

Case application (permit) to Amafa aKwazulu-Natali

Case Reference :

68 Mentone Road, Durban
Boundary wall and garages

Proposal Description :

Proposed new garage / workshop building and new walling to street boundaries for improved security on ERF 666 Durban, eThekweni Municipality, Kwazulu Natal

Original date of Construction :

Records do not confirm – prior to 1933

Historical Report :

Prior to 1933 house constructed – A.Stanley Frost, Architect (ref. scan 1)

1933 - Driveway entrance repositioned and new gates, garages and staff quarters – author unknown (ref. scan 2)

1965 – House altered/extended to the South, balcony enclosed – Franklin & Garland Architects (ref. scan 3)

1992 – House substantially altered to the South and West, new balcony added to South East, Bruce Stafford Architects (ref. scan 4)

2001 – New garage & flatlet added, new entrance portico, vehicular entrance widened (pier moved) and curved gate features added, new faux-stone-clad retaining walls and new rim-flow added - Dean Jay Architects – plans not included as these are superseded by the as-built drawings (ref. scans 5&6)

The style of the house is difficult to pinpoint but it is most reminiscent of the 'arts and crafts' era. The house has been substantially altered and extended and is no longer true to its original design. The enclosing of the 'loggia' and balcony, addition of the entrance portico and South-west wing are the main reasons for this. We therefore do not see considerable historical significance, but this scope of work does not include any changes to the house itself.

The gate entrance, originally constructed in 1933 has also been altered over the years, and has significance in terms of its position, and consistency with the style of the house.

Architectural Report :

Architecturally, the house has value due to its size and scale and the quality of its finishes. It has been well-maintained, and is in excellent condition. The house has been divided in terms of its finishes into a rusticated base (fairface, painted brickwork with flush joints), and a smooth plastered upper storey.

The newly-built faux-stone clad retaining walls are not sensitive to the house, belonging more to the 'garden'. The sheer scale of them is also quite harsh. For this reason, we have opted to finish the garage/workshop building in a 'fairface' finish to have more relationship with the house, with a smooth plastered finish from window/door head height to the wall coping.

The gate entrance has Architectural significance in terms of its consistency with the aesthetic and scale of the house. It is also in excellent condition. The coping is an elegant and appropriate solution and will be matched on all new walls – boundary walls and parapet walls to the new garage/workshop building.



Driveway view – from the East



House from the East



Internal view of the gates and wall



Exterior view of the gates/feature walls

Views of the property

Urban setting & adjoining properties :

The context of 'upper Morningside' is of large properties, with well-established gardens and big trees. The houses are also large, of varying styles - an eclectic mix of mainly altered and extended 'Durban, Berea houses'. The houses are generally concealed behind large walls with electric fencing on them. 68 Mentone Road stands out at present as it is the only house in the vicinity without a substantial boundary wall. The barrier to the street is a thorny hedge at present.



Mentone Rd boundary corner/neighbour



Opposite property – Sir Arthur Rd



Opposite property – Sir Arthur Rd



Lower boundary corner – Sir Arthur Rd (neighbour below lane)

Contextual views



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