



16 BROWNS ROAD / 8 ALBERT ROAD

RESTORATION AND STATUS QUO REPORT

EMMETT : EMMETT ARCHITECTS C.C. Reg. No. CK 1991/004525/23
362 Lilian Ngoyi (Windermere) Road Durban 4001 Telephone (031) 312 6498 Fax (031) 303 5229
e-mail: emmettarch@intekom.co.za, trishemmett@telkomsa.net, frank@emmettarch.co.za
Patricia Emmett, B.Arch (Natal) Dip. Datametrics (Unisa) Pr Arch, MIArch, KZNIA Frank Emmett, B.Arch (Natal) Pr Arch, MIArch, KZNIA

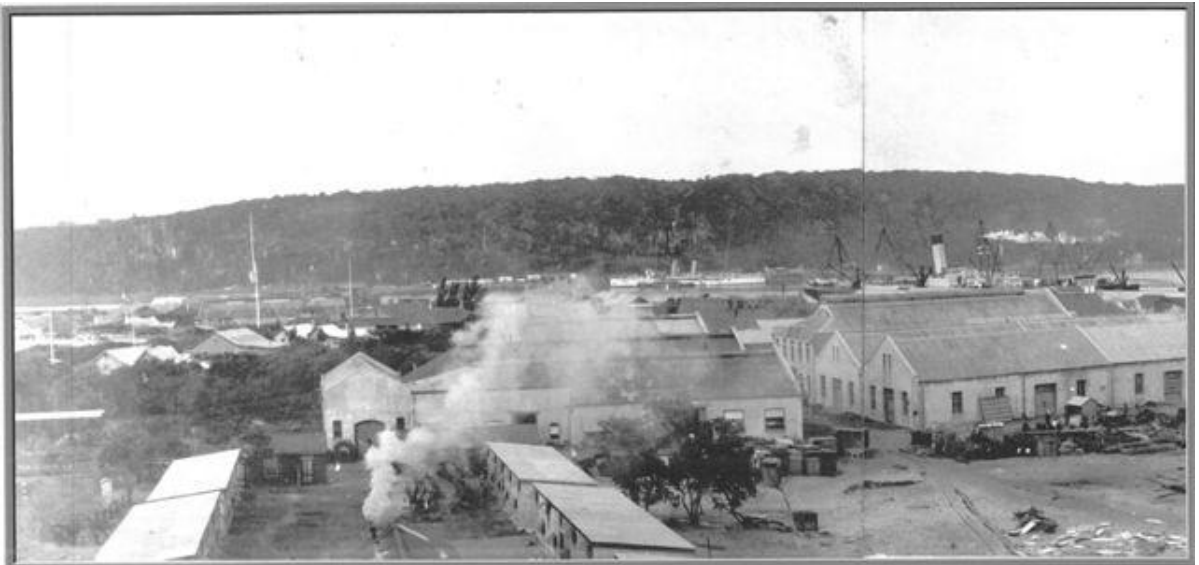
1.0 OVERVIEW

This project aims to conserve the remains of the two bond stores at the Point. 16 Browns Road is considered the oldest warehouse at the Point. It will be restored in accordance with the photographic evidence of its original form. Unfortunately much less remains of 8 Albert Terrace except for remains of the two flanking walls to the warehouse. The south façade will be reconstructed as we have measured drawings of the building. A contemporary building will be constructed in the bond store while retaining the existing ruin. Besides the conservation aspects to the project, it will primarily be an exercise in urban design and landscape architecture. The site will be food orientated with food stalls and craft trading. 16 Browns Road will be used as a Food Barn operating as a deli and eating area. 8 Albert Terrace will house a restaurant of the ground floor, offices on the first floor and two apartments on the roof level. A small parking terrace will be constructed at the rear of the warehouse to serve the office level.

All interventions will be clearly seen as such in line with conservation principles.

2.0 LISTED STATUS AND CONSERVATION PRINCIPALS

2.1 16 BROWNS ROAD



2.2 HISTORICAL SIGNIFICANCE

The original drawings of 16 Browns Road could not be traced. Photographic evidence shows the building being flanked by two bond stores facing onto Albert Road. These stores are no longer in existence. On the opposite side of the road were the early residences for the stevedores.

The building is a simple Victorian utilitarian single storey gabled building facing onto Browns Road. The roof was pitched with corrugated sheeting. The west façade has a large central doorway flanked by two vertical format windows. The east façade is the same as the west façade except that there is no evidence of windows. The

north façade has five windows. It is not clear why the sixth window was omitted. The south façade had higher windows relating to the mezzanine floor. These had been bricked up as have the lower windows. Subsequently a previous owner made openings for the upper windows. The lower windows are to be changed to doors to open the building to the courtyard.

The building was constructed in six bays with nibs on the interior of the building. The walls were 345 mm thick below ties above the windows and doors and 230 brickwork above that. The gable on the north façade disintegrated three years ago and has been re-built albeit that the gable is incomplete. The opposite gable on the south façade is leaning out by 20 to 30 centimetres. This gable will also need to be re-built.

There have been later additions made to the building on the east façade. These additions have no architectural merit or historic value and are to be removed.



2007



2013



2013

2.2.1 Report from the Revised Listing (1984)

16 BROWNS ROAD
 Constructed c 1880.

A Victorian single storied warehouse with a simple gable and flat arched openings in Utilitarian style. Of historical significance to the Point area.

Evaluation criteria

Architectural

1. Intrinsic design	very good
2. Building type	excellent
3. Style / period	excellent
4. Detail / portion	very good
5. Local technology	average
6. Architect	average

Physical

7. Intactness of form	very good
8. Intactness of detail	very good
9. Condition	very good
10. Environmental & contextual	average
11. Historical & Cultural	excellent

G Group value

AC Situated in an area of Special Character

2.2.2 Report from Revised Listing of Important Buildings & Places in Durban (23 March 1989)

B Category Listing; Zoning Harbour Zone; Use conforming. Incentives (proposed) Nil. (The zoning is now Special Use).

2.2.3 Town Planning Scheme Regulations Revision Service No. 4/1991 Appendix 7, 1.11

Facades including fenestration pattern, modulations and projections; overall form; single-storied, pitched roof with corrugated sheeting, plastered walls; gable including pediment or curvilinear shape, plastered copings, cornices, mouldings and ventilator, front door and fanlight, casement windows including cills.

2.3 ARCHITECTURAL ASSESSEMENT OF CONDITIONS OF PROPERTY

Inspected in November 2007 and September 2013.

2.3.1 16 BROWNS ROAD

EXTERIOR

Structural

This structure is extremely frail. The building is constructed of 345 mm brickwork at ground floor and 230 mm brickwork above the mezzanine ties. The gable on the west façade has already disintegrated and been rebuilt while the opposite gable on the south façade is leaning out by 20 – 30 cms. Both the gables will need to be rebuilt.

Roof

The roof was previously corrugated asbestos sheeting in an extremely poor state of repair. This would not have been the original sheeting used as asbestos products were only produced from the 1920's. The sheeting has been removed and is to be replaced with corrugated aluminium.

Walls and Mouldings

The simple gable to the west façade is to be completed while the gable to the east is to be rebuilt.

Doors and Windows.

The original door facing Browns Road was replaced with a roller shutter door. This has been removed and the opening is boarded up. This will be replaced with a glazed timber door.

No windows exist but they were probably sliding sash windows. New lintols have been added which do not recognise that the windows had bowed arches. The windows are to be re-instated on both north and south elevations. Doors are to be introduced in the window positions on the ground floor as the building will relate to the courtyard.



2013

INTERIOR

Floors

The floor on the ground floor is grano. The surface is uneven and will have to be relaid along with a new surface bed.

The floor to the mezzanine is timber strip. This is rotten and will be replaced.

Walls

The walls are bagged brickwork. This will be retained.

Doors

The entrance door has a bowed arched head. The opening is boarded up. This is to be replaced with a timber glazed door.

Windows

The vertical format windows create a strong rhythm in the store. A window is to be added to the sixth bay which presently does not have a window. Doors are proposed in the place of windows on the south façade.

Kitchens and Bathrooms

There are no kitchens or bathrooms.

Ceilings

There are no ceilings in the building. The exposed bolted king post trusses have collapsed and are lying on the mezzanine floor. They are an important characteristic of the building and are to be reconstructed.



2013

Electrical Installation

The building requires complete re-wiring.

2.3 8 ALBERT TERRACE



2.3.1 Historical Significance

The original drawings of 8 Albert Terrace could not be traced. Photographic evidence indicates that the building was constructed as W Storm's Bond Store. It was flanked by two further stores on its west boundary. These stores are no longer in existence. Photographic evidence also shows 60 Point Road as a single storey building. Plans are in existence prepared by William Street Wilson in 1901 altering this building to a double storey building. It can be concluded that the Bond Store was constructed prior to 1901.

From Captain Storm's biography, the teak beams used in the construction of the building were sourced from the sailing ship 'Thon Krammon' which was bought and broken up by Captain Storm.

The building was constructed as a two storied pedimented building in Victorian Utilitarian style. The buttresses were expressed on the east façade. The south facing façade since collapsed had a large central doorway with another door way aligned above it on the upper floor. It is assumed that this opening was used for a

hoist The façade had three windows on either side of the central opening on the upper floor. Early photographs indicate that these were originally two windows. The photographs also depict awnings or a mono pitched veranda on the east façade.

2.2.2 Report from the Revised Listing (1984)

8 ALBERT TERRACE

Constructed c 1901.

A two storied Victorian warehouse with pedimented gable façade with expressed buttresses; to the rear of a significant warehouse group; with historical associations with an early Durban shipping agency.

Evaluation criteria

Architectural

12. Intrinsic design	very good
13. Building type	very good
14. Style / period	very good
15. Detail / portion	average
16. Local technology	average
17. Architect	average

Physical

18. Intactness of form	very good
19. Intactness of detail	very good
20. Condition	average
21. Environmental & contextual	average
22. Historical & Cultural	excellent

G Group value

AC Situated in an area of Special Character

2.3.2 Report from Revised Listing of Important Buildings & Places in Durban (23 March 1989)

C Category Listing; Zoning Harbour Zone; Use conforming. Incentives (proposed) Nil. (The zoning is now Special Use).

2.3.3 Town Planning Scheme Regulations Revision Service No. 4/1991 Appendix 7, 1.11

Overall form; double-storied, pitched roof with corrugated sheeting, plastered walls; gable including pediment or curvilinear shape, plastered

copings including quoins, string cornices, cornices, mouldings, pilasters, entablatures, door and window cases, pediments and parapets.



2009



2009

2.2.4 ARCHITECTURAL ASSESSMENT OF CONDITIONS OF PROPERTY.

EXTERIOR

Structural

In 2007, this building was substantially intact. The building had timber posts supporting a mezzanine floor and was roofed with corrugated sheeting on king post timber trusses. There was a fig tree growing along the east facing wall. In 2009 a decision was made to convert the building into 21 units. The fig tree was removed (it had damaged the structural stability of the wall). An opening was made in the north facing wall for the piling rig to access the interior of the building. The development did not go ahead. A portion of the east facing wall collapsed, followed by a portion of the west facing wall, the north façade and finally the south facing façade. The new development will use the piles for support. The crumbling brickwork will be retained as a ruin with a concrete edge to the brickwork. A contemporary building will be built inside the ruin.



2013



2013

Roof

The roof will be replaced with corrugated aluminium sheeting.

3 SUMMARY

It is hoped that this project will revitalise this area of the Point. The paving of the courtyard will be extended across the road to link with Docklands Hotel and the Arc site. The aim is for completion to happen before June 2014, in time for the UIA Durban 2014 Congress.



PROPOSED APARTMENTS, RETAIL AND OFFICES : BROWNS ROAD SQUARE

EMMETT: EMMETT
 ARCHITECTS
 Tel: 051 312 4496



PROPOSED APARTMENTS, RETAIL AND OFFICES : BROWNS ROAD SQUARE

EMMETT: EMMETT
 ARCHITECTS
 Tel: 051 312 4496

PATRICIA EMMETT Pr Arch 2961