

## **MOIVATION FOR THE EXPANSION OF BRITANNIA HOTEL**

**PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTION 33(1)(A) FOR THE DEMOLITION , ADDITION OR ALTERATION TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAT 60 YEARS.**

Address: 1299 Umgeni Road, Durban

Cadastral description: ERF 49 Durban

Zoning: Previously "Light Industrial" now "Special Zone 1: Hotel"

Permitted coverage: N/A

Permitted F.A.R: N/A

Building Lines: Front 5m, Rear N/A, Sides N/A

### **BRIEF HISTORY**

The Britannia Hotel was built in 1879 by Castle Wine and E K Green a liquor wholesaler. It served primarily the White population of Durban and was classified as such. Initially it was one block of a building but later it was extended to include more facilities (see attached old block plan). During the reign of the apartheid regime the wholly White status quo remained in terms of the main facilities of accommodation and pub.



In an obscure isolated part of the building the owners earmarked two little rooms for Indians and Blacks ( see attached September 1928 Plan ). These were really not bars but little rooms serviced by hatches from the main bar. The hotel was then sold to Hymie Saacks who later sold it to two Indian businessmen. Not much had changed during their reign till in 1983 the Moodley family took over. Since then it had undergone a major transformation (see attached plans post of 1983).

The last decade has seen the business grow exponentially so much so that Britannia Hotel has become a very popular eatery on the map of Durban.

## ARCHITECTURAL HERITAGE



The 134 year old building delightfully still maintains its strong historical Colonial style architecture decorated with Art Decor on the facades, which is prevalent in the Durban Area.

## MOTIVATION

The site has **successfully been approved by AMAFA before** (see attached previous AMAFA submission ) With the increased popularity at the Britannia Hotel and changes in local council requirements and regulations, our client, Linkey Moodley sees the need to develop further upon his site. With the site being rezoned from Light Industrial to Special Zone 1: Hotel in 2011 (see attached rezoning

document), therefore it can be seen that the local council also sees the purpose to develop on the existing site.

Our client seeks firstly to meet the council requirements and his hotel's need for additional parking. Hence we are proposing a new 6 floored building adjacent to the existing Britannia Hotel on the same site which will cater 136 new parking bays across 5 floors of the building. On the 6<sup>th</sup> floor our client sees the need to propose a new Restaurant which will produce revenue and a return on his new development.

The proposed building will link to the existing Britannia hotel towards the back end of the site. This link between the two buildings will be subtle so not to change the appearance of the existing building. Britannia's' existing front facade will not be changed or interfered with. The proposed building will contrast to the existing so to not lose the architecture and integrity of the existing building.



The new development proposes a lift which not only gives access throughout all the floors of the proposed building but also provides access for persons with disabilities to the existing building from the restaurant on the ground floor to the hotel on the first floor.

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AFRICA VISION ARCHITECTS

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