**121 BRAND ROAD Ref: 01204AMAFA**

**RENOVATION AND CONVERSION OF LISTED BUILDING**

**TO OFFICES AND ALTERATIONS TO THE OUTBUILDING**

**Amafa Permit No.**

**B. PROPERTY DESCRIPTION:**

1. Name of Property:- Title Deed No.: T33609/93
2. Erf/lot/Farm No: Erf 6831 OF Durban. (20 of 39 of C, Townlands of Durban 1737)

Street Address: 121 Brand Road, Glenwood, Durban.

Local Municipality: Ethekwini Municipality

1. Current Zoning: General Residential 2.

Present Use: Part Offices and Part Residential.

**C. SIGNIFICANCE:**

1. Original date of construction: c1906.
2. Historical Significance: Listing No 7.34 in A Revised Listing of the Important Places and Buildings in Durban and Appendix 7. The building is a Category B.
3. Architectural Significance: The Listing notes as follows; An Edwardian, single storied, gabled veranda house in Vernacular style, solid Tuscan columns and flamboyant gable, Part of Brand Road group.

Intrinsic Design G, Building Type G, Style/Period G, Local Technology N, Architect/Engineer N, Intactness of Form G, Intactness of Detail G, Condition G, Environmental & Contextual VG, Historical & Cultural G.

Appendix 7 notes the following; Front space including boundary wall(s) posts, gates and fencing, overall form single storied hipped roof with corrugated sheeting plastered walls gable with bargeboards (solid or of fretwork) and ventilator, veranda with precast concrete columns of Tuscan Doric form and balustrading, front door and fanlight, bay windows casement windows including cills plastered details including quoins, string courses, cornices, mouldings, pilasters, entablatures, door and window cases, pediments and parapets, mock ashlar jointing, chimney.

1. Urban Setting & Adjoining Properties: The property is 782 msq in extent facing Brand Road and with vehicular access from Garners Lane at the rear. 121 Brand Road is one of five Listed Buildings of the same period and there are a number of other buildings of the Victorian and Edwardian period in the road. 121 Brand Road is a significant member of this historic group.

The contiguous properties are however not significant, a fifties 3 storey block of flats on the south and a more recent building with an office addition on the north. The low boundary wall with capped posts and a steel fence allows the historic building to be enjoyed by passers-by and insures its important contribution to the street scape.

**D. PROPOSED WORK:**

1. PURPOSE OF APPLICATION

ALTERATION: OTHER, for renovation to offices.

ADDITION: CHANGED USE.

1. MOTIVATION FOR PROPOSED WORK.

The Edwardian dwelling with fine elements and details is largely intact and has been well maintained externally and internally. Minor alteration to the rear with the addition of a toilet were carried out in 1924, this is the only plan on record. The conversion to part offices and residential was carried out in 1993 by the present owner with minor internal alterations and the addition of a rear terrace. The outbuilding was converted to a Flat in August 2012.

The application is for the residential unit of the main building to be converted and incorporated into the office use. The main building is to be a single office function, with the removal of the dividing wall to create an open plan office. The office use will require additional parking accessed off Garners Lane, the terrace will be mostly demolished and outbuildings partly demolished and altered. The swimming pool will be filled in.

The main building and the property as a whole has been well maintained particularly by the present owner as a part office usage, regular and on-going attention at considerable cost is required.

1. DETAILS OF ALTERATIONS/ ADDITIONS/ RENOVATIONS

The external timber features and elements are in good condition, most of the vertical sliding sash windows require renovation. Finely detailed plaster mouldings, cills, string courses and quoining are all intact. The roof is big corrugated profile asbestos cement sheeting which will be replaced with s-profile colour coated zincalume sheeting, ogee profile white colour coated aluminium gutters have recently been fitted. The Veranda encaustic tiling is in good condition.

Internally historic elements, entrance passage arch with plaster mouldings, cast iron and ceramic tile fire place, Oregon strip flooring with moulded skirting’s and matchboard ceilings with moulded cornices have been renovated in sound condition. A special feature is the raised ventilated ceiling in the centre of the main room. The original elements will all be retained intact with the proposed office alterations. Inappropriate intrusions of the present office function with the removal of the dividing wall, replaced with a gms I-beam and round columns will necessitate the replacement of inappropriate ceramic floor tiles, squaring off the arched opening and replacing incorrect casement windows with vertical sliding sash windows and moulded cills. The external door with coloured glass lights and fanlight is to be re-located to the north east wall to access the reduce terrace. The existing bathroom and toilet will be revamped to provide suitable facilities.

The office usage requires parking for 10 vehicles, clay paving bricks and grassblocks to bays will be used and landscaping included to perimeters. The entrance roller shutter in the existing rear boundary wall is to be re-located centrally.

The present outbuilding flat is to be partly demolished to allow for the parking layout and rebuilt attached to the north east boundary wall with a simple lean-to roof to provide a residential unit on the property.

The original low front boundary wall and fence to Brand Road will remain unaltered with the office usage to retain the visibility of the historic façade from the street.

**E. CONTACT DETAILS**

1. CONTRACTOR: not appointed.
2. ARCHITECT: Emmett: Emmett Architects cc.

362 Lilian Ngoyi Road, Durban, 4001. Tel: 031 3126498

1. OWNER OF PROPERTY: Spoormaker & Partners.