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MOTIVATION REPORT

C. SIGNIFICANCE:

1. Original date of construction:

The original house was built in September **1945** for Mr F. Crocker. (Records obtained from the local authority – eThekweni Municipality)

2. Historical significance:

The site and buildings have minimal historical significance as it originally formed the standard bulk of residential development in a suburban context formulated during that period. The city has recently rezoned the area to domestic/offices.

3. Architectural significance: *(Refer to pages 6 & 7 of this report)*

The existing structures on the site have little architectural significance due to the numerous adhoc alterations which have destroyed the original character of the dwelling. This is true for many of the properties within the precinct.

History of Alterations: *(Refer to page 8 of this report)*

- The original house was built in September 1945 for Mr F. Crocker.
- The Garage was added in 1948.
- The first additions/alterations were done in June 1974.
- The second additions/alterations followed in February 1984 for Mr Ruxton.
- Third additions/alterations were done in 1989 and the existing store room was converted to an octagonal structure to mimic a classic architecture style.
- The swimming pool was added in January 2001.

Condition assessment:

- **Existing natural landscape:** The site seems to be in a fair condition following the numerous alterations being made.
- **Floor:** Much of the existing floors are of mixed construction where timber floors have begun to rot and are in extreme poor condition. Levels inside are inconsistency due to the frequent alterations, and do not support the quality of space needed for an inclusive office environment.
- **Roof:** The value of land with its new zoning warrants a double story development. A progressive development will result in demolition of the existing roof and the structure.

4. Urban setting & adjoining properties: *(Refer to page 5 and 7 of this report)*

The building is located within 1km from a significant growing commercial node in Durban North which is close to a well-established road network leading to Umhlanga Rocks and the CBD. The existing buildings within the area are of a residential, predominantly clay roof architecture with no evidence of historical listings, landmark buildings or monuments.

2. Motivation for proposed work:

The new town planning regulation at present allows for the following:

Site area: 1012m² - Property Zoned as: Special Zone No 109 - Land Use Component 3: Residential Office Conservation - Maximum Coverage: 40% - Total Floor Area Ratio: 80% - Total Floor Area Ratio for office use: 30% - Maximum Height: 2 Storeys - Parking Ratio: 1 bay per 25m² of office space not including kitchens and garages - Building Lines: 7.5m from frontage boundary line - 5m from rear boundary line - 2 & 3m from side boundary lines - Building is to be setback by 1.2m for every additional floor above or whichever is greater.

The local authority have not established architectural and conservation guidelines for the area. As a result, current developments have not added value within the new zoning regulations, but have merely converted existing stock into offices with little consideration for creating a progressive new identity. The significant unifying factor to development in the area is the clay roof relevant to a domestic architecture. The proposal will respect the existing built form of the neighbourhood by addressing scale, architectural character, detailing, materials, etc. while significantly adding architectural character depicting the spirit of "Now"

The client wishes to adhere to the current green building principals such as:

- Re-using of the existing bricks from demolished building.
- Little removal of site spoils
- Existing swimming pool to be converted to rain water harvesting, forming water paths for the complex.
- And creating a building suitable for the Durban climate.

The owner wishes to take advantage of the new relocation that allows for business (office) and residential purposes. They intend to operate the administration offices for his construction company as well as their consulting company. The current planning and layout of the existing structure does not easily lend itself to conversion to offices, thereby demolition of the existing is necessary. They intend to construct a residential unit with an ancillary unit on the first floor.

Due to existing buildings not been historically listed and the extensive work that will be required to achieve this brief, it is feasible for the existing structure to be demolished.

The town planning regulation : Residential Office Conservation, as stated above, have no guidelines which has resulted in the surrounding developments slavishly copying the character of the existing domestic architecture, as a result, there is little evidence of the new spirit and a poor interpretation of the existing.

The importance of the 52 Balmoral is to respect, scale, properly side spaces and front facade while creating architecture of the "Now" thereby adding to a significant streetscape. *(Refer to page 9 of the report)*

1. Detail the alterations/additions/restorations proposed.

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(Refer to Drawing No: GHD/AMS/M/9000/0-2012/07/03)

The existing garage is to be used as an office with a mezzanine for storage. The new development is intended to be for offices on the ground floor and a residential unit with an ancillary unit on the first floor.

Ground level:

2x Offices each with – reception + waiting area, open plan office, Kitchenette, male and female ablution.

First Floor level:

Main Dwelling – Entrance balcony, open plan dining + lounge, kitchen, scullery, linen, bin area, study + library, bedroom 1, bedroom 2, bedroom 3, bedroom 4, 2 x common bathrooms.

Ancillary Unit – Entrance balcony, open plan dining and lounge, kitchenette, bin area, guest wc, bedroom 1 & en-suite.

Outdoor:

Back yard has 8 parking bays with an existing outbuilding. There are two access driveways off Balmoral Drive to serve both the residential and the offices independently.