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Proposal Description :

Proposed additions and alterations to dwelling at 15 Bedford Gardens, Glenwood, Durban.

Cadastral : Lot 5551 of Durban

Original date of Construction :

Earliest approved plan: Impossible to ascertain due to low quality of drawing (see attached) but estimate in the 1930s – possibly 1939

Historical Report :

Estimate 1939 – Plans for new building (*ref. pg. 2/4 of “As Built Original” PDF attached*)

1954/9 – Approved plans for enclosing of front veranda and adding new stairs at rear and side (*ref. pg. 3/4 of “As Built Original” PDF attached*)

1964 – Approved plans for enclosing of front veranda (again?) and adding new stair and hall at side (again?) (*ref. pg. 3/4 of “As Built Original” PDF attached*)

2000 – Approved plans for new front boundary wall (*ref. pg. 4/4 of “As Built Original” PDF attached*)

Architectural Report :

The house was originally constructed as a suburban single storey bungalow with a square plan, internal bathroom and kitchen, hipped, clay-tiled roof, with a front and back veranda. In addition, an outbuilding containing a garage, ablutions and room were constructed on the side of the property towards the back. High ceilings (3045mm), moulded cornices and dados (in some rooms), Oregon floor boards and original, stained-glass door panels at the entrance and study invoke the feeling of colonial architecture. The house appears to be robust and well maintained.

Architecturally, the house has been altered over the years, yet much of the original style remains. There are no undocumented additions and alteration to the house as far as we can find.

Clearly, historical additions and alterations have affected all elevations of the house (see ref. PDFs). The changes have been small and incremental. Stylistically, the changes have been in line with the original architecture (ie. Timber windows, masonry walls, facebrick), however aesthetically the additions, especially the doors and windows, are clearly of a different style with emphasis on straight lines and thinner sections (ie. Modern).

The client’s idea to restore the house to its original state will mean that these newer Modern elements will be removed, and the old-world style aesthetic reinstated.

As Heritage Practitioners we are in favour of the reinstatement of the veranda as much of the Architectural character of the house and its relationship to the street was lost with the enclosing of this important element. A lot of care will be taken to replace the windows and doors with joinery of a similar size and quality to the original.