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MOTIVATION FOR 43 MAUD MFUSI STREET

There are no records of the original plans at the municipality. The church congregation has vacated the area and the building has been vacant for the past 2 years. The 24 hour security provided to prevent the building being vandalised, has become very expensive therefore our client Donfield Investments CC has purchased the property to provide facilities needed in the area such as a mini shopping mall, offices and accommodation. Due to the buildings architectural significance, the elevations to the two road frontages will not change externally and all the arched led light windows with distinctive plaster mouldings will be retained. The only alteration that has to take place would be 3 shop fronts to the north elevation of the existing hall. We will reproduce plaster mouldings around these doors to match the existing church building. The existing church and hall buildings all have different floor levels. Our major change to the buildings will be to drop all floors just above pavement level so that the entire project becomes paraplegic friendly. Because of the very high floor to ceiling heights, we have created a first floor within the existing structure taking every precaution not to interfere with the external elevation. The advantage to our proposal is that adjoining our property on the south side is a parking garage which can be used for shoppers. Being a corner property, it is ideally situated for pedestrian customers. In converting this property, it would ensure that the building and architectural features will be well maintained. The internal and external features which will be retained can be seen on attached photographs.