

AMAFA APPLICATION:



ERF NO OF THE FARM, Pietermaritzburg, Kwa-Zulu-Natal

100 Saint Andrew's Drive

Durban North, Durban

4001

APPLICATION FOR HOUSE DEMOLITION

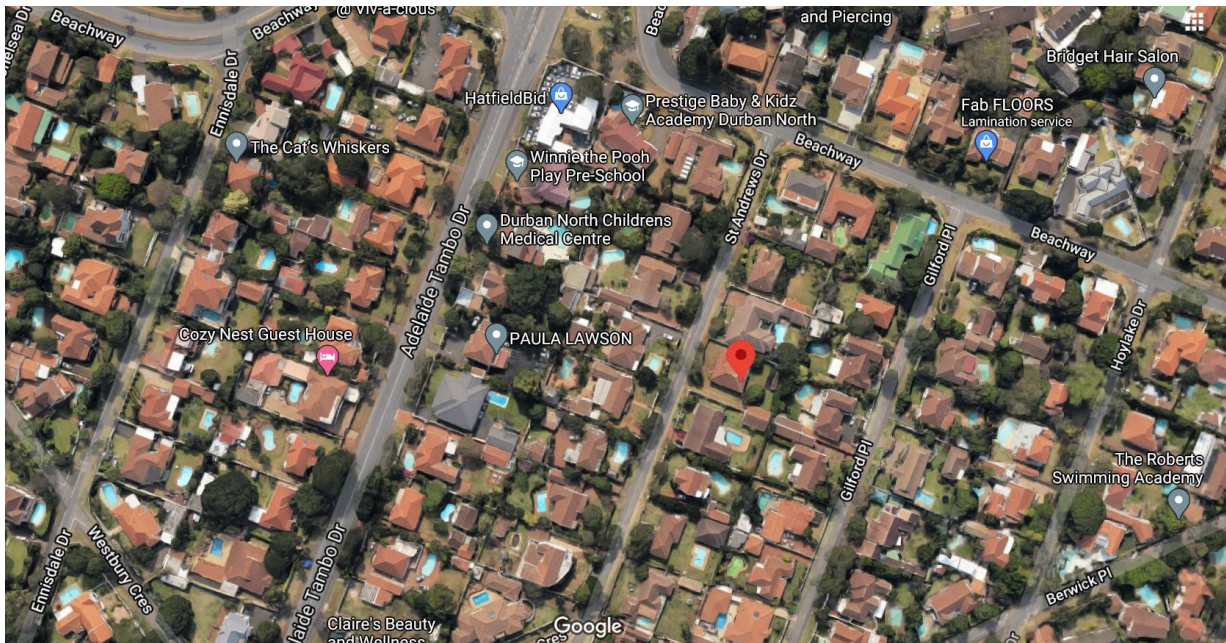
GENERAL SITE INFORMATION

The following illustrative report documents the current condition of the structure we wish to demolish is followed by a plan of what we wish to deconstruct on the site.

Lot number: ERF of the farm, durban, Kwa-Zulu-Natal

Street address: 100 Saint Andrews Drive, Durban North, Durban

Local municipality: Msunduzi Municipality



The area indicated in the site plan above, indicates the location of the proposed demolition.

C. significance:

Original date of construction: +-1960

Approved and constructed additions and alterations to initial design:

- 1958
- 1974
- 2004

Historical significance

There is no clear historic significance that can be associated with the building; it is the +-1960's typical Berea veranda style.

Who were the original occupants and what did they do for a living?

Unknown

Did an event of historical importance occur in the building?

No known historic event has taken place on this site.

Can the building be said to illustrate a historical issue?

No

When was the building constructed?

+1960

Who designed and/ or constructed the building?

Contractors are unknown and the designer is unknown.

Did the designer use a style or tradition to create the design?

It resembles a Victorian house in vernacular style which is a single storey hipped roof design.

What materials were used in the construction of the building?

Common building materials were used, such as clay brick, timber doors and windows, roof tiles.

Have there been changes made to the building?

No changes have been made to the building, which alters the original floor plan.

Is the building a landmark?

The building is not a landmark of any kind.

Architectural significance

Architecturally the building is the typical +-1960's Berea style building. This style can be assumed due to its roof, exterior design and materials which gave it this character.

The buildings surrounding the structure have no architectural significance or historic value. The buildings on the site has been changed and its style altered.

The building has not been designed by any famous architect / designer nor has it been built from any historic / architectural characteristic materials.

Urban setting and adjoining properties

The existing house is located in a suburban environment of Durban North. The residential area in which the house is located in has existing houses of a similar typology and design language. The building is surrounded by shopping centres residential buildings, churches, businesses and apartments. The residential area has multiple building typologies that promote social and community interaction. The surrounding area is well kept. The majority of the buildings surrounding the site are old but owners have made additions and alterations to these buildings accordingly to suit their individual requirements.

Most of the buildings roofs are visible from the main road, Saint Andrew Drive, but their boundary walls block the ground floors from view. *see street view images.

The adjoining properties vary in architectural styles; the buildings opposite have been altered and extended with an additional floor added.

This addition, demolition and construction of the proposed structure will add value to the surrounding properties in terms of standard living and market value. The urban setting and architecture of the residential area is rapidly changing and adapting to people's needs and demands. The traditional vernacular style has been altered and adapted to accommodate the residential area's response to people's needs, economic situation and lifestyles.

Motivation for proposed Demolition

The existing house is in a dilapidated physical state. The house requires extensive repair throughout the entire building. The exterior walls, windows and roofing have been left unmaintained which has resulted in the roof collapsing. The exposure of the house internally to the natural elements has led to the internal space rapidly deteriorating. The wooden floors are breaking apart and can no longer support pedestrian movement. The internal ceilings, walls and the flooring need to be redone throughout the house. The plumbing needs to be redone throughout the house. The bathroom and kitchen area can no longer function as it does not have any tap fittings and relevant fixed furniture. The house in its current state is no longer inhabitable. The existing floor plan needs to be altered to suit the owner's new requirements. The effects of nature has dramatically caused the building to age. It requires immense repair and attention that outweigh the cost of a new building. The demolition of the existing building will allow for the proposal of a new house that will enhance the architectural environment of the residential area.

The clients have a deep understanding for architectural theory and the proposed development will enhance the architectural qualities of the space. The theories that will be used in the development will be phenomenology, critical regionalism and genius loci.

Details of the demolition proposed

- Removal of the house.
- Removal of an existing outbuilding, and foundations.



FRONT ELEVATION FROM 100 SAINT ANDREWS DRIVE – WEST ELEVATION



AERIAL VIEW OF 100 SAINT ANDREW'S DRIVE



AERIAL VIEW OF 100 SAINT ANDREW'S DRIVE (REAR VIEW)



VIEW OF THE SITE FROM THE FRONT ENTRANCE.



REAR VIEW OF THE HOUSE



EXISTING OUTBUILDING/GARAGE



SIDE VIEW OF THE PROPERTY – NORTH ELEVATION



ENTRANCE PORCH VIEW



FRONT ENTRANCE OF THE BUILDING - PORCH



LOUNGE VIEW – FLOORS ARE ROTTEN AND EATEN BY TERMITES



OPEN CEILING, EXPOSED TO THE SKY



MAIN PASSAGE – EXTENSIVE CEILING AND WALL DAMAGE



INTERNAL ROOM – FLOORS AND CEILING DAMAGES



DAMAGED FLOORS AND CEILING



DAMAGED FLOORS



DAMAGED WALLS



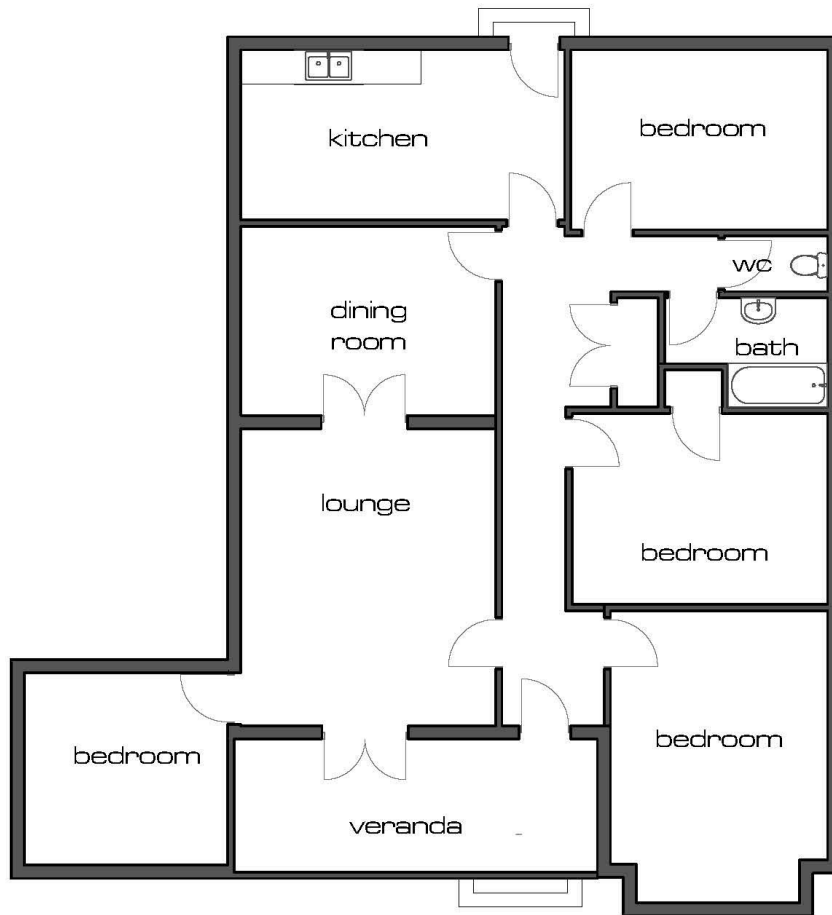
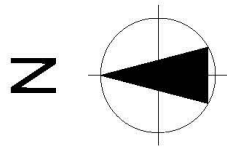
INTERNAL ROOMS NO CEILINGS



EXISTING KITCHEN – FLOOR DAMAGES WITH HOLES IN THEM



AERIAL VIEW OF SITE



2516

boundary 25150

ex.driveway

Q.

existing floor plan

1:100

Existing house plan



view to 2517



view to 2519



view to 2515



site plan

1:500



extensive roof damage



aerial view from front of property