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CHOROMANSKI ARCHITECTS
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MOTIVATION REPORT

C. SIGNIFICANCE:

1. Original date of construction:

The estimated date of construction for the S-Block is 1956, which makes the current building 59 yrs.

2. Historical significance:

The site is used as a university facility for the Durban University of Technology. The building of concern is the existing S-Block (Lecture venues). The effected building has minimal historical significance, however there are additional buildings on site, in close vicinity to the S-Block, which are protected under.

3. Architectural significance: *(Refer to pages 4 of this report)*

The perimeter of the existing S-Block had not been altered until recently, prior to the approval of additional lecture venues on the West of the building. Page 4 reflect buildings labelled A-F, these buildings are older than 60 years. The protected buildings have a few similarities, that being being; plastered walls and red tiled roofs. These five building are situated on the West of the Existing S-Block.

On the East end there are only two buildings which are situated close to the S-Block. One of the building's is a student residence, best described as a three storey, red face brick building, roofed by a basic gable covered with red tiles and offers minimal to no, architectural significance. The residence is an estimated diagonal distance of 24M away from the proposed IWWT building.
The second building is the University library, the south side of the S-Block faces the rear of the existing library. For this reason the south elevation of the library offers little to no architectural significance, also the library is at an estimation of 17M away from the lecture block and an even greater distance of 50m from the proposed IWWT building.

History of Alterations:

- The original building is estimated to be built in 1956, for Natal Technikon
- All alterations done to the building have been majority internal changes, however due to retro fitting of the existing S-Block, certain areas on all elevations have had service lines installed i.e. gas lines, extractor outlets etc. This had been done to comply with legislation and safety requirements at that time.

Condition assessment:

- **Existing natural landscape:** The site surrounding the building of concern, seems to be in a fair condition, as construction of additional lecture venues on the west of the building is currently under way.
- **Floor:** The existing floors are in a fair condition, with the exception of certain areas that have a moisture issue. A link between the existing block and the building on the west façade is existing on site.

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- **Roof:** The existing concrete roof is in fair condition. Certain areas on the soffit for the below storey, have a slight amount of moisture seeping through the roof slab.

4. Urban setting & adjoining properties: *(Refer to page 4 of this report)* 3

The proposed building is situated on the university premises for the Durban University of Technology, located as part of the Berea area in Durban. The site also sits close to various points of interest, namely student residence off campus, commercial shops and restaurants. Opposite the south end of the site is the Berea shopping centre, the two are separated by the N3 National Road, at an estimated 100M apart. The existing buildings close to the current proposal on the east side of the S-Block within offer no evidence of historical listings, landmark buildings or monuments.

D. PROPOSED WORK.

2. Motivation for proposed work:

The Institute of Waste Water Technology (IWWT) is the largest financial contributor to the campus. They are involved intensively in developing and optimizing technology for the treatment of water and wastewater. Due to the increase in students and various research opportunities, the department would like to propose additional lecture and office venues, to accommodate new equipment and the influx of students. The proposal for IWWT will be located next to the east side, of the existing S-Block (S10), with a link on the third storey, allowing access between both buildings. This will allow IWWT staff and students, to utilize all current facilities that will still be a part of the existing S10.

The east façade of the S-Block has an intimidating vertical high with a composition of plastered block work and reinforced concrete at key points. Adjacent to the east façade, is a parking facility used by lecturers and facilitators. The proposal next to the S-Block will be situated in this parking area, with minimal reduction to existing bays and will draw attention away from the daunting height of the S-Block when viewed from the affected parking area. The open area, has for years been quiet and uninteresting, offering no use for students, apart from being a shortcut to student parking on site.

The area has always been readily available for expanding the Block, via current modular system, however times have changed over the years and the campus is looking to modernize the style of architecture on site. The new building will be significantly smaller and lower than its neighbouring building. The reduction in height will offer students on higher ground level, to view students of IWWT working on the algae ponds, situated on the roof top. This in itself, is one of the very first universities in Kwa Zulu Natal offering a “Raceway pond” facility for the production of Bio-Mass, for the research of bio-fuel. This facility will bring additional exposure to the campus, from a bio- technology stand, it will offer students the use of a fully equipped laboratory and including an overnight facility for experiments that need attention 24 hours a day.

Due to existing building not been historically listed and the extensive work that will be required to achieve this brief, it is feasible for the existing structure to be altered to accommodate the proposed link between both buildings and the proposal in close proximity to the S-Block.

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1. Detail of proposed work and demolition: 4

The third floor on the existing S-Block will be linked to the IWWT building via pedestrian walk bridge. The existing floor layout for the lecture rooms on the third storey, will be altered as per demolition plan (Page 6). All existing partition and non-structural walls will be removed and new partition/dry walls will be installed as per demolition plan. All proposed work per floor are indicated below:

Ground storey level:
Service level - 2x Standard parking bays, 1X Loading Bay, a Multi-Purpose room, new position of existing cold room, mechanics room, water storage area, water pump and gas storage room, electrical plant room, ups/data room, air conditioner plant room, accessible ablution, a lift core, two fire escape staircases, bin area, bio waste area, and 2x concrete plinths for the transformer and generator.

First storey level:
Laboratory level 1 – Bio-Chemistry lab, Mycology/ Parasitology Lab, bioreactor room, wet chemistry lab, equipment room, microbiology lab, walk in incubator, wash room, autoclave room, cold room, chemical store room 2 , Lab office, ablutions both male and female, accessible ablution, lift core, 2x fire escape staircases and a pedestrian bridge to existing driveway.

Second storey level:
Laboratory level 2 – Gel lab, Molecular prep lab, Phycology 1, Analytical equipment lab, Algae culture room, microscopy lab, fish room inside, Phycology 3, Chemical store 1, Phycology 2, Analytical chemistry, sequencing lab, ablutions both male and female, accessible ablutions, lift core and 2x fire escape staircases.

Third storey level:
Office Level – Seminar room, Board room, Staff/meeting room and kitchen, NFR Chairperson Office, IWWT director office, Director's P.A office, office 6, General secretary's office, Female bunk room, male bunk room, ablutions both male and female, accessible ablutions, reception, lift core, 2x fire escape staircases, Pedestrian walk bridge, Post grad kitchen, offices 1 – 8, Open plan office and Post grad room.

Fourth storey level:
Green house (To house raceway ponds), accessible ablutions, lift core and 2x fire escape staircases.

(Refer to Drawing's No: DUT-IWWT/M/PL/2000/REV0; DUT-IWWT/M/PL/2001/REV0, DUT-IWWT/M/PL/4000/REV0 and DUT-IWWT/M/PL/4001/REV0)

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