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Proposed work Description :

In 2018 the owner submitted and obtained a permit and approval for a double garage additional to their single parking space since then they have obtained quotes and re-assessed their needs and are herewith submitting an application for a driveway extension of their single parking space for 3 cars. The expectation is that this will be more cost-effective but also allow access to the main level of the house more directly.

The position of the driveway will require the existing stair that leads to the house to be demolished and the proposed a lightweight timber stair on the front of the house to keep the side space clear for the driveway. There has also been an addition of an en-suite for the Main Bedroom and scullery in the Kitchen.

Cadastral : ERF 5502 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 1934

Historical Report / Chronology:

Estimate 1934 – Plans for new house & outbuilding (*ref. pg. 1/7 PDF attached*)

1965 – Internal additions and alterations. (*ref. pg. 2/7 PDF attached*)

1967 – New boundary wall to Evans Rd, including garage doors and staircase to lawn. (*ref. pg. 3/7 PDF attached*)

1969 – Addition of new back Veranda. (*ref. pg. 4/7 PDF attached*)

1979 – Addition of pool at the rear of the site. (*ref. pg. 5/7 PDF attached*)

2008 – Internal alterations of existing outbuilding and an addition of a laundry room. (*ref. pg. 6/7 PDF attached*)

2018 – Approved plan for a double garage and stairs to access house. (*ref. pg. 7/7 PDF attached*)

The house was part of the settlement of Glenwood in the 1930s, of the Union style. Many similar-styled houses with terracotta tiled roofs and facebrick plinths, plaster detailing and columns were built around this time between Evans Road and Manning Road – Edmonds road lies in between these two roads, Macdonald to Francois. This forms a heritage precinct and the roofs are particularly contextual along with the relationship to the street. The original veranda has remained, but the lean-to nature of the element has remained and there is a predominance of openings. The modern facebrick street boundary wall, necessitated by security, has also changed the face of the house from the street.

Architectural Report :

The house was originally constructed as a suburban, single-storey house - a bungalow with a rectangular plan, internal bathroom and kitchen, hipped, clay-tiled roof, with a curved front and narrow back veranda. In addition, an outbuilding for staff accommodation and storage was constructed on the side of the property towards the back, and a single garage on the street / south corner. High ceilings (3140mm), moulded cornices and dados (in some rooms), Oregon floorboards and stained-glass door panels at the entrance and study were features. The house was solidly

built with good materials and details. Architecturally, the house has been altered over the years, yet much of the original remains, including the bay windows.

PHOTOGRAPHS OF THE HOUSE



North East Elevation



South East Elevation



North West Elevation



South West Elevation



Street Elevation –from Edmonds Road



Outside Building Facade



Entrance stair from garage



Entrance Stair from garden



Garage



Veranda



Ex Pool



Garden Terrace and Ramp



Laundry Room



South West Side of the site



Lounge



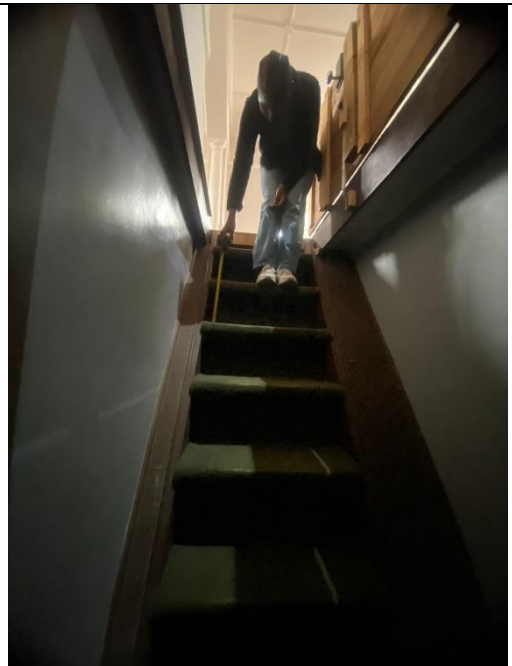
Dining Room



Stained glass door



Lobby



Staircase to basement



Main Bedroom



Bedroom 1



Bedroom 2



Foyer



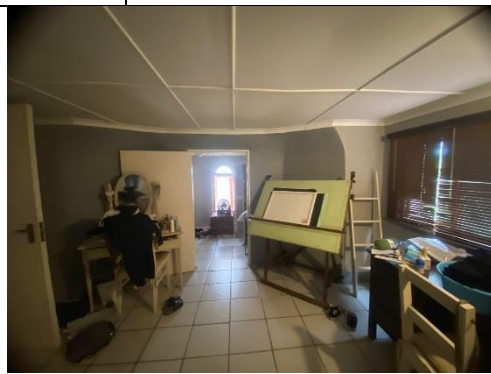
Bathroom



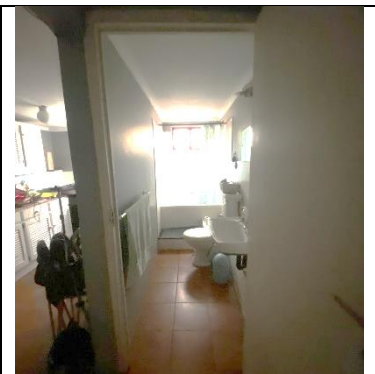
Basement - Ex. Storeroom



Basement - Ex. Playroom



Basement - Ex. Storeroom



Basement - Ex. Bathroom



Basement - Ex. Kitchen