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GENERAL SITE INFORMATION

The Following illustrative report documents the current condition of the structure we wish to add and alter and is followed by an artist impression of what we wish to construct on the site:

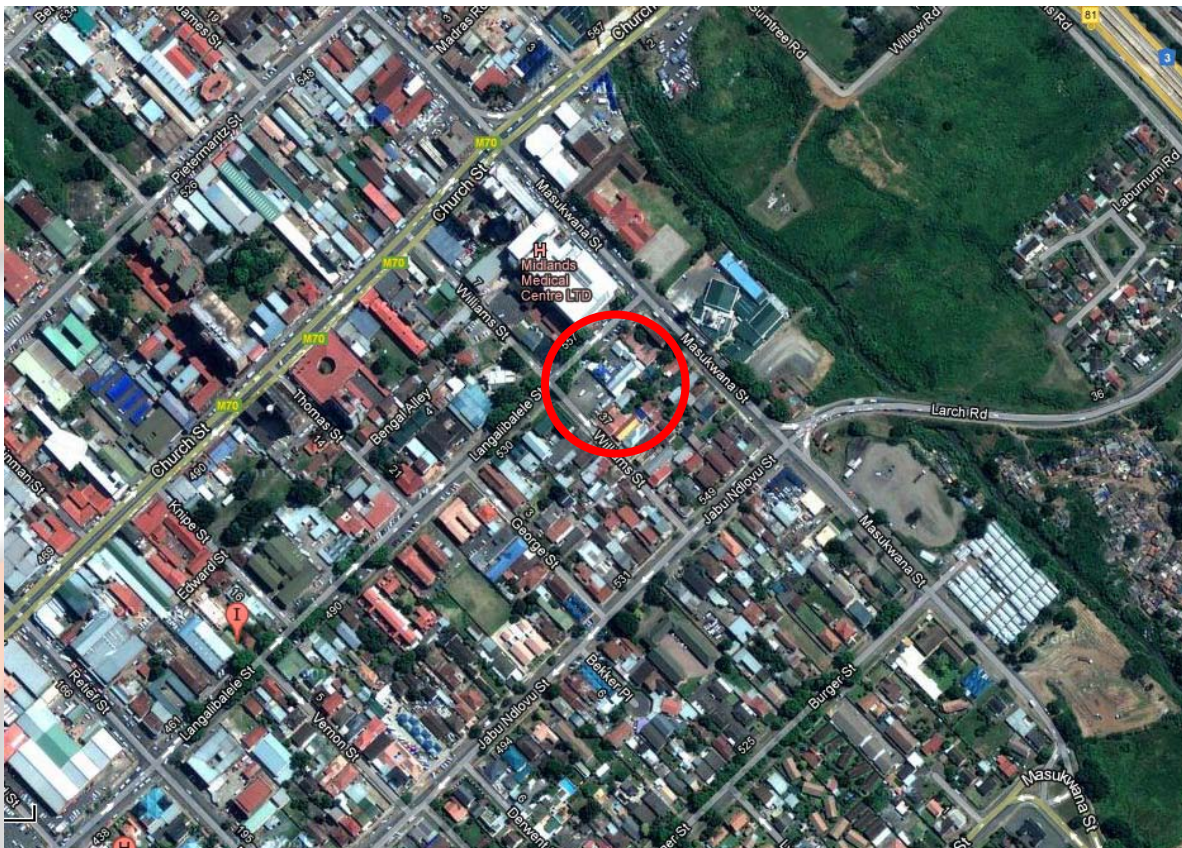
Name of the Property: Shri Vishnu Temple

Lot Number: Sub 35 of lot 2655

Street Address: 558 Longmarket street/ Langalibalele Street

Local Municipality: Msunduzi Municipality.

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



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

nsa.designs@webmail.co.za

tel : 082669 2370 fax: 086 562 8210
34 Westward Drive ,Widenham,Umkomaas, 4170

C) SIGNIFICANCE

C1.) ORIGINAL DATE OF CONSTRUCTION - 1922 (as per temple records & annexure A)

C1a) APPROVED AND CONSTRUCTED ADDITIONS & ALTERATIONS TO INITIAL DESIGN

- 1987

The building became a listed building in 1982, since then we have picked up 1 approved drawings which must have obtain AMAFA approval. Please note that no original drawings of the first built structure is available.

C2.) HISTORICAL SIGNIFICANCE

There is allot of historic significance that can be associated with the building. It has however been extended to its current state but has kept the original architectural language intact.

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?**

The original users of the temple where Hindu's that settle in Pietermaritzburg that were freed from the coastal canefields and they mainly consisted of gardeners, fruit & vegetable hawkers, shop owners etc .

- **Did an event of historical importance occur in the building?**

No known historic event has taken place on this site, but numerous congregations of Hindus have occurred for religious purposes that still take place up today .

- **Can the building be said to illustrate a historical issue?**

No

- **When was the building constructed?**

1922

- **Who designed and/or constructed the building?**

Contractors are unknown, but dome was constructed by a person known as "Mistree" as per annexure B.

nsa.designs@webmail.co.za

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

The temple is designed as a typical North Indian style temple, and has a surrounding arched verandah for the devotee's to walk around the temple.

- **What materials were used in the construction of the building?**

Common building materials where uses such as, Clay brick , timber doors and windows, the original dome was created with bamboo and mealie stalks which formed the mould/shutter.

The additional domes added in the extension is built of modern conventional systems, with concrete and steel.

- **Have there been changes made to the building?**

Yes, as the members of the temple grew so did the temple. There was an extension done to increase the size of the temple in 1987(please see drawings attached). The design of the extension has keep the original North Indian Style intact.

- **Is the building a landmark?**

The building is a land mark to Hindu Vishnu devotees.

C3.)ARCHITECTURAL SIGNIFICANCE

Architecturally the temple express a North Indian style. It has been extended from its original design to its current state but the extension has kept the character of the original design. Due to need and growth of the devotees of the temple, temporary structures have been put in place which are now becoming an eye sore and is diminishing the architectural character.

We therefore strongly believe that the building has significant architectural value but this value is being lost due to the temporary structures that have been put in place driven by need and growth of the temple. What we proposing is in line with the North Indian style, to cater for the need and will enhance the existing character of the temple.

nsa.designs@webmail.co.za

C4.) URBAN SETTING & ADJOINING PROPERTIES

The proposed development is surrounded by mixed use buildings. Consisting of residential, religious, health care, educational and commercial buildings.

Majority of the buildings are residential dwelling houses that are old but owners have made additions and alterations to these buildings accordingly to suit their individual requirements.

Most of the buildings have a street view and some of the older structures have been demolished and replaced with new.

***Please see street view images attached.**

Directly across the site is another temple building, the Shree Subrahmanya Temple. The Shree Subrahmanya Temple expresses an South Indian style of architecture and has recently done upgrades and renovations to their existing structures.

***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 street views.

D1.) PROPOSED WORK

We are proposing additions and alterations to the existing building. As per indicated on the submission form. The additions is basically to remove the temporary awnings and replace it with a permanent slab roof. While introduction structure for the slab roof we will be ascetically improving the entrance/ street facing boundary wall. We are also proposing two new enclosures for Lord Hanuman and the worship of the nine planets.

***Please see drawings attached.**

D2.) MOTIVATION FOR PROPOSED WORK

We have been appointed by our client the Shri Vishnu Temple for the additions and alterations to the existing structure, to upgrade the existing structure based on the demand and growth of the temple but always keeping in mind the architectural and historical significance of the temple.

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As the previous additions and alterations were done due to demand so is this proposal. What has happened is that as the members grew the space requirements increased and to resolve this issue temporarily the temple constructed a temporary steel awning above the open entrance between the boundary wall and the main temple verandah.

This temporary structure has now started to deteriorate from exposure from the elements and is now not serving the purpose it was intended to. This has then sparked a drive to construct a more permanent solution/structure for the users.

The new structure will house a number of uses that include, shelter from the elements, when the temple has a prayer devotees can sit and participate underneath the structure while a prayer is taking place within the temple, various outdoor prayers will be held undercover which at the moment cannot be done if the weather is bad ,etc.

We have handled the design of the new structure with great thought and care. We are expressing the north Indian style from within the existing structure to the new arched boundary wall/ entrance. The existing boundary wall has expressed no architectural language or character at all and diminishes your first impression of the temple. The existing steel burglar bars are to be removed and replaced with laminate glazing which will immediately change the aesthetics and help make the new arches prominent thus expressing the north Indian architectural style further.

We are also proposing two new domed structures to house Lord Hanuman and the Nine planets which are prayed to by the devotees. They will now have access to these gods via the covered slab area that replaces the awning, which means the elements will not affect their access to these shrines to offer their prayers. The new domes are to mirror the same language as the existing domes which will further enhance the style.

The proposed design has taken into account the age and the structural integrity of the existing building. Therefore once you review the proposed design you will notice the exterior columns which support the load of the new structure above.

The new proposal will keep all of the existing building intact. What we are proposing is to remove all the temporary structure and replace it with a structure that firstly caters for the need of the users and secondly enhance the architectural and significance value of the temple.

We have also attached previously approved drawings for additions and alterations on the building.

nsa.designs@webmail.co.za

The complete product will in no way reduce the value of the surrounding properties and will no encroach upon their views.

What we present to you within this application complies with all the local authorities regulations and requirements. And we look forward to a favorable response from your committee.

***Please see pictures of existing structure**

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

We have designed in accordance with the existing structure in mind. All the existing permanent structure is to remain. All temporary structure which is beginning to fail are to be removed and replaced with sound permanent structure which expresses the same architectural language the building was originally designed with.

Basically we are removing the existing awning and replacing with a slab, the existing front boundary wall will be added to, to form the structural columns for the new slab. These columns are to form arches which mirror the existing arches. The two new domes structures are to mirror the existing domes and express the same architectural language as the existing.

The proposed design is a response to the user's needs and growth requirements, as well as a response to enhance the value of what's existing by adding in the new.

So basically what we are proposing is enhancing the original structure by replacing all the temporary structures with new structure that speak the same architectural language instead of a quick solution.

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

nsa.designs@webmail.co.za

PICTURE OF ORIGINAL BUILDING



Original building 1922

nsa.designs@webmail.co.za

tel : 082669 2370

fax: 086 562 8210

34 Westward Drive ,Widenham,Umkomaas, 4170

PICTURES OF EXISTING BUILDING



Existing Long Market Street Elevation



Main entrance (Extent of temporary awning)

nsa.designs@webmail.co.za

tel : 082669 2370 fax: 086 562 8210
34 Westward Drive ,Widenham,Umkomaas, 4170



Existing Boundary wall/ Entrance

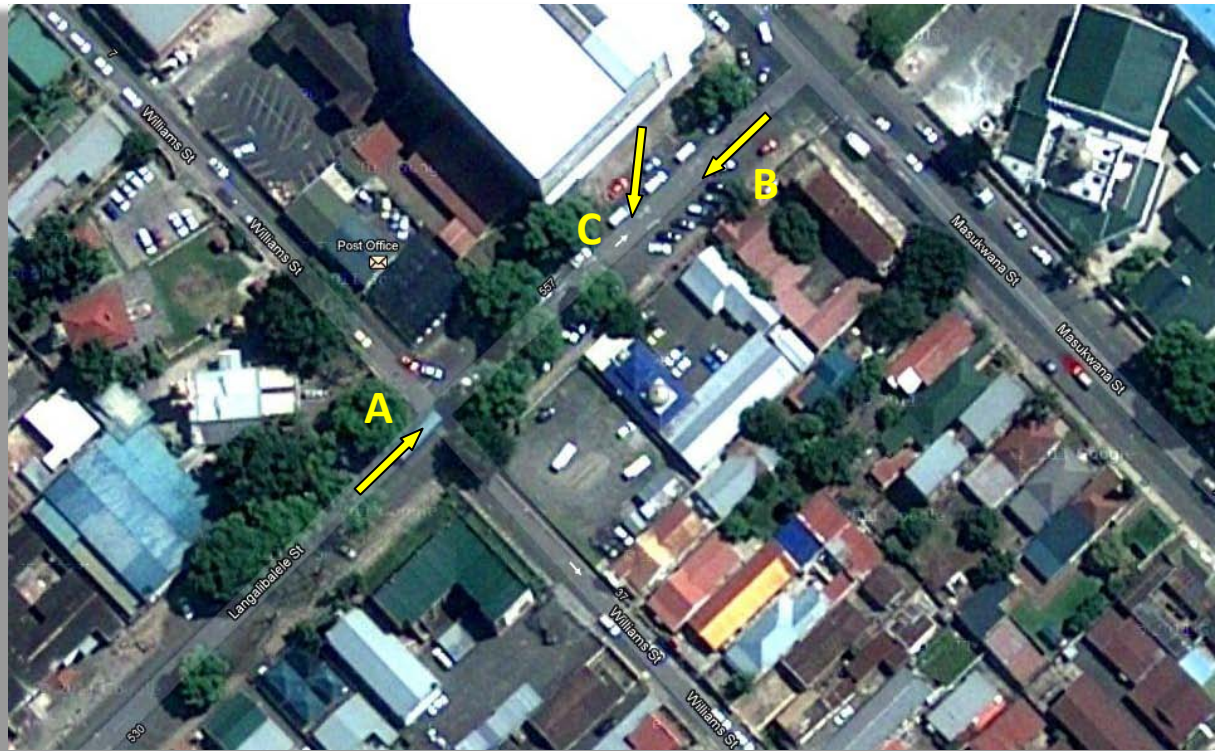
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STREETSCAPE



Street views have been taken in both directions as indicated in the image above.



Viewing down Longmarket St (VIEW A)

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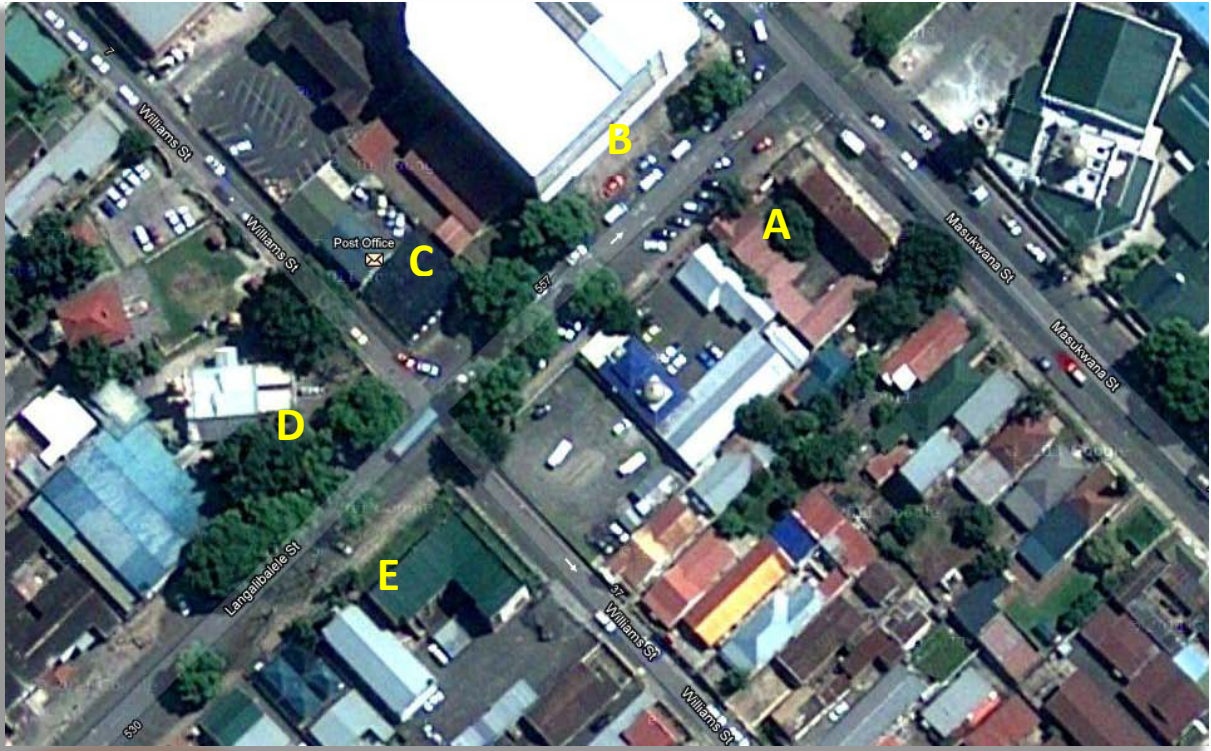
Viewing up Longmarket St (VIEW B)



Viewing Property from Longmarket St (VIEW C)

nsa.designs@webmail.co.za

SURROUNDING BUILDINGS



Each picture below can be referred to the site plan above to obtain the location of the building in relation to the proposed development.

nsa.designs@webmail.co.za

tel : 082669 2370 fax: 086 562 8210
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BUILDING A



BUILDING B

nsa.designs@webmail.co.za

tel : 082669 2370

fax: 086 562 8210

34 Westward Drive ,Widenham,Umkomaas, 4170



BUILDING C



BUILDING D

nsa.designs@webmail.co.za

tel : 082669 2370

fax: 086 562 8210

34 Westward Drive ,Widenham,Umkomaas, 4170



BUILDING E



nsa.designs@webmail.co.za

tel : 082669 2370

fax: 086 562 8210

34 Westward Drive ,Widenham,Umkomaas, 4170