

C. Significance:

C1: Date of Construction

The current dwelling was built for Brig. S.W. Bower presumably in 1948 as plans were approved late in 1947.

C2: Historical Report

The SG Diagram 601/42 indicates the site was first registered in 1935. This SG relates to the first deed transfer (3388/1942). It is assumed the site was vacant until 1948. Local Authority approval was granted to Brig Bower for the current dwelling in 1947. Application by Brig. Bower for a standalone garage located in the northern lower corner of the property was approved in 1948 by the Local Authority. In 1960? An application by the new owner (V.S. Wilson) for a new stand alone garage and 'room' adjacent to the house on the north western side was approved. Again in 1962, V.S. Wilson applied for a staff room and staff ablutions on the south western side of the house which was granted by the borough of Kloof. In 1969 an application for additions and alterations to the existing dwelling comprising a new ensuite bathroom(North Western side), new laundry(South Western side), replacement of lounge corner window to sliding door and the extension of an open patio was granted to a new owner, G.S. Chapman. In 1986 approval for additions and alterations comprising a 'witch room' sun lounge was granted to R.R. Bommen on the North Eastern side of the dwelling. The current owner of the house C.G. Sutherland (nee Oelofse) purchased the property in 1996?

C3: Architectural Report

The house is a typical post war modest dwelling constructed of plastered brick on a naturally ventilated face brick plinth (regular open perpend) with a double pitch Marseille tiled roof.

Current Dwelling Construction:

Plinth: facebrick with regular open perpend

Walls: Plastered and painted brick

Floors: Narrow Oregon pine planks 760mm above ground level, on bearers and joists.

Ceramic tiles on concrete floor slabs

Windows: Varnished hardwood, not Oregon pine, some meranti and aluminium louvre windows. Style: Fanlight and side hung opening casements, with fixed central pane. Window soffit level is at eaves level.

Doors: Front door only surviving original door. Oregon pine with side lights on either side.

Internal doors: Steel frames with painted hollow core masonite doors

Eaves closer: horizontal 38 x 15mm Oregon pine slats

Roof: double pitch of 18 degrees with a covering of Marseille tiles.

Additions and Alterations:

1969 Additions and Alterations:

2 x Meranti casement windows added. Lounge Meranti door replaced corner window.

New slasto open patio added.

Face brick Plinth extended although unventilated as a concrete floor slab constructed.

Window level changed to suit new roof level.

Roof line extended at the same pitch and in matching Marseille tiles.

Oregon Pine eaves closers added to additions to match existing.

1986 Additions and alterations:

Open patio added in 1969 enclosed to form a sunroom.

New meranti sliding door on North western side added and a large meranti glazing panel on the North Eastern side added. South western side new aluminium louvered window added to 'Sun room'.

It is presumed that new aluminium louvers to the master bedroom and ensuite bathroom were added at this time.

Roof addition consists of a monopitch 'Sealoflex' on timber board.

Outbuildings:

The lower garage (Alexander Place road front), a brick and mortar structure with 'asbestos' roofing remains unaltered.

The upper garage and 'room', a stone clad masonry structure has a fibre cement roof covering and not shingle as stated on the plans. It otherwise remains unaltered.

The staff room and ablutions remain unaltered.

Dwelling condition:

The house is generally in good condition and maintenance has been done on a regular basis.

C4. Urban Setting and Adjoining Properties

The property and house is adjoined by properties with dwellings of later construction on four sides. It is an established residential area located at the top of Fields hill, Kloof. The area borders Wyebank which is adjacent to the railway line running from Pinetown to Inchanga.

D. Proposed Work

Reasons for additions and alterations:

The primary concern is security when returning home after dark. Unfortunately the Highway area has seen a dramatic rise in crime and hence the Sutherlands feel particularly vulnerable when returning home after dark as the entrance to their house is a considerable distance from the garage.

The client requires an additional living area and study area for the children.

She would also like a covered verandah with a reasonable depth weekend family time and for entertaining purposes.

She would like a more contemporary, open plan 'public' living area with a private section that can be secured at night and when her husband is away on business.

The philosophy of the addition and alteration is to remain as honest to the original construction and material use as possible. The owner wishes to add and alter the house to suit their needs in a manner which retains a much of the 'character' and 'feeling' of the house as possible.

General:

In order to accommodate the above brief the entrance to the house has been located on the North Western side of the house to ensure proximity to the garage and parking area. As a result the open plan living 'public' areas have been relocated to the North Western side of the house by demolishing the internal walls of the existing bedrooms. The private living area and bedrooms are thus relocated to the South Eastern side of the house.

The verandah has been accommodated on the North Western side as an extension to the existing house. The roof of the verandah is to continue at the same pitch and in the same line with matching Marseille roof tiles which have been purchased from a demolition site. Oregon timber posts with chamfered corners support the proposed verandah roof. The verandah extension will have a suspended reinforced concrete floor supported by a facebrick plinth with regular open perpendents matching the existing.

A new bedroom and bathroom wing is to be added to the South Eastern side of the house.

The matching facebrick plinth and Marseille tiled roof will follow in the existing line. The existing kitchen and dining room convert to the new family living area that can be secured with the bedroom wing. A new square bay window in the 'style' of the existing bay window is added

to the new family living room within the existing roof eaves to create greater depth in the room. The existing living room will convert to the proposed master bedroom. The proposed ensuite bathroom will be added on the South Eastern side as part of the new bedroom wing. The floors of the new bedrooms and family room will be matching Oregon pine. The bathroom floors will be porcelain tile on reinforced suspended concrete slabs.

A square bay is also added in the new kitchen within the existing roof eaves on the South Western side. This allows for the kitchen counter to be housed within the bay, allowing greater depth to the living area. The proposed kitchen floor is porcelain tiles on a reinforced suspended concrete slab.

The majority of the existing windows will be re-used where possible. New windows will be matching hardwood in a similar proportion and style. All aluminium louvre windows will be removed. Window soffits remain at eaves level apart from the scullery area where the relocated existing windows will be lowered to facilitate viewing the outside. All proposed openings will have sills to match the existing 'quarry tile' sills.

The new sliding folding door and new entrance door are to match the existing front door which will remain in its current position.

The proposed roof eaves will match the existing eaves overhang and be closed with matching Oregon pine slats as per the existing eaves closer.

Interior:

All existing timber floors will be lifted and relayed to suit the proposed layout. New Oregon pine floor boards to match existing Oregon pine floor boards are proposed should there be insufficient existing material.

New painted deep moulded timber doors, door frames and architraves to suit the proposed additions will replace the current hollow core doors.

New skirtings are to match the existing Oregon pine skirtings.

New painted skimmed plasterboard ceilings will be installed except for the current living room or proposed master bedroom.