

Proposed alteration and additions at 294-298 Che Guevara Rd and 61 Bulwer Rd

Visual Impact Assessment

19 April 2022



Prepared by :

Lindsay Napier Architect for Amafa application

lanapier@mindscope.co.za

0836608521

For : YMAD Architects and The Glenwood Education Trust

1. Purpose of the report

The purpose of the study is to analyse and assess the existing streetscape and the potential impact of the proposed change and addition to structures.

The study provides illustrations in the form of 3D images superimposed on existing images.

2. Location of the site

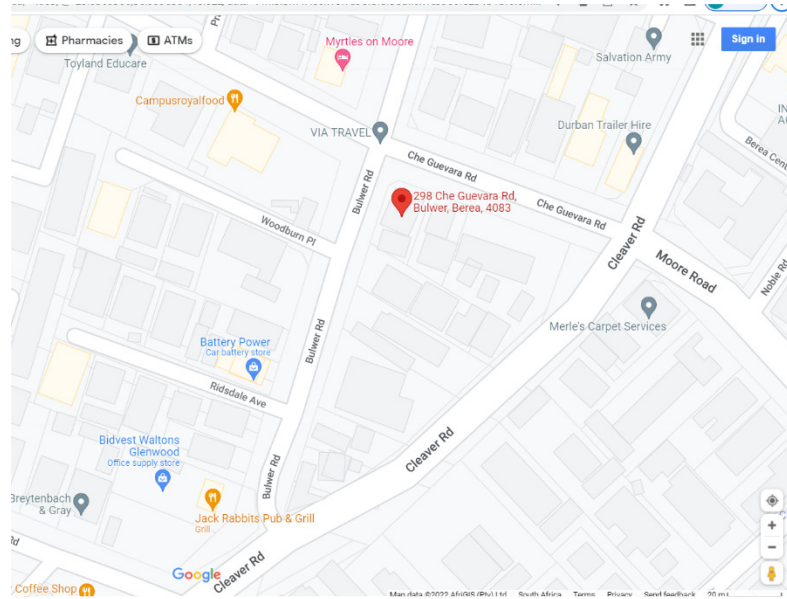


Fig. 1. Ethekwini GIS map



Fig. 2 Google map Satellite image

The site is located on the South corner of CheGuevara Rd and Bulwer rd.

The section of Bulwer rd is a cul-de-sac and the remaining portion of the original Bulwer Road that used to continue through from Berea Road to Alan Paton Rd (previously McDonald Rd) before it was split at Clark Rd and became Cleaver Rd.

The site consists of 3 properties, but are known as 298 CheGuevara Rd.

3. Context

The site is in a medium density residential zone and has been rezoned to “Place of Worship”. Surrounding properties are townhouses, residential blocks and single or double unit residential buildings. CheGuevara Rd is a busy road that links up with the M4 and the harbour. Bulwer road is a minor road as It is a cul-de-sac, therefore presenting very little traffic. The road serves a number of parking entrances to residential blocks.



Fig. 3. View across Bulwer Rd



Fig. 4. View across Bulwer Rd towards Che Guevara Rd



Fig. 5. View down Bulwer Rd South West (61 on left)

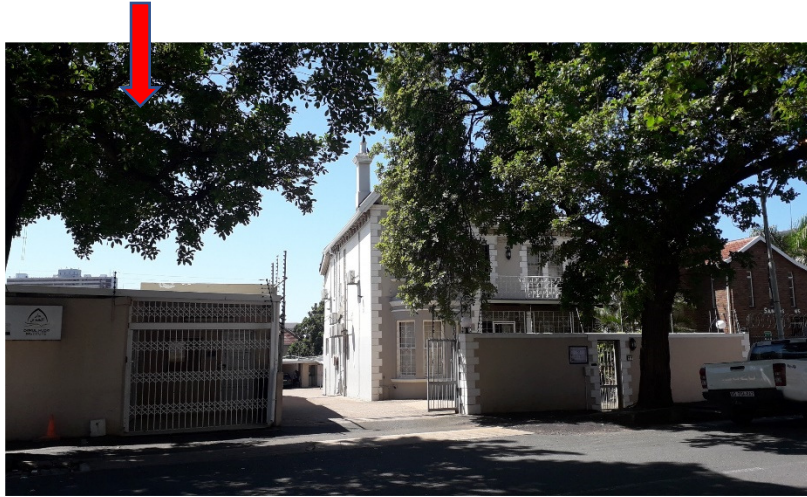


Fig. 6. View of 298 Che Guevara Rd and 61 Bulwer Rd and driveway entrance between Proposed position of architectural feature indicated

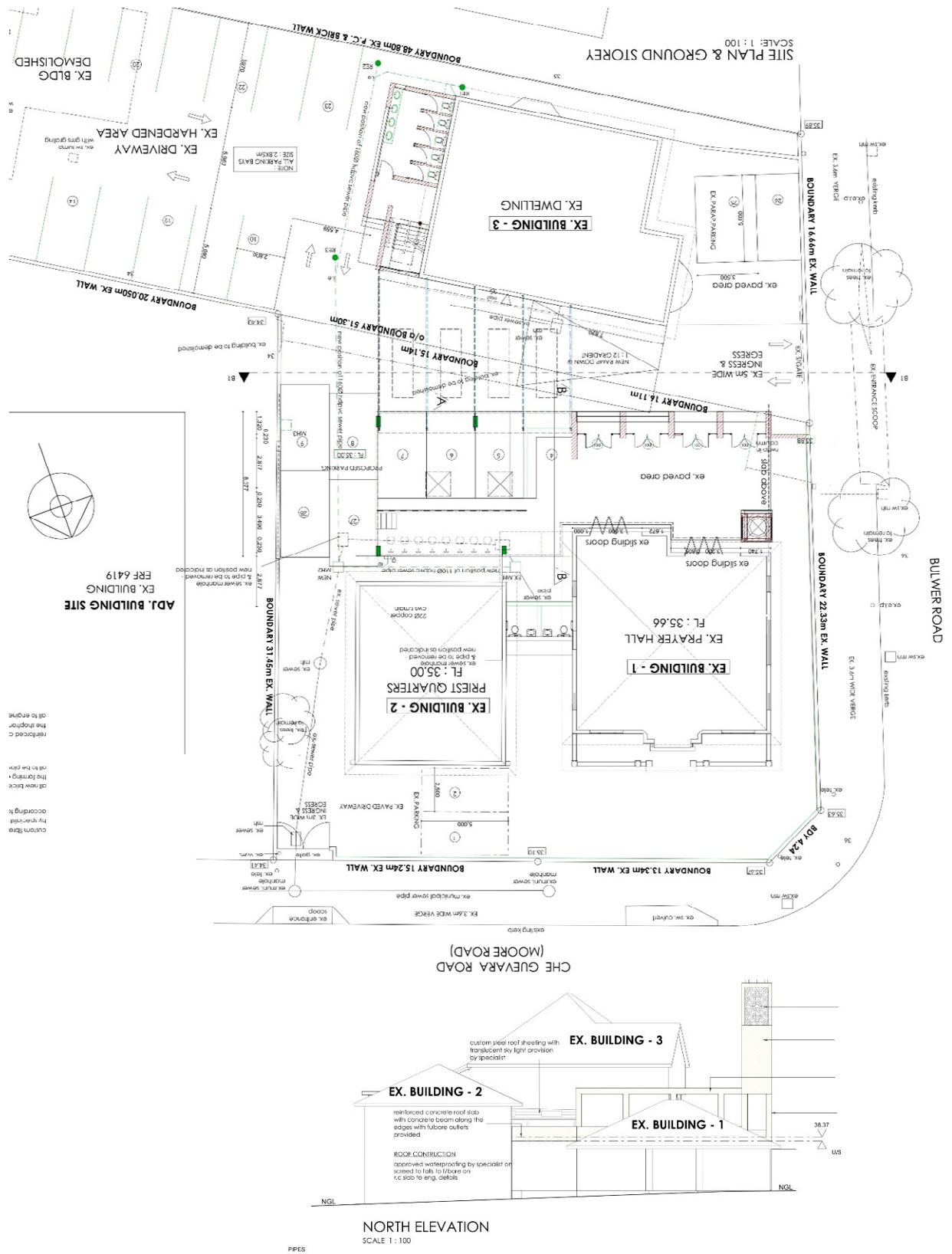


Fig. 7. View of intersection from Bulwer Rd



Fig. 8. View of 61 Bulwer Rd from inside the driveway gate

4. 2-D Drawings



5. **3D renders and proposed visual impact of the additions :**

The proposed architectural features, the tower and a concrete frame over the entrance doors are positioned between 61 Bulwer Rd and 298 CheGuevara Rd. The tower is on the corner of the existing house hipped roof approximately 2m from the road boundary, the base of the tower is behind the existing boundary wall.

The concrete frame is a rectangular structure that projects vertically above the new entrance doors. It runs perpendicular to the road boundary so it will always be viewed at an angle. Both features are within the boundary of 298. A roof covering is proposed between the existing house at 61 and the concrete roofed entrance hall adjacent on 298.

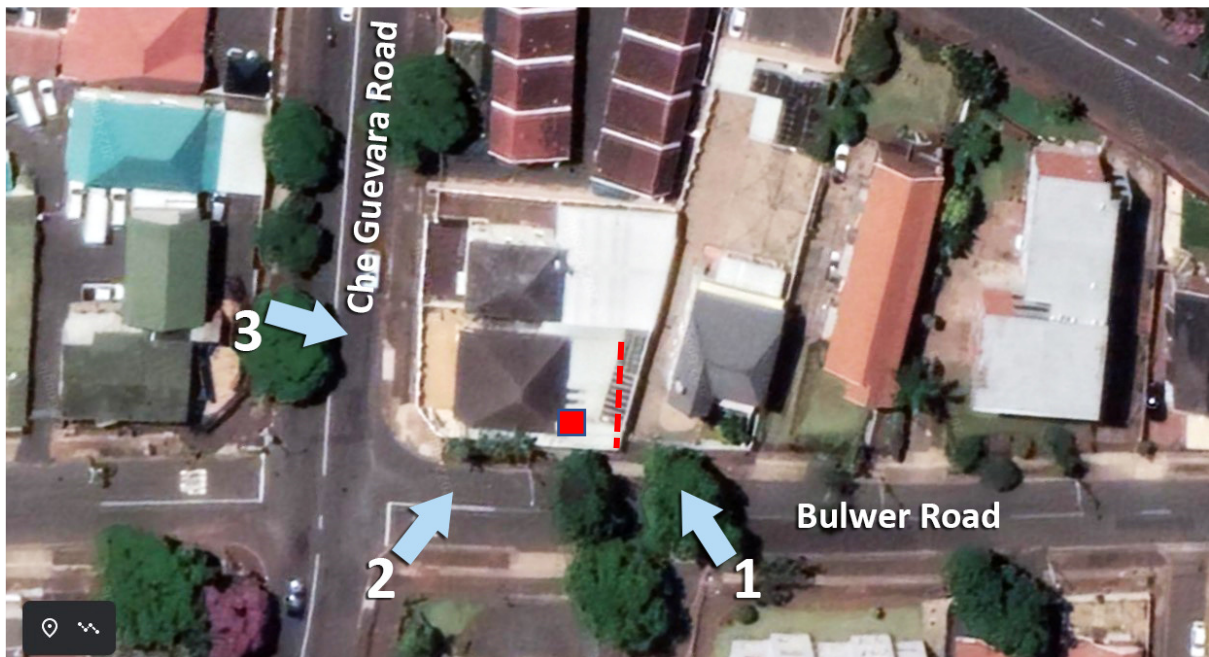


Fig. 9 Key plan for 3-D images (proposed architectural features shown in red)



View 1 from Bulwer Rd looking North East



View 2 from Che Guevara – Bulwer Rd intersection



View 3 from Che Guevara Rd

Example of religious buildings in the neighbourhood :

Note the position of the buildings and tower close to the street for easy identification.



Clark Rd



Bulwer rd.

6. Assessment of Visual impact :

The main proposed feature is set back from the road and positioned on Bulwer Rd, the lesser of the two roads. Therefore, it does not present a high impact to the character of Che Guevara Road and environs.

The tower is designed as an independent feature, without mimicry. It is simplistic in its design and uses patterned screens as detail. It is flanked by a concrete slab roof and concrete frame structure over the doors which face inwards to the property. The frame is not a solid box, therefore allowing views through to the house at 61, which is part of the complex.

The distance between the tower and the house at 61 diminishes any visual impact on the house, which retains its' dominance in the streetscape.

In conclusion, since the property has been recognised as a Place of Worship in the neighbourhood, it should be allowed to have equal prominence as other places of worship. The positioning of the tower in Bulwer road is a sensitive solution.