

KwaZulu-Natal AMAFA & Research Institute
195 Langalibalele Street
Pietermaritzburg
3201

25 May 2023

Dear Sir/ Madam

AMAFI REPORT: MOTIVATION FOR ADDITIONS AND ALTERATIONS

35 HENDRY ROAD, MORNINGSIDE, DURBAN – PORTION 17 OF ERF 230 OF
SPRINGFIELD

The following is a motivation to AMAFI for additions and alterations to an Existing Dwelling which is more than 60 years old.

The property is held on title Title Deed No. T55666/2003

The above-mentioned property has reference, and, in this regard, we act on behalf of our client, The Abdul Kader Adam Family Trust IT 3128/1996 N.

We hereby make the following representation in respect to the heritage significance of the property under review.

PROPERTY DETAILS

PROPERTY / STREET ADDRESS: 35 HENDRY ROAD, MORNINGSIDE

DATE OF CONSTRUCTION: 1957

CADASTRAL DESCRIPTION: PORTION 17 OF ERF 230 OF SPRINGFIELD

LOCAL MUNICIPALITY: ETHEKWINI MUNICIPALITY

CURRENT ZONING: SPECIAL RESIDENTIAL 400

PRESENT USE: DWELLING HOUSE

HISTORIC REPORT

The original building was constructed in 1957 for Mr and Mrs E. Crozier and was constructed as a single storey three-bedroom dwelling, with a laundry room and an attached garage. An outbuilding was also proposed which was to include a servants quarters.

There are noticeable additions and alterations to the main dwelling for which there are no municipal records.

In 1963, additions and alterations were proposed to the existing outbuildings, which included a store and an ironing room. The proposed additions are not present on site so it is assumed that this work was never undertaken.

In 1986, a new carport was proposed at the front of the existing garage. It is not currently present, so it is unclear as to whether it was built.

In 2002, a comprehensive set of changes were proposed for the internal layout of the structure, for new plumbing to be laid, and for the existing windows to be replaced with new aluminium framed windows for the new owner, Mrs. R. Asmal. However, none of these were built.

In approximately 2015, there was an extension done to the rear of the house which consisted of an awning structure which was used as a laundry room and enclosure of the front verandah. There are no records of any building applications for this, however (as confirmed by Google Earth Images from 2015), these changes were made prior to the house turning 60 years old.

See Annexure 1 for all previous approved plans that were extracted from the Local Authority Archives.

It is unclear when the property changed ownership, but is assumed from the date of the approved drawings from the Local Authority Archives that the property was purchased from Mr E Crozier by Mrs R Asmal between 1986 and 2002.

In 2003, the property was purchased by the Abdul Kader Adam Family Trust from Mrs. R. Asmal.

ARCHITECTURAL REPORT

The house was built as a rectilinear single storey dwelling. The plans were approved in 1957 and it is assumed that the house around 1957 / 1958. The property is directly accessible from Hendry Road, with the front of the house orientated towards the road and a garden at the rear of the property.

The most notable feature is on the front façade which comprises a stepped entrance with a built up planter underneath a full length foyer window feature. In addition, is the steep pitched roof. The house also comprises a car port, the awning of which is visible over the road fronted wall.

The outbuilding consists of a living space for a domestic worker, as well as a bathroom and water closet.

See Annexure 2 for photographic analysis of the existing house.

URBAN SETTING AND ADJOINING PROPERTIES

The site frontage is made up of a driveway and pedestrian gate. It is a colonnaded wall set behind a grass verge, finished with conventional plaster and paint.

The urban setting consists almost entirely of a mixture of single and double storey houses. All properties feature a generous verge and the most common elements of the dwellings appear to be a set back from the road edge and a considerable amount of foliage. The majority of houses along this road have been modified and revamped over time. The road consists of mostly modern themed houses.

See Annexure 3 for photographic analysis of the urban setting.

SOCIAL/SPIRITUAL/LINGUISTIC SIGNIFICANCE

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

SCIENTIFIC /TECHNOLOGICAL SIGNIFICANCE

All materials and construction methods were typical of the periods of time. Existing walls are plaster and paint. Windows are aluminium and frameless glass. Roof tiles are double Roman concrete tiles.

SCOPE OF WORK

The proposed additions and alterations aims to convert the existing remains of the house into a double storey town-house styled double unit, in accordance with the requirements set out by the appropriate zoning regulations for the Morningside area. Each double storey unit would comprise of a lower floor made up of an open plan living, dining and kitchen space, as well as provision for a domestic workers quarters and a scullery, and an upper floor made up of 4 bedrooms each with its own en-suite bathrooms, and an informal lounge. Each unit would also have a separate front yard with drive in parking, and separate rear gardens with patio space. The style of architecture would be contemporary, with clean, minimal lines and timber accents, and a streamlined open plan spatial approach. The existing structure (foundations, floors and walls) are to be salvaged where possible.

PROPOSED HERITAGE GRADING

NCW – Not conservation worthy

MOTIVATION FOR PROPOSED WORK

The existing dwelling does not fully utilize the extent of development potential available. The frontage of the building will be noticeably altered from its existing state of disrepair and neglect, to a more modern style of architecture. This would create a more appropriate street façade, while preserving the grass verge and the existing tree thereupon. The client intends to create two town-house style units that would create density within the area. The proposed units are designed with a spacious open plan arrangement in mind, keeping with the type of residential accommodation available in the area.

The intent of the additions and alterations is to accommodate for a contemporary family lifestyle and recreation as well as maximizing the property to accommodate a more appropriate living space for its residents.

Report prepared by:

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