



KANTEY & TEMPLER
CONSULTING ENGINEERS

ESTABLISHED 1953

AECI HERITAGE APPLICATION TO AMAFA REPORT



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K&T PROJECT REFERENCE: 20545

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AECI Speciality Chemicals: Heritage application to AMAFA

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1. TERMS OF REFERENCE

Kantey & Templer has been requested by AECI Speciality Chemicals to make application to the administrators for the building permit, for the proposed additions and alterations to the Laboratory building at 323 Chamberlain Road, Jacobs, Durban.¹

While the subject building is less than the greater than 60 years trigger for a heritage application, this application is triggered by S41 of Act 05 of 2018, as the property is greater than 5000m² and that the AECI complex is made up of multiple erven that have notarial tie over them.

2. EXECUTIVE SUMMARY

This report shows that desirability of the proposed interventions required. These interventions are low impact and does not change the character of the site or the street scape.

We have also shown that that the trigger for this application S41(c) of Act 05 of 2018 quoted here “*any development or other activity which will change the character of a site*” is not applicable as the character of the site would not change if permission for this proposal is granted.

We therefore request that permit for the proposed additions and alterations to the Laboratory building at 323 Chamberlain Road be granted.

¹ Annex D – Locality Plan

3. CADASTRAL INFORMATION AND OWNERSHIP

It must be appreciated that the AECI complex consisting of factory and associated buildings, situated on the Southern portion of a block, bounded by Chamberlain Road Hime Street and Lawley Street is made up of multiple Erf's that have a notarial tie². These Erf's are listed here:

- I. Erf 210 Wentworth
- II. Erf 211 Wentworth
- III. Portion 1 of Erf 217 Wentworth
- IV. Portion 2 of Erf 217 Wentworth
- V. Portion 3 of Erf 217 Wentworth
- VI. Portion 4 of Erf 217 Wentworth
- VII. Portion 5 of Erf 217 Wentworth
- VIII. Portion 6 of Erf 217 Wentworth
- IX. Portion 7 of Erf 217 Wentworth
- X. Portion 8 of Erf 217 Wentworth
- XI. Portion 9 of Erf 217 Wentworth
- XII. Portion 10 of Erf 217 Wentworth
- XIII. Portion 11 of Erf 217 Wentworth
- XIV. Portion 12 of Erf 217 Wentworth
- XV. Portion 13 of Erf 217 Wentworth
- XVI. Portion 14 of Erf 217 Wentworth
- XVII. Portion 15 of Erf 217 Wentworth
- XVIII. Portion 16 of Erf 217 Wentworth
- XIX. Portion 17 of Erf 217 Wentworth
- XX. Portion 18 of Erf 217 Wentworth
- XXI. Portion 19 of Erf 217 Wentworth

These consolidated properties combined make up 2.1814 Hectares (21814m²). 29°56'76"S, 30°58'26"E

The tied property is registered in the name of Industry Oil Processors (Proprietary) Limited No. U.C. 17934.³

4. SURROUNDING NEIGHBOURHOOD, EXISTING BUILDING AND SITE DESCRIPTION

THE PROPERTIES:

The properties can be described as Factory or Industrial use, the primary manufactured products being Chemicals.

The properties are located in an industrial precinct, surrounded by other industrial buildings. The closest area with a different zone is located approximately 320 meters to the South West along Hime Street which has residential, commercial and schooling uses. Chamberlain Road is characterised by the flow and parking of Road Trucks.⁴

The oldest plan on record, for the property was approved by the Durban Municipality on the 23rd September 1968. This plan attached as Annex C does show existing buildings on the property used as a factory for the production of chemicals.⁵

The oldest title deeds on record is dated 10 February 1955. At this time the owner was United Vitamin Laboratories.

We can therefore safely assume that the property was being used as a factory for a minimum of 67 years.

THE NEIGHBOURHOOD / SURROUNDING PROPERTIES:

The subject property is located centrally within the Mobeni East Industrial precinct. This is bounded by the residential zone of Jacobs to the East. Mobeni which lies to the West is also industrial. To the

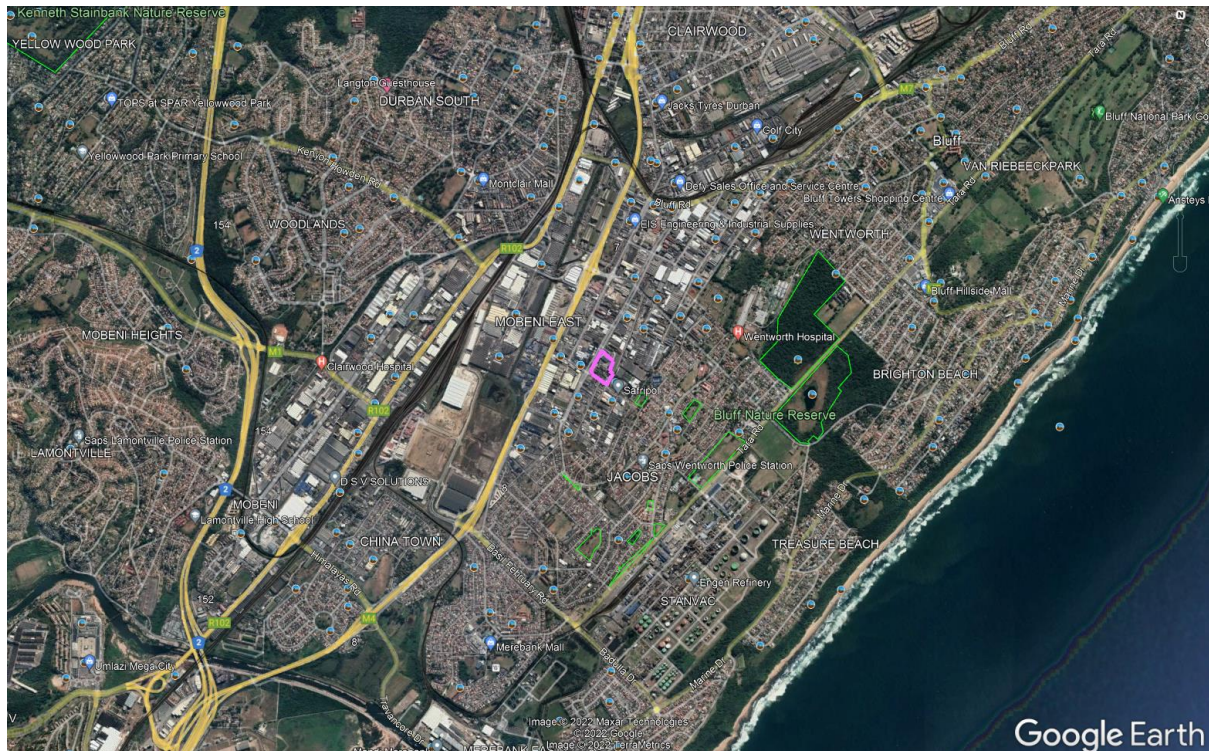
² Annex B SG Diagrams

³ Annex A – Title Deeds

⁴ Annex H – Photographs Showing Neighbourhood

⁵ Annex C Historical Plans

North is Montclair, of which the majority is residential and Clairwood which is mixed use. The subject property is highlighted in the image below:



THE SUBJECT BUILDING:

The oldest record that shows the building on the property is dated 23rd May 2000. This shows the building as existing Workshop and Store Room.⁶

There appears to be missing records as the previous record dated 11th November 1976 does not show any building in this location. It must be noted that the Act that mandates the Building Permit Application (& the associated record keeping) is from 1977 and its associated regulation came into effect on the 1st September 1985 and is not retrospective in nature, namely that existing buildings prior to that date was considered compliant with the Act 103 of 1977. So while there appears to be a missing record of the original building, it can be assumed that such building was a legally compliant Workshop and Store room.

The last record for this building is dated 26th August 2003 is for the addition of the first floor and conversion to Laboratory. On an inspection of the building in comparison to the approved plans, one would find that the building has minor changes to the approved. These can be listed as;

- I. Escape stair built as an escape ladder.
- II. The Verandah was bricked up and enclosed.
- III. The external door to workshop 1 was bricked up.

As the Approved Plan 264 07 03 dated 26th August 2003 is stored at the archive department of the Municipality, we can assume that the Building Control Officer has issued an occupation Certificate for the building despite the changes as listed above.

We can therefore safely assume that the building in its current form has been used as a Laboratory for the last 19 years.

The Laboratory is a double storey building located on the South Western boundary, which is a arc. The building is constructed of facebrick, with bands of plaster below windows. The Brick appears to be of the red clay brick of the "Corobrick, satin" type. The windows are a combination of steel and aluminium. This combination of materials and the changes listed above speak to the fact that industrial buildings are continuously evolving. The Street façade is a parapet hiding the IBR profiled

⁶ Annex C Historical Plans

metal roof sheeting. The Industrial look of the building is enhanced by the large diameter extraction ducts located on the South East and South West. These changes are normally necessitated by new technology and health and safety of the staff and environment.⁷

5. PROPOSED ADDITIONS AND ALTERATIONS

The proposed additions and alterations to the Laboratory is showed on Kantey & Templer drawing number 20545-AR02 with the site plan shown on 20545-AR02⁸. The proposed additions comprise 75.8m². When compared to the existing building of 377.7 m², this additional area represents approximately 20% additions in total or 10% per floor.

The ground floor additions are formalising of the Verandah to the Quality Office and the addition of a Quality Control Manager's office and Store. The ground floor alterations include minor internal changes and a realignment of the plant room and workshop, creating a Pilot Plant room to achieve better workflow to achieve greater efficiency in testing the plant on miniature scale in a laboratory setting prior to implementation on the site. The Pilot Plant Room would affect the façade by the additions of a roller shutter door.

The first floor additions include making the existing Laboratory bigger and adding a meeting room and kitchenette. The alterations are the rationalisation of the ablution facility to allow for more space within the Laboratory.

The materials utilised for the additions and alterations would be matched to the existing. The materials originally used are still available, while matching the exact colours and textures would be difficult but not impossible.

6. MOTIVATION

The laboratory building and the buildings in general that make up the AECI complex at 323 Chamberlain Road are not listed buildings. The proposed additions and alterations are specifically to a building that is 19 years old in its current form⁹.

While the interventions proposed could be reversible, the purpose of the building when considered holistically with the purpose of the property would be prone to changing and evolving as technology improves and health and safety regulations become stricter.

The aesthesis of the proposed additions and alterations to the building building, especially when viewed from the street can be considered as non-significant as the major change would be the building becoming 17% longer and aligned to the existing streetscape which is industrial in nature¹⁰. The existing building has vertically aligned, large diameter extraction ducts attached to the façade. These mechanical systems are to remain and is the key factor that make the building industrial. If not for these ducts, the building could be mistaken for the office component of the factory.

It must be noted that the purpose of the AECI complex is factory to produce speciality chemicals. The Laboratory, while a small percentage of the complex, forms a significant aspect of the factory. The needs of the customers, technology and health and safety considerations are constantly evolving. It is therefore necessary and in fact desirable to revisit the design and function of the building and change these to evolve with the forth industrial revolution. It also must be considered that there would not be any loss to architectural conservation, in terms of the proposed additions and alterations.

ARCHITECTURAL SIGNIFICANCE: The building can be considered of an industrial nature of the modern period constructed from 1976 to 2003. There is insignificant design quality and technology which is not changing with the proposal. The massing and scale of the proposal can be considered of

⁷ Annex F – Existing Building Photographs

⁸ Annex E – Plans Showing Proposed Works

⁹ Annex C - Historical Plans

¹⁰ Annex G – Photographs showing extent of Proposed works

minimal impact as the length of the building, viewed from the street grows from 23m to 27m. That is a 17% increase. The height of the building remains at two storeys.

HISTORICAL SIGNIFICANCE: From our research and knowledge of this building and site, there appears to be no significance associated with any event, person or group. The historical context of the building is post World War 2 and the industrialization of South Africa due to sanctions, bearing in mind that the last significant addition to the building was done in 2003, that is 19 years ago in a democratic South Africa.

ENVIRONMENTAL SIGNIFICANCE: The building location is in an existing Industrial zone comprising of large industrial buildings with a distinct lack of natural or geographical features for preservation.

SOCIAL AND / OR SPIRITUAL SIGNIFICANCE: The buildings location has no significance for any religious group. The site and the buildings were never used as social centres or a gathering point since at least 1968.

TECHNOLOGICAL OR SCIENTIFIC SIGNIFICANCE: The building cannot be seen as innovative as the design is aligned to the common building practice of the era. There was no use of new materials or construction processes. The material used in the construction are still available.

INTANGIBLE SIGNIFICANCE: To our best knowledge there appears to be no cultural, tradition, oral history or ritual that reference the site.

7. CONCLUSION

We have shown that the proposed additions and alterations to the Laboratory building located within the AECI complex at 323 Chamberlain Road is of a low impact nature and has no Architectural, Historical, Environmental, Social, Technological and Intangible significance. The fact that the purpose of the properties demand that the infrastructure evolve as demand changes is of significant importance and must be given high importance in the decision making process.

We have also shown that the proposal would have minimal visual impact from the street and is aligned with the nature of the street scape. The proposed additions are minor and the majority of the addition is away from the street, while utilising similar materials and methods as the original building.

8. LIST OF ANNEXURES

- A. Title deeds.
- B. Surveyor Generals Diagrams.
- C. Letter of Authority
- D. Historical Plans (1968 to 2003).
- E. Locality Plan.
- F. Plans showing Proposed Works.
- G. Photographs of existing Building.
- H. Photograph showing impact of proposed works.
- I. Plan showing positions of neighbourhood Photographs.
- J. Neighbourhood Photographs.



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