

THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

195 Langalibalele Street
Pietermaritzburg
3201

12 Miller Grove, Essenwood, Berea, 4001

APPLICATION IN TERMS OF SECTION 37(1)(A) OF THE KWAZULU-NATAL AMAFA RESEARCH INSTITUTE ACT (5/2018), FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

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The following report is a motivation to AMAFA for a permit application for the alteration and addition to 12 Miller Grove, which is more than 60 years old. The building is a house which will be occupied by a family and be used as a domestic dwelling unit. The alterations and additions are to incorporate the needs of a modern growing family home.

A. OWNERSHIP

1. O'Sharran Roy Singh (*Annexure J – Title Deeds*)

B. PROPERTY DESCRIPTION

1. Name of Property :	12 Miller Grove, Essenwood, Musgrave, Berea 4001
1.1. Title Deed Number :	ST 8872/2017 and ST 123/1987
1.2. Cadastral Info. (Erf No.) :	Portion 6 of Erf 3037 Durban
1.3. GPS Co-Ordinates :	29°50'11.6"S / 31°00'27.6"E
1.4. Street Address :	12 Miller Grove, Essenwood, Musgrave, Berea 4001
1.5. Local Municipality :	eThekweni Metropolitan Municipality
1.6. District Municipality :	N/A
1.7. Current Zoning :	N/A
1.8. Present Use :	Residential

C. SIGNIFICANCE

1. ORIGINAL DATE OF CONSTRUCTION/PLAN APPROVAL

1.1. The estimated construction date of 12 Miller Grove is in the 1920's or 1930's when the Essenwood area was developed.

1.2. The earliest records retrieved from eThekweni Archives are for Additions and Alterations done to the original building in 1964. Based on the 5 existing drawings, the changes recorded are as follows:

- 1.2.1. 1964 – Addition of catwalk (*Annexure B*)
- 1.2.2. 1986 – Addition of external stair to First Storey (*Annexure C*)
- 1.2.3. 2002 – Conversion of garage to tandem garage (*Annexure D*)
- 1.2.4. 2002 – Addition of deck and bathrooms (*Annexure E*)
- 1.2.5. 2003 – Addition of stairs to pool & boundary wall (*Annexure F*)

The above Additions and Alterations are illustrated in (*Annexure G – 2204-A001-0 As-Built*)

2. HISTORICAL SIGNIFICANCE

2.1. The original owner and architect has not been located in eThekweni Archives.

2.2. There is no evidence of historical events or famous people could be found to be associated with this building.

2.3. The history of the site and phases of construction is illustrated in (*Annexure G – 2204-A001-0 As-Built*)

3. ARCHITECTURAL SIGNIFICANCE

3.1. Original Date of Construction: Estimated in 1920's or 1930's, based on the rapid development of Essenwood and the greater Berea area during these dates.

3.2. Architect: Unknown

3.3. The historical architectural style has been preserved and considered to some extent during the additions and alterations from 1964-2003, contributing to the olde-world feeling of Essenwood, Berea (Jacobs, 2016). The dwelling is rooted in Berea Style Architecture, a movement that is difficult to know the precise origins. A strong interest in Spanish architecture and Spanish Colonial in the United States are strong contributors of the Berea Style. The construction materials were impacted by the growth of the clay industry which produced materials such as marseille roof tiles, bricks, quarry tiles as well as Roman masonry techniques. The integration of stone work is believed to be derived from and Georgian Architecture (Castle (J.) et al., 1992). Characteristics of symmetry, balance, proportion and minimal ornamentation showcase strong elements of Georgian style architecture (The Arch Space, 2022).

Existing Architectural Significance:

3.3.1. A hipped roof (albeit with marseille roof tiles,).

3.3.2. Gable and barge boards but without the finial.

3.3.3. Exposed red face brick detailing on the exterior facades combined with plaster and painted walls for design detailing.

3.3.4. Sash Windows

3.3.5. Louvered Shutters on Lower Ground Floor doors.

3.3.6. Interior plaster mouldings.

3.3.6. A four panelled glass front door (lower ground level).

3.3.7. Ornamental Stone Detailing.

3.4 References:

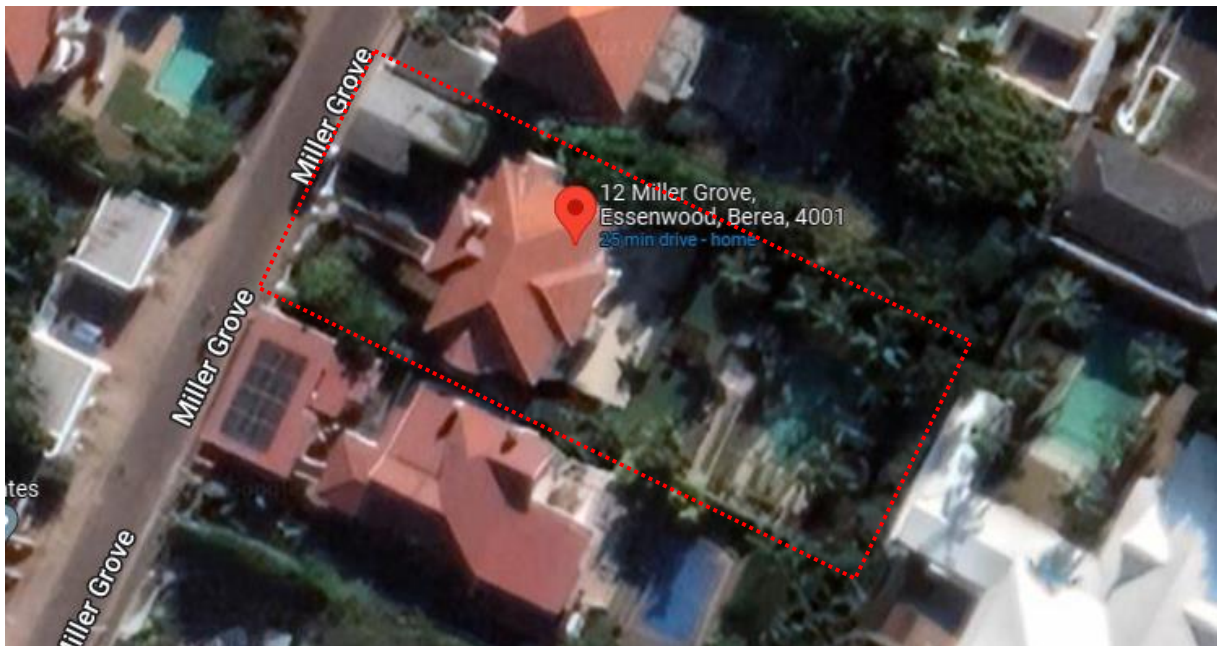
Jacobs, L. (2016, July 19). *Essenwood area and property guide*. Retrieved from Private Property : <https://www.privateproperty.co.za/advice/lifestyle/articles/essenwood-area-and-property-guide/4771>

The Arch Space (2022). *Georgian Architecture – Important Characteristics and Examples* : https://thearchspace.com/georgian-architecture/?utm_source=rss&utm_medium=rss&utm_campaign=georgian-architecture

Castle (J.) et al. (1992). *REWARDING CONSERVATION, conservation awards committee of the Durban city council*

4. URBAN SETTING AND ADJOINING PROPERTIES

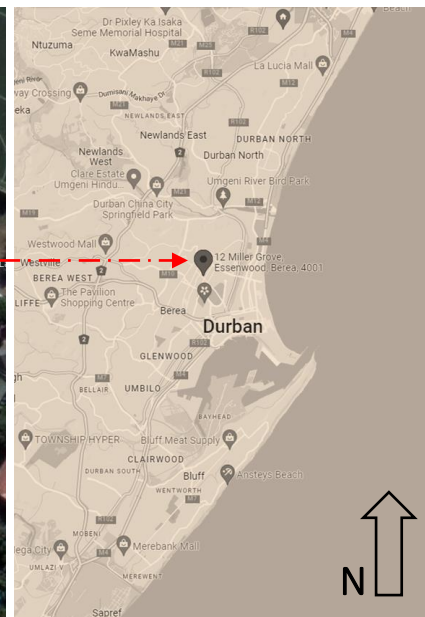
4.1. LOCALITY PLAN (GOOGLE EARTH)



Micro Locality Plan



Meso Locality Plan



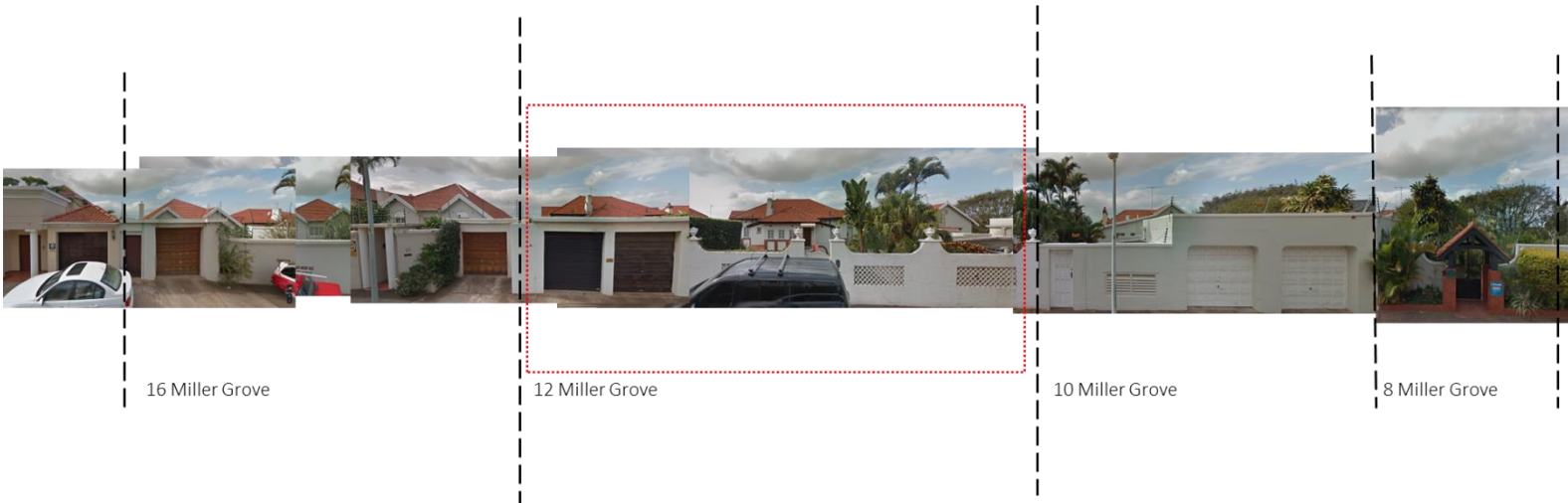
Macro Locality Plan

4.2. URBAN LANDSCAPE

12 Miller Grove sits on a street with a cul-de-sac joined to the sports fields of Durban Girl's College. The narrow road incorporates long narrow sites, off of Gladys Mazibuko, overlooking the city skyline and ocean. The east sites slope downwards towards the coast, and the west sites slope upwards. The first floor of the house is visible from the street however, the ground

floor is below road level in response to the site. The street and surrounding neighbourhood is mostly residential, with scattered small businesses and Durban Girl's College.

4.3. STREETScape



4.3.1. Miller Grove is a quiet road with mostly double story homes of similar architectural style. The figure above illustrates a photomontage of the streetscape, highlighting 12 Miller Grove. The proposed street façade blends in seamlessly with the existing streetscape of Miller Grove, enhancing a sense of safety and privacy, while remaining visually connected to the road side via the existing perforated brick wall detailing.

4.4. NEIGHBOURS

Most of the houses on Miller Grove have undergone additions and alterations with contemporary additions while partially respecting and celebrating the existing architecture.

D. PROPOSED WORK

1. PURPOSE OF APPLICATION

Proposed :

- Removal of existing external staircase.
- Reinstate internal staircase, connecting the Lower and Upper Floor Levels.
- Balcony to the First Storey maximising City and sea views.
- Internal alterations to make the house fit for a growing family of four.
- Additional garage.
- Multi-purpose room below garage.

2. MOTIVATION FOR PROPOSED WORK

The existing property is split into two units, one on the upper level and the other on the lower ground level. The proposed work is to reinstate the internal staircase and create one family home that responds to the needs of the new family. The current design is a product of additions and alterations over the years, resulting in internal walls that obstruct the flow of movement as well as the magical views from inside the home.

The proposed work aims to celebrate the existing architecture and incorporate spatial planning that creates intimate, connected family spaces. The proposal of a balcony allows the private bedrooms and family TV lounge to spill outside and invites the fresh air into the home, as seen below in *Figure Q: South East Elevation*. The design aims to celebrate the city and ocean vistas throughout the home, while overlooking sensory gardens in which children can explore safely.

The addition of a double garage on the street level is a necessity to accommodate vehicles of the family and visitors. The narrow street does not provide adequate space for street side parking, without climbing the sidewalk and blocking the pedestrian walkways. Safety is a major concern for the family who wish to raise their boundary wall to 2100mm so that passer-by's cannot look directly into their living spaces.

The proposal aims to restore the existing dwelling into an efficient and comfortable home, that considers the provision of vehicles. The external alterations are in response to functions of the home while maintaining the architectural style and structural integrity. The existing windows are to be removed and reinstated where needed, reiterating the existing style. The proposed work allows for a flexible and timeless design that is able to grow and change to meet the needs of the family through the years to come.

3. DETAIL THE ALTERATIONS/ADDITIONS/RESTORATIONS PROPOSED

3.1. LOWER GROUND FLOOR

3.1.1. Create new Entrance Hall on Lower Ground Floor.

3.1.2. Remove external staircase and reinstate internal staircase connecting the lower and upper levels.

3.1.3. Upgrading of floor finishes.

3.2. UPPER GROUND FLOOR

3.2.1 Minor alterations to kitchen for better flow of movement.

3.2.2 Alterations to interior walls to enhance views and create uninterrupted open spaces that flow from one into another.

3.2.3 New balcony with light weight aluminium roof structure above.

3.2.4 New main bedroom, bathroom and walk in closet.

3.2.5 Upgrading of bathrooms, floor finishes.

3.3. SITE

3.3.1. Convert existing single garages into a double garage.

3.3.2. Raise boundary wall to 2100mm with new pedestrian access door for security.

3.3.3. Add a pedestrian path directly from garages to existing pedestrian bridge.

3.3.4. Add a new double garage (mirrored on site) – add multipurpose/playroom below on lower ground floor level.

3.4 DESIGN DEVELOPMENT RENDERS



Figure 1: Proposed Front Door.



Figure 2: Concept design for Southwest Elevation.

Figure 3: Concept design for Southeast Elevation.





Figure 3: Concept design for Street Elevation.

E. PHOTOGRAPHS OF EXISTING STRUCTURE AND CONTEXT



Figure A: 12 Miller Grove from the street view. The addition of a double garage, raising the boundary wall and installing a new access gate for security reasons has been proposed.



Figure B: The entrance façade with the main access route to the Upper Ground Floor.



Figure C



Figure D: External staircase to be demolished.



Figure E:
Lower Ground Floor

Figure F: →
Existing garages covered in foliage.





Figure G:
New entrance proposed.



Figure H:
Existing staircase to be demolished. →



Figure I: City views from Upper Ground Level.



Figure J: New homeowners on ex. patio.



Figure L: Stone detailing. Safety railing proposed.

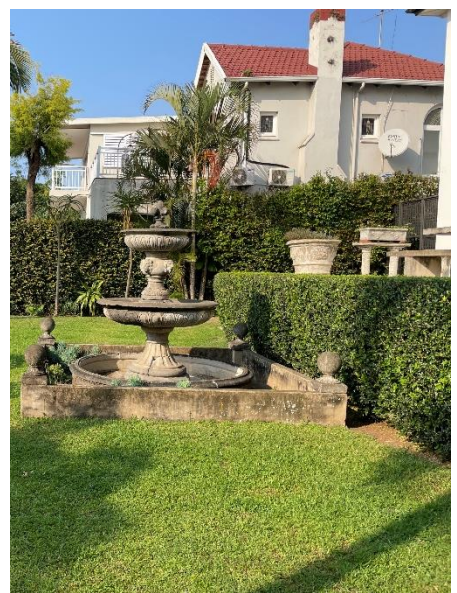


Figure M: →
View through the garden. Direct neighbouring home with similar balcony of proposed works.



Figure N: Existing Pool and Pergola



Figure O:



Figure Q: South East Elevation.



Figure P: Existing Pool Pump.



Figure R: Sunken Garden.