

APPLICATION TO AMAFA
HERITAGE

AKWAZULU NATALI

FOR

DEMOLISH, ALTERATION, & ADD

TO A STRUCTURE

OLDER THAN

60 YEARS

GENERAL SITE INFORMATION

The Following illustrative report documents the current condition of the structure we wish to add and alter and is followed by our drawings that we wish to construct on the site:

Name of the Property: 127 Victoria Street, Surat Hindu Association Building

Lot Number: 11902 of Block AA of durban

Street Address: 127 Victoria Street, Durban

Local Municipality: eThekweni Municipality.

Attached is the original drawing of the dwelling as well as proposed drawings for the new building.



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

C) SIGNIFICANCE

C1.) ORIGINAL DATE OF CONSTRUCTION - 1924 (as per drawings attached)

C2.) HISTORICAL SIGNIFICANCE

There is no clear historic significance that can be associated with the building for alteration at the rear end of the property. The following questions were asked to check if the building has any historical significance:

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

There is no record of the original owner of this building. He has not played any documented or known historic role in society.

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?

1924

Who designed and/or constructed the building?

Contractors are unknown, the designer is unknown.

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

It seems as if an Art Deco style was in mind when designing the building of the frontage, but the building at the back is standard xxx style

What materials were used in the construction of the building?

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

Have there been changes made to the building?

There have been changes made to the building, mostly internal changes. These changes do not affect the historic significance as it is not along the streetscape

C3.) ARCHITECTURAL SIGNIFICANCE

Durban has one of the world's largest concentrations of art deco buildings. One of few architectural styles in which the detailing is incorporated absolutely into the design, this deco legacy is one of the well-loved aspects of Durban's architectural heritage. The detailing is often infused with local symbolism.

Architecturally the building holds a streetscape of Art Deco significance. It possesses a touch of character from the initial design. Architecturally, the building still has its art deco style when first constructed.

The Art Deco style is identified since its sharp-edged looks and stylized geometrical decorative details are so distinctive. Its flat roofs and concrete edge lips are also common. The primary facade of this art deco building often features a series of setbacks that create a stepped outline, as per the Umbilo Road facade. The smooth plaster and paint also adds to its style in the recess areas where windows and doors are fitted.

The building has been built with this art-deco architectural style the fore we believe it has a significant architectural value. However, our proposal for alterations is for back courtyard building which has no street frontages.

C4.) URBAN SETTING & ADJOINING PROPERTIES

The current development is surrounded by residential buildings and shops. Due to the steep nature of the area, all the properties are laid out in a similar nature. All the main shops are road level from the road from which they are accessed. Majority of the buildings are, residential apartments and small shopping within this area.

***Please see street view images attached.** Directly adjacent to the site is a building of flats/apartments and shopping. Its level will be approximately the height of the entire existing building that we are making changes too. The architectural style of the surrounding buildings varies from Bali to Contemporary, from hipped roof to flat slabs, from dwelling units to medium rise apartment block.

***Please see Surrounding Building pictures attached.** This development will in no way reduce the value of the surrounding properties nor will it encroach into their spectacular city views.

D1.) PROPOSED WORK

We are proposing additions and alterations to the existing building. As per indicated on the submission form.

D2.) MOTIVATION FOR PROPOSED WORK

The proposed alterations for the attached project is a very minor application. We are only proposing changes to the building at the rear end of the property. This building has no impactions on the street facade as it is hidden away. The alterations are only internal wall changes and external window positions. The existing facade has plaster and paint with a base plith of facebrick. Our main changes appear to be in the internal building which is situated in the rear end. Therefore, this will not affect the architectural style and heritage.

D3.) DETAIL THE ALTERATIONS/ADDITIONS/RESTORATIONS PROPOSED.

We have designed in accordance with our brief and a request of a contemporary living structure.

The existing structure was surveyed and as previously mentioned the existing structure will not affect the current building. So in order to retain as much of the existing building as possible we have proposed internal walls where necessary to split rooms. We have put forward a design that will meet all the clients' requirements and maximize the value of the site, taking advantage of the best usage of the site.

We would like to demolish a few internal walls to restructure the living spaces within. We have also investigated the idea of reusing the existing materials where we need too. This will be cost effective, in terms of construction and in terms of its life span.

The proposed design is a response to the client's requirements, the surrounding community. So basically what we are proposing is converting the existing building into an internal contemporary design with exceptional living spaces.

Please find attached drawings that will indicate clearly what we propose.



EXISTING PICTURES OF BUILDING











CONCLUSION

In conclusion, we at Hard Black Architects will do the best for our client's needs and requirements. We also consider Amafa Akwazulu Natali requirements and nature of heritage.

We will not look at any changes on the building from the streetscape; however we would like to renew damaged materials on this building.

We trust that Amafa Akwazulu Natali together with its members to look in favour of our proposal. From our client and Hard Black Architects, we thank you in advance.