

4 OCTOBER 2023

MOTIVATION FOR DEMOLITION

77 OLD MILL WAY, DURBAN NORTH

ERF 1052 DURBAN NORTH

Reason for development

The property is currently being used as offices however the building is badly dilapidated and has water damage. The building is now also a health risk therefore client needs to demolish.

EXISTING BUILDING

The existing house is aged and has badly been damaged by water. The flooring and insulation does not meet the minimum standard in terms of energy efficiency (part XA /XB)

There are roof leaks and rotting timber elements is hazardous. Hence this structure needs to be demolished.

Proposed development

Proposed office building with plaster and paint wall finishes in line with suburb architecture

Roof: we have opted for slab roof, once again in line with suburb architecture.