

HERITAGE STATEMENT

118 Smiso Nkwanyana Rd (Goble Rd)



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Summary

Sketchworks Architecture was appointed by the owners of 118 Smiso Nkwanyana Road to produce a heritage statement for the changes made to the house, as requested by AMAFA.

The report documents each of the changes previously made to the house as well as their impact on the heritage of the building.

The new proposal of alterations and additions to the house is then discussed, and the mitigation measures in terms of the protection of the heritage of the building.

1. Architectural Significance

118 Goble Road, drawn by the Architect Mr Rorvik, was built during the union period in South African History. The house draws on the gabled verandah house which was characterised by a large wrap around verandah at the entrance to the house, a pitched roof with a brickwork gable and various decorative elements on the front elevation, particularly focussed on the gable, doors and fenestration.

Although some architectural elements such as the front door, a few of the windows and the front verandah are similar to those of the gabled verandah house, the plan does not conform to original drawings collection at the University of Kwa-Zulu Natal. Traditionally, the verandah house would be characterised by a single story domestic building with a central passage, with three or four bedrooms, a sitting room and a separate kitchen at the back of the house. This house does have a separate kitchen at the back of the house as well as a verandah entrance and a decorative front door similarly to that of the Edwardian and Victorian styled buildings of the period, however, the house has two stories and a markedly different plan layout.

The original elements such as the fenestration, the front door, the decorative elements on the front gable as well as the internal staircase has been retained in the existing house.

2. Illegal Work

Upon inspection of the plans available at eThekweni Municipality plans department, it appears that several plans were submitted, one even indicating that they were 'As built', but none of these plans were actually built. We therefore have compared the existing house to the original plans from 1925, shown in Figure 1 below, in order to detail the illegal additions and alterations done.

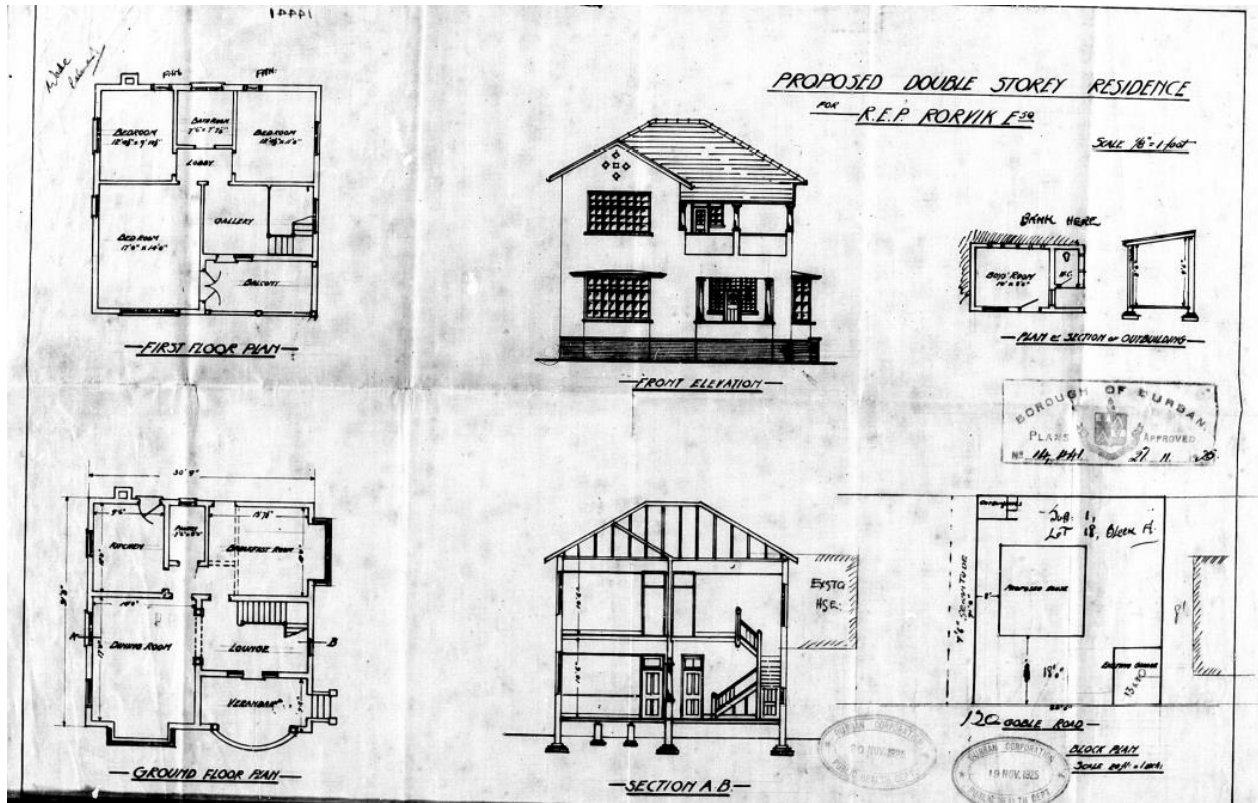


Figure 1: Original House Plans

2.1 Illegal Changes to Ground Floor

We have compared the original house plans, in Figure 1 above, to the existing house and produced the ground floor plan in Figure 2. This plan shows the illegal changes that have been made to the house to date. These changes are discussed below.

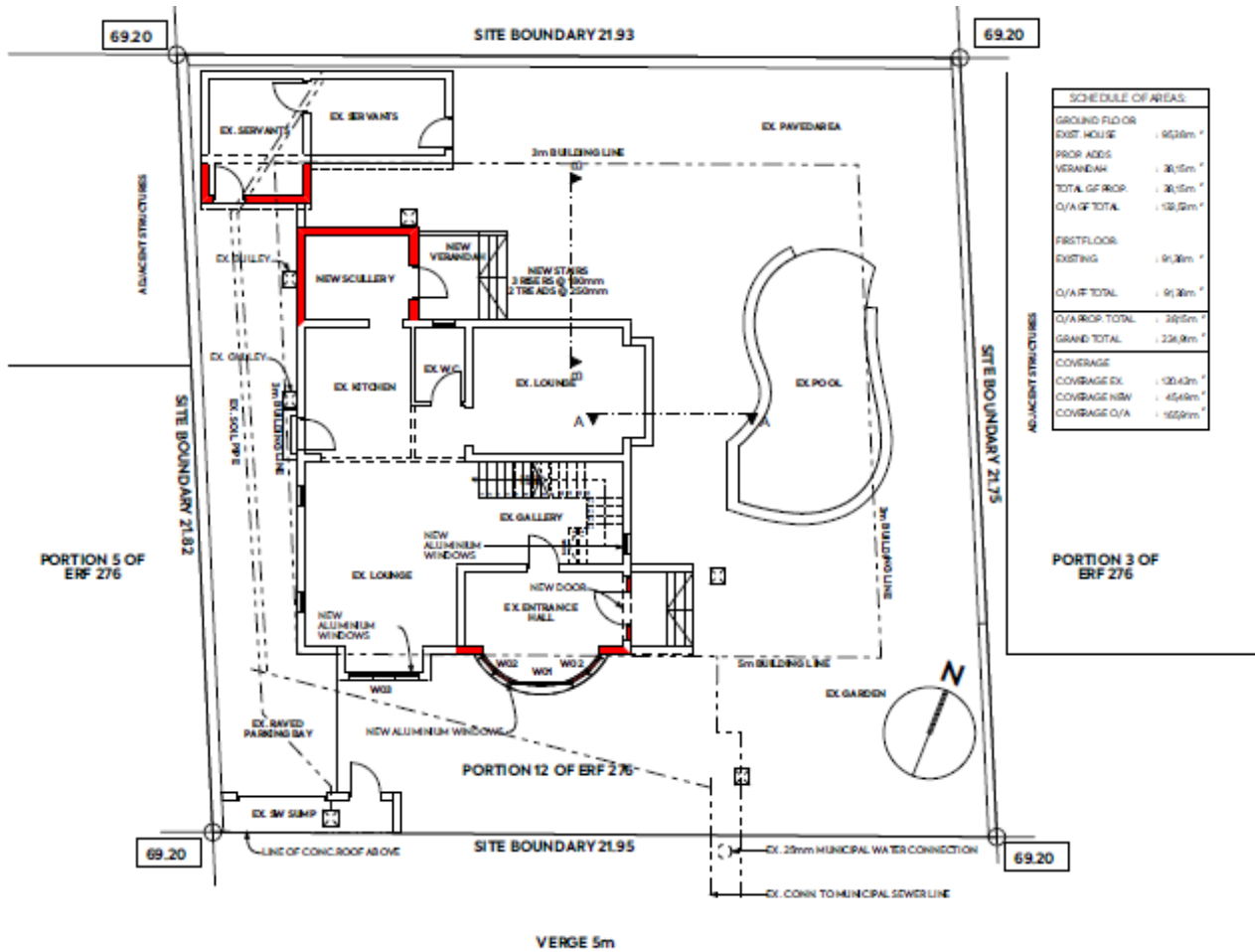


Figure 2: Ground Floor Plan: Illegal Work

The windows in several places have been replaced with aluminium, most likely due to borer infestation, as is currently observed in the house. The original timber windows have been replaced in all rooms except the lounge, entrance foyer, front entrance doorway and domestic quarters. The aluminium windows which have replaced the original windows also have a cottage pane style, except those on the north eastern elevation, which are discussed below. Please see plan for window schedule of new windows.

The front porch has been enclosed with timber cottage pane windows to match the existing window style, and a new doorway has been created from the North eastern façade. The original staircase to the porch has been retained. The Oregon pine timber detailing around the front door as well as the staircase has been retained. An awning has been built over the existing entrance stairs. The awning has been designed to match the timber construction with clay tiles.

All internal doors, floor finishes and timberwork have been retained. The original front door, which is existing, is shown in Figure 3 below.



Figure 3: Original Front Door

As shown in Figure 4 below, the stairwell and the bathroom window on the north eastern façade have been significantly altered from the original as designed by Mr Rorvik. Unlike the other windows which have been replaced, the cottage pane style has not been utilized in the new design. This change could possibly be mitigated by adding stick on aluminium flat bars to match the other windows as well as resembles the original windows, should AMAFA require this. However, it must be noted that these windows are not visible from the street.



Figure 4: Image of Existing House

As shown in Figure 5 below, there has been an addition made to the domestic quarters toward the South western façade, the style of which and brickwork matches the existing.

The scullery was extended using brickwork, plaster and paint to match the existing house, toward the North Western boundary. The roof pitch and finish of which have been made to match the existing roof.



Figure 5: Image showing Addition of Scullery and Extension of Servants Quarters

1.1 Illegal Changes to First Floor

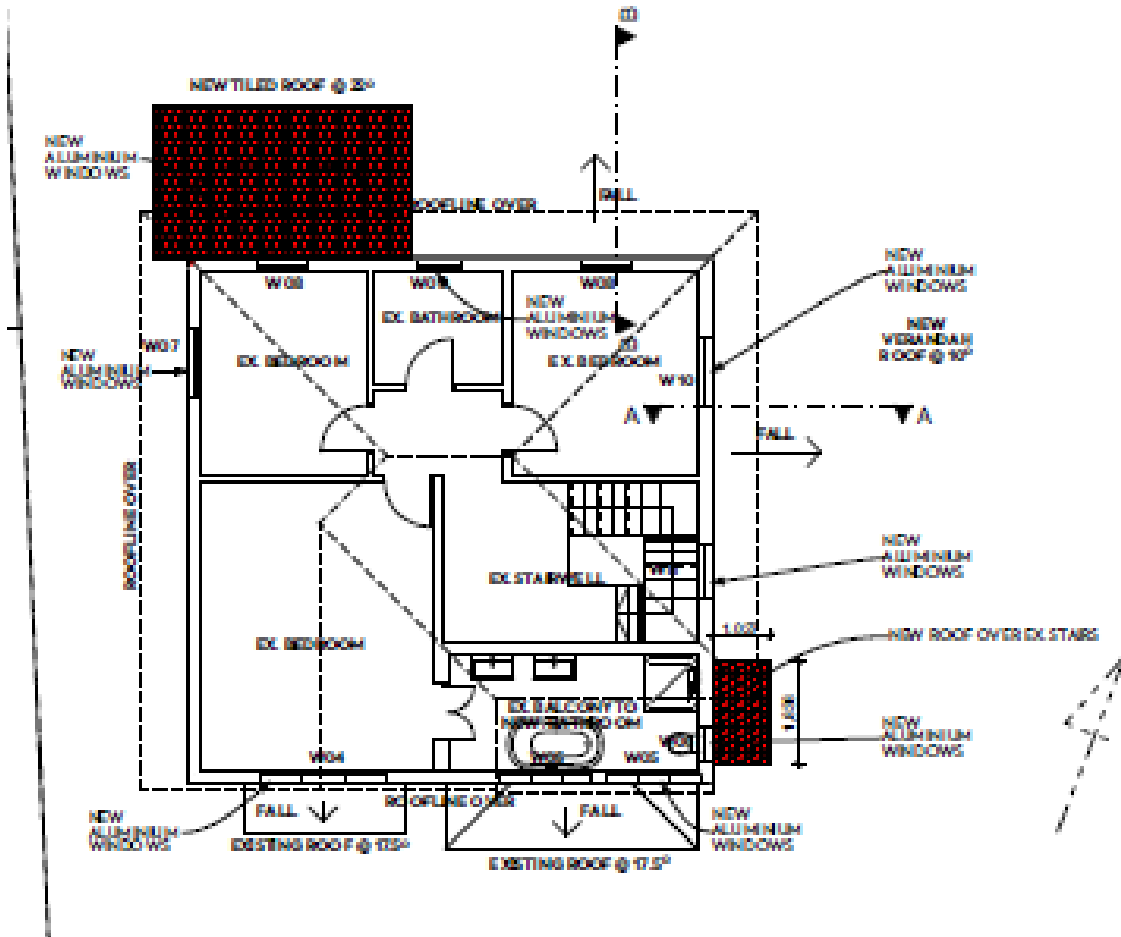


Figure 6: First Floor Plan: Illegal Work

The balcony has been enclosed on the first floor using cottage pane windows to match the existing.

The windows in several places have been replaced with aluminium, most likely due to borer infestation as is currently observed in the house. New aluminium windows have replaced the existing timber windows at various locations around the house. Please see plan for window schedule of new windows.

1.2 Internal Staircase

As shown in Figure 1 above, the original house plans drawn in 1925, the internal staircase was built at the same time as the original house. Please note that this staircase has not been altered as shown in Figure 7, a current image of the house.



Figure 7: Existing Staircase

2. New Proposal

The proposed plan for the house is discussed below.

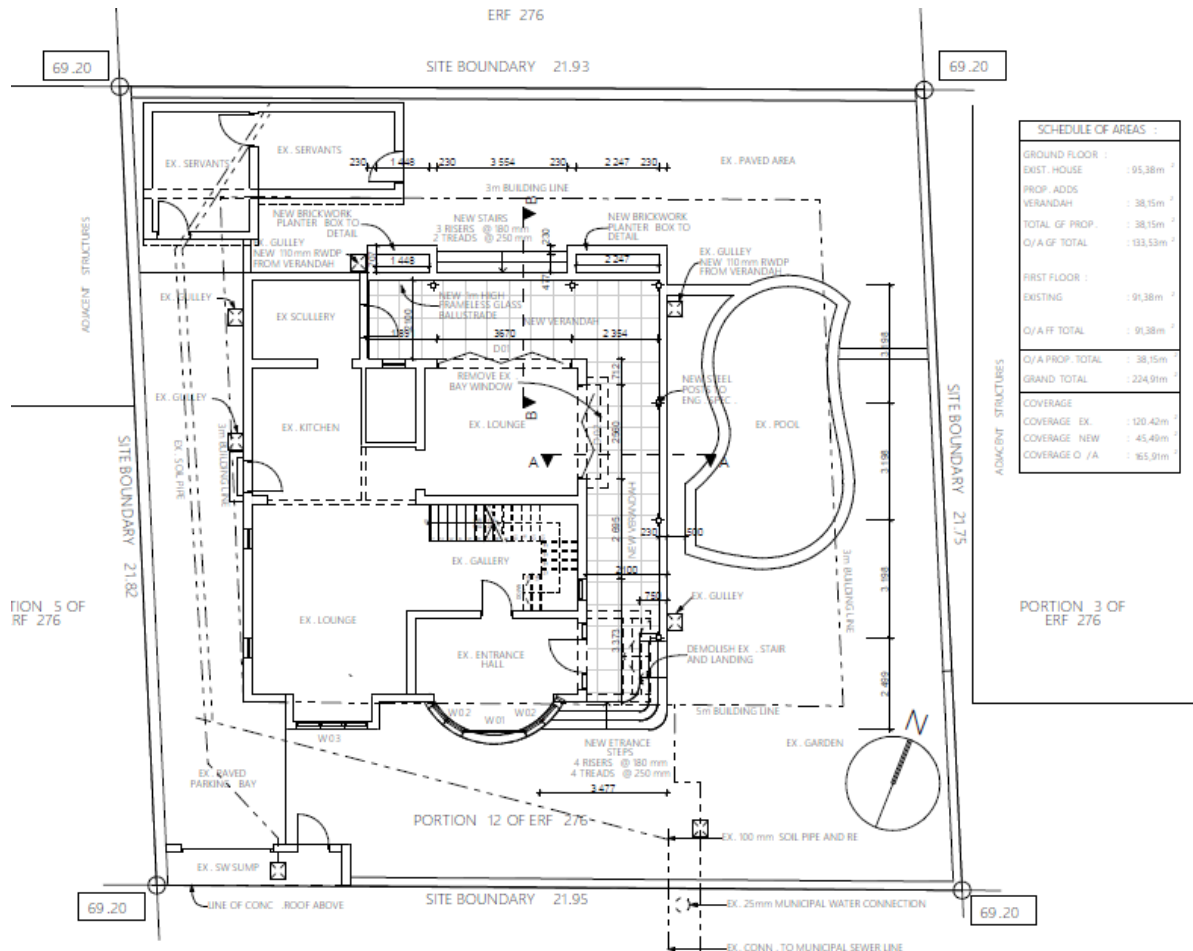


Figure 8: Ground Floor Plan

A new verandah has been proposed. This verandah wraps around the eastern and northern side of the house, providing a sense of connectivity between the house and the garden. The construction is to be brick and mortar with white painted timber balustrades. All proposed work is to match the existing house and its inherent architectural style.

The awning above the entrance, which was added as illegal work, is to be demolished to allow for the new covering over the verandah.

There is a low wall which supports the suspended verandah slab, which faces the garden. The proposed verandah slab is to be tiled. There is access from the north eastern and north western side to the verandah. The proposed planters on either side of the northern entrance are to be constructed using brickwork to match the plinth around the house.

There are no changes to front façade on the proposed plan.

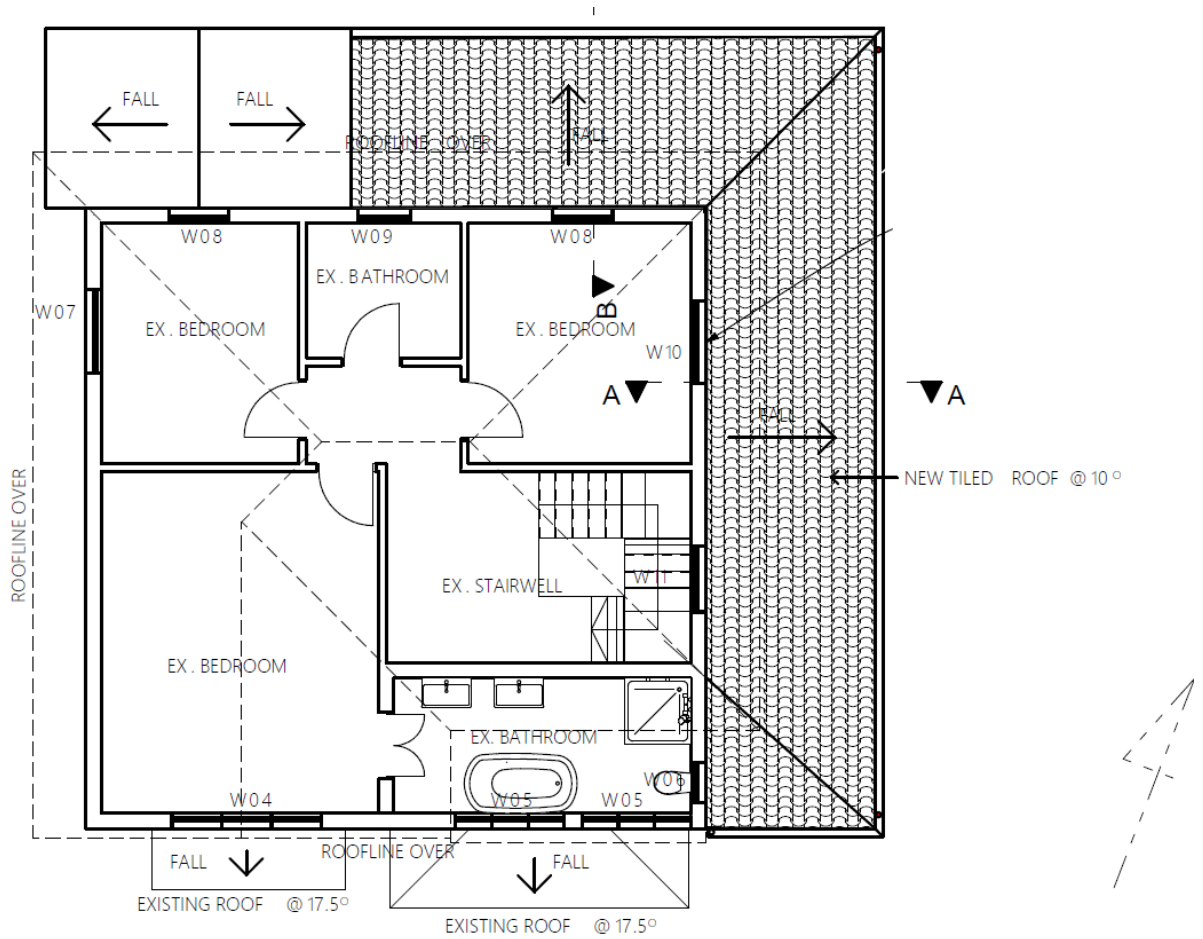


Figure 9: First Floor Plan

The roof to the proposed verandah is to be timber construction with a clay tiled roof to match the existing roof. The roof has been designed as prescribed by AMAFA. There is a hip at Southern end and the Northern end butts up against existing scullery.

3. Recommended Monitoring and Mitigation Measures

1. It must be ensured that the existing building is adequately protected during any future renovations to prevent damage.
2. The design of the addition should be in harmony with the existing in terms of their heights and materiality.
3. The heritage specialist should be involved in guiding the design process to ensure that the design is in harmony with the heritage value of the area.

4. Bibliography

Union Period. Napier, L. Available at: <https://www.kznia.org.za/durban-city-guide/union-period-buildings-architecture>

Jacobs, M. (2019). The Gabled Verandah House: The everyday dwelling of Colonial Durban. Available at: 4 Article Jacobs Verandas.pdf (natalia.org.za)