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The Pietermaritzburg Built Environment Committee
Amafa aKwazulu Natali
Langalibele Street
Pietermaritzburg
3201

ALTERATIONS TO EXISTING BUILDING AT 180 LANGALIBELE ST, PIETERMARITZBURG

The above property has almost reached completion of repair and restoration following damage due to a car accident in January 2013. No change has been made to the structure or shopfront during restoration, apart from a replacement timber door that was damaged beyond repair and replacement timbers and fixings.

The current application is by the ground floor tenants on behalf of the owner for :

1. the installation of internal "Trellidor" security screens across the shopfronts,
2. the alteration of Shop 2's shopfront to provide an entrance in the centre of the glazed shopfront
3. external signage

See drawings attached :

Motivation :

Both tenants depend on pedestrian traffic in attracting customers, so visibility and accessibility is important. Shop 2's internal floor level is similar to that of the pavement and lends itself to direct access off the pavement and therefore better trade. The intention is that the new entrance will stand open during trading hours and the side door entrance remain locked but available for emergencies.

The security screen is necessary to protect against theft through the large panes of glass, the choice of "trellidor gates" was for it's versatility with changing tenants and for minimal intervention to the structure in the fixing and fitting of the mechanism.

Description of work :

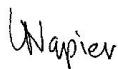
The proposed entrance door to **Shop 2** is a frameless glass double hinged door and is to replace the entire centre pane of the shopfront. There will be no change to the timber framework or fanlight. An internal steel frame is proposed to be fitted internally in-line with the timber shopfront mullions to take the hinges, this will not be visible when viewed square on. The doors will be mounted on floor springs. The existing window cill is to be removed between the two vertical mullions and a threshold tile inserted. The trellidor gate will be fitted inside the new door frame and will be fixed to the side column, wall and floor. The gate will consist of expanding lattice gates in two unequal sashes meeting behind one of the mullions stacking in the corners. Colour : white.

The shopfront of **Shop 1** is raised slightly off the pavement level and continues to use the side door entrance, there will be no external change to the shop. The security gate will be identical to shop 2 and fixed internally.

Proposed **signage** is to be on aluminium sheets hung from a steel bracket at right angles to the shopfront. The centre sign hanging below the veranda roof is to remain, but graphics will change.

I trust this meets with your approval.

Yours sincerely,



Lindsay Napier
Pr.Arch