

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

23 May 2022

Dear Sir/ Madam

AMAFI REPORT: MOTIVATION FOR DEMOLITION OF EXISTING DWELLING

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

The following is a motivation to AMAFI 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, T10165/2019.

The above-mentioned property has reference and, in this regard, we act on behalf of our client KWAJA CONSTRUCTION AND DEMOLITION CC, Reg No. 2010/164825/23 represented by Mr Shuaib Vawda, ID no. 8812145165080, who have an signed offer to purchase on the property which is currently owned by ASHIYA BIBI KOYA FAMILY TRUST, pending approval of AMAFI for the demolition of the subject property.

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.

See Annexure 1 for Previous Plans for 1933 and 1981.

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 buildings are to be demolished and replaced with a 8-unit residential apartment development. Each unit will consist of 3 bedrooms with associated living areas. There will be parking at ground level with units located on storeys 1 till 4 above. Storeys 1 till 4 will consist of 2 x 3-bedroom units per floor.

PROPOSED HERTIAGE GRADING

NCW – Not conservation worthy

We have advised the client to salvage ironmongery, lead-light panes and any unusual timber for handing over to AMAFA repository should AMAFA accede to this request.

MOTIVATION FOR PROPOSED WORK

The existing buildings on the site are for a single dwelling house. The position of the existing building on the site makes it very limited to accommodate any additional structures. The existing structure cannot accommodate any additional loadings as per the structural engineer's assessment of the current foundations. Any efforts to try to reinforce the existing foundations will be too costly and would still not be able to allow the property to achieve its maximum potential in terms of the existing zoning controls.

The demand for multi-unit residential living is high as security has become a major concern to most people living in single dwelling properties.

The current zoning of the site and the entire road is general residential 1 which permits and promotes multi-unit residential developments. The building will contribute to modern contemporary apartment living which is in high demand in the Berea.

Report prepared by:

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Professional Architect

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