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AMAFI REPORT: MOTIVATION FOR RECTIFICATION OF ILLEGAL WORK TO EXISTING HOTEL BUILDING

64 GORDAN ROAD, MORNINGSIDE – REM OF ERF 745

The following is a motivation to AMAFI for rectification of unauthorised works that were undertaken at the above premises, namely: the enclosure of balconies, the addition of a new security fence, turnstile, covered pedestrian entrance, the conversion of usage from hotel to accommodation for educational purposes, and the relaxation of the parking requirements of an existing Union Period style building that is more than 60 years old. The existing building is a three-story hotel located on 64 Gordon Road, Durban. We have been appointed as the architectural professional and in this regard, we act on behalf of our client Montrose Trust (IT789/2011) and hereby make the following representation in respect to the heritage significance of the property under review.

SITE DETAILS

PROPERTY / STREET ADDRESS: 64 GORDAN ROAD
DATE OF CONSTRUCTION: Original structure 1936 / Newer buildings 2009
ERF NO: REM OF ERF 745 OF DURBAN
LOCAL MUNICIPALITY: EtheKwini Municipality
CURRENT ZONING: GENERAL RESIDENTIAL 1
PRESENT USE: HOTEL

HISTORIC REPORT

The original date of construction can be traced to 1936 after enquiring with EtheKwini Microfilm Division, however the building is not listed. Having analysed the spatial planning of the building, it is assumed the original building was an apartment building or served a residential type application. The building consists of a three-storey Union Period styled structure. There is a newer two-storey structure, constructed circa 2009, that stands at the rear of the site, in the form of two wings, independent of the original architecture. The newer structure is finished in smooth plaster and paint with aluminium windows. The original structure has a red facebrick plinth, with plastered and painted walls, and reveals of windows and doors painted red.

Records available show alterations to the existing building circa 2009. Records indicate that there were primarily internal alterations with the external work including the closure of a

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door/ new door repositioned, closure of 4 windows and the construction of a new walkway from the existing building to the newer structure. Apart from an external door being sealed, there were no changes to the façade of the building. Hence, the aesthetic of the building remains unchanged.

The newer unauthorised additions (which this application seeks to formalise), were undertaken by the client at the beginning of 2021. These additions included: a new security fence & turnstile, covered pedestrian entrance, the conversion of usage from hotel to accommodation for educational purposes, and the relaxation of the parking requirements.

ARCHITECTURAL SIGNIFICANCE

The Union Period style architecture of the building features a hipped Marseilles tiled roof, a facebrick plinth, cottage paned windows, panel style balustrade walls, and quoined columns at the corners of the building. Sitting prominently at the fore of the building is the sweeping staircase leading to the main entrance of the structure.

See Annexure 1

URBAN SETTING AND ENVIRONMENTAL SIGNIFICANCE

The site is situated opposite the Gordon Road Girls School after the Rosetta Road intersection. It is surrounded by existing residential developments, mostly consisting of dwelling houses and larger apartment type buildings. The neighbouring properties are of a similar style. The proposed alteration will have no impact on the environment, and neither is the property off any environmental significance.

See Annexure 2.

SOCIAL/SPIRITUAL/LINGUISTIC SIGNIFICANCE

The property is utilised for dwelling/residential purposes. There is no social/ spiritual or linguistic significance.

SCIENTIFIC /TECHNOLOGICAL SIGNIFICANCE

The property comprises of a smooth plaster and grey paint finish with selected elements such as the entrance door and window reveals painted in red. The entrance courtyard has a face brick perimeter wall with metal laser cut signage. Also on the frontage is the building metre room with large painted signage denoting the building address.

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SCOPE OF WORK

The scope of unauthorised work undertaken was: to enclose all of the road facing balconies, the installation of a new security fence and turnstile system covered by an awning structure, the conversion of usage from Hotel to accommodation for educational purposes and the relaxation of parking requirements.

The existing balcony openings were enclosed by windows. It was noted by AMAFA that the windows installed did not match the style of the original windows – the client has expressed their intention of revising the window design to a more suitable style that meets the approval of AMAFA. The enclosure of the existing balconies was undertaken by the owner to provide the hotel rooms with greater usable space as the balconies were previously underutilised. During periods of harsh rain, the balconies also experienced driving rains which had resulted in maintenance issues. The closure aimed to address the above and also deal with issues of safety and security of the rooms.

The new fence, turnstile and awning structure was constructed along the south east edge of the site, located between the existing parking and the building structure. The fence aimed to improve the security and safety of the site while maintaining adequate visual connectivity to the street. The fence and turnstile system were specified as 'Clearvu' style, to minimise the visual impact of the security barrier. The constructed awning aims to provide a sheltered entrance for pedestrians into the building.

The conversion of usage from hotel to accommodation for student purposes is due to the intended usage that our client aims to achieve. Due to the corona/covid shutdown and changes in legislation as a result of the Disaster Management Act, a hotel scheme has been unable to operate profitably. As a result of the aforementioned, the client aims to change the usage to make the building and scheme viable. The proposed conversion requires minimum changes to the existing structure and would largely function in similar fashion to its current Hotel usage.

The proposal to relax the requirements of parking pertain to the works conducted in 2009 whereby the proposed and previously approved parking layout was never constructed/implemented. This application seeks to legalise the existing parking layout that had deviated from the 2009 proposal. see annexure 4.

CONCLUSION

The proposed development complies with SANS 10400 and all the local authority regulations and requirements. We trust that this motivation suffices towards a favourable decision and we look to a positive response.

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