

284 FLORIDA RD, DURBAN



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This document is prepared by Boshoff Architects in submission to AMAFA Heritage KZN for approval for building application. All plans, diagrams, images and text is property of Boshoff Architects unless otherwise stated.

INTRODUCTION

"Cities grow and change; it is an essential part of their organic nature. To remain static is to die. It is accepted that in that process of growth and development, buildings will be altered or demolished to make way for the new.

However, not all that is new is an improvement; not all that is old is worthless. While new buildings may be a sign of economical growth, old buildings are a city's memory, providing links with the past and giving it a sense of continuity.

For a richly textured, vibrant city, a balance needs to be achieved between the old and the new, between conservation and development."

Yvonne Hart

*Chairman of Conservation Awards Committee
Durban City Council, October 1992*

This document serves as an application for the construction of a new roofed outdoor area to serve the Incite Church congregation as a place of fellowship at 284 Florida road. In addition to the roof, landscaping steps to be proposed as a way of opening up the church towards the street scape and creating a welcoming public entrance.

The Church is currently being occupied by Incite Church but has been under congregations like Church on Florida, Trinity Congregational Church and Proposed New Congregational Church. One golden thread has remained throughout the decades, that this building holds close the foundation of the church - being a light unto the nations. The growing congregation has led to the need to accommodate and formalize a place of gathering for fellowship of the congregation.

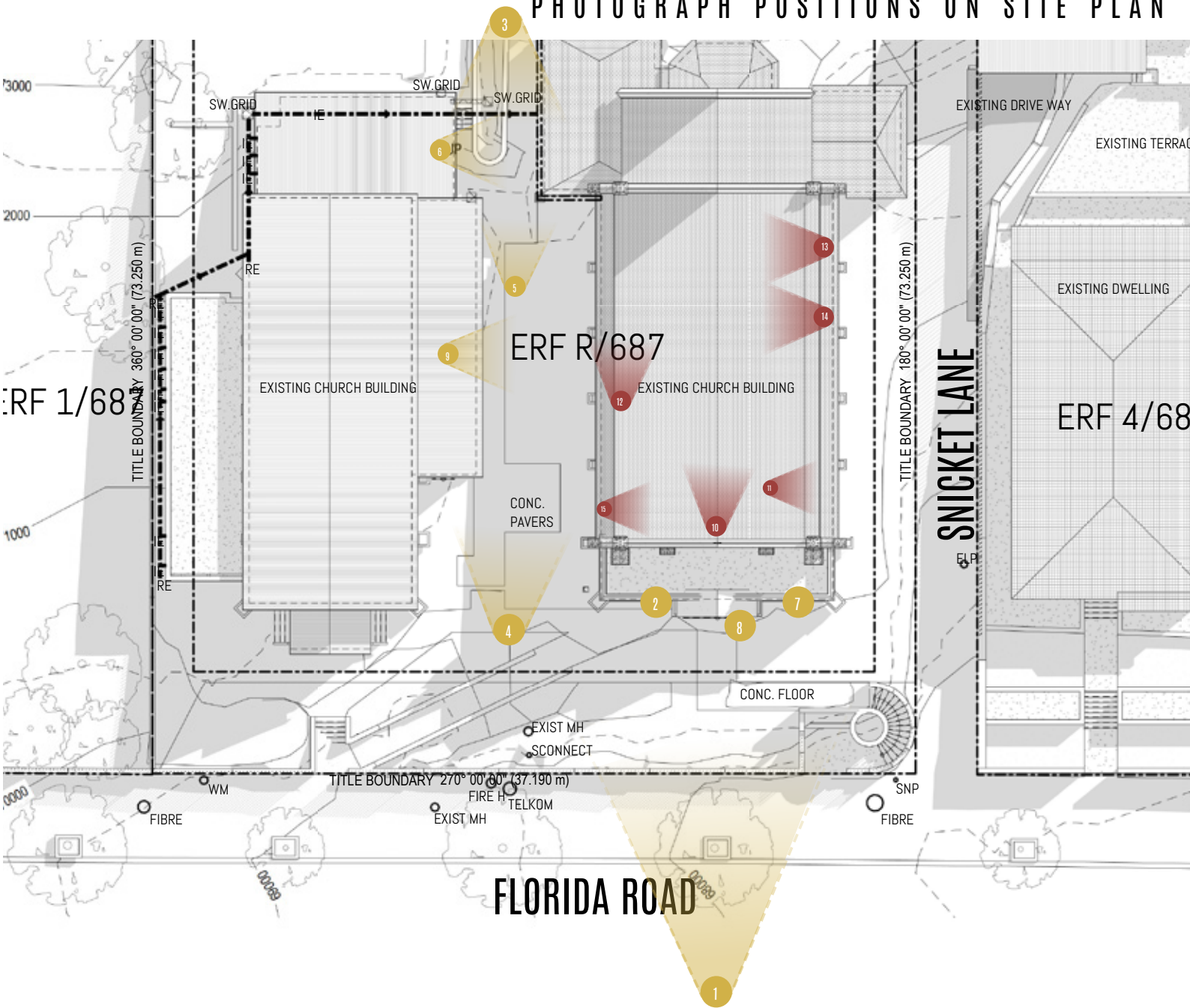
Since it's cornerstone was laid in 1897, the Church has adapted and increased to the needs of the congregational while paying due respect to the essence of the church and historical and architectural significance of the buildings on the erf as well as in the surrounding area.

To follow is an exploration of our approach to the design by analyzing the site and it's neighboring influences. The project aims to encapsulate the past, responsibly react to the present and dream for a vibrant future.

CONTEXTUAL ANALYSIS LOCALITY PLAN



PHOTOGRAPH POSITIONS ON SITE PLAN



- 1 - 9 EXTERIOR PHOTOGRAPHS
- 10 - 15 INTERIOR PHOTOGRAPHS

1.

The front facade proudly stands in its majesty facing Florida road. Boasting of ornaments from the Gothic Revival era with lancet windows, tracery, pinnacles, etc.



The stone laid on 1925 below the lancet (pointed) arch windows on the front facades (located on all facades) bring to remembrance the classic Gothic cathedrals in Europe.

2.

3.

View from the back parking towards Florida road. View through the two buildings: Church on the left and hall on the right. Currently place of fellowship for congregation.



The space between the two church buildings: the Church to the left and the hall to the right. This landscaped space serves as a gathering place before and after the service.

4.

5.

View back towards the pastoral manse from place of fellowship between the Church and the hall.



Pastoral entrance used by Pastor and church leaders. Pitched roofs with Terra Cotta tiles along the pinnacles.

6.

7.

The lancet windows along the facades. The architects, Payne and Payne borrowed these elements from the Gothic Revival churches in England, their home country



8.

Detailed Corinthian columns flowing into a pointed arch entrance on the front facade. The flower detailing and symbolism of the clustered columns reflects the early Gothic Revival movement.



9.

The side facade along the building repeats a symmetrical rhythm of buttresses and lancet windows. The carefully planned proportions of the church displayed as a layering of ancient Gothic church symbolism.



10.

The nave of the interior of the church is framed by the flanking side aisles and pointed arched entrances to the main space. The rhythm of the columns and the dark timber trusses above draws ones eyes to the front of the Church.



11.

The flanking side aisles are enclosed by pointed arches and lancet windows symmetrically centered. The early Gothic centered arch allows for a higher and wider span.



12.

The buttress and column order alongside the flanking side aisles provide a more private circulation path along the edges of the church.



13.

The sculptural qualities of the label moldings and details along the plaster enhance the 'lightness' and sense of awe that the Gothic movement strives towards.



14.

The clear and consistent rhythm of lancet windows, Doric columns, pointed two-centered arches and the detailed timber trusses create a layered effect as natural light pours in from the windows. These elements emphasize the verticality of the building, allowing the user to perceive the space as 'open' and 'light' as a symbol of the Divine that can be experienced in the space.



15.

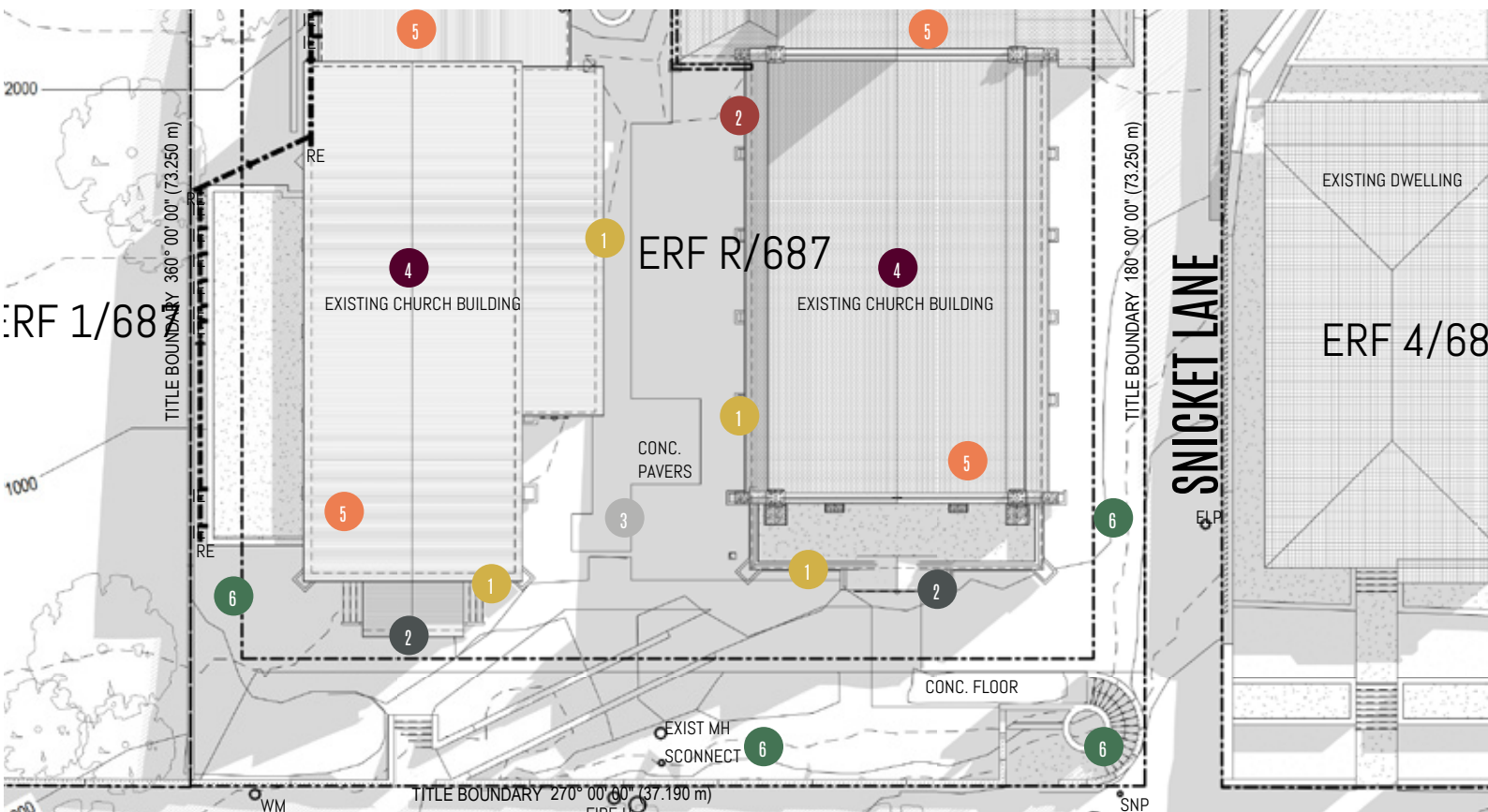
Along the roof, exposed timber trusses sit alongside similar ceiling timber battens acting as a decorative element to the ceiling-scape.

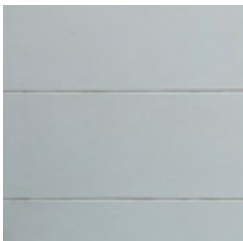
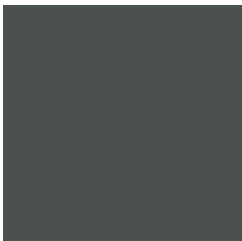

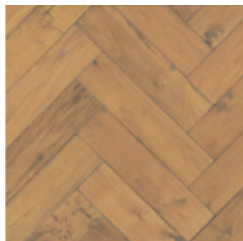

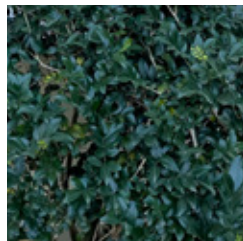


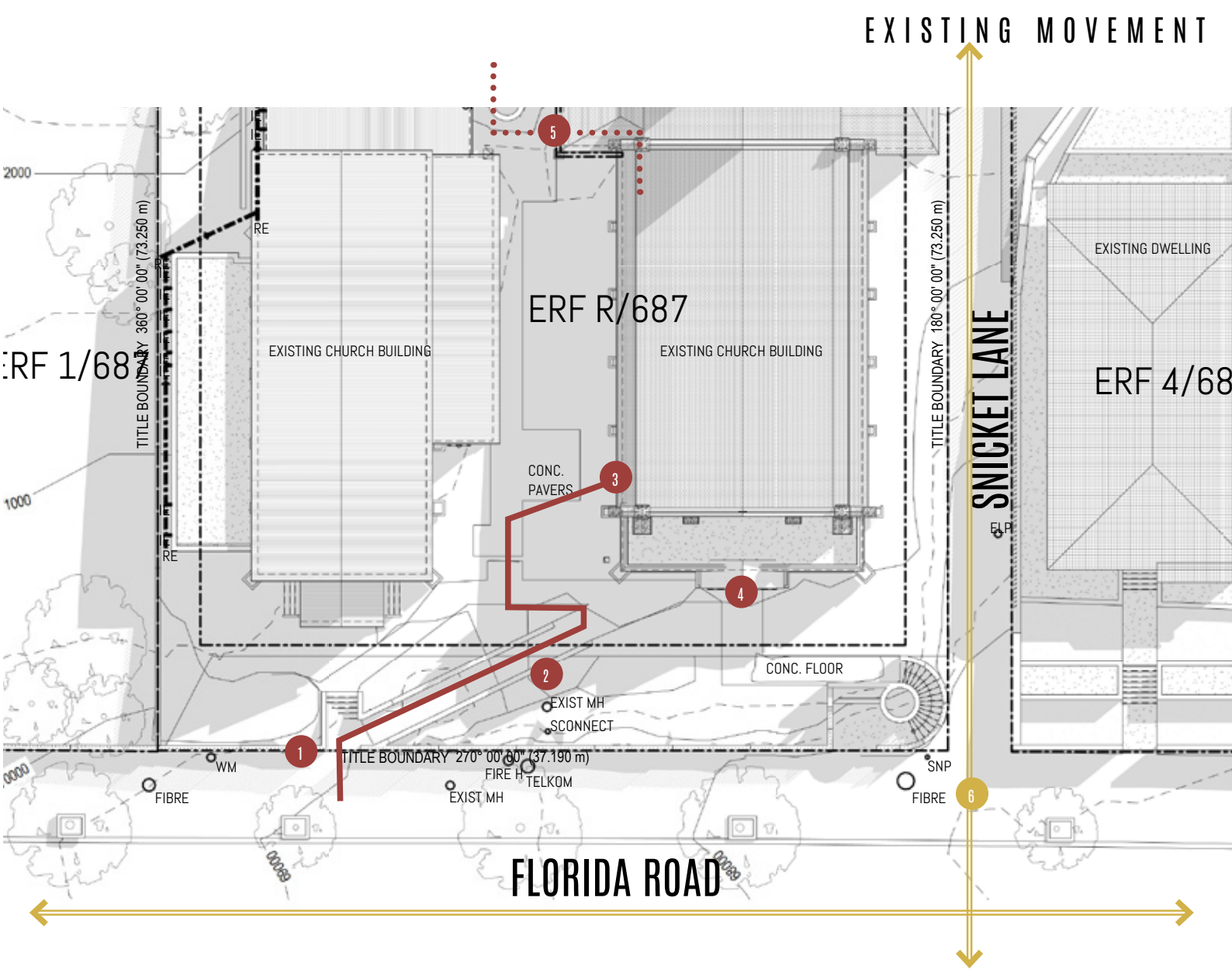
EXISTING BUILDING OVERVIEW



EXISTING MATERIALITY



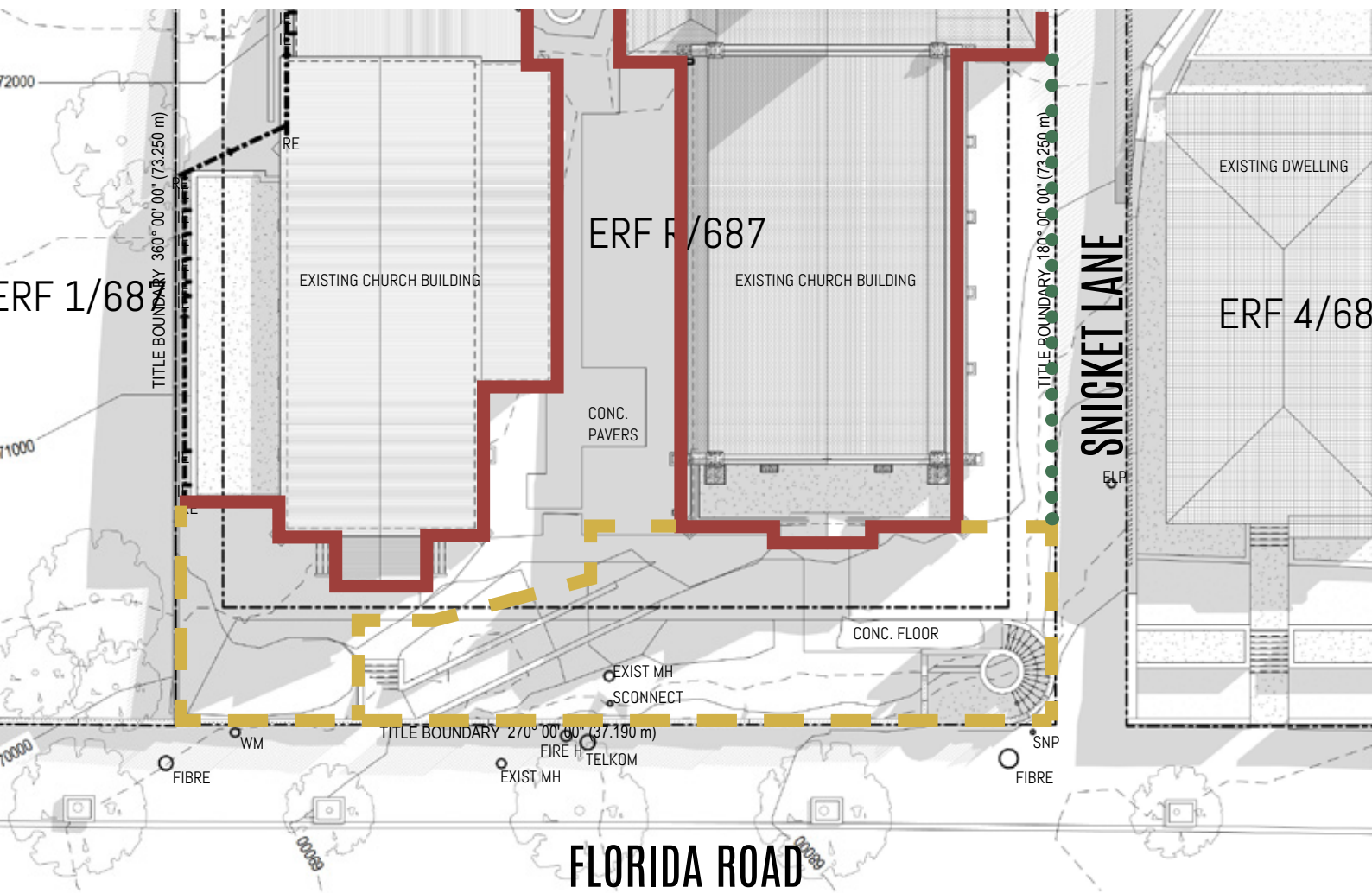
<h1>1.</h1>	<h1>2.</h1>	<h1>3.</h1>	<h1>4.</h1>	<h1>5.</h1>	<h1>6.</h1>
AF . 01	AF . 02	AF . 03	AF . 04	AF . 05	AF . 06
APPLIED FINISH SMOOTH PLASTER AND PAINT	APPLIED FINISH MIDAS GREY ACCENT PAINT	FLOOR FINISH STONE GREY CONCRETE PAVERS	FLOOR FINISH TIMBER PARQUET FLOORING	ROOF FINISH TERRA COTTA ROOF TILES	NATURAL FINISH LANDSCAPING GRASS AND PLANTS
					



- 1. PUBLIC ENTRANCE
- 2. RAMP ACCESS
- 3. SIDE ENTRANCE
- 4. MAIN ENTRANCE
- 5. PASTORAL ENTRANCE TO BACK OF HOUSE
- 6. SNICKET VEHICULAR ENTRANCE

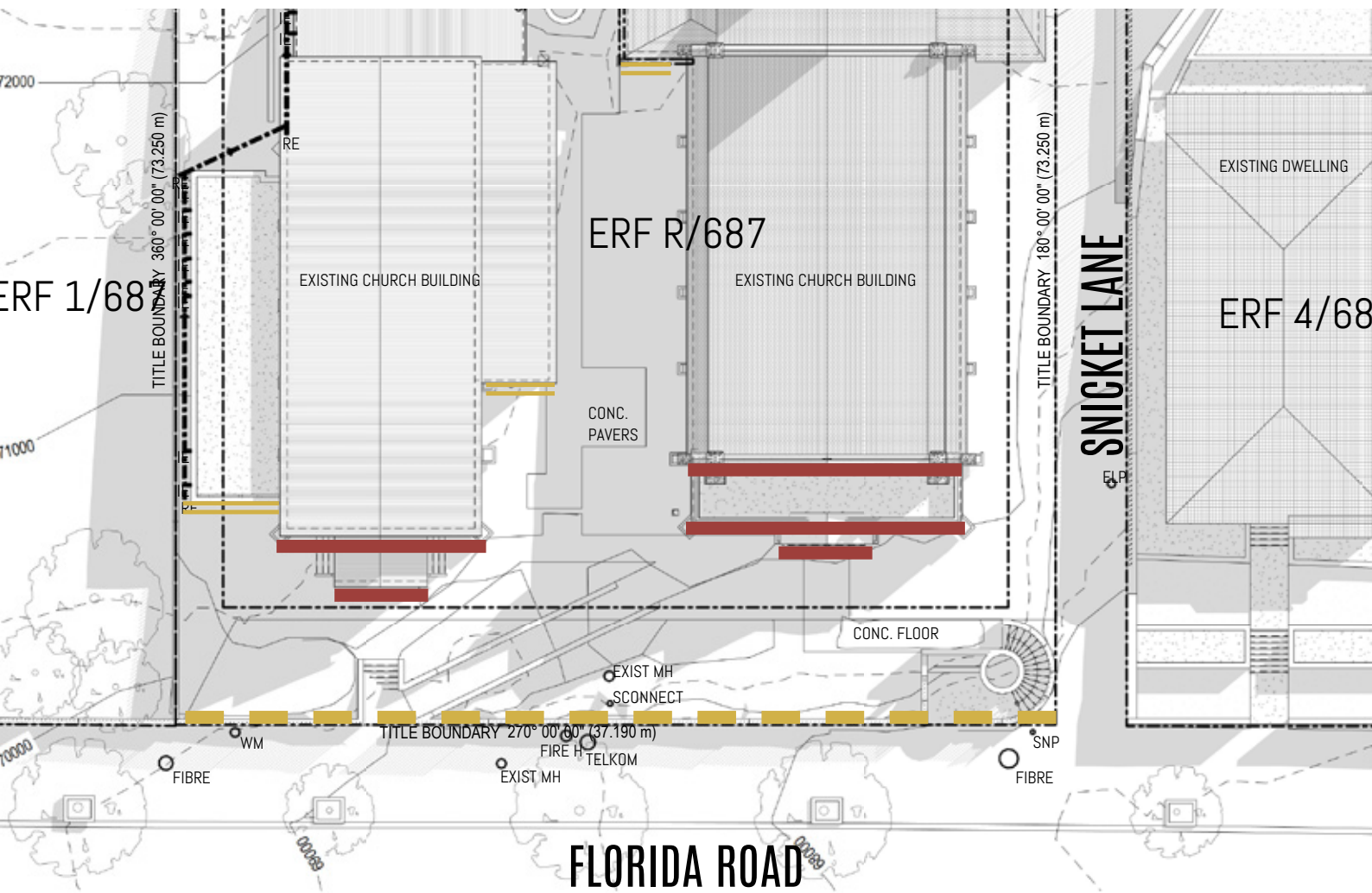
- CONGREGATION
- ⋯ CHURCH LEADERSHIP/TEAM
- = VEHICULAR

EXISTING THRESHOLDS



- WALLS
- SECURITY FENCE
- WIRE FENCING WITH PLANTING

FACADE FRONTAGE - VISUAL PERSPECTIVE



- PROMINENT FRONT FACADE
- SECONDARY FACADES
- OBSTRUCTING SECURITY FENCE

HISTORICAL SIGNIFICANCE

The rich history of Durban is layered with many cultures, languages and spaces. The materials, textures and forms add narrative to the historical significance of our past. The architecture in Durban tells stories of the past and how events have unfolded to the Durban we know today.

The Old Fort (now a museum) speaks of the time when King Shaka ceded land at Port Natal (6500km²) to a group of European settlers, Henry Finn and Francis Farewell in 1824 (Unknown, 2015: online) . By 1835, Durban was established on the site of Port Natal and named after Sir Benjamin D'Urban, the governor of the Cape Colony (Augustyn, 2009: online). The Old Court House Museum, built in the mid 1860's tells of a growing town establishing a place of governance (MacDonald, 2015: Online). The modern Netherlands Bank (Nedbank) replacing the Club Arcade in it's neo-classical style speak of the booming Smith Street (now Anton Lembede street). The Workshop, an old locomotive station writes of adventures and trade of the commuters on-board. The Lion Match Factory, the Play house, the King's house to the Warrior Gate, the list goes on. There is no shortage of stories to be told through these significant pieces of history.

Not only does the architecture reflect our history as a society but our city grids lend stories from those that walked the roads before us. Florida road, once a sandy track for a herd of elephants on their daily trek for water at the Greyville Marshes (South African History Online. 2019: online), today is a vibrant place for young and old.

Florida road, situated in the center of Morningside has likewise many routes of narratives running through it's streets. Home to many residents, businesses and entertainment stakeholders, this road is one of the oldest streets in Durban (Cele and Chipunga, 2014: 4). Framing the street-scape are multiple Edwardian and Victorian architectural styled houses and buildings that add to the unique identity of Florida road. What once started as mainly a residential street, is now buzzing as a creative hub for local and established businesses entertaining it's users with a vibrant outdoor culture along the street.

Through the years, Florida road has always maintained a unique street culture that allowed people to enjoy the outdoors on the wide verandas of the Victorian styled architecture. The architecture was designed in such a way to welcome the public and interact with the street edge. The rich layer of Florida road added to it's special identity as old buildings were preserved and contemporary interiors were introduced as to extenuate the narrative of old and new. Florida road chooses to build with the pieces of our past instead of replacing it altogether.

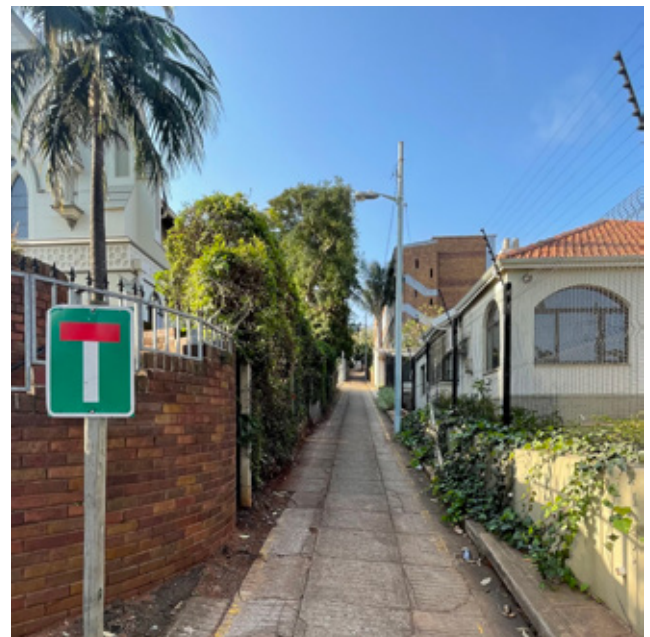
1.

Incite Church from across the road of the buzzing Florida road midday. The church in its architectural glory standing isolated from the hustling street.



2.

Snicket lane linking Florida road with Wallace road between 284 Florida road and 280 Florida road. Both properties are owned by the same owner from Incite Church.



3.

The main church building peeking over the security fence along Florida road. The drastic level difference of the side walk and the church level, separates the user from the architecture.



4.

The classic late Victorian double storey house with it's large verandas and in the backdrop of the lush greenery.
(304 Florida road occupied by John Hudson and Company)



5.

The gracious Victoria home turned business with wide detailed timber verandas in one of many in the area. The style of this architecture can be seen in numerous instances in the surrounding area making this area historically and architecturally significant.
(304 Florida road)



6.

Walroad Court multi-residential block entrance on Wallace road.



ARCHITECTURAL SIGNIFICANCE

Architecture can be viewed as a way in which people can capture a piece of the *zeitgeist* of a place in a certain point of time (McLachlan, 2009:60). McLachlan describes heritage as a way in which we better understand ourselves and the cultures we live in. Architecture is a means to preserve and conserve places of cultural significance. It is therefore vital for architecture to respond to heritage sites appropriately and respectfully to add to the value of the sense of place.

Architect team from W Street Wilson, well-known architecture firm in Durban were the leading designers on the project for the first Church structures. The Payne brothers, Wilfred Stonehouse and Edwin Osman are said to be the lead architects for the Church buildings. They were born and raised in England and attended Queen's College in Taunton and enrolled in the Architectural Association in 1897. In 1902 Wilfred and Edwin started their own firm, Payne and Payne as a wide and varied practice that ran for 50 years including projects like schools, hospitals and houses. Their work included partnerships with other renowned architects like Kenneth Edward Frederick Gardiner and EM Powers.

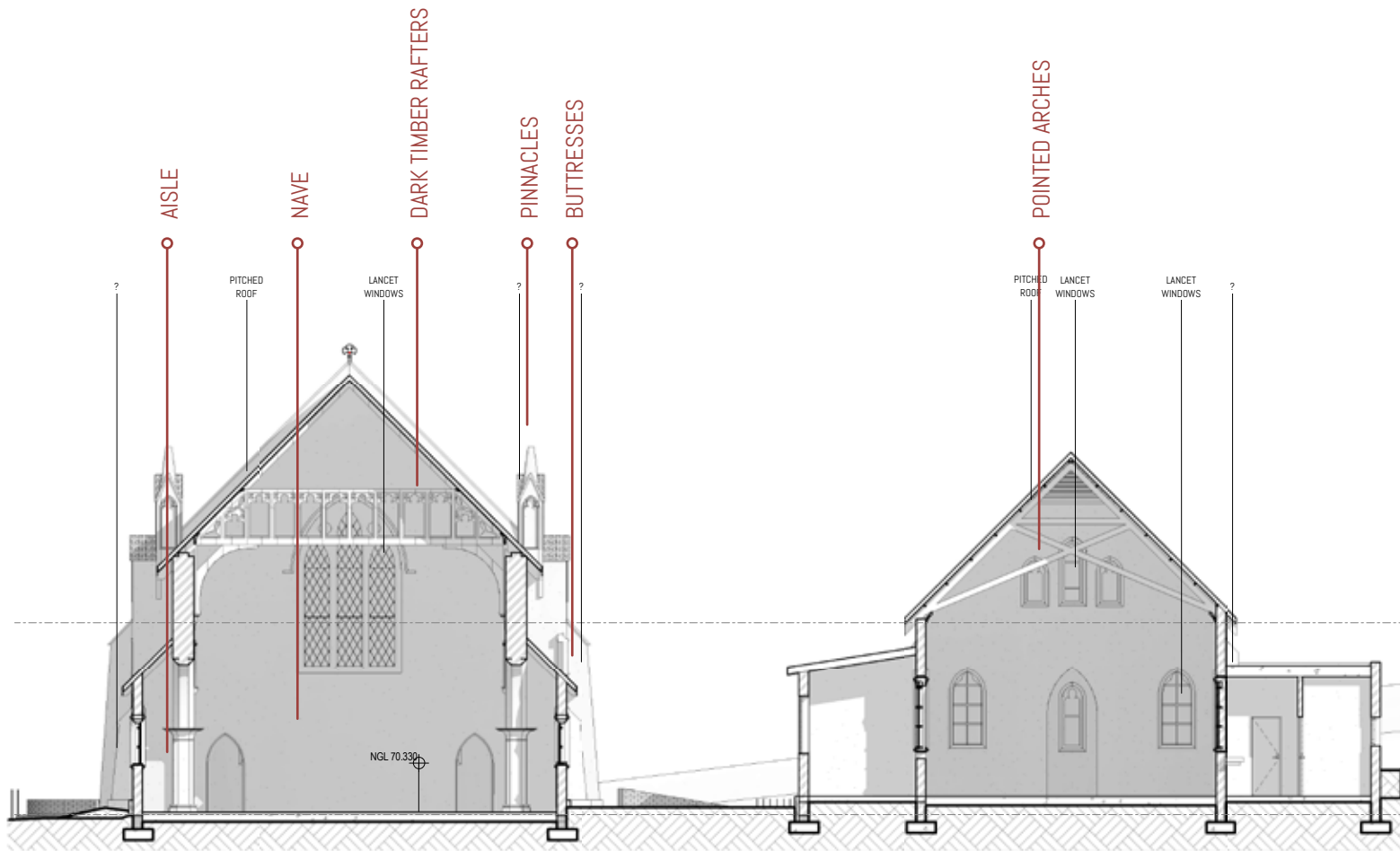
His design on the Church is wilding influenced by his various internships in London and sketch architectural travelings through England. The church's style reflects that of Classical and Gothic Revival architecture with hints of Victorian architecture.

The church plan represents that of a typical classical church with the side flanking aisles and middle nave forming the basilica. The typical European church styles, such as what the Payne brothers would have seen back home, is portrayed in the style of the existing church buildings.

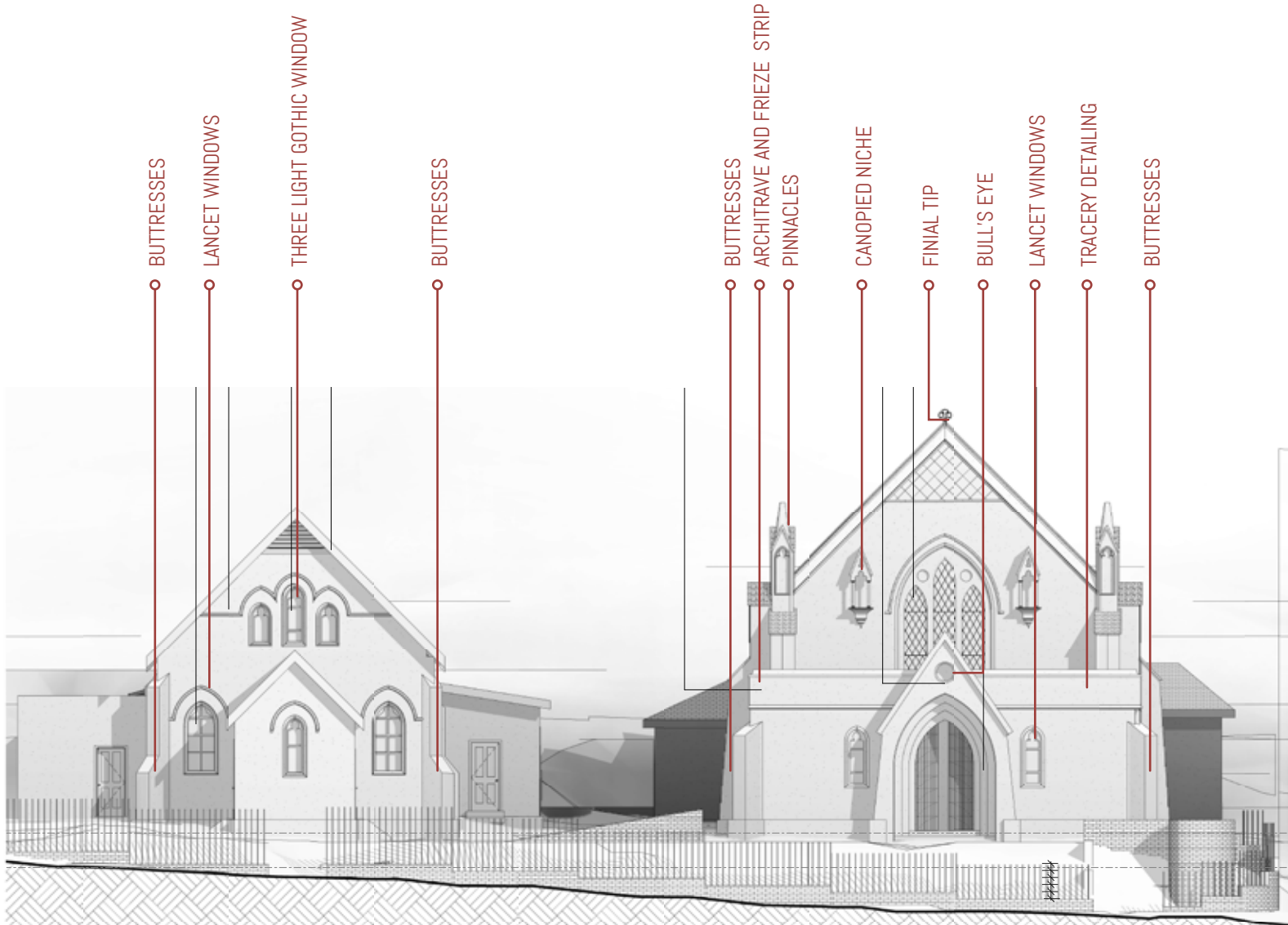
Architectural items like the lancet windows, side buttresses gable including curved pediment, tracery plastered details and ornaments are all key elements to Gothic and Victorian church language.

According to Brian Kearney's '*A revised Listing of the Important Places and Buildings in Durban*', The church hall is mentioned as "*surveyed but not listed*".

ARCHITECTURAL SIGNIFICANCE



ARCHITECTURAL SIGNIFICANCE



THEORETICAL APPROACH TO PROPOSED DESIGN

The proposed design is derived from the extensive site analysis, surrounding influences and our theological understanding of the essence of gathering as a Church. As the Church is evolving in the present age, the need to build forward without compromising the truth of it's significance is vital for the building to be both relevant but also classic architecturally.

The proposed design aims to offer a place of fellowship for the congregation to gather over tea or coffee. The space would link the church and the neighboring hall and allow the congregation to flow from one space to another more efficiently. The addition will offer supporting services to the church such as a coffee bar, kitchenette, meeting spaces and mother's room.

The design approach is based in three fundamental principles:

Firstly, the needs of the congregation was assessed so ensure that the program of the design was clear. The functions were planned systematically as to enable the users to flow smoothly from one space to another. The accessibility to the street is improved to allow users to flow more effectively into the building from Florida road.

Secondly, the design started to take form when taking into account how it will relate to the existing heritage buildings in it's historical significance and architectural value. We used the Burra Charter as a guide to establish an approach to the relationship the addition will have to the existing.

The proposed addition will add to the existing buildings by not distorting or obscuring the architectural significance of the church structures. The new design will enhance the appreciation of the place. New work will contrast to the heritage buildings as not to imitate or duplicate the heritage where confusion of actual heritage arises. There will be a clear difference between new and old.

In his book "*Old buildings, New Forms: new directions in architectural transformations*" Franciose Bollack (2013:24-220) elaborates on the different ways architecture can respond to heritage buildings. He lengthly describes *Insertions, Parasites, wraps, juxtapositions* and *weaving's*. For the purpose of this specific proposed project, we will only mention the directions relevant to this type of project.

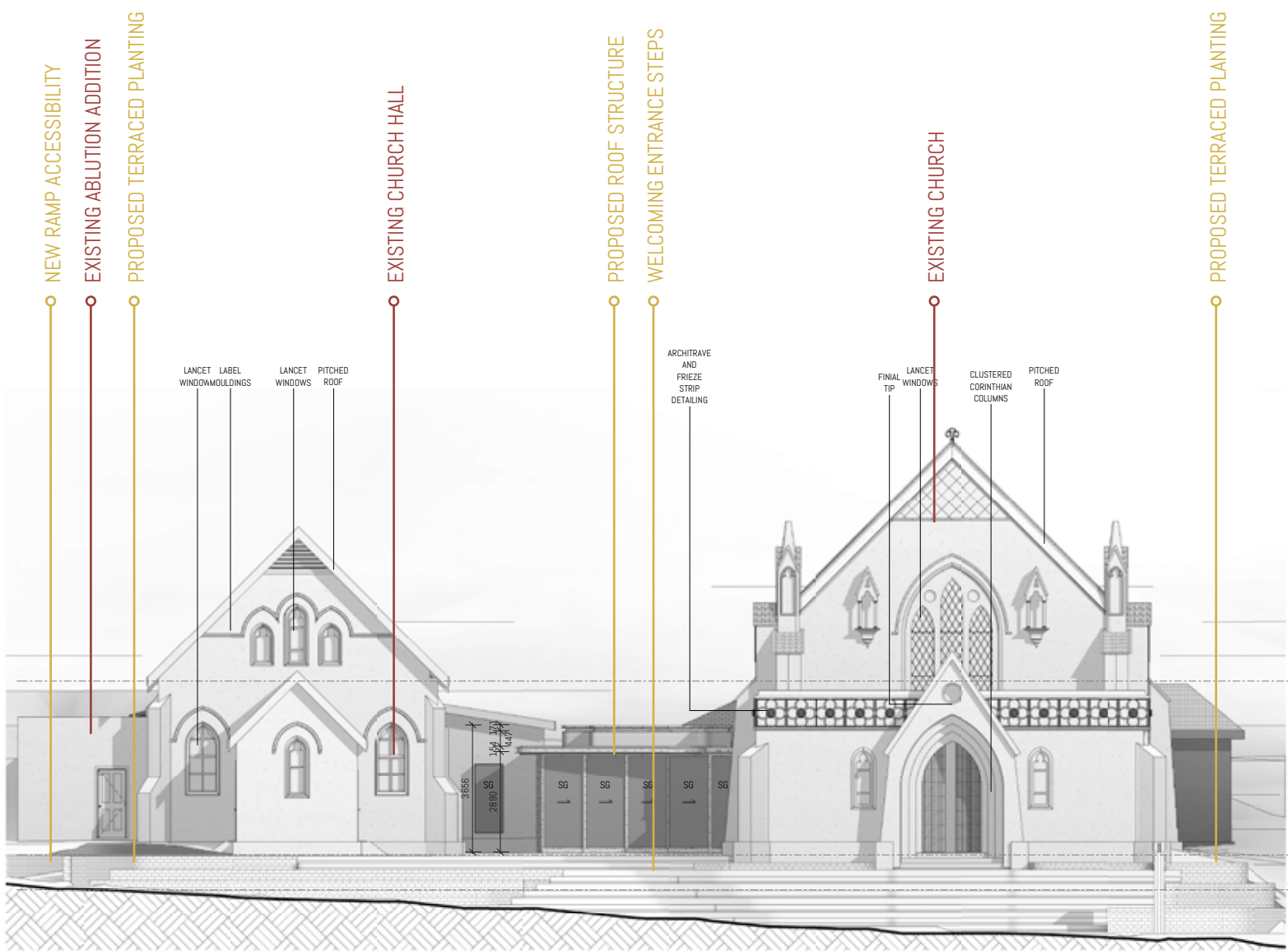
Weaving's as an intervention imply that the new addition is weaved into the existing structure as to preserve the existing but add a new identity to the space. The challenge arises as the new relates to the old.

Juxtapositions raise an interesting approach as the addition is situated next to the original building without any common narrative or relation to the original building (Bollack, 2013:141). The existing heritage building remains untouched and intact while the new design sits comfortably with it's own structure and identity. The spaces relate to each other by sharing the space's programmatic function.

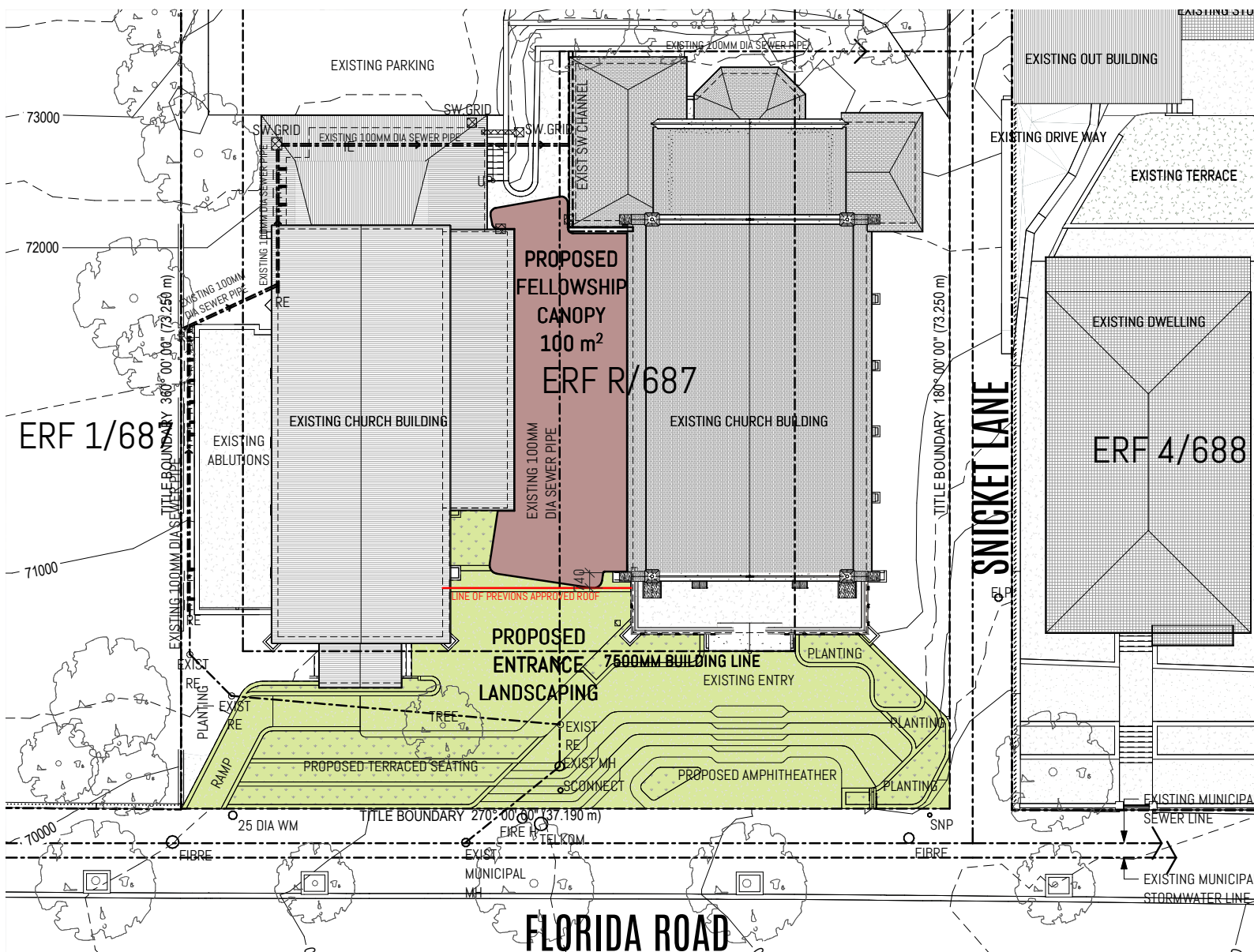
Lastly, special attention was given to how the addition will relate to the existing in terms of construction, material, natural light and ventilation. The new addition will have it's own support structure and not rely on that of the existing. The addition could therefore be removed without affecting the existing church structures or detailing. The newly proposed materials will take second stage as to blend in to the surrounding without drawing attention to the newly proposed design. The proposed roof and black steel columns do not aim to imitate the existing nor draw attention away from the Church buildings.

Similar to Gothic cathedrals, the idea of allowing in light becomes a pivotal idea of how divinity is experienced on earth. This idea is explored as the skylight roof is raised in order to allow more natural light into the space. The lifting of the skylight roof enables air to flow through more freely and the space to be naturally ventilated.

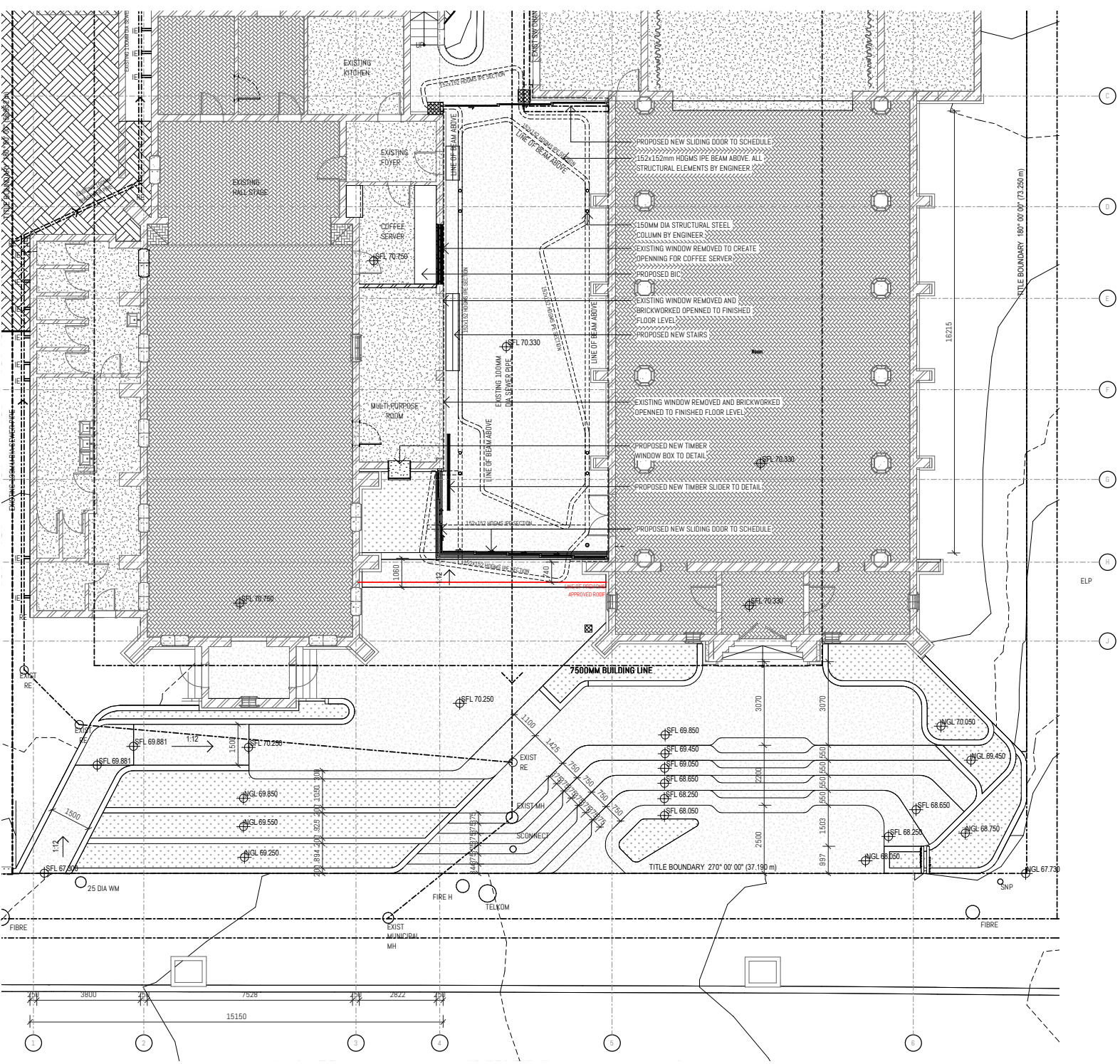
PROPOSED BUILDING OVERVIEW



PROPOSED SITE PLAN



PROPOSED FLOOR PLAN



CLIENT:
284 FLORIDA RD

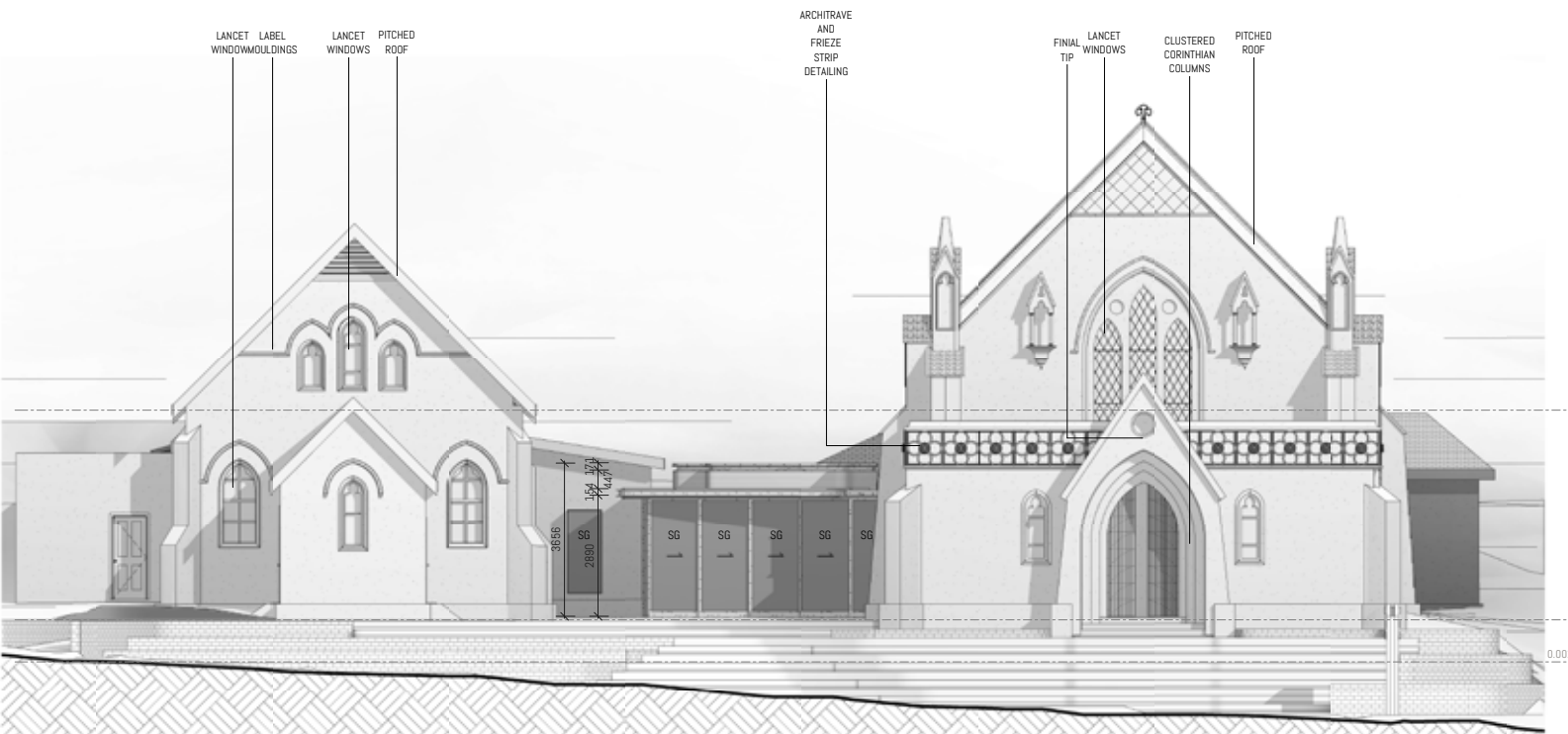
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INCITE EXPAND

DATE:
2021.11.04

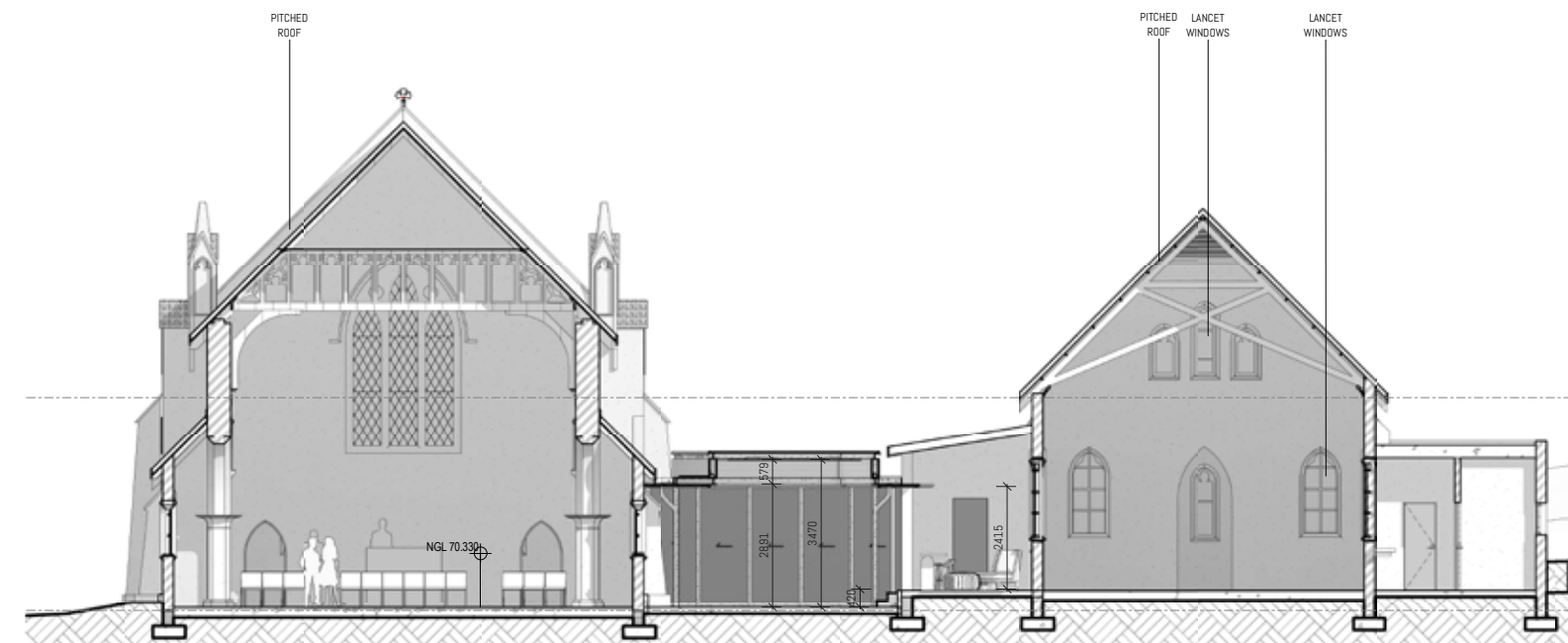
STATUS:
AMAFA APPLICATION

 BOSHOFF ARCHITECTS

PROPOSED STREET ELEVATION



PROPOSED CROSS SECTION





CORNER VIEW OF PROPOSED DESIGN



FRONT VIEW FROM FLORIDA ROAD



FRONT FACADES WITH PROPOSED DESIGN HIDDEN BETWEEN



CHURCH FACADE WITH STEPS LEADING UP TO ENTRANCE



TERRACED LANDSCAPING



PROPOSED DESIGN SITUATED BETWEEN CHURCH AND HALL



ENTRANCE TO CANOPY ROOF PLACE OF FELLOWSHIP

REFERENCES

Augustyn, Adam. 2009. *Durban, South Africa*. Online: <https://www.britannica.com/place/Durban>.

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APPENDIX

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES (NBC), AND RELEVANT LOCAL AUTHORITY BY-LAWS, STANDARDS, ORDINANCES AND ALL APPLICABLE REGULATIONS.

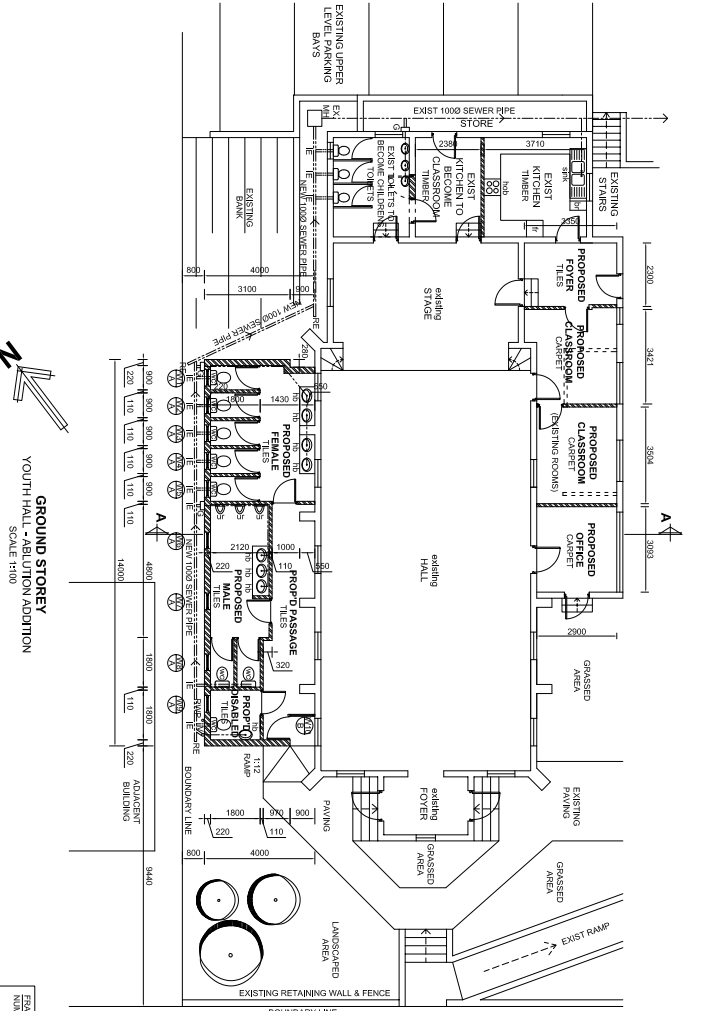
YOUTH HALL - ABUTION ADDITION
SCALE: 1:100

GROUND STOREY
SCALE: 1:100

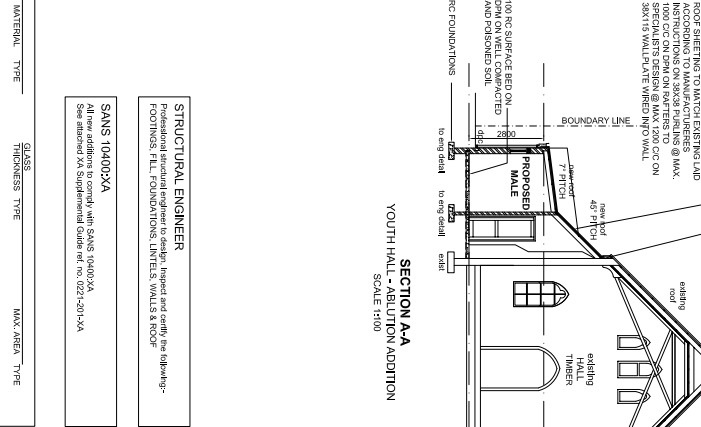
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W-B	0.3 x 4.0m	ALUMINIUM CURTAIN	6mm DOUBLE CLEAR	6mm	GLASS	2.34m ²	FLAT GLASS

STORMWATER CALCULATION
79.4m² OF PROPOSED NEW ROOFED AREA
= 79.4 / 40
= 1.985m³
1M³ SOAKPITS REQUIRED = 2

DRAWING NUMBER: 221-102
STATUS: 5
DATE: 23/02/2012
DRAWN BY: S
CHECKED BY: S
SCALE: 1:100



FLORIDA ROAD

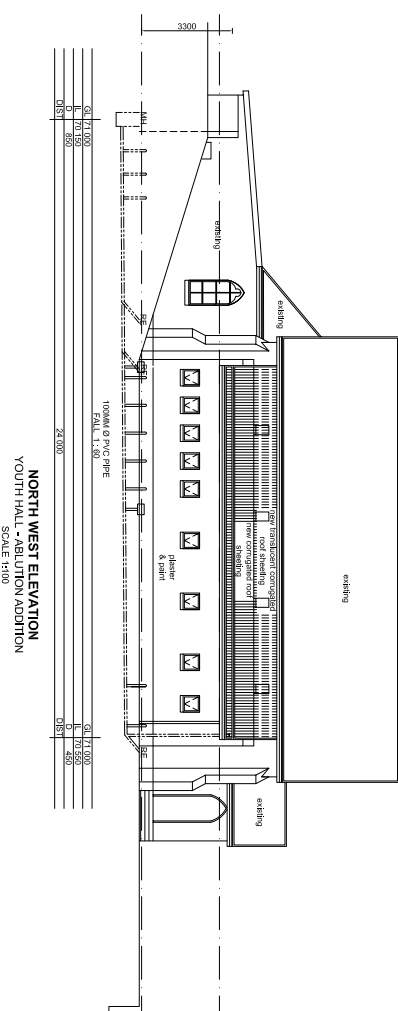


AREA SCHEDULE	SITE AREA	OCCUPANCY	EXIST	NEW	TOTAL
MAIN CHURCH	331.2	A4	1.7	332.9	334.6
CHURCH USE	42.9	A4	5.7	38.2	48.6
OUT BUILDING	33.9	A4	2.0	55.9	57.9
VERANDAH	10.7	A4	10.7	-	10.7
GRAND TOTAL	795.7		79.4	875.1	

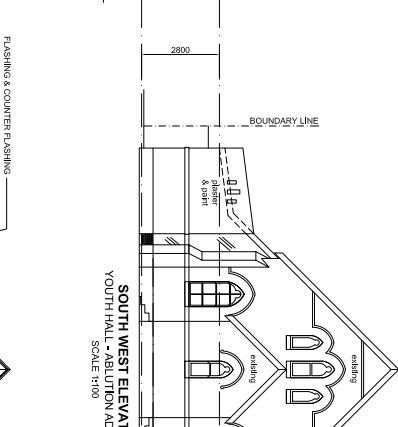
walkersmith architects
ARCHITECTS
151 WEST WASHINGTON STREET, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.4300
WWW.WALKERSMITHARCHITECTS.COM

Refresh Design
ARCHITECTURAL SERVICES
151 WEST WASHINGTON STREET, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.4300
WWW.REFRESHDESIGN.COM

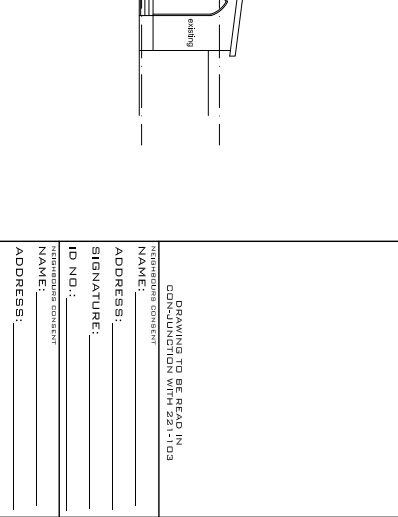
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING CHURCH FOR FLORIDA HARVEST FASS., INC. UNDER SECTION 211
REM OF ERP 687
DURBAN
284 FLORIDA ROAD
DURBAN
PROJECT TITLE
YOUTH HALL GROUND STOREY ELEVATIONS
SECTIONS
OWNER:
ARCHITECT: P. SMITH
AUTHOR: A. TENNANT
DATE: 23/02/2012



NORTH WEST ELEVATION
YOUTH HALL - ABUTION ADDITION
SCALE: 1:100



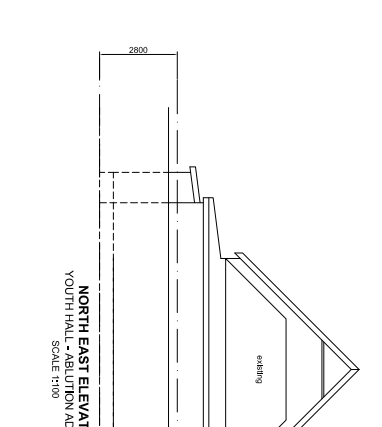
SOUTH WEST ELEVATION
YOUTH HALL - ABUTION ADDITION
SCALE: 1:100



NORTH EAST ELEVATION
YOUTH HALL - ABUTION ADDITION
SCALE: 1:100

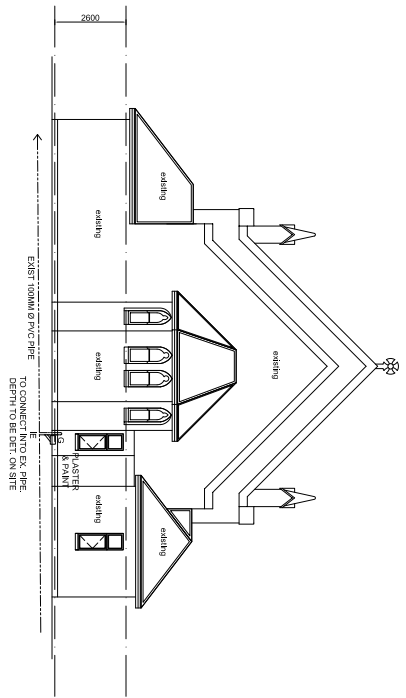


GROUND STOREY
SCALE: 1:100

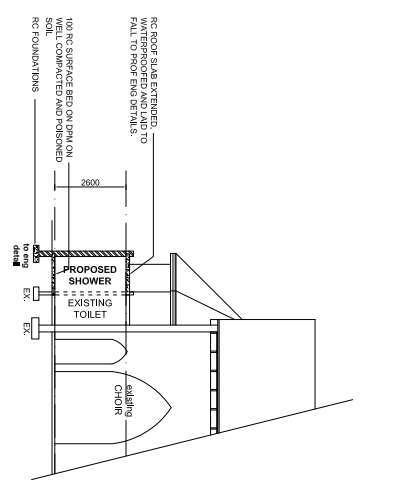


SECTION AA
YOUTH HALL - ABUTION ADDITION
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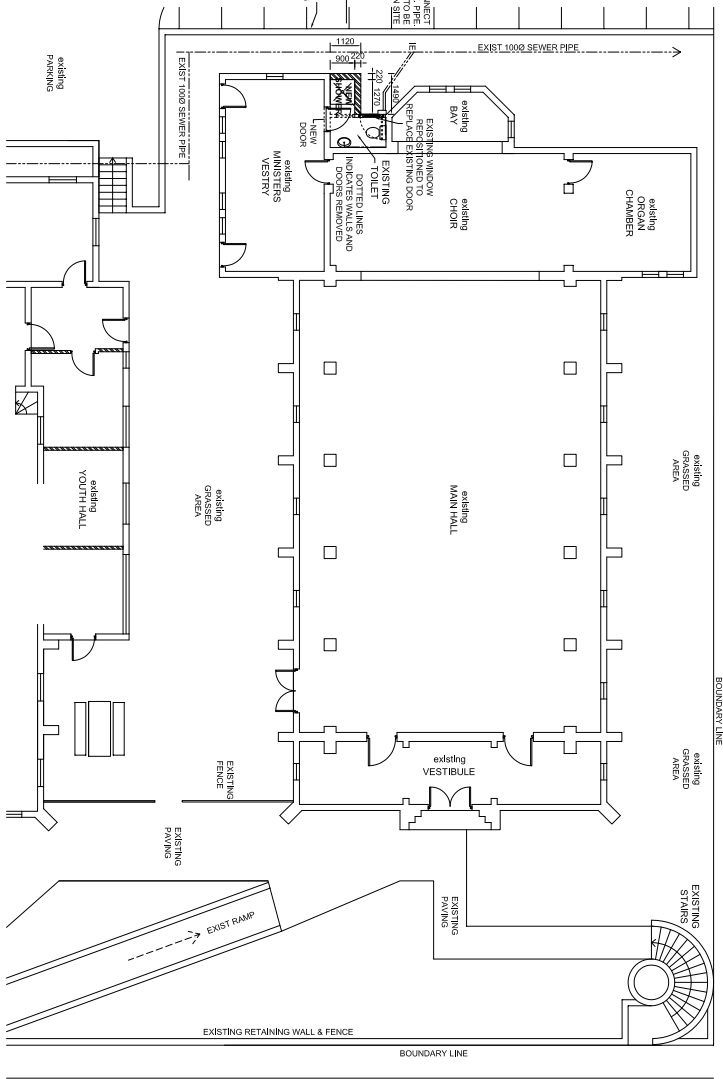
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ADDRESS: 151 WEST WASHINGTON STREET, SUITE 200, ANN ARBOR, MI 48106
SIGNATURE: _____
ID NO.: _____
REGISTERED CONSULTANT
NAME: _____
ADDRESS: _____
SIGNATURE: _____
ID NO.: _____
REGISTERED CONSULTANT
NAME: _____
ADDRESS: _____
SIGNATURE: _____
ID NO.: _____
REGISTERED CONSULTANT
NAME: _____
ADDRESS: _____
SIGNATURE: _____
ID NO.: _____
REGISTERED CONSULTANT



NORTH EAST ELEVATION
MAIN CHURCH - BATHROOM ADDITION
 SCALE 1:100



SECTION B-B
MAIN CHURCH - BATHROOM ADDITION
 SCALE 1:100



GROUND STOREY
MAIN CHURCH - TOILET ADDITION
 SCALE 1:100

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND RELEVANT LOCAL AUTHORITY BY LAWS. ENGINEER'S SIGNATURE AND SEAL INDICATING THEIR RESERVATION.

AREA SCHEDULE			
SITE AREA	2729m ²		
OCCUPANCY	A4		
GROUND STOREY			
EXIST	NEW	TOTAL	
MAIN CHURCH	2312	117	3329
CHURCH HOUSE	1670	557	1670
CHURCH HOUSE	33.9	22.0	55.9
VERANDAH	10.7		10.7
GRAND TOTAL	795.7	79.4	875.1
F.A.R	795.7	79.4	875.1
COVERAGE	795.7	79.4	875.1

STORMWATER CALCULATION			
79.4m ² OF PROPOSED NEW ROOFED AREA			
1m ² OF VOID / 40m ² OF ROOFED AREA			
= 79.4 / 40			
= 1.985m ²			
1M² SOAKPITS REQUIRED = 2			

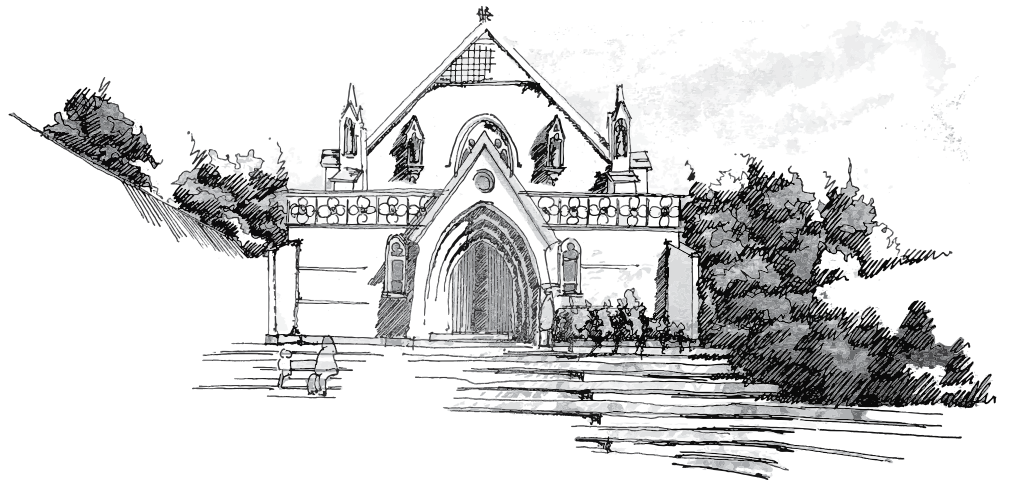
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AUTHOR: A. TENNANT MR ARCHIT 9/2/2012
 DRAWING NUMBER: 2.1 - 1.03
 DATE: 22/02/2012
 SCALE: 5/01
 SHEET: 01

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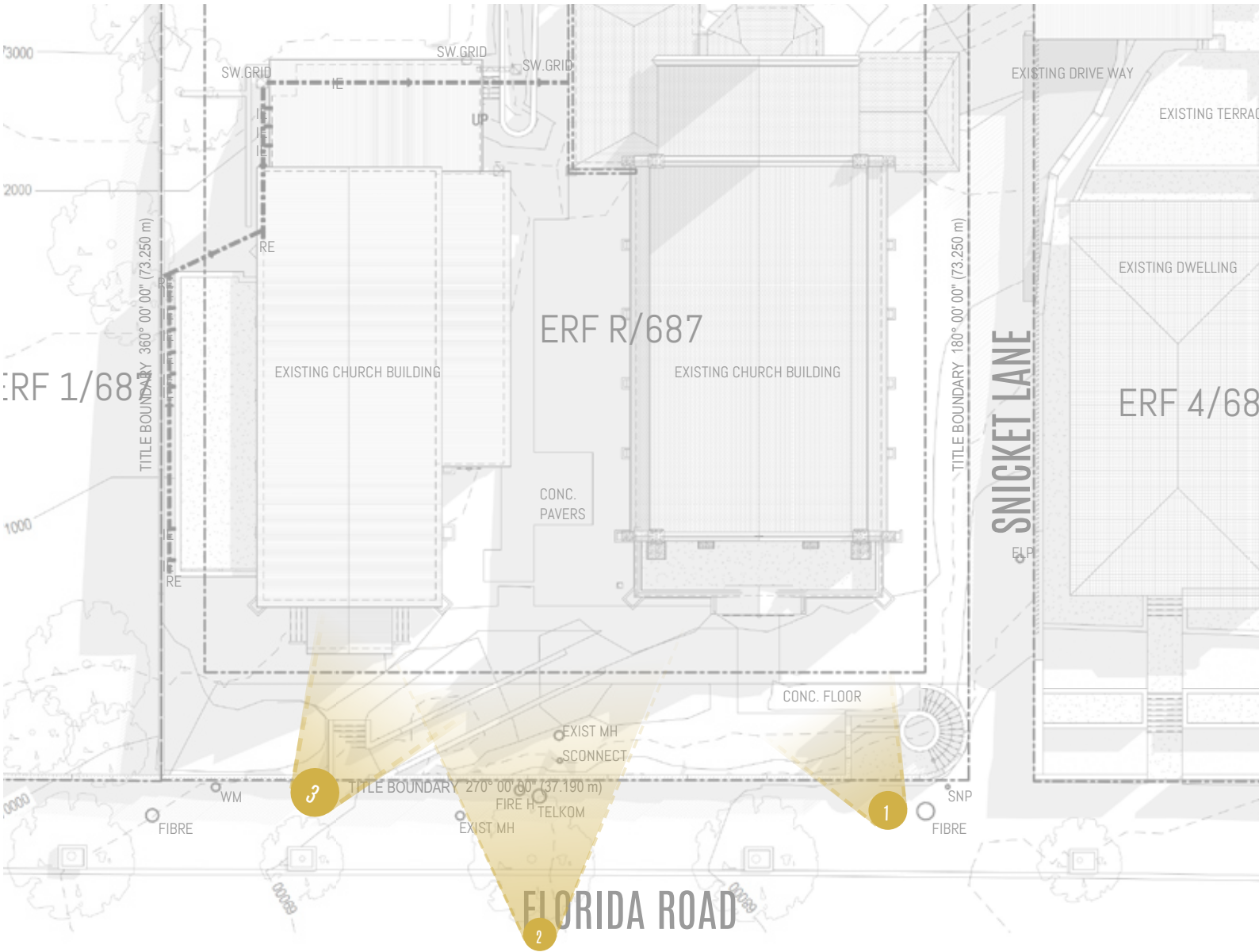
REFRESH DESIGN
 ARCHITECTURAL SERVICES
 111/112 TOILET ADDITION LAYOUT AMENDED
 1/11/08 EXISTING HALL WINDOWS TO REMAIN

DRAWING TO BE REVISION
 NAME: _____
 ADDRESS: _____
 SIGNATURE: _____
 ID NO.: _____
 REGISTERED CONTRACTOR NAME: _____
 ADDRESS: _____
 SIGNATURE: _____
 ID NO.: _____
 REGISTERED ARCHITECT NAME: _____
 ADDRESS: _____
 SIGNATURE: _____
 ID NO.: _____

SUPPORTING DOCUMENTS
VISUAL IMPACT ANALYSIS



STREET VISUAL OF EXISTING STRUCTURES



CLIENT:
284 FLORIDA RD

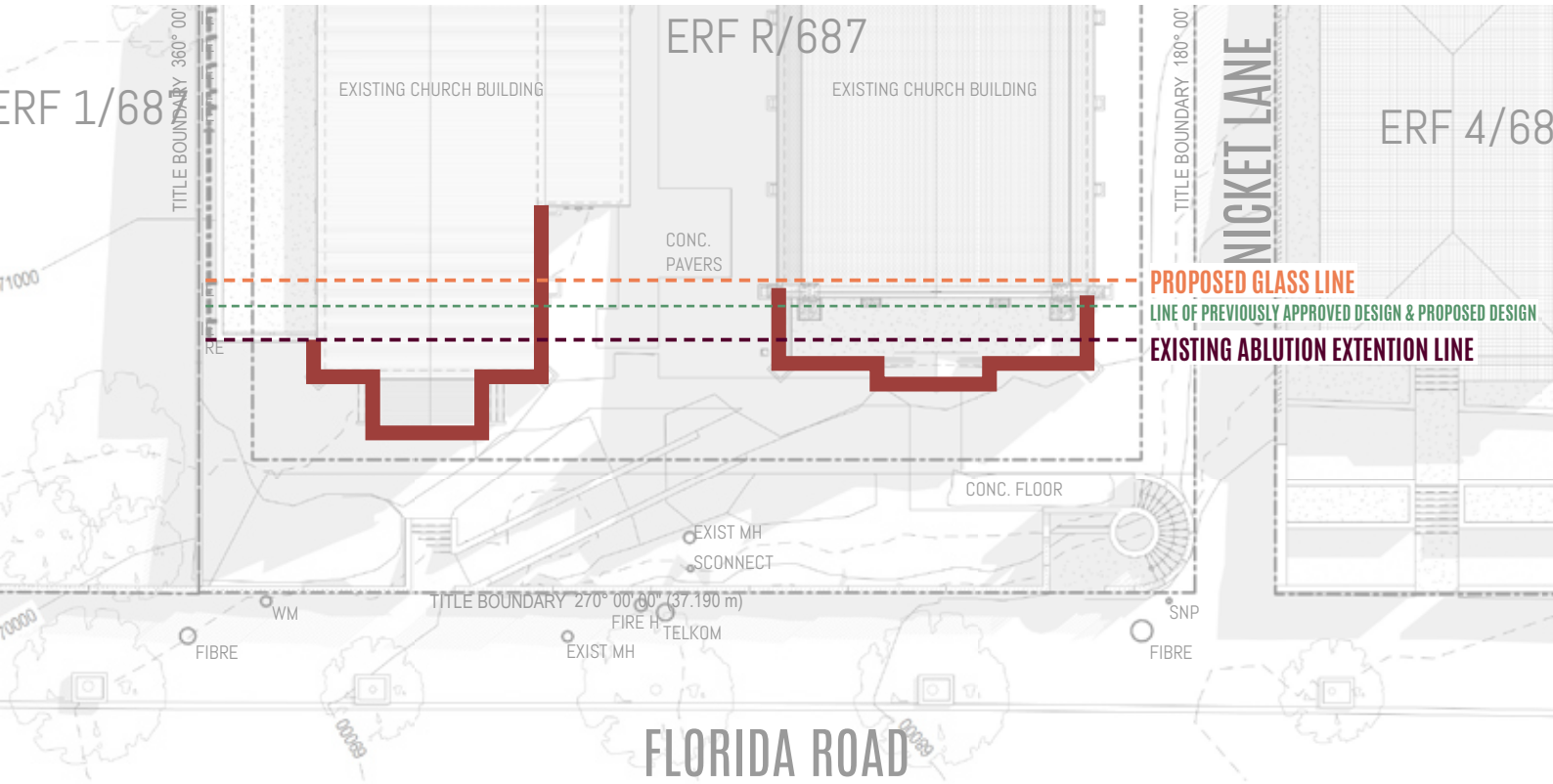
PROJECT NAME:
INCITE EXPAND

DATE:
2021.11.04

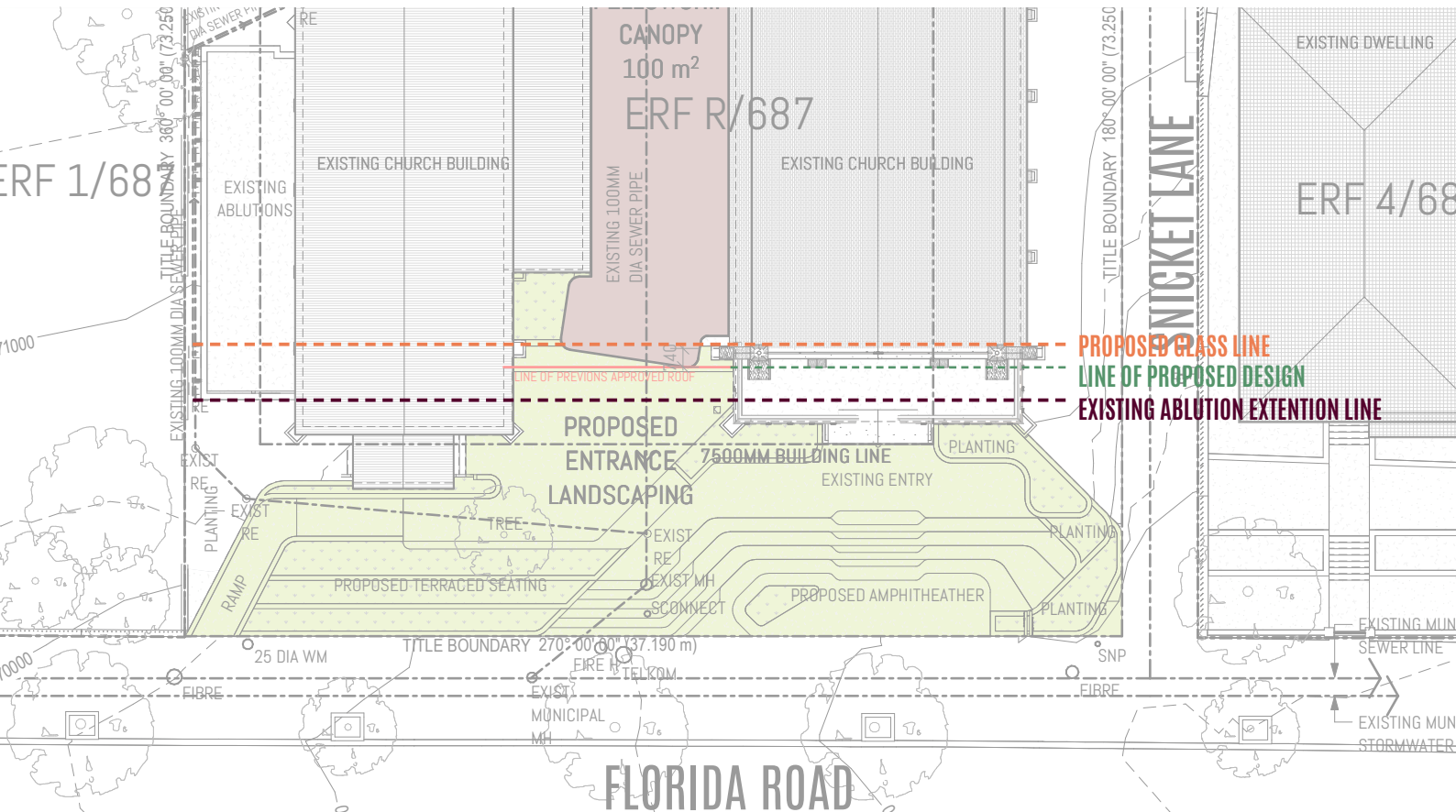
STATUS:
AMAFA APPLICATION

 BOSHOFF ARCHITECTS

THRESHOLDS ON EXISTING STRUCTURES

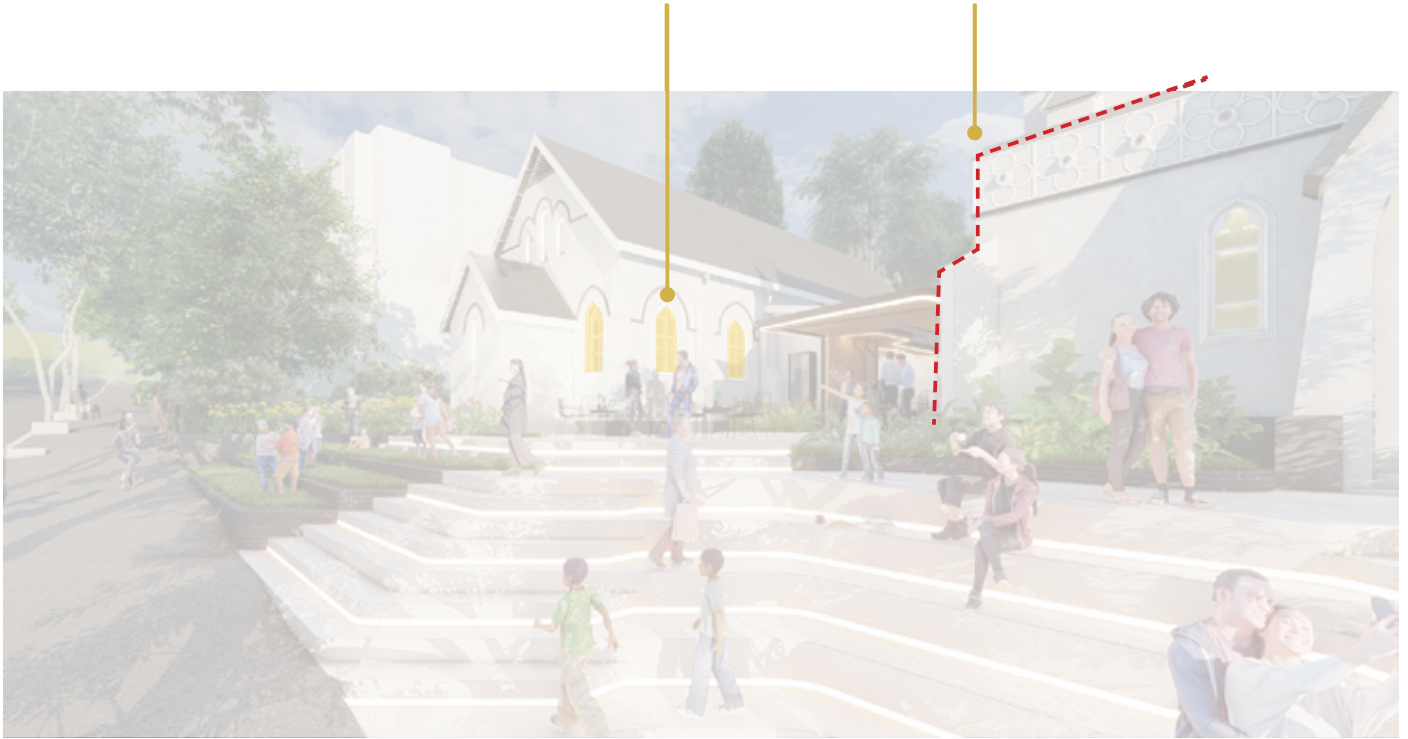


THRESHOLDS ON PROPOSED DESIGN



Lancet windows of existing hall completely visible due to the relationship between the roof overhang and the glazing setback.

Buttress detail fully exposed due to articulation of existing roof and glazing setback.



Soft landscaping as a way of opening the street threshold.

Proposed roof articulated away from existing structures to improve visibility.

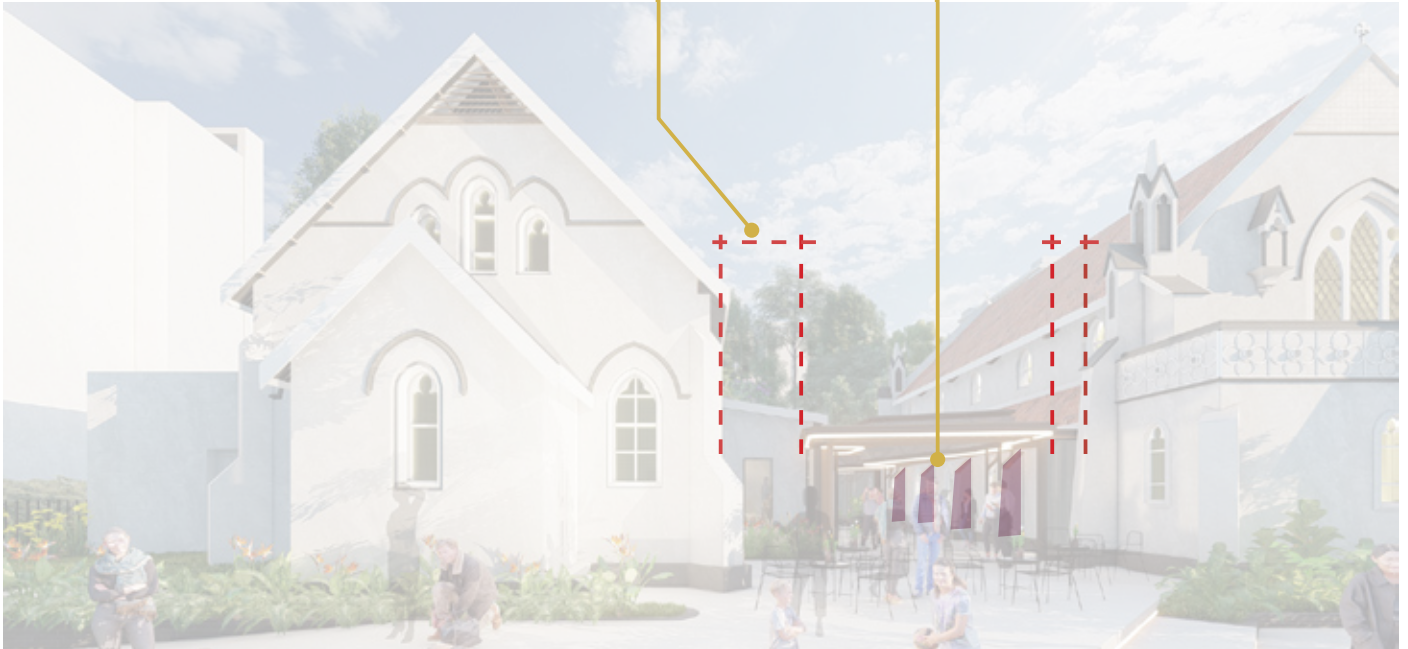
Awning overhang as consideration for climatic reasons. Western sun protection to glazing line for compliance to Sans10400-XA.

Increased visibility of existing buttress corner and windows from street view. This is due to opening up of the steps and articulation of the canopy away from the existing roof.

Relationship between roof overhang and the setback of the glass line to maximise exposure of heritage elements.

Proposed roof setback from existing structures.

Buttress detail fully exposed due to articulation of existing roof and glazing setback.



Awning overhang as consideration for climatic reasons. Western sun protection to glazing line for compliance to Sans10400-XA.

Existing buttresses corner and windows still visible from street view.

Glass line behind buttress to allow visibility to heritage elements.

Hall and church elements visible from street view as proposed roof is pulled back from existing.

Buttress detail fully exposed due to articulation of existing roof and glazing setback behind the buttress.



Proposed roof articulated away from existing structures to improve visibility.

Awning overhang as consideration for climatic reasons. Western sun protection to glazing line for compliance to Sans10400-XA.

Glass line behind buttress to allow visibility to heritage elements.

Side windows visible from street edge.

EXISTING PHOTO



PROPOSED IMAGE



Proposed terracing opening up the street edge to the canopy and existing architecture. Heritage elements visible from street edge. Stacked glass line hidden behind buttress.



Side elements like windows and buttresses still visible from street view. Proposed landscape steps and terracing to emphasise heritage elements.



Church main entrance opened up from street view to allow architecture and heritage elements to be displayed.