



Document Title:

**ANNEXURE A:**

**Architectural report:**

**Permit Application:**

**KZN Heritage**

Date Issued:

**6<sup>th</sup> March 2014**

Project:

**Proposed New Flammable  
Liquid Storage Area on  
Existing ERF 730, at 1474  
South Coast Road, Mobeni**

Client:

**Metboard  
(Properties Limited)**

Our reference : 034\_06\_Permit Application – KZN Heritage  
Your reference :

Att: The Head – Built Environment Section  
To: **Amafa KwaZulu-Natal**  
195 Langalibalele Street,  
Pietermaritzburg,  
3201

Date: 6<sup>th</sup> March 2014

### **Application for Permit:**

Application in terms of the KZN Heritage for the Proposed New Flammable Liquid Storage Building on the Existing ERF 730, at 1474 South Coast Road, Mobeni:

### **Structures on the Site that is older than 60 years.**

On behalf of the owner & tenant of the premises on ERF 730 Mobeni, at 1474 South Coast Road, an application is made in order to obtain a permit to construct the new flammable liquid storage building.

Kindly find the supporting documents as following: (annexures B to L are attached separately).

1. **Annexure A:** Architectural Report
2. **Annexure B:** AMAFA aKwaZulu-Natali Application for Permit forms
3. **Annexure C:** Photographs of the Existing Affected Structure
4. **Annexure D:** Photographs of the Existing Building Surrounding the Site.
5. **Annexure E:** Photographs of the Existing Buildings on Site.
6. **Annexure F:** Power of Attorney letter
7. **Annexure G:** Original Drawings
8. **Annexure H:** Proposed Site Plan
9. **Annexure I:** Proposed Ground Storey Floor Plan
10. **Annexure J:** Sections & Elevations
11. **Annexure K:** Fire Plan
12. **Annexure L:** The client's needs and operational processes of the building & Fire report.

## ANNEXURE A:

### Architectural Report:

#### 1. PROPERTY:

- Property name: **Runway Park**
- Title deed no: **T61461/03**
- Property Location: **ERF 730 Mobeni**
- Street Address: **1474 South Coast Road, Mobeni, Durban**
- Coordinates:
  - Latitude: 29°94'49.37"S
  - Longitude: 30°95'70.93"E
- Municipality: **eThekwini municipal**
- Property Zoning: **General Industrial**
- Current Use: **General Industrial**

**PLEASE NOTE:** *Due to the vast expanse of the site and the buildings thereon, this report analyses the buildings built prior to **1954**, which are as follows: buildings 1, 2, 3, 6, 9, 23, & 25, which are older than 60 year. The Existing Affected Building 7 was built between 1957 - 1960 and is therefore not older than 60 years. Refer to **Annexure C** for the report on the affected building 7.*

- The estimated building construction dates (read in conjunction with the Site Plan):
  - a) Building 1 (Factory 5): 1950
  - b) Building 2 (Factory 6): 1950
  - c) Building 3 (Factory 4): 1950
  - d) Building 4 (Factory 8): 1958-1960
  - e) Building 6 (Factory 3): 1950
  - f) Building 7 (Factory 7): 1957 – (extended in 1960)
  - g) Building 8: 1971
  - h) Building 9 (Factory 1 & 2): 1950
  - i) Building 10A & 10B: 1958
  - j) Building 11: 1973
  - k) Pharmaceutical block: 1960 (Original building was demolished in 1983 and the new Pharmaceutical block was built in 1983.)
  - l) Building 21: 1960
  - m) Building 23 (Old House): 1950
  - n) Building 25 (Office): 1950 (altered between 1951 to 1986)
  - o) Building 26 (Office): 1972 & 1979
  - p) Kiosk: (between 1960 to 1984) could not find relevant drawings for the kiosk.
  - q) Ablution Block: 1950 – built in the distinct apartheid planned buildings. The existing ablution block that was built in 1950 was demolished in 1986 to provide additional turning space for the heavy vehicles for building 11.

## 2. HISTORICAL SIGNIFICANCE:

### 2.1 Historical significance of the Urban Area: South Durban Basin:

- The South Durban Basin (SDB) industrial zone was conceived and planned in the early twentieth century as a modernist industrial landscape as a result of the interests of industry.
- SDB has become the second largest industrial zone in the country and provides employment and revenue for the city. It is home to one of the largest concentration of chemical and petro-chemical industries in the country.
- The other sectors of industry found in SDB include pulp and paper, beverages, textiles, plastics, petroleum and motor vehicle industries.
- This industrial core has been strengthened by the construction of the largest container terminal in the southern hemisphere and a number of investments in the chemical sector.
- The SDB zone extends from the Durban Bay Area to Umbogintwini, with the suburb of Mobeni falling within this zone.

*The above extracts have been taken from the Chapter 5: Social Impact assessment: March 2009 for the eThekweni municipality.*

### 2.2 Historical significance of the Site and Buildings:

- According to the available information at the eThekweni Municipality's plan records department the first set of building plans submitted were in 1950.
- The first buildings constructed in 1950's were for the company Reckitt and Colman (Africa) Ltd. The company manufactured metal polish products (commonly known as 'Brasso') and bath soap products. In 1985, Lever Brothers purchased Reckitt-Columbus, which was the industrial division of Reckitt and Colman.
- In August / September 2003 the property was sold by Reckitt and Colman to Metboard Properties Limited who is now the current owners of the property.
- The property is currently being leased to various tenants, who are using the buildings for storage, warehousing, manufacture and administrative offices.
- **Cipla Medpro**, a pharmaceutical manufacturing company is one of the tenants on this property. They are the third largest pharmaceutical manufacturing company in South Africa.
- **Cipla Medpro** is the tenant that needs to construct a new storage building on the property. The need and operational requirements for the new building has been explained in **Annexure L**.

## 3. ARCHITECTURAL SIGNIFICANCE:

The original buildings were designed by Architect: Rupert George Stead in 1949-1950.

### a) Industrial:

- Industrial design in architecture refers to the buildings form following its function.
- South Coast Road is an industrial zone with industrial buildings that are typical of the 'Mobeni-style' facebrick factories.
- The buildings were usually long, horizontal rectangular blocks, in their overall shape and size.

- The factory buildings required large open spaces in order to work efficiently. However, adding windows to the ends of the buildings were not sufficient lighting for the space within. Clerestory windows were added to increase lighting into the space, and the saw-tooth characteristic roof was formed as a result.
- The buildings had typical industrial steel framed windows, asbestos & corrugated iron roof sheeting and wall cladding.
- The site plan illustrates the building layout in a grid type linear form.

**b) Offices (building 25 – Older than 60 years):**

- The overall characteristic of these buildings were long, geometric buildings which fitted into the “Mobeni-style” factories on site.
- The facades had repetitive horizontal steel framed windows (and doors) creating a low-lying feel to the buildings.
- The roof configuration was usually that of a 30deg hipped roof finished with roof tiles.
- The existing office building was constructed from the following building materials:
  - Floors: Concrete floor slab. Timber and ceramic tiled floors.
  - External Walls: Facebrick. Painted brick plinth to floor level.
  - Windows: Steel framed windows in a cottage pane.
  - Doors: Entrance door: Timber door.
  - Roof: Timber roof trusses with Marseille roof tiles. Roof is double pitched hip roof structure. The garage & maid’s quarter roofs are constructed from sheeting.

**4. ENVIRONMENTAL SIGNIFICANCE:**

The Industrial buildings found on site are in context as the South Durban Basin is zoned as an Industrial Area.

**5. CONDITION OF THE EXISTING AFFECTED STRUCTURE (Building 7):**

The proposed new storage building is not within the immediate vicinity of the existing buildings that are older than 60 years. Therefore the proposed building does not directly impact on the buildings older than 60 years. The **Existing Affected Building (7)** was built between 1957 and 1960 (as seen in the different site plans over the years.)

*The condition of the building is listed below and is to be read in conjunction with Annexure C & H.*

- The building seems to be structurally sound, upon the external visual inspection. The roof truss condition has not been inspected at the present date.
- Roof sheeting seems to be in a fairly good condition.
- Gutters and down pipes are intact.
- Walls do not show any visible signs of defects.
- The building consists of steel framed windows.

## 6. URBAN SETTING & ADJOINING PROPERTIES:

*(To be read in conjunction with **Annexure: D**)*

- The existing site is located within a general industrial zone in the South Durban Basin of Mobeni.
- The property is bordered by the following:
  - a) South East side: South Coast Road.
  - b) North East side: Industrial Buildings
  - c) South West side: Industrial Buildings
  - d) North West side: Existing Railway and Industrial Buildings.
- South Coast Road is divided by a centre median that is landscaped with trees. The road has double lanes in both directions.

## 7. PROPOSED WORK: MOTIVATION:

### 7.1 The owners need for the additions and alterations:

The proposed new building is for Cipla Medpro.

- a) Cipla Medpro is a pharmaceutical manufacturing company.
- b) Additional storage space is required in a separate fire safe store Facility.
- c) The building will be used to store chemical and flammable solvents that will be used in the manufacturing process for their pharmaceutical products.

*(A detailed operational process and product need is attached as **Annexure: L**)*

### 7.2 Description of the proposed alterations:

*The existing buildings that are more than 60 years old will **NOT** be altered as part of this application or affected by the proposed new storage building.*

*Refer to the site plan for the position of the new storage building and the existing affected building that is not more than 60 years old.*

*(Read in conjunction with **Annexures G to K**)*

- The size of the new building is approximately 79m<sup>2</sup>.
- The building is located between the existing buildings 4 & 7 as shown on the site plan.
- The proposed new building is for the storage of liquid chemicals. These chemicals will be stored in 25litre containers.
- There is a separation between the chemicals that will be stored in the building which complies with the fire, health & safety requirements.
- The entrance to the building is along the corridor between buildings 4 & 7.
- The floor slab has been lowered into the ground level, in order to create a 'bund' area for containment of the liquids during storage and in the event of spillage.
- Due to fire safety requirements there are no windows provided for the building.
- Ventilation of the building will be via mechanical intake and extract louvres and ducts. The ventilation and extraction system has been designed by a professional mechanical engineer.
- The building construction materials used had to comply with the fire safety requirements. Materials used are as follows:

- a) Floors: Concrete, finished with a chemical resistant surface. The floor finish will be antistatic.
- b) Walls: 2 hour fire rated facebrick. The facebrick will match the existing pharmaceutical building.
- c) Roof: 2 hour fire rated concrete flat roof, with waterproofing.
- d) Doors: 40mm solid timber with stainless steel cladding.

### **7.3 The Need for future expansions and refurbishments to the buildings that are not older than 60 years:**

- The Pharmaceutical manufacturing industry is continuously evolving and developing in order to keep abreast with the latest medical needs and requirements.
- The production and space requirements are therefore continuously in need of change and development, in order to meet the medical requirements.
- There are a number of minor internal and external up-upgrades and alterations that will be required to the buildings that are not older than 60 years, and we therefore request that the AMAFA Heritage Council, kindly provides the owners (Metboard Properties Limited) with a Permit to carry out additions and alterations to those buildings that are not older than 60 years as specified in the contents of the document and as shown on the site plan.
- This Permit will allow us to submit the necessary drawings to the municipality within a must shorter time frame.

### **8. CONCLUSION:**

- We kindly request that our application with the supporting documents, will be considered for approval.
- If there is any item that requires clarity, please contact the author of the document.

*This report was compiled to the best of my knowledge with the information that was available to me as well as the researched information.*

#### Signatures



Shervin Kuppan

Date: 6<sup>th</sup> March 2014