



APPLICATION FORM A (for Official Use)

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|-----------------|---------------|
| 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/statues. If work has commenced/been completed without a permit, Form I must be used.

NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE FALSE STATEMENTS OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (see 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, via email to beadmin@amafapmb.co.za (hard copy applications cannot be accepted during the COVID-19 pandemic)

A. DECLARATION BY OWNER (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)

I, Mr. GP Grobler (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 Ladysmith Date 08/03/2023

B. PROPERTY DESCRIPTION (provide all cadastral information pertaining to the site):

| | | |
|---|----------------------------|--|
| Name of property: 4 White Road | | Title Deed No.: T - 26823/98 |
| Erf/Lot/Farm No: Por. 2 of ERF 105 | Size: 946m ² | GPS Co-ordinates: -28.5539, 29.7730 |
| Street Address 4 White Road, Ladysmith | | Suburb Hospital Park |
| Town/Local Municipality: Alfred Duma | | District Municipality: uThukela |
| Current zoning: General Residential | | Present use: Dwelling |

C. SIGNIFICANCE:

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|---|
| 1. Original date of construction/plan approval: Estimated at late 1950's |
| 2. Historical Significance: |
| The property is located in the suburb of Old Golf Course, close to the corner with Francis Road. The history of this property cannot be traced back with certainty as virtually no historical records are available from the Local Council. It is quite clear that the building has been heavily modified over the years from its original design, further making it difficult to determine the exact original design. This original building however appears to be dating from the late 1940's to early 1950's, with original architectural features such as a front veranda, corrugated metal roof and timber casement type windows having been heavily modified, altered or replaced over the years. |
| The only information available to possibly date the buildings on site is the title deed, showing the property to have been subdivided around July 1954 (Sub 2 of Lot 105, as per title deed), with 4 White Rd being on Portion 2. LOT 3133 currently houses a more modern townhouse development. |
| No other significant historical importance can be traced to the property. |

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| 3. Architectural Significance: |
| The dwelling is a single storey cottage with a hip roof of corrugated iron at 17 degree pitch. It has a bluestone plinth (plastered and painted) with plastered walls. One street facing window is of timber frame casement type while all others are steel framed, possibly replacing the original timber ones. The original front veranda has been enclosed at some point, with a front entrance canopy added presumably at the same time. The interior still has pine timber flooring in the main living room and two bedrooms, while all other areas have concrete floors with tiling. |
| The outbuilding/ garage is a brick structure with mono pitch corrugated metal roof. |
| References |
| |

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| 4. Urban Setting & Adjoining Properties: |
| White Road leads off Francis Road, and main feeding corridor from the CDB to the north- eastern suburbs of Ladysmith. The property is located at 04 White Rd, one house away from Francis Rd. |
| The surrounding houses in the area were constructed in different eras, with No. 2 White Rd appearing to be of a similar era as No. 4. Other surrounding properties appear to be from the 1980-2000 period. Houses at No. 1 and 2 White Rd have been converted into business premises, while No. 3 and 6 are townhouse developments. None of these have any architectural or historic significance. |
| The buildings at No 4 has been as far as can be established, always been used as a residential dwelling. |

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

| | | | | | |
|-----------|--|----------------|--|-------|---|
| CONDITION | | HEALTH REASONS | | OTHER | ✓ |
|-----------|--|----------------|--|-------|---|

2. Motivation for proposed work (Summarise below and expand on a separate sheet if necessary)

1.The buildings on this property are in a relatively good, structural condition. The numerous alterations and additions over time have however diminished most of the original character of the house.

2.Being in close proximity to Francis Road, where the majority of buildings are used for commercial properties, the Client is desirous to convert the building for commercial office use.

3.The client is also eager to utilise the property as a commercial office building, and therefore seeks to alter the appearance of the building to suit same.

4.The client is not eager to change the massing or footprint of the building, only its intended use and to alter the facades to speak to the new use of the building.

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

As previously noted this building has undergone significant additions and alterations by the previous owners. While some resemblance of the original building is evident, the original character and architectural features of this building have been significantly altered.

The client is eager to keep the main structure of the original house in order, but to repurpose the buildings to function as a commercial office building, in line with some of the adjacent converted office buildings in the neighbourhood. This will mainly be through the replacement of windows and doors, alterations to the facades and decorative plaster and panelling. The main structures will therefore not be demolished.

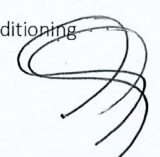
ALTERATIONS TO EXISTING BUILDINGS

In order to be sensitive to the streetscape, the footprint and height profile of the original house is proposed to remain.

Notable changes proposed to the structure include:

- 1.In order to accommodate the change in function, we propose changing the existing mix of steel and timber windows to new aluminium windows where required (refer to elevation drawings supplied for verification).
- 2.The exterior finishes proposed are to provide a more commercial appearance to the building.
- 3.Structural changes proposed for the original roof structure will be for the outbuilding only, to align with the proposed new designs of the main building.
- 4.The internal layout of the house and outbuilding will require breakages to accommodate the change in function and require significant changes to the internal finishes (refer to plans of supplied drawings).

Minor new additions are proposed for the main house, but limited to built-out facebrick screening walls to hide air-conditioning plant and a new parapet façade metal cladding.



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|---|-------------------|
| TEL | FAX/EMAIL |
| CELL 083 236 0636 | QUALIFICATIONS na |
| REGISTRATION OF INDUSTRY REGULATORY BODY: NHBRC | |

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

| | |
|--|------------------------------------|
| NAME Bartsch Consult (PTY) LTD (JA Meintjes) | |
| POSTAL ADDRESS P.O. Box, 13060, Cascades, Pietermaritzburg | |
| | POST CODE 3202 |
| TEL 033 347 1325 | FAX/EMAIL tertius@bartschkzn.co.za |
| CELL | SACAP REG. NO. 6428 |
| Author's Drawing Nos. 5047-100; 5047-101 | |
| In making this application on behalf of the applicant, I declare that I have provided the correct information to the best of my knowledge and I undertake to ensure that the applicant is made aware of all conditions under which a permit may be issued. | |
| SIGNATURE | DATE |

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

| | |
|---|-------------------------------|
| NAME GP Grobler Trust - IT1146/1995 | |
| POSTAL ADDRESS 1 Harrismith Road, Ladysmith | |
| P.O. Box 952, Ladysmith | POST CODE 3370 |
| TEL 082 455 8543 | FAX/EMAIL groblert@mweb.co.za |

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 Mr. GP Grobler | |
| TEL 082 455 8543 | FAX/EMAIL groblert@mweb.co.za |

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 the KZN Amafa and Research Institute
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/Email _____

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

| | | |
|---|---|--|
| APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR) | ✓ | |
|---|---|--|

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|--|---|---|
| MOTIVATION | ✓ | |
| PHOTOGRAPHS* | ✓ | |
| ORIGINAL DRAWINGS | | ✓ |
| PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED * | ✓ | |
| PROOF OF PROFESSIONAL ACCREDITATION & LETTER OF APPOINTMENT | ✓ | |
| PROOF OF PUBLIC PARTICIPATION* | | ✓ |
| PAYMENT/PROOF OF PAYMENT (<u>use street address as reference</u>) | ✓ | |



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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/or the official representative of a trust/company that owns the property must sign the form and any accompanying documentation and must consent to submissions by a third party/agent (letter of appointment/power of attorney to be submitted).
- B. PROPERTY:** Include the name of the property only 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, include all the numbers. (provide all cadastral information)
- 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 for the proposed work – give reasons and design considerations behind the proposal. Details all the work to be carried out – do not refer to the plans.
- E. CONTACT DETAILS:** the contractor's details can be left out if unknown. All other fields must be completed. **The architect must complete all fields and sign on the appropriate box. 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 author drawings submitted in support of this application. 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 CONTEXT:

Submit annotated/captioned photographs that clearly illustrate the features of the structures to be altered/demolished. Also submit photographs showing all the elevations/sides and the structure in its context (streetscape and surrounding buildings – adjacent and across the road, aerial view, etc.). Submit in jpeg. If incorporated into a document or report, photographs must be post card size.

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.

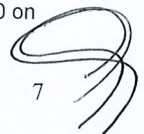
2.4. DOOR AND WINDOW SCHEDULES AND DETAILS

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 will be fast tracked if submitted by 12:00 on a Thursday. 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**



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