



To: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE
THE KZN PROVINCIAL HERITAGE AUTHORITY
195 Langalibalele St,
Pietermaritzburg,
3201

To whom it may concern:

RE: MOTIVATION FOR DEMOLITION APPLICATION AT 1236 SOUTH COAST ROAD, MOBENI,
DURBAN,4052.

The following motivation provides the reasons and rationale for the the proposed demolitions & alterations which we request the AMAFA Heritage council to consider.

Currently, the dilapidated state of the existing workshop has caused the building to be underutilized and near abandoned. Therefore, the proposal aims to refurbish the ground floor while demolishing the first floor. This shall allow the factory to re-utilize the space for much need product storage, as well as to uplift and improve the existing structures on site. The dilapidated staircases linking the ground and first floors shall be demolished likewise and the proposal has been approved by a structural engineer. Internally, the ground floor will have most internal walls demolished to create a more open plan and practical use of the space.

Adjacent to the existing workshop, the existing staff quarters has deteriorated and structural elements have begun spalling. There has also been an exhibition of waterproofing issues and as such, a demolition of this near abandoned building warrants its demolition so that more free site area and manoeuvrability space can be achieved.

The existing garage will now be fully proposed for demolition. The condition of the existing structure and its underutilization due to the rapid decay of its elements, allows us to propose the demolition per client and engineers' recommendation. A partial region of the existing canopy linking the garages to the office building shall be shaved off.

The existing office building shall be revamped and made good. Proposed demolitions internally are to create more open space for storage, while bricking up of openings between spacing shall allow for storage types to be separated and isolated. This conforms to the clients' visions to better utilise the existing infrastructure. The existing toilets were unused and as such served no further purposes.

The proposed demolitions and refurbishments of the existing buildings and infrastructure are warranted and the rationale to carry out same has great merit. The motivational points raised support and add value to the applications request made herein.



We therefore request the due consideration of the application, its merit and the request for approval to carry out such items as outlined in the plans, forms and motivation. We hope the AMAFA Heritage and Research Institute provides a favourable outcome for the proposed works.

Yours faithfully.

Irshaad Dala
Urban Platform Architects + Planners