

AMAFA APPLICATION:

SUB 24 OF A OF TOWNLANDS OF
DURBAN NO. 437 AT 781/783

UMGENI ROAD

DURBAN

ADDITIONS AND ALTERATIONS

nsa.designs@webmail.co.za

tel : 082669 2370

fax: 086 562 8210

34 Westward Drive ,Widenham,Umkomaas, 4170

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GENERAL SITE INFORMATION

The Following illustrative report documents the current condition of the structure we wish to demolish and is followed by plan of what we wish to construct on the site:

Name of the Property: New Natal Auto Sales Show room

Lot Number: Sub 24 of A of Townlands of Durban No.437

Street Address: 781 Umgeni Road, Durban

Local Municipality: eThekweni Municipality.

Attached are the drawings of the original structure as well as proposed drawings for the new building.



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

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C) SIGNIFICANCE

C1.) ORIGINAL DATE OF CONSTRUCTION - 1926 (as per drawings attached)

C1a) APPROVED AND CONSTRUCTED ADDITIONS & ALTERATIONS TO INITIAL DESIGN

- 1926 - Unkown
- 1932 - Mr K Murugan
- 1985 -Butter worth hotel
- 1988- Penrith properties
- 1995 - Mr D Khlawan
- 1996 - Mr D Khlawan

The building became a listed building in 1954, since then there has been numerous alterations which the municipality archives have part record off.

C2.) HISTORICAL SIGNIFICANCE

There is no clear historic significance that can be associated with the building. Its current state is dilapidated and unnoticeable in its current surroundings .

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?**

Unkown

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

No known historic event has taken place on this site.

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

No

- **When was the building constructed?**

1926

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

Contractors are unknown, the designer is unkown.

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

It does resemble Vernacular style which is double storey open verandahs and rows of columns at the front.

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

Common building materials where uses such as, Clay brick, timber doors and windows, steel roof sheeting.

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

Approximately 90% of the building has been changed. The only remaining elements are the columns at the front which were failing and have been reinforced at both ends and a few structural internal walls.

- **Is the building a landmark?**

The building is not a landmark of any kind.

C3.)ARCHITECTURAL SIGNIFICANCE

Architecturally the building has a Victorian - Vernacular style when it was first constructed. This style can be assumed due to its roofs , verandahs and columns which gave it this character, but due to the numerous alterations to the building it has lost its architectural value.

The building has been altered so many time without any sense of preserving it charatcter. due to this it has lost all of its value and has just become a eye sore at the moment as is most of the buildings surround it.

The rear part of the building requires a lot of maintenance and is roofed with asbestos.

It has not been designed by any famous architect/designer nor has it been built from any historic/ architectural characteristic materials.

We therefore strongly believe that the building has no significant architectural value.

C4.) URBAN SETTING & ADJOINING PROPERTIES

The Proposed development is surrounded by commercial buildings, workshops and retail building.

Across the road is the new Moses Mabhida stadium and train station, both excellent examples of contemporary architecture. Both buildings that are impossible to miss, as opposed to our building which is impossible to notice.

Some of the surrounding building have attempted upgrades and facelifts but none are as eye catching as what we are proposing, this is eye to the proposed usage for the new client. ***Please see street view images attached.**

The adjoining property to the left is a tyre shop and the on the right is a fast food take away.

***Please see Surrounding Building pictures attached.**

D1.) PROPOSED WORK

We are proposing a additions and alterations of the existing building. As per indicated on the submission form. We are proposing to remove most of the internal and make it as open as possible in order for a workshop and showroom room to operate within.

Towards the rear of the site we are proposing a ramp to drive cars up to the first floor.

D2.) MOTIVATION FOR PROPOSED WORK

Our client Natal Auto Sales has recently purchased this property for his family to open his business. When purchasing the property he had in mind doing a few additions and alterations to the existing structure. He was completely unaware that the structure was over 60 years old.

He had then appointed us and once going to the local municipality to collect existing drawings we noticed that the building is just over 60 years old and an AMAFA application would be required.

The existing building was then inspected and the clients brief was noted. The client has chosen this site because of its the location and high traffic flow for maximum exposure.

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As the building stands it would be an embarrassment for any business to operate within therefore the upgrade is essential.

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 and condition of structure**

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

Front

- Contemporary style
- Removal of damaged/unnecessary columns
- Glazing the upper floor for visibility/ marketing within the building.
- Aluminum cladding

Rear

- Increase size of showroom
- demolish old un useable toilets - and add new ramp in its place.
- refurbish entire building
- remove all asbestos and replace rotten roof trusses with new.

See concept attached.

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