

Phase One Cultural Heritage Impact Assessment of the Proposed Development of Erf 458 (653 Town Bush Road), and Erf 1988 (12 Craigie Drive), Umgungundlovu Local Municipality Pietermaritzburg.

For (Re)invention Studio Architects.



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Declaration of Consultants independence

Sian Hall and Frans Prins are independent consultants to (Re) invention Architects CC, and have no business, financial, personal or other interest in the activity, application or appeal in respect of which they were appointed other than fair remuneration for work performed in connection with the activity, application or appeal. There are no circumstances whatsoever that compromise the objectivity of this specialist performing such work.

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¹ The “Picturesque Period in Britain began in the 17th century and flourished during the 18th century.

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<https://study.com/academy/lesson/tudor-style-homes-characteristics-design-interiors.html>

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List of Abbreviations and Acronyms

CBD	Central Business District
KZN	KwaZulu Natal
PHA	Provincial Heritage Authority

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Executive Summary

This is a First Phase Heritage Survey for (Re) invention Studio Architects. It concerns the proposed development of a residential complex consisting of 17 sites situated on either side of a two-way central road. In order that this proposed development may go ahead the two properties of 635 Town bush Road (15607 m²) and 12 Craigie Drive (2705 m²), must be consolidated into one property. The resulting property of 8312 m² will then be divided into 17 land parcels ranging from 910m² to 1068m². 17 individually-designed townhouses will be contained within a secure complex, with a guard's office, security gates, and a perimeter boundary wall. The owner and developer of this complex is Mr Mohammed Shaaz Moosa, of Mazri Investments Pty Ltd. However, for this development to proceed as envisaged, it will be necessary for the removal of the foundations of an already demolished building at 12 Craigie Drive, and the demolition of the standing buildings at 635 Town bush Road. Demolition Applications have been made to Amafa Provincial Heritage Authority for all existing buildings ² The proposed complex will be accessed from Craigie Drive.

No historic, nor pre-historic, archaeological material, were discovered upon either plots earmarked for development. However, the proposed development does fall within a **Living Urban Residential City-scape** which forms part of the greater **Historic Cultural Landscape** of a Victorian and Edwardian Pietermaritzburg.

During the course of clearing, in the month of February 2019, one of the existing historical houses was demolished. Unfortunately, this house was built in a style incorporating strong stylistic elements of the Tudor Revival Period, to the extent that it could be classified as a

² Application for Demolition Permit to Amafa 13/05/2019.

Tudor Revival Period-style house. There are only several such houses, and buildings, in the Midlands area of KwaZulu-Natal, and as such this house formed part of **the Historic Cultural Landscape** of this area. It contributed to the historic character of the Midlands in general.

This proposed development will cover two properties, namely Erf 458 (653 Town Bush Road), and Erf 1988 (12 Craigie Drive), Pietermaritzburg, KZN Midlands. The property on 12 Craigie Drive, which house was demolished, and which was of some apparent heritage significance, continues to have an impact upon the current character of the properties because of the way it informed stylistically, and which stylistic elements are reflected in, the second existing building at 653 Town bush Road.

Both buildings were/are historic features since they are more than 60 years of age (National Heritage Resources Act, Section 34 and KwaZulu-Natal Provincial Heritage Resources Act Sections 2a and 1b), and they may also possibly be considered heritage features since they include important stylistic features of other important heritage buildings in the general area, and internationally³. The building at 12 Craigie Drive was, apparently, built in the late Victorian/Edwardian style so typical of the Built Landscape of this general region of the KwaZulu-Natal Midlands. Demolition Permits for all buildings on the property have been made by (Re)invention Architects to Amafa Provincial Heritage Resources Authority (PHRA), and to municipal authorities⁴

There are also large trees on the footprint of which two are very likely older than 60 years. These are protected by National Heritage Legislation (National Heritage Resources Act, Section 34), and they also contribute to the Sense of Place, and cultural meaning of the suburb, and of the greater area. In addition, there are numerous indigenous trees which should perhaps be afforded some consideration when demolition takes place.

Along the perimeter of the properties are established pedestrian, runners, and cyclist's thoroughfare. These are heavily utilised daily, throughout the day, and early evening, but most especially in the early morning and towards the end of the day. The increased traffic to

³ Victorian-, and Edwardian-style elements at 12 Craigie Drive, and Tudor Revival and Union Style for 653 Town Bush Road.

⁴ See some relevant pages of, in the general appendix.

the residential unit must be considered since it will impact upon these pedestrians, dog walkers and cyclists. They form part of the **Living Landscape** of the area.

The initial Phase 1 Desktop Palaeontological Assessment indicates that the project footprint indicates a moderate fossil sensitivity on the 635 Town Bush Road property, and as such requires a Phase 1 Desktop Assessment by an Amafa Accredited Palaeontologist. The 12 Craigie Drive property is clear for further palaeontological assessment.

Attention is drawn to the South African Heritage Resources Act, 1999 (Act No. 25 of 1999) and the KwaZulu-Natal Heritage Act (Act No. 4 of 2008), which requires that operations that expose archaeological or historical remains as well as graves and fossil material should cease immediately, pending evaluation by the provincial heritage agency. It is important to note that all graves in KwaZulu-Natal are protected by provincial heritage legislation

1. Background Information on the Project

Table 2: Background Information

Consultant:	Sian Hall (Cultural Solutions) and Frans Prins (Active Heritage cc) for (Re)invention Architects
Type of development:	Residential Development
Rezoning or subdivision:	Rezoning
Legislative requirements:	The Heritage Impact Assessment was carried out in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and following the requirements of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA) and the KwaZulu-Natal Heritage Act, 1997 (Act No. 4 of 2008)

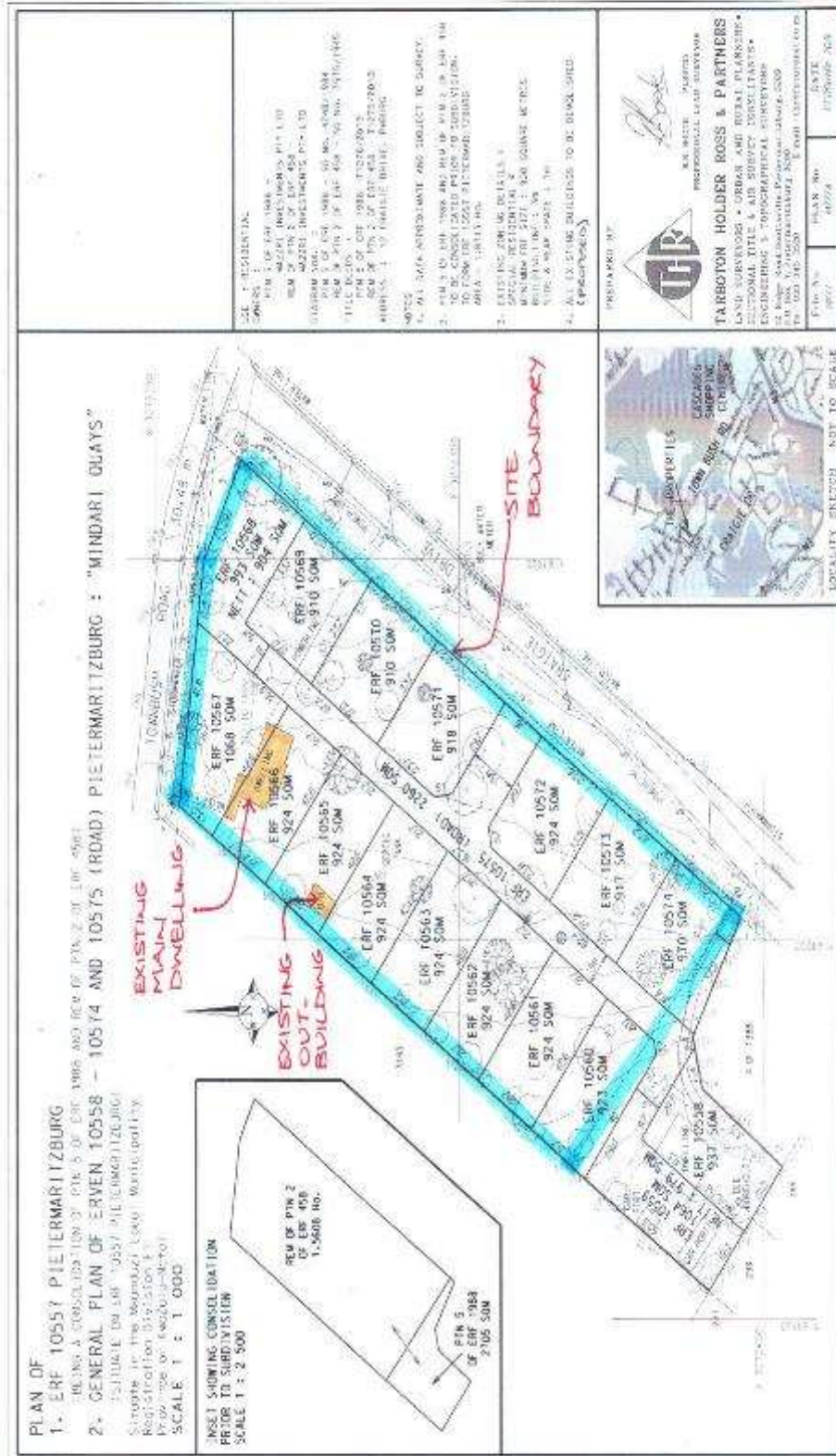
The proposed residential development, to be known as “*Mindari Quays*”, is located in Montrose – a residential suburb of Pietermaritzburg. It covers two plots situated adjacent to each other (see Figure 1). The street addresses for these plots are as follows:

- a) 653 Town bush Road, and
- b) 12 Craigie Drive

The GPS coordinates for two plots are:

- a) S 29° 33' 59.28" E 30° 20' 24.44" (653 Town Bush Road)
- b) S 29° 34' 02.64" E 30° 20' 21.48" (12 Craigie Drive)

Figure 1. Plans of the proposed development, and of the development footprint



2. BACKGROUND TO ARCHAEOLOGICAL HISTORY OF AREA

2.1 Archaeology

The greater Pietermaritzburg area, including Montrose, is relatively well covered by archaeological surveys conducted by members of the KwaZulu-Natal Museum. The available evidence, as captured in the Natal Museum heritage site inventories, indicate that the greater Pietermaritzburg area contains mostly Early, Middle, and Later Stone Age material. Most of these sites are situated close to water, such as the Msunduze River, Slangspruit, Foxhill Spruit, and Mkhondeni, as well as in open air context or adjacent to exposed dongas or road cuttings. These Early Stone Age tools were most probably made by early hominins such as *Homo erectus* or *Homo ergaster*. Based on typological criteria they most probably date back to between 300 000 and 1.7 million years ago (KZN Museum Archaeological Data Base).

The presence of the first anatomically modern people (i.e. *Homo sapiens sapiens*) in the area is indicated by the presence of a few Middle Stone Age blades and flakes. These most probably dates to between 40 000 and 200 000 years ago. The later Stone Age flakes identified in the area are associated with the San (Bushmen) and their direct ancestors. These most probably date to between 200 and 20 000 years ago. Most of the Early and Middle Stone Age sites were identified by the late Dr Oliver Davies in the 1950's and 1960's. Most Later Stone Age sites were located by Dr Farden in the 1960s and 1970's although some has also been identified by Dr Aron Mazel in the 1980's (ibid).

The San were the owners of the land for almost 30 000 years, but the local demography started to change soon after 2000 years ago when the first Bantu-speaking farmers crossed the Limpopo River and arrived in South Africa. By 1500 years ago these early Bantu-speaking farmers also settled adjacent to the Umngeni River in the greater Camperdown area. Because these first farmers introduced metal technology to southern Africa they are designated as the Early Iron Age in archaeological literature. Their distinct ceramic pottery is classified to styles known as "Msuluzi" (AD 500-700), Ndongondwane (AD 700-800) and Ntshokane (AD 800-900). Most of the Early Iron Age sites in the greater Pietermaritzburg

area belong to these traditions (Maggs 1989:31; Huffman 2007:325-462). These sites characteristically occur on alluvial or colluvial soil adjacent to large rivers below the 1000m contour. The Early Iron Age farmers originally came from western Africa and brought with them an elaborate initiation complex and a value system centred on the central significance of cattle.

Early as well as Later Iron Age sites have been located by Dr Tim Maggs in the 1970's and 1980's and more recent discoveries have been made Mr Gavin Whitelaw, Gavin Anderson, and Len van Schalkwyk. The Early Iron Age sites typically occur on the alluvial and colluvial soils in the large river valleys below 700m above sea level. Some have been located along the Msunduzi River as well as in the Ashburton area. Later Iron Age sites occur in similar contexts as well as on ridges or plate's in the existing grassland. Some impressive Later Iron Age sites occur in the Umngeni River Valley close to Howick as well as in the Otto's Bluff area near Albert Falls Dam (KZN Museum Archaeological Data Base).

These sites occupied by Bantu-speaking agropastoralists who arrived in southern Africa after 1000 years ago via East Africa. Later Iron Age communities in KwaZulu-Natal were the direct ancestors of the Zulu people (Huffman 2007). The larger Umngeni Valley area was inhabited by various Nguni-speaking groups such as the Dlanyawo, Nyavu and Njilo, in the beginning of the 19th century (Bryant 1965; Wright 1989). Except for the Nyavu who remained fiercely independent most of these communities were incorporated into the Zulu Kingdom of Shaka in the 1820's. After the Anglo-Zulu war of 1879 and the Bambatha Rebellion of 1911 almost all the African people in the study area adopted a Zulu ethnic identity.

2.2 Colonial Period

Apart from the prehistoric archaeology Pietermaritzburg is also well known for its Colonial heritage. The original Voortrekker route, later to become the transport route into the interior, passes through Worlds View – presently a suburb in western Pietermaritzburg. The route was originally cut by the Voortrekker leader Piet Retief and his party in 1838. The wagon marks can still be seen etched in the soft sandstone along the path (Derwent 2006).

The site at Worldsvieiw is a well-known provincial landmark that is protected by heritage legislation (Oberholser 1972). Apart from significant places on the landscape the Colonial heritage of Pietermaritzburg also includes various buildings associated with the first Dutch settlers (Voortrekkers) from 1837, as well as the later Victorian and Edwardian heritage of the area associated more closely with the British occupancy of Natal from 1845 (Laband & Hasswell 1988; Derwent 2006). In fact, Pietermaritzburg has been described as the greatest Victorian city in the southern hemisphere although this statement has not been qualified. Many of the heritage resources located within the greater Pietermaritzburg consist of built structures, mostly buildings, which are of great architectural (and historical) significance.

The City of Pietermaritzburg has arguably one of the finest remaining urban environments in South Africa, and each of the City's four main cultural groups has contributed to its architecture, namely Afrikaner, British, Indian and African (Laband & Haswell 1988; Oberholser 1972; Derwent 2006). Several of the buildings located within the Pietermaritzburg Central Business District (CBD) are constructed out of red-clay salmon-coloured bricks, such as the Pietermaritzburg City Hall, giving the city a recognisably unique architectural style.

Similar buildings also occur elsewhere in the uMgungundlovu Municipal area. Most of the architectural resources are concentrated within the Pietermaritzburg CBD and adjacent areas such as Georgetown in Edendale. These resources consist largely of buildings constructed in Voortrekker, British-Colonial, Indian and traditional African styles. Many of these buildings date back to the late 1800s and early 1900s, while examples of architecture from as early as the 1840's still exist within the Pietermaritzburg CBD and, more rarely, in its surrounds (e.g. Hollingwood and further afield at Fort Nottingham) (KZN Museum Database).

Other buildings consisting of later, more modern architectural styles have also been identified as architectural resources, particularly in the suburbs surrounding the CBD of Pietermaritzburg, where fine examples of post-World War 2 architecture can be found. The Georgetown area in Edendale contains several unique buildings consisting of a mixture of traditional African styles of architecture with British- Colonial and Indian influences. Some of the earliest buildings in Georgetown date back to the 1850s and consist of rectangular houses of unfired mud brick, and brick and shale houses covered by lime plaster (Derwent

2006). Georgetown also provides rare examples of wood and iron buildings, while this building style was common in the 1900s, few examples still exist today. However, interesting individual examples of this building style also occur further afield at Merrivale Station.

Places of worship constructed by religious communities form significant cultural resources. Christian denominations have built a large number of churches, chapels and mission stations throughout the Municipal area. Several of these structures are Provincial and Heritage Landmarks (e.g. the Christian Science Church and Old St Mary's Anglican Church in Pietermaritzburg) and are architecturally significant as well as being cultural and historical resources.

There are also several Mosques and Hindu Temples located within the greater Pietermaritzburg, these buildings hold value in terms of both their architectural style and cultural significance. These include the Soorti Sunni Mosque in Church Street and the Sri Siva Subramanian and Marriamen Temples in Longmarket (Langalibalele) Street in Pietermaritzburg, amongst others.

There are a few cemeteries that have considerable cultural and historical significance. These include the Jewish and Muslim cemetery off Roberts Road in the Clarendon area, the Old Commercial Road Cemetery and the Fort Napier Military Cemetery in the Signal Hill area. Graves from the Anglo-Boer War, including those of concentration camp victims, are located within the Commercial Road Cemetery. Graves from both the First and Second World Wars are in the Commercial Road Cemetery and the Fort Napier Military Cemetery. The Commercial Road Cemetery also contains the graves of individuals spanning the early history of Pietermaritzburg including original Voortrekkers, Germans interned during the First World War, members of the Natal Mounted Police, prominent colonial figures and early Indian Christian converts.

Examples of other sites of historical and cultural significance located within the greater Pietermaritzburg include:

- Alexandra Park, and in particular, the Percy Taylor Rockeries in Scottsville which forms both an important natural feature as well as a significant historical resource; and

- The Pietermaritzburg Railway Station located off Church Street at the edge of the Pietermaritzburg CBD which is both an architectural resource as well as an important historical and cultural resource as it was here, in 1893, that the incident that sparked Mahatma Gandhi's strategy of passive resistance, occurred (KwaZulu-Natal Museum Archives).

2.3 Struggle Period

More recently the Pietermaritzburg Tourism Authority identified and developed Struggle era sites in the Municipal area. These have now been developed for tourism purposes and a pilgrimage route has been identified. Sites and places of significance include the Old Prison in Pietermaritzburg, the Gandhi statue opposite the Colonial Building, various houses and places of significance within the Sobantu township as well as the Edendale/Mbali sub-route. Of special interest in this region is the Mandela Capture site, near Howick, and the Alan Paton Centre and Struggle Archives at the University of KwaZulu-Natal at Pietermaritzburg. This Centre houses the famed author of 'Cry, the Beloved Country', and founder of the Liberal Party, Alan Paton's literary works, and documents relating to other institutions.

3. BACKGROUND INFORMATION OF THE SURVEY

3.1 Methodology

3.1.1 Desktop study

A desktop study was conducted by Mr Frans Prins of the archaeological databases housed in the KwaZulu-Natal Museum. The SAHRIS website was consulted for previous heritage surveys and heritage site data covering the project area. In addition, the available archaeological and heritage literature covering the greater Pietermaritzburg area was consulted. Aerial photographs covering the area were scrutinised for potential Iron Age and

historical period structures and grave sites. Two site visits were conducted by Frans Prins and Sian Hall on the 13th June and 24th June 2019.

3.1.2 Guidance from Desktop Study (Assumptions and Limitations)

- The desktop study indicates that Stone Age Sites of all periods and traditions may occur in the Midlands of KwaZulu-Natal including the greater project area. However, Early Stone Age sites typically occur close to permanent and prominent sources of water, none of which occur in the immediate environs of the project area.
- Middle Stone Age tools have been found in dongas and erosion gullies at various locales in the KwaZulu-Natal Midlands. These sites are usually out of context and of little research value. Middle Stone Age deposits often occur in deep cave deposits throughout KwaZulu-Natal (including the Midlands). Again, no erosion gullies or suitable rocky outcrops that may harbour shelters with deep cave deposits occur in the project area.
- Later Stone Age sites are more prolific on the coastal areas of KwaZulu-Natal, and also in the foothills of the Drakensberg to the west. Although Later Stone Age sites are known from the KZN Midlands they are rather scarce. In addition, there are no suitable rocky outcrops in the project area that may harbour shelters with Later Stone Age deposits. Although rock art occurs at Camperdown to the east of the project area there are no shelters or suitable rocky surfaces in the project area that may harbour such.
- Early Iron Age Sites typically occur along major river valleys below the 700 m contour in KwaZulu-Natal. It is possible that Early Iron Age sites may occur adjacent to the Duzi River in the near vicinity of the project area.
- Later Iron Age sites may occur in the greater project area. These sites were occupied by the ancestors of the first Nguni-speaking agriculturalists, and by their descendants who settled at various places in KwaZulu-Natal. In some areas in KwaZulu-Natal, such as the areas around Pietermaritzburg, Estcourt, Ladysmith and Nqutu, these early agriculturists built with stone and as a result such sites have a high archaeological

visibility. However, in other areas such as those regions around Umbumbulo and the South Coast these agriculturists built with wattle and daub and the archaeological site visibility is far more compromised. Often sites are only located with reference to historical or oral data.

- Historical buildings, structures and farmsteads do occur scattered throughout the midlands of KwaZulu-Natal especially in the environs of Pietermaritzburg. Dwellings and structures older than 60 years old do occur in the near environs of the project area. Two such buildings have been present on the study footprint. However, only one building, more recently, still remains.

3.1.3 On-Site Visit

Two on-site visits were made to the study footprint. These were made on the 13th June and 24th June 2019 . At the time of these visits the historic building on 12 Craigie Drive had already been demolished with only some of the walling and foundations still visible.



Plate 1. The retaining walling below the foundations of the demolished house. These large blocks created terracing leading to the demolished house. These large, undressed blocks are quite typical of the older properties in the KZN Midlands. One can see just above the stone walling bricks which were obtained from the house stacked up around it. Old cycads can be seen to the right of the photo. Photo: Frans Prins.

Much of the retaining walling, forming terracing, in the form of stone blocks, to the front and side of the house were also visible. It was suggested that these be incorporated somehow into the new development, in an act of historic continuity, and that these be indicated as such, perhaps with an explanatory plaque and date. There were also some old cycads close to the walling, which are also evident in Photo 1. above. These cycads were mentioned during interviews with residents in the area, who mentioned that old cycads had been destroyed⁵.

We also noted during our first visit on site that a very large tree had also been felled. This is unfortunate since this tree must surely have been more than 60 years old in age. Two more

⁵ Please see interviews attached to the appendix of this document.

trees, very likely exceeding 60 years⁶, were pointed out on both visits to architect and developer, and it was requested that these be retained since they gave a typical “Sense of Character”, and Olde World Victorian-Edwardian charm, to the area. This is a “Sense of Place” that is noticed, familiar, and appreciated, by European descendant residents of the area, and which they have asked, in interviews, to be retained.



Plate 2. The large tree which had been felled on site. This tree is likely to be more than 60 years in age, and as such is protected by the National Heritage Resources Act. Photo: Sian Hall.

3.1.5 Textual Research

Location maps, and house plans, with elevations and descriptive text included in the Demolition Application were kindly provided by the architect, Mr Ridwaan Essa. Background relating to building styles, history and pre-history of the area was conducted by Sian Hall

⁶ Heritage legislation pertaining to the protection of trees older than 60 years of age

and Frans Prins. The interviewing of residents within a 100 metre circumference of the proposed development footprint was conducted.

3.1.6 Ethnographic Research and Community Participation

A small study involving questionnaires was conducted among residents living within 100 metres of the proposed development. These questions were directed at ascertaining some idea of resident's opinions and feelings regarding the proposed development. Some of these interviews have been transcribed and are available as an attached Appendix to this report.

3.1.7 Stakeholder Consultation

We have discussed aspects of the proposed development in much detail with the developer Mr Mohammed Shaaz Moosa, and the architect of the proposed development, Mr Ridwaan Essa, twice on site, and during numerous telephonic calls and electronic correspondence.

4. RESTRICTIONS ENCOUNTERED DURING THE SURVEY

4.1 Visibility

Visibility was good.

4.2 Disturbance

Some historical and cultural-laden features on site had been destroyed. A historic house, which style, age and value has yet to be fully determined, but which appear to be of late Victorian-, and Edwardian-styles, had been demolished without a permit, and without any guidance on the part of a heritage specialist. This demolished house was located in the

southern section of the proposed development area. In addition, a large tree almost certainly more than 60 years had been felled. The huge branches and trunk were still present on the property during both of our visits. A second intact house standing at 635 Town bush Road (northern section of the proposed development area), and incorporating elements of the historic Tudor Revival and Union-style⁷ was standing somewhat neglected, since it too, is intended for demolition⁸



Plate 3. Photo taken a little further back provide an impression the size of the branches which belonged to the felled giant tree on the proposed development footprint. Photo: Sian Hall

⁷ Research conducted by architect Ridwaan Essa of (Re) invention Studio Architects and included in the Demolition Permit for this property provides a useful description of the house style at 635 Townbush Road.

⁸ See Figure 1 of this document for the plan and location of this house in relation to the proposed development footprint. Courtesy of Ridwaan Essa of (Re) invention Studio Architects. Extracted from the Demolition Application to Amafa for this development.



Plate 4. The intact house at 635 Town bush Road, built in the Tudor Revival style, and with Union style influence as made popular by Sir Herbert Baker. Note the characteristic Tudor Style elements such as the high-pitched roof and the wooden decorative elements (as seen on Elizabethan buildings). It is enfolded within hydrangeas, and other garden vegetation, as typical of the British country gardens which is informed by the British concept of “Controlled Wilderness”, or “Tamed Nature”, and which contributes to the British Country Landscape of the Midlands in general. Photo: Sian Hall.

5. Details of equipment used in the survey

- Samsung Cell phone Camera
- Questionnaire Forms

6. Description of sites and material observed

6. 1 Locational data

Province: KwaZulu-Natal

Closest Towns: Pietermaritzburg

Suburb: Montrose

Municipality: Umgungundlovu District Municipality

6.2 Description of the general area surveyed

The study footprint lies within a broad valley with heavily forested mountains running along a north-south axis to the east and to the west. It snuggles up closely to the eastern line of mountains, and close to the neighbouring suburb of Montrose to the south-east.



Photo 5. Google Earth Photograph. The proposed development footprint in relation to other important historic sites in the general Pietermaritzburg area. This photo also shows the study footprint lies in a broad valley with heavily forested mountains running along north-south to the east and to the west. The footprint itself, nudges up against the eastern line of mountains. It lies very close to the neighbouring suburb of Montrose.

Pietermaritzburg is rich in historical buildings, and other important historical and heritage sites. These lay thick within, and without, the city's borders, extending into the suburbia, the countryside and outer towns. The project area lies some distance to the north of the greatest concentration of these sites, as shown in Plate 6 below.

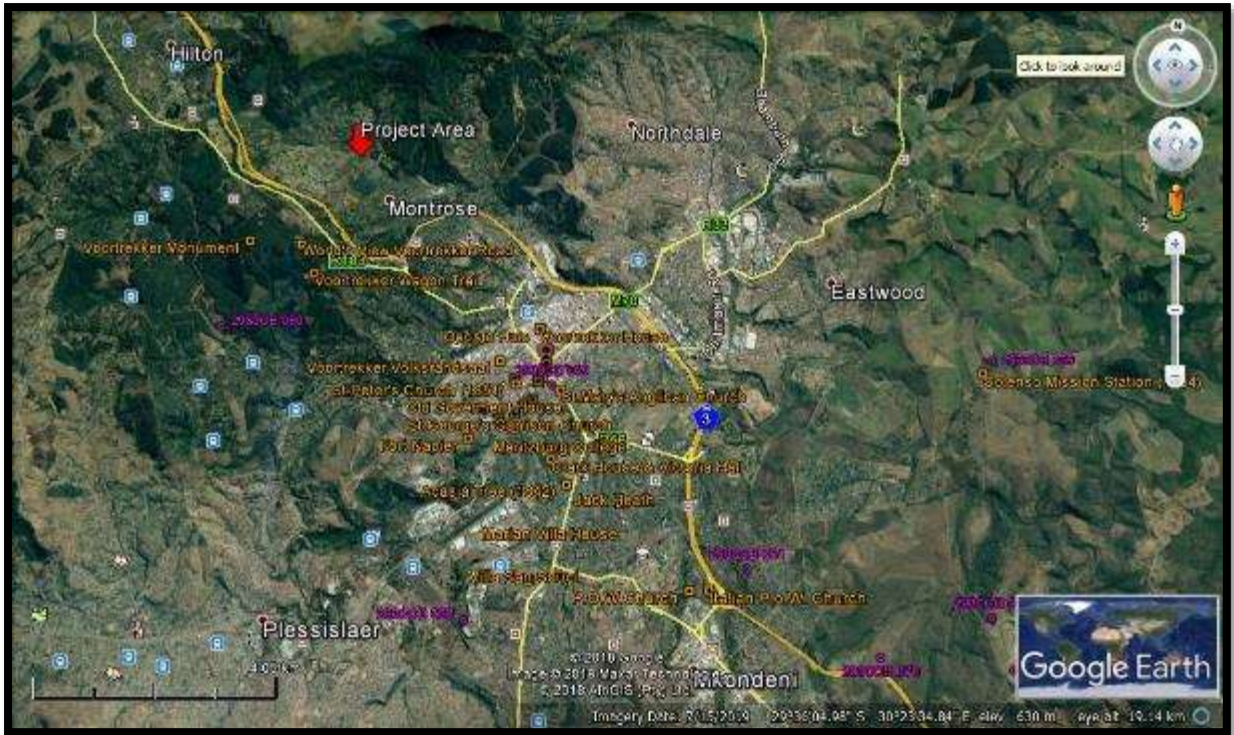


Plate 6. Google Earth Photograph. The study footprint lies some distance to the north of the greatest concentration of Pietermaritzburg's historical and heritage sites, which lie thickly on the ground within the city borders and suburbia. However, numerous other historical and heritage sites can be seen to the south and west of the footprint. The yellow markers indicates known historical buildings and the purple markers indicate archaeological sites.

The study footprint is located at the corner of Town bush Road and Craigie Drive. The residential suburbia which surrounds it is characterised by a typical English-influenced, South African European landscape of forested and lush gardens including both indigenous and exotic plants and trees, houses and townhouses influenced by building styles and methods mainly from Britain and the European continent. Plate 7. below show the various townhouse developments which surround the proposed development footprint. The names of these developments have been labelled.

Plate 7. below, also displays just how forested the footprint is, or was. Large trees are noticeable, most especially the large tree towards Town Bush Road, which has subsequently been felled. Also visible is the thick border of indigenous vegetation along Craigie Drive, much of which has also been cleared. The foundations of the historic house which was demolished can be seen within the yellow circle to the south-west of the footprint, while the standing historic Tudor Revival style house is located to the north-west of the footprint

within the pink circle. Town Bush Road runs along the northern boundary of the study footprint, while Sir Percy Spender runs parallel to it to the south of the study footprint. Craigie Drive runs along the eastern boundary. Our interviews with residents residing within 100 metres of the property were conducted on these roads.

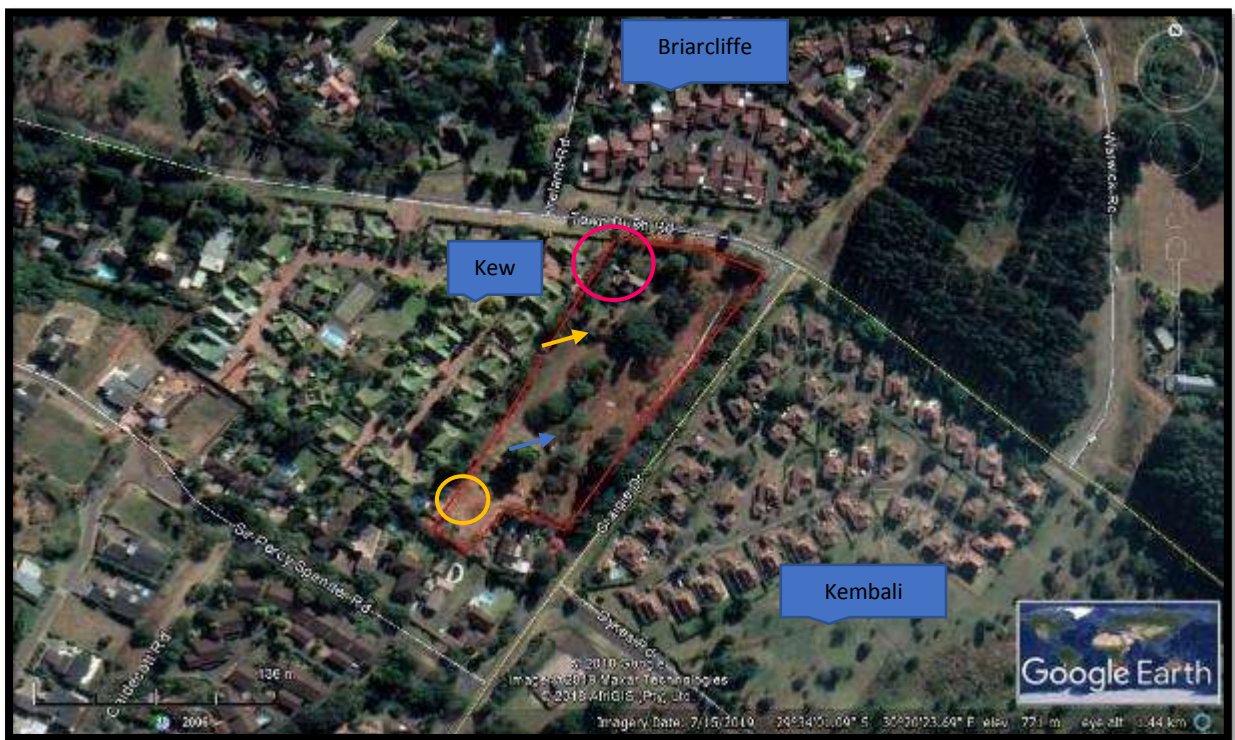


Plate 7. Google Earth Photograph. The study footprint, outlined in red. Within the yellow circle the foundations of the demolished building are evident, and within the pink circle the standing Tudor Revival style house and its associated outbuilding are evident. Just below the pink circle the large tree which was felled is visible. The yellow arrow indicates the very large tree which was felled while the blue arrow indicates another large tree which should probably be left standing in order to retain something of the Olde World country character that this property presented, and which is evident in the wider area. This photo also shows how the study footprint is surrounded by various other townhouse development of various styles.

7. Statement of Significance: a Detailed Look at Heritage Markers on the Footprint

Below, Table 2. Provides a visual guide to Field Rating and Recommended Grading of Sites by the National Heritage body, SAHRA.

Table 3: Field Rating and Recommended Grading of Sites (SAHRA 2005)

Level	Details	Action
National (Grade I)	The site is considered to be of National Significance	Nominated to be declared by SAHRA
Provincial (Grade II)	This site is considered to be of Provincial significance	Nominated to be declared by Provincial Heritage Authority
Local Grade IIIA	This site is considered to be of HIGH significance locally	The site should be retained as a heritage site
Local Grade IIIB	This site is considered to be of HIGH significance locally	The site should be mitigated, and part retained as a heritage site
Generally Protected A	High to medium significance	Mitigation necessary before destruction
Generally Protected B	Medium significance	The site needs to be recorded before destruction
Generally Protected C	Low significance	No further recording is required before destruction

Table 3 below, outlines in table form the level and type of heritage significance that any historic, heritage, or other features, may possess.

Table 4: Evaluation and Statement of Significance (Excluding Palaeontology)

Significance criteria in terms of Section 3(3) of the NHRA		
	Significance	Rating
1.	Historic and political significance - The importance of the cultural heritage in the community or pattern of South Africa's history.	None.
2.	Scientific significance – Possession of uncommon, rare or endangered aspects of South Africa's cultural heritage.	None.
3.	Research/scientific significance – Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage.	None.
4.	Scientific significance – Importance in demonstrating the principal characteristics of a particular class of South Africa's cultural places/objects.	None.
5.	Aesthetic significance – Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.	Yes, both buildings on the development site has aesthetic significance.
6.	Scientific significance – Importance in demonstrating a high degree of creative or technical achievement at a particular period.	None.
7.	Social significance – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	Yes, both buildings have significance for the British colonial descendants who still live in the area
8.	Historic significance – Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa.	None.
9.	The significance of the site relating to the history of slavery in South Africa.	None.

It is against these tables that the following historical and heritage features on the proposed development footprint will be assessed.

The desktop study conducted on the greater Midlands area indicates that there are numerous historic buildings of various periods present in this general area. In fact, this area has one of the highest densities of historical buildings in all the previous outlying Colonies of the Victorian and Edwardian eras (Derwent, 2006; Laband and Hasswell 1988). Two such buildings did occur on the study footprint, but only one still remains. Both of these buildings were/are more than 60 of age.

7.1 12 Craigie Drive

The demolished house that was located on Craigie Drive was in fact, a historical home in Victorian-Edwardian style, based upon available the photographs and plans⁹. Had it still stood, it would most likely have been classified as a Heritage Home. This is a style that was very popular in Britain during the latter part of the 19th century. This style formed part of the domestic architecture of this period and is based upon vernacular architecture of the Middle Ages in Britain, and which was strongly present during the Tudor Period, and for which it is named after. This influence of this style became evident in the British Colonies (https://en.wikipedia.org/wiki/Tudor_Revival_architecture), including South Africa, and specifically in the Cape and Natal.

7.1 The Demolishing of 12 Craigie Drive

During the month of February 2019 Mr M.S, Moosa, the owner and potential developer of 12 Craigie Drive states that the historical house on this property was accidentally knocked by machinery, resulting in part of the house collapsing. An engineer was summoned and this

⁹ Photographs and plans provided by Mohammed Shaaz Moosa, the developer of the proposed development. According to him these were obtained from Mr MacKenzie, whose house it was, and whose father apparently built the property.

professional suggested that the remainder of the house be demolished as it now appeared unstable and unsafe^{10 11}.

Described by one of the residents interviewed as having been the “original farmhouse of the farm” in this area ¹², in photographs the house does indeed, display numerous late Victorian and Edwardian building elements.



Plate 8. The back of the house at 12 Craigie Drive in the past, before it was demolished. This photo tends to support the information that the house was originally a farmhouse since many farmhouses in the region have long enclosed fenced back verandas just such as this one.

¹⁰¹⁰ Information initially presented telephonically in November 2019 by Mr. Mohammed Moosa, and later submitted as a formal letter, upon request by Sian Hall. Please see attendant letter attached to the appendix at the end of this report. Photo: courtesy Mohammed Moosa.

¹¹ Information which was also imparted telephonically by architect, Mr Ridwaan Essa of (Re)invention Studio to Sian Hall, November 2019.

¹² See interviews in attached appendix.



Plate 9. The high-pitched roof, and high, embellished chimney are typical of Victorian-Edwardian architecture in this region. Other Edwardian features include red brickwork, as can be seen on the lower level of this building. Photo: courtesy Mohammed Moosa.

Features that suggest the Victorian and Edwardian influence in this old farmhouse house include the high-pitched roof; the tall and rather ornate chimney; the red brickwork on the lower level of the wall; the rather squat and roomy design and large windows. Other revealing elements of the Edwardian period include the house's placement well within the garden, so as to afford privacy from the street view (Mason, 2019).



Plate 10. A better view of the same side of the house, but without the chimney. The rambly, ad-hoc, and organic style of the house is typical of influence from the Picturesque Movement in house styles, discussed earlier in the text. A building does not have to be symmetrical, or beautiful, to be considered heritage. Photo: courtesy Mohammed Moosa.



Plate 11. In this photo the Victorian-Edwardian pitched roof, high chimney, deep columnaded verandah and red brickwork are all apparent. While perhaps not an aesthetically pleasing house, this house is very typical of farmhouses in this region. The cracks in the walls of the house are also very apparent. Photo: courtesy Mohammed Moosa.



Photo 12. These are photos of a brick wall in which there are large cracks. These photos were provided by Mr Mohammed Moosa, stating that they are of the walls of the house at 12 Craigie Drive. Photo: courtesy Mr Mohammed Moosa.

In spite of the fact that the developer, Mr Mohammed Moosa, kindly provided photographs of this house while still standing, it is insufficient, and beyond the scope of this initial report, to grade it without further research into its individual history, heritage and historical significance. A preliminary opinion on the part of the authors of this report however, is that the house could possibly have been of significant importance as a heritage feature, possible a Local Grade IIIA, and should never have been demolished without a study and a permit from the provincial heritage body (PHRA Chapter 8 and 33). This is an act which is taken seriously under Heritage Law and would be valid for investigation. In this light Sian Hall requested an explanation from the developer in the form of an official letter, Mr Mohammed Shaaz Moosa, and this was provided in an accompanying letter in the appendix attached to this report. A letter from the engineer mentioned, was requested, but not

forthcoming¹³. Perhaps, should the national heritage body (SAHRA) wish to enquire further into the matter, and to fully explore the heritage significance of this site, we then suggest that a Phase 2 Built Heritage Assessment be implemented, most especially since a Demolition Permit for this house had not been applied for, or granted, *before* its demolition.

7.2 The Felling of a Huge Tree

During our initial site visit on the 13th June 2019 we noted that a very large tree on the property had also been felled and was lying in a huge heap on the property. At that time we were met by Mr Ridwaan Essa, the architect of the proposed development. We informed him at that time about the potential importance of two of the large trees still standing on the property, and of the tree that had been felled, all of which are very likely to be more than 60 years of age. During our second visit to the footprint we were met by Mr Essa, and by Mr Mohammed Moosa, the owner of the properties. We once again informed them of the likely importance of these trees and asked that they, and the standing building at 635 Town Bush Road not be altered until the completion of this Phase 1 HIA Assessment, and the outcome being based on its initial findings.

¹³ Mr Mohammed Moosa mentioned telephonically in November 2019 to Sian Hall that when the house at 12 Craigie Drive had accidentally been partially knocked down with his equipment, he summoned an engineer who advised him to demolish the building since it now presented a safety hazard. Sian Hall requested an official letter from the Engineer by way of explanation, but this has not been forthcoming.



Plate 13. The largest remaining tree on the proposed development footprint. The presence of the workers in the image provide a reliable scale on just how enormous this tree is. It is an absolute living monument, which should not be felled. Heritage Law dictates that such trees, rich in meaning for the people around them, should be protected as heritage features. This tree is clearly more than 60 years of age. Photo: Sian Hall.

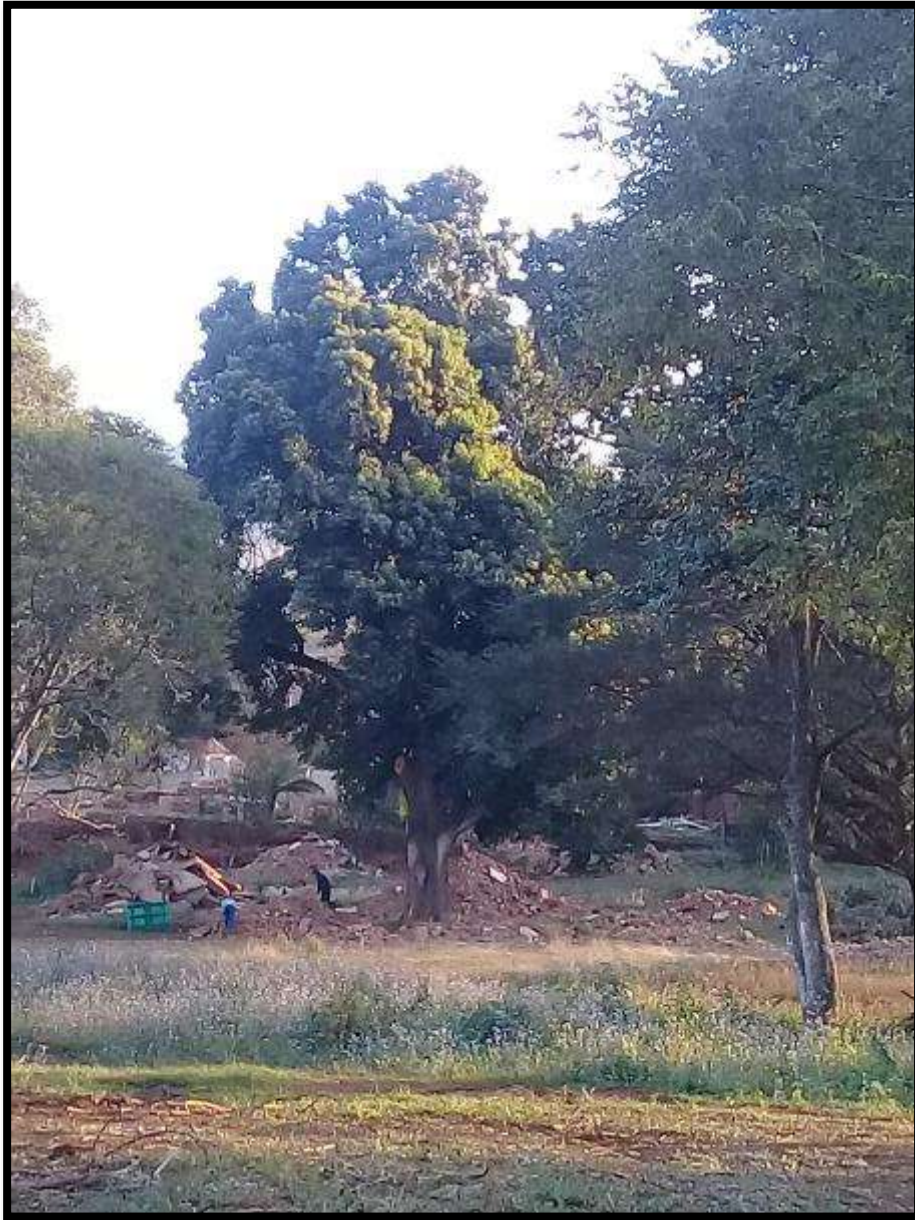


Plate 14. Another photograph of the very large tree that should be protected. Also, some examples of other trees on the property, which provide the feeling of a “domestic wilderness” – a landscape much sought after, since it characterises the “Cultural Landscape” typical of this region. Photo: Sian Hall.

The large trees on the footprint have formed part of a large and rambling natural country type garden. They were suggestive of a “domesticated wilderness”, which is quite characteristic of large country gardens in Britain, and in the Colonies, most especially in Africa in East, Central and southern Africa. They create a sense of “escape in wilderness” while residing within a controlled and relatively safe residential area. As such, this garden, with its trees, forms part of the rambling Colonial domesticated wilderness which is

characteristic as forming art of the Cultural Landscape of the KZN Midlands, and, in this instance, most specifically Pietermaritzburg.



Plate 15. The Tudor Revival Style house at 653 Town Bush Road. This photo clearly shows how a purposefully created, yet controlled domesticated wilderness characterises this property. The house is enshrouded by shrubbery and growth. This was a trend that emerged, and became popular, during the “Picturesque Period” of British Architecture, and creative thought ¹⁴. Photo: Mr Ridwaan Essa.



Plate 16. Another photograph of the Tudor Revival Style house snugly wrapped in shrubbery to the one side. Photo: Courtesy Mr Ridwaan Essa.

¹⁴ The “Picturesque Period in Britain began in the 17th century and flourished during the 18th century.

7.3 635 Town Bush Road

The intact house that stands at 635 Town Bush Road is a historical home in the Tudor Revival Style. In this initial Phase 1 report we would argue that it could be classified as a Heritage Home. The Tudor Revival Style is a style that was very popular in Britain during the latter part of the 19th century. This style formed part of the domestic architecture of this period, and is based upon vernacular architecture of the Middle Ages in Britain, and which was strongly present during the Tudor Period, and for which it is named after. This influence of this style became evident in the British Colonies (https://en.wikipedia.org/wiki/Tudor_Revival_architecture), including South Africa, and specifically in the Cape and Natal.



Photo 17. The Tudor Revival Style house at 635 Town Bush Road. The Victorian and Edwardian Tudor Style elements are apparent in the steeply-pitched roof; the wooden Tudor (stucco) decoration (half-timbering effect) on its upper walls; the half brick on its lower walls; and an overall suggestion of quaintness. Southern corner. Photo: courtesy Mr Ridwaan Essa.



Photo 18. A Tudor Revival Home in Michigan. Although double-storied, it is very similar in appearance to the house at 653 Town Bush Road in appearance. Photo: <https://study.com/academy/lesson/tudor-style-homes-characteristics-design-interiors.html>



Photo 19. The eastern façade of the Tudor Revival home. Note the high rather ornate brickwork chimney with a chimney pot. This is very typical of the Tudor Revival Style, and of Edwardian homes as a whole. The reddish brickwork is also very typical of historic homes in this region, even though it is not of the old salmon-coloured brickwork seen during the deep Victorian and Edwardian period in this area. Photo: courtesy Mr Ridwaan Essa.



Photo 20: The western corner of the house. Note the stucco decoration is further reflected in the glass doorways, and windows so typical of this style. Also note the tall, rather narrow windows, in a simulation of the Gothic Style, typical of the Tudor Style; and of the jutting, and stepped side façade of the house, in the creation of an impression of bay windows, as well as the actual bay window. Western corner. Photo: courtesy Mr Ridwaan Essa.



Photo 21. The red rick out-building at 653 Town Bush Road. A typical Edwardian style structure so typical of farm properties in the region. Photo: courtesy Mr Ridwaan Essa.

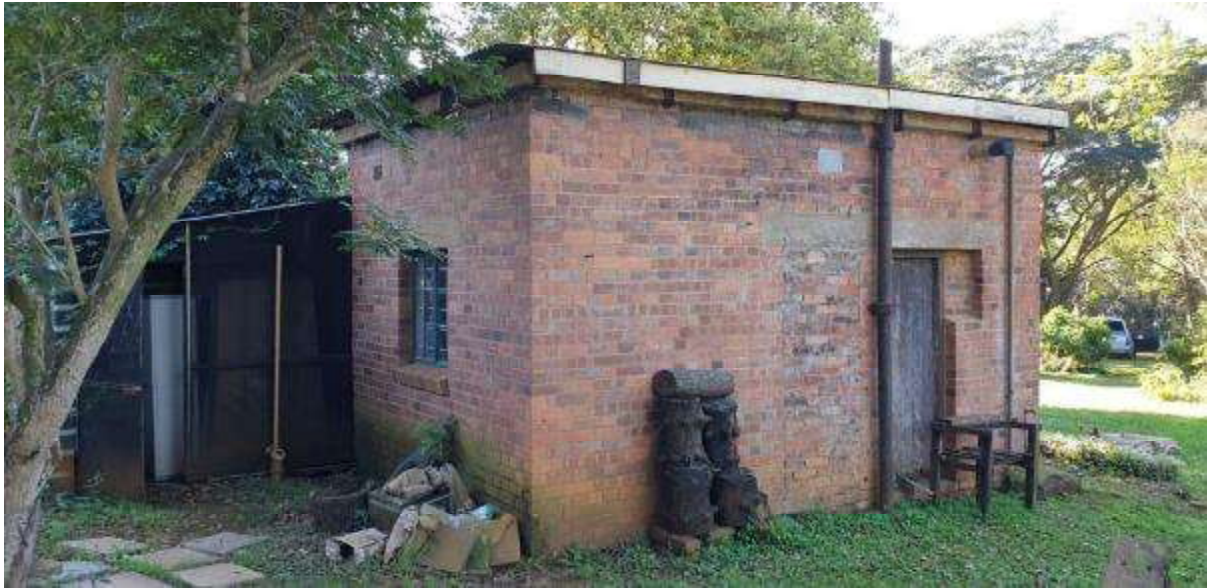


Photo 22. An alternate view of the out-building. Photo: courtesy Mr Ridwaan Essa.

Revival Tudor Architecture emphasises the simple and rustic attributes of this style, with a simpler design, in a manner that is much more like Medieval Houses and rural cottages. Tudor Revival-style buildings may be identified by the following characteristics: steeply pitched roofs; half-timbering often infilled with herringbone patterning; tall mullioned windows, high chimneys “jettied”, or over-hanging first floors; pillared porches; dormer windows which are supported by consoles; and sometimes thatched roofs (ibid).

It is from around the 1880’s that Tudor Revival emphasised a simple and quaintly picturesque Elizabethan cottage. Many houses in this style with half-timbering evident also presented tall ornamental chimneys. Tudor Revival style buildings are built from bricks, or block of various materials, with stucco, or simple stucco framing of thin boards added on the outside of the building in order to mimic the original functional and structural weight-bearing heavy timbers of the true Tudor and Medieval style (ibid).



Photo 23: Built circa 1870 two semi-detached cottages at Mentmore appear as one Tudor style house. Source: Wikipedia.

The later Tudor Revival style is also a reflection of the “Picturesque Movement” in Britain, which embraced the concept of nature and “naturalness”, as if buildings had developed organically over a long period of time. Some architects, such as Pearson actually went to great lengths to source original Elizabethan building materials for his Revival cottages, including stone, tiles and bricks (ibid). A further expression of this style is to be found in its 20th century revival. A well-known exponent of this style is Edwin Lutyens (1864-1944).



Photo 24: Tudor style house in Greenock, Scotland. Source: Wikipedia.

Following the First World War the Tudor Revival style became increasingly popular, as a deep nostalgia set in for rural values. During this period the Tudor elements became rather minimal. It was then copied in many parts of the world (ibid).



Photo 25. Tudor Revival Style House. Photo: Wikipedia.



Photo 26. Tudor Revival Style House. Photo Wikipedia.



Photo 27. Keep Cottage at Oberlin College, built in 1911. Source: Wikipedia.

The style has continued into the modern period with many late 20th century developments utilising elements from this style. In such developments where there are only a few basic floor plans, these are often combined with variations in interior surface treatment and in

the exterior in rooflines and setbacks in such a way as to provide variety in appearance to the view from the street (ibid). Today, in the 21st century, the Tudor Revival style is presented as a type of *pastiche* – a form of celebrating style gone by. In this form a half-timbered appearance is obtained by imitative applied decorative features over the actual structure of buildings, most usually in the form of wood stud framing or concrete block masonry. Often, a combination of boards and stucco, often of Upvc *faux* wood, plastic or of fibre reinforced cement siding with a dark brown or wood effect finish (ibid).

There are only a number of examples of Tudor Revival buildings in the KZN Midlands. One very good example is of the Protea Hilton Hotel in Hilton. This building displays many Tudor Revival elements, such as steeply pitched roofs, “leaded” gable windows, clusters of ornamental chimneys and applied wooden stucco. Buildings such as this, depicting a style prevalent Britain, has been recreated in the Anglicised landscape of the KZN Midlands, to lend a “sense of Place”, and a uniquely English Olde World character to the Midlands region. It is for just such a reason that Townbush has been so named.



Photo 28. [Ascott House, Buckinghamshire](#). Designed circa 1876 by George Devey. Source: Wikipedia.



Photo 29. Protea Hilton Hotel in Hilton, Pietermaritzburg. A very good example in the KZN Midlands of a Tudor Revival Style Building. Photo: web.



Photo 30. Protea Hilton Hotel. Showing detailing of the wooden stucco decoration. Photo: web.

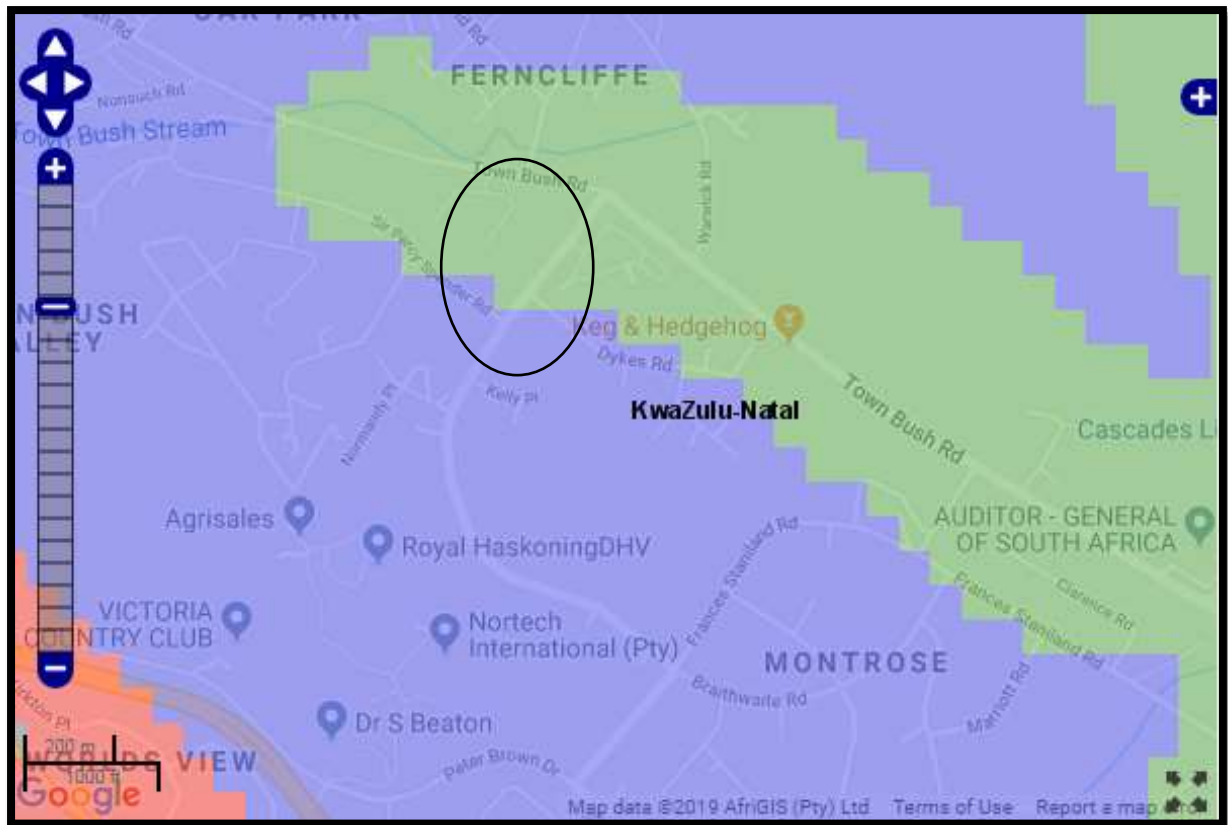
The historic elements embedded within the Victorian, Edwardian and Tudor Revival building styles of the KZN Midlands denotes a legacy of deep memory and tradition which places people of European ancestry in space and society, thus engendering a sense of belonging. In this manner these recognisable elements fulfil an important function in the KZN Midlands European descent populace. For this reason, among others, such buildings deserve to be protected and preserved. In this way the two houses on the footprint would have formed part of the rich, and uniquely, Colonial British, historic character of the KZN Midlands Cultural Landscape. If for this reason alone, we would argue that these two buildings should have been protected and preserved. Fortunately, one such house and its associated out-

building may still be afforded this opportunity, if national and provincial heritage legislation is abided by, and if the provincial heritage authority agrees with the opinions of the authors of this report.

The general value of historic buildings of British-influenced architecture, domesticated nature, pastoral romanticism, and the importance of trees is validated during interviews including residents of the area who are of European descent. Such residents expressed a deep regret about the demolition of the historic home at 12 Craigie Drive, and a real concern for the continued existence of the standing house at 635 Town Bush Road. In fact, one resident provided information that the house at 12 Craigie Drive was one of the original farmhouses of the area. Should the development proceed as planned, and the demolition permit for the house at 635 Town Bush Road be considered by the provincial authority, we would strongly recommend to first implement a Phase 2 Built Heritage Assessment to further inquire into the heritage value and meaning of this building and its immediate surrounds. The field grading which we would afford this house and its associated out-building is "Local Grade III A. This site is considered to be of HIGH significance locally. The site should be retained as a heritage site".

8. Phase 1 Desktop Palaeontology Assessment

According to the 1:50 000 Geological Series Map No. 2930CB, Pietermaritzburg, the project area is underlain by the Pietermaritzburg Formation (Pp). The Pietermaritzburg Formation is intruded by Jurassic aged Dolerite. The updated fossil sensitivity map, as provided by the SAHRIS website, shows that the project area confined to 635 Town bush Road, and that part of the property lying closest to Town Bush Road, is of moderate paleontological sensitivity (Plate 27). In other words, there is only a moderate chance of finding fossils, but which still requires a Phase 1 Desktop Analysis by a qualified Amafa accredited Palaeontologist.



1 in 250 000 geological formation layers are courtesy of the [Council for GeoScience](#)
 For more information, go to [How to Use the Palaeontological \(fossil\) Sensitivity Map](#)

Colour	Sensitivity	Required Action
RED	VERY HIGH	field assessment and protocol for finds is required
ORANGE/YELLOW	HIGH	desktop study is required and based on the outcome of the desktop study, a field assessment is likely
GREEN	MODERATE	desktop study is required
BLUE	LOW	no palaeontological studies are required however a protocol for finds is required
GREY	INSIGNIFICANT/ZERO	no palaeontological studies are required
WHITE/CLEAR	UNKNOWN	these areas will require a minimum of a desktop study. As more information comes to light, SAHRA will continue to populate the map.

Plate 27. Fossil Sensitivity Map (SAHRIS). The green background indicates that the northern section of the proposed development plot, as indicated by the black polygon, has a moderate fossil sensitivity. A desktop study by an Amafa accredited palaeontologist is required before development may proceed.

9. Recommendations

9.1 Surrounding Developments in the immediate Neighbourhood

Town Bush Road acts as a main access road, linking the suburbs of Montrose, Town Bush Valley, Oak Park and Ferncliff with the Pietermaritzburg CBD and the N3 Highway. It is typified by wide verges¹⁵



Photo 31. Photo demonstrating the wide verges typical of Town Bush Road. Photo: (Re) invention Studio Architects.

Craigie Drive separates the suburbs of Town Bush Valley from Montrose. It is also typified by wide grass verges, often planted, that distance the adjoining properties from the road.

¹⁵ Taken from Ridwaan Essa of (Re) invention Studio Architect description in Addendum C, of the Application for Demolition for these two properties. Please see front page in the Appendix accompanying this document.



Photo 32. Craigie Drive. In this photo the wide verges, mostly planted with buffering vegetation which hides the houses from the road can be seen. Photo: (Re) invention Studio Architects.

635 Town Bush Road, on the proposed development footprint, contains the intact Tudor Revival House and associated outbuilding, closest to the northern-most corner of the footprint made up of 15,607m². It is set well-back from the property boundary. Its closest neighbour is *Kew Gardens*, a residential complex at 651 Town Bush Road, on its north-western side. Across the road at 590A Town Bush Road is the residential complex, *Briarcliffe*. One other residential estate lies close-by, namely: *Kembali*, which lies across Craigie Drive; and then there is a stand-alone resident at 10 Craigie Drive¹⁶.

Kew Gardens residential estate is made-up of 27 town house units, of a “Victorian style with green-coloured, double-pitched corrugated steel roofs of various configurations”¹⁷. It is mostly enclosed by a red face-brick boundary wall. These residences are characterised by white pane cottage windows and with white filigree detailing, most especially at the gable ends¹⁸

¹⁶ Taken from Ridwaan Essa’s description in the Application for Demolition Permit for 12 Craigie Drive.

¹⁷ Ridwaan Essa (Re) invention Studio Architects, Demolition Permit for 12 Craigie Drive.

¹⁸ Ridwaan Essa, as above.



Plate 33. *Kew Gardens* residential estate to the north-west of 635 Town Bush Road. A Victorian-style residence, which architecture reflects back to the Victorian and Edwardian built heritage of the Midlands, and which strives to retain something of this innate and “genteel” character of this particular Cultural Landscape. Photo: Ridwaan Essa, (Re)invention Architects.



Plate 34. *Kew Gardens residential estate*. In this photo elements associating the architecture with Victorian and Edwardian Pietermaritzburg are evident, such as the red brick boundary walling, the green (wrought iron) palisading, the steep pitched green roofs made up of corrugated sheeting, the white detailing, and the gables. Photo: Ridwaan Essa, (Re)invention Studio Architects.

Briarcliffe residential estate at 590A Town Bush Road has approximately 16 town house units. It is surrounded by a rough-plastered boundary wall capped with red precast coping. The buildings are built from a honey-bronze coloured face brick, with a “mixture of mono and double pitched red concrete tile roofs, and matching fascias, and white IBR profile lean-to verandas, as well as classically-styled columns”¹⁹ This development hints at a Victorian and Edwardian past in its mix of Victorian, Edwardian, Georgian and Classical elements in its architecture. In this manner, it too attempts to align with the general historical character of the general Cultural Landscape of this region.



Plate 35. *Briarcliffe* residential estate. This photo provides a glimpse of the palm trees which were initially introduced by the Victorian residents of Pietermaritzburg, and so placed to fit in with the historical foliage of the once-Victorian city, and of the red brick, suggestive of the salmon-coloured red brick buildings of the Victorian and Edwardian buildings of the region. Photo: (Re)invention Studios.

Kembali residential estate has 41 town house units. Its access is from Craigie Drive. It is surrounded by a palisade boundary fence, and a thick hedge. To refer to architect Ridwaan Essa’s description of this development: the units are built in a style known in Davao, with its Philippine Curves, and with Dutch-gable clay tile roofs. The buildings are plastered and with painted brickwork construction, treated timber doors, windows, balustrades, columns and

¹⁹ Ridwaan Essa, (Reinvention Studio Architects, Application for Demolition of 12 Craigie Drive.

detailing²⁰. This development too, strives for that Olde World feel of a Victorian and Edwardian presence in the far colonies.

9.2 Argument for the Proposed Development

In the Application for Demolition Permit, and the Demolition Circulation Form, the architects of (Re)invention Studio Architects, and the potential developer, Mr Mohammed Moosa, argue favourably for the development to proceed on various grounds. These include the assertion that residential complex living is a growing trend since it is both secure and provides interaction with other residents. They also argue that stand alone houses are becoming rarer, and that they are less secure, and more isolationist in South Africa because of the security measures that are put into place. They also argue that a growing number of people are gravitating towards the Montrose and Town bush area and surrounds²¹. To further quote this source directly:

“635 Town Bush Road is a site with an area of 15607m², but is only occupied by a single dwelling house and outbuilding, as described under the preceding titles. This represents a misuse of a large area of land in a growing and highly sought after area of Pietermaritzburg. The site therefore lends itself perfectly to the creation of a contemporary housing estate, given its size and immediate context, and due to the awkward positioning of the existing buildings on the site, it has proved impossible to incorporate these structures into a proposed residential development scheme in an efficient way, in terms of the utilisation of space and possible subdivision of the property for the purposes of development”.

The authors of this report would like to argue, in converse, that stand-alone dwellings of historical significance are indeed, becoming rarer due to the over-whelming rate of modern development. As a consequence, we are losing, not only our heritage and historical structures, but also with them, the historical façade and general character – the historical Cultural Landscape of the KZN Midlands. It is because these structures are now becoming so rare, that they are acquiring greater heritage significance and value as the years roll one, and we lose one after the other in the face of development and urban growth. It is partly on these grounds that the authors urge the heritage agents to seriously consider affording the remaining built structures at 653 Town Bush Road protection under the initial Field Grading of Grade IIIA, until a more detailed Phase 2 Built Heritage

²⁰ As above.

²¹ Addendum D, Demolition Circulation Form, 19/03/2019; and Application for Demolition to Amafa: (Re)invention Studios and Mohammed Shaaz Moosa.

Assessment may be conducted. The profusion of residential complexes already developed in the immediate neighbourhood, and which attempt to capture something of the historical nature of the historical city through a random borrowing of historical building elements, leave little room for the true historical character of the suburb, and in the authors' opinions, are a poor substitute for authenticity of the original structures and built environment.

We would also like to state that while it is desirable understandable that historical and heritage features may impede development, and be the cause of intense frustration for developers and architects alike, it is incumbent upon heritage custodians, not to facilitate development at the cost of the loss of historical and heritage features, but to ensure that heritage features and historical sites are protected against such developmental growth, and at a risk to the loss of our heritage and traditions.

Finally, based upon the findings of this initial Phase 1 HIA, the authors of this report would like to suggest that included in such as Phase 2 Built heritage Assessment would be:

- a detailed Archival Research investigation.
- the interviewing of the previous owners of each house.
- a more careful gathering of municipal documentation pertaining to building plans, changes to structures, and ownership.
- the inclusion and analysis of permits for demolition to various authorities.
- An investigation into what building material remains of the house at 12 Craigie Drive.
- A proper and more thorough and organised community involvement process in which notices would be placed in the neighbourhood, and a notice published in local newspapers, of a community meeting to be held in a public space for public consultation of interested parties to the development process. The results of this should be considered before any demolition of structures, or garden features on this property be considered.

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APPENDIX

Appendix 1. Letter from Mr Mohammed regarding demolition of house at 12 Craigie Drive.



2019-11-06

RE : CORNER TOWN BUSH ROAD & 12 CRAIGIE DRIVE

A few months after transfer I as the owner of the property was clearing the property and de-stumping some of the trees that Have been eaten by termites and some that were rotting, dying due to parasite plants that have grown over them.

My Tlb driver was close to the house whilst de-stumping one of the stumps and reversed into one of the walls. Our Architect went out to the Town Planning department and obtained the plans.

The plans that were Given was dated 1985, by this I assumed that the house was built in that year. I must emphasise that I was not aware that the building was protected by Heritage Law as there is no other plan at Town Planning.

After a few Months I had the building demolished as by this time the property was being stripped by thieves who stole the cables, some roof sheets and most of the plumbing pipes. I notified my Engineer who I advised that the unit

will not be used as part of the development and so we had the consensus that I should knock it down.

It was only after we had submitted an application to AMAFA that a person notified My Architect that the house fell under the AMAFA ambit. We were then asked to have a Heritage Impact Study done.

I have used the bricks on the boundary wall from the demolition which is a normal common brick.

There are rock stones that were used as a retainer that will be used as a feature wall at the entrance of the development.

An environmental impact study by Terratest together with a water study was done on the properties and there was no environmental issues raised other than the CYCADS trees that must not be removed and if they need to be moved, then a permit needs to be applied for.

It must be noted that our development design will complement the current trees that will keep with the Montrose, Oakpark opulence and greenery.



MS MO

Appendix 2. Interviews of residents within a 100 metre radius of the study footprint

Questions

1. How do you feel about this development taking place?
2. How do you feel about the possibility of the old houses on this property being demolished?
3. How would you like to see the houses being treated?
4. What do you feel about the possibility of the old trees being cut down on this property?
5. Do you have any ideas, or feelings, in general about this proposed development?

A. Address: 26 Craigie Drive. Dave Sutton.

1. Are you against this development?
Yes. I am against the development. This is already a busy road. I'm against the amount of traffic it will create, most especially at the T-Junction.

2. If the houses have historical value, then they should not be demolished.
3. Can't say.
4. This garden was over-planted, but it's a pity that they have already taken out so many of the trees.
5. I wish that it were not such high-density housing.

B. Address: 25 Craigie Drive. Anonymous.

1. I'm not against the development.
2. The houses with historical values should not be demolished.
3. They could have left the old historical house standing. They could leave the other standing too. They could have renovated both of them, used them, and built the development around them.
4. No comment.
5. I'm concerned about the traffic that would increase with the development.

C. 42 Craigie Drive. Shaun Wright.

1. I'm not against the development.
2. The houses should not have been demolished.
3. Nothing to add.
4. I would prefer that the trees were not cut.
5. I have nothing to add.

D. 39 Craigie Drive. Nathi.

1. I'm not against the development.
2. Rather than demolish the old houses, they should have renovated them. The garden was over-grown and neglected, and so one could appreciate the value of the houses.
3. They should have renovated and used these old houses. Historical houses should not be neglected.
4. I am alright with the development taking place, but it depends upon whether it is done sensibly, or not, and done responsibly.
5. I have no major issue with development on this property taking place, considering the above.

E. 83 Craigie Drive. Nivashni.

1. I'm not against the development.
2. It depends upon the owner of the new property whether the houses should be demolished, or not.
3. I feel that the old houses should have been refurbished and used, rather than demolished.
4. I do not agree to all the trees being destroyed.
5. Town houses are acceptable.

F. 33 Craigie Drive. Clinton Naidoo.

1. I am not against the development.
2. Up to the owner whether he wants to demolish the houses, or not.
3. No comment.
4. None of my business; up to the owner.
5. Not interested.

G. 2 Sir Percy Spender Drive. Mervyn Spencer.

1. I am against the development, as traffic will be a problem.
2. The old house, rather than being demolished, could have been converted into a Farm Clubhouse. it was the original farm house of the area. It had heritage value.
3. The old house could have been turned into an entertainment area, for residents, or into a museum.
4. The garden was over-grown. I would have liked to have seen indigenous trees.
5. An investigation/interview needs to be conducted including the Baptist Church in Dykes Road, at the corner of Craigie Drive. The traffic could be a problem.

H. 6 Sir Percy Spender Drive. Nicole West.

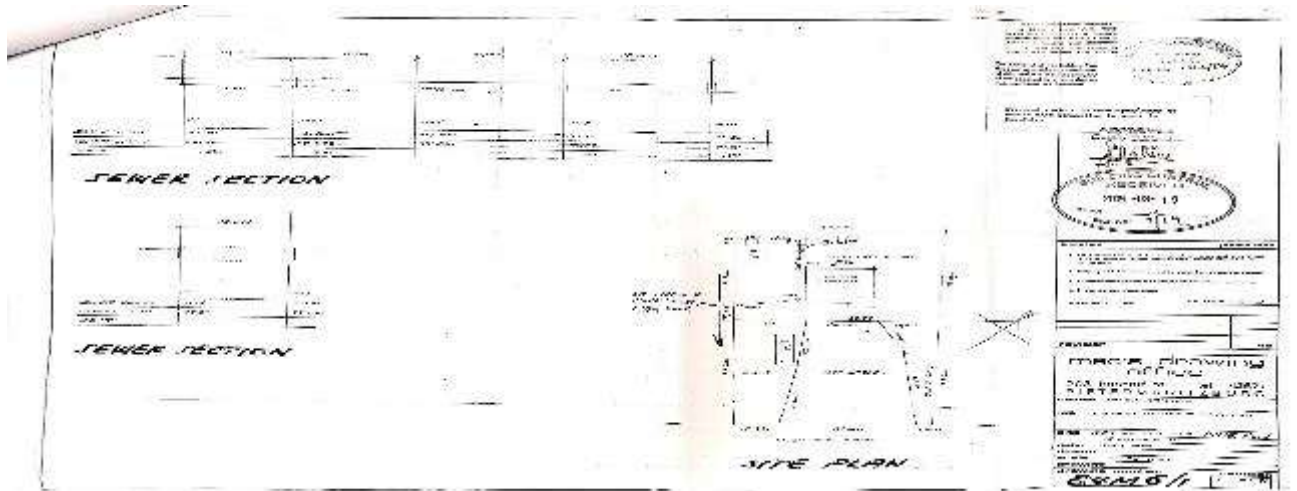
1. I am not against the development.
2. I do have concerns about the wildlife that used to live there: such as the Duiker. I'm also concerned about preservation of the houses' heritage value. I am further concerned about the noise factor that may be introduced with a new development.
3. The one house was already rather broken down.
4. I am not happy about the trees having been cut down. I would have liked to see that the indigenous trees were not cut down
5. I'm concerned about the noise factor associated with the development. Regarding construction.

I. 10 Sir Percy Spender. Michael.

1. I'm not against the development.
2. I have no reason to complain about the demolition.
3. It's up to the owner to do what they will with the houses.
4. I would like to see indigenous trees reinstated, and the cycads removed.
5. It looks nice. No opposition.

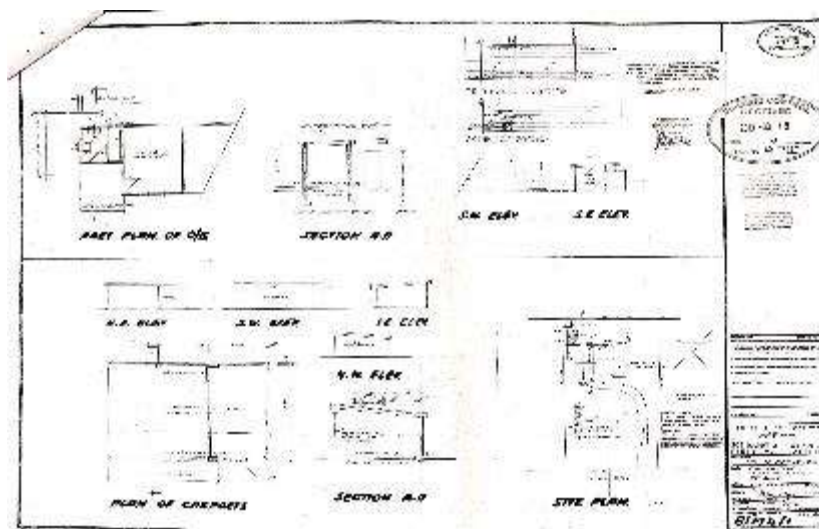
J. 10 Craigie Drive. Nico Hatting.

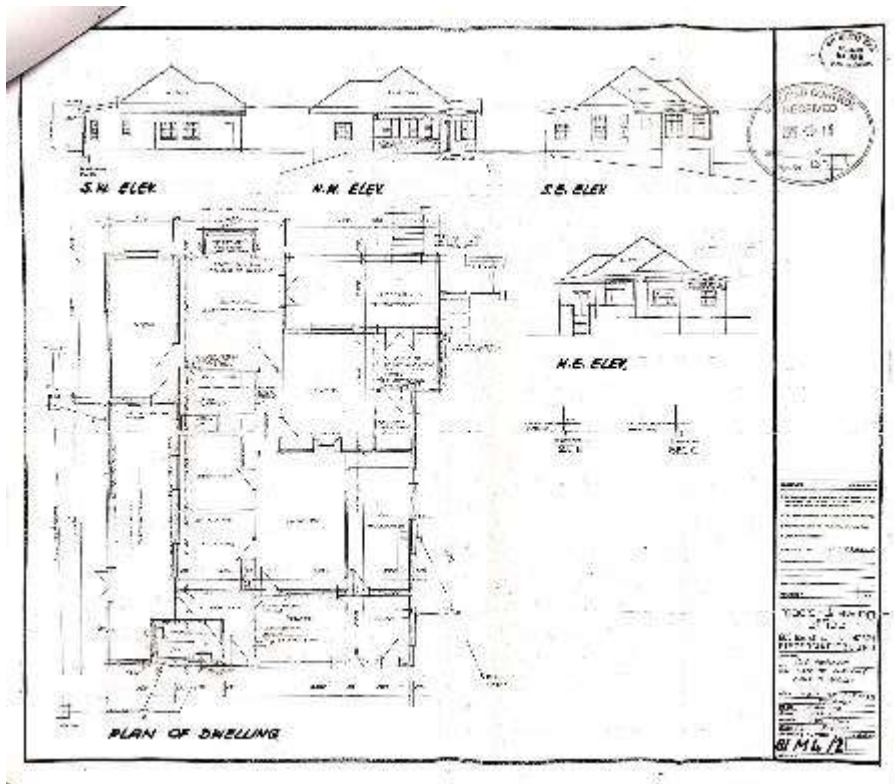
1. I am not against the development.
2. Regarding the demolition of the houses, I would look at the situation and apply common sense: if it's of value to the community, or not.



3. I have no opinion.
4. I'm not so happy about the cycads being destroyed. I could have got environment to assess the property before the cycads were destroyed. No effort was made to prevent the damage to the indigenous belt planted around Craigie Drive. There were also Health and Safety problems. The equipment used was not up-to-standard.
5. I have concerns about the Health and Safety procedures employed not being properly followed by the developers. There will be a lot of dust and noise during the development. I have concerns about that.
- 6.

Appendix 3. Plans of Additions 653 Craigie Drive





Appendix 4: Application for Demolition of 653 Town Bush Road to Amafa

KWAZULU-NATAL		APPLICATION FORM A	
AMAFA AND RESEARCH INSTITUTE		Ref:	
		Date Received:	
THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY		Application no:	
		Approved:	Not Approved:
		Date of Permit:	
		Permit No:	

APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018,) FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

Application Form H must be used for alteration to structures permanently protected in terms of Sections 42-46 (Heritage Landmarks). Form H(a) must be used for applications for alterations to memorials. Form I must be used if work has commenced/ been completed without a permit.

NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Consult the attached guidelines before completing this form)

ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION (as per attached guidelines), AND PROOF OF PAYMENT must be delivered to: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE, 195 LANGALIBALELE STREET, PIETERMARITZBURG, 3201 OR BOX 2685 PIETERMARITZBURG 3200. Alternatively, email all documents to beadmin@amafapmb.co.za

A. DECLARATION BY OWNER

I, MOHAMMED SHAAZ MOOSA

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

Signature: 

Place: PIETERMARITZBURG Date: 13/05/2019

(The owner of the property must fill in these details and those in Section E: 3 and sign this document and any plans or other documents submitted in support of this application)

B. PROPERTY DESCRIPTION:

Name of property: <u>635 TOWN BUSH ROAD</u>	Title Deed No: <u>1279/2019</u>
Er/Lot/Farm No: <u>REM OF SUB 2 OF LOT 458, PMS</u>	GPS Co-ordinates: <u>-29,5664346, 30,3490517</u>
Street Address: <u>635 TOWN BUSH ROAD</u> <u>MONTEOSE</u> <u>PMS</u>	
Local Municipality: <u>MSUNDUZI</u>	District Municipality: <u>UMGUNGUNDLOVU</u>
Current zoning: <u>SPECIAL RES. 4</u>	Present use: <u>RESIDENTIAL</u>

C. SIGNIFICANCE:

1. Original date of construction	14 DECEMBER 1948
2. Historical Significance:	
PLEASE REFER TO ADDENDUM A.	
References	

3. Architectural Significance:

PLEASE REFER TO ADDENDUM B.	
References	

4. Urban Setting & Adjoining Properties:

PLEASE REFER TO ADDENDUM C.	
References	

D. PROPOSED WORK

1. Purpose of Application (Indicate the reason by marking the relevant box)

DEMOLITION			
CONDITION	HEALTH REASONS	OTHER	<input checked="" type="checkbox"/>
ALTERATION			
CONDITION	HEALTH REASONS	OTHER	<input type="checkbox"/>
ADDITION			
CONDITION	HEALTH REASONS	OTHER	<input type="checkbox"/>

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME RIDHWAAN ESSA	
POSTAL ADDRESS PO BOX 28487, HAYMARKET, PMB	
	POST CODE 3203
TEL ---	FAX/EMAIL ridhwaan@reinventionstudios.com
CELL 083 786 4229	SAGAP REG. NO. FRARCH24750242
Author's Drawing Nos. 1000, 1001, 1002, 1003, 1004	
SIGNATURE 	DATE 13/05/2019

3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)

NAME MAZZI INVESTMENTS PTY LTD	
POSTAL ADDRESS	
	POST CODE
TEL	FAX/EMAIL

4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution - Power of Attorney/proof of authorization to be attached)

NAME MOHAMMED SHAAZ MOOSA	
TEL 082 786 2922	FAX/EMAIL msmoo16@gmail.com

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the KwaZulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.
ACCOUNT DETAILS:
ABSA BANK: Branch ULUNDI Bank Code 630330
 Account in the name of **AMAFA KWAZULU-NATALI**
 Account No. **40-5935-6024**
USE STREET ADDRESS/FARM NAME AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A.P. See Guidelines)

Name ***TO BE NOTIFIED BY AMAFA**
 Telephone _____ Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION (refer to guidelines) YES NO

	YES	NO
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MOTIVATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHOTOGRAPHS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ORIGINAL DRAWINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PROOF OF PUBLIC PARTICIPATION*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PAYMENT/PROOF OF PAYMENT (use street address as reference)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ADDENDUM A

C. 2. Historical Significance:

The 3 bedroom, 1 bathroom residence, as well as the outbuilding housing staff quarters, garage and storeroom sit alone upon a 15607m² site and was originally approved and built in 1949 (Drawing Reference: Drawing No. 1000 – Plan No. 9129/48). In 1955, an enclosed veranda was added, and was attached to the kitchen (Drawing Reference: Drawing No. 1001 – Plan No. 179/55). In 1981, the enclosed veranda was converted into a breakfast room and a new enclosed veranda added, attached to the kitchen and dining room (Drawing Reference: Drawing No. 1002 – Plan No. 1375/81). This is the final drawing on record for the premises, with ownership throughout by Mrs. J.C Fox. The property was passed onto Gerald and Doretta Dawn Mackenzie (information regarding the date of this transaction and the nature thereof, in terms of inheritance, sale etc. is unavailable to date) and thereafter sold to the current owner, Mazzri Investments Pty Ltd. In terms of the information available, none of the owners of the property thus far have contributed to the documented history of the country to the extent that would grant the residence immunity from demolition.

The residence under discussion was originally designed in 1948, and displays many attributes of the Tudor Revival architectural style. The Tudor Revival style became prevalent in England between 1890 and 1940 and was “a 20th century movement in architecture based on 16th century English tastes” (Muscato, C, <https://study.com/academy/lesson/tudor-revival-architecture-characteristics-history.html>, 12/05/2019, 14:41). Key characteristics of this style are steeply pitched, asymmetrical roofs (often with shingles or thatch), with the asymmetry growing from the tendency to add to the building over time; prominent and decorated masonry chimneys; patterned masonry walls transitioning to ‘half timbering’ (“Half-timbering was a Tudor-era construction method in which a timber frame for the house would be constructed, but then the spaces between timbers were filled in with plaster or brick instead of more wood. The result was that the timber frame was left exposed, visible, and thus became part of the decorative elements of the building.”) (Muscato, C, <https://study.com/academy/lesson/tudor-revival-architecture-characteristics-history.html>, 12/05/2019, 15:01).

Notable buildings in and around Pietermaritzburg designed and constructed using this style and adapted for South African conditions include 120 Chapel Street (1901) (<https://sahris.sahra.org.za/sites/924360008>, 12/05/2019, 15:12) and 180 Loop Street (1900) (<https://sahris.sahra.org.za/sites/924360005-068>, 12/05/2019, 15:12), in Pietermaritzburg as well as the Protea Hotel (1936), in Hilton. From the above examples, the Tudor Revival characteristics as adapted to the Pietermaritzburg context can be derived as follows: Double pitched, asymmetrical roofs of average angle with corrugated iron or slate; prominent and decorated chimneys, plastered walls (or the characteristic Pietermaritzburg salmon orange brick) transitioning into ‘half timbering’.

The residence at 635 Town Bush Road, in terms of the derivation above, possesses a double pitched roof of average angle, but with clay roof tiles which is more characteristic of the “Union Period” present in South Africa between 1931 and 1961. Over time, with each addition was added a mono-pitched corrugated iron roof element which further hybridised the architecture. The dwelling also possesses a masonry chimney, whose prominence has unfortunately been diminished somewhat following its incorporation into the enclosed veranda as added in 1955 (Drawing Reference: Drawing No. 1001 – Plan No. 179/55). The walls are constructed from clinker face brick (rather than the characteristic Pietermaritzburg salmon orange brick) up to sill height, randomised face brickwork around the windows and plaster and paint above, transitioning to ‘half timbering’ at the gables. The building as a whole, therefore, appears more of a hybrid between the “Tudor Revival” and “Union Period” architectural styles in the Pietermaritzburg context.

ADDENDUM B**C. 3. Architectural Significance:**

Please refer to the images attached of the existing main dwelling and outbuilding for reference.

The existing buildings currently on site are characterised by a clay tiled double pitched gable roof with areas of mono-pitch corrugated iron, a clinker brick masonry chimney emerging from within the house as opposed to being a façade feature, and hybrid wall finishes of clinker face brick, plaster and paint, and 'half timbering' at the gables to create an amalgam of the Tudor Revival and Union styles, as detailed under "Historical Significance" above. The structures appear in average condition, with interior finishes deteriorating and the steel windows unable to seal effectively any longer. The overall external condition is acceptable, with some dampness and cracking evident in certain walls. The outbuilding, however, is in poor condition, both internally and externally, and the corrugated asbestos roof in particular could be dangerous to occupants.

The original residence was constructed in 1949 (Drawing Reference: Drawing No. 1000 – Plan No. 9129/48), containing 3 bedrooms, 1 bathroom, lounge, kitchen and dining room, beneath a double pitched gable roof of average angle, but with clay roof tiles which is more characteristic of the "Union Period" present in South Africa between 1931 and 1961, than Tudor Revival (present approximately between 1900 and 1940 in Pietermaritzburg). There was also a prominent chimney on the northern corner of the building, constructed from clinker face brick (rather than the characteristic Pietermaritzburg salmon orange brick), as were the walls up to sill height and situated randomly at the windows with plaster and paint above, transitioning to 'half timbering' at the gables. These elements are consistent with the Pietermaritzburg Tudor revival style as derived under the "Historical Significance" section except for the use of clinker face bricks. The outbuilding was constructed from face brick with large exposed concrete lintels over openings and a corrugated asbestos roof. The bricks used on the outbuilding do not quite match those on the main building, possibly due to using cheaper materials for an ancillary building. In 1955, an enclosed veranda was added, and was attached to the kitchen (Drawing Reference: Drawing No. 1001 – Plan No. 179/55). This was constructed entirely from clinker face brick and possessed a mono-pitched corrugated iron roof, and did not possess the characteristic face brick and plaster and paint hybrid or double pitched tiled gable roof of the original dwelling. The masonry chimney was incorporated into this addition, but its prominence was unfortunately diminished somewhat by rising from within the building rather than appearing on its façade. In 1981, the enclosed veranda was converted into a breakfast room and a new enclosed veranda added, attached to the kitchen and dining room (Drawing Reference: Drawing No. 1002 – Plan No. 1375/81). The south western façade of this addition conforms with the material palette and design of the original building, while the north western façade is constructed entirely from clinker brick to match the alteration done in 1955.

Overall then, the building can be seen as an amalgamation of styles, between the “Tudor Revival” and “Union Period” styles in the Pietermaritzburg context, but utilising a face brick typology that works within these parameters, while being atypical of either style.

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME <u>RIDHWAAN ESSA</u>	
POSTAL ADDRESS <u>P.O. Box 28487, Haymarket PMS</u>	
POST CODE <u>3203</u>	
TEL <u>---</u>	FAX/EMAIL <u>ridhwaan@re-inventionstudios.com</u>
CELL <u>083 786 4229</u>	SACAP REG. NO. <u>PRRACH 24750242</u>
Author's Drawing Nos. <u>1000, 1001, 1002, 1003, 1004</u>	
SIGNATURE 	DATE <u>13/05/2019</u>

3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)

NAME <u>MAZZI INVESTMENTS PTY LTD</u>	
POSTAL ADDRESS	
POST CODE	
TEL	FAX/EMAIL

4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution - Power or Attorney/proof of authorization to be attached)

NAME <u>MOHAMMED SHAHZ MOOSA</u>	
TEL <u>082 786 2922</u>	FAX/EMAIL <u>msmoosah@qmail.com</u>

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the KwaZulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of AMAFA, KWAZULU-NATALI

Account No. 40-5835-6024

USE STREET ADDRESS/FARM NAME AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A.P. See Guidelines)

Name *TO BE NOTIFIED BY AMAFA

Telephone _____

Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION (1* of to guidelines) YES NO

	YES	NO
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MOTIVATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHOTOGRAPHS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ORIGINAL DRAWINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PROOF OF PUBLIC PARTICIPATION*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PAYMENT/PROOF OF PAYMENT (use street address as reference)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

