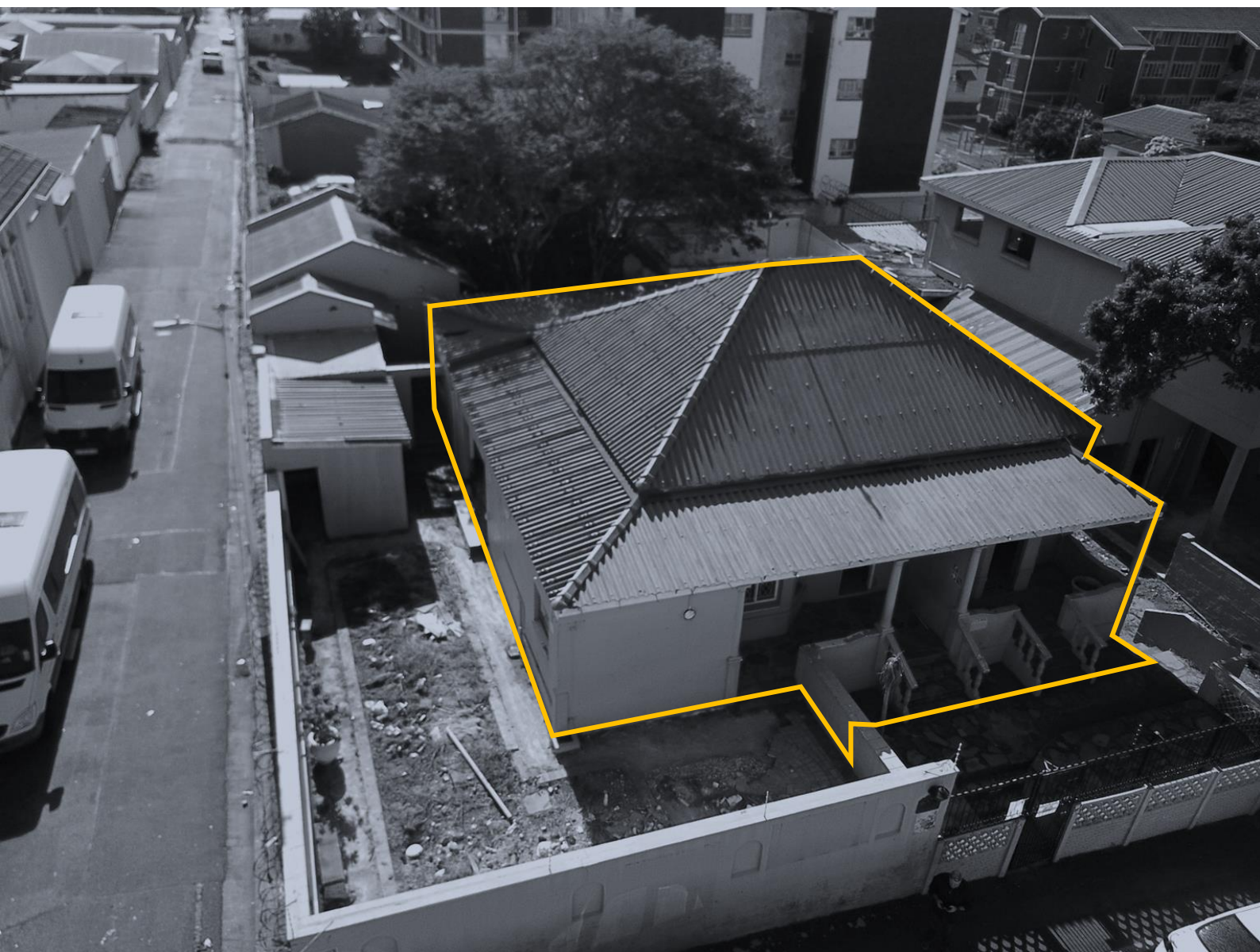


02 November 2021

Heritage Report:

Proposed alterations and remedial work to Erf 12714 (Erf R/1452 and 1/1452) , 34 Bishop Road, Windermere, Berea, Durban, EtheKwini, KwaZulu-Natal



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1 Introduction

The objective of this report is to highlight the historical condition and significance of the property located on erf R/1452 – 34 Bishop Road.

The objective of the proposed project is to repair the existing buildings located on erf R/1452 and 1/1452 (currently undergoing consolidation – erf 12741), 34 and 28 Bishop Road. The proposed new function of the properties will be to convert the properties into new classrooms and axillary functions for the expansion of the Curro Primary School.

The proposed work will mostly focus on repairing the properties in terms of re-instating doors and windows, repairing roof and repairing the interior of the buildings. Furthermore, the additions proposed will be a link between the properties, new bathrooms and an escape staircase.

The property located on erf R/1452 is the only property with significant heritage value and was constructed more than 60 years ago. The property located on erf 1/1452 does not have significant value and has been repaired and altered over the years (the most extensive addition being a second floor).

The proposed work to the property of heritage value – erf R/1452- will be aesthetical in terms of remedial work re-instating the damaged property, repairing the damaged roof and repairing the interior of the building. The aim would be not to alter the façade facing Bishop Road and re-instating the doors and windows facing Bishop Road.

Furthermore, it must be noted that the properties on both sites, the grounds and the boundary wall is in a poor and vandalized condition.



Figure 1: 34 Bishop Road, Windermere, Berea

2 Location

The property is in the Windermere suburb. Windermere is bordered by Innes Road in the North and West, Springfield and Sandile Thusi Road in the South and Umgeni Road in the East. The area is characterized by the dense urban fabric of Victorian and Edwardian style buildings. Furthermore, there are various schools located in the Windermere area Such as Clifton, Durban Preparatory School, Curro High School and Primary School and Gordon Road Girls School.

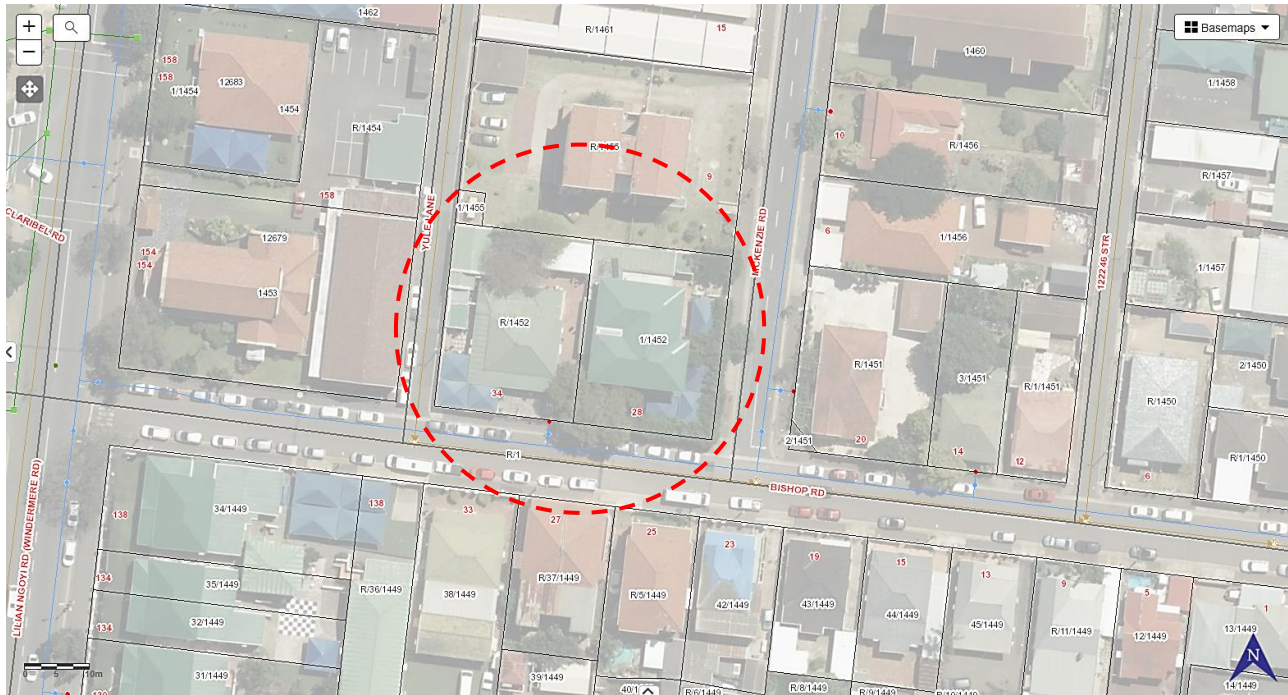


Figure 2: Erf R/1452 and 1/1452 – 34 and 28 Bishop Road, Windermere

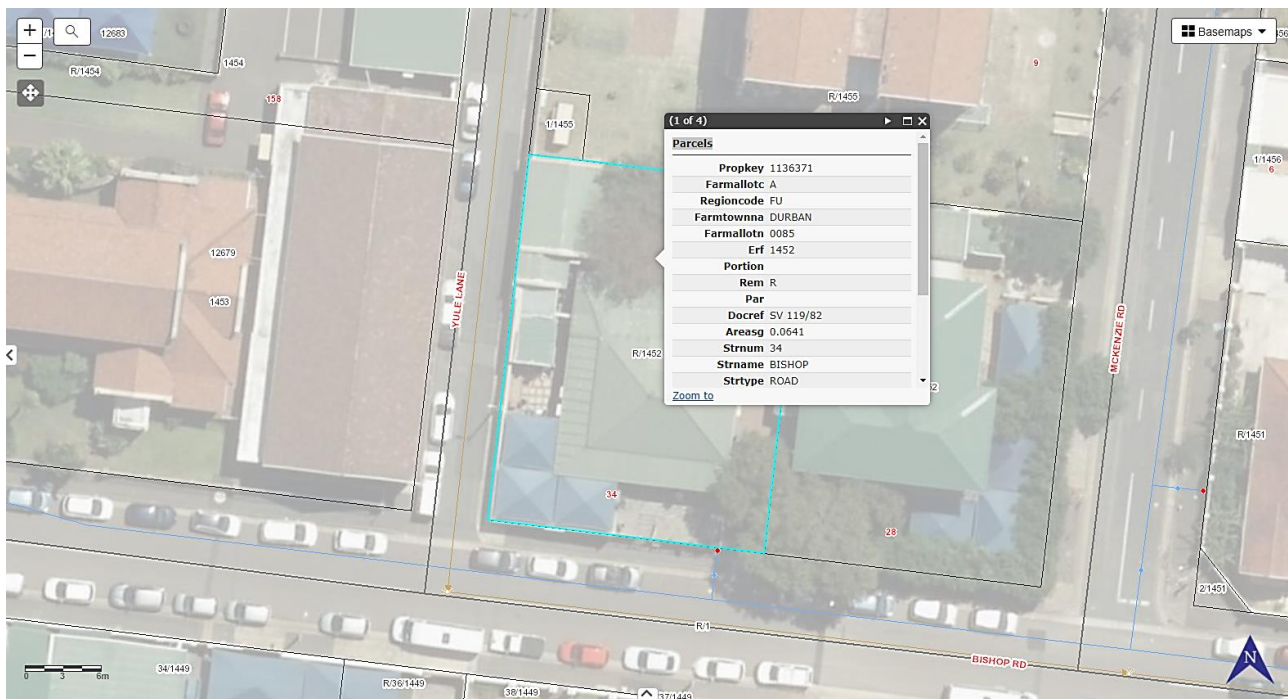


Figure 3: Erf R/1452

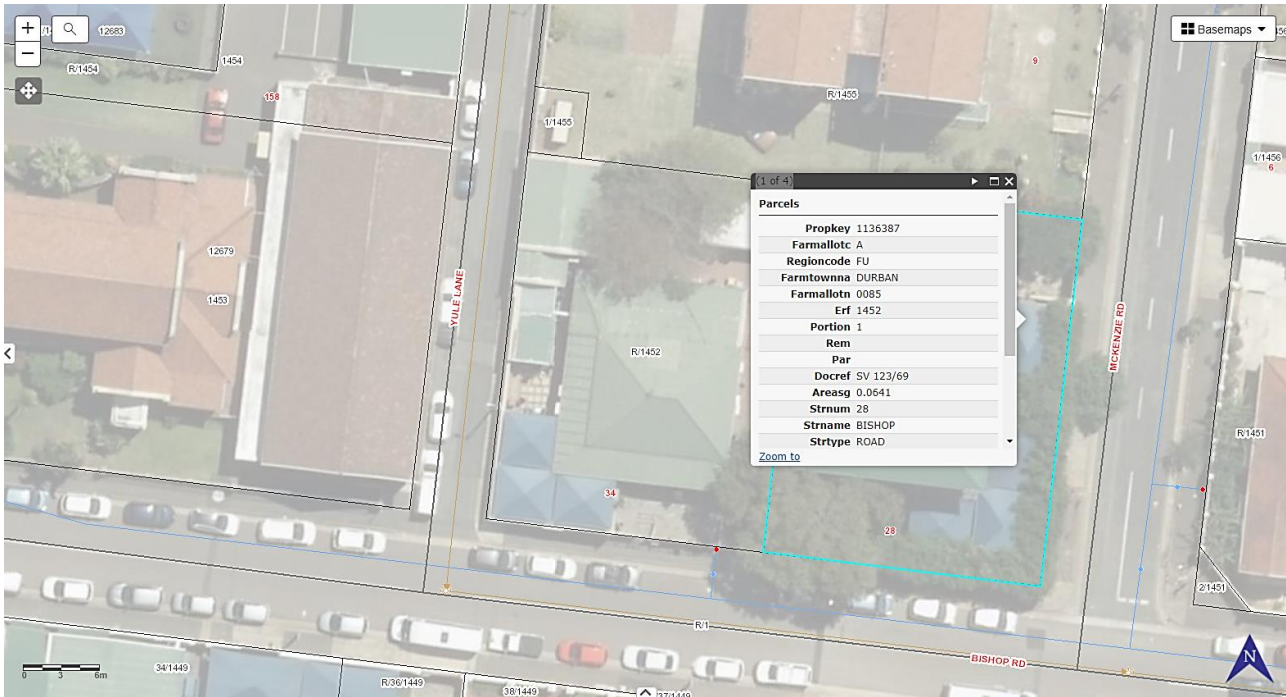


Figure 4: Erf 1/1452

3 History

The Arterial photography available dating from 1953 indicates the original structure on erf R/1452 was already build. Since the original construction, the property has undergone alterations and additions. On the plans dating back to 1994, alterations were made to the interior of the property, the existing out-building was demolished, and a laundry was added to the existing garage. The plans also indicate that various changes were made to the Bishop street façade such as the removal of windows, replacing windows of the bay window with a door and replacing the old roof.

There is no record of any further alterations or additional made to the structure post 1994, and the current condition of the building is depicting changes made as per the approved plans of 1994.

3.1 Historic aerial photos dating from 1953 and 1973

3.2 Approved building plans 1994

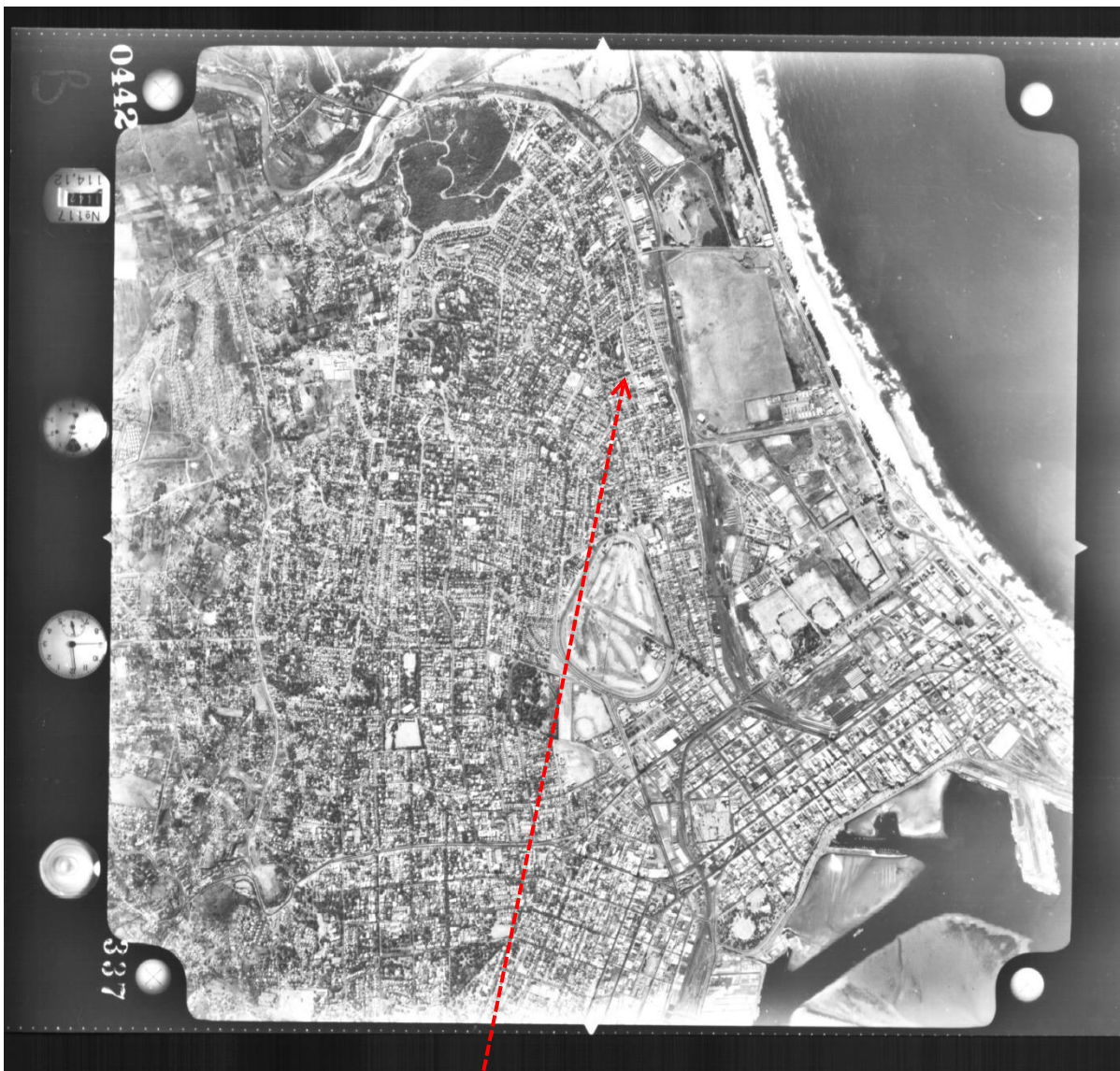


Figure 5: Aerial Photograph - 1953

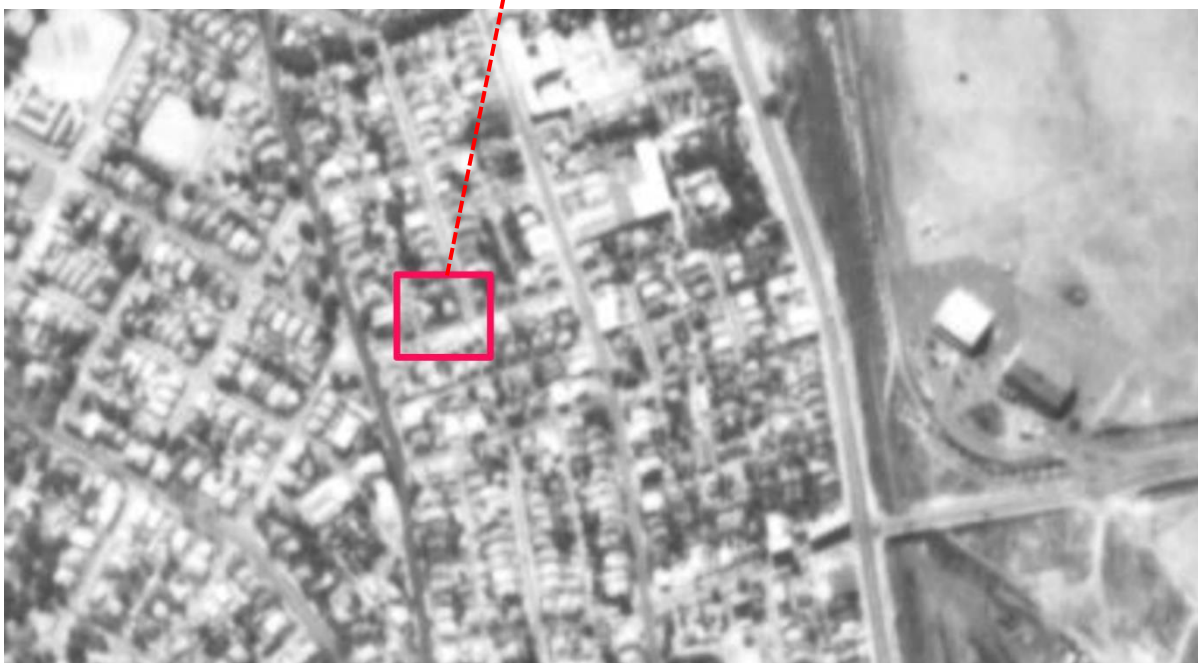


Figure 6: Enlarged area indicating structures on erf 1/1452 and R/1452



Figure 7: Aerial Photograph - 1973



Figure 8: Enlarged area indicating structures on erf 1/1452 and R/1452

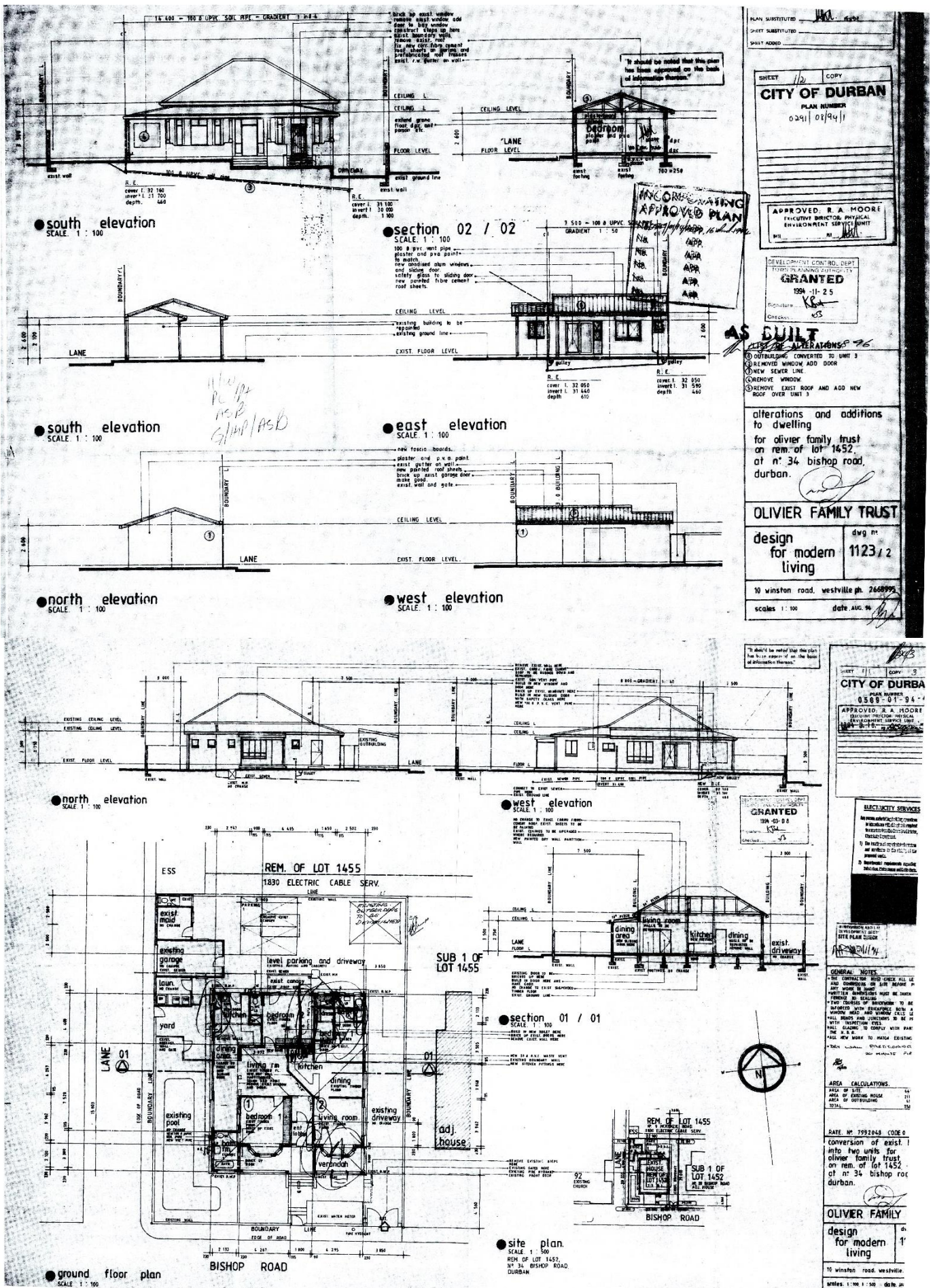


Figure 9: Approve building plans R/1452



4 Building condition

The current condition of the building is dilapidated and moderately damaged. The buildings on both Erf R/1452 and 1/1452 have been severely damaged and vandalized. Furthermore, the site along with the boundary wall and vegetation has been severely damaged and vandalized.

The property on erf R/1452 has extensive damage and the following items are noteworthy:

1. The site surfaces such as the stone walkways and paved surfaces have been damaged and large portions of the paving have been removed.
2. The vegetation along Bishop road has been removed and the trees have been damaged
3. The boundary wall is in a fair to moderate condition
4. The roof of the historic buildings is severely damaged, and the facias and gutters have been removed or damaged. There is evidence inside the building that indicate roof leaks which subsequently caused ceiling and floor damage.
5. The roofs of the out-buildings are also severely damaged and vandalized
6. There are multiple door and windows removed from the historic building, the most significant are the windows removed from the bay windows facing Bishop Road.
7. The interior has extensive damage to the ceilings and the timber floor structure.

4.1 Building condition 2019



Figure 10: Street view of the building 2019

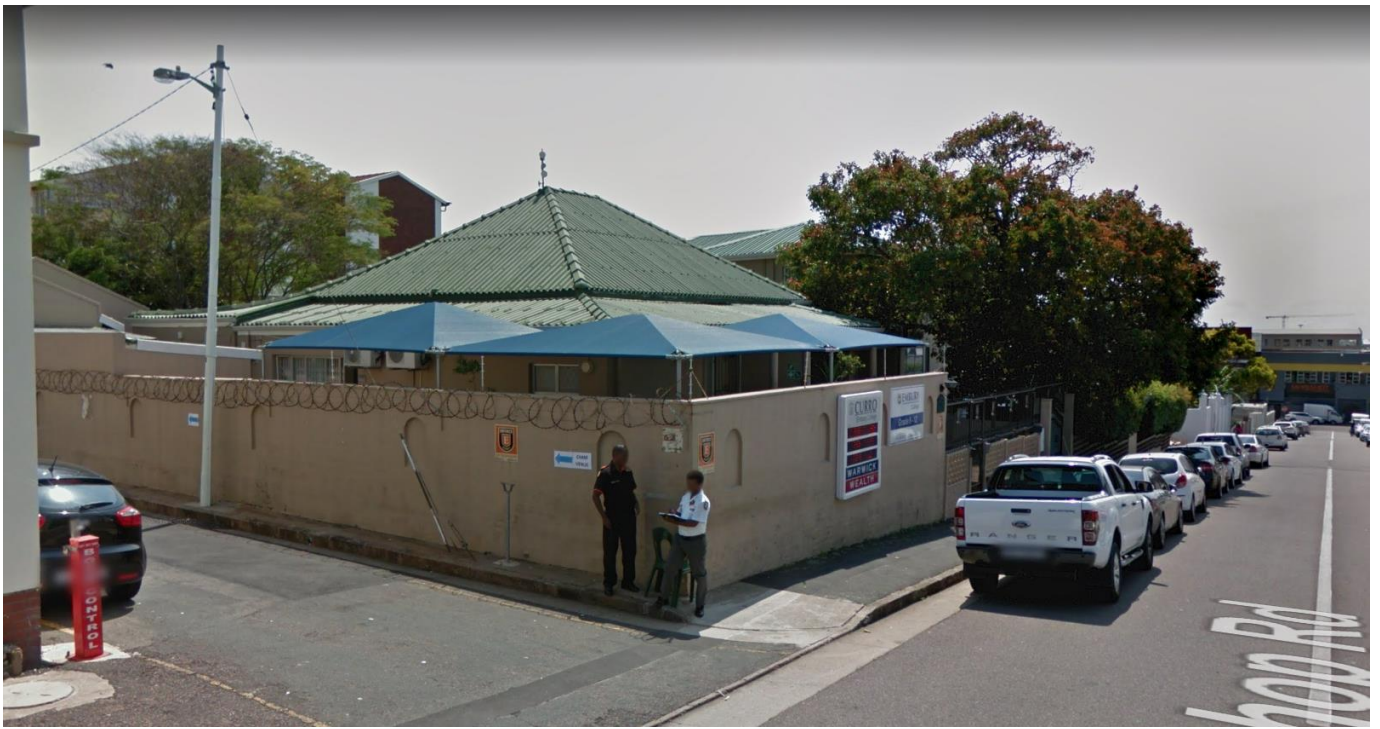


Figure 11: Corner view of the building 2019

4.2 Current building condition



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12

4.3 Index of images

Image 1: Aerial view from Yule and Bishop Street	Image 7: Internal view of the historic building
Image 2: Aerial view from Bishop Street	Image 8: View of the porch and the bay window of the historic building
Image 3: Street Elevation – Bishop Street	Image 9: Internal view of the additions made to the historic building – 1994
Image 4: West elevation	Image 10: Internal view of the additions made to the historic building – 1994
Image 5: Interior view of the historic building	Image 11: East Elevation
Image 6: Porch of the historic building	Image 12: Boundary wall and fence

5 Conclusion

The existing historical building has been damaged and vandalized and required remedial work. The character of the building façade and interior has undergone changes over the years and is no longer as per the original build.

The proposal will aim to repair the existing building without the existing historic building undergoing extensive aesthetic changes or alteration of the main façade facing Bishop Road. The proposal will also unify the existing buildings and consolidate the site.

Furthermore, the proposal will have a positive impact on the surrounding community and will contribute to the social upliftment of the neighborhood.