

## **AMAFA REPORT – 8 MILLER GROVE – 5 of ERF 3037 of DURBAN**

### **MOTIVATION FOR ALTERATIONS AND ADDITIONS TO HOUSE**

The following report is a motivation report to AMAFA for a permit application for the alteration and addition to a structure which is more than 60 years old. The building is a house which will be occupied by a family and be used as a domestic dwelling unit. The alterations and additions are to incorporate the needs of a modern family home.

### **SITE DETAILS**

PROPERTY/STREET ADDRESS: 8 MILLER GROVE

DATE OF CONSTRUCTION: 1926

ERF NO: Lot 5 of 111/112 of block B of Townlands of Durban No 1737

LOCAL MUNICIPALITY: ETHEKWINI MUNICIPALITY

CURRENT ZONING: MAISONETTE 900

PRESENT USE: DOMESTIC DWELLING UNIT

### **HISTORICAL REPORT**

The house was constructed in 1926 and therefore is over 60 years old, however the building is not listed. The original plan was a traditional Union period square house plan turned backwards to accommodate drop in the site levels. As a result the front door and entrance verandah faced the back of the site. In 1965 the house was converted into a maisonette, with one unit upstairs and one unit downstairs. A curvilinear ramp was constructed from the garages to the upper level as a separate entrance. A verandah was added to the bottom unit. In 1987 the building was reinstated as a single dwelling unit. The downstairs verandah was converted into a kitchen and extended to form a new study. The upstairs verandah was converted into a study and bedroom. The garages and servant's quarters were changed by removing the gable end roofs and replacing them with a wall facing the road and a low pitch roof. A swimming pool was added in 1990. In 2001 the downstairs entrance verandah was enclosed and extended to create an open plan entertainment area. Therefore the square envelope of the original Union style has been extended over time, and the extensions have been in the styles of the period of extension. The style of the original elevations have changed from columns, verandahs and arches to projections with glazed window and door openings.

## **ARCHITECTURAL SIGNIFICANCE**

The building has been well maintained and is in very good condition. The Union period historical architectural style is still very strong, and contributes to the quality of the building, in spite of the changes that have occurred. The architectural period of construction is characterized by the following features; a double storey square plan, tiled hipped roof with gable ends and bay windows. There is a red facebrick plinth with arched ventilators. Internally there are paired doric columns. There is no remaining verandah, only a later addition, entrance porch. The original plan was unusual in the enclosed porch and entrance has was at the back of the property away from the street, with the service areas in the front. This entrance was changed in 2001 to a porch entrance which faces the street. The language of the alteration has changed the entrance character, but is a more functional solution. There are arches internally throughout the building. Flattened arches occur as the lintols to the bay window openings. Windows are timber casement cottage panes with quarry tile window cills.

## **URBAN SETTING AND ADJOINING PROPERTIES**

The site is long and narrow and falls away from the street. There is an approximate 4m drop from the front of the site to the rear boundary. As a result of this site configuration, the outbuildings and garage are in the front, with the bedrooms on the next level and the living rooms on the lowest level with the entrance. The house is “back to Front”. The living areas then open onto the garden and the swimming pool. Views of the city and the sea can be seen from the upstairs, north east facing bedrooms.

Miller grove is a cul de sac street with long narrow sites off Gladys Mazibuko Road. The sites to the east slope downward towards the sea and the sites on the west slope upward. The house is not visible from the street, but due to the fall in land, contributes to the vistas of the surrounding properties. The street and neighbourhood is residential, with similar double storey houses, as neighbours. The end of Miller Grove terminates at the sportsfields of Durban Girls College.

## **MOTIVATION FOR PROPOSED WORK**

The alterations are for a family home, not for a new use. The building has been changed significantly over the years. The conversion to maisonettes and subsequent additions, have changed the character of the north west elevation. The removal of the ramp and proposed extension will reconcile the additions with the block massing of the original structure. The downstairs flat roof projection, will be extruded upwards with a pyramidal hipped roof to integrate with the rest of the house. The south east elevation has also been significantly altered. The verandah and balcony spaces have been lost with the addition of a projection and pitched roof to this elevation. The removal of this roof and the creation of a balcony above the

projection, will be a return to the original intention of the design of an indoor/outdoor relationship with the environment and views. Some steps and balustrading are to be added from the entertainment area to the swimming pool for safety reasons. The timber windows are to be replaced with aluminium frame equivalents so as not to require maintenance and to maintain the quality of the building.

The garages and servant's quarters have also undergone significant alteration. The creation of a carport structure for 4 vehicles will neaten this elevation and accommodate the vehicular needs of the owners, straight off the road. The new domestic worker's room will replace the existing quarters, which has no windows to the bathroom and no natural light to one of the rooms and is therefore not suitable. The new structure will have adequate natural light and ventilation. Otherwise, the original envelope and window positions will remain intact, as the external alterations only occur to the additions, which have occurred within the last 60 years.

### **ADDITIONS PROPOSED**

The existing garages and servant's quarters are to be converted into a long carport with 2 x double garage doors. A new domestic worker's room is to be constructed between the house and the garages. The ramp is to be demolished and the added room below extruded upwards to form a bedroom. The existing kitchen is to be converted into a guest bedroom and the existing study is to be converted into a new kitchen. An entrance foyer lobby is to be created at the entrance by enclosing the existing entrance porch and building new entrance steps. The first floor has been reconfigured internally to create bedrooms and a study. A new main bedroom has been created to capitalize on the views with a new en suite and dressing room. A new balcony is proposed off the main and second bedrooms. This balcony is to be constructed, by removing the roof of the addition projection below and casting a new concrete slab over this room. Steps are to be built to link the entertainment area to the swimming pool.

### **CONCLUSION**

The proposal aims to restore the building to a modern family home, allowing for adequate provision of vehicles. Carports are off street so that the vehicular parking does not impede on the rest of the site. The external alterations are only to the existing additions, otherwise the original building envelope has not been altered. Window openings have only been changed where functionally necessary, otherwise the style of the building has remained intact. The re-establishment of outdoor areas such as the new balcony, will allow the building to have a relationship with the climate and environment again. The alterations will undo some of the remnants of use change such as the ramp and will restore the building to a dwelling unit to suit the needs of the present owners.

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