

BUILT ENVIRONMENT HERITAGE IMPACT ASSESSMENT REPORT

for

a proposed development at 99-105 Botanic Gardens Rd, Durban
Heritage Impact Assessment Report



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1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by Theunissen Jankowitz Architects, to conduct a heritage assessment/ screening to determine any heritage or cultural status of the existing buildings as part of a feasibility for a residential development.

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 : 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) will consider the recommendations and the proposed development and make a decision based on conservation principles.

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 Figure-ground maps and streetscape have informed the findings.

4. LOCATION

The properties are located on the Berea on the East (lower) side of Botanic Gardens Road.



Fig. 1. Ethekwini GIS map aerial photography



Fig. 2 Ethekwini GIS map

5. CONTEXTUAL SIGNIFICANCE

The area is historically a residential area with medium density residential blocks predominately on the East side of Botanic Gardens Road continuing on Problem Mkhize Rd northwards. The Land Use Scheme Zoning is General Residential 2.

Botanic Gardens Rd forms an arterial route that travels North and South along the Berea. It is a main public transport route and a feeder to a few education institutions along the route. As a result, traffic is high at peak hours and there are a fair number of pedestrians.

Botanic Gardens Rd is a wide two-way road with pavements either side, narrow Lanes and Avenues lead down and up to the main road. A portion of Botanic Gardens Rd (just North of the property) is split by a centre-median retaining wall to accommodate a large difference in levels between one side of the road and the other. Both sides have large established trees that occupy part of the pavement.



Fig. 3. View North up Botanic Gardens Rd



Fig. 4. View South West across Botanic Gardens Road

Original residences on the Western side are set-back from the road and, in some cases, sited above the road. Road boundaries are defined by high walls or parking forecourts in front of garage doors. On the Eastern side, original residences are closer to the road with access on the same level or a few steps down. Road boundaries are defined by high walls, brick piers with palisade fencing and gates. Residential blocks are set-back from the road with garden or parking areas between the building and the street. A proportion of the original Edwardian and Victorian residential fabric still exists on Botanic Gardens Road. The remaining fabric contribute a residential scale in pockets where there are groups, but most are not

intact or have been altered substantially. Larger residential blocks dating from 1930 and 1970 interspersed between the original fabric, have changed the character to a medium density residential environment. The demand for accommodation in the area has adversely affected the use of the older residences, with more occupants demanding more amenities.



Fig. 5. View down Botanic Avenue no.101-105 in view



Fig. 6. View up Botanic Avenue



Fig. 7. View of Eastern side of Botanic Gardens Road (Botanic Ave centre)

Analysis of the immediate streetscape :



*Fig.8, 61 Botanic Avenue and 108 Botanic Gardens Rd
Western side of Botanic Gardens Rd (opposite no. 99-105).
Residences set-back from the road and above the road, accessed off Botanic Avenue.*



Fig.9, 99-105 Botanic Gardens Rd (Eastern side of Botanic Gardens Rd)



*Fig.10, 109, 111, 119 Botanic Gardens Rd (Eastern side of Botanic Gardens Rd north of Botanic Avenue)
A pair of double-storey gabled-veranda houses and a three-storey (1930's) residential block "Gladington Court". Low brick pier and walled boundary (109) on the Avenue corner and high boundary walls (111-119).*



Fig. 13. View from Botanic Avenue of the boundary of no.105 Botanic Gdns Rd



Fig 14. Figure-ground study : historic residential scale buildings hatched

The study demonstrates the dominance of medium-density “modern” residential buildings (unhatched) in Botanic Gardens Rd between Steve Biko Rd and Botanic Ave and the concentration of historic fabric on the upper-West side of Botanic Gardens Rd and in lower Botanic Ave.

6. HISTORICAL SIGNIFICANCE :

No. 99 Botanic Gardens Road was first surveyed in 1898 as
Subdivision 1 of Lot CDE/22 of Block B of Townlands
Currently SUB 1 of erf 2292
Ref. SV149/57

There are no records of the original land owner or developer.

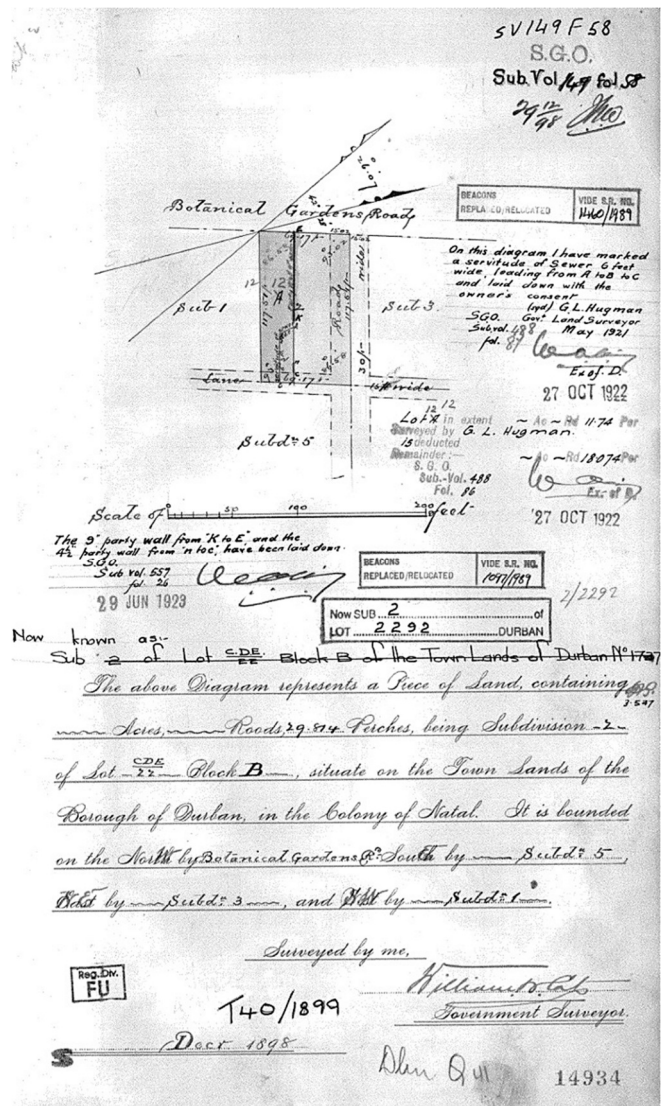
No. 101 Botanic Gardens Road was surveyed in 1922 as
Lot A of Lot 2 of Lot CDE/22 of Block B of Townlands
Currently SUB 2 of erf 2292
The diagrams and title deeds note the party wall on the boundary between numbers 101 and 105.
Ref. 488/87 and SV557/26

The first transfer of land was in 1899 to FRANCES MARIA SCRUSE (neè , SCOWEN) wife of FRED SCRUSE, builder). It is assumed that the building on 101-105 were built by Scruse.
Sold to HELEN HENDERSON (neè SHADE) widow of ARCHIBALD HENDERSON in 1919.

No. 105 Botanic Gardens Road was surveyed
in 1922 as
Rem of Lot 2 of Lot CDE/22 of Block B
of Townlands
Currently SUB 12 (of 2) of erf 2292
Ref. SV149/58

The first transfer of land was in 1899 to
FRANCES MARIA SCRUSE.
Sold to AGNES BLAMIRE

Ref: KZN Deeds Office records

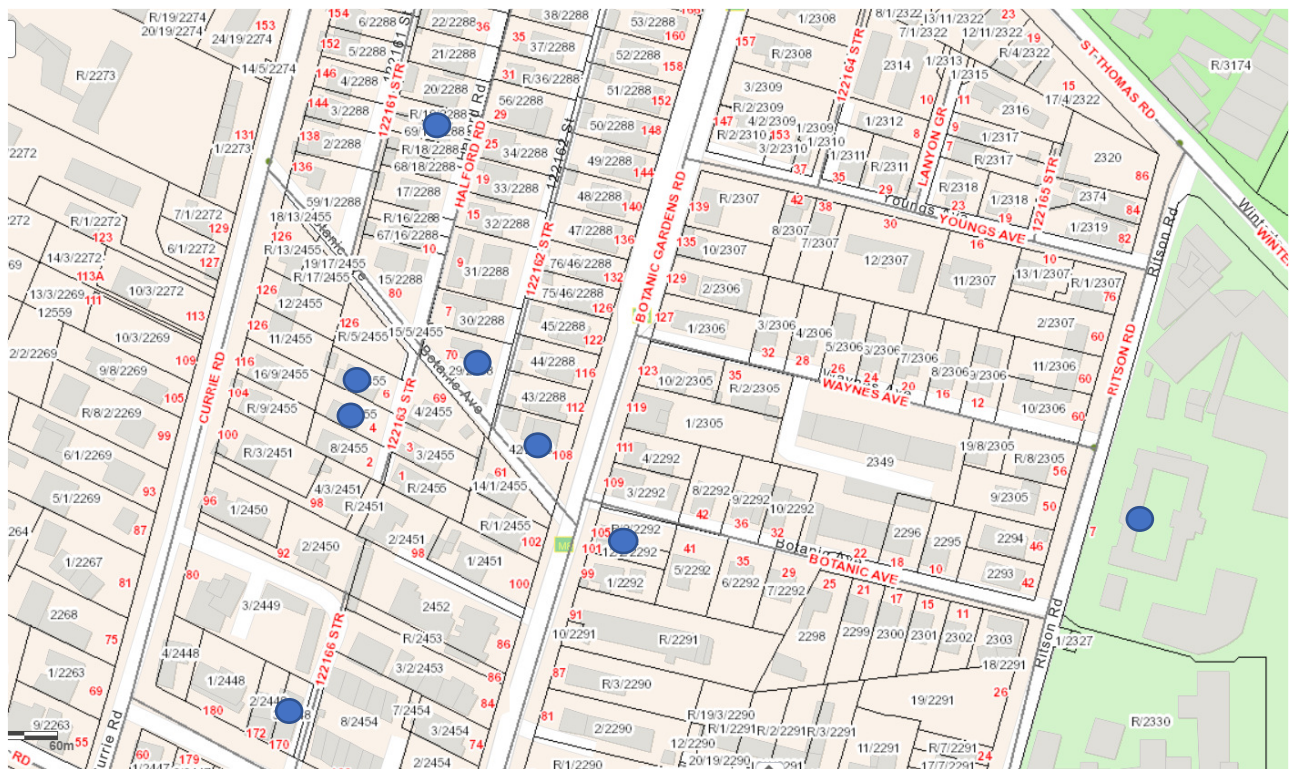


7. ARCHITECTURAL SIGNIFICANCE :

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

4, 6, 30-32, 39 Halford Road
70 Botanic Botanic Avenue
108 Botanic Gardens Road
101(and 105) Botanic Gardens Road
170 Steve Biko Road
7 Ritson Road (Mansfield School-DUT campus)
47 Steve Biko Road (Mansfield School-DUT campus)

The closest Listed building is 108 Botanic Gardens Rd, which is diagonally opposite the study property.
See the map below for locations of listed buildings :



101-105 Botanic Gardens Rd



A “listed building” (refer above).

Built in approximately 1923.

“A pair of two storied, semi-detached houses of the Union Period in Vernacular style; expressed stairway, front veranda and parapet with pediment; not intact.”

Ref. “A Listing in Important Buildings and Places in Durban” (1984)

The survey criteria were rated as follows in 1984 :

Survey Criteria	Excellent	Very good	Average
1. Intrinsic Design Quality		◆	
2. Notable example of Building Type		◆	
3. Notable example of Style or Period		◆	
4. Portions of details of significance		◆	
5. Building Technology of local interest			◆
6. Association with prominent Architect/engineer			◆
7. Intactness of form			◆
8. Intactness of detail		◆	
9. Structural and Material Condition			◆
10. Environmental and contextual – City/group/immediate context			◆
11. Historical and Cultural – association with the development of the area/ with a person or event/ with public sentiment		◆	

The condition of the building has deteriorated severely since the survey.

The architectural style noted by Kearney as “Union Period in Vernacular style” is notable for its unusual combination of the Union Style features (pediment and veranda doric columns) and the Vernacular veranda building. The style is also unusual for its flat roof and balustraded roof terrace.

The architectural detail is focussed on the Botanic Gardens Rd façade, although there is evidence of covered balcony or veranda on the back corner of the building.

The building has been altered and repaired with modern materials replacing original windows and enclosing verandas, this has weakened the architectural style.



Not a “listed building” (refer above).

Built in approximately 1920.

A gable-veranda house with circular ventilator in the gable. The roof is hipped on the South side and has a sheet roof. A feature bay window is attached to the gable. The veranda and outbuildings have been roofed with a flat roof, joining the structures to the house. The front veranda has doric columns and has been enclosed with glazing.

The house retains its original form of a “gable-veranda house” which was a common design of house in the 1910-1920 Edwardian period. It does not have any notable Edwardian architectural features.

Since the house is situated below street-level it does not contribute to the streetscape. In addition the garage and high boundary wall screens the building from the road.

It was more commonplace for Edwardian houses to be built on a raised plinth with steps up to the veranda, giving the house more presence in the streetscape, this is not the case here.

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 (refer to Appendix A) :

101-105 Botanic Gardens Rd				
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

99 Botanic Gardens Rd				
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

SUMMARY AND RECOMMENDATIONS :

- The building at 101-105 Botanic Gardens Rd was not intact in the 1984 survey and has deteriorated more since then. Architectural design and detailing is unusual, but has been compromised by its condition. No historical significance could be found, besides the name of the first owner who seemed to have developed the site and possibly sold “off-plan”. It therefore is rated low across all categories.
- The building at 99 Botanic Gardens Rd is an average example of a common Edwardian style residence, it has been altered and the style has been compromised by additions. It therefore is rated low across all categories.
- The immediate context is a 50/50 mix of modern residential buildings and historic residences, whereas the proportion shifts to more historic fabric in the section North of the property. Therefore the contextual significance is rated Low.
- Any proposed alterations or replacement buildings should respect the street character created by the placement of old and new buildings in the area, respecting public and private spaces.
- Trees on the pavement should be retained as an existing screening and green element that contribute to the streetscape.
- A proposed development should address the difficulties created by the historic placement of buildings ie. narrow “dead-spaces” between the street and the buildings, while encouraging interaction with Botanic Gardens Road.

- All structures are protected, due to their age, and will require a permit from KZN Amafa and Research Institute for alteration or demolition.
- Rezoning of a property with buildings over 60 years old will require approval from KZN Amafa and Research Institute through a Development application.

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.