

BUILT ENVIRONMENT HERITAGE IMPACT ASSESSMENT REPORT

Proposed residential development at 477,479 Musgrave Rd
and 3 Overdale Rd, Durban



22/05/2023

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1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by Dexaphase (Pty)Ltd, to conduct a heritage assessment to determine any heritage or cultural status of the existing buildings as part of a feasibility for a residential development.

Demolition is proposed of all structures on 3 sites for the consolidation thereof, for a 22-unit development. The proposed building is 4-storeys plus a basement.

Separate Section 37 applications were lodged with KZNARI on 12 April 2023 and a Section 41(1) application on 20 April 2023. The KZNARI acknowledged receipt of 4 applications and advised that, since the sites were not consolidated, the committee would advise if a full HIA would be required.

Public participation was undertaken between 26/03 and 26/04/2023.

The KZNARI requested a full Heritage Impact Assessment for the Section 41 application, in their letter dated 04 May 2023.

2. TERMS OF REFERENCE

The report refers to KZN Amafa and Research Institute Act no.5 of 2018 and the National Heritage Resources Act (25/1999), which aim to protect heritage resources in Kwa Zulu Natal.

The existing structures are protected by Clause 37 of the KZNARI Act : General Protection : *“Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council.”*

The report is an independent view and makes recommendations to the client based on its findings. The Provincial Heritage Resources Authority (PHRA) must consider the recommendations and the impact of the proposed development and make a final decision on the applications.

3. METHODS

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings.

Aerial photographs from Google Maps and the Ethekeini GIS map were used to establish the development of the area.

Analysis of research, maps and streetscape have informed the findings.

4. LOCATION

The properties are located on the Berea on the upper West side of Musgrave Rd, on the corner of Overdale Rd. The properties are close to Gladys Mazibuko (Marriott) Rd (to the North).

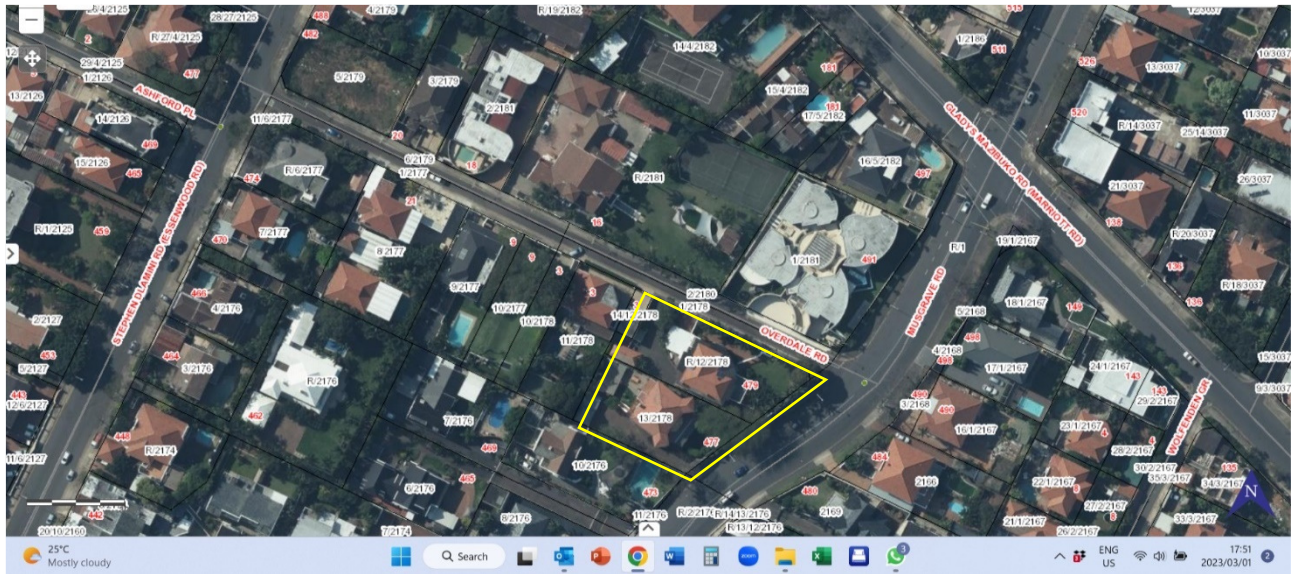


Fig. 1. EtheKwini GIS map aerial photography

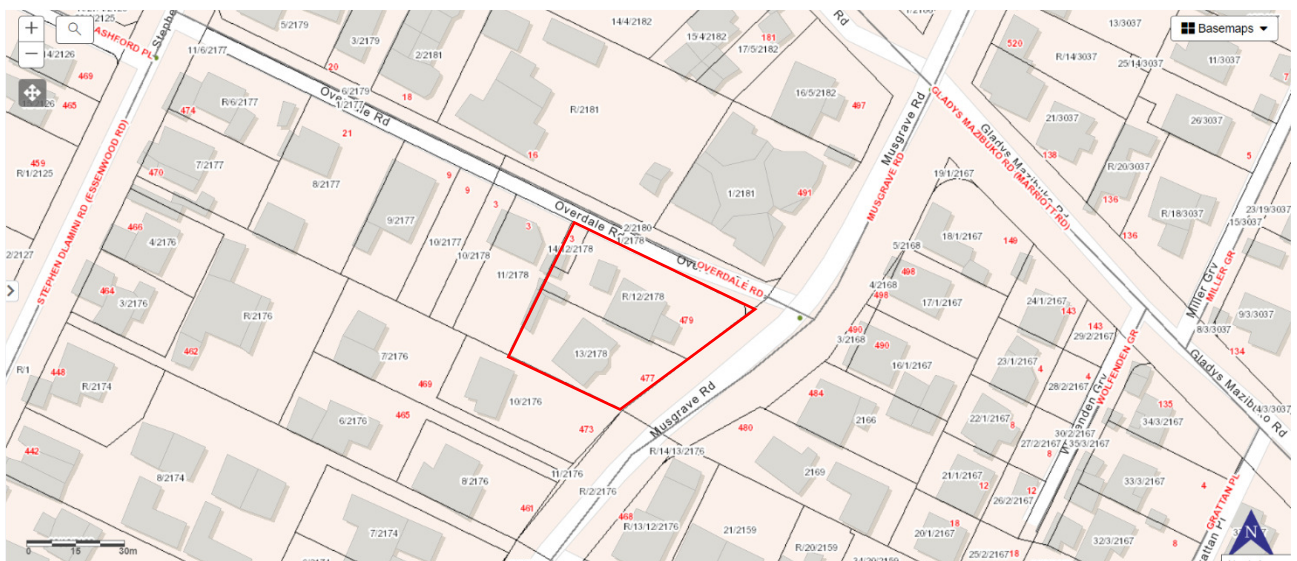


Fig. 2 EtheKwini GIS map

5. CONTEXTUAL SIGNIFICANCE

The area is historically a residential area with single dwelling residences and multi-storey residential blocks. The Land Use Scheme zoning for the properties and surrounding properties is Medium Density Residential.

The three properties are on the Western side (upper) of Musgrave rd on the rise and curve of the road northwards towards Gladys Mazibuko (Marriott) Road. Overdale Road rises steeply from Musgrave Rd towards Stephen Dlamini (Essenwood) Road.

There are five single residence properties on the South side of Overdale Rd, including the corner property. On the North side, opposite the development site, is “Overdale House” at no. 16 Overdale Rd (historically 491 Musgrave Rd), it has been subdivided and a new residence has been built on the corner of Musgrave Rd. “Overdale House” is a Grade 2 Heritage Landmark.

The Western neighbour of the development site is a double-storey house in the Berea-Cape-Dutch Revival style. The Southern neighbour is a house built in the Cape-Dutch Revival style, it is set back from the road.



Fig. 3. View up Overdale Rd (looking West)



Fig. 4. View of 477 and 473 (neighbour) Musgrave Rd



Fig. 5. View up Overdale Rd (Overdale House on the right)



Fig. 6. View South down Musgrave Rd



Fig. 7. View of Eastern side of Musgrave Rd and Norfolk Rd

6. HISTORICAL SIGNIFICANCE :

The original lot 74B of Block B was owned by George Payne of the Payne Brothers, one of Durban's major department stores founded in 1869. The original property (lot 74B of Block B : erf 2178) was transferred to Payne in 1882 (T819/1882).

Mr Payne owned a number of properties in Durban and was one (with his brother) of the early entrepreneurs to set up a "department store" in central Durban. He purchased the land from the Povall family in 1882 to build a family home. The home he built is located at 16 Overdale Rd (behind 491 Musgrave Rd. In the late 1800's, the Berea, north of Sydenham Road, is described by Trollope (quoted by Kearney as :

"large villas at this end of the Berea where large, well-treed sites with carriage drives, stables and tennis courts were the appropriate foil to elaborate houses with verandas, gables, witch hat roofs and billiards-rooms". Ref. Kearney.

Large properties on Musgrave and Essenwood Roads, such as Mr. Payne's property were sub-divided in the early 1920's as there was a growing market for smaller single-house lots. The sub-divisions of the 3 properties were surveyed in 1924 and registered in 1925. A road servitude was created as an access road to properties that fell between Essenwood and Musgrave Roads, this was named Overdale Rd ("Overdale" taken from Payne's family home at 491 Musgrave rd, but originally from a town in the West Midlands of England).

477 Musgrave Road was first surveyed in 1924 as :
Subdivision 13 of Lot 74B of Block B of Durban 1737
Currently SUB 13 of erf 2178, Durban
Ref. SV625/5

The original owner was R.T Thornton
Plans records exist of the 1955 alterations and additions, but are of bad quality.
A later plan was drawn for J.T. Gilmour (+-1960)

479 Musgrave Road was first surveyed in 1924 as :
Subdivision 12 of Lot 74B of Block B of Durban 1737
Currently SUB 12 of erf 2178, Durban
Ref. SV625/4

The original plans by Street-Wilson and Paton Architects names Mr.D.E.Price as the owner.

3 Overdale Road was first surveyed in 1924 as :
Subdivision 11 of Lot 74B of Block B of Durban 1737
Currently SUB 11 of erf 2178, Durban
Ref. SV625/3

There are no records of the first owner.
Plans records (undated) exist of alterations and additions, but are of bad quality.

Ref: Ethekeeni Plans records
KZN Deeds Office records
Refer to Addendum 1 : Surveyor General diagrams

7. ARCHITECTURAL SIGNIFICANCE :

There are a number of “listed” buildings in the wider area. These were surveyed and identified in 1984 by Prof. Kearney for the Durban City Council and the list was adopted into the Ethekweni Central Town Planning Scheme as “Important Buildings”. They are listed in the Heritage Register and are Grade 2 Heritage Resources, they afforded more protection due to their “listing criteria” :

220 Gladys Mazibuko (Marriott) Rd – **Killie Campbell Museum “Mulkleneuk”** (1914) A double-story house in Cape Dutch Revival Style.

558 Stephen Dlamini (Essenwood) Rd (listed as 585 Musgrave Rd)– **Maris Stella Convent Girls School and Chapel**. Opened 1899 (built between 1897 and 1899)

586 (listed as 564/568) Musgrave Road – **Durban Girls College** (1877) Opened in 1905 in Musgrave Rd on land donated by Sir Benjamin Greenacre.

16 Overdale Rd/ 491 Musgrave Rd **Overdale House** : Built in 1882 as the original home of the Payne family of the Payne Brothers.

The house was under scrutiny in 2016 when the front of the property was sold off for the current residential block (491 Musgrave Rd). The residential development was approved and was built.

443 Musgrave Road **Apsley Court** (1925), which is located South of the properties on Musgrave Rd. A Union Period residential block in the Berea Style with Cape Dutch revival gables – rated highly significant by Prof. B.T. Kearney for architectural and contextual significances.

543 Musgrave Rd (1906)– An Edwardian villa, that has had a development on the front portion of the property obscuring it from Musgrave Rd.

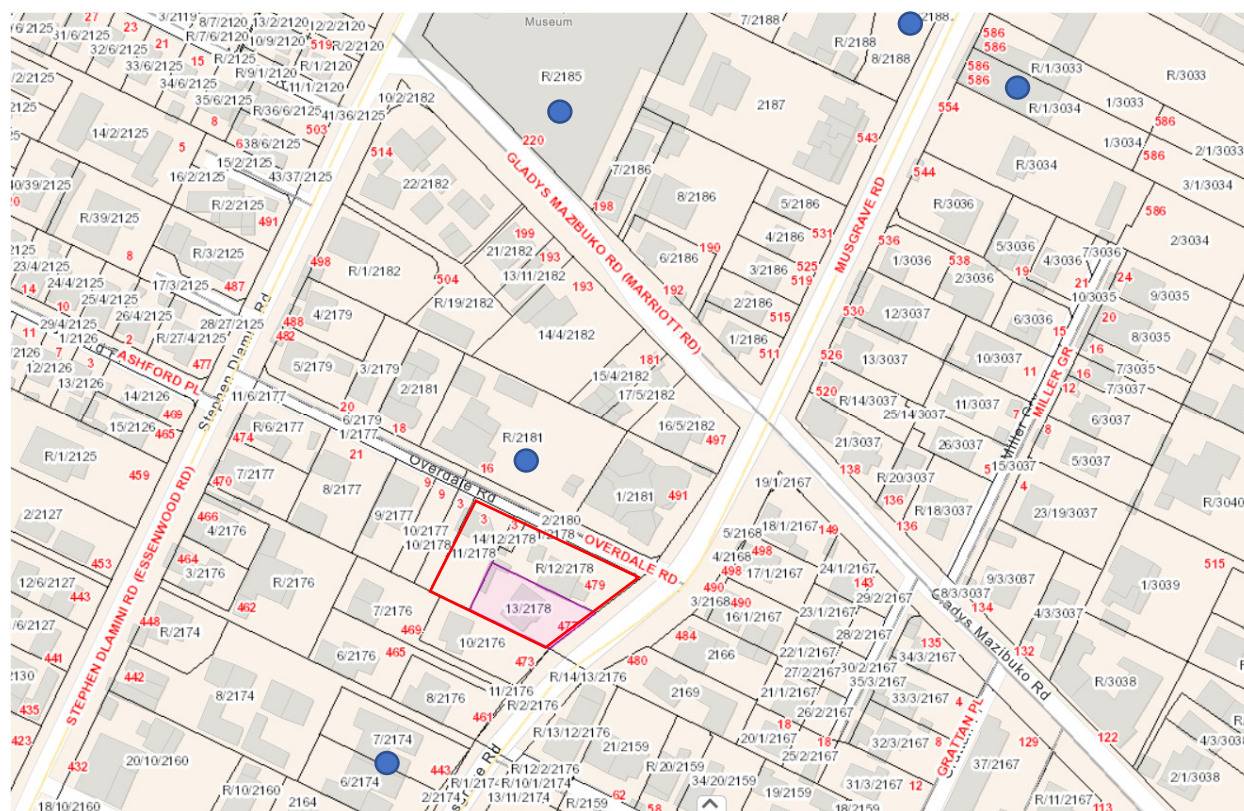




Fig. 8. 2016 photo : Overdale House at 16 Overdale rd (diagonally opposite no. 3 Overdale) and the original house of Mr.G Payne and family.



Fig. 9. Current photo



*Fig. 10. Ref. www.Gettyimages.com
Facebook : Save our Berea
www.TheHeritagePortal.co.za*



Fig. 11 Musgrave Rd : Apsley Court centre of the picture

477 Musgrave Rd : Existing structures



Fig. 12



Fig. 13



Fig. 14



Fig. 15

The existing house at 477 Musgrave Rd is a double-storey house with a hipped clay tiled roof, designed in the Berea Style with face brick detail interior archways, timber floors and lead-light windows. The front (East) of the house was altered in 1955 with the addition of a balcony between the two wings. A cottage and outbuilding exist on the back boundary.

The house has been altered and repaired with modern materials replacing original materials.

479 Musgrave Rd



Fig. 16



Fig. 17



Fig. 18

The existing house at 479 Musgrave Rd is a double-storey house with a hipped clay tiled roof, designed in the Berea Style by Street-Wilson and Wallace Paton (1925). It has coloured glass, lead-light bay-windows, interior archways and stairs. Balconies and patios have been added to the gables. Internal alterations to rooms and finishes have been made.

3 Overdale Rd



Fig. 19 View from Overdale Rd



Fig. 20 (479 Musgrave rd in view)



Fig. 21

The existing house is a double-storey house with a hipped clay tiled roof, designed in the Berea style. It has highly detailed interior timberwork. The original layout of the house has been altered and first floor balconies enclosed with timber windows. It is seen from the road, but the entrance patio is at an angle to the road presenting an oblique angle of the house to the street.

A portion of the site bites into the boundary of 479 Musgrave Rd, a double-garage and driveway occupies this space.

8. ASSESSMENT AND RECOMMENDATIONS

The following table is a summary of the significance statements in the report, measured on Local, regional, national and international importance.

477 Musgrave Rd : recommended Grade : NCW				
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	Low	Low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	Low	low	low	low

- Architectural : The house is a typical example of a Berea Style house, but it has been altered internally and original windows replaced in places.
- Historical : there is no connection with an important person or event
- Technical : the methods of construction are not unusual or of local interest
- Scientific : nil
- Contextual : the house sits on a steeply sloped site and does not relate to the street, it is not part of a group and the neighbouring buildings are of varying styles. The house is viewed from a distance, due to it's elevated location.
- Social : the original owner was J.L.Gilmour, there are no records to indicate that the family was important locally

The recommended Grading of 477 Musgrave rd is **NCW** (not conservation worthy).

479 Musgrave Rd : recommended Grade : IIIC				
Significance	Importance			
	Local	Regional	National	International
Architectural	medium	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low

- Architectural : The house is a typical example of a Berea Style house, but it has been altered internally. Additions carried out to the house mask the original appearance externally, weakening its significance. Internal fittings and fixtures are original, but internal alterations and additions make it difficult to see the original layout. Fittings include archways, coloured glass lead-light windows, doors and floors.
- Historical : there is no connection with any important person or event
- Technical : the methods of construction are not unusual or of local interest
- Scientific : nil
- Contextual : the house sits high above Musgrave Rd and does not relate to the street, it is not part of a group, although the house at 3 Overdale Rd is similar in style. The house and structures are screened from both roads by a high boundary and retaining wall.

- Social : Nil

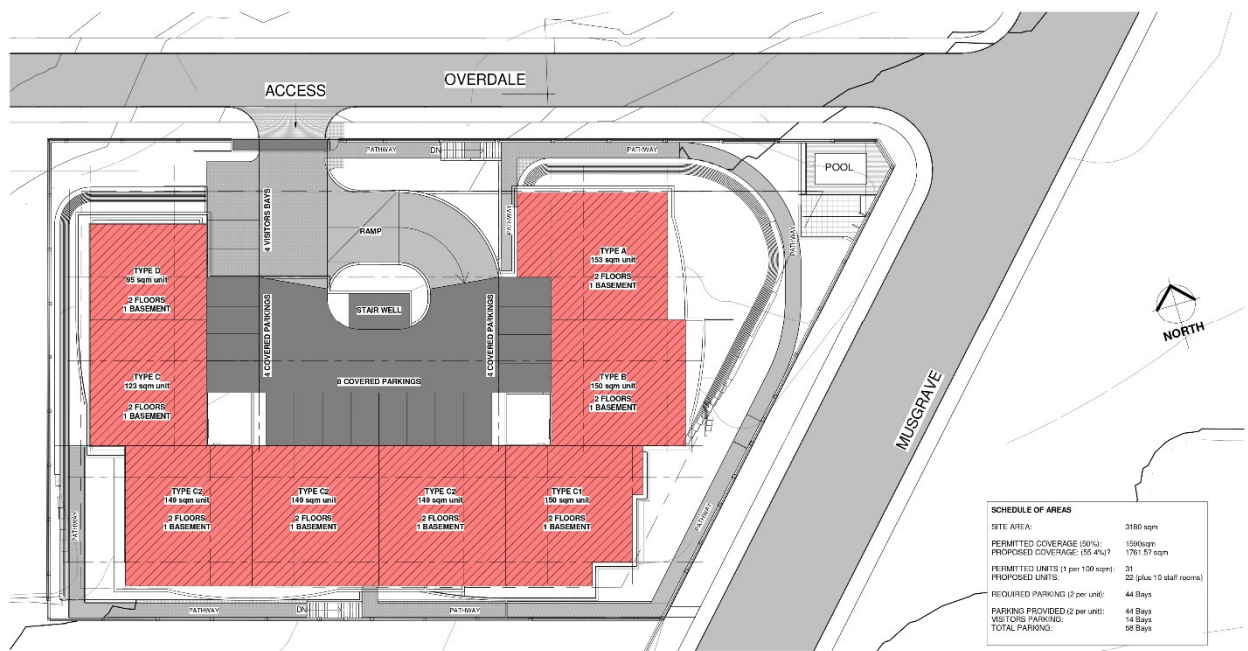
Therefore, the recommended Grading of 479 Musgrave Rd is **Grade IIIC** (for architectural features, not contextual).

3 Overdale Rd : recommended Grade : IIIC				
Significance	Importance			
	Local	Regional	National	International
Architectural	medium	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low

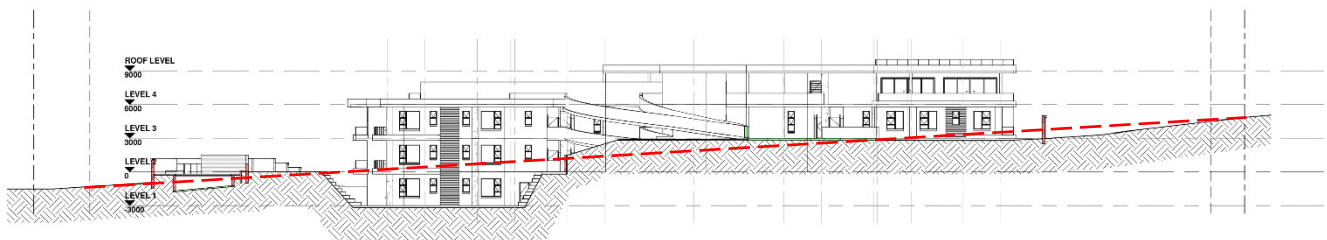
- Architectural : The house is an example of a Berea Style house, but it has been altered internally. Additions carried out to the house have changed the original appearance externally, but alterations were sensitive to the original style. Internal fittings and fixtures are original and are in good condition, however extensive internal alterations have been made. Fittings include archways, coloured glass lead-light windows, doors and floors.
- Historical : there is no connection with any important person or event
- Technical : the methods of construction are not unusual or of local interest
- Scientific : nil
- Contextual : the house is close to Overdale Rd and is viewed from the driveway gate entrance, it is not part of a group and the neighbouring buildings in Overdal Rd are of varying styles.
- Social : Nil

Therefore, the recommended Grading of 479 Musgrave Rd is **Grade IIIC**.

PROPOSED DEVELOPMENT



SITE DEVELOPMENT PLAN



NORTH SECTIONAL ELEVATION OF THE PROPOSED (Overdale Rd gradient in red line)

The proposal makes use of the steeply sloped site from Musgrave Rd to the back of 3-Overdale Rd and from Overdale Rd to the lower side of 477-Musgrave Rd, by the introduction of a semi-basement that is entered from the lowest point of the site and 4-storeys above that which comes to 2 storeys above natural ground level at the highest point of the site.

The proposal is within the guidelines of Medium Density Residential Zoning.

SUMMARY AND RECOMMENDATIONS :

The three properties form a tight group of residential buildings with the main houses occupying the “front” of the sites and a mass of outbuildings, pools and garages sharing the side and rear boundaries. The zoning along Musgrave Rd has been changed in the last 15 years from General Residential to Medium Density Residential, but even before the zoning had been imposed, the large villas had been carved up into multiple units – either for rentals or for related family units. The integrity of the original luxurious villas has already been reduced by this demand for smaller residential accommodation. The demand that the new “density” has created has taken its toll on the properties, in the form of additional parking and vehicular access, internal alterations, new stairs and entrances.

The properties are part of the historical fabric of the Berea, but are not prominent or landmark buildings. The impact of the proposed development is great, since three large houses are to be demolished. However, none of these houses have any definite historical connection, nor are unique in their own right. The findings of the report define their criteria in terms of accepted methods of Heritage Assessment. Each property is graded separately as the three sites have not been consolidated and were not originally built as a group.

The proposed development is an efficient use of land, street-frontage and meets the new demands for “modern living”.

The loss of three houses on a compact corner site is of **medium impact** to the Musgrave Rd context, since multi-storey developments in Musgrave road are not uncommon, both modern and historic.

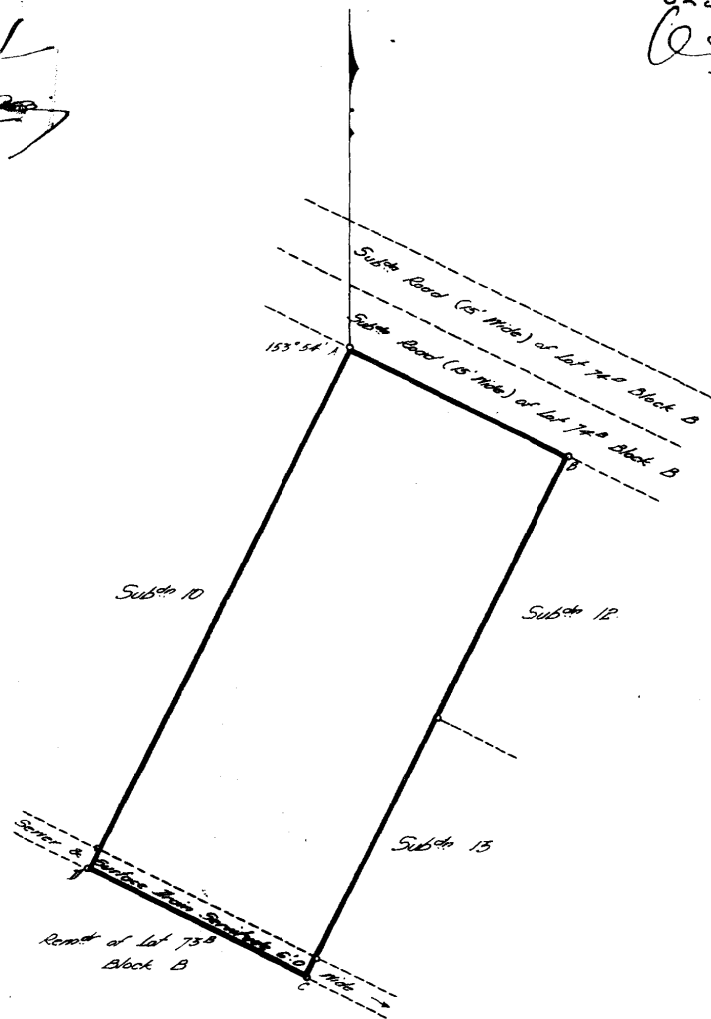
The impact on Overdale Rd may seem to be higher, but the approach of the SDP is to lessen the height impact on Overdale Rd by introducing semi-basement levels. The current character of the environment in Overdale Rd is of high boundary walls with large houses popping up over them, so the proposed will not substantially impact the current character of the street. The experience of the street has mostly to do with vehicular access and security of the entrance to the properties.

The existing houses are protected by Section 37 of the KZNARI Act due to their age, they are not listed on the Heritage Register, therefore they are in the Category of Grade 3 Heritage Resources.

The Grading in this report are recommendations based on the findings of research and observations from site visits. The properties are to be screened by KZNARI for their final Grading.

All structures will require a permit from KZN Amafa and Research Institute for alteration or demolition.

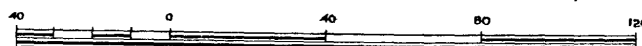
Ex. of D.
4 MAR 1925



SIDES.		ANGLES.	
AD	63' 0	A	90°
BC	150' 0	B	90°
CD	63' 0	C	90°
BA	150' 0	D	90°

Now SUB 11 of LOT 2178 URBAN

Y	CO-ORDINATES.	X



SCALE OF FEET.

The above diagram lettered *ABCD* represents 0 Acres 0 Roods 34/71 Perches of land known as Townlands Subs 11 of Lot 740 Block B of the Borough of Durban, No 1737 situated in the County of Durban, Province of Natal Bounded as indicated above.

9/12/25



S

T 815/1925

Surveyed by me,

27632
James H. Scott - A.M. Q. 45

Government Land Surveyor.

FOR ENDORSEMENTS, etc., SEE PAGE

December 1925

Office Copy

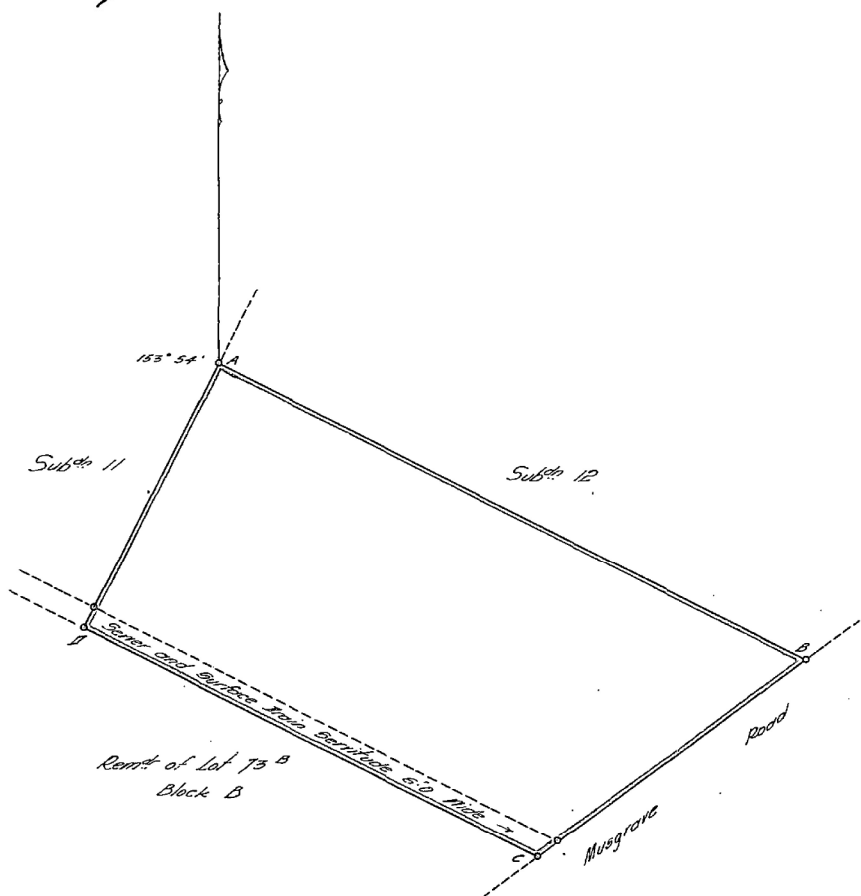
S.G.O.

Sub. Vol. 625 Fol. 5

Original Instrument
stamped 19

Exemption of Duty

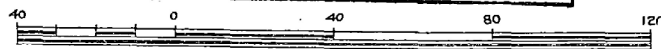
JAN. 1925

Ex. of D.
26 JUN 1927

SIDES.		ANGLES.	
AB	165' 24"	A	90°
BC	84' 12"	B	63° 4'
CD	128' 14"	C	116° 56'
DA	75' 0"	D	90°

Y	CO-ORDINATES.	X

Now SUB 13 of
LOT 2178 DUBAN



SCALE OF FEET.

The above diagram lettered A B C D

represents 0 Acres / Rood 0.55 Perches of land known as

Sub 13 of Lot 74^B Block B of the Township of Durban. N° 1737. Durb.

situated in the County of Durban. Province of Natal 6.8.54.

Bounded as indicated above. 27692



Surveyed by me,

Robert A. Lott 45

T-2508/1927

Government Land Surveyor.

FOR ENDORSEMENTS, etc., SEE BACK December 1924

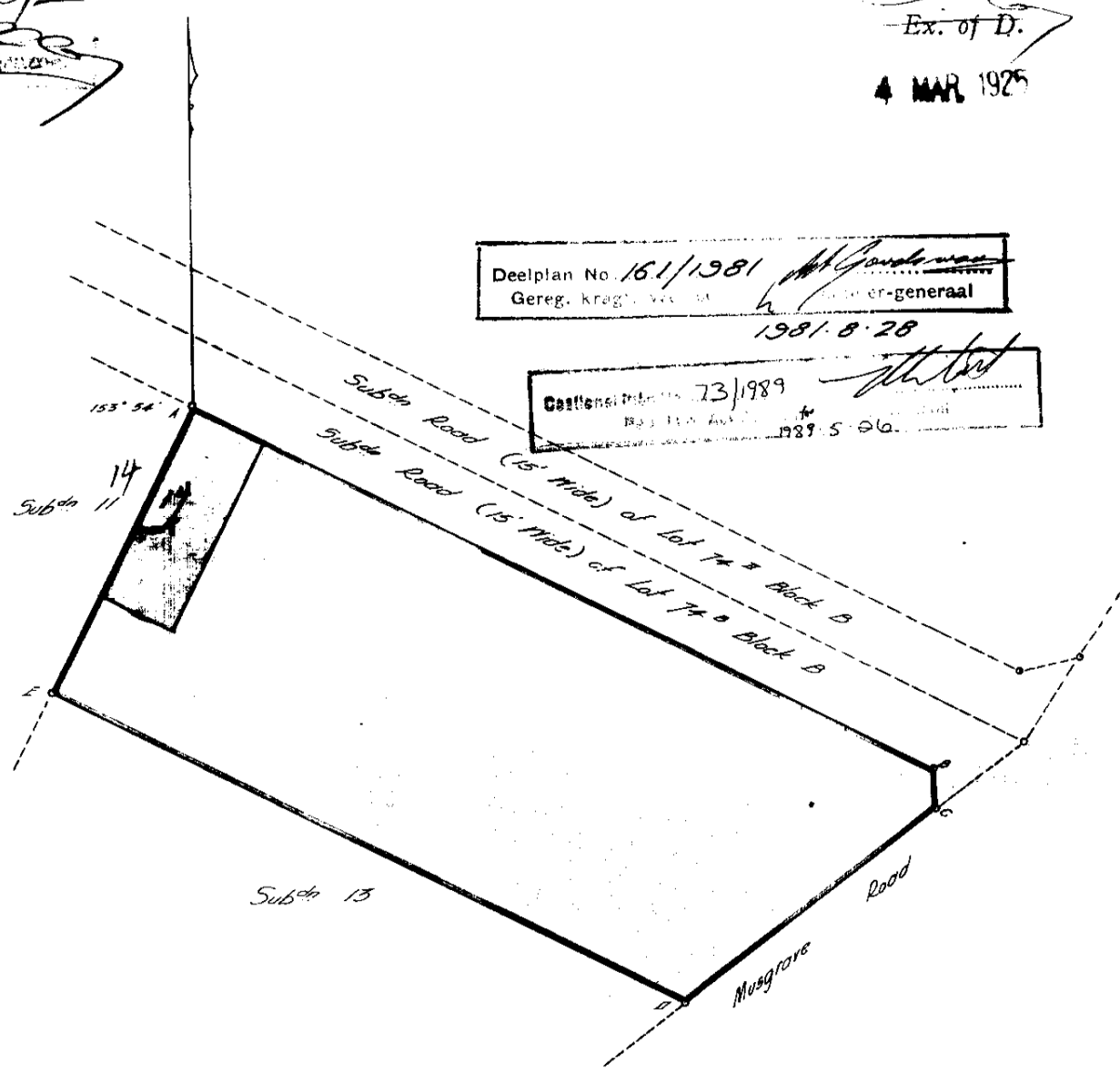
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Ex. of D.

4 MAR 1925

Deelplan No. 161/1981
Gereg. kragt. v. d. 1981.8.28

Gepland 73/1989
1989.5.26

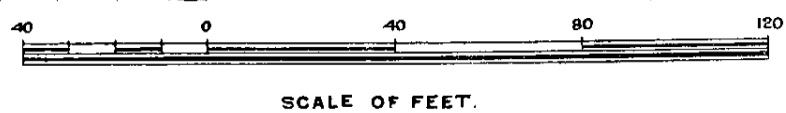


Reg. Div.
FU

SIDES.		ANGLES.	
AB	194' 34"	A	90°
BC	10' 46"	B	121° 52'
CD	74' 12"	C	121° 32'
DE	166' 24"	D	116° 56'
EA	75' 0"	E	90°

Now SUB 12 of
LOT 2178 DURBAN

Y	CO-ORDINATES.	X



12/2178

The above diagram lettered *A B C D E*
represents *0 Acres 1 Rood 10.88 Perches* of land known as
Subdn 12 of Lot 74^B Block B of the Borough of Durban.
situated in the County of *Durban.* Province of Natal
Bounded as indicated above.

Surveyed by me,

Ernest H. Stott 27662
Abn Qu