

AMAFA –aKwaZulu-Natali
195 Langalibalele Street
Pietermaritzburg
3201

02 November 2021



PERMIT APPLICATION FOR A NEW ELECTRICAL DISTRIBUTER SUBSTATION FOR THE DURBAN CITY HALL - LOCATED AT 234/263 DR. PIXLEY KESAME STREET

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Regards

Somakanthen M. Govender
Artek 4 Architects (KZN) cc
Pr. Arch.
SACAP Reg. no. 5917

ANNEXURE A

REPORT

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AMAFI/HERITAGE AKWAZULU-NATALI
PERMIT APPLICATION FROM H

PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTIONS 38(1) AND (3), AND (3)), FOR THE DAMAGE, ALTERATION, REDECORATION, REMOVAL, SUBDIVISION OR AMENDMENT OF ANY PLAN OF A HERITAGE LANDMARK, PROVINCIAL HERITAGE LANDMARK OR ANY SITE IN RESPECT OF WHICH A NOTICE HAS BEEN GIVEN OF THE INTENTION TO CONFER SUCH STATUS THEREON.

A. OWNERSHIP – PROVINCIAL GAZETTE – LANDMARK STATUS

1. Ethekewini Metropolitan Unicity Municipality (**ANNEXURE B - Pg. 65**)
2. Betty Moyo c/o City Hall Administration

B. PROPERTY DESCRIPTION

1. Name of Property : **THE DURBAN CITY HALL**
 - 1.1. Title Deed Number : Grant 1737 dated 27 July 1855 T 3502/1928 (**ANNEXURE B - Pg. 65**)
 - 1.2. Cadastral Info. (Erf No.) : Erf: Rem. of Erf 1 Durban (**ANNEXURE B - Pg. 65**)
 - 1.3. GPS Co-Ordinates : S29 51.523 / E31 01.516
 - 1.4. Street Address : 263 Dr. Pixley Kesame Str. (Cnr. Anton Lembede & Dorothy Nyembe) Durban
 - 1.5. Local Municipality : eThekewini Metropolitan Unicity Municipality
 - 1.6. District Municipality : N/A
 - 1.7. Current Zoning : Government and Municipal Reservation (**ANNEXURE C**)
 - 1.8. Present Use : Auditorium, Library, Offices, Restaurant, Museum, Committee Rooms, Art Gallery and Councillor Accommodation
 - 1.9. Detail of Structures or Site Improvements
 - Most Recent - Parking lot between the City Hall and the Local History Museum with guard houses.
2. Name of Property : **THE LOCAL HISTORY MUSEUM**
 - 2.1. Title Deed Number : G9594/1920 Deed of Grant 9594/1914, dated 9 June 1914 (**ANNEXURE B - Pg. 65**)
 - 2.2. Cadastral Info. (Erf No.) : Lot 3 No. 9594 Durban (now Erf 11090) (**ANNEXURE B - Pg. 65**)
 - 2.3. GPS Co-Ordinates : S29 51.518 / E31 01.670
 - 2.4. Street Address : 77 Samora Machel Str. Durban
 - 2.5. Local Municipality : eThekewini Metropolitan Unicity Municipality
 - 2.6. District Municipality : N/A
 - 2.7. Current Zoning : Government and Municipal Reservation (**ANNEXURE C**)
 - 2.8. Present Use : Library, Offices, Museum & Gallery
 - 2.9. Detail of Structures or Site Improvements
 - New Parking lot between the City Hall and the Local History Museum with guard houses.

C. SIGNIFICANCE

1. STATUS OF THE SITE

1.1. THE DURBAN CITY HALL

- 1.1.1. Heritage Landmark : Provincial (Section 44 Provincial – section 45)
- 1.1.2. Provisionally Protected : Yes
- 1.1.3. Provincial Landmark : Yes
- 1.1.4. Listed on Heritage Register : Yes
- 1.1.5. Notice of Protection : KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017

1.2. THE LOCAL HISTORY MUSEUM

- 1.2.1. Heritage Landmark : Provincial (Section 44 Provincial – section 45)
- 1.2.2. Provisionally Protected : Yes
- 1.2.3. Provincial Landmark : Yes
- 1.2.4. Listed on Heritage Register : Yes
- 1.2.5. Notice of Protection : KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017

2. HISTORICAL SIGNIFICANCE

2.1. THE DURBAN CITY HALL 1902-1910

By the turn of the twentieth century, the old town hall in Durban (built 1885) was no longer adequate for the increasing needs of the prosperous, busy port-city. Consequently, in 1902 a site was determined for a new City Hall, it was to be that across the square from the old town hall, bounded by West, Smith, Aliwal and Church Streets. In 1903 the Durban City Council initiated an open competition in which architects throughout South African and Great Britain were invited to submit designs for a bigger and grander City Hall for the borough. According to the Mayor's Minutes 1902, the competition brief was drawn up by Borough City Engineer J. Fletcher with Mr. W E Robarts, President of the Natal Institute of Architects chosen as the independent and qualified assessor.

On December 7, 1904, the £ 500 first prize-winner of the competition was declared to be an architectural firm from Johannesburg, Scott, Woollocott & Hudson. The firm estimated the cost of the new building to be £ 381 000, the highest of all the submissions, which were in turn, all higher than the Durban City Council had originally intended. In the Mayor's Minutes 1904, the winning design was described as "...free classic style, and if carried out in its entirety will provide a Town Hall and Municipal Buildings on a scale worthy of the Borough." The actual building is said to be a compromise between the winning design of Scott, Woollocott & Hudson and that of the competition's runners-up.

In 1905, construction of the new City Hall was delayed. Durban experienced a slight down turn in prosperity at this time and debate arose as to whether the building of the new City Hall should be abandoned. As a result, a special Town Council meeting was convened to discuss and finalise the issue. After much debate, the mayor, Mr. J Ellis Brown, managed to convince the majority of the detractors that construction of the new Durban City Hall should proceed in order to become "...one of the most complete and architecturally one of the finest buildings in South Africa". Although it was decided to proceed with construction of the building, as a compromise it was resolved to be constructed partly of Natal stone and partly of cement plaster instead of wholly of stone as originally anticipated.

On the basis of this decision and to proceed with construction, the Durban City Council called for tenders for the erection of the building. City Council records indicate that the contract for the building of the City Hall was awarded to Cornelius and Hollis of Durban. Their tender was the cheapest at £ 237 945 3s 5d and was based on constructing the building in Natal Stone (up to the cornice of the first floor) and cement plaster (from the first-floor cornice upwards). On July 4, 1905, contractors eventually commenced work at the new site. The foundation stone of the new City Hall was laid on February 27, 1906, by Royal Highness Duke of Connaught and Duchess & Princess Patricia of Connaught.

Construction, however was interrupted for a short while due to a "native" rebellion in the Greytown district affecting the availability of labour at the quarry supplying the stone for the building.

Notwithstanding debate and interruptions, the new Durban City Hall was eventually completed at an estimated total cost of £ 300 000 pounds. Lord Methuen, Governor of Natal, officially opened it in April 1910.

References:

- 1) Paul Rappoport Architect (Pty) Ltd, Conservation Architects & Heritage Consultants, Australia; Sandstone Conservation Project – The Durban City Hall, Durban, Republic of South Africa, July 2001.
- 2) W.P.M. Henderson (Assistant Town Clerk), Description of the Durban Municipal Buildings, 12 April 1910.

2.2. THE LOCAL HISTORY MUSEUM – 1866

The Old Court House Museum is one of the oldest buildings in the Durban CBD. It was built in the mid 1860s and has seen its fair share of history as revealed in the following fascinating article by G.W. MacDonald. The article first appeared in *Bulletin*, the journal of the Simon van der Stel Foundation (today the Heritage Association of South Africa).

It was early in 1865 that the Colonial Government of Natal decided to proceed with the erection of the first Government offices and Court House in Durban on the site reserved for Government purposes on the eastern corner of the Market Square facing Aliwal Street.

This decision provoked considerable controversy, as it was felt that as the town was developing westwards, the Government buildings should be constructed on a site which would better serve the inhabitants in the western area of the town. The Chamber of Commerce memorialised the Town Clerk to approach the Government with a request that the proposed buildings be erected on the western corner of the Market Square (where the City Hall now stands) instead of the chosen site, and the Town Council duly offered to Government the site of the present main Post Office (originally the Town Hall) which was then a vacant island plot with frontages to West Street, Gardiner Street, Church Street and Pine Terrace. Thereafter there ensued a fierce struggle between the residents of the western end and the eastern end of the town, memorials and counter memorials being presented to the Government by opposing parties and ultimately the Town Council set aside two days for the purpose of calling a poll of ratepayers to decide this site. The site originally chosen was finally selected and tenders were called for the building on designs prepared by Mr. P. Paterson, Colonial Engineer, and the contract was awarded to a Mr. Freeman of Pietermaritzburg. Building work began in September 1865, and by April 1866 the Court House was completed.

The Durban Circuit, presided over by Chief Justice Harding, commenced on April 25th, 1866, within the new public building and His Excellency Col. Bisset and other public functionaries were present at the opening of the Court. It was the general opinion that the new Government offices in Durban formed the finest pile of buildings yet erected in the Colony.

The building with two wings added to it, continued to be used as a Court of Law until 1912, when the Courts were moved to the new and existing Law Courts on the Victorian Embankment, erected by the South African Government on the formation of Union.

No doubt many interesting stories could be told about the Old Court House. There is the incident relating to a certain learned Judge who, during the hot summer weather, found the hearing of protracted evidence a thirsty business and justification for frequent trips across the street. On more than one occasion he was missing from the Bench when Court resumed and search parties always moved in one direction where the learned gentleman was invariably run to earth in what was humorously referred to as "His Lordship's Larder." That is how the Larder Hotel came to be so named.

During the Zulu War in 1879 the citizens of Durban banded themselves in a force for the defence of the town. After the Isandhlwana disaster the Court House and other prominent buildings in the town were loop-holed for defence purposes and loop-holes in the Old Court House remained there for many years and were filled up only in quite recent times.

The Old Court House was again the subject of heated controversy between the Durban Corporation and the Government when the Courts were moved, but agreement was finally reached on the basis of the Government paying the Durban Corporation a sum of £50,000 and taking over the magnificent Town Hall property (now the General Post Office), and the Corporation paying the Government £30,000 for the Old Court House site and buildings. In addition, the Corporation was to give the Government a school property on the Victorian Embankment (the Durban Boys' Model School) on which to erect the new Law Courts.

At the time and when the Corporation built the present City Hall on the remaining portion of the Market Square, the Corporation planned to demolish the Old Court House and lay out ornamental gardens on the site to set off the imposing rear elevation of the Town Hall, but the rapid development of the town and the urgent necessity for the provision of office accommodation for Municipal staff influenced the Council at

the time not to demolish but to alter the interior of the building to provide offices, etc. and the building has been so used for the past 50 years. Now, however, the old building is no longer capable of housing the vastly expanded Municipal departments which in the past have been accommodated there and there is a very real danger of its demolition. The Simon van der Stel Foundation hopes the City Councillors of today, in their wisdom, will save the building from destruction and thereby earn the gratitude of the nation and posterity.

- Reference: <http://www.theheritageportal.co.za/article/old-court-house-link-early-durban> Article
Author: GW MacDonald

3. ARCHITECTURAL SIGNIFICANCE

3.1. THE DURBAN CITY HALL

- 3.1.1. Original Date of Construction: 1905-1910
- 3.1.2. Years Old: Over 111 years' old
- 3.1.3. Landmark Status: Provincial (Section 45) (**ANNEXURE B - Pg. 65**)
- 3.1.4. Architect: Scott, Woollocott & Hudson
- 3.1.5. References:
 - a) KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017
- 3.1.6. Architectural Style & Description



The Durban City Hall is an Edwardian-Imperial-Baroque style, civic building constructed between 1905-1910; a time of great interest in the English baroque architectural style. It is a highly decorative building abounding in motifs, columns, decorative cornices, sculptures and statues. It is constructed of Natal sandstone cladding to the lower ground floor facades of the building, fence posts on the exterior of the building, sandstone balustrades to the porte-cochere of the building, and sundry sandstone parapets and cornice details on the upper levels.

Baroque characteristic qualities include grandeur, drama and contrast (especially in lighting), curvaceousness, and an often, dizzying array of rich surface treatments, twisting **elements**, and gilded statuary. The **Grandeur** architecture is fitting for a City Hall.

The imposing structure covers a broad rectangular area taking nearly the whole city block on which it stands (bounded by West, Smith, Aliwal and Church streets). The street façade of the building encases three separate blocks within; the central hall facing the Town Gardens in Church Street; the block facing West Street housing municipal offices; and the art gallery, museum and public library facing Smith Street. The separateness of these three blocks is not visible from the street façade, similar to the walls surrounding a medieval town.

Entrances occur at regular intervals along the facades of the building. The main entrance leading into the hall comprises a porte-cochere behind which rises the most characteristic feature of the building, the central dome, the Smith and West street facades have two subsidiary entrances projecting columnar bays topped by pediments. Additionally, each corner of all four facades of the building follows a general pattern: a plain horizontally rusticated ground storey; and above

that, an ornate piano nobile and upper storey with giant columns and pilasters supporting a heavy cornice and balustrade.

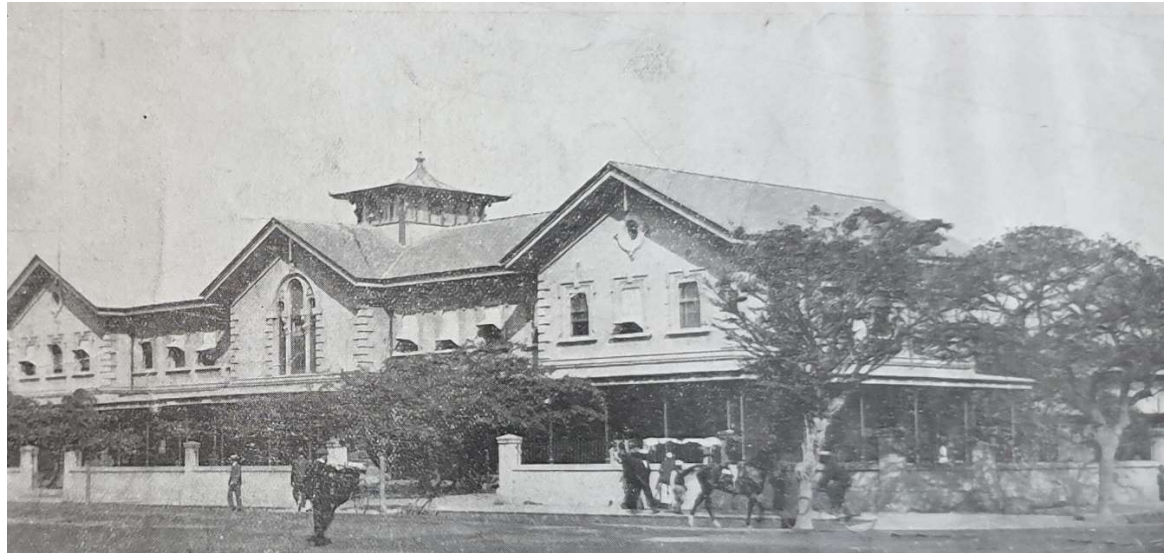
The Durban City Hall was built in three distinct sections and in stages, providing necessary fireproofing and staggered construction costs. The central hall, facing onto the gardens in Church Street, has seating for 2000. The organ located above the hall's stage was transferred from the old town hall. The block facing West Street housed the municipal and administrative offices. The art gallery, museum and public library face Smith Street. Each section of the building is architecturally married by imposing wrought-iron grilles and open bull's-eye windows, which are set below a balustrade parapet. A central dome, approximately 48 metres high, is atop the entire building. The four corners of the building have smaller domes, which are decorated with statues representing Art, Literature, Music & Commerce.

Reference:

- a) KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017
- b) Paul Rappoport Architect (Pty) Ltd, Conservation Architects & Heritage Consultants, Australia; Sandstone Conservation Project – The Durban City Hall, Durban, Republic of South Africa, July 2001.

3.2. THE LOCAL HISTORY MUSEUM (OLD COURTHOUSE)

- 3.2.1. Original Date of Construction: mid 1866
- 3.2.2. Years Old: mid 155 years
- 3.2.3. Landmark Status: Provincial (Section 45) (**ANNEXURE B - Pg. 65**)
- 3.2.4. Architect: Mr. P. Paterson, Colonial Engineer
- 3.2.5. References:
 - a) KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017
- 3.2.6. Architectural Style & Description



The Local History Museum (Court House) is done in **Early Victorian Style**, typical of the history of the early colonial settlers. The Old Court House was originally the central part of the building. Designs were prepared by Mr. P. Paterson, a Colonial Engineer, and the contract was awarded to a Mr. Freeman of Pietermaritzburg. Building work began in September 1865, and by April 1866 the Court House was completed. The two wings, one at each end, was constructed in 1896.

The Old Courthouse and Government Offices in Aliwal Street, in its original form, had a simple veranda to its front façade and deep eaves to its generous roof. The central square turret was also capped with a deep eaved roof and spiked a decorative finial – these being typical Victorian features. The style falls into the Classical group with its plaster simulating stone in the detailing of quoining, window surrounds and keystones.

- 3.2.7. References:
 - a) KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017
 - b) Reference: <http://www.theheritageportal.co.za/article/old-court-house-link-early-durban>
Article Author: GW MacDonald
 - c) NIA Journal. Issue ¾ 1992. Volume No 17. ISSN 0379-9301. Journal of the Natal Institute of Architects. Article: Victorian Architecture by Jennie Castle

3.3. THE BOUNDARY WALL TO THE LOCAL HISTORY MUSEUM (OLD COURTHOUSE) & PARKING LOT

- 3.3.1. Date of Construction: After 1948
- 3.3.2. Years Old: 73
- 3.3.3. Landmark Status: No
- 3.3.4. Erf: Lot 3 No. 9594 Durban (now Erf 11090)
- 3.3.5. Title Deed Description: Grant 9594/1920 Deed of Grant 9594/1914 dated 9 June 1914.
- 3.3.6. GPS Coordinates: S29 51.5518 / E31 01.670
- 3.3.7. Architect: Unknown
- 3.3.8. References:
 - a) KwaZulu-Natal Province Gazette no. 1904 – 27 November 2017

3.3.9. Architectural Style & Description

The boundary wall is low at around 1m high. It is constructed off brick with stone cladding. Please see current view (2021) and historic view to try and ascertain the age of the wall.

In the historic view, the building in front of the City Hall has been demolished. This photograph must have been taken after 1948 because of the Mark I Land Rover parked in the road production only started in 1948. This implies that the current low stone boundary wall cannot be older than 73 years.



Shot taken of the Site in 2021



Milton House, long since demolished, which housed a section of the City Engineer's Department

Photo in a book called "They built a City" – About the City Engineers Dept.

- 3.3.10. References:
 - a. "They built a City" – City Engineers Department Archives

4. ARCHAEOLOGICAL SIGNIFICANCE

4.1. N/A – (Archaeology is the study of human history through site excavations)

5. PALAEOLOGICAL SIGNIFICANCE

5.1. N/A – (Palaeontology is the study of the history of life)

D. PROPOSED WORK

1. PURPOSE OF APPLICATION

Development

Proposed : New City Hall Distributer Substation
Client : The Durban City Hall
Implementing Agent : eThekweni Metropolitan Municipality

2. MOTIVATION FOR PROPOSED WORK

2.1. Reviewed with Mr. Frank Reitz in his capacity as an Amafa Heritage Architect and eThekweni Metropolitan Municipality implementing agent representative.

2.2. Reviewed at Heritage Forum : Thursday 29 October 2020

2.3. Reviewed at Heritage Council : Tuesday 10 November 2020

2.4. Congruence has been received for the appropriateness of the proposal.

2.5. Client Project Brief

The eThekweni Architecture Department has been requested by Governance (City Hall Management) to build a new Distributer Substation to replace the existing substation which is old and is failing to supply adequate power to the City Hall complex (primarily for additional air conditioning needs within the City Hall complex). This substation is proposed to be built within the City Hall complex parking lot. The structure is to incorporate provision for existing security guard office.

The proposed location for this Distributer Substation is to be between the Durban City Hall building and the Local History Museum Building. The Substation is proposed to be situated alongside the Anton Lembede Street Entrance where the existing power cable supply is located. This placement also minimises the loss of existing parking bays which are scarce and need to be retained where possible.

The Local History Museum and City Hall Complex is of historical importance and is protected by AMAFA. Completed in 1866 and 1910 respectively, these structures house the office of the Mayor, City manager, the Local Government Parliament a Performance hall, the Natural Science museum, Libraries and Reference Archives.

It is therefore important that the City Hall Complex's character and heritage is conserved, by proposing a substation aesthetic that will be sensitive to the heritage of the precinct. The aesthetic sought must compliment the City Hall building and complex without over shadowing or detracting from its iconic structure.

2.6. Client Design Approvals (**ANNEXURE J1 & J2**)

The proposed Distributer Substation building shell, location and services reticulation was specified by the Electricity Department and the Architecture Department has provided a drawing of their standard building proposal which has been approved by their Electricity Department.

All modifications made to the proposed structure to acknowledge the heritage of the site and have been approved by the Electricity Department and the Architecture Department.

2.7. URBAN CONTEXT



1. Embassy Building



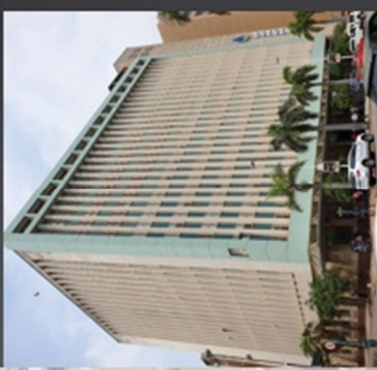
2. Shell House/Albany Hotel



3. Durban Playhouse



4. The Playhouse Company



5. eThekweni Treasury



9. Methodist Church



8. Department of Public Works



7. Central Post Office



6. Royal Hotel | Modern Office blocks & Banks



8. Department of Public Works



8. Department of Public Works

2.8. THEORETICAL CONSTRUCT – GENIUS LOCI

See Power Point Presentation ([ANNEXURE I](#))

According to Schultz, Place is an extension of nature and consists of the physical, ecological, environmental but also intangible phenomena such as feelings. *Genius Loci* or “spirit of place”, has been recognised as the concrete reality man has to face and come to terms with in his daily life. Architecture means to visualise the *genius loci*, and the task of the architect is to create meaningful places, whereby he helps man to dwell...within an ‘inside’ place as an extension of the nature outside.”

Whilst this is not a building for human occupation, there is a deliberate attempt to immerse the structure within the nature adjacent to the forecourt of a grand City Hall. The building is intended to serve nothing more than its intended substation function while unobtrusively encompassing the existing security guard house. The building is intended to disappear and become part of the natural urban edge.

Like a garden sculpture! But done as a shadow in dark tones.

2.9. PROPOSED ARCHITECTURAL STYLE – MODERNISM

See Power Point Presentation ([ANNEXURE I](#))

According to Wikipedia, “Classical architecture usually denotes architecture which is more or less consciously derived from the principles of Greek and Roman architecture of classical antiquity”. Christian Norburg Schulz postulates that character is determined by the material and formal constitution of a place. Robert Venturi further elaborates that usually character of a “family” of buildings which constitute a place, is “condensed” in characteristic *motifs*, such as particular types of windows, doors and roof. Such motifs may become “conventional elements”, which serve to transpose a character from one place to another.

The City Hall and Local History Museum are done in classic styles and were in many ways the result of industrialisation in the standardisation of components and its transfer from England to KZN.

In a way, classic architecture has been transposed from Greek and Roman architecture. In the same spirit to try and establish local character, we propose a simple modern building with local cultural inclusion in the form of patterns, motifs, styles, materials, construction techniques etc.

Modernism was heralded by the Bauhaus movement which began in 1919, which is 10 years after the City Hall was completed during the tail end of the Edwardian era.

Bauhaus was entirely apolitical and was marked by the absence of ornamentation and by harmony between the function of an object or a building and its design. This became the new international style that influenced modernism throughout the world which aims to shrug off international borders and usher in a new world order of austerity, simplicity and pragmatism.

The simple austerity of the modern style is intended to not compete with the surrounding historic architecture.

The proposed structure is intended to merge into its natural surroundings and must co-exist with its simple shape and form without an individual style.

The “Modern Style” is apt to quietly co-exist with the historic buildings and heritage precinct.

3. DETAIL OF ADDITIONS

3.1. DESIGN PROPOSAL

See Power Point Presentation (**ANNEXURE I**)

The architectural impact of the building re-enforced our original strategy of making the building 'invisible'.

Our design philosophy is not to try and match any of the dominant historic architectural styles of buildings within the Sub-Station precinct. Further the building is serving no other purpose than housing essential and functional electrical plant facilities necessary for the City Hall. The building should be neutral in appearance and not attempt to make a prominent architectural statement.

The solution proposed is a simple well-proportioned rectangular form with a slim cantilevered extension over a new replaced guard house, encompassing it with its new separate toilet facility.

The selection of external finish to the building to be black brick with anthracite tinted flush grouted joints and with a 2 x ½ skin bond. This choice was primarily to achieve a "No" maintenance finish which can stand apart from the existing stone clad low perimeter wall. Although said wall is not a structurally strong element it is considered significant in that it was constructed in the middle of the last century as a boundary surround to the Local History Museum building and parking lot site on its street perimeter.

The existing planter behind the wall in the location of the proposed new Sub-Station building is the only one on this precinct and extends along the side of the pedestrian link between Anton Lembede and Dr Pixley Kaseme Streets. It is desirable to retain this planter and use it to hide/camouflage the building with indigenous low maintenance plantings.

The whole of the roofed area of the building is proposed to be constructed as a roof garden with indigenous overhanging draped low maintenance plantings.

After consultation with client, we are proposing retaining the existing palm trees and introducing Baleria Repens plantings in the planter against 3 sides of the building with Star Jasmin and Asparagus type ground cover to the roof garden over. The latter are commonly used in hanging basket plantings. All of these plantings together with the existing two substantial Kiggelaria Africana trees on the pavement adjoining the stone wall are being retained to soften its impact on the precinct.

It is also proposed to take measures to protect the two trees on the pavement and to implement modifications to minimise the current upliftment of adjacent paving elements by natural root growth of these two established trees.

In summary the revisions to the standard design done by the Electricity Department are:

1. Add concrete garden (as opposed to standard concrete roof).
2. Precast concrete gargoyles (as opposed to standard uPVC rain water down pipes).
3. Concrete roof (garden) to extend over and include the guard house.
4. Galvanised steel ventilation louvres to be revised from the standard 1460mm x 660mm x 2 to 6000mm x 330mm. To be enamel coated black in colour.
5. Steel louvered doors detail revised to be fixed from the inside to remove the steel frame architrave from being visible from the exterior. To be enamelled black in colour.

3.2. DESIGN DETAILS

See ANNEXURE I

- Power Point Presentation
- Design Option 1
- Design Option 2
- Design Option 5
- Design Option 4 – Recommended

See ANNEXURE K

- 100 – Site Plan, Floor Plan, Sections, Elevations & Details
- 101 – Roof Plan & Ceiling Plan
- 500 – Detailed Sections
- 501 – Gargoyle & Louvre Details

E. CONTACT DETAILS

1. CONTRACTOR

(the person who will do the work)

(Not Applicable – Contract has not been awarded to date)

2. HERITAGE ARCHITECT

Name : Somakanthen M. Govender
Postal Address : P.O. Box 52561, Moore Road
Post Code : 4083
Tel : 031 201 0445
Fax : 031 201 6609
Email address : admin@artek4.co.za
Cell : 083 792 7677
SACAP REG. NO : 5913

Authors Drawing Numbers:

100 – Site Plan, Floor Plan, Sections, Elevations & Details
101 – Roof Plan & Ceiling Plan
500 – Detailed Sections
501 – Gargoyle & Louvre Details

3. OWNER OF PROPERTY

Name : Betty Moyo
Postal Address : 263 Dr Pixley Ka Seme Street, Durban 4000 / Durban City Hall P.O Box 1014 Durban 4000
Post Code : 4000
Tel : 031 311 2056
Fax : N/A
Email address : betty.moyo@durban.gov.za

4. DELEGATED AUTHORITY

See ANNEXURE L

Name : Betty Moyo
Tel : 031 311 2056
Fax : N/A
Email address : betty.moyo@durban.gov.za

F. SUBMISSION FEE

R 800.00

G. PUBLIC PARTICIPATION

(Contact details of Interested and Affected Parties consulted-written opinion to be attached to application)

1. We have placed posters on site as issued by the KwaZulu Natal AMAFA & research Institute. See attached photograph of the poster on site. **(ANNEXURE F)**
2. The proposal was further placed in the Metro newspaper.
3. Reviewed with Mr. Frank Reitz in his capacity as an Amafa Heritage Architect and eThekweni Metropolitan Municipality implementing agent representative.
4. Heritage Forum Review
 - a. Reviewed at Heritage Forum : Thursday 29 October 2020
 - b. Reviewed at Heritage Council : Tuesday 10 November 2020
 - c. Congruence has been received for the appropriateness of the proposal.
 - d. See **Annexure G** - Letter of reference – Frank Reitz (Heritage Architect – eThekweni Municipality)
 - e. See **Annexure H** - Letter of acknowledgment – SAIA KZN Architectural Heritage Committee