

HERITAGE IMPACT ASSESSMENT
Assessment of Structures and proposed development
at

220 Murray/ Gladys Manzi road, New England, Pietermaritzburg



August 2019

Revised : June 2022

PREPARED FOR:

Shanbar Property Development CC

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Addendums :

- SG Diagram 142/1976
- Land Survey 2017

1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by Shanbar Property Developers CC to prepare a Heritage Impact Assessment of 220 Murray rd/ Gladys Manzi Rd New England, Pietermaritzburg, as a guide for the planning of a new commercial development on the four properties.

Report details

<i>Client Name :</i>	Shanbar Property Development CC
<i>Document Title:</i>	Heritage Impact Assessment of proposed development on 220 Murray rd New England, Pietermaritzburg
<i>Reference :</i>	17-11
<i>File Name :</i>	17-11_220 Murray_rd HIA
<i>Address:</i>	220 Murray rd/ Gladys Manzi rd New England, Pietermaritzburg
<i>Cadastral descriptions:</i>	Erf 234 New England Pietermaritzburg
<i>Consolidation :</i>	Nil
<i>Zoning :</i>	
<i>Municipality:</i>	Msunduzi
<i>District :</i>	uMngundlovu District

2. TERMS OF REFERENCE

The report refers to the KwaZulu Natal Amafa and Research Institute Act, no 05 of 2018, which aims to protect heritage resources in Kwa Zulu Natal.

Chapter 8, Clause 37(1a) : 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 Institute having been obtained on written application to the Institute.”*

An **Heritage Impact Assessment Report** of the development site generally covers the following:

- 1. The identification and mapping of all heritage resources in the area affected;*
- 2. An assessment of the significance of such resource in terms of the heritage assessment criteria set out in regulations,*
- 3. An assessment of the impact of the development on such heritage resources,*
- 4. An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development,*
- 5. Public consultation required by the Act and Amafa’s regulations*
- 6. Possible alternatives if the development adversely affects the heritage resources;*
- 7. Plans for mitigation of any adverse effects during and after completion of the proposed development*

The report is an independent view and makes recommendations to the Heritage authority based on its findings. The authority will consider the recommendations and make a decision based on conservation principles.

An application to Amafa for a residential development on the property was made in 2009 by the current owner and a decision was made by the Heritage council, dated 28 August 2009. The decision notice has since fallen away.

A Section 38 Application was made to Amafa in August 2017.

eThembeni Cultural Heritage were commissioned in 2009 to prepare a Phase 1 HIA where a number of structures were identified as generally protected. eThembeni have updated their report after a recent survey. This report addresses the heritage assessment of the structures.

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. The property was inspected by Lindsay Napier during August 2019.

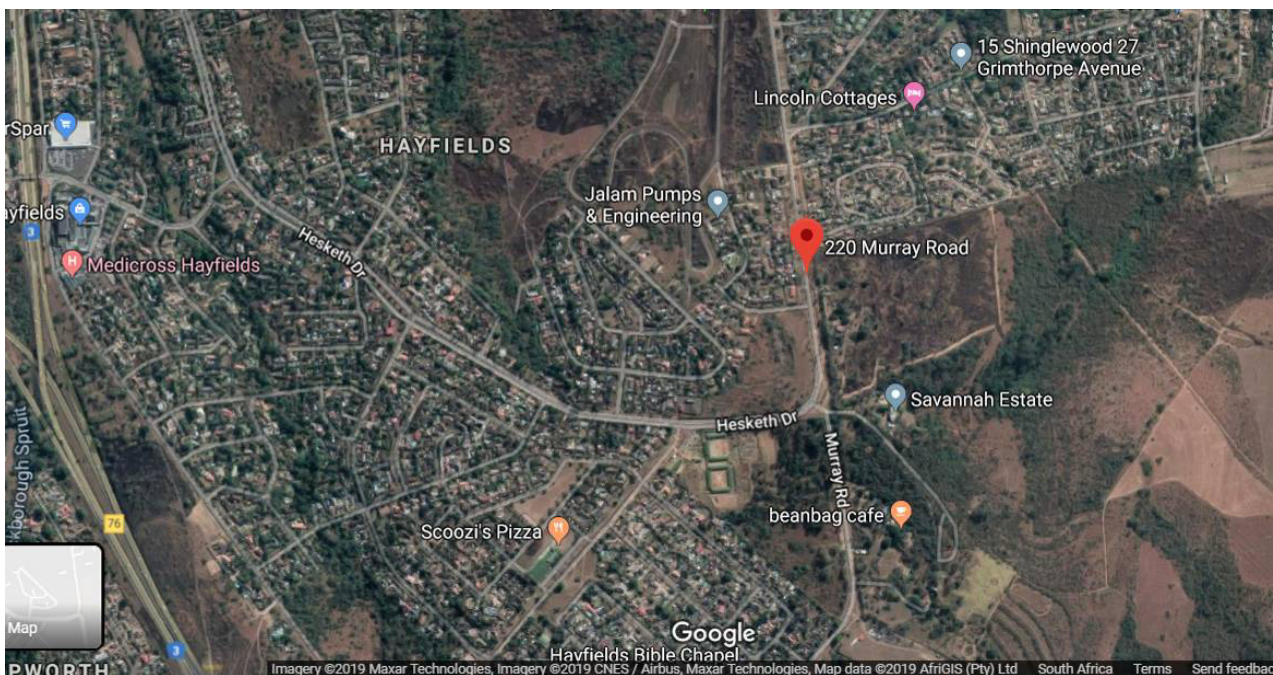
Satellite images from Google Maps and aerial map records were used to establish the development of the area. SG diagrams were used to analyse the history of the property boundaries and age of structures. Research was conducted at the KZN Deeds office and at the Natal Archives.

Publications, interviews and websites referenced:

1. Natal Repository archives
2. KZN Deeds office
3. "A Camera on old Natal" Alan F.Hattersley 1960

4. LOCATION

The property is located on the East side of Murray/ Gladys Manzi road, North of the junctions of Hesketh drive and Murray road.



4. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE

The current subdivision was known as Portion 234 of the Farm New England No.1462.

The cadastral description was previously Sub 234 (of 233); Sub 233 being the consolidation of Sub A of lot 28 and lot 32 (by Holmes). The farm was known as **Hlatshana**.

The current owner, Padca bought the property from the Estate Holmes. The Executors had no record of any plans for the house and farmstead and the transfer took place in 2008/9.

The farm was outside the Msunduzi Municipality until the 1990's, therefore no building plans of the structure are available.

Inspection of the land registers reveal that the farm was originally part of farmland owned by J.C.Byrne (c.1860). The land was sold to J.Holden, then to Edward (Chapman) Tomlinson and then to the Foxon family in 1896. It stayed in the Foxon family until 1968 when Anthony Foxon died and his estate was sold to George Neville Holmes.

The farmstead was built by Edward Tomlinson, who came from Manchester, and he named it "Lark Hill". He arrived in South Africa on the "Dreadnought" with his 7-year old son, George in 1849. Edward had a store in Church street and was mayor of Pietermaritzburg from 1864 to 1867.

"At Lark Hill he entertained burgesses to elaborate garden parties, with amateur theatricals on the lawn and the regimental band in attendance on special occasions." Ref. Hattersley.

Surrounding Victorian farmsteads of the same period have been lost, the most notable was W.E.Blackburrow's "Broadleaze" in Lincoln Meade, previously known as Rushmore Hill.

Siege Foxon married Joyce Tarboton in 1940 and they had a son, Anthony (Tony). Siege Foxon died in 1948. Joyce remained at Hlatshana and ran the farm. Joyce was educated at Girls Collegiate and went to the UK to train as a pilot. She returned to SA and joined the SA Airforce. She was stationed in Pretoria during WWII. After marrying and having a son, she continued to fly and teach at Girls High School.

Tony joined the Airforce, but was tragically killed in a helicopter crash in 1967, aged 24.

Soon after 1967 Joyce married Neville Holmes, a judge in the Appeal Court. They made improvements to the house and added the first floor.

Joyce Holmes died in 2008 she was 96 years old and still resident at Hlatshana.

Joyce was a member of the Oribi Aeroclub and is recorded to have offered shale from Hlatshana as building material for the building of the Clubhouse in 1948. There may also be links to the shale being used for the Italian POW Church in 1943. *Ref. HIA-Expansion of the Pietermaritzburg Airport –eThembeni Cultural Heritage October 2016.*

All of the structures contain shale, quarried on the farm. The two small storerooms appear to be the oldest structures (c.1900) in their original form, and are rumoured to have been used by the British regimental officers as an armoury and dog-house for hunting. (*ref. Hattersley*) They may have originally been shepherds huts, although the one building is clearly scaled for keeping animals.

A 1930's aerial photograph shows a farm with lush vegetation and clear divisions of land by planting. It also shows a lot of activity around the farmstead ie. clear of vegetation. This could indicate building or quarrying. The size of the house or other structures is unclear.

Ref : April 1951 The Natal Witness Maritzburg's flying farmer | Witness

<https://www.news24.com/witness/archive/Maritzburgs-flying-farmer-20150430>

Assessment of Significance :

The property has some remains of the Victorian era. The structures contain the history of the sport of hunting popular with the Victorians and history of the first settler families, Foxon and Tomlinson. The connection with the lifestyle of the British settler is historically significant, but less culturally relevant in the current age.

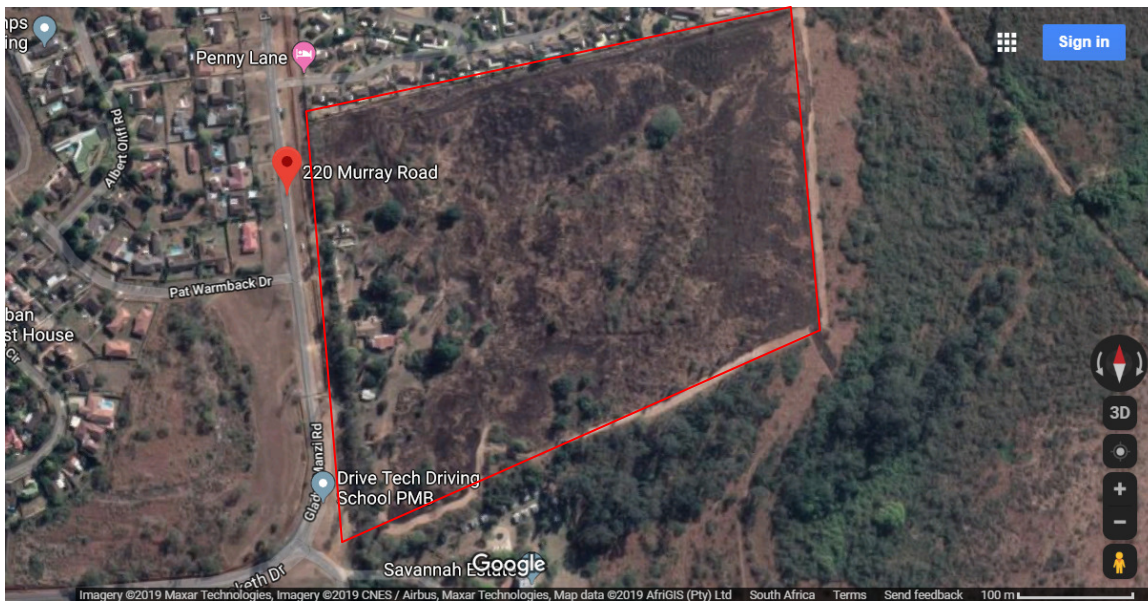


Aerial photo 1930-1940



"the armoury and dog house" 1960 "Hattersley"

5. CONTEXTUAL SIGNIFICANCE :



Ref. Google maps 2019

Contextual significance :

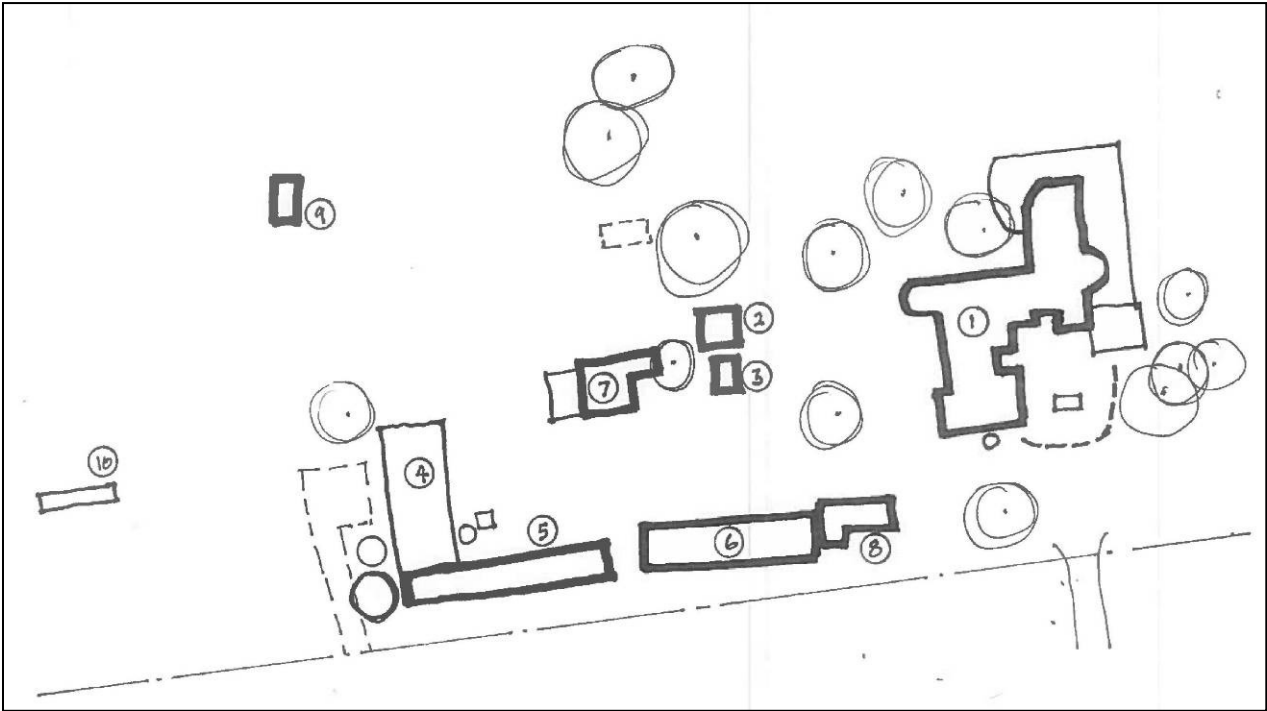
The context of the site still feels semi-rural as it is located on the Western outskirts of Pietermaritzburg. Neighbouring properties have been developed as guest lodges and a garden nursery. Land to the North and East along Hesketh drive have been developed as residential suburbs. The land along Murray road is flat and verges are wide and sparsely vegetated.

Contextual significance is therefore low.

6. ARCHITECTURAL SIGNIFICANCE AND DESCRIPTION OF STRUCTURES

Description of structures :

The existing structures are as follows (refer to site plan) :



Site Plan of existing structures (no. 11-12 off the page – refer to survey drawing)

1. Main house :

The main house is constructed of stone, shale, clay brick and mortar.

The evident style of the main house is of the era of “Bauhaus” or “the international style” with characteristic horizontal lines, flat roofs, rectangular openings, geometric facades and the use of circular form in plan. The style was started in 1919 in Germany, but only influenced South African buildings in the 1930’s.

On closer investigation, the house has at least 3 layers of construction. There appears to be a core of a small stone cottage and possibly an outbuilding, which have been swallowed up by additions. The original walls, doors and a window of the cottage exist internally. The later addition, being the most dominant, is double storey and built of local shale. The external walls of shale appear to have been built either by different stone masons or at different times, due to the differences in the sizing of the shale and the quality of workmanship.

Internally, a circular hallway and stairway are a feature. The roof construction has suffered and caused damage to the walls and ceilings.

The house is in-coherent and currently used as multiple living spaces.





2. Stone store room “the armoury” :

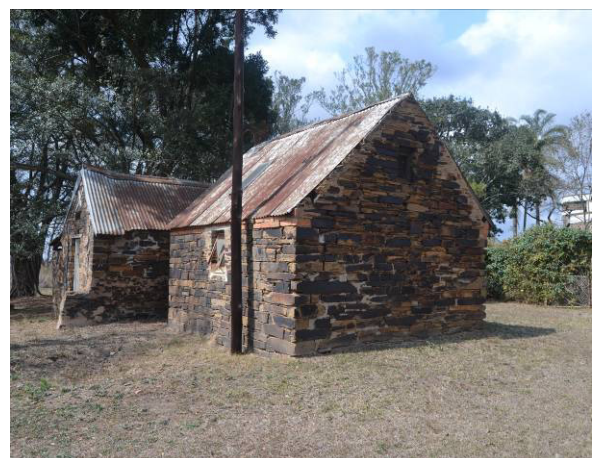
Dry stacked shale single room building with a later addition to the East side.



3. Stone store room “the dog house”:

Dry stacked shale single room building with low eaves and lintels.

The buildings are in close proximity to each other and trees have attached themselves to the structure. The buildings were featured in “Camera in Natal” by Hattersley in 1960.



4. The dairy :

Walled structure without a roof that housed the dairy. Materials are shale, clay brick and mortar. Inside face of the walls and piers are plastered and floor is concrete with drainage channels. Other structures are scattered around, eg. Silos.



5. The stables/ cattle sheds :

Inter-leading stables with stone floor, shale and clay brick walls. Corrugated iron roof and large timber stable doors.



6. Carports :

Farmstyle “lean-to” shelter for farming equipment – mixed construction



7. Outbuilding 1:
Rooms constructed of shale, clay brick and precast concrete fence.
Note engravings in the shale visible on the outside (South and West sides) various "Hlatshana" and "Herbert...Foxon".



8. Outbuilding 2 :
Servants living quarters, constructed of brick and mortar.



9. Outbuilding 3 :
Two-roomed single dwelling, separated from the farmstead. Clay brick and mortar with timber frame windows. In a state of disrepair.



10. Dip tank :

Facebrick structure, two walls and concrete channel, roofed with corrugated iron.



11. Gate and gate posts :

Located at the South-West corner of the site, the original entrance-way onto the farm. Shale posts and walls with decorative urns frame the gate. Decorative wrought-iron gate and cattle-grid. Decorative wrought iron archway is no longer there, but recorded in 2009.



12. Water reservoir (located in the SW corner of the site close to the road boundary) :

Shale and stone outer walls and clay brick circular water tower.



7. ASSESSMENT AND RECOMMENDATIONS

Each building has been assigned a recommended grading (see Table 1 below) which is based on the Grading system of the National Heritage Resources Act (NHRA) Chapter 1:3(3) and (See Appendix B) :

TABLE 1 : RECOMMENDED HERITAGE GRADING

Building number	Building name/ current use	Estimated date of construction and age	Proposed grading	Mitigation
1.	House	1897-1970 52-122yrs	3C	Integrate into the development – change of use
2.	Stone storeroom “the armoury”	100-120yrs	3C	Retain with buffer
3.	Stone storeroom “the dog house”	100-120yrs	3C	Retain with buffer
4.	The dairy	60-70yrs	NCW	
5.	The stables and cattle sheds	60-70yrs	NCW	
6.	Carpports	60-70yrs	NCW	
7.	Outbuilding 1	60-70yrs	NCW	
8.	Outbuilding 2	60-70yrs	NCW	
9.	Outbuilding 3	60-70yrs	NCW	
10.	Dip tank	60-70yrs	NCW	
11.	Gate and gate posts	100-120yrs	3C	Retain or relocate within the development
12.	Water reservoir	70-120yrs	NCW	

The following tables are a summary of the significance statements in the report applied to groups of structures on the site, measured on Local, regional, national and international importance (refer to Appendix A for explanations) :

Main house 1				
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	medium	low	low	low
Social	low	low	low	low

Buildings 2-3				
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	medium	low	low	low

Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	medium	low	low	low

Farm structures and outbuildings				
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

The main house (building 1) is an unusual example of the style using local shale, whereas other examples were plastered. It is best appreciated from the East and North and sits well within an open space.

However, the integrity of the historical structure has been eroded by layering of construction in different periods, making it difficult to single out one significant period.

The large rooms and hall of the house would adapt well to a non-residential use.

The main house is recommended as a Grade 3C for its age, its architectural features from the 1930 period and for its unique use of natural stone from the farm.

The storerooms built of shale (building 2 and 3), although historic by their association with British settlers, the Boer War and sport, are delicate and would suffer if construction was in close proximity to the structures. Their historic significance is linked to the land as hunting ground and farmland.

The two storerooms are recommended as Grade 3C for their age, their association with an historic event and function and for its use of natural stone from the farm.

The other farm buildings, including the diary and stables are utilitarian and not noteworthy structures and not significant.

The other farm structures are recommended as not conservation worthy (NCW).

RECOMMENDATIONS :

- Materials from demolished structures should be salvaged and used in a new development. It is recommended that the materials be used in the landscaping and entrances to connect the visitor or new resident/ user to the land and its previous use.
- It is recommended that the names of the farm and the settlers who have tended the land be recognised in the planning of the development.
- Buildings 2 and 3 should be retained only if they can be retained with a buffer zone (for protection during construction) that can be incorporated as a “park-like” setting.
- Existing planting and vegetation (including exotics) is to be considered in the development, given the history of the introduction of exotic garden species to the area by the Victorians.

A permit application to THE AMAFA & RESEARCH INSTITUTE will be necessary for the demolition or alteration of structures, this must include full site development plans showing the proposed demolitions and location of new development in relation to existing structures.

APPENDIX A: CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON HERITAGE RESOURCES

Significance

According to the NHRA, Section 2(vi) the significance of heritage sites and artefacts is determined by its aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technical value in relation to the uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

Matrix used for assessing the significance of each identified site/feature

1. Historic value

- Is it important in the community, or pattern of history
- Does it have strong or special association with the life or work of a person, group or organisation of importance in history
- Does it have significance relating to the history of slavery

2. Aesthetic value

- It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

3. Scientific value

- Does it have potential to yield information that will contribute to an understanding of natural or cultural heritage
- Is it important in demonstrating a high degree of creative or technical achievement at a particular period

4. Social value

- Does it have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

5. Rarity

- Does it possess uncommon, rare or endangered aspects of natural or cultural heritage

6. Representivity

- Is it important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects.
- Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, region or locality.

7. Sphere of Significance

	International	National	Provincial	Regional	Local	Specific community
High						
Medium						
Low						

8. Significance rating of feature

1. Low
2. Medium
3. High

Significance of impact:

- **low:** where the impact will not have an influence on or require to be significantly accommodated in the project design
- **medium:** where the impact could have an influence which will require modification of the project design or alternative mitigation
- **high:** where it would have a “no-go” implication on the project regardless of any mitigation

Certainty of prediction:

- Definite: More than 90% sure of a particular fact. Substantial supportive data to verify assessment
- Probable: More than 70% sure of a particular fact, or of the likelihood of that impact occurring
- Possible: Only more than 40% sure of a particular fact, or of the likelihood of an impact occurring
- Unsure: Less than 40% sure of a particular fact, or the likelihood of an impact occurring

Recommended management action:

For each impact, the recommended practically attainable mitigation actions which would result in a measurable reduction of the impact, must be identified. This is expressed according to the following:

- 1 = no further investigation/action necessary
- 2 = controlled sampling and/or mapping of the site necessary
- 3 = preserve site if possible, otherwise extensive salvage excavation and/or mapping necessary
- 4 = preserve site at all costs
- 5 = retain graves

Legal requirements:

Identify and list the specific legislation and permit requirements which potentially could be infringed upon by the proposed project, if mitigation is necessary.

APPENDIX B :

National Heritage Resources Act (NHRA) Chapter 1:3(3)

Grade I	National Heritage Resource
Grade II	A KZN Provincial Landmark listed on a Heritage Register and Schedule 2 of the KZN Amafa and Research Institute Act 2018
Grade III	A local Heritage Resource :
Grade IIIA	Generally protected by age (over 60 years of age) with high intrinsic significance
Grade IIIB	Generally protected by age (over 60 years of age) with medium intrinsic significance
Grade IIIC	Generally protected by age (over 60 years of age) (Chapter 8. clause 37) with contextual significance
NCW	Not Conservation Worthy

**Regulation 43 Government Gazette no 6820. 8 No. 24893 30 May 2003,
Notice No. 694**

- Grade III** heritage resources worthy of conservation should be applied to any heritage resource which
- (a) fulfils one or more of the criteria set out in section 3(3) of the Act ; or
 - (b) in the case of a site contributes to the environmental quality or cultural significance of a larger area which fulfils one of the above criteria, but that does not fulfill the criteria for Grade 2 status.