

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, <u>YUSUF HOOSENIA SOLWA</u>	
(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 written approval of the work to me.	
 Signature _____	
Place <u>DURBAN</u>	Date <u>16th May 2023</u>
(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:	Title Deed No. <u>T000021890/2014</u>
Name of property/Project title: <u>PROPOSED ALTERATIONS TO EX HOTEL</u>	
Erf/Lot/Farm No: <u>PORTION 3,4,5 & REM OF ERF 1101, PAR 11 OF PORTION 4 ERF 1101, REM OF POR 2 ERF 1104, OF DURBAN</u>	GPS Co-ordinates: <u>29deg15'27" S 31deg01'47" E</u>
Street Address, Suburb, Town: <u>191-193 DR.PIXLEY KASEME STREET (WEST STREET) DURBAN</u>	
Local Municipality <u>CENTRAL</u>	District Municipality <u>THEKWINI MUNICIPALITY</u> Traditional Authority Area

C. SIGNIFICANCE:

1. Original date of construction	Approx. 1908
<p data-bbox="204 219 1385 315">2. Historical Significance:</p> <p data-bbox="204 219 1385 315">THE PROPERTY WAS FIRST TRANSFERRED BY ORIGINAL DEED OF GRANT IN 1849. IT IS UNKNOWN IF A BUILDING WAS HERE AT HIS TIME OR NOT AS THERE IS NO RECORD OF ANY PLANS.</p> <p data-bbox="204 349 1398 510">IT APPEARS THAT THERE WERE 2 BUILDINGS ON THE ORIGINAL SITE WHICH WERE USED AS STORAGE WAREHOUSES A WORKSHOP FOR THE OWNER MR PLOWRIGHT AS PER THE PLANS FROM 1908.MR.FORTH OWNED THE PROPERTY NEXT DOOR ON THE LEFT AND THE SHIP HOTEL WAS ON THE RIGHT(NOW THE TUDOR HOTEL)BEHIND THE HOTEL WAS AN PROPERTY OWNED BY McNAMEE & CO.</p> <p data-bbox="204 544 1385 640">THERE WAS A PARTY WALL AGREEMENT SIGNED BETWEEN MR. PLOWRIGHT AND THE OWNER MR. CHARLES EDWARD FORTH ON THE 13TH MAY 1980 FOR THE 2 ADJOINING PROPERTIES.</p> <p data-bbox="204 674 1406 835">A SKETCH WAS SUBMITTED POSSIBLY SHORTLY AFTER THIS SHOWING A FIRST FLOOR ADDED TO THE FRONT BUILDING WHICH COULD HAVE BEEN USED AS OFFICES BUT THE ROOMS ARE NOT DESIGNATED, THE 2 STORES REMAIN ON THE GROUND FLOOR THERE IS ALSO THE INTRODUCTION OF THE ORNATE UNION PERIOD FACADE IN THE FRONT AT THIS TIME.</p> <p data-bbox="204 869 1385 1093">IN DECEMBER 1912 PLANS WERE DRAWN UP BY ARCHITECT AG CROSS FOR THE NEW OWNER R.HALL ESQ. STILL SHOWING THE STAIRWAY TO THE TOP FLOOR BUT THE CONVERSION OF THE STORES TO SHOPS. THE REAR AREA IS BLACKED OUT SO IT IS DIFFICULT TO GAUGE WHAT WAS HAPPENING BUT IT DOES APPEAR THAT THE AREA WAS ENCLOSED AND THE ELEVATION AND SECTION COULD TIE UP WITH THE LEFT REAR SHOWING A MONO PITCH ROOF AND CHIMNEY ON THE HIGHER SIDE AND NO FIRST FLOOR IN THIS AREA.</p> <p data-bbox="204 1126 1398 1288">IN 1961 PLANS WERE DRAWN UP BY FROLICH & KASS ARCHITECTS FOR E .BERNSTEIN & CO. FOR THE REPLACEMENT OF THE TERMITE INFESTED TIMBER WITH CONCRETE. THE FRONT FAÇADE WAS LEFT IN TACT AND ALL TIMBER FLOOR BOARDS AND ROOF TRUSSES WERE REPLACED WITH CONCRETE SLABS. THE TIMBER OF THE LEAN TO ROOF ON THE FRONT FAÇADE WAS REPLACED WITH TIMBER AND ASBESTOS.</p> <p data-bbox="204 1321 1398 1545">IN 1979 FURTHER PLANS WERE DRAWN UP BY R.HUTSON FOR A MOTOR VEHICLE SHOWROOM ON THE GROUND FLOOR RIGHT 'SHOP' WITH DIRECT ACCESS OFF WEST STREET AND A NEW SHOP FRONT WITH SLIDING DOORS WAS ADDED. THE STANDING AREA FOR MOTOR VEHICLES AT THE REAR ACCESS HAD ACCESS VIA AN OPEN YARD GOING THROUGH THE REAR OF THE ADJACENT PROPERTY. THE INTRODUCTION OF A STAIRWAY IN THE REAR AREA ALSO INDICATES THAT A FIRST FLOOR WAS ADDED TO THE BACK AREA AT THIS TIME WHICH CAN BE SEEN ON SECTION AA.</p> <p data-bbox="204 1579 1353 1675">ON THE 23rd APRIL 1980 THERE WAS A NOTARIAL DEED OF TIE K655/19805 TYING PROPERTIES 1,3 AND 4 TOGETHER MAKING THE ENTIRE SITE A CORNER PROPERTY WITH DIRECT ROAD ACCESS ALSO OFF DICK KING STREET.</p> <p data-bbox="204 1709 1398 1966">IN 1986 PLANS WERE DRAWN UP BY ARCHITECTS WYNAND CLAASEN & SMUTS-ERASMUS FOR OWNER MR. HOWARD LOVE. THE INCORPORATION OF THE ADJACENT SHOP AT THIS STAGE AND THE FAILED ATTEMPTS TO MATCH UP THE FAÇADE OF THE EXISTING BUILDING ARE CLEARLY EVIDENT BY THE PICTURES ATTACHED. THE GROUND FLOOR RIGHT SHOP AND THE REAR OF THE BUILDING STILL REMAINED A MOTOR CAR SHOW ROOM AND PARKING AREA. WALLS WERE REMOVED BETWEEN THE 2 BUILDINGS AT THE REAR TO CREATE A BIGGER SHOW ROOM AND PARKING AREA. THE FIRST FLOOR WAS CONVERTED INTO A NIGHT CLUB AND OFFICES.</p> <p data-bbox="204 1977 1366 2089">IN 1990 FURTHER PLANS WERE DRAWN UP BY PLANNING AND DRAWING SERVICES FOR STANNIC OFFICES. THE INTERNAL WALLS OF THE GROUND FLOOR ORIGINAL 2 STORES WERE REMOVED TO CREATE A LARGE OPEN PLAN AREA. ABLUTIONS WERE ADDED AND ADDITIONAL OFFICES WERE INCORPORATED USING THE SPACE AT THE</p>	

REAR OF THE ADJACENT INCORPORATED BUILDING. SOME WINDOWS IN THE ALLEYWAY APPEAR TO BE BRICKED UP AND NEW WINDOWS ON THE SE ELEVATION ADDED. LOUVRE WINDOWS WERE ADDED ABOVE THE SHOP FRONTS ON THE NE ELEVATION (FRONT)

IN 2018 PLANS WERE DRAWN UP BY RN PROFESSIONAL CONSULTING SERVICES FOR THE CONVERSION OF THE BUILDINGS INTO A HOTEL (SOLRAND HOTEL) FOR ON THE LINE TRADING (PTY)ltd. THE PLANS WERE APPROVED BY THE MUNICIPALITY. EXTENSIVE INTERNAL ALTERATIONS WERE DONE AND THE ROOF OF THE ADJACENT LEFT BUILDING WAS CHANGED TO A MONO PITCH ROOF WITH TILES .A SECOND STOREY WAS ADDED FOR ADDITIONAL ROOMS AND A LIGHT WEIGHT CHROMADEK ROOF WAS ADDED OVER THE SECOND STOREY.

References SEE PREVIOUS APPROVED PLANS

3. Architectural Significance:

THE ARCHITECTURAL STYLE IS MOST NOTABLY ON THE FRONT FAÇADE OF THE BUILDING ON THE RIGHT IS TYPICAL OF A FUSION OF UNION PERIOD ARCHITECTURE AND ART DÉCOR SYNONYMOUS OF THE EARLY 1900'S ARCHITECTURAL STYLE.. TYPICAL FEATURES INCLUDE THE COLONNADED VERANDAH, HIGHLY DETAILED PARAPETS, ORNATE AND DETAILED ENTABLATURES ,MOULDED CORNICES, PILASTERS, SCULPTURED PLAQUES WITH FINE DETAILING AND ARCHED LINTEL'S (ARCHITRAVES) WITH DECORATIVE CENTRAL KEYS.

THERE IS A EUROPEAN INFLUENCE IN THE THREE ORNATE IONIC COLUMNS SUPPORTING THE FRONT COLONNADE. THE ADJOINING BUILDING WHICH BECAME PART OF THE BUILDING IN 1980 IS A POOR ATTEMPT AT TRYING TO MATCH UP THE ARCHITECTURE BUT IT IS PREFERABLE RATHER IN IT'S UNADORNED MODERN SIMPLICITY.

THE SIDES OF THE BUILDING REMAIN UNADORNED AND PLAIN.

References

4. Urban Setting & Adjoining Properties:

THE BUILDING IS LOCATED IN THE CENTRE OF DURBAN CBD AND THE NEXT BUILDING ON THE RIGHT IS THE TUDOR HOTEL OWNED BY THE SAME OWNERS AS THE SOLRAND HOTEL. THE ARCHITECTURE ON THE FRONT FAÇADE BEING MORE TUDOR STYLE HENCE THE NAME. NEXT DOOR TO THIS IS THE SARS HEAD OFFICE FOR DURBAN A FAIRLY MODERN 10 STOREY BUILDING BUILT IN TH 80'S. DIAGONALLY OPPOSITE IS HILTON MANSION WHERE THE INTRODUCTION OF THE CAPE DUTCH STYLE CAN CLEARLY BE SEE. THERE ARE BUILDINGS OF VARIOUS STYLES NEXT TO EACH OTHER SOME MODERN AS CAN BE SEEN ON THE OPPOSITE SIDE OF THE ROAD SUCH AS THE NISSAN SHOW ROOM.

References

D. PROPOSED WORK

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

DEMOLITION

CONDITION		HEALTH REASONS		OTHER	
ALTERATION					
CONDITION		HEALTH REASONS		OTHER	X
ADDITION					
CONDITION		HEALTH REASONS		OTHER	

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

THE OWNERS HAVE NOT YET COMPLETED THE SECOND STOREY ALTERATIONS THE SLAB HAS BEEN BUILT AND THE ROOF CONSTRUCTED AS PER PLANS APPROVED IN 2018. THE ROOMS HAVE NOT BEEN BUILT ON THE SECOND STOREY IS DUE TO THE FACT THAT THE OWNER WISHED TO CONVERT THE CENTRAL AREA ON THE FIRST STOREY TO ADDITIONAL ROOMS WITH BATHROOMS AND IN ORDER TO ACHIEVE THIS, LIGHT WELLS WOULD NEED TO BE CUT INTO THE SECOND FLOOR SLAB TO BRING LIGHT INTO THESE ROOMS AS SHOWN ON THE PLAN. THIS MEANS THAT THE TOP FLOOR ROOMS WOULD NEED TO BE RECONFIGURED TO ACCOMMODATE THE LIGHT WELLS. THERE WERE ALSO NO PLACES OF REFUGE ON THE PREVIOUS PLANS AS REQUIRED BY SANS 10400 PART T 'FIRE'. WE HAVE ALSO SHOWN THOSE ON THE PLANS TO BE INCORPORATED. NO WORK WILL BE DONE TO THE OUTSIDE OF THE BUILDING WITH THE EXCEPTION OF SOME SKY LITES IN THE EXITING ROOF OF THE LEAN TO ON THE LOWER LEVEL.


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

E. CONTACT DETAILS

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

NAME ; WILL ONLY BE ESTABLISHED ON FINAL PLAN APPROVAL.	
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. 23/2702 W	
SIGNATURE 	DATE 28 MAY 2023

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

NAME	ON THE LINE TRADING PTY(LTD)
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POSTAL ADDRESS: 191 DR. PIXLEY KASEME ROAD	
	POST CODE 4001
TEL 031-332 0204	FAX/EMAIL info@solrand.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 YUSUF HOOSENMIA SOLWA	
TEL 082 786 4337	FAX/EMAIL : ysolwa@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 (use street address as reference)	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**