

APPLICATION FORM A**KWAZULU-NATAL****AMAFA AND RESEARCH
INSTITUTE**THE KZN PROVINCIAL HERITAGE
RESOURCES AUTHORITY

Ref:
Date Received:
Application no:
Approved: Not Approved:
Date of Permit:
Permit No:

**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**

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED
Application Form H must be used for alteration to structures permanently protected in terms of Sections 42-46 (Heritage Landmarks). Form H(a) must be used for applications for alterations to memorials. Form I must be used if work has commenced/ been completed without a permit

NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Consult the attached guidelines before completing this form)

ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION (as per attached guidelines), AND PROOF OF PAYMENT must be delivered to: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE, 195 LANGALIBALELE STREET, PIETERMARITZBURG, 3201 OR BOX 2685 PIETERMARITZBURG 3200. Alternatively, email all documents to beadmin@amafapmb.co.za

A. DECLARATION BY OWNER

I, ___HAJI AHMED SHAZAD POA FOR HAJI ANWAR & SONS (PTY)LTD

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

Signature



Place : DURBAN _____ Date : 16 May 2021

(The owner of the property must fill in these details and those in Section E: 3 and sign this document and any plans or other documents submitted in support of this application)

B. PROPERTY DESCRIPTION:

Name of property:	Title Deed No. T 38159/2018
Erf/Lot/Farm No: PORTION 1 OF ERF 1467	GPS Co-ordinates:
Street Address: 245 MATHEWS MEYIWA ROAD (STAMFORD HILL ROAD)	
Local Municipality CENTRAL	District Municipality ETHEKWINI MUNICIPALITY
Current zoning SPECIAL RESIDENTIAL 2	Present use VACANT

C. SIGNIFICANCE:

1.	Original date of construction	Approx. 1929
2.	Historical Significance:	NONE
<p><i>THE HOUSE HAS NO REAL HISTORICAL SIGNIFICANCE OTHER THAT IT IS A TYPICAL WOOD AND IRON HOUSE POPULAR IN THE EARLY 20TH CENTURY FOR THE LOWER INCOME GROUP WHO COULDN'T AFFORD BRICK AND MORTAR HOUSES AT THE TIME. THESE HOUSES WERE ALSO SOMETIMES USED AS SLAVE COTTAGES. THE HOUSES OFTEN CAME ON SHIPS FROM BRITAIN IN KIT FORM. THIS PARTICULAR HOUSE WAS BUILT FOR A MR.A WYNN THERE IS NO HISTORY AVAILABLE ON THE HOUSE OR THE OWNER.</i></p>		
References		

3.	Architectural Significance:
<p><i>THE HOUSE IS A TYPICAL WOOD AND IRON HOUSE WITH COLONIAL INFLUENCE A FRONT STOEP WHICH WAS COMMON IN THE STYLE OF HOUSES DURING THIS ERA. THERE IS A MIXTURE OF TUDOR STYLE IN THE STEEP ROOF, CASEMENT SASH WINDOWS AND DECORATIVE HALF TIMBERING (LONG REMOVED FROM THIS HOME.) THE LAYOUT IS ALSO TYPICAL OF THIS TIME PERIOD FOR SUBURBAN HOMES IN THAT THE BEDROOMS WERE PREDOMINANTLY IN THEN FRONT OF THE HOUSE WITH A PASSAGE WAY FROM THE FRONT DOOR THROUGH TO THE BACK OF THE HOUSE TO THE LIVING AREAS AND SMALL BATHROOM .THE FRONT SUPPORT COLUMNS ARE TYPICAL PLAIN TUSCAN COLUMNS USED IN THE TURN OF THE CENTURY WHEN THERE WAS A CHANGE OVER FROM COLONIAL /EUROPEAN INFLUENCE TO UNION PERIOD ARCHITECTURE. .THERE IS AN OLD FIRE PLACE IN THE LOUNGE AREA THAT HAS SINCE BEEN CONVERTED INTO A CUPBOARD. THERE ARE NO FITTING OR FIXTURES IN THE HOUSE THAT COULD BE OF ANY ARCHITECTURAL SIGNIFICANCE AND THE DOORS AND WINDOWS ARE FULL OF WOOD BORER AND BEYOND REPAIR. THERE WERE NEVER ANY ALTERATIONS DONE ON THE PROPERTY SINCE THE ONLY AVAILABLE PLANS THAT DATED BACK TO 1929 (THIS IS UNCLER ON OUR COPY BUT WE ARE CONFIDENT THAT THIS HOUSE IS TYPICAL OF THE EARLY 20TH CENTURY).</i></p>	
References	

4.	Urban Setting & Adjoining Properties:
<p><i>THE FEW REMAINING SIMILAR HOUSES IN THIS ROAD ARE NO LONGER USED AS RESIDENCES BUT ARE NOW USED AS OFFICES AND SMALL SHOPS</i></p> <p><i>THE ROAD IS A BUSY MAIN STREET WHICH COMPRISES OF PREDOMINANTLY FACTORY SHOPS ON THE EAST SIDE OF THE ROAD WITH OFFICES ABOVE AND OFFICES AND SMALL SHOPS ON THE WEST SIDE OF THE ROAD. MOST OF THE BUILDINGS HAVE BEEN ALTERED TO SUIT THE NEW PURPOSES. STAMFORD HILL ROAD OR AS IT IS NOW CALLED MATHEWS MEYIWA ROAD IS ALSO KNOWN AS THE DURBAN RED LIGHT DISTRICT AS IT IS A POPULAR PLACE FOR THE LADIES OF THE NIGHT TO HANG AROUND ON THE CORNERS PICKING UP CLIENTS. SOME OF THE</i></p>	

SMALLER ROADS SUCH AS CHURCHILL , CYPRESS and HARVEY ROADS THAT BRANCH OFF FROM STAMFORD HILL ROAD HAVE CONVERTED THE HOUSES INTO LODGES FOR SHORT TERM GUESTS. THERE ARE ALSO PANEL BEATING SHOPS ,TYRE AND BATTERY FITMENT CENTRES IN CLOSE PROXIMITY.

THE PROPERTY ON THE NORTH SIDE IS AN OPEN PARKING LOT FOR FASHION FUSION WHICH IS ACROSS FROM STAMFORD HILL ROAD, NEXT TO THIS IS HARVEY ROAD WHICH RUNS BETWEEN UMGENI ROAD AND WINDERMERE ROAD DIRECTLY ON THE OTHER SIDE OF HARVEY ROAD IS THE ENGEN GARAGE AND QUICK SHOP CONVENIENCE SHOP A MODERN SERVICE STATION.

THE NEIGHBOURING PROPERTY ON THE SOUTH SIDE IS A SEMI-DETACHED HOUSE THAT IS USED AS OFFICES IT IS A BRICK AND MORTAR HOUSE WITH AN ASBESTOS ROOF AND A SIMILAR FAÇADE IN THE COLUMNS AND FRONT 'STOEP' AS 245 STAMFORD HILL ROAD. THERE ARE 2 IDENTICAL UNITS WITH SEPARATE ENTRANCES AND BAY WINDOWS ON THE FRONT ROOMS ,NEXT TO THIS IS A DOUBLE STOREY MODERN LOOKING BUILDING.

PRITCHARD LANE RUNNING AT THE BACK OF THE PROPERTY IS USED AS AN ACCESS WAY TO THE PARKING AREAS FOR THE BUILDINGS WITH THEIR FRONTAGES ON STAMFORD HILL ROAD. THERE ARE MODERN RESIDENTIAL FLATS ON THE OPPOSITE SIDE OF PRITCHARD LANE AND ALL THEIR ACCESS GARAGES AND GATES ARE DIRECTLY OFF THE LANE.

References

D. PROPOSED WORK

1. Purpose of Application (Indicate the reason by marking the relevant box)

DEMOLITION					
CONDITION	<input checked="" type="checkbox"/>	HEALTH REASONS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
ALTERATION					
CONDITION	<input type="checkbox"/>	HEALTH REASONS	<input type="checkbox"/>	OTHER	<input checked="" type="checkbox"/>
ADDITION					
CONDITION	<input type="checkbox"/>	HEALTH REASONS	<input type="checkbox"/>	OTHER	<input checked="" type="checkbox"/>

2. Motivation for proposed work (Please motivate fully – on a separate sheet if necessary)

THE NEW OWNERS HAJI ANWAR AND SONS BOUGHT THE HOUSE IN NOVEMBER 2017 WITH THE INTENTION OF CONVERTING IT INTO OFFICES AND RETAIL SHOPS AT THE BOTTOM. THE PREVIOUS OWNER MATHEUS JOHANNES NICOLAAS VAN DER WESTHUIZEN RAN A BUSINESS THERE WHICH DID INDUSTRIAL PRINTING. THE HOUSE IS IN A STATE OF DISREPAIR AND THE ENTOMOLOGIST WHO INSPECTED IT HAS VERIFIED THAT IT IS FULL OF WOOD BORER AND ADVISED THAT IT BE DEMOLISHED BEFORE THE ROOF COLLAPSED DUE TO THE UNSTABLE ROOF TRUSSES. (SEE ENTOMOLOGISTS REPORT ATTACHED). THE ASBESTOS ROOF IS A HEALTH HAZARD AND HAS TO BE REMOVED BY SPECIALISTS. DURING THE TRANSFER OF THE PROPERTY INTO THE NEW OWNERS NAME VAGRANTS AND THIEVES VANDALISED THE HOUSE AND REMOVED EVERYTHING THAT THEY COULD INCLUDING COPPER PIPES, GEYSERS THE HAND BASIN, SINKS AND ANYTHING ELSE THAT COULD BE TAKEN. ONCE THE NEW OWNER TOOK OCCUPATION HE DECIDED TO FENCE THE

HOUSE IN WITH SECURITY FENCING AND PUT IN ALARMS. HE ALSO DECIDED TO GIVE THE ROOF A COAT OF PAINT BUT REALISED WHILST HE PAINTING THAT IT WAS UNSAFE AS ONE OF THE PAINTERS FELL THROUGH THE ROOF AND INJURED HIMSELF. THEY PAINTED OVER THE ROTTEN WINDOW FRAMES AND THE OLD CORRUGATED IRON SIDE SHEETING WHICH HAS RUSTED BADLY IN PLACES TO TRY AND MAKE THE PROPERTY LOOK PRESENTABLE SO THAT THEY COULD PUT A TENANT IN WHILST THEY WERE AWAITING THE RE-ZONING APPLICATION THAT IS BEING APPLIED FOR. THE PAINT HAS ALREADY PEELED OFF AND IT WAS ONLY DONE IN DECEMBER DUE TO THE BAD STATE OF THE BUILDING THEY HAVE NOT BEEN ABLE TO GET A TENANT .THEY REALISED THAT IT WOULD BE TOO COSTLY TO TRY AND REPAIR THE BUILDING AS IT WOULD ENTAIL REPLACING THE ENTIRE ROOF, THE FLOORING AND ALL THE WINDOWS AND DOORS , THE ELECTRICAL AND PLUMBING WOULD HAVE TO BE COMPLETELY REDONE.


3. Detail the alterations/additions/restorations proposed (Briefly outline the proposal)

E. CONTACT DETAILS

1. CONTRACTOR (the person who will do the work)

NAME UNKNOWN PLANS NOT YET APPROVED	
POSTAL ADDRESS	
	POST CODE
TEL	FAX/EMAIL
CELL	QUALIFICATIONS
REGISTRATION OF INDUSTRY REGULATORY BODY:	

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME:	
MARIAN BLACK	
POSTAL ADDRESS 27 LADY BRUCE PLACE	
MORNINGSIDE	POST CODE 4001
TEL 031 2089382	FAX/EMAIL marianblack!telkomsa.net
CELL 082 4433278	SACAP REG. NO. T 0076
Author's Drawing Nos. 18/124W	
SIGNATURE 	DATE 16 MAY 2022

3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)

NAME HAJI AHMED SHAZAD POA FOR HAJI ANWAR & SONS (PTY)LTD	
POSTAL ADDRESS	
	POST CODE
TEL 074 833 4786	FAX/EMAIL shahzad881113@gmail.com

4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached)

NAME HAJI AHMED SHAZAD	
TEL 074 833 4786	FAX/EMAIL shahzad881113@gmail.com

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the Kwazulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of **AMAFA AKWAZULU-NATALI**

Account No. 40-5935-6024

USE STREET ADDRESS/FARM NAME AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____

Telephone _____ Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION (*ref to guidelines) YES NO

	YES	NO
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	X	
MOTIVATION	X	
PHOTOGRAPHS*	X	
ORIGINAL DRAWINGS	X	
PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED *	X	
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)		
PROOF OF PUBLIC PARTICIPATION*	X	
PAYMENT/PROOF OF PAYMENT <u>(use street address as reference)</u>	X	

KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY
(accredited in terms of the National Heritage Resources Act)

GUIDELINES FOR THE PREPARATION OF APPLICATIONS IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018,) FOR PERMITS TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

Please detach from the form before submission

APPLICATION FORMS

All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation.

Form H must be used for buildings that are proclaimed Heritage Landmarks (previously National Monuments) and buildings listed in the Heritage Register.

Form I must be used for approval of work undertaken on a building over 60 years of age at the time the work was started/completed prior to approval, irrespective of who undertook the work.

- A. DECLARATION:** The owner must sign the form and any accompanying documentation and must consent to submissions by a third party/agent.
- B. PROPERTY:** Include the name of the property where applicable: e.g. Government House. The street address is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, all the numbers must be included.
- C. SIGNIFICANCE:** All structures over 60 years of age are protected.
1. The original date of construction is significant to the evaluation of the conservation worthiness of the building.
 2. **HISTORICAL REPORT:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary. Do not assume that there is no significance – proof of such a statement must be provided.
 3. **ARCHITECTURAL REPORT:** An assessment of the condition of the building should be given. Provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance.
 4. **URBAN SETTING & ADJOINING PROPERTIES:** It is important to describe the urban context in which the building is situated (supported by photographs of the surrounding buildings).
- D. PROPOSED WORK:** Motivate and give full details of the proposed work. Details must be given of the work to be carried out – do not merely refer to the plans submitted.
- E. CONTACT DETAILS:** the contractor's details can be left out if unknown. All other fields must be completed. **THE OWNERS MUST SIGN THE APPLICATION FORMS!! PERMITS ARE NOT TRANSFERABLE**
- G. *Public Participation:** the applicant will be notified of the level of public participation required and will have to bear the costs thereof. Neighbours, Ward Councillors, and Heritage Societies should be consulted in the case of demolition & development applications. Owners & residents of properties within 100m must be consulted for demolition applications. All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.
- F. A SUBMISSION FEE** – a processing fee determined by the Council of the Institute in terms of Section 24(1)(e)(i) is payable on submission of all applications. The application will not be registered as submitted if the proof of payment is not attached.

SUPPORTING DOCUMENTATION:

Only SACAP accredited professionals registered with the Institute may compile the supporting documentation. Permits may require their overseeing the work. **N B:** All hard copy documentation must be folded to A4 size, with plans showing the title block containing all details of the owner, architect/technologist/designer, SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the author.

Demolition applications must be supported by photographs - including internal views - and a set of concept drawings, including elevations, for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon.)

1. *PHOTOGRAPHS OF EXISTING STRUCTURE/S AND SURROUNDINGS:

Submit post card size photographs that clearly illustrate the features of the buildings to be altered/demolished. Also submit photographs showing all the elevations/sides and the building in its context (streetscape and surrounding buildings – adjacent and across the road, aerial view, etc.).

2. PLANS:

*Hard copy submission: two copies of the plans, coloured in accordance with the instructions below, must be submitted. One copy will be stamped and sent back to the architect/technologist/designer to submit to the Municipality. Plans should not be smaller than A3 size (210 x 297 mm) and should not be larger than A0 size (841 x 1 189 mm). Electronic submissions: submit one copy and an A4 print will be returned with the permit/approval. Colour plans as follows:

MATERIALS	COLOUR
all existing	grey
demolition	dotted lines
new masonry	red
new concrete	green
new iron or steel	blue
new painting & plastering	yellow
new wood	brown
other	clearly indicated, using colours other than as above

2.1. SITE PLAN

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines);. An aerial view obtainable from "Google Earth" or the municipality is also very useful.

2.2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, elevations and sections must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned. The position of section lines must be indicated on the plan. The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

2.3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the original plans submitted, a measured floor plan of the structure as it exists is required. It must be at the same scale and orientation as the plans of the proposed work to facilitate comparison.

2.4. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials).

3. ORIGINAL/PREVIOUS DRAWINGS: submit if available.

SUBMISSION OF APPLICATIONS: Application forms can be downloaded from www.heritagekzn.co.za – look under the "Permits" tab - download forms – Form A. Hard copy applications must be addressed to: The Head – Built Environment Section (not to an official's name), Kwazulu-Natal Amafa And Research Institute, either delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 or posted to BOX 2685, Pietermaritzburg, 3200. Electronic submissions can be made via email to beadmin@amafapmb.co.za or uploaded to the Sahr's system operated SAHRA at www.sahra.org.za (confirm upload to beadmin@amafapmb.co.za)

PROCESSING OF APPLICATIONS: applications are processed in the order in which they are received, except during the December/January holiday break. Minor work applications can be processed while the applicant waits if presented at the Institute offices on a Monday between 9:00 -15:00. Allow 90 days for processing of complex applications as these may be submitted to external reviewers. Lobbying of external reviewers will disqualify the application and the matter will be reported to the SACAP and the SAIA-KZN, the SAIBD, or SAIAT. Written responses to applications will be forwarded to applicants by email. Telephonic or e-mails enquiries will not be responded to.

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow 90 days from the receipt of all required documentation**