Pietermaritzburg Integrated Rapid Transport Network
Itemised assessment of the Church Street section

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For direct submission to Amafa aKwaZulu-Natali

Phase II submission: West Street to Peter Kerchhoff Street
August 2015
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2. Drawings of the above structures

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i. Rationale for this document

The intention of this document is to measure as closely as possible the extant condition of buildings over the age of 60 years in order to correctly assess the manner by which they must be addressed with respect to heritage preservation in the process of excavation of the roads and pavements in the upper Church Street section. This is in order to ensure the maximum protection of buildings over the age of 60 years and thus subject to Amafa protection in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.
ii. Methodology

As many of the buildings have been much altered, the methodology employed worked off known information in order to assess the buildings over the age of 60 years. This started with the information in the ‘Green Book’ published nearly 30 years ago, which gives a condition and assessment by which the current status of the building in the street can be assessed today. This information was verified using Google Earth to search for pre-Modernist roof forms, as well as verification on the aerial photographs from the late 1950s.

Each section is prefaced by a list of properties measured, which were identified in the manner above for inclusion in the measuring and documentation process. This is then expanded upon with the original documentation from the ‘Green Book’. Each property is dealt with individually and assessed on its own merits and mitigation measures recommended accordingly. The threshold and street interface drawings of each building are found at the end of the document: they were measured and drawn by DUT students Alvin Mvemve and Mthokozisi Zondi.

iii. General trends in street: West Street to Peter Kerchhoff Street

Given the marginal economic nature of much of this part of Church Street, not much has occurred in the past three decades since the publication of The Buildings of Pietermaritzburg apart from much demolition by neglect, as it were, although being closer to the centre of the city it has fared better than the first section to some degree. This means that many of the old buildings are anonymous, as well as much altered, limiting the amount of heritage material that will be damaged in the excavation of pavements and roads. In addition, there is not much by way of old drains and furrows that are visible, meaning that this excavation would have to be constantly monitored by an appropriate professional.

iv. Criteria for rating

The criteria for rating is as submitted in the ‘Green Book’ (Bassett 1986:1157).

1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
5 Contributing or Enhancing the Quality of the Adjoining Square or Open Space
6 Work of a Pioneer or Master
7 Over Eighty years Old
8 Over Eighty years Old: Worthy of Architectural or Archaeological Study

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1. Buildings for inclusion in the Phase II submission

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Section 3.7 of the submitted report *Heritage Impact Assessment of the alignment for the proposed Integrated Rapid Transport Network, Pietermaritzburg – PHASE I SURVEY CHURCH STREET SECTION* recorded the following recommendations regarding paving.

Paving must be complimentary to the buildings and simultaneously sympathetic. Whilst the idea of red brick (as is the new paving outside the City Hall) is tempting, it is noisy, labour intensive as well as certainly not maintenance free. In addition, red brick competes with the general building fabric, thus suggesting that a darker, more neutral colour be employed. This will also be a unifying mechanism within which variations of material and colour can occur in order to signify different events or places. At the same time, paving has to be hard wearing dependent on the usage of pedestrian and variant forms of vehicular traffic.

It is recommended that the paving create a neutral backdrop for the general activities along Church Street, and that striations and colour interventions are avoided in the main, these being used rather in areas that demand focus and attention through the paving.

It is still highly recommended that paving consisting of small elements be avoided.

### 1.1 61 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:282) records this building as being 'Double story business premises: tiled roof: plastered brick walls: airspace over sidewalk in the form of a first floor balcony. "Asmall Building – 1933" lettered on the first floor fascia on both the splayed corner and the Church Street frontage. This building is representative of Natal Indian Vernacular architecture.' It is rated as 1(a), 1(b), 2.3.4.5.

Thus: in terms of the 'Green Book' (Bassett 1986:277) it was assessed in 1986 as being of:

1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
5 Contributing or Enhancing the Quality of the Adjoining Square or Open Space

*Condition statement:* Cassimjee’s Building is in relatively good repair compared with many of the adjacent properties. As with all the other structures in the street it has developed an impregnable street edge, which results in much of the original shopfitting being damaged and or replaced, allowing for the addition of burglar guards. The decorated pillars to the street front have been damaged in places, allowing for the exposure of the brickwork. This is to be carefully documented by the contractor when moving onto site, in order to minimize further damage and to conscientise the workmen to the fragility of the structure.

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2 This report was prepared for Strategic Environmental Focus in July 2014 by Archaic Consulting and thus serves as reference.
Fig 1: Cassimjees Building from Church Street

Fig 2: Thresholds and sidewalk
Fig 3: Aluminium shopfronts replacing earlier versions, and security measures

Fig 4: View to the West Street intersection showing columns and pavement
Fig 5: Damaged base to column revealing brick structure

Fig 6: End of building and intersection with no 65
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.2  64 - 68 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:282) records this building as being ‘Single storey business premises; concealed roof: plastered brick walls.’ It is rated as 4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) it was assessed in 1986 as being of: 4 Contributing to the Urban Setting

**Condition statement:** Whilst the authors of the ‘Green Book’ gave this building a scant rating of 4, the author is of the opinion that it should be more substantial. The southern part of the building has paired Tuscan Doric columns on a shared base, and a splayed recessed entrance which is tiled with encaustic tiles and original shopfronts in reasonably good condition, whilst the northern end has more gracile cast iron columns and any evidence of prior shopfitting removed and opened up completely, but secured behind stout steel doors. The condition of the building is very poor.

![Fig 8: Showing building from across Church Street](image_url)
Fig 9: Showing underside of canopy with damaged beam

Fig 10: Cast iron posts on concrete footings – note integrated downpipe in the example in the foreground
Fig 11: Close up of column base in the figure above

Fig 12: Showing pavement / building interface
**Fig 13:** View down Church Street showing kerb / pavement interface

**Fig 14:** View of shutters and security measures
Fig 15: View of underside of canopy

Fig 16: Paired columns on shared base on southern part of the building
Fig 17: Underside of canopies at junction between buildings

Fig 18: Shopfront and condition of pavement
Fig 19: Encaustic tiled splayed and recessed entrance

Fig 20: View of shopfronts
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
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- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- The new pavement must NOT be piled on the encaustic tiled floors to the recessed shopfronts.
- These must be covered by the contractor with a thick layer of fabric and then softwood in order to protect them during the pavement laying process.
1.3 65 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:282) records this building as being ‘Double story business premises: tiled roof: plastered brick walls: original building altered by the addition of modern vertical aluminium fascia cladding which covers the balcony: part of the group of buildings comprising nos. 61 and 69 Church Street.’ It is rated as 1(a). 1(b). 2.3.4.5.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
5 Contributing or Enhancing the Quality of the Adjoining Square or Open Space

**Condition statement:** Much altered this building is in much the same position as it was at the time of the compilation of the ‘Green Book’. Given its inscrutable façade, it has a relatively high rating, which is the one reason allowing for adherence to the mitigatory procedures as below.

*Fig 22: No 65 Church Street in the foreground with Rawat's building behind*
Fig 23: No 65 Church Street at pavement level

Fig 24: Kerb / pavement / building interface
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
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- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.3 69 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:282) records this building as being ‘Double story business premises: tiled roof: plastered brick walls: ornamental swagged central gable over pillared balcony above pavement: part of the group of buildings comprising nos. 61 and 69 Church Street.’ It is rated as 1(a). 1 (b). 2.3.4.5.

This structure is commonly known as ‘Rawat’s Building’.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
5 Contributing or Enhancing the Quality of the Adjoining Square or Open Space

Condition Statement: This building is still in reasonably good condition, despite recent alterations and modifications. It is robust, and this robustness has aided in its preservation.
Fig 25: Rawat's Building from the street

Fig 26: Rawat’s Buildings in street context
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
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- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.5 81 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:283) records this building as ‘Single story business premises: concealed roof: plastered brick walls: cast iron columns support corrugated iron verandah roof. The original Edwardian façade has been plastered over and new shopfronts installed.’ It is rated as 1 (b).4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:283) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
4 Contributing to the Urban Setting

Condition statement: This building has the remnants of the original canopy over the pavement, but the rest of the structure has been eradicated with a simple, blank wall with windows at the second storey. Of the original cast iron columns, two are extant with their original brackets, and much simpler brackets have replaced those in the two columns to the south of the building. One at lease is missing on the southern end of the building. It is suspected that there is little left of the Edwardian façade, particularly the roofline. Given that the structure originally had a rating of 1 (b) 4, and that the scale of the building still remains within acceptable limits, mitigation in the destruction of the pavement area is limited largely to the areas around the cast iron columns and the sub-pavement excavations.

Fig 28: 81 Church Street front façade. Note total alteration except for the retention of the canopy
Fig 29: Original cast iron column replaced with simpler version

Fig 30: New column to the left and original to the right
Fig 31: Cast iron column on base

Fig 32: View back up Church Street showing pavement / building interface
Fig 33: View of end of building showing collapsing canopy due to missing column

Fig 34: View of southern façade of building
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.6 91-99A Church Street

The Buildings of Pietermaritzburg (Bassett 1986:286) records this building as ‘Double story business premises: corrugated iron roof: red brick walls with plaster bands and mouldings in the Flemish Renaissance Revival style: a high character Edwardian building.’ It is rated as 1(a). 1(b). 2.4.7

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
4 Contributing to the Urban Setting
7 Over Eighty years Old

Condition Statement: This building is still in reasonably good condition, despite recent alterations and modifications. The ironwork to the canopy is largely intact, and it still holds a position in the street with regards to its 1986 rating. Much of the old shopfronts are extant, as is, importantly, some old cobbled pavement. There has been significant damage to the soft brickwork at the ends of the building, as well as to the pavement itself – exposed areas show the presence of sub-pavement brickwork and this is important to bear in mind during the excavation process. With this assessment in mind, it is thus vital to ensure that the general mitigation procedures are strictly adhered to.
Fig 35: No 91 – 99 Church Street front façade

Fig 36: View along canopy posts showing kerb / pavement interface
Fig 37: Photo of northerly end of the building

Fig 38: Showing the southerly end of the building
Fig: Showing pavement / kerb interface and damage to the brick walls on either side of the shopfront

Fig 39: Original shopfronts
Fig 40: Original shopfronts, modern interventions and kerb / pavement / building interface

Fig 41: Modern interventions at pilaster
Fig 42: Excavated, unrepaired pavement

Fig 43: Old paving at street edge
Fig 44: Old paving extending across existing pavement

Fig 45: Unrepaired excavation – note sub-pavement brickwork
Fig 46: Threshold of old entrance into shops

Fig 47: Damage to old shopfronts

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Fig 48: Modern security interventions and close up of spalled brickwork

Fig 49: Close up of upper story showing broken windows
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- It is recommended that all sections of this building be inspected by an Amafa official when the paving is removed, due to the potential of sub-pavement material.
- The new pavement must NOT be piled on the cobbled pavement where it exists in places.
- These must be covered by the contractor with a thick layer of fabric and then softwood in order to protect them during the pavement laying process.
- The new pavement must be carefully laid around them, retaining a memory of an earlier time connected with the building.

1.7 101-111 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:287) records this building as 'Single story business premises: main roof concealed, verandah roof in corrugated iron: plastered brick walls and ornamental columns: broken central pediment flanked by ornamental parapet balustrading (one side of which is filled in).’ It is ranked as 1(b).4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
4 Contributing to the Urban Setting

**Condition Statement:** This building is stable, yet elements of it such as the canopy are reasonably compromised due to lack of maintenance, particularly the underside. Some of the original shopfronts are still extant, and most of the cast iron columns and their corresponding brackets are still in place, although many of the column bases are damaged and are rusted through ill maintenance. The condition of the pavement and the building / pavement interface is reasonably undamaged except for the south end where excavation has taken place to remove water mains. This has exposed some sub-floor brickwork which should be monitored carefully in the works to the pavement in this section. In addition, whilst it does not have the rating of its more elegant neighbour it has a modest simplicity which is an excellent contribution to the streetscape.
Fig 50: Building showing junction with 99 Church Street to the left

Fig 51: Detail of iron brackets
Fig 52: Detail of central broken pediment

Fig 53: North end of building showing access to corner and the Pietermaritzburg Technical College in the background to the right
Fig 54: Looking up Church Street – coloured columns to 110 -111A Church Street, and the north end of 99 Church Street behind

Fig 55: View of pavement and underside of canopy ceiling
Fig 56: Broken column base – note water channel as a design feature

Fig 57: Beam, gutters and damaged capitals- also note condition of canopy ceiling
**Fig 58: Column base on corner**

**Fig 59: Damaged column base**
Fig 60: View out from canopy and pavement

Fig 61: Showing original shopfitting with arched timber fanlight and condition of wall / pavement interface
Fig 62: Closer detail of original shopfitting

Fig 63: North end of building showing compromised condition of canopy
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- It is recommended that all sections of this building be inspected by an Amafa official when the paving is removed, due to the potential of sub-pavement material.

1.8 106 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:287) records this building as ‘Single story business premises: corrugated iron roof: plastered brick walls: representative examples of Natal Indian Vernacular acknowledging its ethnic character with half round gables to veranda over sidewalk.’ It is rated at 1(b).2.3.4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:287) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting

*Condition statement:* As with many other buildings in the street, this structure has suffered from lack of maintenance as well as necessary modifications to the shopfronts from a ‘modernisation’ point of view as well as reinforced security. It has been painted in strong colours in more recent times. Notably, however, the entrances to the shops are recessed, and the original shopfitting is still extant. Furthermore, the encaustic tiled floors to the recessed shopfronts are also evident.
Fig 64: No 106 Church Street front facade

Fig 65: Showing street context – no 106 Church Street to the right
Fig 66: Unrepaired damage to pavement due to removal of item

Fig 67: Showing recessed entrances to the shop, the original shopfronts as well as the black and white encaustic tiles which most probably formed part of the earliest shop.
Fig 68: Detail of the original recessed shopfronts

Fig 69: Recessed shopfront with encaustic tiled floor
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- The new pavement must NOT be piled on the encaustic tiled floors to the recessed shopfronts.
- These must be covered by the contractor with a thick layer of fabric and then softwood in order to protect them during the pavement laying process.

1.9 112 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:287) records this building as ‘Double story business premises: corrugated iron roof: plastered brick walls with ashlar pointing and original sliding sash windows with hoods over: distinctive period shopfronts.’ It is rated as 1(b).3.4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:287) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting

Condition statement: As with many other buildings in the street, this structure has suffered from lack of maintenance as well as necessary modifications to the shopfronts from a ‘modernisation’ point of view as well as reinforced security. Notably, however, the entrances to the shops are recessed, and the original shopfitting is still extant. Furthermore, the paved floors to the recessed shopfronts are also evident.
Fig 70: View from across Church Street

Fig 71: View of southern façade showing altered window
Fig 72: View along the pavement showing barricaded shopfronts and brick columns

Fig 73: Level change from street to entrance to shop
Fig 74: Streetscape showing recessed entrance to shop and original shopfronts

Fig 75: Detail showing original shopfronts and recessed entrance to shop
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- The new pavement must NOT be piled on the floors to the recessed shopfronts.
- These must be covered by the contractor with a thick layer of fabric and then softwood in order to protect them during the pavement laying process.

1.10 114 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:288) records this building as 'Double story business premises: recent ribbed metal roof: plastered brick walls: building of high character designed in the Renaissance Revival Style.’ It is rated as 1(a).1(b).2.3.4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:288) it was assessed in 1986 as being of:

1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting

Note: the sign on the shop records that this is 118 – The ‘Green Book’ has no mention of 118, yet the photograph and the description match those of 114 Church Street. The canopy does, however, appear to extend across 114 which has little remnants of any earlier building. This document follows the ‘Green Book’ convention of description, thus discussing the double storey business premises on the corner with Temple Street.

**Condition statement:** As with many other buildings in the street, this structure has suffered from lack of maintenance as well as necessary modifications to the shopfronts from a ‘modernisation’ point of view as well as reinforced security.
Fig 76: 118 (114) to the left, and 114 to the right.

Fig 77: Degraded cast iron column base and evidence of flagstone paving.
Fig 78: Column and base

Fig 79: Showing sidewalk with enclosed shopfronts and cast iron columns
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- The new pavement must NOT be piled on the floors to the recessed shopfronts.
- These must be covered by the contractor with a thick layer of fabric and then softwood in order to protect them during the pavement laying process.

1.11 120 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:288) records this building as ‘Double storey business premises: tiled roof; plastered brick walls in simulated stone coursing; original sliding sash windows; distinctive period shop fronts and later plastered pillars to veranda over sidewalk.’ It is rated as 11(b).2.3.4

Thus: in terms of the ‘Green Book’ (Bassett 1986:288) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting

Condition statement: As with many other buildings in the street, this structure has suffered from lack of maintenance as well as necessary modifications to the shopfronts from a ‘modernisation’ point of view as well as reinforced security. However, its robust and simple features mean that it has survived better than some of the more elaborate buildings. The columns supporting the canopy are more recent.
Fig 80: 120 Church Street from the south

Fig 81: View of building / pavement / kerb interface
Fig 82: Brick column – bricks with rounded corners

Fig 83: View of building from Church Street
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.12 123 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:288) records this building as ‘Three story technical college: ribbed metal roof: face brick walls with plaster bands: dominant clock tower: architects Corrigall & Crickmay.’ It is rated as 1(a).1(b).4.6

Thus: in terms of the ‘Green Book’ (Bassett 1986:288) it was assessed in 1986 as being of:

1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
4 Contributing to the Urban Setting
6 Work of a Pioneer or Master

Condition Statement: The most sensitive part of this building is the boundary wall and its surrounds as it is an integral part of the main building. It is thus important that the standard mitigation procedures apply when working in the proximity of this wall.
Fig 84: View of Pietermaritzburg Technical College from across Church Street

Fig 85: Planters to each side of main gate
Fig 86: Wall with header course at base, topped with stretcher course

Fig 87: Foundation stone as laid by Allison in 1941
Fig 88: View up Church Street- boundary wall / pavement interface

Fig 89: Junction of sites – Pietermaritzburg Technical College and the Land Bank.
Fig 90: Tower landmark

Fig 91: Junction of walls – Landbank (right) and Pietermaritzburg Technical College (left)
Fig 92: Kerb/ pavement/ boundary wall interface

Fig 93: View up Church Street from the Landbank towards the Technical College showing boundary wall.
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.13 133 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:289) records this building as ‘Double story bank premises: pitched ribbed metal roof: face brick walls with plaster surrounds to windows: an example of the work of architect Norman Eaton, 1951.’ It is rated as 1(a),1(b),2.4.6.

Thus: in terms of the ‘Green Book’ (Bassett 1986:289) it was assessed in 1986 as being of:

1  (a) National and / or Local Historical Importance
1  (b) National and / or Local Architectural Importance
2       Rare or outstanding Architectural Example
4       Contributing to the Urban Setting
6       Work of a Pioneer or Master

**Condition Statement:** The most sensitive part of this building is the boundary wall and its surrounds as it is an integral part of the main building. It is thus important that the standard mitigation procedures apply when working in the proximity of this wall.
Fig 94: Land Bank building, main facade

Fig 95: The junction between the wall of the Land Bank and 135 Church Street
Fig 96: Boundary wall with steel palisade above, and junction with pavement

Fig 97: View of palisade fence and boundary wall showing approximate distance between pavement and building
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.14 135 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:289) records this building as ‘Single story cottage converted to business premises: early roof tiles and early building behind modern, plastered brick, curved false façade.’ It is rated as 1(b).4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:289) it was assessed in 1986 as being of:
- 1 (b) National and / or Local Architectural Importance
- 4 Contributing to the Urban Setting
- 7 Over Eighty years Old

**Condition statement:** The building appears in as much a condition as it was in 1986. It is reasonably recently painted and also is in use.
Fig 98: Building from adjacent car wash to the north

Fig 99: Building from entrance to the car wash showing older buildings at the rear
Fig 100: Junction between the Land Bank to the left and 135 Church Street to the right

Fig 101: 135 Church Street from the street showing false curved facade
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.15 136/138 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:283) records this building as ‘Three storey business premises: corrugated iron roof: heavily decorated brick and plaster façade partially concealed by recent two story screen: part of original balcony destroyed: a high character Victorian building.’ It is rated at 1(a).1(b).2.3.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
7 Over Eighty years Old

Note: The Green Book conflates what it refers to as 136 and 138 Church Street. 136 appears to be a restrained Neo-Classical building to the right of no 138. It has a different character from the description above. However, since these are conflated in the 1986 study, they appear so here.

Condition Statement: No 136 Church Street has little left at ground floor level that is of any concern, nor does it have a canopy supported by columns. No 138 is a more elaborate building, with a canopy supported by columns which are on the street edge. Both are in reasonable condition, and, certainly, no 136 has benefited from the removal of the cladding which covered its façade for nearly three decades. The standard mitigatory procedures apply.

Fig 103: 136 / 138 Church Street from across Church Street
Fig 104: Entrance to shops and pavement / building interface

Fig 105: Pieces of original shopfronts still extant
Fig 106: Drain into street

Fig 107: 136 / 138 Church Street from the south
Fig 108: Building / pavement / kerb interface

Fig 109: Paired Tuscan Doric columns on shared base
Fig 110: Junction between 136 / 138 and 140 Church Street

Fig 111: Showing interface between 136 / 138 and 140 Church Street
Fig 112: ‘136’ Church Street with screen removed

Fig 113: Canopy of ‘136’ Church Street
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.16  140 Church Street (note this includes 142)

The Buildings of Pietermaritzburg (Bassett 1986:283) records this building as ‘Double storey business premises: corrugated iron roof: three gables with porthole ventilators: decorative, moulded plaster façade: half-round headed windows at first floor: tiled and corrugated iron canopy on brick columns: high character period building of architectural note and quality influencing its surroundings. It is rated at 1(a).1(b).2.3.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
7 Over Eighty years Old

**Condition statement:** The building has been negatively affected by inappropriate signage applied to the canopy. Like other buildings, it suffers from lack of maintenance as well as modern interventions such as security measures. Mitigatory procedures are standard.

*Fig 115: 140 Church Street*
Fig 116: Pavement / building interface – note the raked threshold

Fig 117: Signage on front of building
Fig 118: Signage on front of building

Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.17  144 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:283) records this building as “Double storey business premises: concealed roof: earlier building with recent plastered brick façade: canopy over sidewalk. It is rated as 4.

Thus: in terms of the ‘Green Book’ (Bassett 1986:283) it was assessed in 1986 as being of: 4 Contributing to the Urban Setting

Condition statement: The building is in good, clean condition. Many changes have occurred at street level. Standard mitigatory procedures apply.

Fig 119: Façade of 144 Church Street
Fig 120: Post of 144 Church Street and its neighbour at 148 Church Street

Fig 121: Detail of column base
Fig 122: View of kerb / pavement interface

Fig 123: View showing kerb / pavement / building interface. Note façade much altered.
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.18 148 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:283) records this building as ‘Double storey business premises: concealed roof: moulded plastered brick walls: classical sliding sash windows at first floor: modern fascia applied to ground floor at later date: an Edwardian building of much character but considerably altered.’ It is rated at 1(b).2.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
4 Contributing to the Urban Setting
7 Over Eighty years Old

Condition statement: This building is modest and has a very small pavement footprint. It is reasonably intact.
Fig 124: 148 Church Street from road. Note no 144 adjacent

Fig 125: Cast iron columns
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.

1.19 156 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:283) records this building as 'Double storey business premises: corrugated iron roof: red brick walls with elaborate plaster moulds: a high character landmark quality building designed in the Flemish Renaissance Revival style. Alterations were effected incorporating removal of original cast iron columns and drip frets which were replaced by brick piers and a modern fascia and signage.' It is rated as 1(a).1(b).2.3.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:286) it was assessed in 1986 as being of:
1 (a) National and / or Local Historical Importance
1 (b) National and / or Local Architectural Importance
2 Rare or outstanding Architectural Example
3 Grouping of Architectural Merit
4 Contributing to the Urban Setting
7 Over Eighty years Old

*Condition Statement:* Given its premium location, and its constant, branded use, this building is generally in excellent condition. It is VITAL that the mitigatory procedures be adhered to.
Fig 126: Southern end of building

Fig 127: Northern end of building
Fig 128: Street drain and columns to the corner

Fig 129: Column showing rainwater drain
Fig 130: Column unseated from base

Fig 131: Column unseated from base
Fig 132: Columns and fire hydrant

Fig 133: View of intact canopy
Fig 136: Kerb / pavement / building interface

Fig 137: Looking up Church Street to junction with neighbouring building
Fig 138: Detail of wrought iron brackets and 'broekie lace'

Fig 139: Junction with building – shale base to shopfronts
Fig 140: Shopfront, cladding and shale plinth

Fig 141: Degraded area around column bases
Fig 142: View along line of columns

Fig 143: Pavement / building interface
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the structure, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
- Excavations along the shale foundation must be supervised at all times, and the foundations protected during the process of relaying the pavement.

1.20 157 West Street

*The Buildings of Pietermaritzburg* (Bassett 1986:283) records this building as

**Condition statement:** This building has been much altered over the years and is an active part of the corner streetscape. It is robust and has little that can be damaged, at face value. However, normal mitigatory procedures apply.
Fig 144: 157 West Street from the opposite corner

Fig 145: Junction with 64 Church Street
Fig 146: View of canopy and alterations to wall

Fig 147: Junction with 64 Church Street
Mitigation:

- The work on site must be supervised at all times.
- Given that the time between the documentation exercise in this report and the commencement of work on site can result in further damage to the building, prior to carrying out work, the contractor must take a thorough, detailed set of dated photographs in order to be able to monitor the works in the event of damage.
- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
- Should the building be damaged in any manner as a result of works to the pavement, the damage must be repaired by the contractor, and carried out in accordance with Amafa conditions and requirements.
- The existing paving must be carefully removed and stacked on the road edge before removal off site.
- It must not be located against the walls of the building in any manner.
- When excavation is being carried out, the base of the building and the foundations must be protected from impact.
- No pneumatic machinery is to be used in close proximity to the walls of the building.
- At the slightest sight of cracks to the walls that were not in existence prior to work being carried out, all work in proximity to the building and its cracks must cease.
1.21. General Comments

As with the previous phase report, it is important to note that the buildings and structures noted in this document are not the only points of concern. There is evidence of original stone paving from time to time, and it is reinforced that any such material must be revealed, reported to the main contractor, and be subject to an inspection by Amafa for mitigatory decision. Furthermore, any other material of historic interest must be subject to the same conditions as the stone paving and kerbing, particularly any excavated earlier pavement, sub-pavement brickwork and any covered evidence of encaustic tiling.