

FINAL REPORT



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MASONITE OLD SITE ARCHITECTURAL HERITAGE ASSESSMENT REPORT

Date: Thursday, 03 June 2021

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Approved by Manqoba B. Khuboni | PrArch 20724

Signed in confirmation

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1. BACKGROUND INFORMATION

1.1. PROFESSIONAL APPOINTMENT

1.1.1. Manqoba B Khuboni as Heritage Conservation Architect registered with KZN Amafa Heritage database was appointed by Masonite, to advise and prepare an application for the demolition of the derelict existing goods, storages sheds and part of the existing main warehouse buildings. The new proposals calls for the inland container handling dry dock which requires for an open area container storage and the 40 ton articulated trucks movement.

1.2. PROJECT LOCATION



The facility is located in an urban area where there is major vehicular & rail system.

Image - 01 PROVINCIAL AREAS	APPROXIMATE TRAVEL TIMES FROM SIGNIFICANT TOWNS IN PROVINCE
KwaZulu Natal Ladysmith,	<ul style="list-style-type: none"> The Approximate travel time 45 min by vehicle to the midlands Ladysmith during off peak hours.
KwaZulu Natal Durban,	<ul style="list-style-type: none"> The Approximate travel time by vehicle is 2 hour during off peak hours.



1 MASONITE - ESCOURT		
No	ITEMS	ASSET DETAILS
1	PROPERTY CO-ORDINATES	1. Latitude 29° 0.002"S 2. Longitude 29° 51.899'E
2	PROPERTY DESCRIPTION	ERF 776 in Escourt KwaZulu-Natal ERF 367 in Escourt KwaZulu-Natal
3	PROPERTY OWNER	W.J JACOBS
4	TOWN/ CITY	ESCOURT
5	DISTRICT & LOCAL AUTHORITY	THUKELA, INKOSI LANGALIBALELE MUNICIPALITY KWAZULU-NATAL

1.3. APPOINTED PROJECT TEAM

NO	DISCIPLINE	PRACTICE NAME	SCOPE OF ASSESSMENT
2	ARCHITECTS	THUBALETHU ARCHITECTS	Manqoba Khuboni

2. HISTORICAL AREA SYNOPSIS

2.1. TOWN ESTABLISHMENT

2.1.1. The area naming of Escourt and the town establishment happened after the protection of the military forces who settled in this areas and named in 1863 in honour of the English parliamentarian called Thomas Escourt.

2.2. SOCIAL & LOCAL ECONOMIES

- 2.2.1. Escourt boasts of contributing towards Kwa-Zulu Natal economy in the followings industries
 - 2.2.1.1. Bacon Factory and allied foodstuffs
 - 2.2.1.2. Cocoa chocolates products, coffees & milk products.
 - 2.2.1.3. Textile & nylon goods
 - 2.2.1.4. Hard & soft boards products, and others in small scale.

3. THE SITE & CLIENT AIMS

3.1. THE MASONITE SITE

- 3.1.1. The site is located on Northern West side of the inner Central Business District of Estcourt which is the largest commercial zone. The site is strategically located in a highly accessible route to the main road N3 and rail infrastructure which connects to both regional and national.
- 3.1.2. The Masonite Africa factory which had opened its doors in 1940's has since shut down its operations permanently leaving its assets infrastructure unoccupied, on the verge of being vandalised and collapse.

3.2. CLIENT'S BRIEF & APPLICATION TO AMAFA

- 3.2.1. The client Jacobs Capitals intends to re-invest in Escourt by re-purposing their existing infrastructure to accommodate the road & rail freight dry port with storage warehouses. The client has requested for conduction of an assessment on the existing buildings for an application to AMAFA to demolish an obsolete, unsafe and derelict structures.

4. ARCHITECTURAL SIGNIFICANCE AND DESCRIPTION OF STRUCTURES

4.1. PROPOSED STRUCTURES TO BE DEMOLITIONS

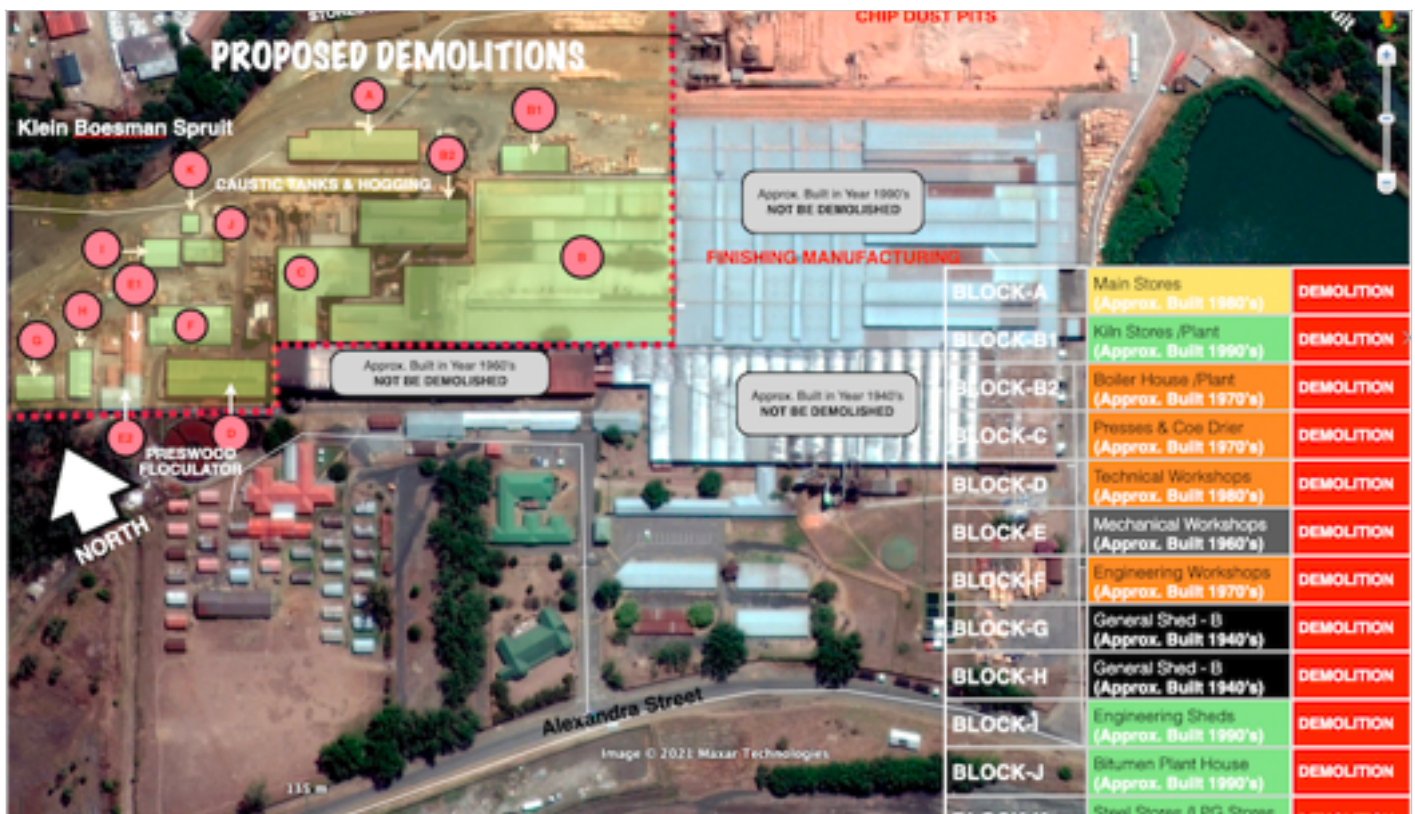


Figure 01 - proposed buildings to be demolished, for new development dry port.



BLOCK-A (MAIN STORES)

- Conventional Construction,
- Approx built in the 1980's (-60 years)



BLOCK-(B)B1 (KILNS & STORES)

- Steel framed structure called with IBR.
- Approx built in the 1980's (-60 years)



BLOCK-B2 (BOILER PLANT)

- Concrete framed structure with load bearing brickwork.
- Approx built in the 1970's (-60 years)



BLOCK-B2 (OLD BOILERS)

- Conc. framed structure with load bearing brickwork in-fill.
- Approx built in the 1970's (-60 years)



BLOCK-C (PRESS & COE DRIER)

- Conc. framed structure with load bearing brickwork in-fill.
- Approx built in the 1970's (-60 years)



BLOCK-F (WORKSHOPS)

- Conc. framed structure with load bearing brickwork in fill.
- Approx built in the 1970's (-60 years)



BLOCK-D (TECHN. WORKSHOPS)

- RC concrete framed structure with load bearing brickwork in fill.
- Approx built in the 1970's (-60 years)



BLOCK-G & H (SHEDS)

- Wooden framed structure clad with corrugated iron.
- Approx built in the 1940's (+60 years)



WATER TANK - FLOCCULATOR

- Reinforced concrete structure, to be demolished
- Approx built in the 1980's (-60 years)



BLOCK-D (WORKSHOPS)

- Steel framed structure with load bearing brickwork in fill.
- Approx built in the 1980's (-60 years)



BLOCK-E2 (MECHANICS SHOP)

- Steel framed structure with load bearing brickwork in fill.
- Approx built in the 1960's (+60 years)



BLOCK-D (WORKSHOPS)

- Steel framed structure with load bearing brickwork in fill.
- Approx built in the 1980's (-60 years)



3D - SUMMARY OF THE BLOCKS TO BE DEMOLISHED

- Block - C, D and F only qualifies for the KZN Amafa Heritages application.

5. ASSESSMENT METHODOLOGY AND RECOMMENDATIONS

5.1. TERMS OF REFERENCE

1. The report refers to the Provincial Heritage Resources (Amafa aKwaZulu Natali) Act, no 4 of 2008, which aims to protect heritage resources in KwaZulu Natal. Chapter 8, Clause 33(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 Council having been obtained on written application to the Council."

5.2. ASSESSMENT & RECOMMENDATIONS

1. The following table is a summary of the significance statements in this report on basis of ascertaining the merits for various applicable buildings and structures to be demolished.
2. The site and various interviews held with local municipality officials, which we have measured, the following:

2.1. Aesthetics, building appearance and,

2.2. Historical site association with the locals regional,

2.3. Technical & scientific aspects of the building assembling and perseveration the defunct type technology & engineering,

2.4. Urban framework and its contextual merit,

2.5. Social, with elements related to, and associated with local community historical background,

BLOCK	A			EXISTING MAIN STORES
SIGNIFICANCE	RELEVANCE			ADDITIONAL COMMENTS
	Substantial	Recognisable	None	
Architectural			✓	<ul style="list-style-type: none"> The building was designed for solely purpose of the being stores for hazardous materials i.e flammable liquids. No significant architectural aesthetics could be preserved in this structure. The structural integrity of the building appears to be intact, and thus the building still has lifespan and it may be recycled and renovated.
Historical			✓	
Technical			✓	
Scientific			✓	
Contextual			✓	
RECOMMENDATION			DEMOLITION	

The client has not future plans for the existing building or be incorporated to the current proposal, thus we recommend, that it be **considered for demolition** and preserve the materials for the re-use.

BLOCK	B1,B2			EXISTING KILNS & BOILER PLANT
SIGNIFICANCE	RELEVANCE			ADDITIONAL COMMENTS
	Substantial	Recognisable	None	
Architectural			✓	<ul style="list-style-type: none"> This building structure was designed to provide the shelter/weather protection for kilns and thus it has not no architectural elements that could be preserved. No architectural aesthetics which may require preservation. The structural integrity of the warehouse appears to be worn out and very risky to be kept.
Historical			✓	
Technical			✓	
Scientific			✓	
Contextual			✓	
RECOMMENDATION			DEMOLITION	

The client has not future plans for the existing building or be incorporated to the current proposal, thus we recommend, that it be **considered for demolition** and preserve the materials for the re-use.

BLOCK	C,D & E			EXISTING TECHNICAL,WORKSHOPS & REFINER
SIGNIFICANCE	RELEVANCE			ADDITIONAL COMMENTS
	Substantial	Recognisable	None	
Architectural			✓	<ul style="list-style-type: none"> Existing buildings have no architectural aesthetics which doesn't require preservation. And their structural integrity being boiler houses appear to be worn out and compromised by the
Historical			✓	

Technical			✓	
Scientific			✓	
Contextual			✓	

RECOMMENDATION DEMOLITION (AMAFA APPLICATION)

The client has not future plans for the existing building or be incorporated to the current proposal, thus we recommend, that it be **considered for demolition** and preserve the materials for the re-use.

BLOCK	F & G			EXISTING ENGINEERING WORKSHOPS
SIGNIFICANCE	RELEVANCE			ADDITIONAL COMMENTS
	Substantial	Recognisable	None	
Architectural			✓	<ul style="list-style-type: none"> The existing building have an industrial architectural aesthetics which may considered for preservation. The structural integrity of the workshops is good.
Historical			✓	
Technical			✓	
Scientific			✓	
Contextual			✓	

RECOMMENDATION DEMOLITION

The client has not future plans for the existing workshops and thus we recommend for **demolitions**.

BLOCK	H to K			EXISTING SHEDS OLD PUMP HOUSE
SIGNIFICANCE	RELEVANCE			ADDITIONAL COMMENTS
	Substantial	Recognisable	None	
Architectural			✓	<ul style="list-style-type: none"> The existing sheds were designed as ancillary structure to support the main factory and thus they have no architectural aesthetics.
Historical			✓	
Technical			✓	
Scientific			✓	
Contextual			✓	

RECOMMENDATION DEMOLITION

The client has not future plans for the existing sheds and thus we recommend, for **demolitions**.

6. CONCEPT DESIGNS FOR THE PROPOSED NEW DEVELOPMENT



Proposed demolition will create vast space for container dry docking. Concept design indicates ease circulation for rail and vehicular freight logistics.

7. CONCLUSION

7.1. SUMMARY

1. Whilst it is noticeable that, the Old Masonite Factory site was opened in 1942, the existing buildings shows no significant evidence on the followings:
 - 1.1. **Architectural Significance** - Buildings are were designed as manufacturing sheds and storages
 - 1.2. **Historical Significance** - No historical significance associated with the site, either socially or otherwise.
 - 1.3. **Scientific Values** - No information or, and any demonstration which could be attributed with high degree of technical achievement and associated with natural resources or objects.
 - 1.4. **Representivity Values** - The site has demonstrated the importance of 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 and this shall be upheld further.

8. ADDENDUMS

8.1. DOCUMENTS/DRAWINGS

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9. REFERENCE

9.1. PUBLICATIONS / IWEBSITE ENGINES

	PUBLICATION TITLE
1	South African Heritage Resources Agency – Repository Escourt, Basic Assessment
2	Remembering The Escourt – Weenen Line 1906 – 1983, By Bruno Martin, Published by the RHSSA (Natal Branch)
3	Business Report, Evowood, formerly Masonite, in liquidation , published July 24, 2019
4	Site Visitation, Inkosi Langalibalele Municipality & Interviews, Virtual Meetings & telephonically communications , May 31, 2021