

Contemporary Independent Associates

Architectural Designers & Design Technologists

Architectural Design & Project Management Specialists

SACAP - SAIA - KZNIA Affiliate

11 June 2013

ATTN: South African Heritage Resources Agency (SAHRA)

Head Office
111 Harrington Street
CAPE TOWN
8001

RE: Proposed Alterations and Additions to an Existing Private Residence that is older than 60 years

With reference to the above mentioned proposal, please find below the relevant motivations, and documentations (photographic and literal), for the proposed work to be carried out for this residence.

We were approached by my client, Mr. & Mrs. Pillay, with the aspiration to refurbish and update the look of their current residence for the ever growing needs of their family, and their lifestyle.

As per the governing municipality, and other controlling bodies within the jurisdiction of this residence, please see attached all the requirements as stipulated by our national bylaws, rules and regulations.

In addition, please also do refer to the attached building plans to view all alterations and additions for the above mentioned proposal. Included are the relevant documents pertaining to the site, and the current ownership of the site.

To date there have been no objections by any of the adjoining property owners for the building proposal at hand, and the development proposal complies with all controls as assigned to this property.

If you should have any queries, please do not hesitate in contacting us and we will assist you in any way that we can.

Hoping this meets with your approval.

Yours Faithfully

Regards

Usthani Govind

Contemporary Independent Associates

Bach.Arch.Studies & BArch – UND Kwazulu Natal – South Africa
SACAP - SAIA - KZN-IA Affiliate

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SUPPLEMENTARY DOCUMENTATION FOR THE PROPOSED DEMOLITION, ALTERATION OR ADDITION TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

PROPERTY DESCRIPTION:

<u>Name of property:</u>	Private Residence	<u>Title Deed No:</u>	T04 11720
<u>Erf/Lot/Farm No:</u>	PTN 3 of Erf 389, Duikerfontein		
<u>Street Address:</u>	319 Blackburn Road – Redhill, Durban North		
<u>Local Municipality:</u>	EThekweni Municipality		
<u>District Municipality:</u>	EThekweni Municipality - Central		
<u>Current zoning:</u>	Special Residential 650	<u>Present use:</u>	Residential Usage

SUMMARY OF PROPERTY AND PROPOSAL:

Upon the initial inspection of the property, it was brought to our attention that the existing roof structure was infested with wood borer and white termites. This resulted in the rapid degradation of the current roof truss system which comprised of solid timber. This has caused significant weakness to the roof structure, i.e. the roof tiling and water proofing, which has lead to water leaks through the roof and the edges of the building. The infestation unfortunately has also spread throughout the house causing the condition of the existing windows, doors and frames to deteriorate. The current suspended solid timber floor boards have had minimal damage, but in time, if the problem is not dealt with in a timely manner, this will also fall victim to decay and dis-repair.

With the current building and structural issues in mind, a decision was made to work around the current perimeters of the existing structure, with the idea to modify and mould the structure aesthetically, as well as functionally, to try and create a fresh up to date present-day look and feel for the residence, without losing its homely essence, and charm that the current family has become accustomed too, whilst still maintaining the structures own identity and character within its surroundings.

Aesthetically the facades of the residence follows suit to what already exists, but with a few added structural components and detailing to enhance the overall appearance and use of the building, this allows the residence a more revived and refined structured feel to the exterior.

A new roof system will have to be installed, but this will still follow on the design of the previous roof system, therefore not detracting considerably from what was previously there.

Through the years many renovations have been carried out with structural add-ons, and with the re-arrangement of spaces and room functions being as per the previous owners wants and needs, the design proposal being put forward, solidifies and consolidates the interior planning and exterior aesthetics to the current owners requirements, whilst simultaneously paying attention to the critical structural needs of the home.

Every effort and consideration is being adhered too, to try and preserve any elements forming part of the existing structure that holds any architectural or historical significance. These elements form a key basis for the design proposal, resulting in a good amalgamation between old and new.

SIGNIFICANCE:

Original date of construction:

Unknown – Advised by the local governing municipality upon plan submission that the structure was older than 60 years.

Drawings handed over by the client indicate work being propositioned on the site in 2001, but prior approved drawings or documentation to this are not available to us.

Historical Significance:

From the research that has been conducted regarding this site/property, no actual historical significance has been found pertaining to the current building or the site itself.

The original portions of the main residential building are over 60 years old, and this is evident in the form of construction and building methods used to erect the residence.

The materials used also indicate a timeframe of when the dwelling may have been initially constructed, as these would have been readily available and used as the standard of building forms and techniques.

The Amafa Heritage Website was also used to determine category of listing, and also if any historical significance was tied to the structure.

Architectural Significance:

On view of the residence, there seems to be no distinct architectural language displayed that would indicate any specific architectural style relating to any particular time or period in which it was built. This would be due to the constant renovations and alterations done to the existing structure, resulting in the initial style of the building being lost.

The original mansard roof structure still remains, but in a state of disorder and poor condition, as well as the original solid timber flooring which will be refurbished throughout the house.

Other than those elements, there is very little left to signify any architectural significance in this structure.

Urban Setting & Adjoining Properties:

The property is located in a rather established and developed residential sector of Durban North. Although there are a large number of mixed use developments surrounding the site, the primary zoning surrounding the property is for residential purposes. There is no specific architectural style that prominent in the current urban setting, as this may have been altered in time with properties being remodeled from their original state. This has lead to many buildings with various mixed styles of construction and exterior aesthetics to suit each individual property owners' taste. The property is in close vicinity to the main roads, shopping centers, restaurants, medical facilities, offices, and to the national motorway. The residence is clearly visible from the road frontage through the front boundary security gate. All other residential units adjoining the property have the same or similar means of access and context to the site at hand.

PROPOSED WORK:

Purpose of Application

DEMOLITION

CONDITION	X	HEALTH REASONS	X	OTHER	
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ALTERATION

CONDITION	X	MAINTENANCE	X	OTHER	
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ADDITION

EXTENSION	X	CHANGED USE		OTHER	
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Motivation for proposed work:

The proposal being put forward for this alteration and addition project, is to expand and organize the existing spaces, and make them more functional, comfortable, and practical to suit the needs, and overall use for the young family that reside here. It was imperative to create adequate space to cater for the families individual wants and desires, and for the spaces not to impose on one another. The aim is to maintain the warm character of the residence, by creating a modest traditional up to date look and feel to the exterior, and carry this effect through to the interior layouts of the house. The proposal for an open plan living space for the public areas of the home is done so to generate a free flow of space, energy, and function that blend in unison with the beliefs, personality, and lifestyle adopted by the family. Since the building is in serious need of maintenance to repair visible damage caused through years of weathering, and in some instances neglect from the previous property owner's , the proposal seeks to restore, renovate, and give a face-lift to the existing residence.

Detail the alterations/additions/restorations proposed:

The proposal being put forward adheres to all of the governing council requirements, and the relevant municipal restrictions to accommodate all the necessities and functions asked for by the client.

The additions onto the existing structure is for a double garage on the SW boundary of the property, and the proposal on the NE boundary is for an additional bedroom, main bathroom, and a dressing room with an en-suite to cater for the attached bedroom. There is no visual access onto the adjoining property from the NE elevation, as the bathroom and ENS windows will be frosted over so as to maintain privacy for both the adjoining property and the current property.

Due to the topographical nature of the site being relatively flat to where the alterations & additions are propositioned, and in relation to the current building placement, and taking into consideration the existing internal planning layout, this was deemed the most feasible and apt positioning for the double garage on the SW boundary, and the bedrooms and bathrooms on the NE boundary.

An entire new roofing system will replace the existing roofing system, extending over and enveloping the new proposed areas, creating a one continuous roof covering for the complete residence. By doing this, the intention is to create a structure that looks whole and unified, instead of dis-jointed and out of place as it currently stands.

The internal solid timber flooring system will be refurbished and restored, and the windows will be replaced with aluminium frames to suit the new proposal.

In addition to all the building works for the residence, my client has also requested that the building be designed and built in a way that it is energy efficient and self sustaining to a certain degree.

The implementation of natural lighting, cross ventilation, the use of the voided floor space under the timber floor boards for cooling purposes, solar heating systems, heat pumps, jojo tanks for water attenuation, grey water dispersal on the site, will all add to the longevity of the structure, and reduce its impact on the environment.

This proposal being put forward only aids in promoting good and healthy building types that work in sync with the changes that are constantly occurring around the site and the region as a whole.

CONTACT DETAILS:

CONTRACTOR: (the person appointed to do the work)

Name: Jason Naidoo – Jason Building Contractors

Postal Address: P.O.Box 19646, Dormerton, Durban

Post Code: 4015

Telephone Contact: 031 208 9909

Fax Number: N/A

Cell Number: 084 628 9909

Email Address: jbuilders@mweb.co.za

Qualifications: Certified Contractor

Registration of Industry Regulatory: NHBC – 2007/252917/23

ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER:

Name: Usthani Govind – Contemporary Independent Associates

Postal Address: P.O.Box 26153, Isipingo Beach, Durban, South Africa

Post Code: 4115

Telephone Contact: 081 401 2651

Fax Number: 086 571 1538

Cell Number: 073 568 6789

Email Address: usthani@aol.com

SACAP REG NO: PSAT 2394

OWNER OF PROPERTY:

Name: Mr. & Mrs. PD and K Pillay

Postal Address: 319 Blackburn Road – Redhill, Durban North

Post Code: 4001

Telephone Contact: 031 563 5614

Fax Number: N/A

Cell Number: 084 216 0673

Email Address: Lincoln.Pillay@bcx.co.za



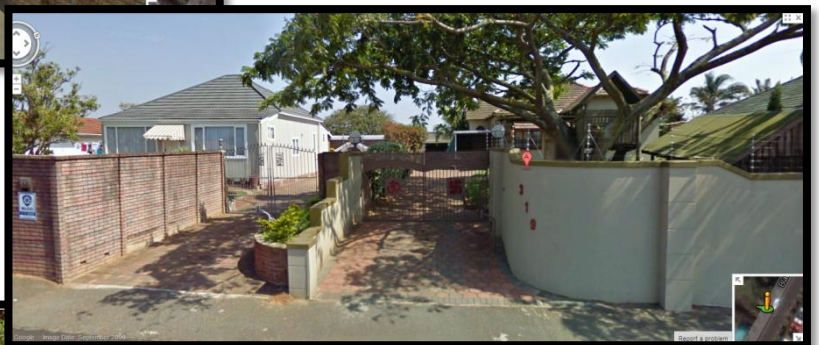
The aerial view of the property (indicated in the blue rectangle), indicating the zonings in the built environment surrounding the property. Although the area is prominently a residential zone it is evident that the streetscape is multi-faceted with varying styles and property usages across Blackburn Road, all resulting in an urban context that is constantly changing to suit the needs of the property owners. The current building is shown in relation to the immediate adjoining properties. Privacy is still maintained as the design proposal does not infringe, nor does it encroach or hinder the views of any of the adjoining property owners.

The overall style of the neighbourhood is still in keeping with what exists, with mainly aesthetic applications made to the exterior facades to create a fresh and present-day look to most residences.

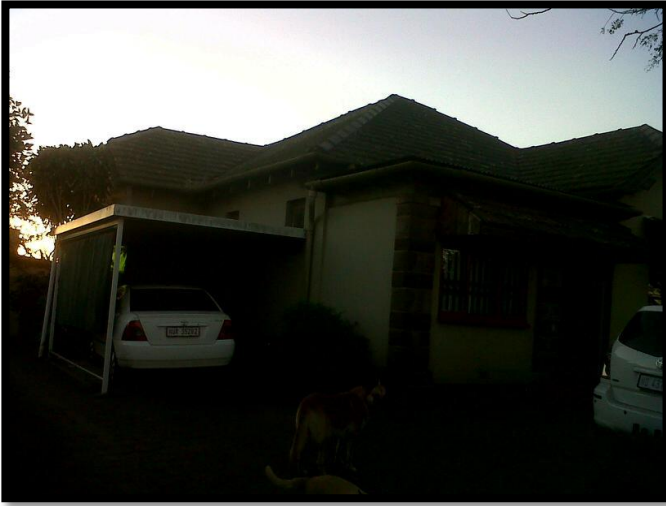


The views directly across the property on Blackburn Road is an office park with the primary tenant being Netcare Healthcare. These properties have prominent frontages that face the main access road. This road has a constant flow of traffic as there is a regional shopping centre 5km up the road, and there are various other centers' for restaurants and religious institutions.

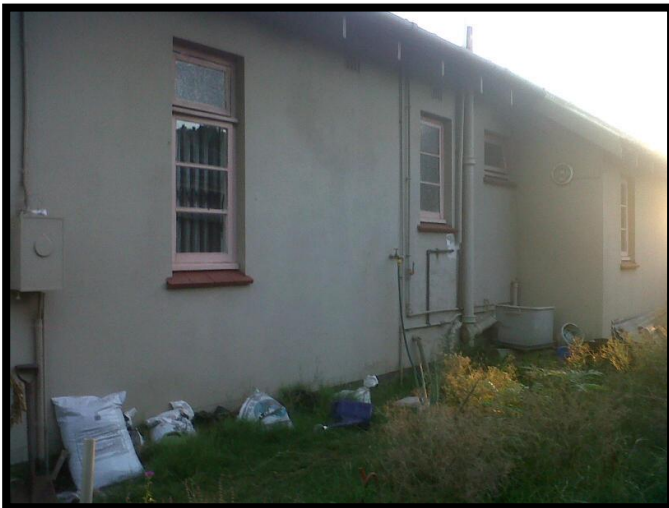
The 2 pictures alongside show the adjoining properties to 319 Blackburn Road. Each have their own individual character and style which add to the diversity in the dynamic streetscape.



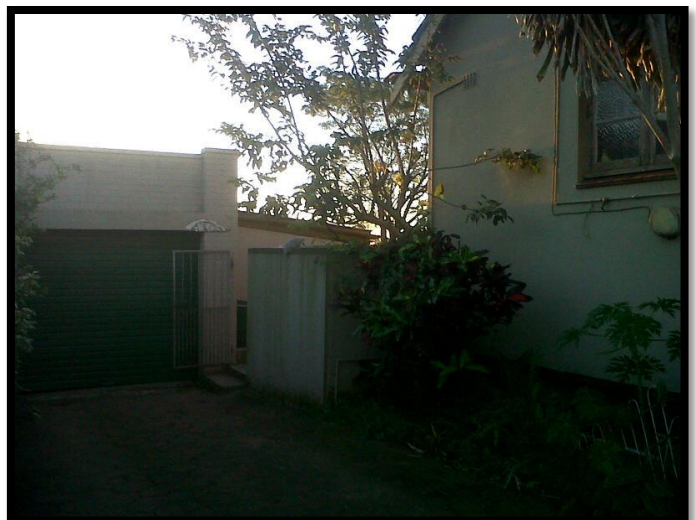
Although visual access to the properties are restricted from most road frontages, due to high security walls and gates, the aesthetics of the buildings still play a vital role in displaying their own heritage in and around their immediate surroundings.



Damage through the years is evident, and since the property is old and many changes have been done as and when needed by previous owners. This has left the current house standing in a confused and character-less position. As indicated in the pictures along side, the roof system only serves as a means of coverage, and the constant add-ones of certain sections to the house has left it in a patch work state. The make shift carport detracts from the structure and does not blend in with the surroundings. The previously enclosed verandah is now wasted space internally, with the plaster and paint work needing to be revised and made good to create some sort of uniformity to give the house a proper identity.



Different use of window treatments and profiles is present on the building, as well as the use of various building materials. The 2 side elevations as indicated below and to the side need to be updated, and form part of the structure aesthetically. The rear of the house, with a prefab awning structure for coverage for the outside pool patio area does not tie in with the house form, emphasising the lack of clarity in style and design. All views shown indicate a modest family home, which is in need of some critical care and design structure to create a more harmonious and livable environment.





The above pictures show that water damage is evident under on the ceiling boards of the internal rooms of the house. These are the original ceiling boards and cornices that have been patched up time and time again, but the problem still prevails whenever there are heavy rains. Water has also penetrated through into the electrical cable-ling on the roof, and in the walls causing electrical malfunctions within the house. This is very dangerous as there are young children around that could hurt. Due to water entering the roof, the inside of the house is very damp and moldy, and if left untreated could cause various health complications.



There are visible cracks on the surface of the walls, and various elements have fallen off due to movement and shifting of the building through time. A structural engineer has been appointed and has done an inspection on site, and has recommended that in some areas the foundations would have to be underpinned to provide the building with more structural stability, and also have the capacity to bear the load for the additions to be made to the existing structure.



The pest infestation within the house has caused extensive damage to cornices, cupboards, ceilings, windows, and has compromised the structural integrity of the residence. All have these elements have to be treated, repaired and in some instances replaced to ensure that the same problem does not persist in the future life of the house.