

**Proposed alteration and additions at 96 Clark Rd**  
**Visual Impact Assessment on built heritage**

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## 1. Purpose of the report

The purpose of the study is to analyse and assess the existing streetscape and the potential impact of the proposed change and additions to no. 96 Clark Rd on the immediate built environment.

## 2. Location of the site

The site is located on the NE side of Clark Rd in between Brand Rd and Crart Ave.

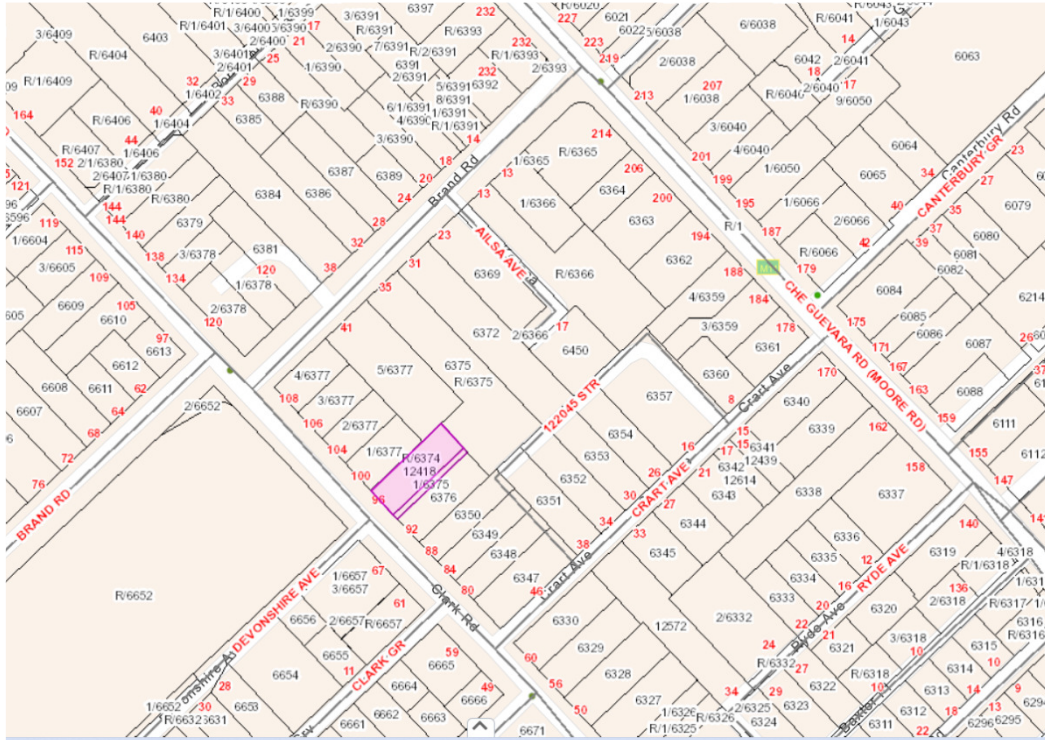


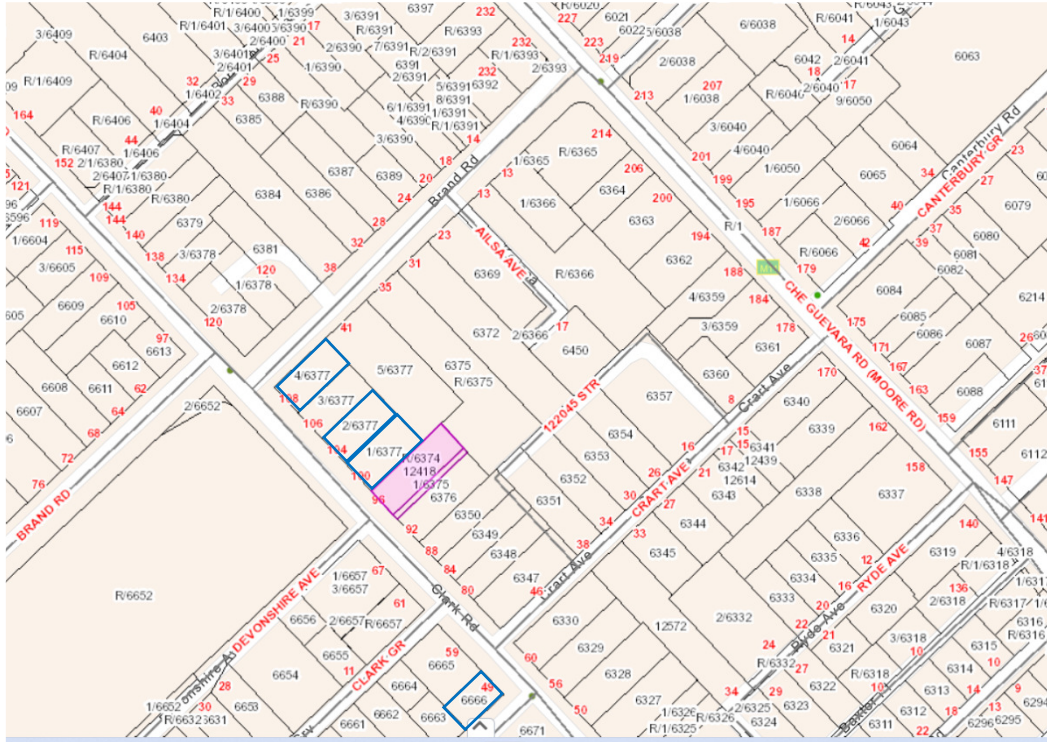
Fig. 1. Ethekwini GIS map



Fig. 2 Google map Satellite image



### 3. "Listed Buildings"



Listed properties in "A Revised Listing of the Important Places and Buildings in Durban" B.Kearney 1984 :

- 49 Clark Rd
- 100 Clark Rd
- 104 Clark Rd
- 108 Clark Rd (Corner Brand Rd)



Using Kearney’s “Listing” as the basis for contextual Heritage, the concentration of “Listed” buildings in Lower Glenwood are in upper Clark road, Brand Road and Davenport Road.

There are a few properties in lower Clark Rd that are listed (17, 26-32) and a few that are not listed, but have been conserved and contribute to the streetscape (56, 60).

49 Clark Road is a corner landmark on the corner of Esther Roberts/Frere Rd and Clark Rd.

The group closest to number 96 Clark Rd is 100-108, three listed properties and one not listed, but of similar age and style. Therefore, for the purposes of this report, the analysis of Visual Impact on heritage will focus on this group and the remainder of the properties that form the streetscape of the block between Crart Avenue and Brand Rd (10 properties in total).

No.108



No.108  
-106



No.104







No. 100



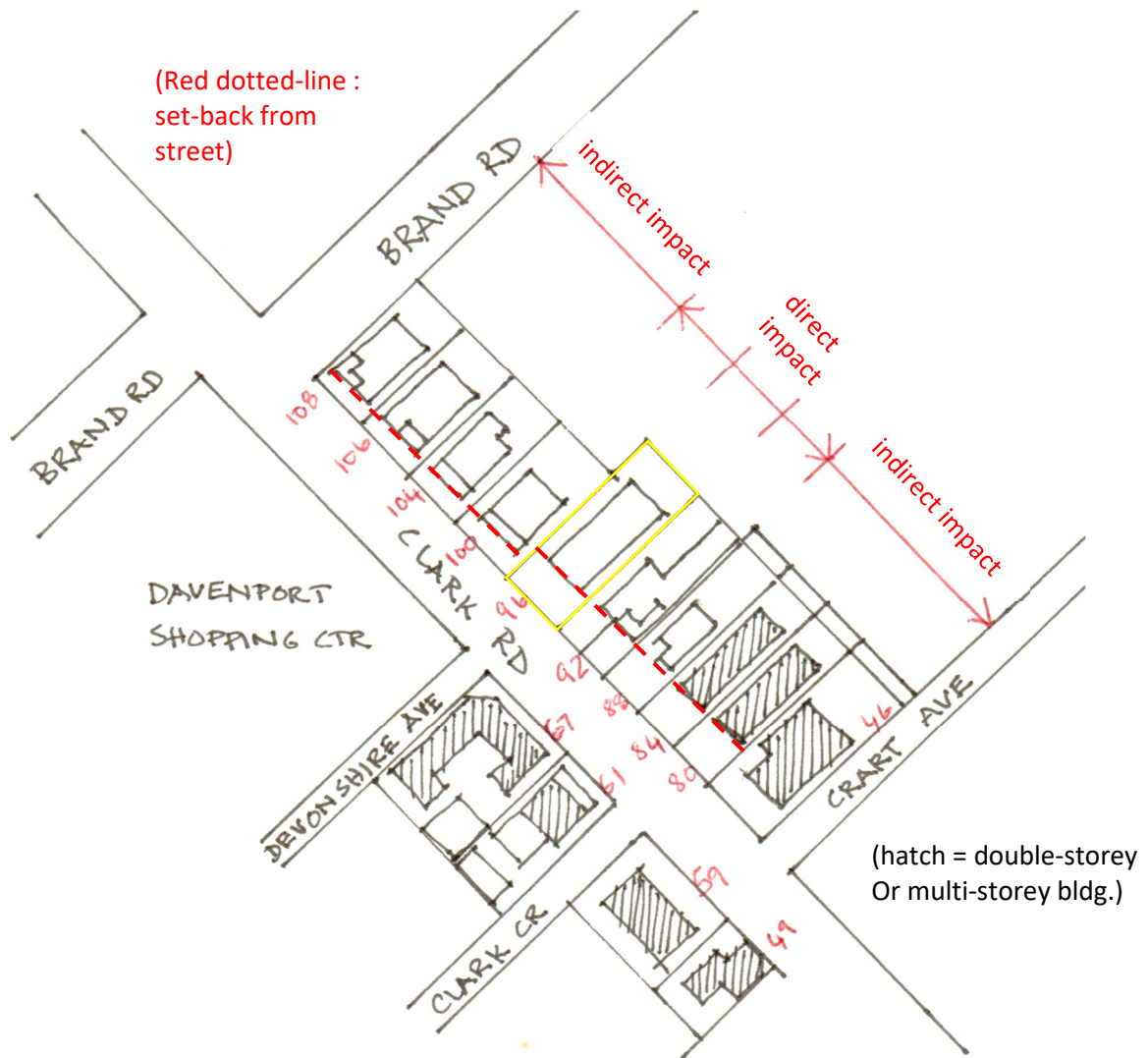
No. 96



No.92-88-



No.61-67  
(opp. 96)



**4. Analysis and assessment of Visual impact on heritage:**

From the figure-ground analysis above, the 4 properties, number 100-108 Clark Rd, form a group with a short set-back from the street boundary. Their sites are 33.7m long. The next 2 properties (no.92-96) are 45.5m long and have a larger set-back ie. further from the street boundary. The next 3 properties, no. 80-88 are narrower in width and 50.3m long sharing the same set-back from the street as 92 and 96. Two of the properties have been developed (single houses demolished) with multi-storey residential blocks (84,88). The corner property on Crart Avenue is larger and the building is closer to the street boundaries. Buildings at 46 Crart Ave, 49,59,61,67 and 80,84 Clark rd are more than one storey high. Numbers 88 and 92 have been altered and vandalised, although they retain a single-storey dwelling form they contribute very little to the streetscape. The streetscape and character of the SW side of Clark road is, in contrast, more dense with large residential blocks, shopping centre parking and double-storey blocks.

The introduction of another multi-storey block (at no. 96) on the NE side will have a direct impact on no. 100 and 92 Clark Rd, but since the listed building is forward of the footprint of no.96 it will retain

visual dominance at pedestrian eye-level. No. 92 has lost a lot of integrity through insensitive alterations and additions.

The group of Heritage buildings on the upper part of the block retain a character of scale between Brand Rd and no.96, but they are not recognised as a “group” or “conservation area”. Each property has made changes and have shifted from residential use to business or educational, therefore the residential character of the original listing (gardens and garden walls) no longer exists. Individual properties may propose to develop in their own manner in the future, which will further impact on the character of the street. (as is evident in Davenport Rd)

In conclusion, the introduction of a multi-storey building in the block and within the immediate context will have little impact on the small pocket of heritage buildings in the block.