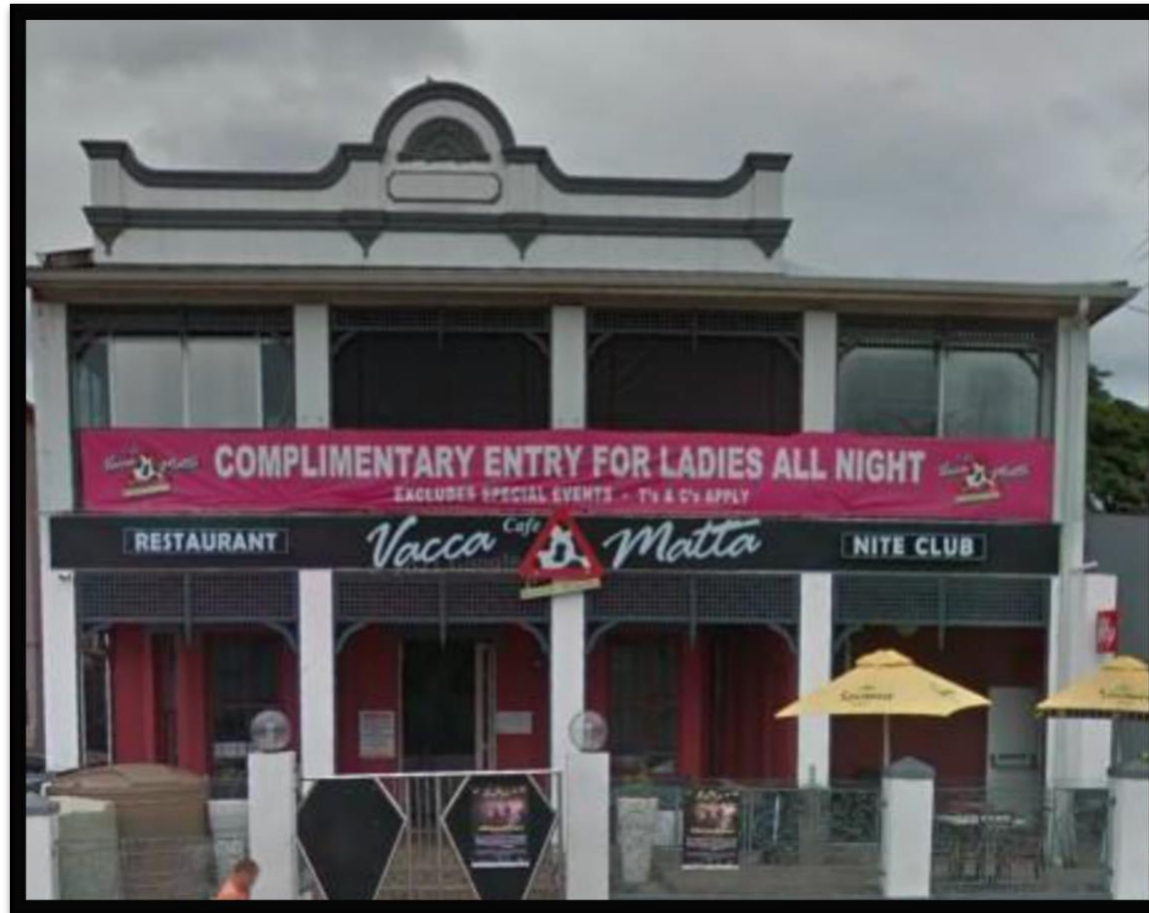


Application for the condonation of the building works of 2016 executed without
KwaZulu Natal AMAFA & Research Institute's approval to

153 FLORIDA ROAD, DURBAN - Erf. 910, DURBAN

Motivation for Reconciliation.



A Report by FRANK REITZ ARCHITECT – October 2022

Property Description: -

Street Address - 153 Florida Road, Durban

Lot Number – Erf 910, Durban.

Municipality – eThekweni Municipality

GPS Co-ordinates - -29°.50'. 01" S : 31°.01'. 00" E

Site Area – 1044 m²

History of Building: -

Building Built -1908

Style - Edwardian

Original use - Residence

Change of use - Converted to offices in 1995

Record of Applications for the development of 153 Florida Road since 2008.

	Date of Drawing	Author	Authority	Title	Description of work	Approval Date
A	July 2008 -	Artek 4 (Somers Govender)	AMAFA	Conversion of existing offices to Restaurant/Caffe & place of Entertainment	# Retention of Edwardian Façade. # Addition of historist balustrade and fretwork to existing replacement, heavily proportioned, brick, concrete and plaster verandah structure. # All structure behind the façade replaced - converted into a Restaurant / "Nite club" # On-Site Parking.	October 2009 -
B	October 2009 -	Artek 4 (Somers Govender)	eThekweni	Conversion of existing offices to Restaurant/Caffe & place of Entertainment		November 2010 -
C	November 2013 -	First Edge Architects (D.G.Pillay)	AMAFA	Deviations to Approved Plan No. 304/09/08	# Built deviations to approved plan by ARTEK 4 formalised. # Modern interpretation of period boundary wall to both Front and side boundaries	Approved – Date ?
D	November 2013 -	First Edge Architects (D.G.Pillay)	eThekweni	Deviations to Approved Plan No. 304/09/08 Application No C225 05 11		October 2014 -
E	August 2016 -	First Edge Architects (Prakesh Kussial)	AMAFA	Proposed Extension to Ext. Building	# Extension to Nightclub into former Car Park - Extending the building on the ground floor to the boundary with 9th Avenue and parallel with the front of the old building. # Boundary wall to 9th Avenue replace with large arched niches.	Not submitted
F	August 2016 -	First Edge Architects (Prakesh Kussial)	eThekweni	Proposed Extension to Ext. Building		October 2016 -
G	January 2022 -	Stefano Vatteroni Architects	AMAFA (Case No 21/356)	Proposed Refurbishment with Additions & Alterations (Zuma Restaurant)	As per drawings submitted by Stefano Vatteroni Architects	Submitted
H	January 2022 -	Stefano Vatteroni Architects	eThekweni	Proposed Refurbishment with Additions & Alterations (Zuma Restaurant)		Not yet Submitted

Building Description and subsequent alterations: -

Original double storied house was simple in form with: -

1. An ornate front parapet-Gable.
2. Double storied front timber verandah that wraps around (for a short distance) the northern corner of this building creating an odd/unusual, symmetrical-asymmetrical façade.
3. Pair of bay windows to ground floor verandah.
4. Period access stair
5. Period Garden/Boundary wall – Post and Pole.
6. Double pitched corrugated iron roof to simple building extending behind gable.
7. Sash windows.

Timber verandah replaced with plastered brick and concrete verandah at some time before 2008.

In **2008** an application was made to convert the building into a restaurant and nite club. The following alterations and additions were made: -

1. The front parapet/Gable was restored.
2. A new period/historicist, painted turned timber balustrade was added.
3. New period/historicist, painted timber brackets and frieze fretwork was added.
4. Front boundary/Garden wall was modernised to suit theme of nite Club (Post and glass panel infill).
5. Large front gate added with diamond motif.
6. Access stair altered.
7. Original front door replaced with historicist door.
8. New steel internal grand stair added.
9. Internal layout beyond the front façade was gutted and a new layout to suit a nite club built.
10. New asymmetrical structure added to rear of the building – clearly expressed as an addition to the original building.
11. On-site parking area to side space of building.
12. This work was approved by both AMAFA and eThekweni Municipality.

In **2013** deviation drawings were submitted to both AMAFA and eThekweni Municipality and approved.

In **2016** the building was further added to: -

1. The former side on-site parking area was enclosed to form an additional "Dance Area" with a low pitched iron roof with pre-cast structural concrete beams/slab to the ground floor of the nite club. A future upper floor anticipated?
2. The same alteration was built to the boundary line on 9th Avenue and in line with the front verandah of the old building.
3. A raised external seating area (Platform) between this new alteration and the front boundary wall extended partly in front of original front verandah.
4. All on-site parking removed.
5. New 9th Avenue street-façade constructed with arched niches. Not built as per drawing – Drawing shows setback from boundary, actually built right to boundary line. Post and ornate iron work boundary wall to 9th Avenue demolished.

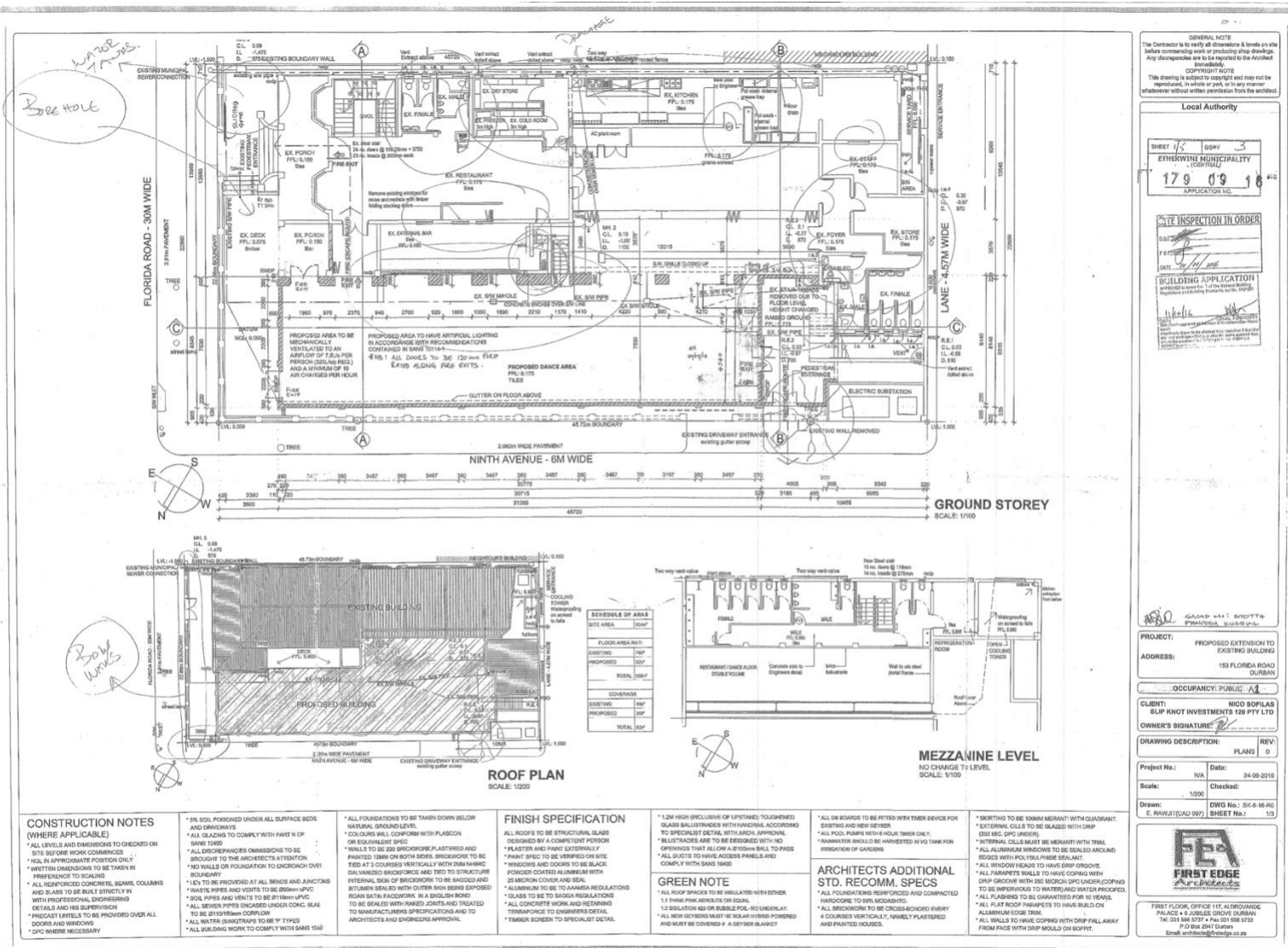


2018 via Google Street View

Photos of post 2016 addition



2022





- * SKIRTING TO BE 100MM MERANTI WITH QUADRANT
- * INTERNAL CILLS TO BE GLAZED WITH DRIP
- * (250 MICR. DPC UNDER)
- * INTERNAL CILLS MUST BE MERANTI WITH TRIM.
- * ALL ALUMINIUM WINDOWS TO BE SEALED AROUND
- * EDGES WITH POLYISOBUTYLENE SEALANT.
- * ALL WINDOW HEADS TO HAVE DRIP GROOVE.
- * ALL PARAPETS WALLS TO HAVE COPING WITH
- * DRIP GROOVE WITH 250 MICRON DPC UNDER COPING
- * TO BE IMPERVIOUS TO WATER AND WATER PROOF
- * ALL FLASHING TO BE GUARANTEED FOR 10 YEARS.
- * ALL FLAT ROOF PARAPETS TO HAVE BUILD-ON
- * ALUMINIUM EDGE TRIM.
- * ALL WALLS TO HAVE COPING WITH DRIP PAUL AWAY
- * FROM FACE WITH DRIP MOULD ON SOFFIT.

BUILDING APPLICATION
 Approved by Special Use, City of The National Building
 Washington, D.C. 20001, 1000 14th St. SW, 20001

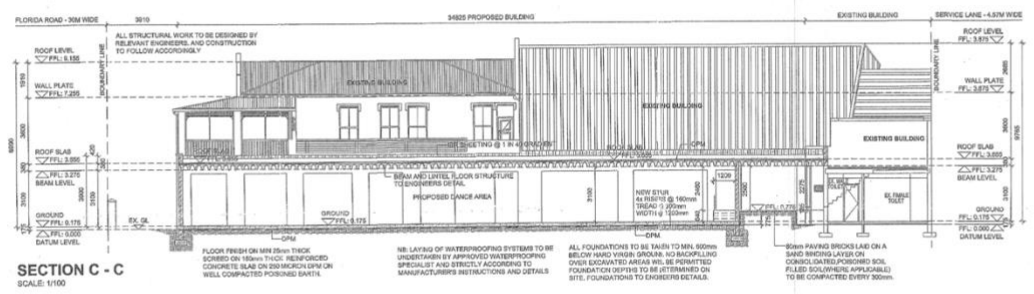
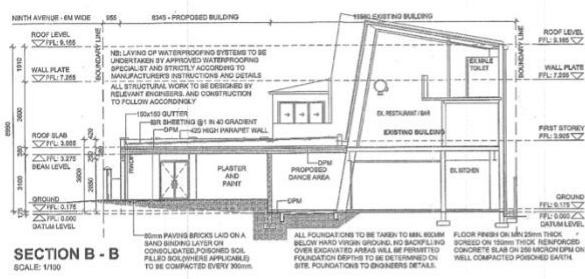
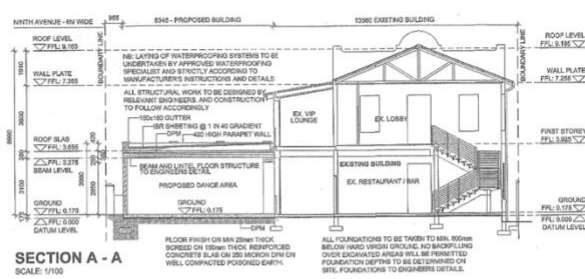
11/10/14

SPECIAL AGREEMENT
 This document is approved as a condition of the building permit.
 It is to be read in conjunction with the building permit and the building code.
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PROJECT:		PROPOSED EXTENSION TO EXISTING BUILDING	
ADDRESS:		153 FLORIDA ROAD DURHAM	
OCCUPANCY:		PUBLIC A1	
CLIENT:		NICO SOFILAS SLIP KNOT INVESTMENTS 120 PTV LTD	
OWNER'S SIGNATURE:			
DRAWING DESCRIPTION:		PLAN AND ELEVATION	
REVISION:		0	
Project No.:		Date:	
N/A		24-06-2016	
Scale:		Checked:	
1/200			
Drawn:		DWG No.:	
E. RAJAWAT (DW)		SK-6-15-RD SHEET No. 3/3	



FIRST FLOOR, OFFICE 117, ALDROVANDE
PALACE • 6 JUBILEE GROVE DURBAN
Tel: 031 566 5737 • Fax 031 566 5733
P O Box 2947 Durban



- CONSTRUCTION NOTES (WHERE APPLICABLE)**
- * ALL LEVELS AND DIMENSIONS TO CHECKED ON SITE BEFORE WORK COMMENCES
 - * NO. IN APPROXIMATE POSITION ONLY
 - * VERTICAL DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
 - * ALL REINFORCED CONCRETE BEAMS, COLUMNS AND SLABS TO BE BUILT STRICTLY IN WITH PROFESSIONAL ENGINEERING DETAILS AND HIS SUPERVISION
 - * PRECAST UNITS TO BE PROVIDED OVER ALL DOORS AND WINDOWS
 - * OPC WHERE NECESSARY
 - * 6% SOL POWDERED UNDER ALL SURFACE BEDS AND OVERSKIDS
 - * ALL GLAZING TO COMPLY WITH PART II OF SANS 1040
 - * ALL DISCREPANCIES OR OMISSIONS TO BE BROUGHT TO THE ARCHITECT'S ATTENTION
 - * NO WALLS OR FOUNDATIONS TO DISOCCUPY OUR BOUNDARY
 - * 15% TO BE PROVIDED AT ALL BEAMS AND JUNCTIONS
 - * WASTE PIPES AND VENTS TO BE 80mm J/PVC
 - * SOL. PIPES AND VENTS TO BE 80mm J/PVC
 - * ALL DRAIN PIPES BACKLASH UNDER CONC. SLAB TO BE 80mm CORNLOW
 - * ALL WATER DRAINAGE TO BE P-TYPES
 - * ALL BUILDING WORK TO COMPLY WITH SANS 1040
 - * ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NATURAL GROUND LEVEL
 - * COLOURS WILL CONFORM WITH PLACON OR EQUIVALENT SPEC
 - * WALLS TO BE 200 BRICKWORK PLASTERED AND PAINTED 20mm ON BOTH SIDES. BRICKWORK TO BE TIED AT 3 COURSES VERTICALLY WITH 10mm HEBRIC GALVANIZED BRICKWORK AND 150 TO STRUCTURE
 - * INTERNAL BORN OF BRICKWORK TO BE BAGGED AND BITUMEN SEALED WITH C/UTEX BORN BORN EXPOSED BORN BORN FACING IN A 100mm BORN TO BE SEALED WITH NAKED JOINTS AND TREATED TO MANUFACTURER'S SPECIFICATIONS AND TO ARCHITECTS AND ENGINEERS APPROVAL
 - * ALL ROOFS TO BE STRUCTURAL SLABS DESIGNED BY A COMPETENT PERSON
 - * PLASTER AND PAINT EXTERNALLY
 - * PAINT SPECIES TO BE SPECIFIED ON SITE
 - * WINDOWS AND DOORS TO BE BLACK POWDER COATED ALUMINUM WITH 30 MICRON COVER AND SEAL
 - * ALUMINUM TO BE TO AUNGA REGULATIONS
 - * SLABS TO BE TO AUNGA REGULATIONS
 - * ALL CONCRETE WORK AND RETAINING TERNATIONS TO ENGINEERING DETAIL
 - * TERNER SCREEN TO SPECIALIST DETAIL
 - * 1.5M HIGH (INCLUSIVE OF UPSTAND) TOUNDED GLASS BALUSTRADES WITH HANDRAIL ACCORDING TO SPECIALIST DETAIL WITH ARCH. APPROVAL
 - * BALUSTRADES ARE TO BE GROUNDING WITH NO OPENINGS THAT ALLOW A 500mm BALL TO PASS
 - * ALL DOORS TO HAVE ACCESS PANELS AND COMPLY WITH SANS 1040
 - * ALL ROOF SPACES TO BE INSULATED WITH EITHER 110mm PINK ABSOLUTE OR ECOL, 120mm 40-00 BUBBLE FOLIO UNDERLAY
 - * ALL NEW SEVERERS MUST BE SOAN VIRGIN POWDERED AND MUST BE COVERED IN A GREYER BLANKET
 - * ALL OR BORNERS TO BE FITTED WITH TRIMER DRIVE FOR EXISTING AND NEW SEVER
 - * ALL POOL PUMPS WITH 4 HOUR TIMER ONLY
 - * SEWERAGE SHOULD BE HARVESTED IN 400mm RIGORATION OF SANITERS
 - * SHORING TO BE 100MM MENANT WITH GUARDRAIL
 - * EXTERNAL CELLS TO BE GLAZED WITH GRP (GR. MC. CPC UNDER)
 - * INTERNAL CELLS MUST BE MENANT WITH TRIM
 - * ALL ALUMINUM WINDOWS TO BE SEALED AROUND EDGES WITH POLYURETHANE SEALANT
 - * ALL WINDOW HEADS TO HAVE DRP GROOVE
 - * ALL PARAPETS WALLS TO HAVE CORING WITH DRP GROOVES WITH 250 MICRON CPC UNDERLAPPING TO BE IMPERVIOUS TO WATER AND WIND PROOFED
 - * ALL PLASTERING TO BE GUARANTEED FOR 10 YEARS
 - * ALL FLAT ROOF PARAPETS TO HAVE BUILD-ON ALUMINUM PROFIT
 - * ALL WALLS TO HAVE CORING WITH DRP FALL AWAY FROM FACE WITH GRP MOLD ON ROFT
- FINISH SPECIFICATION**
- GREEN NOTE**
- ARCHITECTS ADDITIONAL STD. RECOMM. SPECS**

GENERAL NOTE
The Contractor is to verify all dimensions & levels on site before commencing work or producing shop drawings. Any discrepancies are to be reported to the architect immediately.

Local Authority
SHEET 1/1 COPY 2
ETHEMINTW MUNICIPALITY
179 09 16
APPLICATION NO.

SITE INSPECTION IN ORDER
DATE: 17/09/2016
BY: [Signature]

BUILDING APPLICATION
[Stamp]

PROJECT: PROPOSED EXTENSION TO EXISTING BUILDING
ADDRESS: 153 FLORIDA ROAD DURBAN
OCCUPANCY: PUBLIC: A.I.
CLIENT: NICO SORLAS
OWNER'S SIGNATURE: [Signature]
DRAWING DESCRIPTION: SECTION AND ELEVATIONS
REV: 0
Project No.: N/A
Date: 24-09-2016
Scale: 1:100
Checked:
Drawn: E. RAJUTIC (09)
DWG No.: SK-6-16-40
SHEET No.: 30

FIRST ELEVATION
FIRST FLOOR OFFICE 117, ALKORNAKKE
PALACE 4, 8, 2000, 10000, 10000
TEL: 031 955 9724 • FAX: 031 955 9753
E-MAIL: info@firstedge.co.za

During the **COVID 19 Pandemic** of 2020/2021 the nite club was forced to close down, during which many incidents of severe vandalism and theft took place, stripping the club of all its fittings and finishes.



This property is presently derelict and a blight on the prestigious FLORIDA ROAD Precinct.

In **2022** a proposed refurbishment of this building by Stefano Vatteroni Architects has been submitted to AMAFA.



Graphic incorrect in that the 2008 approved Balustrade, bracket and lattice freeze will be kept and restored.



Graphic incorrect in that the original Parapet-Gable, the 2008 approved Balustrade, bracket and lattice freeze will be kept and restored.



Graphic incorrect in that the 2008 approved Balustrade, bracket and lattice freeze will be kept and restored.



Graphic incorrect in that the original Parapet-Gable, the 2008 approved Balustrade, bracket and lattice freeze will be kept and restored.

This proposal undertakes to correct many of the incongruous Architectural design discussions of the 2016 addition: -

1. The use of the building will change from a nite club to an international quality fine-dining restaurant. This will be in keeping with the City's Florida Road development vision. It will also add value, both to the property values and the amenity of Florida Road.
2. The proposal means to demolish part of the 2016 addition and setback this addition to visually bring the historic building forward, to become the prominent building façade with the correct, original proportions restored.
3. This proposed setback (as above) in-line with the historic building's core (as per Stefano Vatteroni Architects drawings and graphics) is the correct Architectural solution on many levels, not the setback been increased back, as per Amafa's request, to the back of the side verandah. The larger setback will incur a loss of usable/rentable space and thereby a loss of income with very little Architectural gain. If the historic building had its original light-weight timber verandah in place, then the larger setback would make sense but the existing heavy masonry verandah is not part of the original but a crass replacement.
4. The Architecture of the altered addition will be neutral, elegant and understated. Again focusing the dominance on the historic façade.
5. The Historic façade is to be restored: -
 - 5.1 The broken Parapet-Gable is to be repaired by an AMAFA accredited contractor. Missing plastered panel to be restored as close to the original as possible.
 - 5.2 Roof to verandah is in poor condition and will be carefully restored with period "S-Profile" corrugated Iron roof sheets.
 - 5.3 The 2008 historicist timber balustrade, Brackets and fretwork will be retained and repaired.
 - 5.4 The front door and sash windows to the front and side façades will be repaired.
 - 5.5 All signage will be removed from this façade.
 - 5.6 The veranda on both floors will be opened up, free of any enclosing devices.
 - 5.7 The historic façade will be spot lit at night.

6. The arched niches to 9th Avenue will be converted into engaged boundary wall posts – The arches will be removed retaining the lower section to form a post – new boundary wall capping's will be formed. This will restore the rhythm of the boundary wall to 9th avenue and also alter the scale of the otherwise blank wall on the boundary line of the proposal.
7. A new signage policy to be submitted for approval by AMAFA by Architects Stefano Vatteroni Architects which will control the amount and quality of any future signage. An elegant signage solution has is also requested by the future restaurant.
8. The front boundary wall will be repaired.
9. The access stair will be repaired and the encroaching side stairs to be demolished with planted gardens introduced either side of this stair.
10. The opening to the addition facing Florida Road allows for easy movement of patrons from inside to outside and is a clear expression of this new modernist intervention. This is a good Architectural solution and is recommended and supported.
11. The Land Use Management is happy to approve the zero on-site parking requirement on this site. This is in line with the FLORIDA ROAD SPECIAL ZONING.

Motivation & Conclusions: -

The owners of this property would like to apologise for not getting AMAFA approval in 2016. eThekweni Municipality did however accept the submission and approved the building plans for these additions and alterations.

The 2022 application by Stefano Vatteroni Architects offers an elegant Architectural solution to the very poor, built, 2016 design. Florida Road and Durban will greatly benefit from the rectification and regularization of this key Florida Road site.