

Att: The Head-Built Environment
To: **Amafa aKwaZulu Natali,**
195 Langalibalele Street
Pietermaritzburg,
3201

Date: 29th July 2022

ANNEXURE A

B. PROPERTY:

1. Application for Permit: Internal Alterations to the Existing Building:

Heritage application in terms of the Amafa aKwaZulu Natali, for the proposed internal alterations & refurbishments to the existing building on ERF 2744, Pietermaritzburg, KwaZulu-Natal, 437 Burger Street. (Read in conjunction with the Application Form A).

D. PROPOSED WORK:

1. Motivation for the Proposed Work: Structures on the site that is over 60 years.

The application is for proposed minor internal alterations to the existing structure. The extent of the proposed alterations is isolated and confined within the internal envelope at ground floor level. We maintain that the extent of the works is proposed within the least significant portions of the existing structure.

As with most buildings along this street, this structure's use has changed from residential use to office use. As such, the spatial requirements have been determined to meet the basic needs of the tenants. Therefore new ablutions were proposed, to accommodate males, females, and the disabled. The proposal will mainly affect the rear of the building when placing new windows. Making the façade remain untouched, to preserve all historical significance.

Kindly find the supporting documents as follows: (annexures B to D are attached separately).

1. **Annexure B:** Application Form A
2. **Annexure C:** Photographs of Existing Structure/s and Surroundings.
3. **Annexure D:** Original Site plan, Ground floor, Sections, and Elevations.
4. **Annexure E:** Proposed Site plan, Ground floor, Sections, and Elevations.

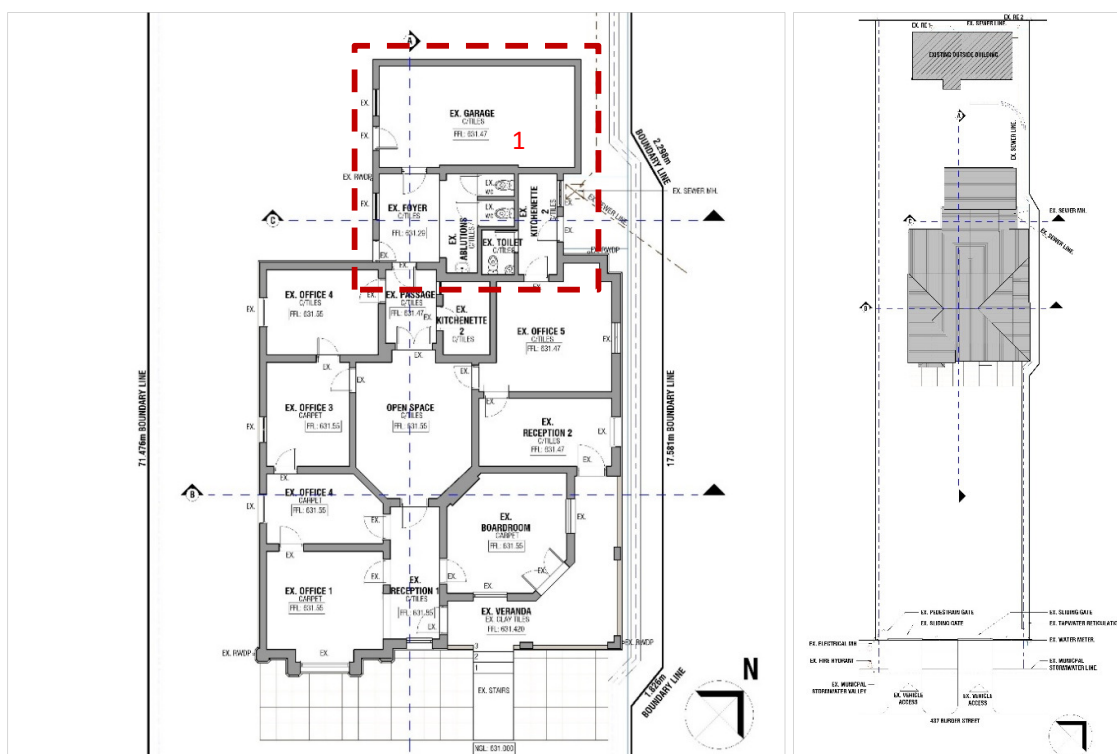


2. ARIEL IMAGE OF THE SITE



Image 1: Aerial image of the site (Google Maps)

- Site Boundary
- 1 Photograph refer number
- ➡ Direction photograph was taken



1 Position of proposed alterations



Page | 3



Image 4: View from 437 Burger Street towards the main entrance to the site. (By author, 2022)



Image 5: View from the rear of the building.



3. PROPOSAL AND ORIGINAL PLAN LAYOUT:

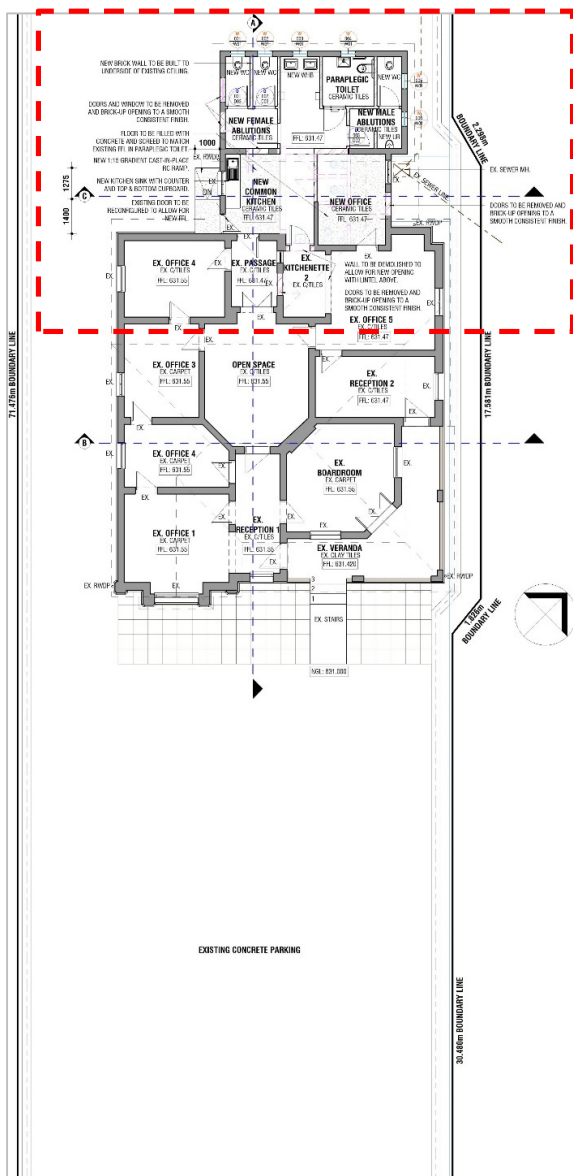


Image 6: Proposed Alterations (See Annexure D)

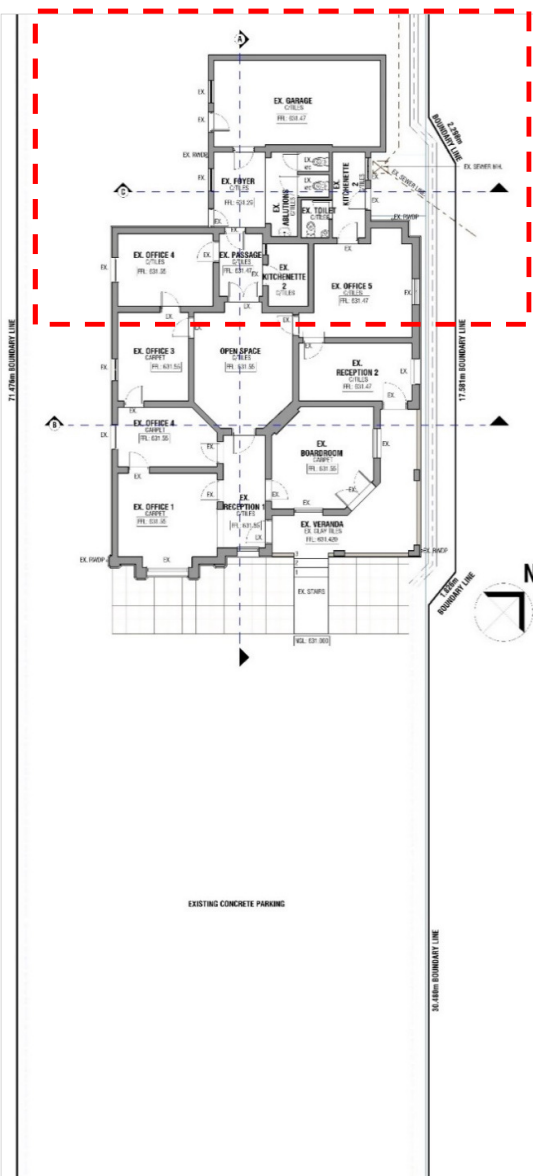


Image 7: Original Floor plan (See Annexure C)



C. SIGNIFICANCE:

1. Original date of construction:

The estimated original date of construction is 1960.

2. Historical Significance:

The Single Storey house is located in the old suburb of PMB, close proximately to the City. The house was once classified as a dwelling place. In 1962 it was used for early childhood development, rented out by the owner. The house consists of the Victorian features that complete the street neighbourhood of Victorian life in Pietermaritzburg. The house is among the significant Victorian collection, to be preserved and maintained to protect the history of the place. The house itself doesn't contain historical significance in terms of occupation. It was an ordinary house that was later rented out and evolved from a residential to an educational place, then an office place. Unfortunately, some of the Victorian collection is fading due to lack of maintenance and knowledge, resulting in demolishing and illegal/unacceptable alterations. (UK Essays; Victorian Architecture of Pietermaritzburg South Africa History Essay, 2018)

Reference List:

UKEssays. November 2018. *Victorian Architecture of Pietermaritzburg South Africa History Essay*. [online]. Available from: <https://www.ukessays.com/essays/history/victorian-architecture-of-pietermaritzburg-south-africa-history-essay.php?vref=1> [Accessed 20 July 2022].

3. Architectural Significance:

The original state of the house gives an impression of being untouched when observe from the street view. The façade still holds the historic elements from the British colony styles. The single-story house consists of a gambled-fronted house with a side veranda, corrugated iron roof, face brick, plastered brick walls, and steeply pitched roofs with verge-board trim along edges, which can be classified as Victorian Gothic. Inspired by Victorian architecture with white-washed gables on the façade.

The side verandas were one of the significant features to link the building with the horizontal elements of the street. The verandas were popular for their environmental response to the hot and rainy climate of Pietermaritzburg. (UK Essays; Victorian Architecture of Pietermaritzburg South Africa History Essay, 2018)

There was a period when young citizens of The Great Britain had to be exported to occupy colonized counties like South Africa, and many young architects that practiced Victorian style in Pietermaritzburg were among those immigrants. (UK Essays; Victorian Architecture of Pietermaritzburg South Africa History Essay, 2018)

Reference List:

UKEssays. November 2018. *Victorian Architecture of Pietermaritzburg South Africa History Essay*. [online]. Available from: <https://www.ukessays.com/essays/history/victorian-architecture-of-pietermaritzburg-south-africa-history-essay.php?vref=1> [Accessed 20 July 2022].



4. Urban Setting & Adjoining Properties:

The current street contains a strong sense of place. As the adjoining properties hold a similar style to The Great Britain. The site and the surrounding buildings were constructed in the same period. The surrounding buildings hold a similar style of single-story houses with a gambled-front and a side veranda. The same style that is dominating the City. Pietermaritzburg was designed in a long continuous Grind streets layout. Resulting in the continuous style of Victorian from the City to the suburbs.



Image 6: Adjoining building on the Southwest side of the site. (Google Maps, 2019)



Image 7: Street view towards North of Burger street. (Google Maps, 2019)



The entire street opposite the site was constructed in a later period. The construction of these buildings shows a slight improvement in material choices & tactics, as they reveal clay tiles instead of corrugated iron roof sheeting. The walls are smooth & consistent with clean junctions between face-brick and plastered bricks. Windows give that sense of harmony to the ground with their strong horizontal designs. The roof pitch is slightly dropped to accommodate new roof tiles.

This street can clearly reveal a comparison between Victorian architectural style, and recent buildings of various architectural expressions.



Image 8: Building opposite site. (By author, 2022)

D. PROPOSED WORK:

2. Detail of the Proposed Work.

The architectural challenge was to create sanitary facilities to accommodate tenants in the existing offices. Our new proposal accommodates and gives a sense of privacy to both genders.

Another challenge was to accommodate a larger number of occupants, to comply with SANS10400 in terms of office (G1) classification for ablution requirements. The current building also has stepped floors, with no universal access. In that manner, a new ramp and paraplegic toilet are proposed. The existing floor had to be filled, to allow for universal access throughout the entire office place.

All proposed ablutions will have natural light & ventilation, resulting in the proposal of new windows for the existing external walls. These ablutions will be located at the rear of the building, to prevent any alterations to the façade of the building. The extent of the alterations is within the internal building except for the ramp that is also proposed at the external rear entrance.

Kind Regards,

Zunaed Ballim