



## **THE STRACHAN MEMORIAL HALL, MAIN STREET, UMZIMKULU – PHOTOGRAPHS TAKEN ON SATURDAY THE 18 APRIL 2015 BY AMAFA STAFF:**

Amafa staff members Ros Devereux and Celeste Rossouw attended a meeting at Kokstad on Saturday 15 April 2015 and were diverted along Main Road, Umzimkhulu as the R56 was under repair. They noticed that the site of the Strachan Memorial Hall was a construction site and took the photographs in this report en route home in the afternoon.

The photographs show that some work had been undertaken on the hall, most of which was reversible if proven incorrect: some windows had been removed; plaster had been removed and replaced; gutters and downpipes had been removed, and roof tiles were in the process of being replaced. While some of this work can be seen as maintenance and the exact like for like replacement of existing material, the definition of “Alter” in the National Heritage Resources Act includes any work that may affect the structural integrity of the site and any decoration, including plastering and painting. This work was, therefore, in contravention of the KZN Heritage Act (4/2008) as no application to carry out any work on this building other than the removal of the additions had been received or processed by Amafa and the work was not covered by the “in principle” decision to allow the demolition of the extension to the hall and the construction of a new auditorium, gymnasium, and coffee shop facing on to the R56.





SOUTH AND EAST (FRONT) FACADES OF THE HALL AND ADDITION AS VIEWED FROM THE EDGE OF THE PARKING LOT ON THE SIDE LANE NEAR THE INTERSECTION WITH MAIN ROAD



SOUTH FACADE VIEWED FROM THE SIDE LANE



SOUTH AND PARTIAL VIEW OF THE WEST FACADE AND THE NEW BUILDING: THE OPENING ON THE WEST FACADE WHICH USED TO LEAD INTO THE ADDITION THAT WAS DEMOLISHED WERE OF CONCERN TO AMAFA AND WERE NOT EXPLAINED IN THE INITIAL APPLICATION.



NEW BUILDING WITH HALL IN BACKGROUND TAKEN FROM THE SIDE LANE NEAR THE R56



THE HALL THROUGH THE NEW BUILDING AS VIEWED FROM THE R56: THE FORMER JUNCTION WITH THE ADDITION TO THE HALL CAN BE SEEN CLEARLY IN THE CENTRE OF THE PICTURE.

The roof tiles have been replaced with what appears to be double roman concrete tiles to match the existing but the colour is not correct. The opportunity to revert to a more suitable roofing material such as corrugated iron or Marseilles clay tiles has been missed and compromised the restoration process. This would have been avoided if Amafa had been consulted. Some new plasterwork can be seen on the north facade, and plaster has been removed from the former internal wall of the west facade of the hall.

The existing plaster should have been tested for lime content and if present the new plaster should have been a lime/cement mix. This too would have been checked by Amafa had Amafa been given the opportunity to comment on the specifications. The problems with the existing plaster related to rising damp and the cause needed to be addressed before re-plastering.

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