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HERITAGE IMPACT ASSESSMENT REPORT

**RE: A MOTIVATION FOR PROPOSED ALTERATIONS AND ADDITIONS TO 45 MOUNTAIN VIEW DRIVE,
MORNIGSIDE, DURBAN.**

Lot No	Portion 73 of Erf 230 Springfield
Extents	789m ²
Street Address	45 Mountain View Road
Proposed Works	Alterations and Additions
Zoning	Single Residential (15)
S.G No.	358/1954

This report is to be read in conjunction with the following drawings:

- 1. 2021 – 01 - A001 – Site Plan**
- 2. 2021 – 01 – A100 – Ground Floor Plan**
- 3. 2021 – 01 – A101 – First Floor Plan**
- 4. 2021 – 01 – A102 – Roof Plan**
- 5. 2021 – 01 – A300 – Elevations Page 1**
- 6. 2021 – 01 - A301 – Elevations Page 2**
- 7. 2021 – 01 - A302 – Sections Page 1**
- 8. 2021 – 01 - A303 – Sections Page 2**

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1. The Location

The Site is positioned on the West side of the North Ridge in Morningside Durban. The land was previously part of a Farm called Springfield. The best views are South East to South West. Mountain View Road is off the busy Hendry Road which connects Alpine road with Peter Mokaba Road. The site has a mild southerly slope. There are wide contrasts between what exists East of the Ridge and that of the West. The East, being more affluent maintains its demand on the real estate market with a view of the ocean ensuring development and constant upgrading of infrastructure. The West side of the Ridge has of late led rise to pockets of vacant space being used for informal settlements. Subsequently the adverse aspects of such has tarnished the pristine condition of Morningside.



Image 01 – Aerial view of site location (Red) within Morningside (West)

2. The Existing Building

The existing dwelling dates back to its completion in 1954. The dwelling is a robust superstructure of 230mm Coronation hardburnt loadbearing walls and a 22.5° pitch gable roof of Oregon Pine construction. The suspended slab firmly rests on several interior walls with reinforced concrete dowstandstand beams. As it stands the building is in poor condition from a lack of maintenance as well as its age. The distinct smell of hardwood parquet floors is present throughout the building.

The building has no sign of any roof leaks or rising damp. There also no evidence of differential settlement cracks on any of the walls. Some of the timber frames on the fenestration require replacement as there are signs of severe wood borer infestation.



Image 02 – Existing Front Elevation

3. The Existing Site Plan



Image 03 – Site Plan

4. Building Condition Assessment



Image 04 – Existing Kitchen



Image 05 – Existing Ground Floor Bathroom



Image 06 – View of building from the rear.



Image 07 – View of building from upper deck



Image 08 – Existing Water Closet



Image 09 – Existing Kitchen



Image 10 – Bedroom

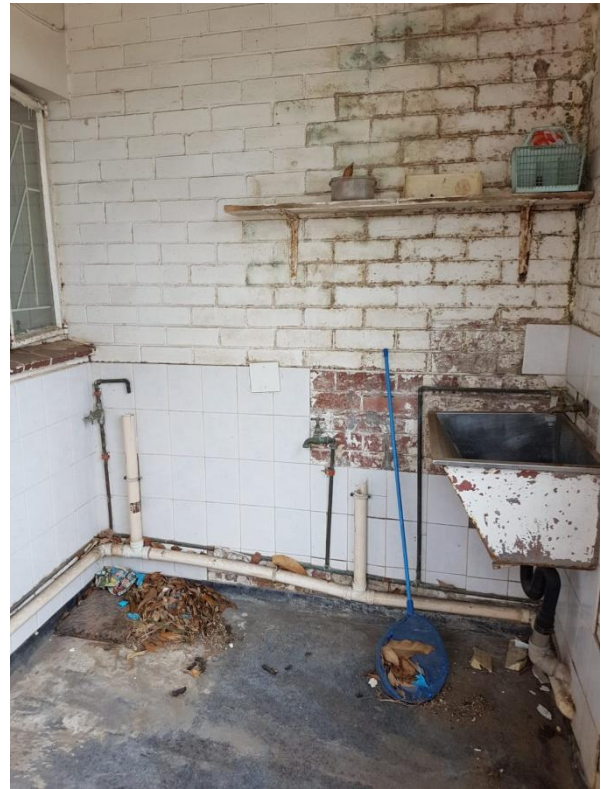


Image 11 – Scullery



Image 12 – Outbuilding



Image 14 – Rear Elevation



Image 15– Bedroom

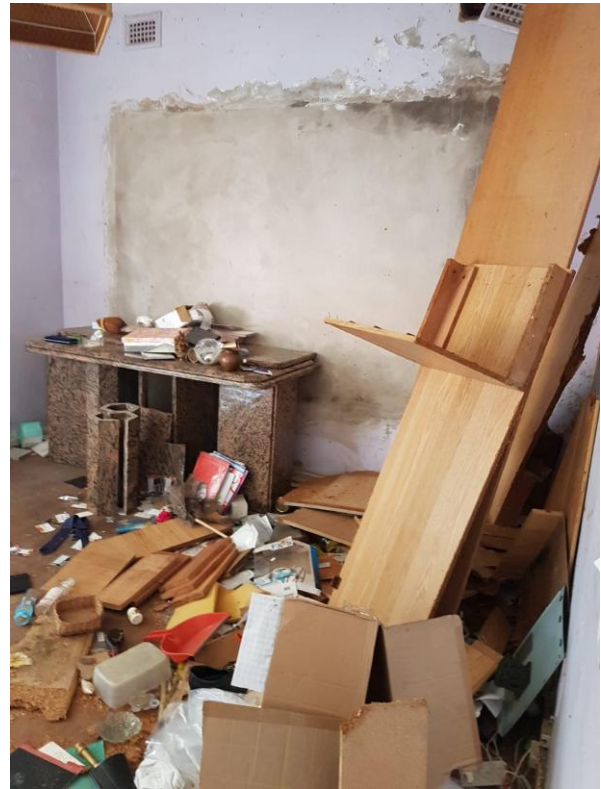


Image 16– Dining

5. Proposed Concept

The proposed style of architecture is that of a modernist blocks with a restrained pallet of materials. The modernist approach sets a New Objectivity for the 67 year old existing dwelling by retaining the purity of the architecture. Each facade of the existing dwelling is enhanced to respond to its immediate context. The proposed additions are aimed at harmoniously blending in with its *genus loci*. It sets the tone for the appearance of its surroundings and portrays restraint and austerity in its character. The strong design intent of the elevations brings asymmetry, contrast and tension to the edifice as a whole.



Image 17 – Proposed Perspective 3D

6. Additional Space requirements

As a fairly compact double storey the intervention includes the following additional accommodation:

1. Entrance Portico
2. Scullery
3. Balcony
4. Master Bedroom and En-Suite
5. En-suite to Existing Bedroom
6. Prayer Room
7. Patio

7. Additional Space requirements

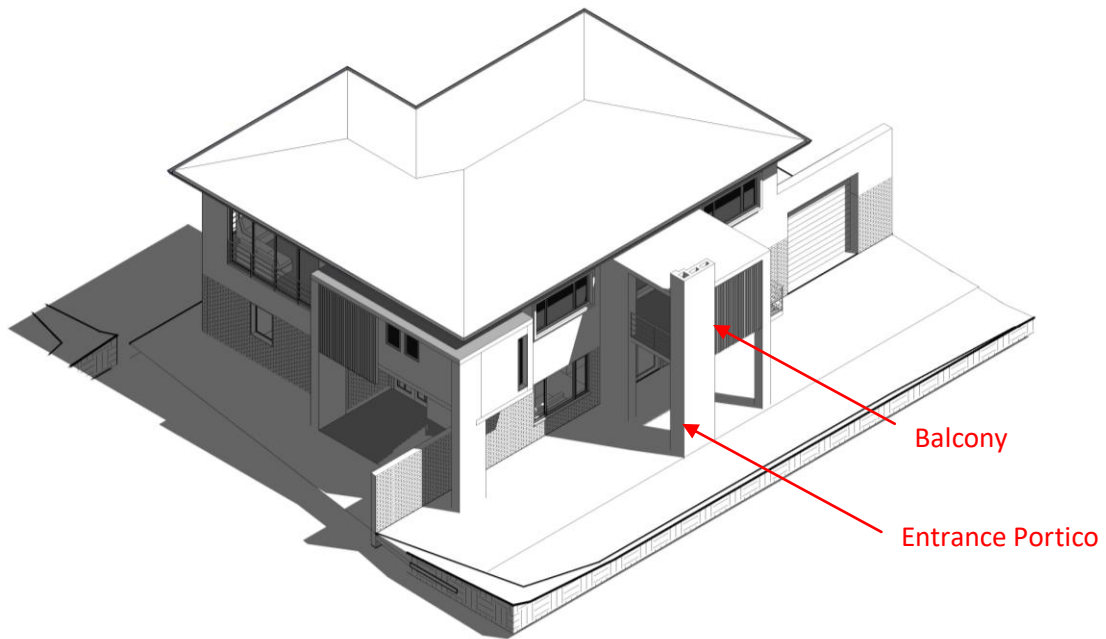


Image 18 – Proposed Isometric (Front)

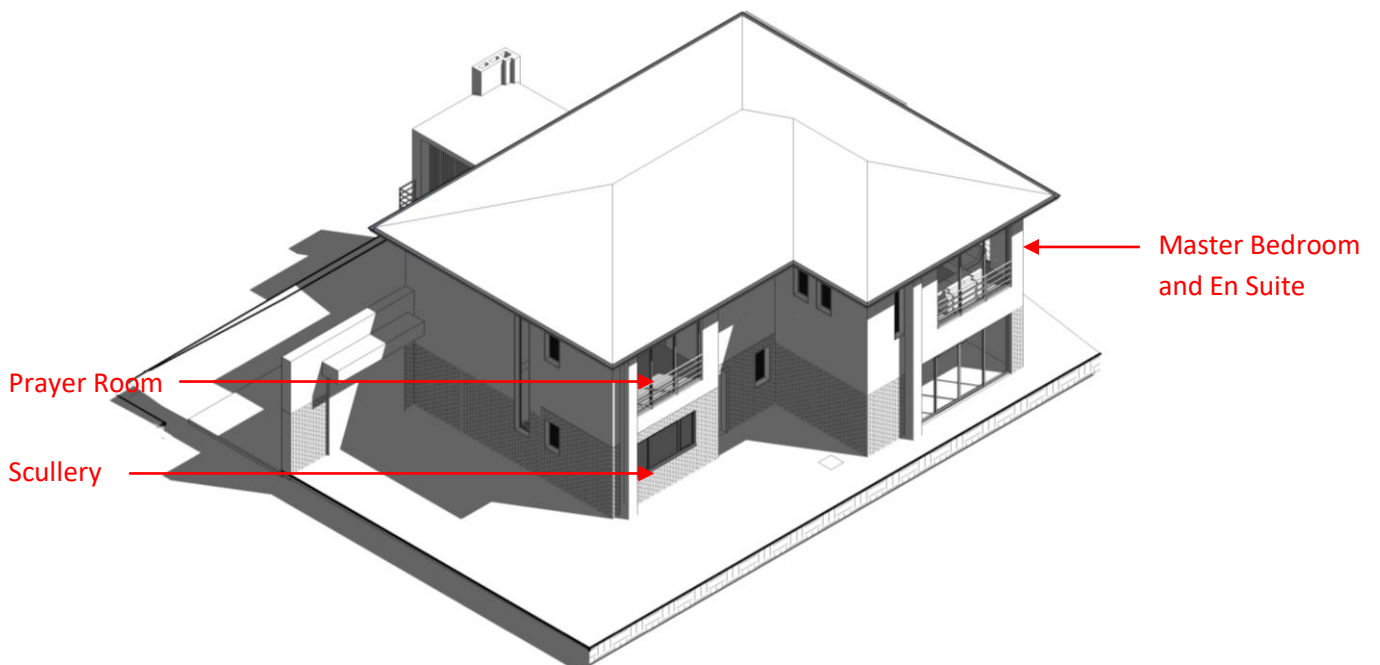


Image 19– Isometric Conceptual 3D (Rear)

8. Methodology

Existing and New Walls

All existing walls are to be made good where plaster has been cracked or damaged. All new walls are to be plastered and painted to match existing.

Floors

The existing parquet floors will be refurbished by re-sanding and sealing as well as retreated for any vermin.

Roof and Ceilings

The existing roof is in poor condition due to wood borer infestation and should be replaced. It is recommended:

1. Existing roof trusses are to be removed and disposed off.
2. Fumigation to be done.
3. New simple hip roof designed to be introduced with full truss system.
4. Existing tiles to be reclaimed and be used, pressure cleaned and painted.
5. New gutters and rainwater goods throughout are to be installed.

Site Works

Due to soil conditions of the main ridge at Durban being partially that of a large sea dune, the building has settled well into the Berea Red soil however over the last few years the adjoining property at the rear boundary has made 6m sheer excavations which can cause mild erosion to dangerous mudslides. It is our intent to harden the surface around the dwelling so as to prevent any further erosion around the strip footings and foundations. This will be done by casting a minimum of 1m wide concrete aprons right around the building envelope.