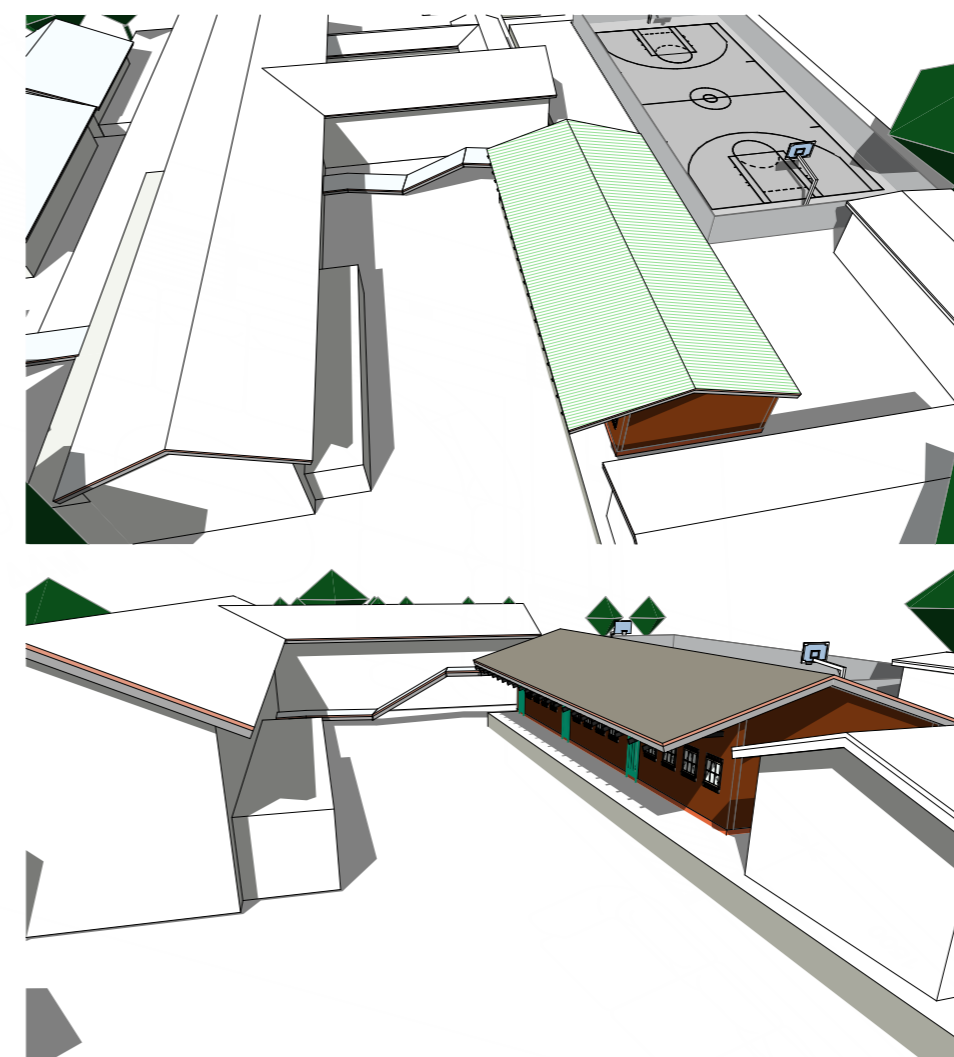


# NINGIZIMU-AMAFA REPORT

## PLANNING CONCEPT

Erf rem. 1055  
187 Kenyon Howden

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



The location of the existing structure is just above the existing retaining wall, creating a courtyard with the original building and chapel. The new proposed structure will sit in the same position, but with a brick and mortar structure with a tiled roof over. The standard design for a classroom block from Department of Education was utilised, and this will be a building positioned with the walkway going towards the courtyard, similar to the previous block. With the vegetation retained, visibility of the new structure is minimal, and the position originally occupied by the timber & asbestos structure is maintained.



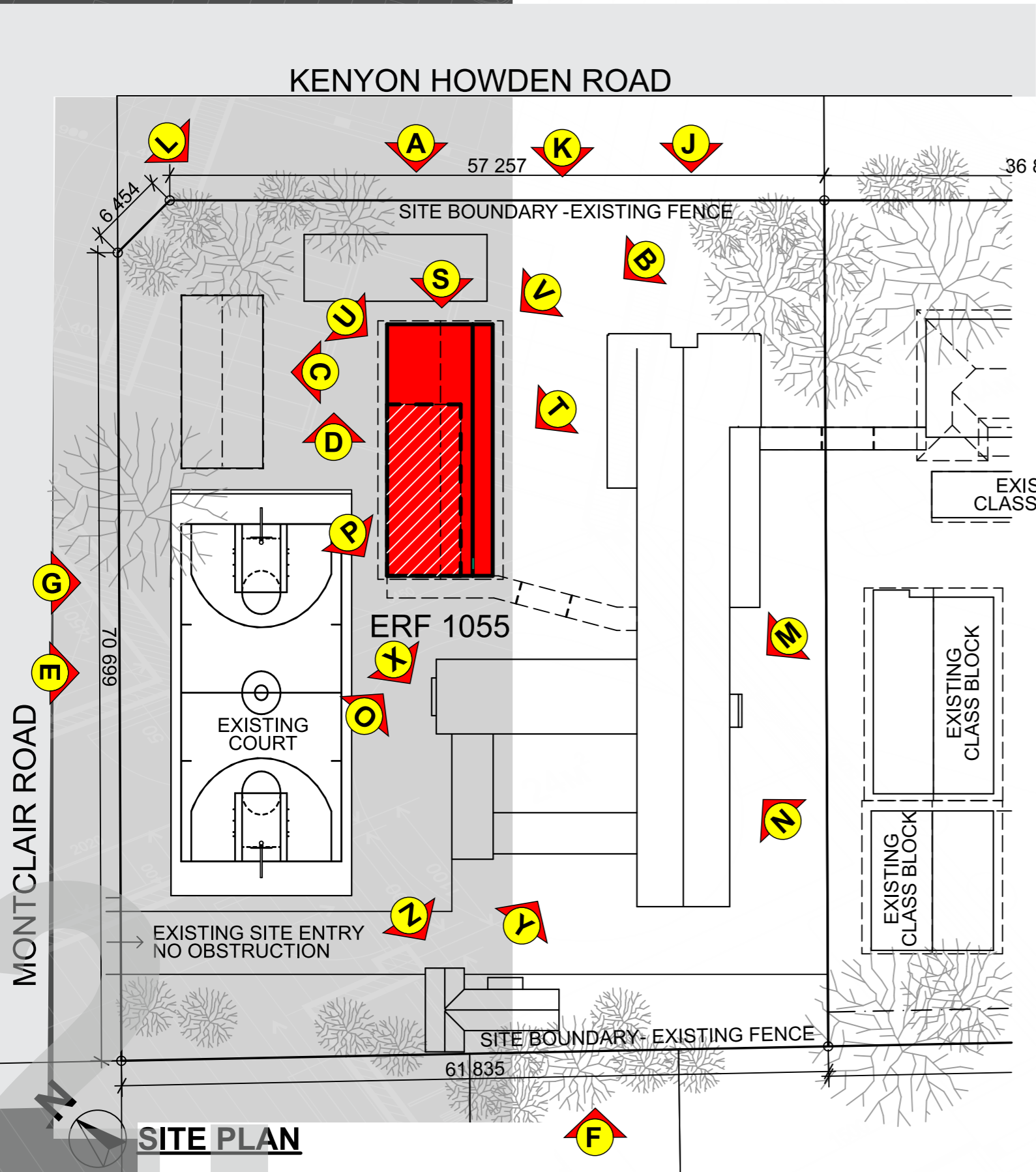


# NINGIZIMU-AMAFAMA REPORT

Erf rem. 1055  
187 Kenyon Howden

## PLANNING CONCEPT & LAYOUT

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



**SITE PLAN**

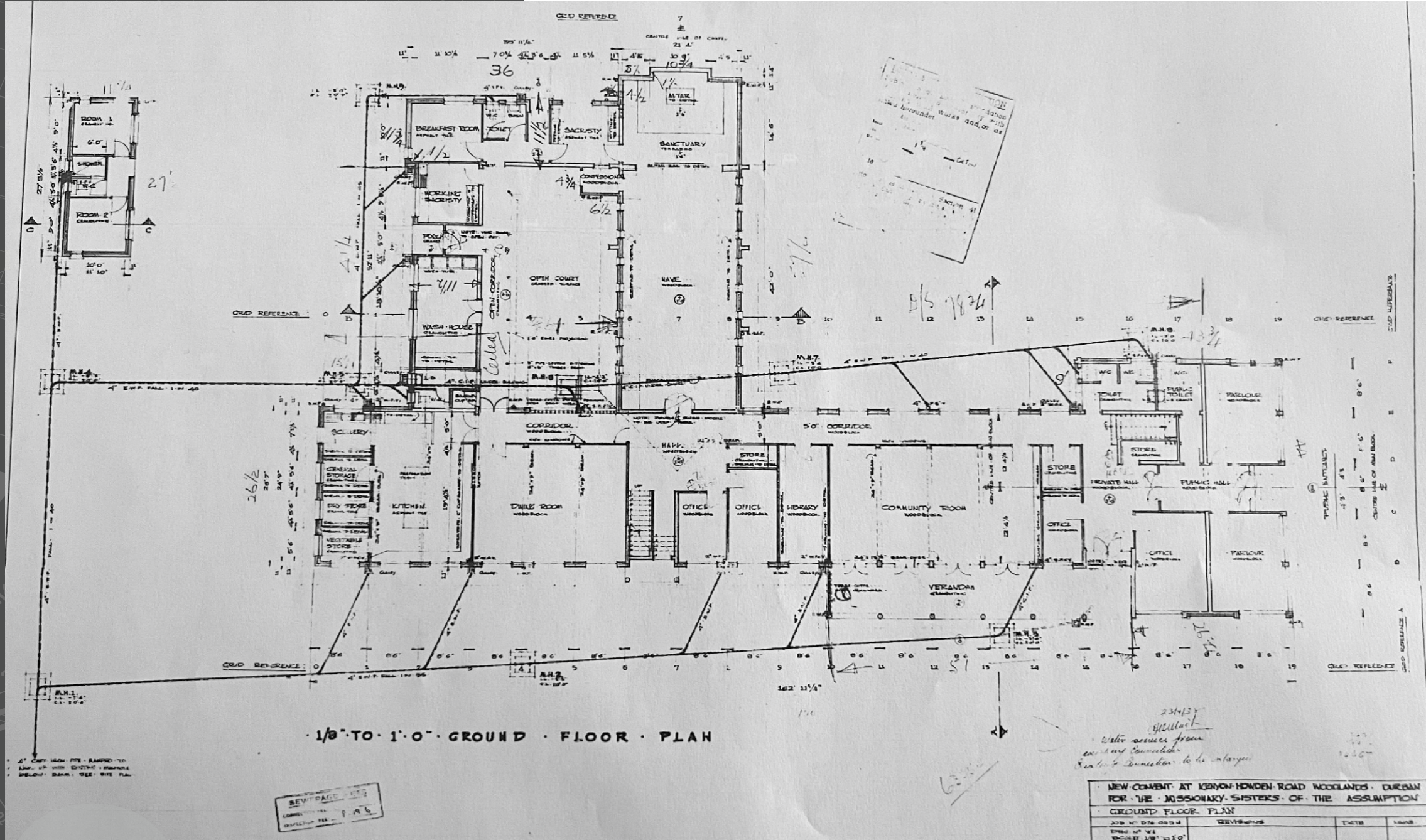


# NINGIZIMU-AMAFI REPORT

Erf rem. 1055  
187 Kenyon Howden

ORIGINAL FLOOR PLANS: 01

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



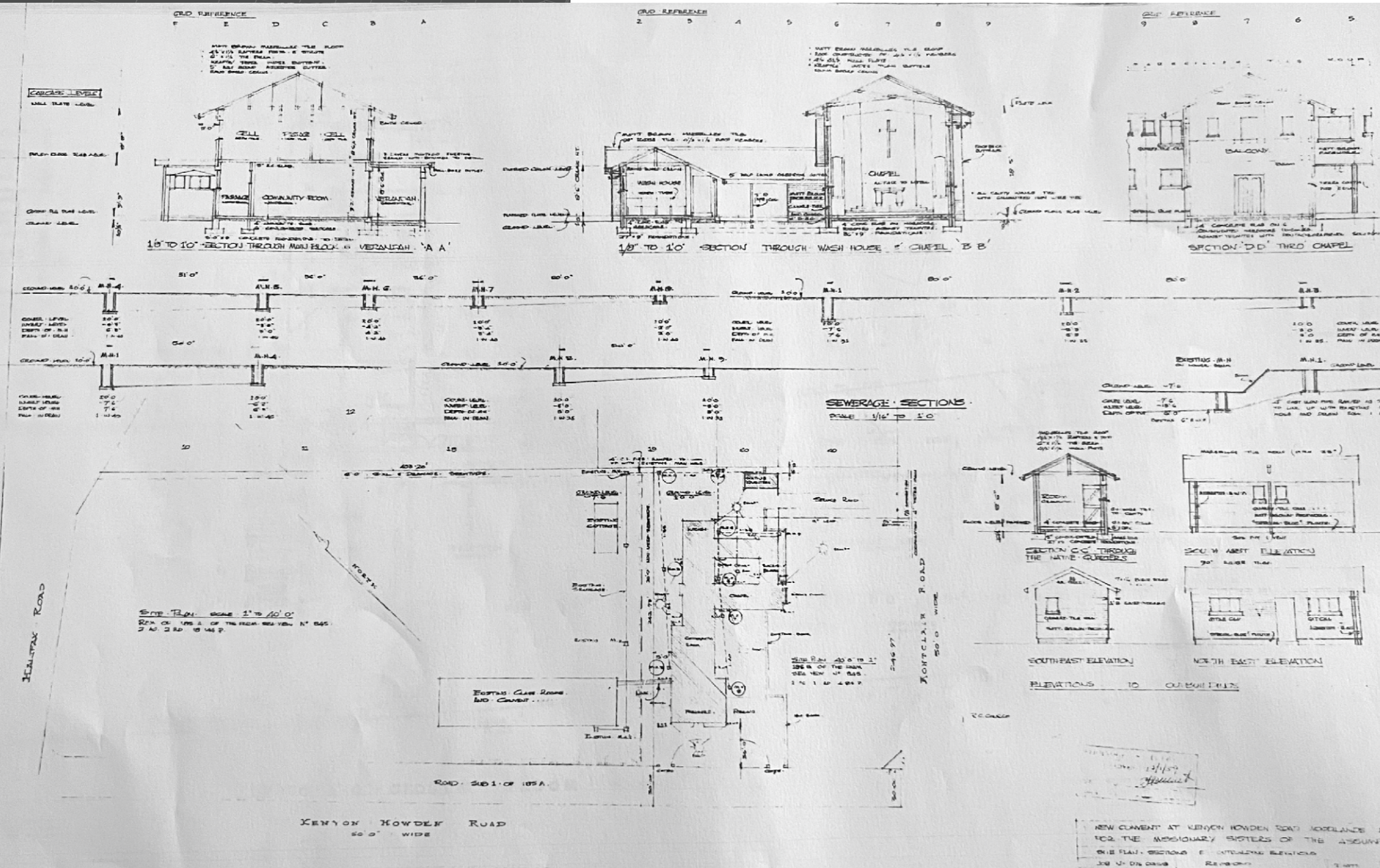


# NINGIZIMU-AMAFU REPORT

Erf rem. 1055  
187 Kenyon Howden

ORIGINAL FLOOR PLANS: 02

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



**The WEST FACADE** of the chapel has minimal architectural detailing primarily a face-brick building with plastered & painted detailing with double pitched tiled roofs to both the double storey & single storey sections



**The ORIGINAL** building on No. 187 were linked over the years to the sectioned off site, linking to built classrooms on multiple levels. A lot of additions have been in repairs & maintenance though a lot of prefab buildings are added.



The additional classrooms are of temp materials, timber & asbestos, a prefab panel and tiled structure, and a container structure that have been used. The asbestos structure has been demolished.



**EAST ELEVATION**



**EAST ELEVATION**



**ORIGINAL STRUCTURES-** These were constructed out of a face-brick exterior with steel casement windows. The arch detailing with the shallow triangular arch is reminiscent of Anglo-Saxon styling, with the accent detailing on entries and canopies now painted yellow, similar to the timber structure of the added classroom block. The outbuilding is still in reasonable condition, but did not have any striking character or architectural depth, but also needs some maintenance work on it. The addition of the combination court is recent, and is covers the west roadside elevation of chapel building



# NINGIZIMU-AMAFI REPORT

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ORIGINAL FLOOR PLANS: 03

NINGIZIMU  
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MONTCLAIR, KZN



**DETAIL 'C'**  
GUNITE SKILL REINFORCED WITH R10 REBAR AT 200 C/C'S HORIZONTALLY AND VERTICALLY. ANY EXTRA REINFORCEMENT, PILES, ETC., TO BE FITTED ON COMPLETION OF EXCAVATION.

**SECTION B-B**  
1.000  
1.700  
1.000

**SECTION A-A**  
1.700  
1.000

**GENERAL LAYOUT PLAN (SCALE = 1:100)**  
POOL TO BE FENCED IN ACCORDANCE WITH S.A.B.S 1890 ON 3 EXPOSED SIDES AS PER SITE PLAN WITH 2 x 21C - 51C GATES.

**CONSTRUCTION NOTES:**  
POOL TO BE CONSTRUCTED IN GUNITE WITH MIX OF 1:4 MONOLITHICALLY PLACED WITH REINFORCING CONTIGUOUSLY SITUATED.  
REINFORCING TO RING BEAM - WALLS 9 FLOOR FINISH ON FOUNDATION OF 200mm concrete. BE MIN R8 REBAR AT 200/300 C/C'S BOTH WAYS TO MINIMUM DEPTH OF 875 mm FROM BASE.  
FINISH TO BE IN MARBLE PASTE - MIN 12mm THICKNESS - HAND PLACED AND SMOOTHED SKIN TILES.  
SKIN TILES TO CHANGES SELECTION - MINIMUM 25mm COARSE.  
EXCESS SOIL FROM EXCAVATION TO BE DISPOSED ON SITE.  
SAFETY HAND SUPPORT TO CONSIST OF NYLON RATCHETED ROPS SUPPORTED BY 25mm GALVANIZED STEEL PIPE.

**IMPORTANT**  
THE APPLICANT IS RESPONSIBLE FOR ASCERTAINING THE POSITION OF ALL POST OFFICE CABLES OR OTHER PLANT AND WILL BE LIABLE FOR ANY COST ARISING DUE TO DAMAGE TO OR THE NEED FOR RELOCATION OF SUCH PLANT ARISING OUT OF WORK INDICATED ON THIS APPLICATION.

**ELECTRICITY SERVICES**  
The person responsible for the application is responsible for providing a completed form to the relevant authority, Electricity Services.  
1. The location of service lines and services to be installed by the applicant.  
2. The required requirements regarding Section 11 of the rules and Code of Practice.

**APPROVED SUBJECT TO FOLLOWING CONDITIONS:**  
THE POOL TO BE FENCED AS REQUIRED IN TERMS OF D1 (L2.3) OF THE NATIONAL BUILDING REGULATIONS PRIOR TO THE POOL BEING FILLED WITH WATER.

**APPROVED: R. A. MOORE**  
EXECUTIVE DIRECTOR, PHYSICAL ENVIRONMENT SERVICE UNIT  
MR 7/12/94

**NEW THERAPEUTIC SWIMMING POOL**  
FOR:  
NINGIZIMU TRAINING CENTRE:  
63 KENYON HOWDEN ROAD  
MONTCLAIR  
LOTS 185A + 185B OF  
SEAVIEW  
DURBAN.

**MILTECH ENGINEERING**  
BUILDING & CIVIL PLANNING & DESIGN CONSULTANTS.  
BUILDING SERVICES ENGINEERS  
P.O. BOX 341 & 2 NORTHDENE 4064  
13 WIRTZ ROAD NORTHDENE 4093  
TELEPHONE & FAX : (031) 703520  
DATE: NOV. 15 - 1994 REFERENCE: P21/612

**CONSTRUCTION CONTRACTOR:**  
'PLEASURE POOLS' HILLCREST.



The existing timber & asbestos structure on the site was demolished. The classroom block building was installed after the original main building, as a donation previously. The current structure was not in good condition, and the space was insufficient. The current project is to provide 3 standard classrooms that are of brick/ block structure, with a retained level to match the current ground level. Demolitions took place to remove the asbestos & timber structure, with official record and assessments. On submission, it was noted the project had a building falling under AMAFA regulations, and a submission needed to be processed after all items had been cleared at Municipality.



# NINGIZIMU-AMAFA REPORT

Erf rem. 1055  
187 Kenyon Howden

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



**CLASSROOM BLOCK-** The building to be replaced was demolished in March 2022. It was identified to be a health & safety hazard, given that it had asbestos in the timber frame & panel walls, as well as asbestos roof sheeting that had been repainted over the years. The building had been repaired and maintained an undefined number of years ago, but it had deteriorated significantly, with the internal ceilings falling apart, and the floors coming up. These were not ideal for use for special needs children, and the condition of the buildings created a situation that needed to be addressed.

AfriSam through it's Community Development Team were brought in to assist in the form of a donation to replace the classrooms. The school arranged for the demolition of the existing structure, which was completed by a registered Environmental company, disposing of the asbestos and clearing the structure from site.

6

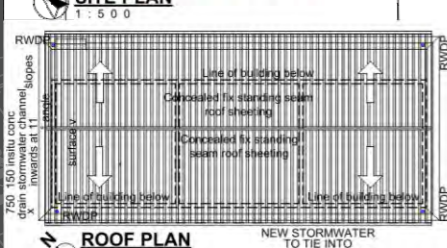
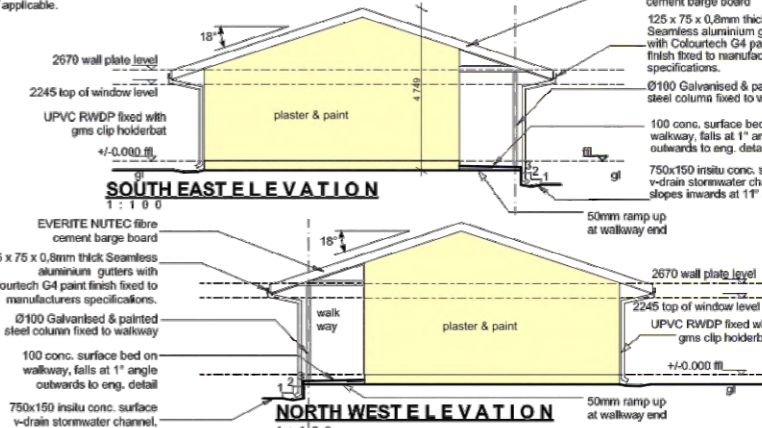
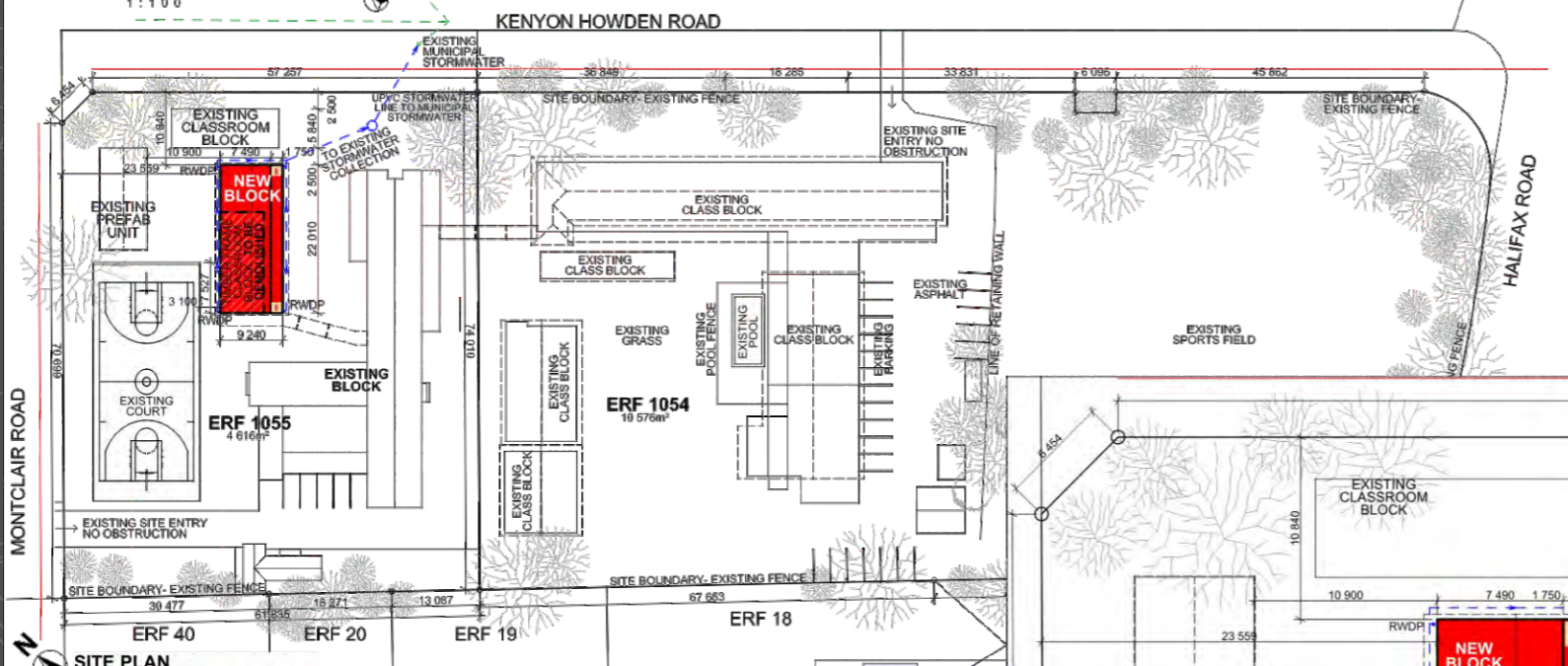
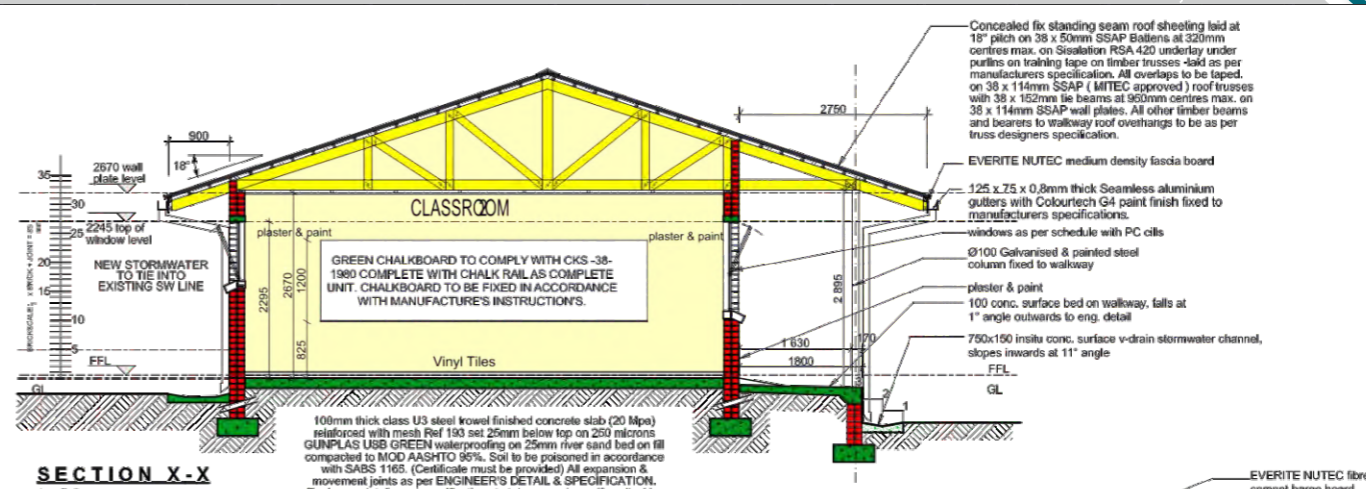
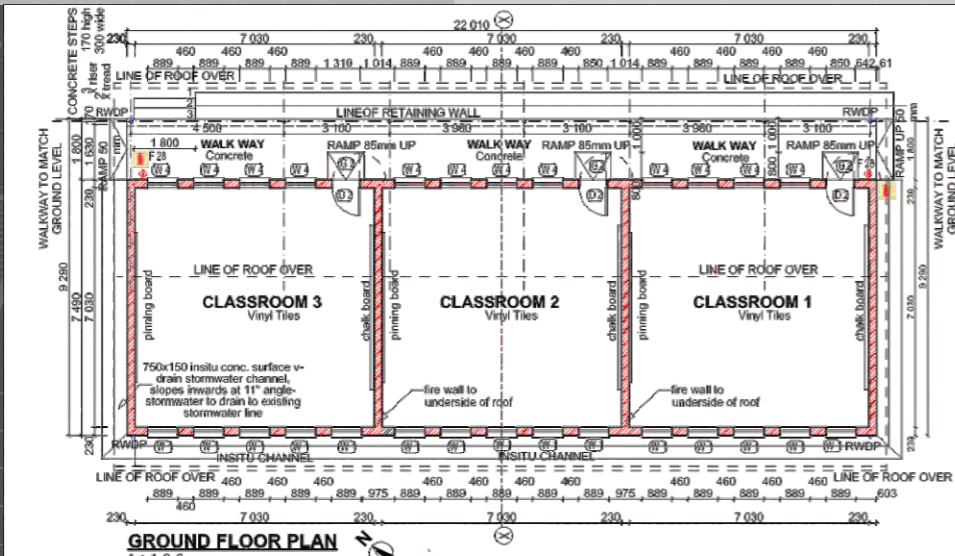


# NINGIZIMU-AMAFI REPORT

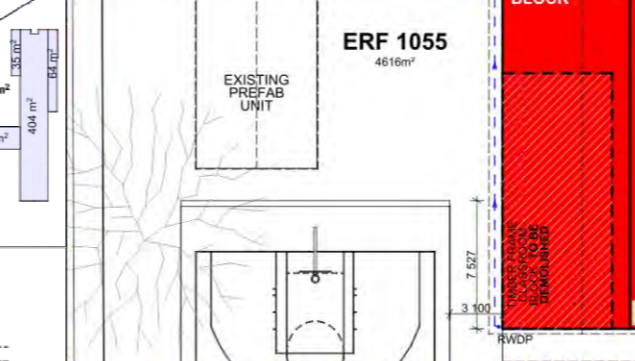
Erf rem. 1055  
187 Kenyon Howden

## SUBMITTED FLOOR PLANS

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



<b>ERF 1055, 63 KENYON HOWDEN ROAD, MONTCLAIR</b>	
Site area	4616m <sup>2</sup>
Current height	2 floors
Proposed development	1 Floor 164.9m <sup>2</sup>
Walkway	38.4m <sup>2</sup>
<b>EDUCATIONAL FACILITY Classification A3</b>	
Existing Coverage	876.4 18.9%
Proposed Added Coverage	203.3m <sup>2</sup>
Total Coverage	1079.7m <sup>2</sup> 23.4%
Existing Floor Area Ratio	1222.5m <sup>2</sup> 0.26
Proposed additional FAR	164.9m <sup>2</sup>
Total New FAR	1387.4m <sup>2</sup> 0.30



<b>TYPE:</b>	D2 (3 required)	G2 (3 required)
<b>FRAME:</b>	Standard 1.2mm thick residential section double rebated frame.	as per detail
<b>Frame FINISH:</b>	Galvanised. Not painted.	To be galvanised prior to installation
<b>DOOR:</b>	42mm TDM Hardwood BB fullboard door size 813 x 2032mm high. Primed, undercoat and two coats TIMBERCOTE colour: MAHOGONY	To be galvanised prior to installation
<b>D.FINISH:</b>		To be galvanised prior to installation
<b>FURNITURE:</b>	DOOR SET 1, Floor mounted door holder	As per detail

<b>FIRE REQUIREMENTS</b>	<b>BUILDING CLASSIFICATION</b> A3- PLACE OF INSTRUCTION	<b>FIRE EXTINGUISHERS</b> 1/200m <sup>2</sup> required
		1 EXTINGUISHER REQUIRED 2 TO BE PROVIDED



**WALKWAYS:** All floor finishes as indicated on plan and as per finishing schedule on 100mm thick concrete slab (20Mpa) reinforced with mesh Ref 193 set 25mm below top on 250 microns GUNPLAS USB GREEN waterproofing on 25mm sand bed on fill compacted to MOD AASHTO 95%. Soil to be poisoned in accordance with SABS 1165. (Certificate must be provided) All expansion & movement joints as per ENGINEER'S DETAIL & SPECIFICATION. Engineers details and specifications to take precedence if applicable.

**CONCRETE APRONS / CHANNELS**  
Concrete aprons (20Mpa) with REF. 193 mesh fabric laid as per ENGINEER'S DETAIL AND SPECIFICATION on fill compacted to ENGINEERS approval and specifications. Control joints sealed with 10mm Polysulphide sealant with backing strip and softboard.

- PART K WALLS**
  - ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1-K2 (ANNEX A)
  - ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
  - ALL TIMBER FRAMED WALLS TO COMPLY WITH K4.3
  - FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
  - ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
  - ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4.6 & K4 (ANNEX A)
  - ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART L ROOFS**
  - ROOF AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART M STAIRWAYS**
  - ALL STAIRWAYS TO COMPLY WITH M4.1
  - DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
  - ALL BALUSTRADING TO COMPLY WITH M4.3
  - STAIRWAYS AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART N GLAZING**
  - ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) & ANMSA REGULATIONS
  - ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
- PART P DRAINAGE**
  - ALL PIPE JOINTS TO COMPLY WITH P4.2
  - ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
  - ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
  - ALL DISCHARGES FROM SWIMMING BATHS, POOLS, FOUNTAINS OR RESERVOIRS TO COMPLY WITH P4.10
- PART Q SANITARY FIXTURES**
  - ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
  - ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
  - ALL SIZES OF DISCHARGE PIPES TO COMPLY WITH P4.14
  - ALL DRAIN SIZES SMALL COMPPLY WITH P4.15
  - ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
  - ALL SIZES OF VENTILATION PIPES TO COMPLY WITH P4.17
  - ALL DISCHARGE/VENT. PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
  - DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
  - ALL TRAPS TO BE IN ACCORDANCE WITH REQUIREMENTS OF P4.20
  - GALLY TO COMPLY WITH REQUIREMENTS OF P4.21
  - ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
  - GREASE INTERCEPTORS SHALL BE PROVIDED IN ACCORDANCE WITH P4.24
- PART R STORMWATER DISPOSAL**
  - SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH R4.1
  - DRAINS TO BE ACCESSIBLE IN ACCORDANCE TO R4.2
  - ALL STORMWATER DISPOSAL TO COMPLY WITH PART R SANS10 400
- PART T FIRE PROTECTION**
  - ALL SAFETY DISTANCES TO COMPLY WITH T4.2
  - ALL MATERIALS TO COMPLY WITH T4.6
  - FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS- COMPLY WITH T4.6
  - ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
  - ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
  - ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
  - ALL CEILINGS TO COMPLY WITH T4.13
  - ALL FLOOR COVERINGS TO COMPLY WITH T4.14
  - ALL WALL FINISHES TO COMPLY WITH T4.15
  - STAIRWAY TO COMPLY WITH T4.23
  - ALL OPENINGS IN FLOORS TO COMPLY WITH T4.26
  - SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T4.41
  - BUILDING MATERIALS TO COMPLY WITH T4.65 & T4.96
- PART V SPACE HEATING**
  - ALL SPACE HEATING IN ACCORDANCE WITH PART V OF SANS 10 400
- PART XA ENERGY USAGE IN BUILDINGS**
  - HOT WATER SUPPLY TO BE PROVIDED IN ACCORDANCE WITH PART XA.1 OF SANS 10400 & PART 4.5 OF SANS 204
  - ENERGY USAGE AND BUILDING ENVELOPE TO BE DESIGNED IN ACCORDANCE WITH PART XA.2 & XA.3 & XA.4 OF SANS 10400
  - DESIGN IN ACCORDANCE WITH PART 4.1.4.2, 4.3 & 4.4 OF SANS 204
  - SERVICES PROVIDED IN ACCORDANCE WITH PART 4.5 OF SANS 204
  - MECHANICAL VENTILATION IN ACCORDANCE WITH PART 4.6 OF SANS 204

**FOR MUNICIPAL APPROVALS**  
PLEASE NOTE: DRAWINGS ARE FOR MUNICIPAL APPROVALS AND NOT TO BE USED FOR TENDER OR FOR CONSTRUCTION PURPOSES. SHOULD THESE BE REQUIRED, PLEASE CONTACT THE AUTHOR

DEPARTMENT OF EDUCATION STAMP

SIGNATURES  
SCHOOL Representative: *[Signature]*

Architect: *[Signature]*  
W. CHIMANGO Pr.Arch21757  
Engineer: *[Signature]*  
J. CHADEMANA Pr.Eng 2019-04-04

MUNICIPAL SUBMISSION:  
DoE COUNCIL APPROVAL

NINGIZIMU SPECIAL SCHOOL  
ADDITION OF 3 CLASS BLOCK  
erf Remainder of 1055  
WOODLANDS DURBAN  
187 KENYON HOWDEN ROAD,  
WOODLANDS  
SITE PLAN, GROUND FLOOR PLAN,  
ROOF PLAN, ELEVATIONS, SECTIONS,  
DOOR & WINDOW SCHEDULE

Drawn by: *[Signature]* Pr.Arch (SACAP)  
3 BOTTRAMDALE RD  
SIBERIA WEST 3629  
WESTVILLE, DURBAN  
1500, 1:100, 1:200, 1:1000,  
1:500, 1:10, 1:5  
A.01.1 AS-NING-001A S2.0  
Revision: *[Signature]* Pr.Eng 2019-04-04  
Building Classification:



# NINGIZIMU-AMAFI REPORT

Erf rem. 1055  
187 Kenyon Howden

## SUBMITTED FLOOR PLANS

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN

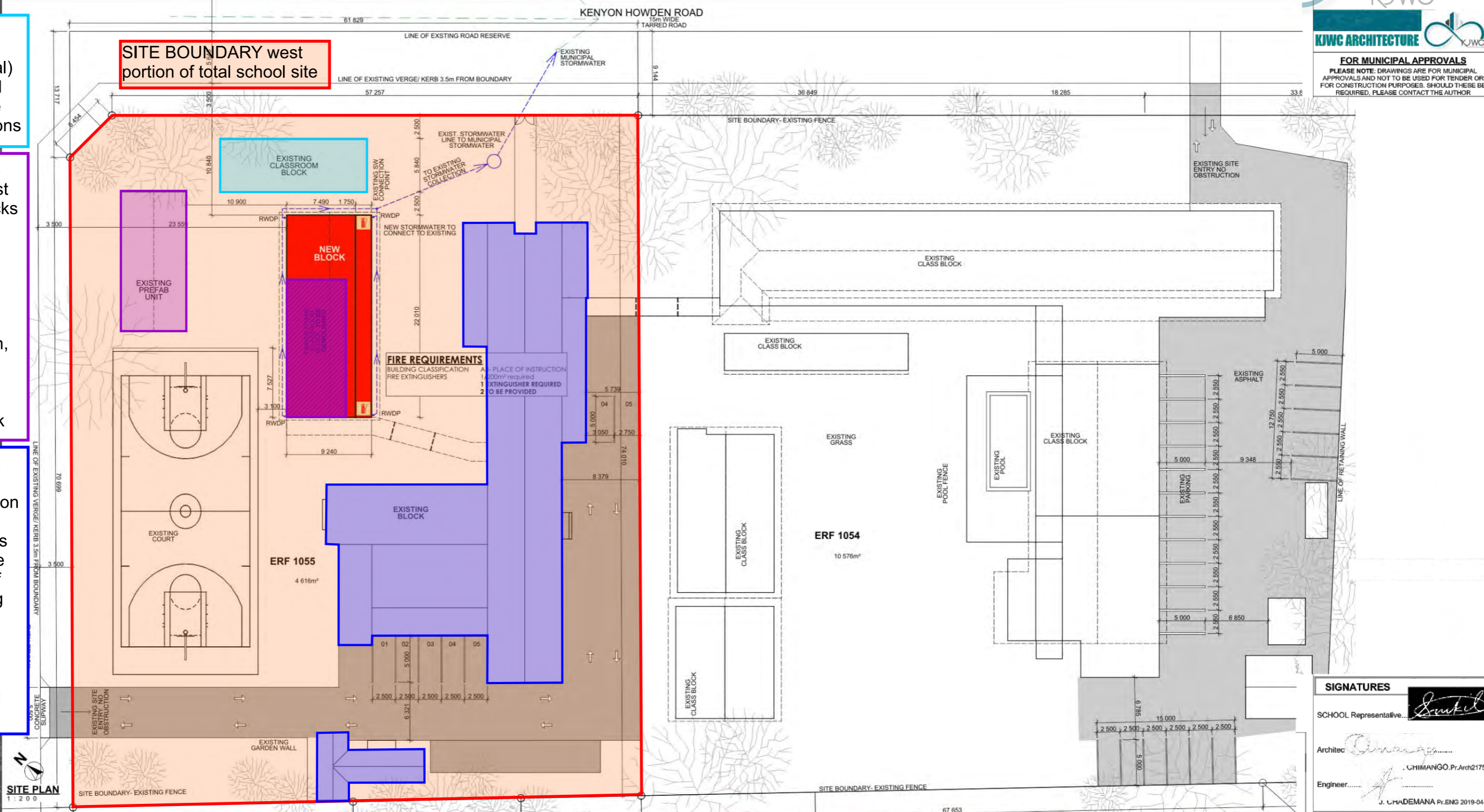


**FOR MUNICIPAL APPROVALS**  
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**EXISTING STRUCTURES ADDED** after 1994 (no available record of approval) likely another prefabricated block-face panels to create two classrooms and ablutions

**EXISTING STRUCTURES ADDED** circa 1994 (earliest approved layouts with blocks shown- see old plans:03) noting the use of a prefabricated unit from Kwikspace, still on site. Other unit was a timber & asbestos structure, which was renovated by donation, but was in a dilapidated state. this has now been demolished to make way for the proposed new block

**EXISTING STRUCTURES ORIGINAL** built in 1959 (earliest approved layouts on record- see old plans:02) being a chapel, washrooms & accommodation, with the chapel retained in terms of function. The main building has had additions and alterations as seen by difference in brick quality. The outbuilding has also been retained and is being used as caretaker lodging



**SIGNATURES**  
SCHOOL Representative: *[Signature]*  
Architect: *[Signature]*  
Engineer: *[Signature]*  
J. CHADEMANA Pr.Eng 2019-04-04

**MUNICIPAL SUBMISSION: DoE COUNCIL APPROVAL**  
**NINGIZIMU SPECIAL SCHOOL**  
ADDITION OF 3 CLASS BLOCK  
erf Remainder of 1055  
WOODLANDS DURBAN  
187 KENYON HOWDEN ROAD, WOODLANDS  
KJWC  
Drawn by: W. CHIMANGO 2022-05-25 Pr.Arch (SACAP)  
Drawing Scale: 1:200, 1:10, 1:20, 1:6, 94, 1:1, 17, WESTVILLE, DURBAN  
A.01.2 AS-NING-002 S2.0 NRS 718 0201 Building Classification



# NINGIZIMU-AMAFAMA REPORT

Erf rem. 1055  
187 Kenyon Howden

## SITE PHOTOS- BEFORE DEMOLITION

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



**OUTBUILDING- ORIGINAL**



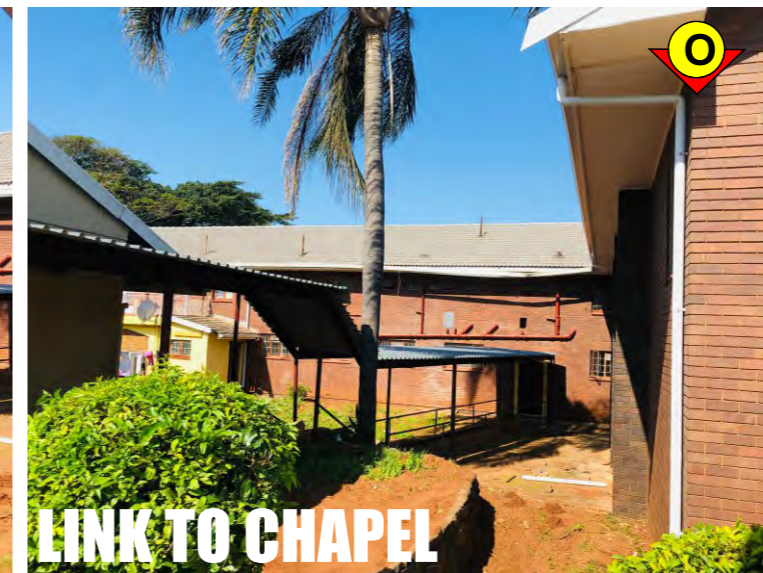
**CHAPEL SOUTH ELEVATION**



**CHAPEL SIDE BUILDING**



**ASBESTOS BLOCK & LINK**



**LINK TO CHAPEL**



**CHAPEL- WEST ELEVATION**



# NINGIZIMU-AMAFAMA REPORT

Erf rem. 1055  
187 Kenyon Howden

## SITE LOCALITY- SCHOOL EXTENTS

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN



**KENYON HOWDEN ROAD**

**MONTCLAIR ROAD**





# NINGIZIMU-AMAFAMA REPORT

Erf rem. 1055  
187 Kenyon Howden

## SITE LOCALITY- SURROUNDING COMMUNITY

NINGIZIMU  
SPECIAL SCHOOL  
MONTCLAIR, KZN

