



**AMAFA** | submission for a demolition permit for the existing building structure  
on sub 10 of lot 2035  
350 victoria road  
pietermaritzburg  
3200

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## Motivation for demolition |

The motivation for demolishing the building is purely due to its deteriorating condition. Most recently on the 6<sup>TH</sup> of February 2015, Pietermaritzburg experienced heavy hail storms which caused extensive damage to the building. Our client, the current occupant undertook remedial works to restore the building back to a habitable state however the damage was so substantial that regular repair works are a constant requirement enable continued utilisation of this building in its current state.

The main affected component of the building is the asbestos roof sheeting. The damaged sheets cannot be replaced as the use of asbestos in the building industry is currently illegal due to the respiratory health concerns it poses to humans. The entire roof sheeting has to be replaced at a cost that has proved uneconomical for our client.

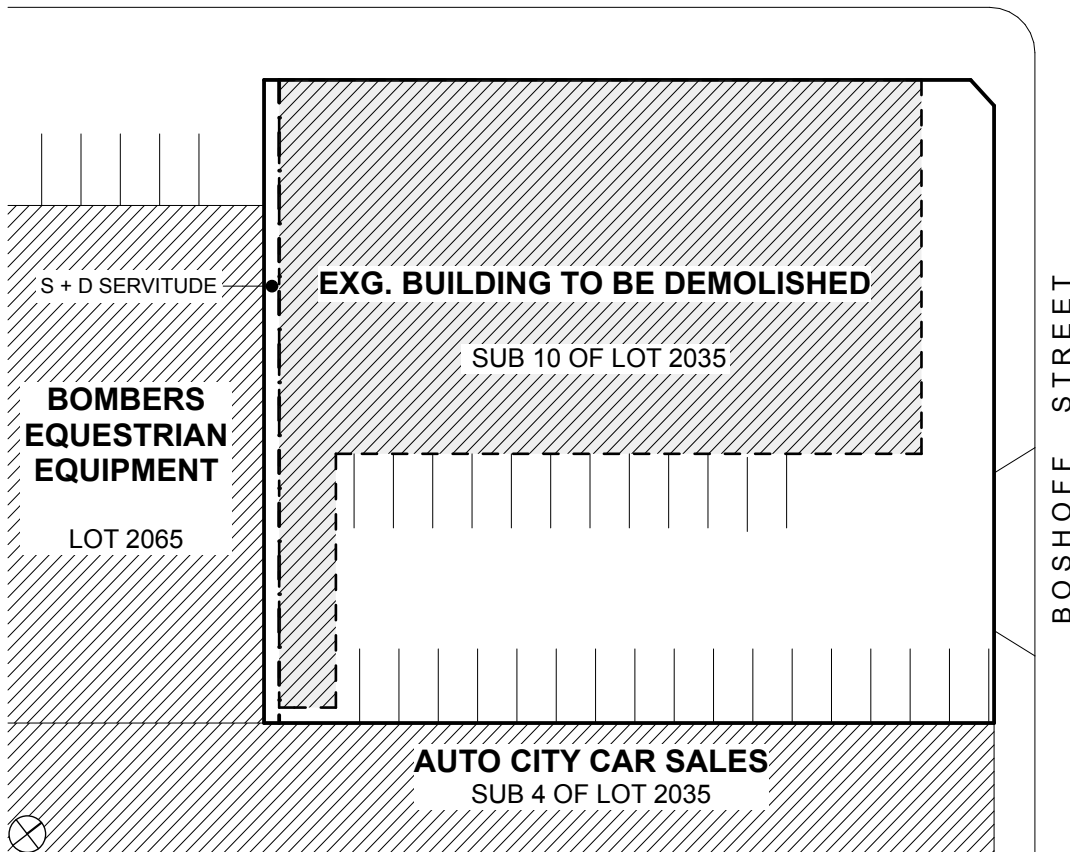
We also wish to point out to the committee that a successful insurance claim was lodged by our client for the damage to the building further highlighting the severity of the deteriorating condition of the building. Accompanying this application is documentation pertinent to the latter.

Seeing as we are still in the briefing stages for the new replacement building, presentations of any design proposals to the committee at this point will be premature. We however fully understand and appreciate the locational significance of this site within the cityscape and assure your committee that whatever design solution we eventually formulate to replace the current dilapidated building will be a sound one.

Aerial site view |

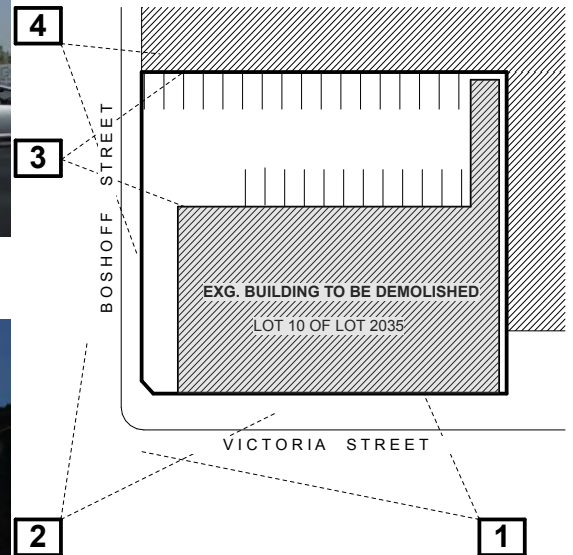


VICTORIA STREET



site plan  
1 : 500

# Photographic context |

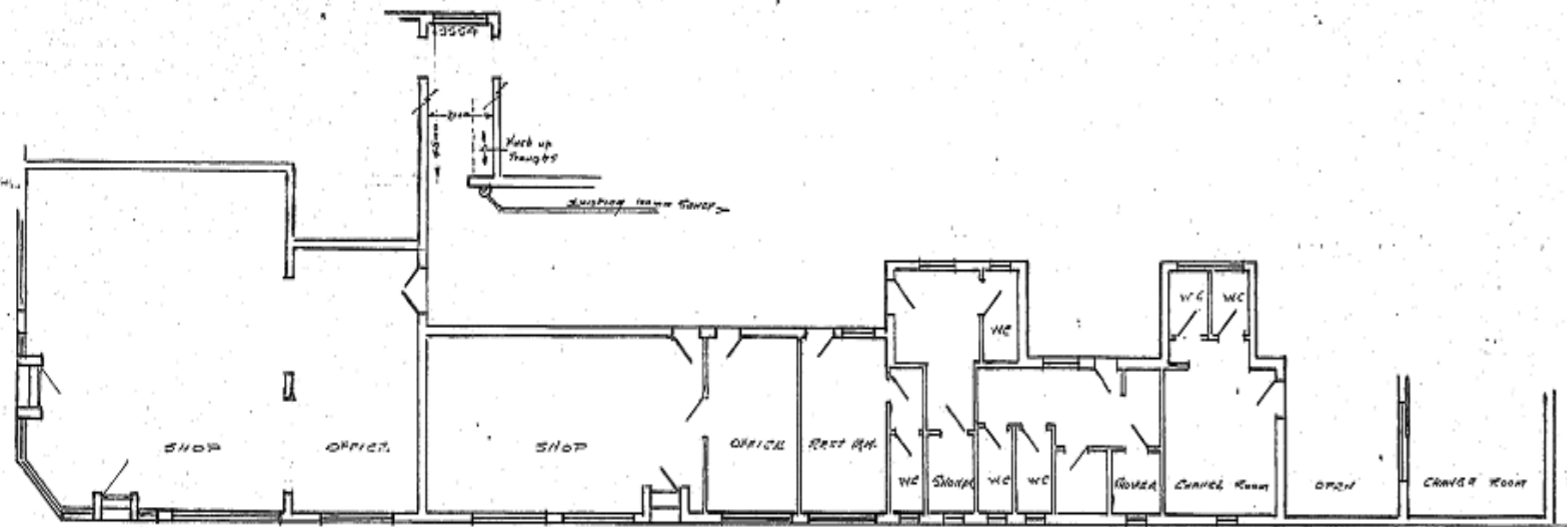




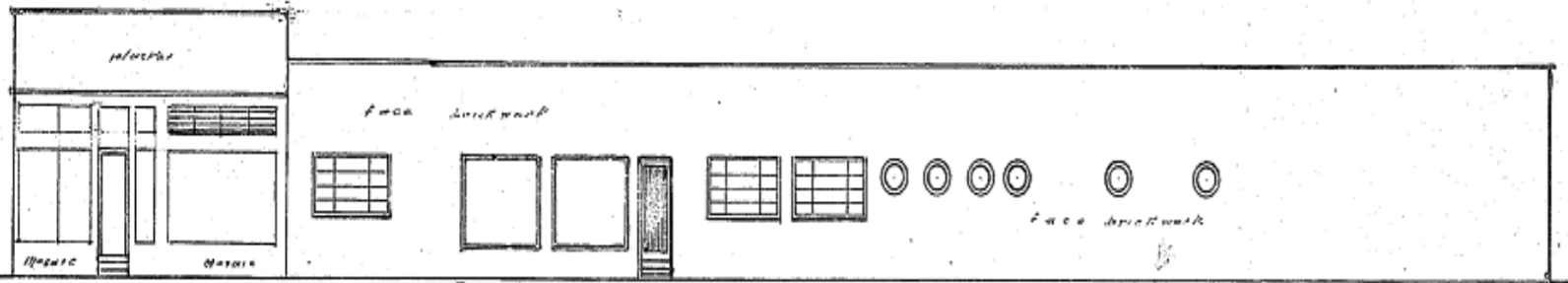


**Historical significance** | In 1985 K.C Dixon was commissioned to design for minor alteration works as shown in the attached drawing.

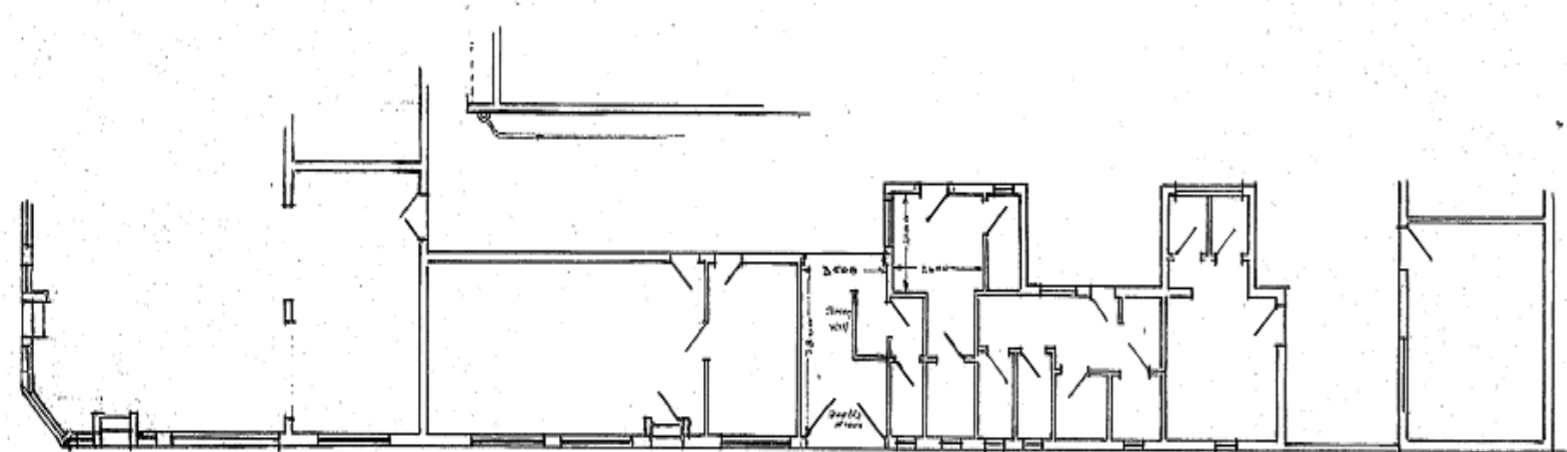
Some of the minor works affected the West (Victoria street facing) facade of the building.



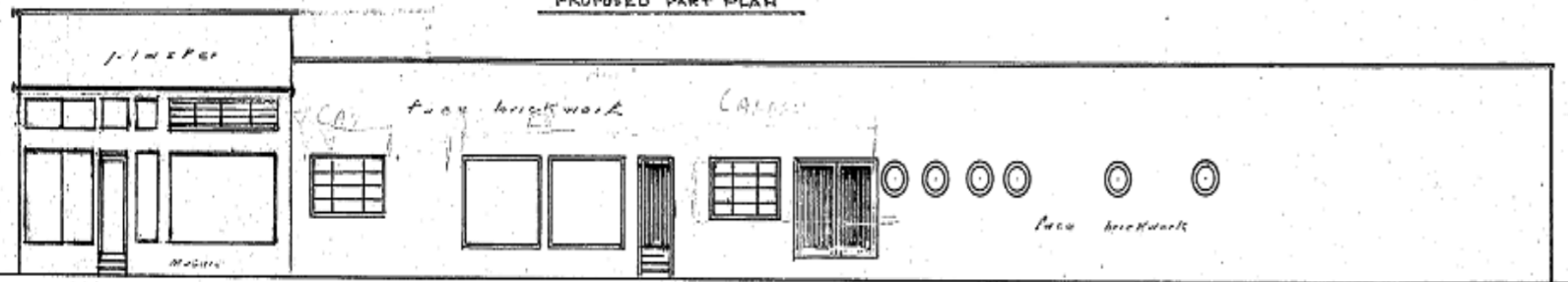
EXISTING FLOOR PLAN



EXISTING ELEVATION TO VICTORIA ROAD



PROPOSED FLOOR PLAN



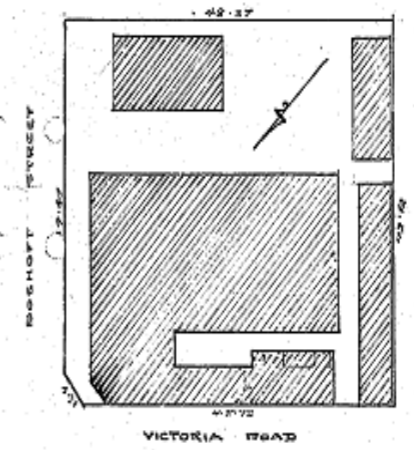
PROPOSED ELEVATION TO VICTORIA ROAD

**WORK TO be DONE**

- 1) Remove door and window from rear of Rest Room and form opening full width, 2100mm high.
- 2) Remove window facing on Victoria Road in Rest Room and form opening full width, 2100mm high to take pane and double doors as shown.
- 3) Change positions of door and window in room with shower and WC, as shown.
- 4) Build 15mm Gypsum Wall 1800mm high on 200x400mm foundation as indicated on plan.



*K.C. Dixon*  
OWNER



SITE PLAN

**PROPOSED ALTERATIONS**  
 AMENDED DRAWING *Rev'd 07/05/84*  
 SUB ANNES of A of LOT 35  
 GREYLING STREET  
 For  
**MR. K.C. DIXON**  
 537 PRINCE ALFRED STREET  
 Prahran, Victoria  
 Drawn by  
 CERNIGENS  
 P.M.D.  
 Nov. 1985





AUTO CITY CAR SALES  
SUB 4 OF LOT 2035

48 270mm BOUNDARY LINE

P P P P P P P P P P P P P P P P P

PARKING

P P P P P P P P P P P P

ENTRANCE / EXIT

BOSH OFF ST.

39 470mm BOUNDARY LINE

2 700 4 800

PARKING

EXISTING RETAIL SHOP  
TO BE DEMOLISHED

1m DRAIN SERVITUDE

42 520mm BOUNDARY LINE

BOMBERS EQUESTRIAN  
EQUIPMENT

LOT 2065

46 720mm BOUNDARY LINE

PUBLIC PEDESTRIAN WALKWAY

4 800

VICTORIA ST.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.  
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.  
THESE DRAWINGS ARE NOT TO BE SCALED. ONLY THE DIMENSIONS ARE TO BE FOLLOWED.

REV	DESCRIPTION	DATE

**350 VICTORIA STREET**

APPLICATION FOR A DEMOLITION PERMIT  
ERF : LOT 10 OF 2035  
CADASTRAL AREA : 2063 m<sup>2</sup>  
350, VICTORIA STREET, PIETERMARITZBURG  
FOR : JONSSON BROTHER INVESTMENTS (PVT) LTD

**DEMOLITION PLAN**

DATE	CHECKED	DRAWN
OCT 2015	MJO	KGS

PROJ NO.	ZONE	STAGE	SERIES	TYPE	REV
2015-008		M	GA	100	00

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PLAN | DEMOLITION  
1 : 200

2015/10/07 | \Volumes\Fublics\ENQUIRIES\JONSSON\_PMB\DRAWINGS\2. MUNICIPAL\AMAF\JONSSON\_PMB\_M\_AMAFA\_01.dwg

