



APPLICATION FORM A (STRUCTURES)

Ref: _____

Date received _____

Application No _____

Application approved not approved

Date of permit/notification _____

Permit No _____

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

(Application form H must be used for alteration to structures permanently protected in terms of Section 37, 38, & 39 (Heritage Landmarks))

PLEASE NOTE

IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Detach and Consult the attached guidelines before completing this form)

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

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE DELIVERED TO: Amafa aKwaZulu-Natali, 195 LANGALIBALELE (LONGMARKET) STREET, PIETERMARITZBURG, 3201 OR POSTED TO: BOX 2685 PIETERMARITZBURG 3200. Enquiries 033-394 6543 or Fax 033-394 6552 (For proof of payment not applications)

A. DECLARATION BY OWNER

I, SHIRLEY ANN DESPLACE

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which Amafa aKwaZulu-Natali may issue the permit to me.

Signature S A Desplace

Place DURBAN

Date _____

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

B. PROPERTY DESCRIPTION:

1. Name of property: 100 BOTANIC GARDENS ROAD Title Deed No. _____

2. Erf/Lot/Farm No: SUB 1 OF LOT 2451 DURBAN

Street Address: 100 BOTANIC GARDENS ROAD

BEREA.

Local Municipality ETHEKWINI

District Municipality ETHEKWINI

3. Current zoning GENERAL RESIDENTIAL Present use DWELLING.

C. SIGNIFICANCE:

1. Original date of construction ORIGINAL PLAN APPROVED ON " JULY 1920 "
2. Historical Significance: ORIGINALLY BUILT FOR MR LUSKE IN 1920. HE SOLD IT TO MRS WINTERGREEN (SHIRLEY DESPLACE'S MOTHER) " IN THE LATTER YEARS OF THE 40'S". IT HAS ALWAYS BEEN USED AS A HOUSE. SHIRLEY BOUGHT THE HOUSE FROM HER MOTHER IN 1982 IN 1989 PANS WERE APPROVED FOR AN EXTRA BEDROOM. OVER THE YEARS THE HOME HAS DETERIOTED. THE AREA HAS LOST ITS "HOMELY FEELING" AS MOST ADJOINING BUILDINGS ARE NOW BLOCKS OF FLATS.
References SHIRLEY DES PLACE & ETHEKWINI ARCHIVES.

3. Architectural Significance: SEE ATTACHED DESCRIPTION (ON SEPERATE SHEET)

References RECORDS FROM ETHEKWINI ARCHIVES & SHIRLEY DESPLACE

4. Urban Setting & Adjoining Properties: SEE ATTACHED DESCRIPTION. (ON SEPERATE SHEET)

D. PROPOSED WORK

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

DEMOLITION

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

CONDITION	<input type="checkbox"/>	MAINTENANCE	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
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ADDITION

EXTENSION	<input type="checkbox"/>	CHANGED USE	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
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C3 ARCHITECTURAL SIGNIFICANCE

The house design has adaptations of Victorian & Georgian architecture but is an example of the Adapted Berea architecture of the time. Its redeeming attributes were the beautiful Oregon windows & doors and the verandah (which unfortunately was never a “wrap-around”). The home never had its “lightness” as the verandah balustrade was brick and insensitive.

C4 URBAN SETTING AND ADJOINING PROPERTIES

Shirley Desplace recounted stories of her childhood at 100 Botanic Gardens Road where it was a “residential neighbourhood” with houses. Over the years, and accelerated by the building of the Technikon (in ± 1980) the area became more “student orientated”). The buildings south neighbour became a block of flats in the 1950’s & the building south of it became townhouses in the 1970’s.

The sites across the road from 100 Botanic Gardens Road & south of it became plain simple three storey blocks of flats in the 1970’s. The neighbouring house to the north has been very poorly altered and is of no architectural merit. The home behind (up the panhandle) has been treated respectfully but due to being so far back and due to the vegetation does not contribute to the streetscape.

Generally, the buildings in the area are not particularly well looked after and this can be understood due to the student factor. The crime / safety level is not good and taking the attitude of trying to re-create a gem of by-gone days (like done in Florida Road) will not happen as the student need for accommodation is large. Taking this reasoning further, the urban demands are to address the need for more accommodation and run the buildings efficiently so as to be able to look after & upkeep themselves. This will create a suburb “upgrade”. Sadly, the single houses in this particular area will battle to survive confronted with the urban necessity within the area.

P2 MOTIVATION FOR PROPOSED WORK

Shirley is in her later years and approached us on altering / restoring her home.

We did a thorough check on the building. The facts are as follows.


- a) the Oregon floors & joists have holes & are infested with borer.
- b) the beautiful Oregon doors & windows are gone. The replaced timber doors and windows, the skirtings & dado rails are also borer infected.
- c) the roof trusses (Oregon) are borer infested.
- d) the original roof finish was the clay "Coronation" profile Marseille tile which cracked due to becoming too brittle. The main roof was replaced to corrugated iron many years ago & the lean-tos' are the original tiles. The roof leaks.
- e) the geysers, electrical & plumbing are constantly needing repair.

In reality the costs to do the above were totally disproportionate to the value of the property. An exercise in designing a four bedroom home were infeasible & impractical due to the crime in the area and the loss of neighbourhood quality.

The logical best solution is to demolish & build a new building which is the answer to the specific urban need for accommodation. In turn a well run & maintained building will aid the urban setting.

Lastly & furthermore, a legal building which complies with safety, fire, traffic, parking etc will set a precedent for student accommodation in the area which is well overdue.

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME PELEGRINI ARCHITECTS CC	
POSTAL ADDRESS P O Box 418 , UMHLANUWA ROCKS	
	POST CODE 4320
TEL 031 - 562 1903	FAX 031 5621923
CELL	SACAP REG. NO. 3479
Author's Drawing Nos. 2013/06/06 A & B	
SIGNATURE 	DATE 07/06/2013

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

NAME SHIRLEY ANN DESPLACE	
POSTAL ADDRESS 100 BOTANIC GARDENS ROAD, BEBEA	
	POST CODE 4001
TEL 031 -	FAX

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

NAME	
TEL	FAX

F. SUBMISSION FEE: R600.00 (subject to annual increment on the 1 April)

The submission fee is payable to Amafa aKwaZulu-Natali by cheque or bank deposit/internet banking prior to the processing of this application.

Banking details in case of direct deposits:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of **AMAFI AKWAZULU-NATALI**

Account No. 40-5935-6024

NB: Proof of payment to be forwarded (faxed, posted or delivered) to our office

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

Name _____
 Telephone _____ Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION

	YES	NO
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	✓	
MOTIVATION	✓	
PHOTOGRAPHS	✓	
ORIGINAL DRAWINGS	✓	
PLANS (X2 SETS) - NUMBERED AND COLOURED	✓	
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)	INTERNET	
PROOF OF PUBLIC PARTICIPATION	ROSTER	
PAYMENT/PROOF OF PAYMENT	✓	✓