



# 120 Kenneth Kaunda Road

## Motivation Report for New Building

Report by Manoj Ishwarlall - 2023

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# LOCATION

ADDRESS: - 120 Kenneth Kaunda Road

Broadway, Durban North

PROPERTY DISCRIPTION: ERF 1392

Durban North

GPS CO-ORDINATES: - 29 deg 47' 17" S

31 deg 02' 06" E

## 120 Kenneth Kaunda Road Motivation Report for New Building

# METHODOLOGY



Manoj Ishwarlall, Senior Architectural Technologist & was asked by the owner of this property to demolish the said building and redesign new building on the said property to be constructed as per sketch attached on sheet 1

Parts of this building is 75 years old.

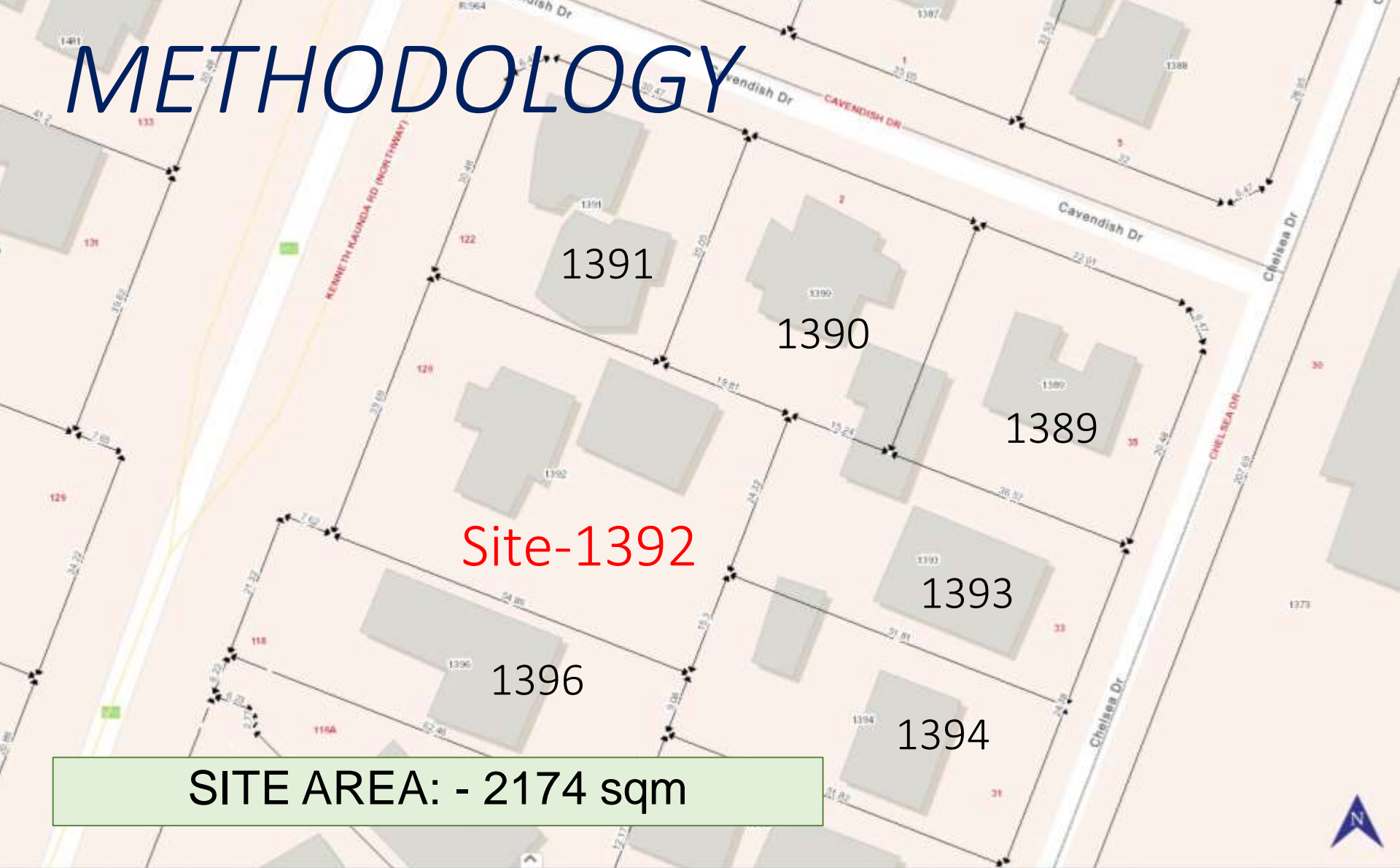
This report & subsequent submission to the relevant heritage authorities is being prepared to communicate the future plans the owners have for this building.

The buildings changes (use & aesthetic) over time is documented in this report.

Also documented is the impact the proposed changes to the building to the immediate area.

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# METHODOLOGY



SITE AREA: - 2174 sqm

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# *Architectural History of the Building*

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### Architectural history of the building: -

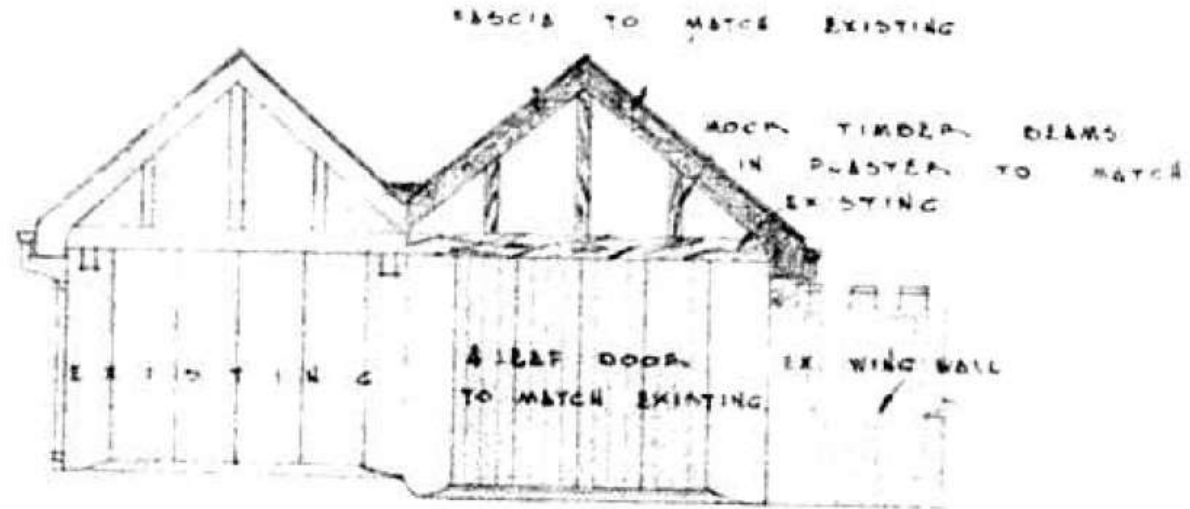
This building was originally built as a family home in 1948.

The Original drawings have been found dated April 1948, was obtained from the council . (see drawing)

Other drawing found are as follows: -

Second dwelling plans attached obtained from council can not read the dates (see drawing)

Main building is only on the site plan of the second dwelling there are no records at the council page 6 shows the photo of the building which has no heritage features

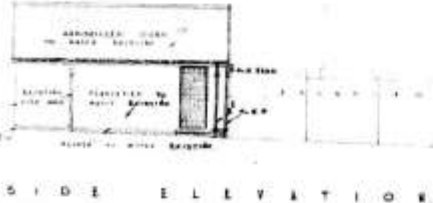
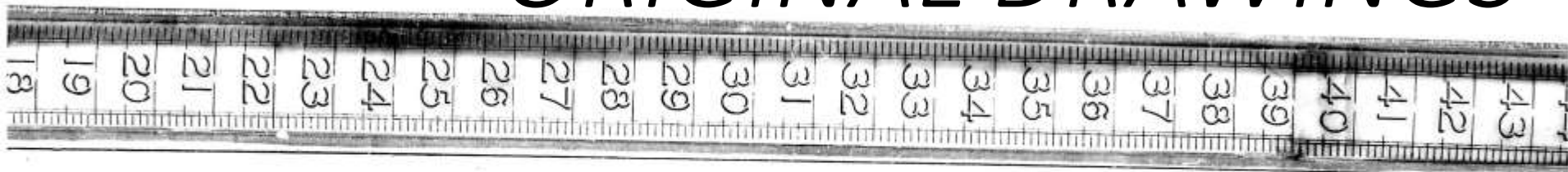


F R O N T   E L E V A T I O N .

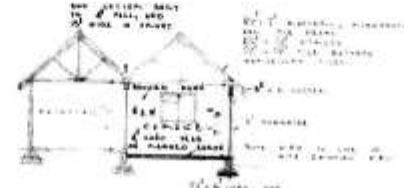
# 120 Kenneth Kaunda Road

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# ORIGINAL DRAWINGS

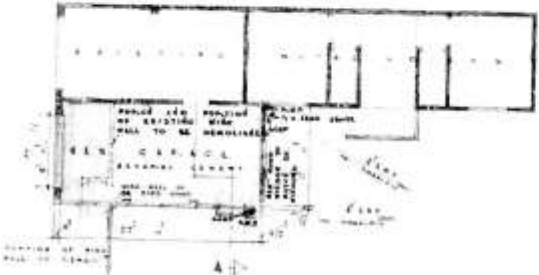


SIDE ELEVATION



SECTION A-A

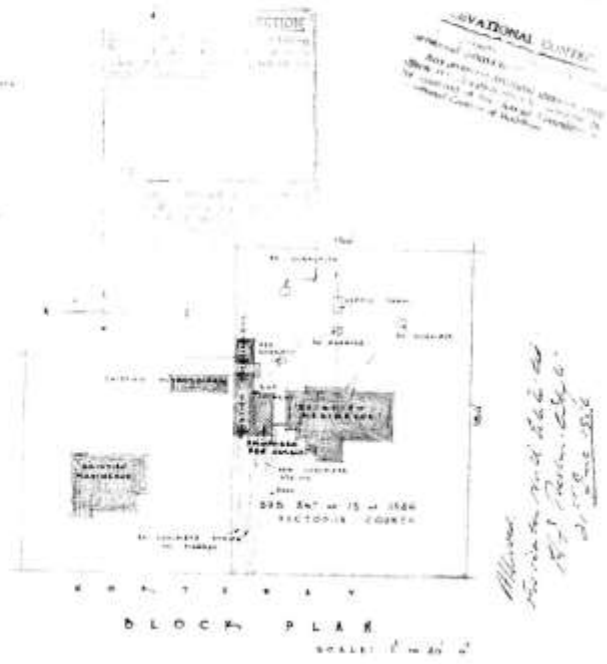
BY ARCHT. CO.  
DESIGNED BY *A.S.H.*  
PLANNED APPROVED SUBJECT TO



PLAN



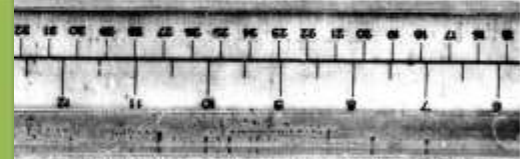
FRONT ELEVATION



BLOCK PLAN

PROPOSED ADDITIONAL GARAGE 120 NORTHWAY, DURBAN NORTH, FOR MRS. BUSSAC

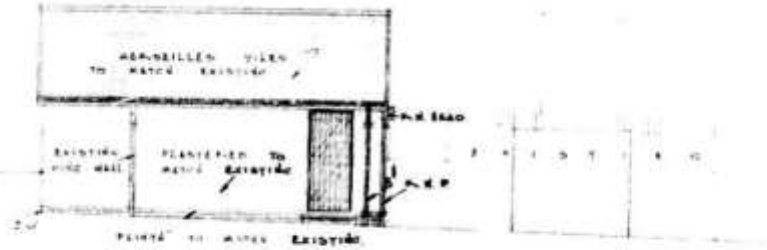
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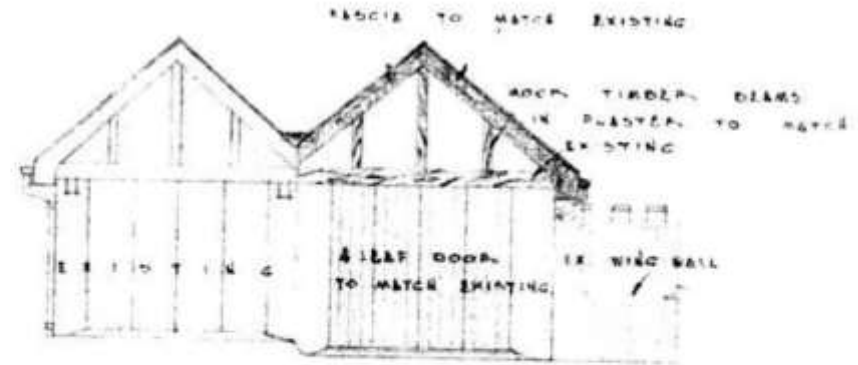


# ORIGINAL DRAWINGS

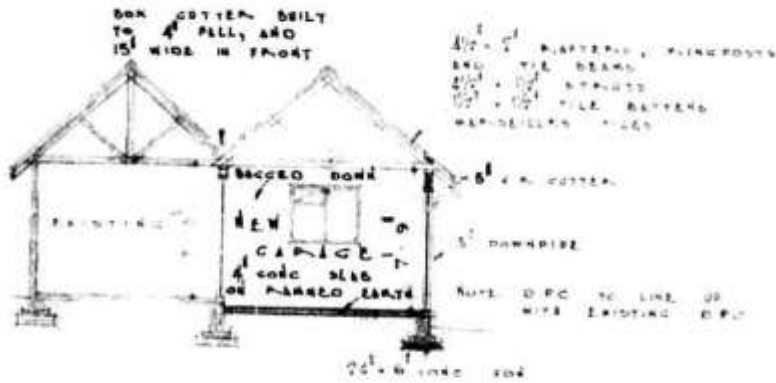
## N.T.S



S I D E E L E V A T I O N .



F R O N T E L E V A T I O N .

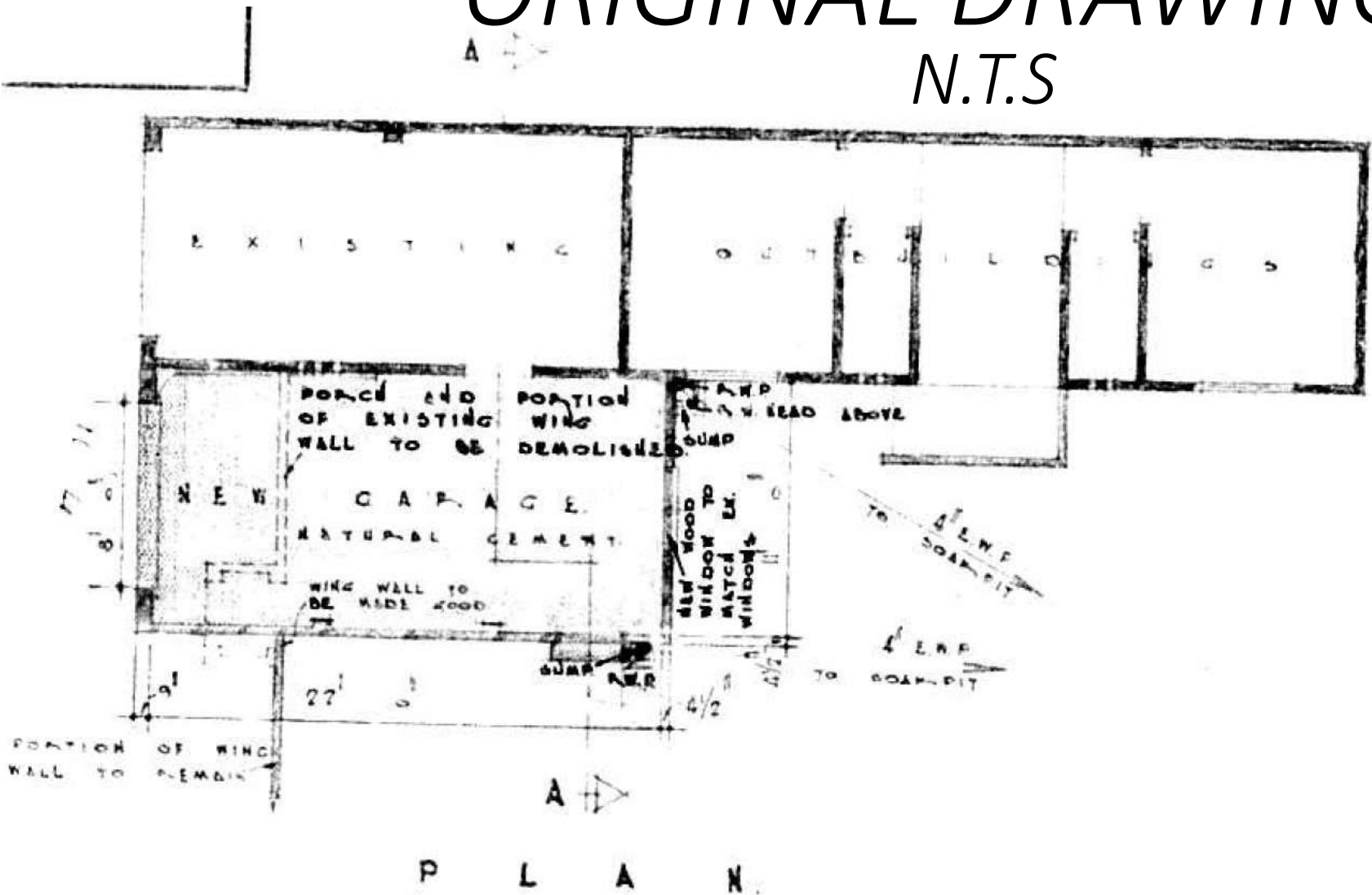


S E C T I O N A - A .

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# ORIGINAL DRAWINGS

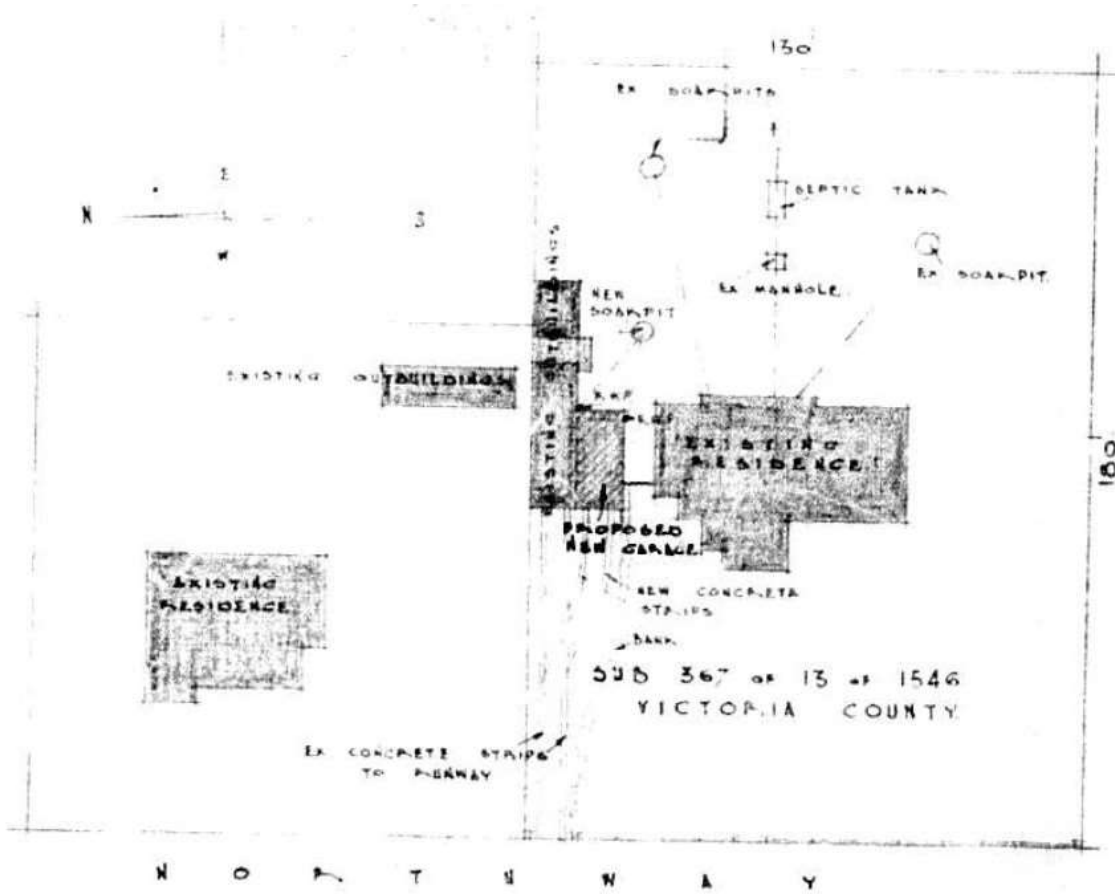
## N.T.S



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# ORIGINAL DRAWINGS

N.T.S



B L O C K P L A N

SCALE: 1" TO 40' 0"

*Approved*  
*For Victoria North of 66th St.*  
*City of Victoria, B.C.*  
*21 June 1916*

## 120 Kenneth Kaunda Road Motivation Report for New Building

# ORIGINAL DRAWINGS



## 120 Kenneth Kaunda Road Motivation Report for New Building

# *SIGNIFICANCE*

- This is not a Listed Building.
- Parts of this substantial building complex is 75 years old.
- The building has been altered over time and is no longer recognizable as the original house.
- Substantial external & internal changes to the original building have occurred.
- The said building has age over the time and was not kept in good standing and was purchased recently by my clients
- To build a new family home

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131 Kenneth Kaunda Road

Context & Streetscape: - The context of this area is building of a residential scale, two storied buildings, and a religious mosque opposite the road from 120 Kenneth Kaunda Road. Buildings to the north are residential semi-detached buildings. The streetscape is of architectural significance. Any new work will be subject to article 22 of the Burra Charter.



122 Kenneth Kaunda Road



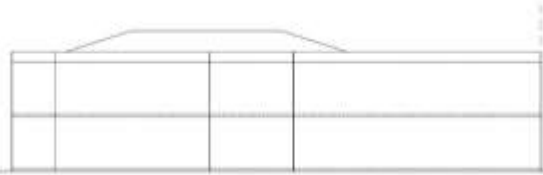
131/133 Kenneth Kaunda Road



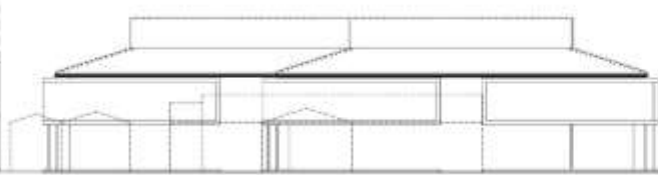
118/116a Kenneth Kaunda Road

# CONEXT/STREETScape

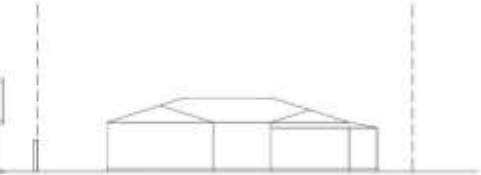
Cavendish Drive



122 Kenneth Kaunda Road



120 Kenneth Kaunda Road



118/116a Kenneth Kaunda Road



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# MOTIVATION

## **The Burra Charter, 1999** - Article 22. New work

“ 22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2 New work should be readily identifiable as such.”

The owners of this private resident wish to construct as soon as possible” (see computer generated image adjacent) They would like to build a new building from a fresh start, the said buildings have be run-down with time and history. This proposal, designed by Manoj. Euro Prop Designs, reflects a careful considered façade that meets most of the criteria set out in The Burra Charter’s Article 22 (See following).

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## Motivation Report for New Building



## Motivation continued: -

An Analysis of proposed new façade as per Article 22.1 of the Burra Charter here follows: -

- *Siting* – The building is set-back from the road to the same line as the other buildings in the road. The buildings to the north however, do have a Morden design as per photos attached on page 14 the street boundary.
- *Bulk* – The site is a fair size to accommodate 2 dwellings in terms of the town planning scheme.
- *Form* – The form of the buildings front facade is to be a more contemporized Aesthetic.
- *Scale* – The scale of the front façade in this proposal is very similar to the buildings of the area.
- *Character* – The new façade will honestly reflect the
- *Colour* – The colours proposed are of a similar natural tones as other buildings in the area.
- *Texture* – Materials of different textures are to be used in large panels, reflecting a modern aesthetic.
- *Material* - The new façade is a play of different material, giving it an updated, tempemporary aesthetic.

The new façade design satisfies Article 22.2 of the Burra Charter – “New work should be readily identifiable as such”

The new Façade is a honest, new interpretation of the old façade.

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# *SUMMARY*

The Designers have paid respect to the urban texture and scale of the area.

The Proposed should be, if built as planned, a good example of In-fill Architecture into a previously older residential area.

The incongruous, the existing building is to be demolished , in itself will be a huge improvement to the streetscape.

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# *REFERENCES*

- The Burra Charter; The Australia ICOMOS Charter for Places of Cultural Significance 1999 - Australia ICOMOS incorporated - 2000

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