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**ATTENTION : AMAFA AKWAZULU NATALI**

## **C2. Historical Significance**

Lot 4 of 23 block F Durban, 208 (Manning Road) Lena Ahrens Road, was developed in 1946 for Mr WA Green. This building was named Greenside, and constructed in a modernist style of architecture. Greenside was constructed in 2 phases. Phase 1 was the front block which consisted of 4 storeys, and completed in phase 2 with a 2 storey block at the rear, including completing the entrance foyer. Since the building was completed no other additions or alterations has taken place. Manning road was renamed Lena Ahrens Road. Lena Ahrens was an ANC activist who was responsible for mobilizing campaigns for hunger strikes against apartheid structures.

## **C3. Architectural Significance**

Greenside's simplicity and clarity of forms and elimination of unnecessary detail has created a modern building that blends in with in today's streetscape. The building consists of a two storey and four storey block linked together by an entrance foyer and staircase. The entrance foyer has a protruding plaster and paint brick band framing the entrance (refer to fig1) with the corners being rounded off. This detail is also seen in selected walls throughout the building(refer to fig2). Both blocks have typical layouts, with 2 bedroom units flanking a studio unit. Typical of the time when Greenside was constructed, the building had a boiler room, over time the boiler has become redundant however the chimney still remains as a feature of the building(refer to fig3). Both the front and rear block has a brick plinth which sticks out half a bricks width finished off with a bullnose(refer to fig4) the level of this plinth varies in relationship to the natural ground line. This allows the stretcher bond facebrick above to start at a uniform level, and this stops with a brick on edge where plaster and paint becomes the wall finish to the top of the building. An english bond facebrick buttress retaining wall with a stretcher bond facebrick balustrade wall(refer to fig5) above provides the retaining between the level of the block of flats and the parking area.

## **C4. Urban Setting and Adjoining Properties**

208 (manning road) Lena Ahrens road, Greenside is situated in a residential zone with a Cape Dutch house to the left of Greenside. And to the right a dwelling that has a mixed architectural style, where a clinic is situated. Across the road is Bulwer Park. The block around Leha Ahrens Road, Muthaiga Place, Shirley Road and Lister Ave, has a contrast of architectural styles with 3 modern blocks of flats set among tiled

roofed house varying in style. Security is an issue in this area as we see all the neighboring properties have high boundary walls.

**D1: Motivation for proposed work/ D2: Details of additions and alterations**

In 1946 Greenside residential block of flats was built in a modernize style. The layout of the existing flats works just as well today as it did when it was first constructed. The clients brief to us was to make the existing bathrooms larger, create a nook in the kitchen, open to the lounge and to formally remove the balcony and incorporate it into the lounge/dining area (please note that the balconies where already enclosed by previous occupants due to security reasons). Changes to the facades come from the replacement of the existing timber windows to the easier to maintain aluminum windows and the replacement of the existing garage doors. This is done to create a more open plan layout with a more spacious lounge/dining area. The bin area has been formalized, with additional parking on grass pavers being provide, as to create a better living environment for its occupants. As the existing parking and bin area meet municipal requirements.

Changing of these windows and garage doors will not compromise the architectural style of the building, as all other architectural features have been maintained. We hope our proposal will be looked at favorable.

Kind Regards  
Nathan Francis



Fig 1



Fig 2



Fig 3



Fig 4



Fig 5