

11 November 2022

By email to: khanyi.zondi@amafainstitute.org.za

CaselD: 19419

Amafa Ref: SAH22/19419, SAH22/19419 & 21/190; 21/191 and 21/192

RE: Response to Interim Comment: 99-105 Botanic Gardens Rd - Proposed New Student Housing Development

Dear Khanyi

In response to the interim comments received we wish to note the following:

- 1) The Heritage practitioner has studied and compared the current state of the buildings to that noted in Professor Brian Kearneys list of 1984 and this is noted in the HIA report submitted.
- 2) Both the Heritage practitioners reports as well as the Architects motivation note the fact that there is little to no as-built information available against which to assess the extent of alterations from original to current. What is available and accessed from the municipal archives has been included in the original application for review.
- 3) As noted above, all drawings available from the city archives have been uploaded in the original application.
- 4) Lindsay Napier has revised the summary of the HIA report to include the grading of the buildings.
 - *“The building at 101-105 Botanic Gardens Rd was not intact in the 1984 survey and has deteriorated more since then. Architectural design and detailing is unusual, but has been compromised by its condition. No historical significance could be found, besides the name of the first owner who seemed to have developed the site and possibly sold “off-plan”. It therefore is rated low across all categories. **101-105 Botanic Gardens is recommended to be graded NCW** Due to it’s unique architectural plan and detail, an as-built set of drawings should be requested and archived.”*
 - *“The building at 99 Botanic Gardens Rd is an average example of a common Edwardian style residence, it has been altered and the style has been compromised by additions. It therefore is rated low across all categories. **99 Botanic Gardens is recommended to be graded NCW”***

Given the responses above, please clarify what of the listed requirements is still required to conclude review of the application.

Kind Regards


Jodi Davids-Harber
Director
TJ Architects (Pty) Ltd