

## **AMAFA APPLICATION**

As-Built Building plans for existing structures

at

**Remainder of Portion 2 of Erf 1,**

**Simbithi**

**KwaDukuza, Kwa-Zulu Natal**



June 2020

### **PREPARED FOR:**

Daniel and Associates Architects

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## REFERENCES :

1. [www.artefacts.co.za](http://www.artefacts.co.za)
- 2.

## INTRODUCTION :

The purpose of this report and application is to provide background information for the proposed sectionalisation of the existing house and surrounds as part of a future development plan for the remainder of the farm (under a separate application). The existing structures do not have record plans lodged at the local municipality, therefore plans have been prepared that accurately reflect the existing structures on the site before any proposed sectional title scheme or development plan.

The municipality requires evidence to the date of construction of the various structures and confirmation of their "Heritage status" under the KZN Amafa and Research Institute Act 2017 :

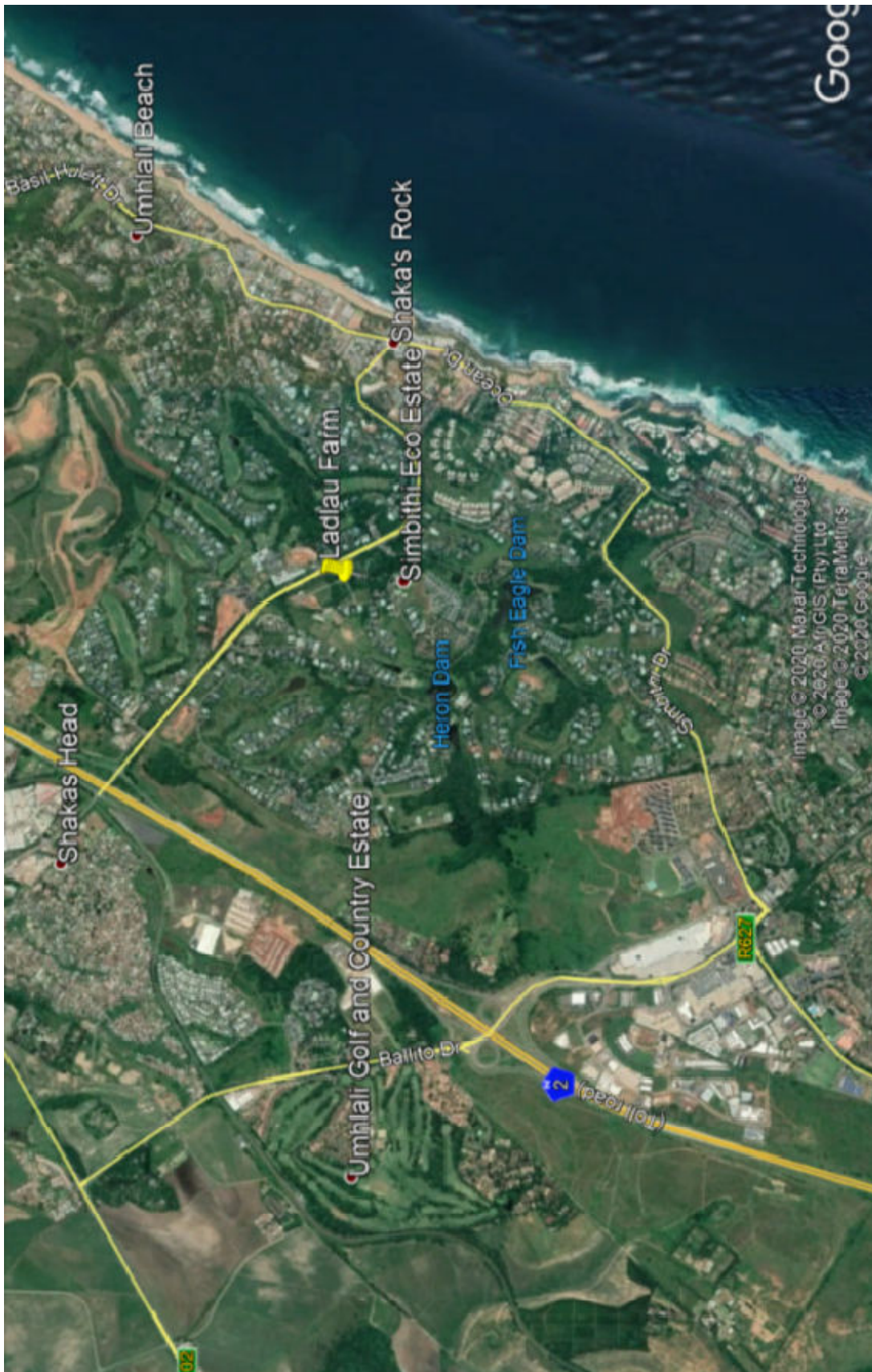
Clause 37 is noted : General Protection : *"Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council."*

And Clause 41.1(c) :

**A *Heritage Impact Assessment Report* is required where a proposed development the site will change the character of the site and :**

- (c)(i) Exceeds 5000sqm in extent,
  - (ii) Involves three or more existing erven or subdivisions thereof,
  - (iii) Involves three or more erven or divisions thereof, which have been consolidated within the past 5 years, or
  - (iv) The costs exceed a sum set in terms of regulations;
- (d) the rezoning of a site exceeding 10 000sqm in extent; or
- (e) any other category of development provided for in the regulations

**LOCALITY PLAN :**



**A BRIEF HISTORY :**

Remainder of Portion 2 of Erf 1 Simbithi, KwaDukuza - Amafa application- As-built Building Plans  
Lindsay Napier Architect  
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In 1919, the Farm was bought by George Ladlau, who named it "Beverley" after a town in Yorkshire. George had come to South Africa with the 45<sup>th</sup> Regiment in the early 1900's. Another British office bought the neighbouring farm which was named "Beachcroft" (later combined with "Beverley". George's son, Winston Ian Ladlau (Mannie Ladlau) took over the running of the farm in 1947 and made the old farmhouse his home with his wife, Rosemary McDonald.

The existing structures (possibly existing pre-1919) were constructed of Wattle and Daub and stone. Rosemary remembers the house as a series of inter-leading rooms off a large living space with a large veranda on the South-Eastern side. It had weathered and been attacked by termites, so the Ladlau's decided to rebuild the house on the existing footprint. They asked their brother-in-law, Alan Woodrow, to design a house for them that would suit the climate, the garden and their outdoor lifestyle. The design was very similar to the arrangement of the original structure with the kitchen remaining in its original position. Although Woodrow's plan shows the kitchen walls as "existing" Rosemary confirms and it is evident that they were rebuilt entirely. The new house was built of masonry, whitewashed walls and a thatched roof. Passages and secondary spaces were designed with flat light-weight timber roofs. Notable features of the house are the high loft ceilings of the thatch roof with cross-ventilation between roofs, an open outdoor living room and garden courtyards. Detail elements are in the joinery of the large stable-pattern doors, tall casement windows and a few small stained glass window panes designed and made by Woodrow.

The "guest cottage" of the original farmstead, built on a stone basement-retaining structure was kept although the joinery seems to be of the same period as the house, we surmise that the windows and doors were replaced in 1955 while building the house.

Over the years, the farmstead grew to accommodate staff, a dairy and various other functions related to the farm. The buildings are simple and utilitarian. There are no records of building plans for these structures. The main house had a bedroom wing added for Mannie's mother, Natalie, around 1964.

*Note : Further research results after investigation of records will be available in the HIA report.*



The most well-known feature of the farmstead is the garden that Mannie and Rosemary cultivated. Rosemary's love of gardening and flowers has put the farm on the map as a beautifully landscaped garden and place to visit. Although the majority of the vegetation on the farm remains indigenous, Rosemary has introduced several species of flower and plant to the garden and created a small sanctuary that stretches out below the house. The garden has been featured in many publications and is world famous in "gardening society" circles. See appendix 07 – "A garden to remember" for a record of publications.

The existing structures are dated and described as follows :  
(refer to the site plan A-D-100-001)

<b>EXISTING STRUCTURES</b>	<b>Estimated date of construction</b>
Main House, including additions	1954-64
Guest Cottage	1910-1920
Old Dairy	1955
Existing Garage	1970?
Outbuilding 01	1965-70
Outbuilding 02	1965-70
Outbuilding 03	1965-70

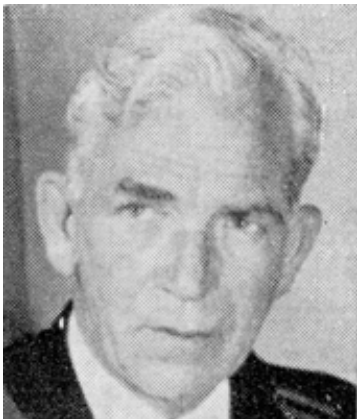
## ARCHITECT :

Alan Woodrow 1900-1981

Woodrow was a close family friend of the Ladlau's and brother-in-law to Winston (Mannie) Ladlau. He was meticulous in his detailing and drawing and enjoyed the arts. He designed a few small feature stained glass windows for the house and a tapestry for his wife which are in the house.

Fortunately some of his original drawings and details of the house have been found and are now in the UKZN Barrie Biermann Architectural Library Collection.

Woodrow trained at the University of the Witwatersrand while employed at the PWD in Pretoria during the years 1920 and 1925. In 1925 he won a scholarship from the Architectural Association in London, where he completed his fourth and fifth years of study.



*Around 1928 he returned to South Africa. He registered with the Institute of South African Architects in King William's Town in 1928 but transferred his membership to the NPIA in 1929 with his move to Durban in that year. He practised in Durban from 1929. In 1932 he was placed second in the competition for King Edward VIII Hospital, Durban. He also spiritedly defended LUTYENS's controversial design for the new Catholic Cathedral in Liverpool, his letter being published in the Architect, Builder & Engineer (Aug 1933) and apparently a response to a view expressed in the Architect, Builder & Engineer that Lutyens's building was a deliberate attempt to upstage Sir GG Scott's neighbouring Anglican Cathedral. As a Catholic practitioner he co-founded the Catholic Order of the Knights of Da Game (SAWW 1963:840).*

*Woodrow was active in the profession in Durban until at least 1972, serving as President of the Natal Institute of Architects in 1950, 1951 and 1960. According to Kearney (Revised List 1984: 16:68) Woodrow 'became the chief local architectural protagonist of the Tudor Revival during (this) period 1930's-1940's in Durban'. A number of Woodrow's drawings and papers have been donated to the University of Natal School of Architecture Library. In 1959 he was in partnership with AJ COLLINGWOOD (cf WOODROW & COLLINGWOOD). [www.artefacts.co.za](http://www.artefacts.co.za)*







As-Built Drawings 2020 (Daniel and Ass. Architects) :

A-D-100-001	Site Plan
A-H-110-001	Farmhouse and Guest House plan
A-H-110-002	Farmhouse Roof Plan
A-H-110-003	Outbuildings Plans and elevations
A-H-210-001	North, South, East and West Elevations
A-H-310-001	Sections AA-EE