

Amafa AkwaZulu-Natali

Heritage KwaZulu-Natal

Erfenis KwaZulu-Natal



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Pietermaritzburg 3200

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PERMIT _____ Ref: 10/3Dbn/02 11/375
Issued under Section 33(1)(a) of the KwaZulu-Natal Heritage Act No. 4 of 2008

Approval is hereby given to PAUL ROBERT PRELLER HAWKINS AND LETITIA LYNN LANCASTER of 244 UMBILO ROAD, DURBAN, 4001. In accordance with the application received on the 06 October 2011, for the DEMOLITION of the building situated at Erf 7033, being 246 UMBILO ROAD, DURBAN, ETHEKWINI

Conditions: *This permit is issued subject to the following conditions:-*

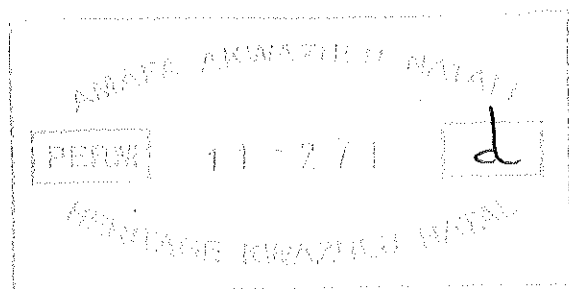
- 1.1 That the alterations, additions, and/or demolition are carried out strictly in accordance with the application ~~and~~, **received by Amafa on the 06 October 2011**;
- 1.2 That, in the event of any contemplated deviation from the (plans, drawings), including the transfer of work to the supervision of another architect/technologist, the prior written approval of Amafa AkwaZulu-Natali must be obtained;
- 1.3 In such event, a written motivation in support of such deviation must be submitted to AMAFA AKWAZULU-NATALI for consideration and;
- 1.4 No deviation from the (plans, drawings) will be undertaken without the prior written approval of Amafa AkwaZulu-Natali.
- 1.5 In the case of the demolition of a structure/s or part thereof, such demolition must take place not more than 30 days prior to the commencement of the alterations and or additions, unless otherwise agreed to, in writing, by Amafa AkwaZulu-Natali;
- 1.6 Amafa AkwaZulu-Natali shall have the right to inspect the site where the alteration, addition, demolition is to be undertaken prior to the commencement of the work, for the purpose of identifying salvageable elements which will not be required for re-use in the above project.
- 1.7 All salvageable elements identified must be delivered to the Amafa Conservation Materials Bank at the Applicant's cost.
- 1.8 **FAILURE TO COMPLY WITH THESE CONDITIONS WILL RENDER ANY DEVIATION FROM THE ORIGINAL (PLANS) UNLAWFUL, AND AMAFA-AKWAZULU NATALI RESERVES THE RIGHT TO INSTITUTE CRIMINAL AND/OR CIVIL ACTION AGAINST THE PERSON/S RESPONSIBLE.**
- 1.9 The issuing of this permit does not exempt the Applicant from obtaining the approval of the Local Authority or any other Authority, where required, for the proposed additions and or alterations.

Amafa AkwaZulu-Natali reserves the right to withdraw this permit if any of the above conditions are not complied with.

This permit is valid until 13 OCTOBER 2012 AND IS NOT TRANSFERABLE.


For DIRECTOR

DATED AT PIETERMARITZBURG THIS 14 DAY OF OCTOBER 2011



Permit Number 11-271d



BE APPLICATION COVER SHEET

11 375

PROPERTY: 246 Umbilo Road APP NO:

STATUS: PROCLAIMED [] LISTED [] 60 YEARS [x]

CHECK LIST	YES	NO
APPLICATION FORM	[x]	[]
MOTIVATION	[x]	[]
PHOTOGRAPHS	[x]	[]
ORIGINAL/PREVIOUS PLANS	[x]	[]
2X COLOURED, NUMBERED, SIGNED PLANS	[]	[]
SUBMISSION FEE	[x]	[]

R600

DATA CAPTURED BY: KHANYI [] CAMILLA [x]

PLANS COMMITTEE: DATE: COMMENTS:

[Dotted lines for comments]

BEC: DATE: 1/10/11

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APPLICATION FORM A (STRUCTURES)

Ref: 10/2010/02
Date received 06/10/2011
Application No 11/375
Application approved ___ not approved ___
Date of permit/notification _____
Permit No _____

PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTION 33 (1) (A) FOR DEMOLITION, ALTERATIONS OR ADDITIONS TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

(Application form H must be used for alterations to structures permanently protected in terms of Section 37, 38 & 39 (Heritage Landmarks))

PLEASE NOTE

IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATALI HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION AND PROOF OF PAYMENT ARE TO BE DELIVERED TO :

Amafa eKwaZulu-Natali, 195 Langalibalele (Longmarket) Street, Pietermaritzburg, 3201 or Posted to Box 2685, Pietermaritzburg, 3200.

Enquiries : 033-394 6543 or Fax 033 394 6552 (Proof of payment not applications)

A. DECLARATION BY THE OWNER

I, **Paul Robert Preller Hawkins & Letitia Lynn Lancaster**

undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which Amafa eKwaZulu-Natali may issue the permit to me.

Signature Paul Robert Preller Hawkins Letitia Lynn Lancaster

Place Durban Date 5/10/2011

(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

- | | | | |
|----|-------------------------|---------------------------------|---------------------------|
| 1. | Name of property. | N/A | Title Deed No. T 0630422. |
| 2. | Erf/Lot/Farm No | 7033 of Durban | |
| | Street Address: | 246 Umbilo Road | |
| | Local Municipality : | eThekwini | |
| | District Municipality : | N/A. | |
| 3. | Current Zoning | Light Industrial & Residential. | |
| | Present Use | empty and abandoned | |

[Handwritten signature and official stamp]

C. SIGNIFICANCE

1. Original date of construction :

The building on this site was originally designed in the offices of the architect F J Ing. The submission drawings were approved in 1912

2. Historic Significance :

This building was conceived of in the Arts and Crafts tradition and it must have been a very fine building in its heyday. It was designed for a J Colenso Cartledge Esq. We have not been able to identify this person, nor are we aware of any significant historic event associated with him or his life.

During the 1940's the building was bought by a Mr Govan, who lived here until he sold it to the current owners' father, when the group Areas Act made it impossible for Indians to live in "White" Umbilo. The descendants of Mr Govan have continued to work with the current owner on part of the adjacent property at 244 Umbilo Road.

References : Oral tradition from the family

3. Architectural Significance :

The building at 246 Umbilo Road was designed in an Arts & Crafts manner by the Durban Architect F. J. Ing.

It was a double storied residence, located on a prominent corner. On the Ground Floor there were a Hall, Sitting Rm, Dining Rm and Kitchen/pantry facilities including a Kitchen Stoep. The corner of Essex Rd and Umbilo Rd was acknowledged by a verandah across the eastern and southern sides of the building, that also functioned as the entry point from Umbilo Rd.

There was a central staircase which led up from the Ground Floor to three Bedrooms, a Bathroom and a Balcony on the First Floor.

The architectural language of the building consisted of face brick to the lower floor, with textured plaster to the upper floor, all under an articulated clay tiled roof. The windows were a mix of sash windows and side hung casements, many with shutters. Throughout the building there were timber floors and period fittings.

It was a good example of the best building practices available in 1910.

The building was owned by the current owners' father who continued to lived there despite the area being rezoned light industrial. After his death in 2000 it proved impossible to let property as a residential unit. The absence of any permanent resident, together with the development of workshops on adjacent sites has made it difficult to secure the building, resulting in numerous burglaries and several squatter occupations. There have been several incidents of fire in the building and much of the finer detail was stolen or broken off to make fires! The building and its yard have become a health and safety issue for the municipality, especially since the most recent fire which saw the roof and all the timber floors being lost. There are now serious concerns about the structural integrity of the building, particularly as it is so close to Umbilo Rd, which is a very busy pedestrian thoroughfare.

References : Local Authority plans record; oral tradition from both the owners and descendants of Mr Govan; architect's personal inspection of he buildings over the last decade

4. Urban Setting & Adjoining Properties :

The building was a significant corner building defining the corner of Essex Rd and Umbilo Rd. It would have been acknowledged as one of the most significant buildings of the neighborhood in its heyday.

Erf 7032, (5 Essex Rd.) immediately to the west of the site is the subject of an accompanying demolition application.

Erf 7034, (244 Umbilo Rd.) immediately to the north of the site is occupied by a small car service business and a lock and key repair shop.

Erf 7031, (254 Umbilo Rd.) is used by a firm active in the monitoring and control of hazardous chemicals

References. : site inspection by the Architect.

D. PROPOSED WORK

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

DEMOLITION

A Demolition Permit for the demolition of the remaining structures on this site is being sought. Please see the Motivation below explaining the reasons for this application.

ALTERATION

N/A

ADDITION

N/A

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

The demolition of the remaining structures on this site is being sought for the reasons that :

1. The structural stability of the building has been seriously compromised by the last fire, to the extent that the integrity of the upper floor brickwork is considered unstable. Substantial horizontal and diagonal cracks have appeared at all upper floor openings, including the remaining gables. The relatively tall chimney stack is no longer restrained and could topple over in a strong wind.
2. While we are of the opinion that the original residence as a very fine example of its kind and of this architect's work, we are of the opinion that less than half the original material is left on site, and of that at least 45% would have to be demolished and reconstructed to achieve an adequate degree of structural stability. If that were to be undertaken the residual building would be a copy of the original, consequently not building of heritage merit.
3. The use of the remaining structure is also very problematic, in so far as it does not lend itself to an appropriate and efficient adaptation to a Light Industrial function as is called for in that stretch of Umbilo Rd. Unfortunately the local authority's town planning has not taken the architectural heritage of the street into consideration, thereby putting it under threat of demolition.
4. In our professional opinion the historic fabric of the original building and its residual aesthetic merit have been so compromised that we cannot recommend its retention. We have to acknowledge the local authority's stated concerns for safety, security and hygiene. The clearing of the site together with the residual structures at 5 Essex Rd will permit the owner to consider a rational plan for much needed parking across both sites. The clearing up of these two sites may encourage an improvement in the condition of other sites in the area, hopefully leading to a better neighborhood.

3. **Detail the alterations/additions/restorations proposed** (briefly outline the proposal) N/A

E. CONTACT DETAILS

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

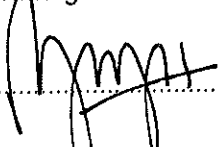
Not Appointed yet



2. **ARCHITECT who prepared this application.**

NAME : **ROBERT J W BRUSSE ARCHITECT**
POSTAL ADDRESS : **P.O. Box 15257**
Bellair POST CODE **4006**
TEL **031 465 1158** FAX. **031 465 1158**
CEL **SACAP REG. NO 2480.**

Author's Drawing Nos **N/A**

.....
Signature  Date **5-10-2011**

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

NAME ..**Paul Robert Preller Hawkins & Letitia Lynn Lancaster**
POSTAL ADDRESS **244 Umbilo Rd.**
Durban POST CODE **4001**
TEL **031 202 6878** FAX. **031 201 0378.**

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

NAME **Paul Hawkins personally.**

F. **SUBMISSION FEE : R 600,00** (subject to annual increment on the 1st April)

The submission fee is payable to **Amafa aKwaZulu-Natali** by cheque or bank/internet banking prior to the processing of this application.

ABSA BANK, Account Name : **Amafa aKwaZulu-Natali**
Branch : **Ulundi,** Bank Code : **630330** Acct. No : **40-5935-6024**

(N.B. Proof of payment to be forwarded (faxed, posted or delivered) to our office)

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 & AP. See Guidelines)

H. **CHECKLIST OF SUPPORTING DOCUMENTATION** YES NO

	YES	NO
APPLICATION FORM (completed and signed by owner & plans author)		
MOTIVATION		
PHOTOGRAPHS		
ORIGINLA DRWINGS		
PLANS (X2 SETS) -numbered and coloured		
PROOF of PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)		
PROOF OF PUBLIC PARTICIPTION		
PAYMENT /PROOF OF PAYMENT		

eThekweni Municipality - GIS

