

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

15 April 2023

Dear Sir/ Madam

AMAFA REPORT: MOTIVATION FOR DEMOLITION OF EXISTING DWELLING

22 BLAINE STREET, STANGER –ERF193 OF STANGER

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

The above-mentioned property has reference and, in this regard, we act on behalf of our client Stanger Sunni Muslim Muslim Congregation, Reg No. 049-921-NPO represented by Ebrahim Nasiruddin Kajee , ID no. 640324 5107 081

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

PROPERTY DETAILS

PROPERTY / STREET ADDRESS: 22 BLAINE STREET, STRANGER CENTRAL
DATE OF CONSTRUCTION: 1933
CADASTRAL DESCRIPTION: ERF 193 OF STANGER
LOCAL MUNICIPALITY: KWADUKUZA I MUNICIPALITY
CURRENT ZONING: RODE 5
PRESENT USE: DWELLING HOUSE

HISTORIC REPORT

The site at present consists of a main dwelling , granny flat and 3 outbuildings.

As per the previous approved plans the first building was constructed in 1933 and was for a cottage for Khatija.

In 1967, there were some additions undertaken to the existing cottage. This consisted of an extension to the existing lounge and new shower room.

In 1987, there were further additions undertaken to the existing cottage. This consisted of an extension to incorporate a new living room and an outbuilding for a toilet and shower.

In 1993, a granny flat was built on the south end of the site.

There are some structures on the site for which there are no records of any approved plans, however these structures can be assumed to be constructed between 1933 and 1967 as they appear on the subsequent approved plans.

See Annexure 1 for all previous approved plans that were extracted from the Local Authority Archives.

ARCHITECTURAL REPORT

The corner house was built as a rectangular plan single-storey dwelling. It was built in 1933.. Several additions and alterations as per the historic report above have resulted in the houses vernacular appearance.

See Annexure 2 for photographic analysis of the existing house.

URBAN SETTING AND ADJOINING PROPERTIES

The property is on a corner site, comprising of Hulett Street and Blaine Road with the access/frontage being on the latter. The bedrooms face Hulett Street.

The urban setting consists mostly of multi storey residential units. There are church buildings and commercial buildings as well that are part of the immediate urban setting. The property adjacent to the site on Hulett Street is that of a church whilst the adjacent property on Blaine Street is a residential dwelling.

See Annexure 3 for photographic analysis of the urban setting.

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 in the area. Existing walls are plaster and paint and facebrick in some areas. Windows are wooden and framed glass.

SCOPE OF WORK

The existing cottage (main dwelling) is proposed to be demolished. There are no plans for a replacement structure at present

PROPOSED HERTIAGE GRADING

NCW – Not conservation worthy

MOTIVATION FOR PROPOSED WORK

The property was donated to the current owners which is an N.P.O Prior to the property being donated it was vacant for many years as the estate of the previous owner was being resolved. During this time the condition of the house deteriorated.

As cost assessment to revitalise the existing cottage was done by the current owners and proved to be impractical. The building has been vacant for many years and is derelict.

Demolition of the building would be beneficial to the community as the current house is constantly being broken into by vagrants.

Once the property is demolished the vacant area would be secured and will kept free until the current owners determine a way forward for a potential development.

Report prepared by:

Ahmed Olla
Professional Architect
SACAP Reg No. 24750105