

Ref: 99 Botanic Gardens Rd

Date: 14 September 2021

KZN Amafa and Research Institute
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PROPOSED DEMOLITION TO ACCOMMODATE NEW STUDENT HOUSING DEVELOPMENT AT 99 BOTANIC GARDENS RD, PORTION 1 OF ERF 2292 DURBAN

Please find below report to read in conjunction with Application form A (Structures) and application for 99 Botanic Gardens Road.

C. SIGNIFICANCE:

1. Original date of construction:

While the original plans are not available the oldest drawing on record at the municipality date back to 1949 and were submitted for the addition of a single garage at street level, workshop below and enclosure of existing veranda.

A large extension to the main house was approved in 2001 for a dwelling unit linked to the original house as well as a detached storeroom and various other internal alternations. Demolition of the storeroom and other minor alterations were approved in 2004.

2. Historical Significance:

The building in its current form remains vacant since purchase by the current owner but was used prior as a multi-tenant residential dwelling. Other than the age of the building no specific evidence can be found to support the historical significance as defined by the value it adds to the pattern of history of the macro or micro context and environment.

- The structures and property are not protected in terms of Section 42, 43, 44 of the KZN Amafa and Research Institute Act (5 of 2018)
- The structure is not a listed and permanently protected structure
- The structure is not a heritage landmark

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inspired people inspiring spaces

- The structure is not a provincial landmark
- No special protections in place

3. Architectural Significance:

The building form and articulation is typical of that characterising a substantial number of late Victorian/Early Edwardian style of residential dwelling units developed in the early 1900's on the Berea. The original structure remains largely intact albeit with various alterations internally and minimal maintenance and upkeep over the years.

The existing structure was originally a single dwelling unit which has been extensively extended over the years to increase the building foot print to now include a lower ground cottage connected to the original dwelling by an internal staircase and the front portion of the original house subdivided to create a separate lettable space from the rest of the house.

Some of the elements characterising the elements of the original architecture and existing condition as follows:

- The front façade is orientated North West towards Botanic Gardens Road but it largely concealed by the existing 2m high the solid plastered and painted boundary wall.
- The house is below street level access via a covered walkway into the front entrance which is marked by a gable roof end over a bay window comprising 3 individual sliding sash windows currently inoperable and glassing sections replaced with glass louvres.
- The original plastered and painted masonry walls, timber sliding sash windows and oregon pine suspended floors where these have not been replaced with tiles or carpet remain in fair condition but roof leaks have resulted in damp and mould to walls and ceilings.
- The original pine ceiling boards and crown mouldings have been replaced in recent years with new painted flush plastered ceiling boards and new vinyl clad suspended ceiling tiles in the new extension.
- New aluminium doors/windows now form enclosure to the original entrance and side veranda of the house
- All existing bathrooms have been renovated over the years and do not contain any original fixtures, in addition sinks/wet services have been added to areas as the house has been adapted for multiple tenancy.
- The existing corrugated iron roof sheeting is generally very worn, patched, rusting and leaking in areas while existing asbestos rainwater goods are generally at the end of their lifespan.

3. Urban Setting & Adjoining Properties:

The property is situated at 99 Botanic Gardens Road, Berea, Durban and in addition to 101 and 105 Botanic Gardens are owned by a single owner EYP Properties.

The urban setting is characterised by medium density residential apartment buildings, converted residential homes now operating as boarding houses and business premises on a busy arterial route linking mixed use areas on both sides of Berea Rd. While the Berea style architecture is evident in some of the remaining properties along this street closer to Botanic Gardens there are also many blocks of flats of more recent construction.

The site is within 180m walking distance to Durban University of Technology (DUT) Steve Biko Rd Campus, 1.3km to DUT ML Sultan Campus, 3 km to UKZN Durban Campus, 350m to Chris Ntuli/Berea Rd, 1.1km to

the Warwick Triangle and 700m to Musgrave and Berea Centre respectively. The urban and social character is largely defined by the proximity to the various tertiary institutions and resultant large resident student population.

In terms of the current General Land Use Management regulations all sites are zoned General Residential 2. Both sites have an existing 50% permissible development coverage and 1.2 permissible floor area ratio.

The narrow front elevation is orientated to the North West facing Botanic Gardens Rd with rear access via pan handle lane accessed from the North off Botanic Avenue. The north facade is 1362mm from the boundary with no 101 while the south elevation lies 1406mm from the boundary with the 4-storey block of flats adjacent.

D. PROPOSED WORK:

2. Motivation for proposed work:

Having purchased the property at 99 Botanic Gardens Rd in addition to 101 and 105 Botanic Gardens Rd in their current state of disrepair in 2020 and 2019 respectively the Clients intent is to consolidate the three sites to develop a quality medium density Student Housing complex in keeping with the scale and density of the existing surrounding residential development and in line with the regulations as set out in the policy approved in July 2019 by the eThekweni Municipality's Economic Development and Planning Unit and fully compliant with the Higher Education Act, 1997 (Act No. 101 of 1997), The Policy on the Minimum Norms and Standards for Student Housing at Public Universities.

Under the existing zoning of General Residential 2 the development of "Boarding House" for which student housing is classified, is permitted under the primary use without the need for any special consent applications other than that of Amafa in respect of the demolition, alterations or additions to the existing structures.

Therefore, the objective of this application is to determine the feasibility of an approval for the complete demolition of the existing structure in order to proceed with a design proposal to responsibly maximise the development potential across 99, 101 and 105 Botanic Gardens Road.

3. Detail the alterations/additions/restorations proposed:

The following drawings of the proposal refer:

D21-001-0000: Site Plan & Area Schedule

D21-001-1000: Basement & Ground Storey Plan

D21-001-1001: First & Second Storey Plan

D21-001-2000: Sections

D21-001-3000: Elevations & 3D Views

This application seeks approval for complete demolition of the existing structures with a view to developing across the sites for the creation of a new 4 storey, 140 bed student residence.

The new proposed basement level housing limited student parking (13 bays), laundry and garden areas in addition to 9 double x 1 x single rooms, common kitchen and ablution facilities is intended to replicate the

existing lower ground level resulting in the height of the building from the dominant façade of Botanic Gardens Road, rising a total of 2 storeys above ground level and thereby relating in scale to the surrounding medium density residential apartment blocks.

The building is conceptualized as a courtyard development over no 99, 101 and 105 Botanic Gardens, provided that a notarial tie or consolidation of the sites is approved in due course. Two blocks containing modular student rooms compliant with the Higher Education Act, 1997 (Act No. 101 of 1997), The Policy on the Minimum Norms and Standards for Student Housing at Public Universities, will flank a central courtyard off which common required student housing facilities, vertical circulation routes and secure entry/exit points will be located.

The design proposal is done in compliance to all the current development constraints in particular a 7.5m setback from Botanic Gardens Rd, which provides the opportunity for the provision of open garden area/social space along the street edge.

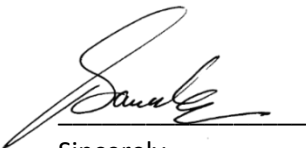
All rooms bound an external perimeter wall ensuring that all spaces will have access to natural light and ventilation thereby eliminating the need for energy intensive mechanical systems. The building envelope is a simple masonry frame comprising concrete columns, supported on piled foundations, suspended slabs and masonry brick walls of which those internally will be plastered and painted while external facades articulated to include a combination of exposed satin face brick, plaster and paint as well as feature textured wall over the front entrance which is defined by a steel pergola with timber lattice frame. Charcoal powder coated aluminium framed windows with top hung opening sections will punctuate the facades with horizontal aluminium louvres shading the north west. The building will be topped with a timber roof structure and profiled pre-painted roof sheeting.

While the proposed development poses some challenges, we believe the opportunities for the development of the site outweigh any challenges as these can be overcome with proper risk mitigation at each stage of the project.

TJ Architects (Pty) Ltd has extensive experience in the design and management of student housing developments in keeping with the Higher Education Act, 1997 (Act No. 101 of 1997), The Policy on the Minimum Norms and Standards for Student Housing at Public Universities.

The site development proposal in due course will be further developed to further improve significant urban fabric, addresses specific user needs and requirements and mitigates all risk for occupants and neighbours. All done in a manner intended to drastically improve sense of place and space, support operational efficiency, enhance the aesthetics and improve overall function while balancing compliance, cost and time-

We trust that this meets with your approval.



Sincerely

Jodi Davids-Harber (Pr.Arch 20897)

For and on behalf of TJ Architects (Pty) Ltd

References:

- *National Resources Heritage Act No, 1991 (Act No.25 of 1999)*
- *Michelle Jacobs & Brian Kearney, The Berea Style: The Architecture of William Murray-Jones and Arthur Ritchie Mckinley including the Brazilian Journal of Murray-Jones, Durban Heritage Trust, 2018*

- *City of Durban, Town Planning Scheme Regulations, Appendix 7, August 2009*