

KwaZulu-Natal AMAFA & Research Institute  
195 Langelibalele Street  
Pietermaritzburg  
3201

23 January 2023

Dear Sir/ Madam

## **AMAFI REPORT: MOTIVATION FOR DEMOLITION OF EXISTING DWELLING**

15 CAISTER CRESCENT, MUSGRAVE – PORION 9 OF ERF 2212 OF DURBAN

The following is a motivation to AMAFA for a demolition permit of an Existing Dwelling which is more than 60 years old.

Portion 9 of ERF 2212 of Durban consists of a dwelling and outbuilding which is more than 60 years old. The property is held in Title Deed No, T41415/2022

The above-mentioned property has reference and, in this regard, we act on behalf of our client ESSBRO INVESTMENTS (PTY) LTD, Reg No. 201914569707 represented by

**Mr Mohamed Uraaz Essa, ID no : 82 11 07 5166 087**

We hereby make the following representation in respect to the heritage significance of the property under review.

### **PROPERTY DETAILS**

PROPERTY / STREET ADDRESS: 15 CAISTER CRESCENT, MUSGRAVE  
DATE OF CONSTRUCTION: 1933  
CADASTRAL DESCRIPTION: PORTION 22 OF ERF 2212 OF DURBAN  
LOCAL MUNICIPALITY: ETHEKWINI MUNICIPALITY  
CURRENT ZONING: GENERAL RESIDENTIAL 1  
PRESENT USE: DWELLING HOUSE  
GPS CO-ORDINATES: 29°50'38.68"S AND 31° 0'2.82"E

### **HISTORIC REPORT**

The original dwelling was constructed in 1933 for A.R Ellis Esq. and was constructed as a three-bedroom dwelling with a which accommodated a native's room, washroom and single garage.

In 1981, Additions and Alterations were undertaken to the existing buildings for Mr E.C Horsfield as follows:

- The house appears to have been mirrored when it was constructed in 1933 as the plan from 1981 indicates such. There are no records of plans after 1933 till 1981 confirming this so it can only be assumed that the house was constructed in this way.
- A laundry was added adjacent to the kitchen
- The existing bedroom in the middle was extended
- A new shower was added
- A new bedroom was added
- Outbuilding – Washroom converted to a bedroom
- Outbuilding – Natives room converted to a new WC and bathroom
- An enclosed carport structure was proposed, but this does not exist at present so it can only be assumed that this was never constructed.

In 2022 a demolition permit was approved for an demolition application which we had made for a different entity (Kwaja Construction & Demolition CC). The offer to purchase which the Demolition Application was applied hereunder had lapsed and the property was instead purchased by Essbro Investments (Pty) Ltd.

See Annexure 1 for Previous Plans for 1933 and 1981. See Annexure 4 for Approved Demolition Permit.

## **ARCHITECTURAL REPORT**

The house was built as a rectangular plan single-storey dwelling with a front verandah flanked on each side with a bay window. It was built in the Edwardian period in 1933. The house was built as a mirror of the what the original plan from 1933 indicates. The layout of the existing house consisted of 3 bedrooms all sharing a common bathroom. A separated kitchen and common dining and lounge area. The front verandah consists of circular columns which support a timber roof structure of a composite roof, which is made up of timber boards with malthoid waterproofing. Windows facing the street and driveway edges consist of lead light panes with some top panels containing stained glass.

In 1981 a plan was submitted for additions and alterations to the rear end of the dwelling. This plan reveals the actual built form of the house and it was from this plan we can identify that the house was built mirrored to the original plan.

The additions undertaken in 1981 were done in an ad hoc manner and little care was taken into the roof design and practically of the junctions and details. The current roof design consists of Marseille roof tiles laid onto a double pitch roof with gable ends towards the road. All other areas have hipped roof ends. The addition undertaken in 1981 resulted in the roof being extended at a reduced pitch with has also resulted in an awkward ceiling height in those areas of the house.

The outbuilding was constructed at the same time as the main dwelling and subsequently altered in 1981. The outbuilding bears no sign of any architectural significant elements.

The interior of the house has painted oregon pine suspended floors. Internal details consist of picture rails, timber doors with architraves and windows with lead light panes. Old timber floors, doors and frames as well as trussed shows signs of borer. All bathrooms have been revamped to a modern finish.

See Annexure 2 for photographic analysis of the existing house.

## **URBAN SETTING AND ADJOINING PROPERTIES**

The site is located on Caister Crescent which is a two-way road and is off two main roads, Musgrave Road and Stephen Dlamini Road. The immediate urban setting consists of single dwelling houses of which are double and single storey, Multi-Storey apartment buildings, dwellings that have been converted to offices and a retirement home. Most houses in Caister Crescent have been modified over time.

See Annexure 3 for the urban setting analysis.

## **SOCIAL/SPIRITUAL/LINGUISTIC SIGNIFICANCE**

The property is utilised for residential purposes. There is no social/ spiritual or linguistic significance.

## **SCIENTIFIC /TECHNOLOGICAL SIGNIFICANCE**

All materials and construction methods were typical of the periods of time that each addition and alteration was undertaken and are prevalent in other houses on the Berea. Existing walls are plaster and paint and a red brick plinth. Windows are wooden frames lead light and some panels consisted of stained glass. Roof tiles are marseille roof tiles.

## **SCOPE OF WORK**

The existing facebrick boundary wall is to be demolished and replaced with a new 1.8m high plastered and painted boundary wall. An additional vehicle opening is to be created along the boundary wall.

## **PROPOSED HERTIAGE GRADING**

NCW – Not conservation worthy

## **MOTIVATION FOR PROPOSED WORK**

The existing facebrick boundary wall is in a bad state and is potentially unstable in certain areas.

### **Report prepared by:**

Ahmed Olla

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**15 CAISTER CRESCENT, MUSGRAVE**

REF: 2022-08-AL01 - MOTIVATION FOR DEMOLITION

Professional Architect

SACAP Reg No. 24750105