

Carport additions to Old Boys Model School for Department of Health AMAFA application report

D. Proposed work

2. Motivation for proposed work

The current occupants, the KZN Department of Health, intends on using the building as a modern serviced office complex. This building was left unused and unwanted for many years, not until the department took occupation and has made renovations and alterations to improve the condition of the dilapidated building.

There have since been multiple projects to restore the building and make it usable. This application for covered parking is a step in that direction, making this building fully functional for the department.

The drive behind having covered parking bays, in addition to the existing parking, is due to the need for protection of staff and state vehicles against adverse weather conditions. Currently the state's vehicles park uncovered and are exposed to the elements, which causes their general condition to deteriorate quicker. Pietermaritzburg weather ranges from extreme sunshine and heat, to severe hailstorms, these state assets need to be protected as best we can. Covered parking will allow for this first line of defence. The new proposal will also maximise the parking availability on site, making it easier to accommodate all staff and vehicle assets on site.

The proposed covered parking is situated on the old playing fields to the south-east of the school, on the Burger street boundary. This boundary is the 'back face' of the building. Which would not detract from the aesthetics of the main architectural focus of the facade which is at the front of the building.

This proposal also included a gatehouse for security purpose for the parking. The parking is intended to be secured with a clearvu fence, which is a good option as it will not hinder the view into the building. Much needed active containers are being included, in the parking space. These containers lie to the side of the building and do not obstruct the view from the street edge.

The proposed covered parking bays, gatehouse, archives and fencing are designed to not hinder the view and aesthetics of the gable ends of the building. The design is a minimalist construction, with the intention of not hiding the building and detailing of the building behind it.

3. Detail the alterations/additions/restorations proposed

This application refers to an additional 31 new covered parking bays, covering 771sqm on the south-east vacant portion of the site. This includes 7 new archive containers on a paved platform

The covered parking proposal allows for an unobstructed view of the roof, gables and windows of the building. The ramps are partially obstructed from view.

The carport is intended to be made of a steel frame structure. The roof sheeting will be a Kliplok sheeting with a chromadek finish. The depth of the roof covering will be 5.4m, with a head clearance height of 2.1m. The proposed covered parking has narrow bays, thus a cantilever design is proposed.

The proposed new guard house continues with the architectural language of the existing building structure. Using the same brickwork finish, plastered plinth and roof sheeting as the existing building. Tying in the old and the new construction in well. The gatehouse

building footprint as well as the height has been kept minimal as to cause as little obstruction to the existing building complex behind it as possible.

The proposal also includes 7 approx. 6x2.5m containers on a paved platform. These containers do not obstruct the view of the building. These containers are much needed archive space needed by the occupying department.

This new parking proposal will include a clearvu fencing. This fencing will enclose the new covered parking, gate house and archive containers. The fence will extend along the edge of the site on the north-east boundary that is between the site and St. Anne's Hospital.

Please refer to accompanying drawing for full details.