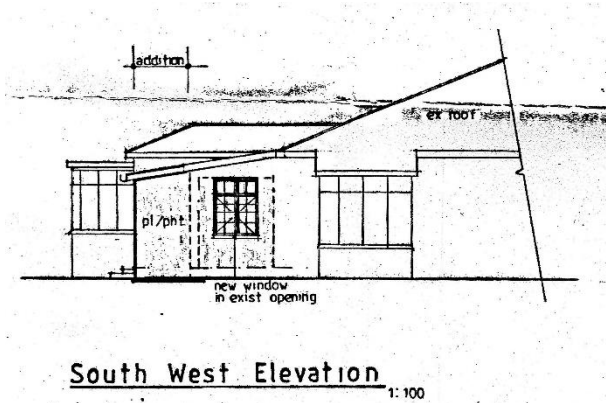
### 2.2.3 North East elevation

The 17 degree section of roof wraps around on the north east façade. By extending the roof pitch line, it no longer connects with the hipped roof on the east side. This is a crude detail and is also not drawn correctly.



### 2.2.4 South West elevation

This elevation illustrates the disjointed composition of the building. There are arched or curved forms to the entrance porch and sun lounge but a rectangular bay window next to the porch entrance. The most disturbing element is the protruding sun lounge.



## 3.0 Conclusion and Grading

The building is not protected as a Heritage Resource. In order for the building to be protected, it should have high local intrinsic value, associational value and contextural significance as stated below:

### HIGH LOCAL INTRINSIC VALUE

- Historical fabric mostly intact or reversible.
- Fabric possesses very strong evidence of historical layering.
- Most elements of construction are authentic.
- Fabric dates to early origins of the place.
- Rare or excellent example of its type or form.
- Clearly illustrates an historical period in the evolution of a place.
- Clearly illustrates the key uses and roles of a place over time.

### ASSOCIATIONAL VALUE

- Highly significant association with a person or group.
- Highly significant association with historical events or activities.
- Highly significant association with key uses or roles of a place.
- Highly valued in the public memory.
- Highly valued in association with living heritage.

## CONTEXTURAL SIGNIFICANCE.

- Historical and / or a visual / spatial landmark within a place.

From: *Assessing Significance and Grading*; Melanie Attwell, Graham Jacobs.

This building displays none of the above. Accordingly the recommendation is that it should be graded Not Conservation Worthy.

## 10. Recommendation

It is recommended that the KwaZulu-Natal Amafa and Research Institute issues a permit for the demolition of this building to enable a sports field to be constructed which will benefit many boys both at Kearsney College and other sports teams visiting the school.

Patricia Emmett

M Arch UFS.

October 2023