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

Prepared for: Strategic Environmental Focus (Pty) Ltd
PO Box 227
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For direct submission to *Amafa aKwaZulu-Natali*

Phase III submission: Peter Kerchhoff Street to Timber Street
September 2015

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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’\(^1\) 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.

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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: Peter Kerchhoff Street to Timber Street

This section was renovated as a whole at the time of the pedestrianisation of the centre of Pietermaritzburg. Also, given its position as a major inner city shopping street it has fared much better of late than its counterparts in the first and second sections.

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

1. Buildings for inclusion in the Phase III submission

<table>
<thead>
<tr>
<th>Document no.</th>
<th>Street Address</th>
<th>PMB Number</th>
<th>Description</th>
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<tr>
<td>1.1</td>
<td>161 Church Street</td>
<td>2416/31 PMB</td>
<td>Odell House</td>
</tr>
<tr>
<td>1.2</td>
<td>165 / 167 Church Street</td>
<td>2416/28/29 PMB, 2416/33 PMB</td>
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<td>1.3</td>
<td>170 Church Street</td>
<td>2561 PMB</td>
<td>Public open space</td>
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<td>171 Church Street</td>
<td>2417/9 PMB</td>
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<td>1.5</td>
<td>175 Church Street</td>
<td>2417/8 PMB</td>
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<td>2518/4/REM PMB, 2518/2/6/PMB</td>
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<td>2418/12/PMB</td>
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<td>2418/10/REM PMB</td>
<td>Volkskas Bank</td>
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<td>186 Church Street</td>
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<td>2419/1/REM PMB, 2419/5/6/PMB</td>
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<td>201 Church Street</td>
<td>2402/2/3/PMB, 2402/2/REM PMB</td>
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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.

### 1.1 161 Church Street

The *Buildings of Pietermaritzburg* (Bassett 1986:293) records this building as being ‘Double Storey business premises: corrugated iron roof: plastered brick walls: ridge gable louvred ventilator: modern shop fronts and pavement canopy’. It is rated as 1(b). 4.

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

1 (b) National and / or Local Architectural Importance
4 Contributing to the Urban Setting

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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: Odell House from across Church Street showing lower section to the northern side.

Fig 2: Closer detail of Odell House
Fig 3: Showing junction of parapet section with 165 Church Street

Fig 4: Showing pavement / wall junction and new shopfronts. Note overhanging eaves
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.

1.2 165 / 167 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:293) records this building as being ‘Single storey business premises: roof concealed behind plastered parapet wall: modern shop fronts and sidewalk canopy conceal an older building behind.’ 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

This consists of two reasonably distinct buildings: no 165 is more demure, whereas Forsyth’s Jewellers at 167 is more elaborate, with original shopfronts and marble entrance.

Fig 6: Showing shopfront to junction of 165/167 Church Street. Note ceilings of 161 as per Fig 5.
Fig 7: Interface of 161 Church Street and parapet detail

Fig 8: No 167 Church Street – Forsyth’s Jewellers

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Fig 9: No 165 Church Street with parapet raised behind canopy

Fig 10: Forsyth's Jewellers
Fig 11: Pavement / shopfront interface – Forsyth’s Jewellers

Fig 12: Entrance to Forsyth’s Jewellers
Fig 13: Looking back showing the pavement interface and the original shopfronts

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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.
- The new pavement must NOT be piled on the marble tiled floors to the recessed shopfront.
- 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.

1.3 170 Church Street – public open space
Whilst the issue is not necessarily the Church of St. Peter, but rather the public open space subsequently created, the Church itself should be itemized in terms of its importance as this creates context for the treatment of the open space and the creation of layers in the public urban realm. Thus, The Buildings of Pietermaritzburg (Bassett 1986:294) records this building as being ‘Single storey Church (formerly the Cathedral of the Church of the Province of South Africa): slate roof rusticated stone walls: stained glass leaded light windows; designed in the Neo-Gothic style with traditional Anglican Church interior.’ It is rated as 1(a).1(b).2.3.4.5.6.7.8.

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

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<td>1 (b)</td>
<td>National and / or Local Architectural Importance</td>
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It is important to note that the Welsh slate roof was replaced with corrugated sheeting some years ago. In addition, the ordering of the public open space and the creation of an open street precinct at the time of the construction of the new Cathedral is important to retain: This has direct reference to the Church, maintains a cogent distance, and has a design ethos that should be respected.
Fig 16: Northern edge of public open space - note shale wall.

Mitigation:

- The work on site must be supervised at all times.
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- The supervisor and the architect for the project are to be directly accountable for any impact to the pavement.
- Should the pavement 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.
- The new pavement must NOT be piled on the existing paving in the open space.
- This 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 paving should follow the line of the extant paving, with a coloured band of darker brick separating the open space and the line of the pavement in order to allow for layers of design approach and respect the overall concept of Norbert Rozendal.

1.4 171 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:294) records this building as being ‘Double Storey business premises: concealed corrugated iron roof: Cape Dutch Style gable and shuttered windows at first floor: shop front at ground floor: plastered brick walls. The building evidences classical influences on its design.’ It is rated as 1(b).3.4.
Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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

Fig 17: 171 Church Street front elevation

Fig 18: 171 Church Street from south
Fig 19: 171 Church Street showing mixture of brick and precast columns

Fig 20: Showing double brick pillars to the northern end and the building / pavement / street interface
Mitigation:

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• 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.

175 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:294) records this building as being ‘Double 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

Fig 23: 175 Church Street – note façade obscured by planting
Mitigation:

- The work on site must be supervised at all times.
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- 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.

1.6 180 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:295) records this building as being ‘Double storey business premises: brosley tile roof; plastered brick façade: fascia to canopy moulded flat arches on circular columns.’ It is rated as 1(b).2.3.4.7.
Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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
7 Over Eighty years Old

Fig 25: 180 Church Street from centre of street

Fig 26: Close up of moulded arches showing double storey to the background
Fig 27: Showing detail of columns bases and the building / pavement / street interface

Fig 28: Context of the building with its neighbour
Fig 29: Showing alterations to shopfronts and the building / pavement interface

Fig 30: Showing contiguous pavement and building / pavement / street interface
Mitigation:

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Fig 1.7 182 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:295) records this building as being ‘Double storey business premises: concealed roof: decorated plastered brick façade: designed in the Renaissance Revival Style with swagged ornamentation and Neo-Norman “V” shaped dentils to arched window heads at first floor: modern canopy and shop front added.’ It is rated as 1(b).2.3.4.7.
Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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
7 Over Eighty years Old

*Fig 32: Interface between 180 and 182 Church Street-180 in the foreground*
Mitigation:

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- The supervisor and the architect for the project are to be directly accountable for any impact to the building.
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- 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.

1.8 182A / 184 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:295) records this building as being ‘Double storey business premises: tiled roof: plastered brick façade with Cape Dutch Revival gable and half round gable ventilator forms part of group with nos. 180 and 182.’ It is rated as 1(b).2.3.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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
7 Over Eighty years Old
Fig 36: Showing street canopy and double storey section in the distance

Fig 37: Uninterrupted street / pavement /building interface. Note historicist street furniture

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1.9 183 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:296) records this building as being ‘Three storey bank premises originally built for the South African Reserve Bank: concealed tiled roof: reconstructed stone walls heavily rusticated to increase formality. The bank is designed in the style of the Italian Renaissance Palazzo Revival. Architects WG Moffat & Hirst’ It is rated as 1(b).2.3.4.6.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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
6 Work of a Pioneer or Master
Fig 38: 183 Church Street looking down Printing Office Street

Fig 39: Showing heavily rusticated base and then more refined dressed stone above

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Fig 40: Looking up Church Street – note the building / pavement / street interface – note variations in the paving
Fig 41: View of front elevation showing rustication as well as variant brickwork applications in the pavement

Fig 42: Damage to sandstone block
Mitigation:

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- 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.

1.10 185 Church Street


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

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Fig 43: The old Reserve Bank to the left and 185 Church Street to the right

Fig 44: Building / pavement interface – note robust dado to the building
Fig 45: Building / pavement interface

Fig 46: View down Church Street showing integration of street and pavement
Mitigation:

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- 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.

1.11 186 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:296) records this building as being ‘Single storey shops: concealed roof: modern shop front and plastered fascia to canopy conceals old building behind.’ It is rated as 4.

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

Fig 48: 186 Church Street showing relationship to 182A / 184 on the right

Fig 49: Showing retiled columns and street / pavement / building interface
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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.

1.12 197 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:297) records this building as ‘Double storey shop: corrugated iron roof: shop front and plastered brick walls conceal old building behind.’ 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

Fig 52: Streetscape showing no 197 Church Street as small building with columns to the pavement supporting the canopy
Fig 53: View showing 197 in the centre

Fig 54: Showing front elevation and slender column to centre covering an earlier cast iron column
Fig 55: View of central column exposing earlier cast iron column

Fig 56: Junction of no 197 in the front and 199 adjacent
Fig 57: Canopy of no 197 showing street/pavement/building interface

Fig 58: Showing pavement looking up 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.

1.13 199 Church Street

*The Buildings of Pietermaritzburg* (Bassett 1986:297) records this building as being ‘Double storey shop: concealed flat roof: shop front and plastered brick walls conceal old building behind.’ 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

From the photograph as document in the ‘Green Book’ in 1986, it is clear that much has changed with this building. It is recorded in this report due to the cast iron columns which support a new canopy. Whether these are historicist additions or original columns, it is important to take the conservative line for conservation.
Fig 59: View of 199 Church Street showing cast iron columns and drastically altered façade

Fig 60: Front, historicist façade of no 199 Church Street

Fig 61: Showing building / pavement 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.
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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.

1.14 201 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:298) records this building as being ‘Four storey shops and offices over: tiled roof: reconstructed stone walls and shop front.’ 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

Fig 62: View of junction of 199 Church Street and 201 Church Street
Fig 63: View of coffered timber ceiling of canopy

Fig 64: Front view of timber shopfronts and 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.

1.15 202 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:298) records this building as being ‘Double storey shop and offices: concealed roof: plastered brick walls: concrete canopy and modern shop front: timber framed sliding sash windows at first floor.’ 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

*Fig 67: Showing front elevation of 202 Church Street in context*
Fig 68: Elevation in closer detail

Fig 69: Showing interface with 200 Church Street and articulation of canopy and corner
Fig 70: View of building from street level showing the street / pavement / building interface

Fig 71: View through canopy down Church Street. Note interface with building and pavement

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.
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- 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.

1.16 207 Church Street

The Buildings of Pietermaritzburg (Bassett 1986:299) records this building as being ‘Double storey bank premises: tiled roof; plastered brick and red brick walls; building derives from classical forms: octagonal dome over splayed corner entrance. The building also has windows of quality design and craftsmanship. A high character building. Architects Joseph Cato Moffat & Simpson.’ It is rated as 1(b).2.3.4.7.

Thus: in terms of the ‘Green Book’ (Bassett 1986:277) 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
7 Over Eighty years Old
Fig 72: View of the First National Bank building from Church Street

Fig 73: View of the corner entrance together with Dudgeon’s bank behind
Fig 74: View of corner entrance looking down Bank Street

Fig 75: View of street / 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.
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• The existing paving must be carefully removed and stacked on the road edge before removal off site.
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• 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.

2. General Comments

Fig 78: View up Church Street towards Peter Kerchhoff showing cohesion at streetscape level and historicist gazebo in the foreground