



15 January 2022

Amafa and Sahris Heritage Committee

RE	HERITAGE PERMIT APPLICATION FOR 287 CHURCH STREET, PIETERMARITZBURG, KWAZULU NATAL.
	REPORT WITH PICTURE REFERENCES



Figure 1: 287 Church Street Before Fire Damage



Figure 2: 287 Church Street After Fire Damage

Background

This facility which is being used as a butchery was damaged by the Civil Unrest in June 2021. The building was set alight resulting in damage to the internal fixtures as well as the roof. The owner has finally received some financial assistance and would like to re-instate the facility.

In terms of our proposal we would like to maintain the façade of the building as per the previous design. We would like to change the design of the roof which was not visible from the street view.



Figure 3: Ariel photo - Google Earth



Figure 4: 287 Church Street and 289 Church Street (Fnb)



Figure 5: 287 Church Street and 285 Church Street (Macdonalds)

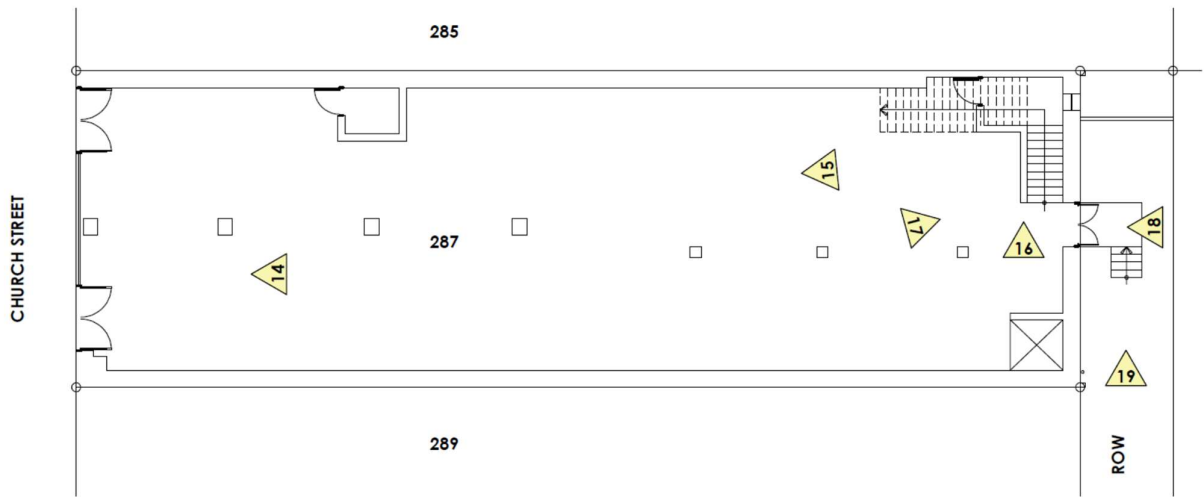


Figure 6: Bessie Head Library

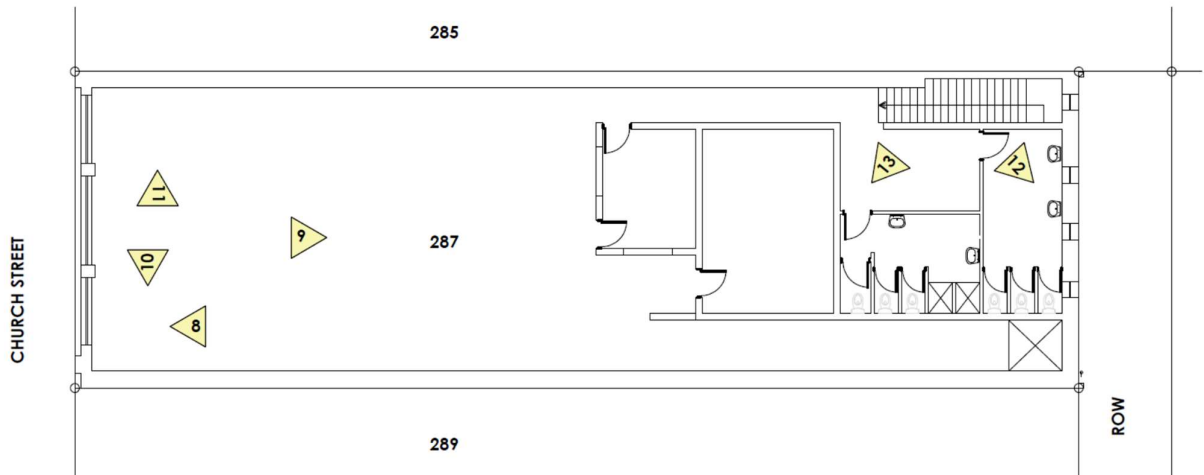


Figure 7: Bessie Head Library and City Hall beyond

Key Floor Layouts with picture references



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Figure 8: Internal view of front facade



Figure 9: Internal view



Figure 10: Front facade and adjacent parapet wall



Figure 11: Front facade and adjacent parapet wall



Figure 12: Internal view of ablutions



Figure 13: Internal view of ablutions



Figure 14: Ground Floor Shop

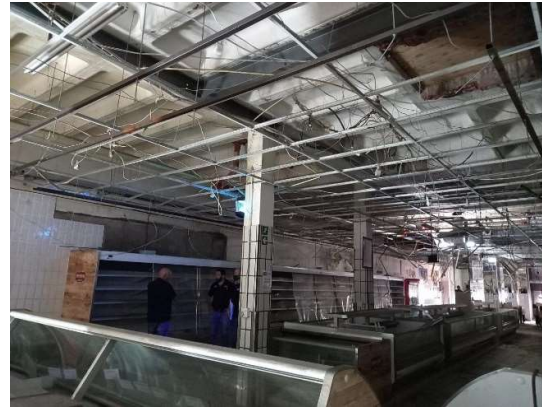


Figure 15: Ground Floor Shop

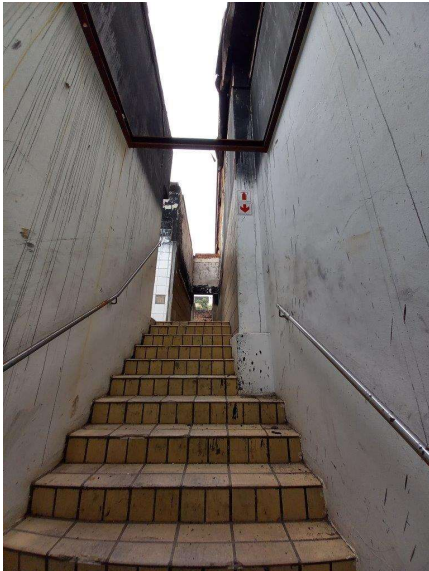


Figure 16: Stair to First Floor



Figure 17: Delivery Entrance from ROW servitude



Figure 18: Delivery Entrance from ROW servitude

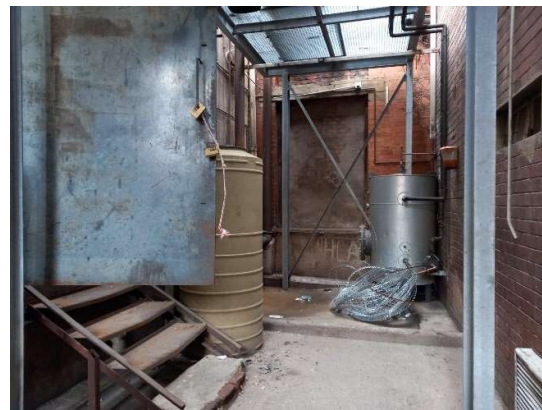


Figure 19: View from ROW servitude

Existing Roof

The existing roof was HEAVY hipped roof ASBESTOS timber structure. It had a small raised central section on the roof as per the images below. Due to it being a butchery with cold room facilities this feature of the roof was not used in any way for lighting or ventilation. It was blocked off with an insulated ceiling.

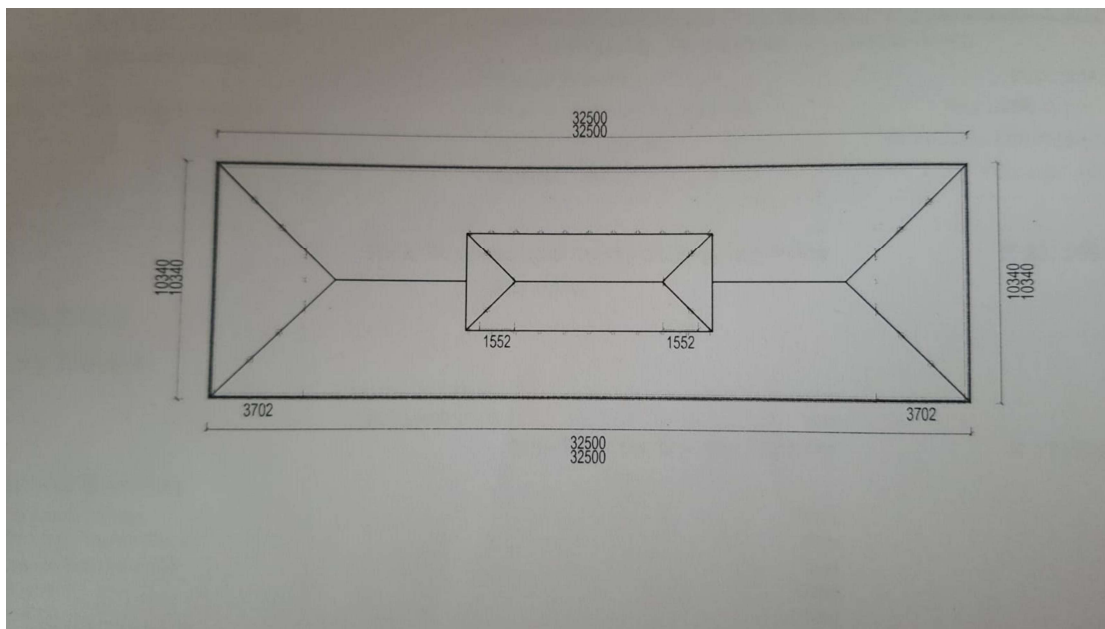


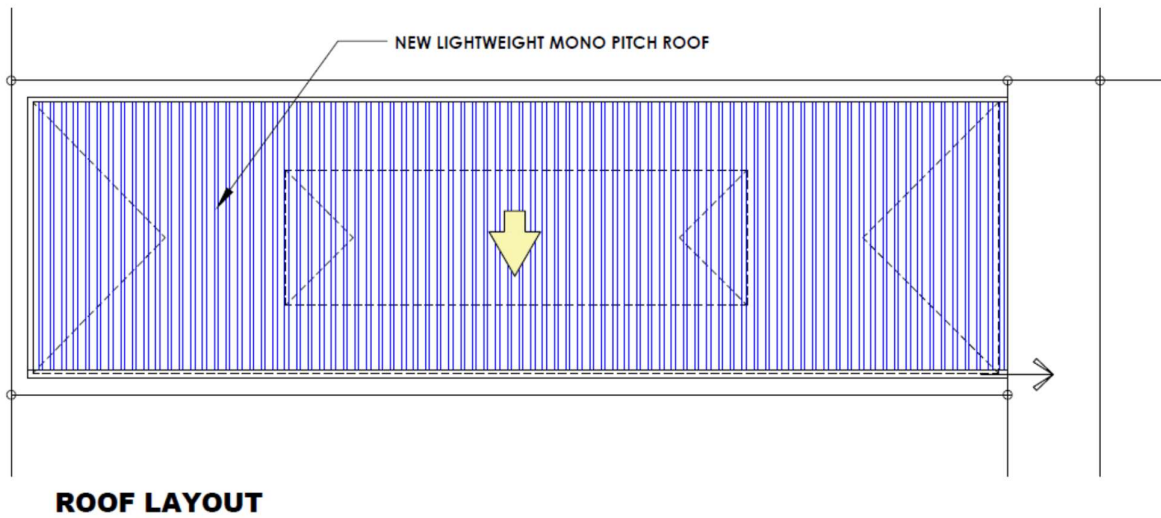
Figure 20: Existing Roof Design

The Buildings of Pietermaritzburg (Bassett 1986:310) records this building as 'Double storey shop: cast iron frame building with curtain wall of windows painted over with a precast precast concrete façade in Georgian Revival Style **concealing the roof**.

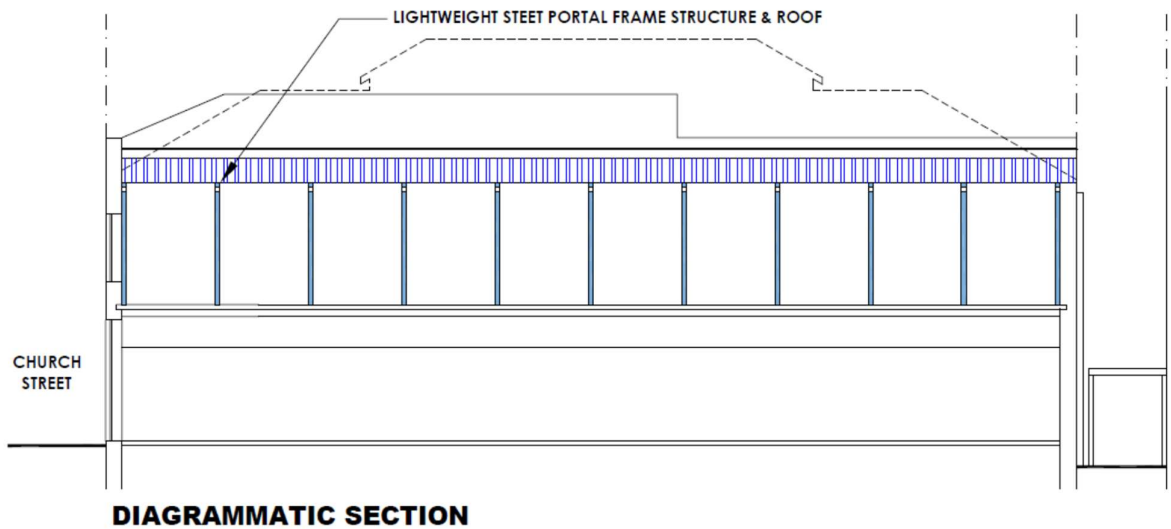
Proposed Roof

In terms of the structural engineers assessment the building is of mixed construction. The walls on the first floor are very high with no piers or other vertical supports. The fire would have caused weaking to the bricks and mortar.

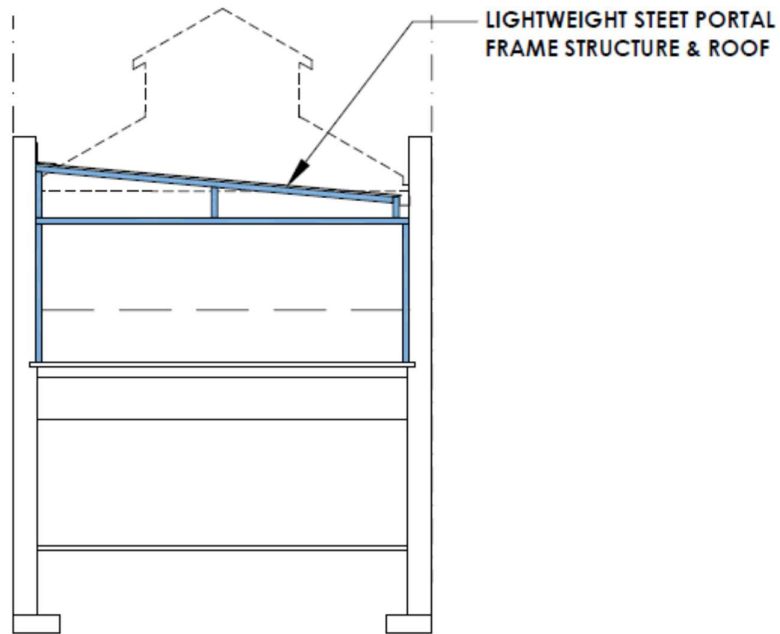
The structural engineer has recommended that we use a lightweight steel portal frame structure to brace the parapet walls. The roof will also be a lightweight mono pitch roof to avoid adding additional weight and loading to the structure.



We would like to re-instate the roof using a low pitched MONO PITCH design that will be hidden behind the front parapet wall.



As we need the roof to be light weight we will use Powder Coated Metal Roof Sheeting.



DIAGRAMMATIC SECTION

Please contact me should you have any queries or require any additional information.

Yours Sincerely

A handwritten signature in black ink, consisting of several vertical lines and a circular flourish.

.....

Sumesh Govender

Professional Architect 24692287 (Sacap)

Masters in Architecture (Ukzn)