

Alterations and Additions to 317 Main Road, Escombe, Durban

Interim Comment

**IN TERMS OF SECTION OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)
AND SECTION 37 OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (ACT 05
OF 2018)**

Attention: Mr Theolin Craig Nadasen

Sacap
96 Himalaya Drive,
Shallcross,
4093

**Proposed Alterations and Additions to Portion 2 of ERF 1530, 317 Main Road, Escombe, Durban,
KwaZulu-Natal. Drawing 036_SD_1000 and 036_SD_1001**

The Heritage Officers Committee considered your application and initially required to conduct a site visit. Unfortunately, it has not been possible to visit the site as planned. However, the committee has taken an in depth look at the proposals for this Tudor Revival Style house that is a landmark, being on a prominent corner on Main Road, and has arrived at the following conclusions:

1. The house contributes to the built environment of the area and is graded Grade IIIc as it is basically intact in terms of its original design and character.
2. The proposal seeks to destroy key Tudor Revival Style features that will leave the house without a distinct character.
3. The problems with the roof were carefully considered in line with generally accepted design principles for this style of architecture and the following options should be explored:
 - 3.1 The main roof pitch could be lowered either by retaining the side gables altered to match the new pitch or
 - 3.2 The main roof could be hipped at a lower pitch than the existing, with the roof behind the front gable altered to tie into the main roof. The pseudo ventilator must be omitted in favour of a standard hipped roof as the ventilator is not a feature of this style derived from an architectural style that originally had thatched roofs.
 - 3.3 The dripped gable on the NW façade could be altered as proposed to accommodate the bedroom extension and new balcony. However, the balustrade would have to be of timber construction to remain in keeping with the style.

3.4 The roof covering must remain Marseilles profile tiles as the specified Marley Monarch Terracotta tile would not suit this style as well as the Marseilles tile does. Careful removal of the tiles through a chute into a sand pit would salvage most of the tiles for re-use and the lower pitch could mean that less tiles would be required. Should more tiles be required, they could be obtained from salvagers or Bilmark in Avoca which carefully selects and prepares salvaged tiles for re-use.

3.5 Revised drawings in line with the requirements in 3.3 above would be more favourably considered than the current proposal that is under review. The elevations and sections drawings must depict the current roof outline in dotted lines to denote the demolition thereof.

4. The other proposed alterations to the rear of the house and the outbuilding, including the windows as shown on the drawings, will be approved subject to the submission of the required revised drawings.

Failure to comply with the requirements of the National Heritage Resources Act and the KwaZulu-Natal Amafa and Research Institute Act could lead to legal action being constituted against the applicant.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



John Pakwe
Heritage Officer
KwaZulu-Natal Amafa and Research Institute

ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/600309>

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.



KWAZULU-NATAL
AMAFA
& RESEARCH INSTITUTE

HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

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Date: Monday November 21, 2022

CaseID: 18975

Our Ref: SAH22/18975 & 22/109

2. If any heritage resources, including graves or human remains, are encountered they must be reported to the Institute immediately.
3. The Institute reserves the right to request additional information as required.

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