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110 Oriel Road

Grosvenor

Durban

4066

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eThekwini municipality Town-planning Application no. : **REL20220719002/CS**

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ATTENTION: AMAFA KWAZULU NATAL

C2. Historical Significance

In Sub 2 Of LOT 1991, 110 Oriel Road, Grosvenor situated in the southern part of Durban. The home situated on this plot hasn't been altered significantly apart from the change on the roof with an introduction of the grey double-roman tiles and aluminium windows as seen in the more modern homes. Other than that the existing structural elements of the walls, which have performed satisfactorily, are the same. A significant addition to this property is the construction of a single-story granny-flat which is being proposed to be converted into a double-storey outbuilding.

C3. Architectural Significance

Although there is not much architectural significance to speak of, 110 Oriel Road, Grosvenor lies in a residential area with homes that exhibit the Victorian Architecture heritage. Although changes in technology and architectural preferences are prevalent, the important heritage and historical significance is mildly present in this area and can be seen by the owner's modest rendition of the style by way of alterations and additions to their homes.

As seen in many residential areas in the greater Durban Suburbs which exhibit the Victorian Architectural style in their home designs, the property in question, 110 Oriel Road, is no different. The Victorian style has its roots in the revival of Greek and Roman architecture. Although this property, and many like it, is a

watered-down interpretation of this type of architecture, which has elaborate quoining, we can still see an informed attempt to create this home to reflect the Victorian style by way of its materials shown. A mixture of facebrick, stone and rendering above dado level is clearly defined.

Other striking features of this home which pay tribute to the Victorian architectural style are the buttresses at certain wall corners which are both decorative as well as structural. An outdoor living area with a stone column, face-brick, plaster & painted wall further accentuate the Victorian heritage since a verandah is an important element to this style.

Another unmistakable feature which this home has is its significantly steep pitch tiled hip-roof and bay windows at the road façade.

C4. Urban setting & adjoining properties

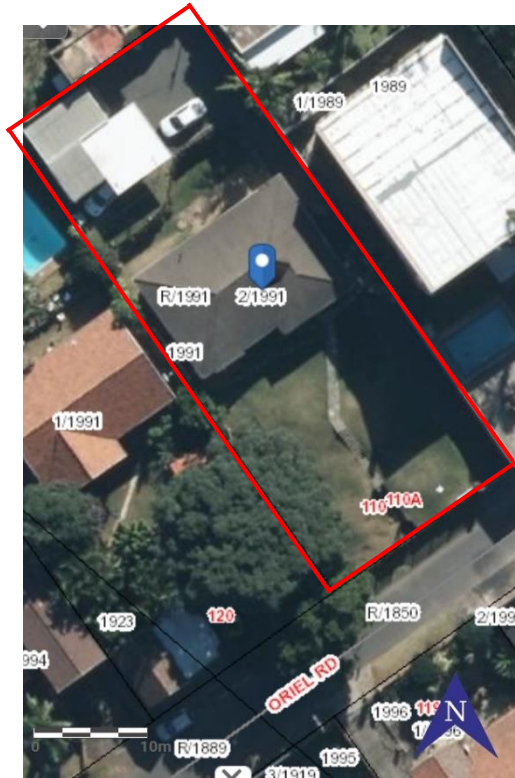
110 Oriel Road is located in a primarily residential block that have single family-home clusters with neighbouring residential properties that share the same or similar architectural features. The Urban setting of this block has a significant flora and fauna presence which is always positive for environmental reasons. Few neighbouring properties have undergone additions & alterations, however those that have, have done so modestly. Although directly adjacent 110 Oriel Road, the neighbouring property, 106 Oriel Road, has undergone extensive remodelling which seems to dwarf the neighbours homes because of its scale, our current proposal aims not to make a dramatic statement, but compliment and preserve the existing home and also include additional outdoor living spaces by introducing a pool as the focal outdoor space and entertainment zones around it to encourage outdoor-living so the occupants can take advantage of Durban's desirable climate.

We hope our proposal will be looked at favourably

Kind regards

V. Mgobhozi

Picture 1: SITE (GIS)



Picture 2: Street facade (GIS)



Picture 3: Street-level View (GIS)



Picture 4: Aerial View - Rear (GIS)

