



# SAHRA APPLICATION

ERF 471, 1513 Sarnia Road, Bellair, Durban  
PROPOSED DEMOLITION OF EXISTING DWELLING  
AND NEW PLACE OF WORSHIP ERECTED

ARCHITECTURAL REPORT

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## 1. INTRODUCTION

Om Moodley Architects was appointed by Third Day Ministries Church (Client- M S Mundthree) to carry out Assessment, Application, Design and Approval for ERF 471, 1513 Sarnia Road, Bellair, Durban.

The application will explore the existing property and the proposal for the future development.

## 2. OVERVIEW

The property is a longitudinal shape, with access on the narrow side off Sarnia Road. The site area is 1406,260qm and zoning is Special Residential 900. The permissible Coverage is 405, and FAR not applicable.

It was identified that the property consisted of 3 buildings, including a Main dwelling unit with carport, a shed, and an outbuilding. The Existing Outbuilding will remain untouched.

All buildings encroach over the side building lines. It is noted the buildings are aged as follows:

- Ex. Dwelling and Carport – 35 years old
- Ex. Outbuilding – 22 Years old
- Ex. Shed – 25 Years old

## 3. OBSERVATIONS

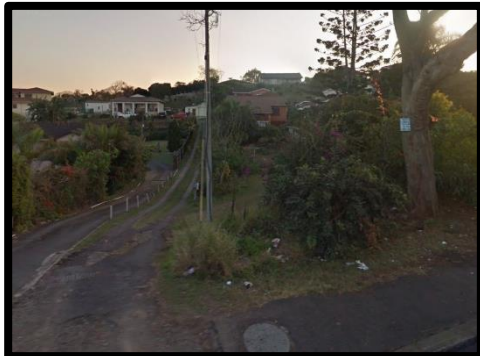
The Existing dwelling was a single level, with a double pitched roof and lean-to awning at the rear. Since the 2021 July unrest, both the dwelling and shed was vandalized and damaged. The roof was removed, and windows and doors stolen. The brickwork has been damaged and removed as the dwelling building has been lying vacant.

This abandoned, semi demolished remaining building poses a security risk as it invites vagrants. The property is not fenced off and therefore access from the street is not controlled.

## 4. PROPOSAL

- The proposal is on behalf of Third Day Ministries, an organization with a following of approximately 150 people. They have built a strong bond and have been sharing premises with another church. This development is vital for the progression and convenience of the organization and the community.
- The development of the property at 1513 will ensure a safe environment, secure access, and rehabilitation of a damaged site and content.
- The buildings are in disrepair and hold no heritage value, with regards to aesthetic or function. The complete demolition of these buildings (Ex, Dwelling with Carport and Shed) will permit greater usage of space, and much needed location for the client to create a heart in the community.
- The proposed Church design is simple, minimal in aesthetic and practical, not deferring from the residential surroundings, however providing an anchor in the community.
- The building is set back from the road, located in the same area as the Existing dwelling and shed. This will not impose on the street façade and create a pocket of parking to the front of the site, allowing easy ingress and egress.
- The new Church will comply with building regs, including respecting the side 2 and 3m building lines.

## 5. PHOTO REPORT – EXISTING BUILDINGS



**Figure 01:**  
Street facing Property 471.



**Figure 02:**  
Ex. Dwelling – Dated 2020



**Figure 03:**  
Ex. Dwelling -Dated 2020.



**Figure 04:**  
Ex. Dwelling – Dated 2020



**Figure 05:**  
 Ex. Dwelling – Dated 2020



**Figure 06:**  
 Site overview indicating, Ex. Outbuilding at rear, Ex. Dwelling with Carport and Ex. Shed structure in front

## PHOTO REPORT – EXISTING BUILDING SINCE JULY 2021 UNREST VANDALIZM



**Figure 07:**  
 Ex. Dwelling – January 2022 Vandalized



**Figure 08:**  
 Ex. Dwelling – January 2022 roof structure and windows and doors stolen.



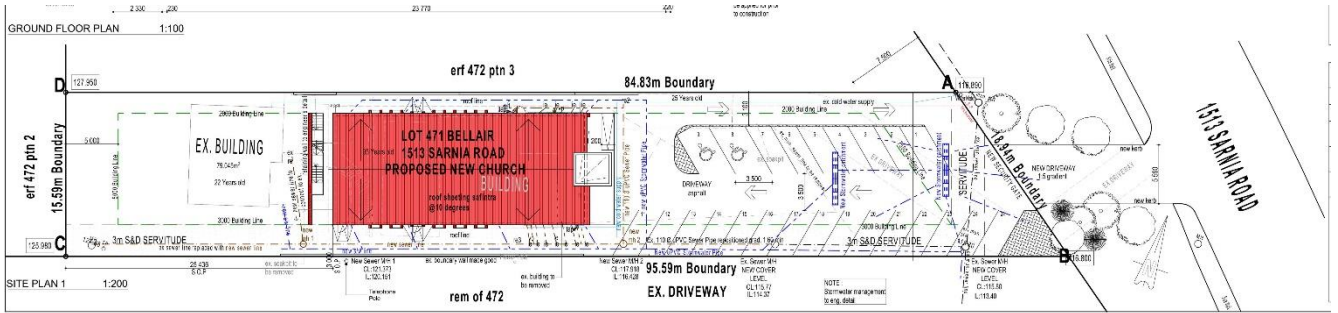
**Figure 09:**  
 Ex. Dwelling – January 2022 Remaining building

## 6. ANNEXURE A – LOCALITY PLAN INDICATING EXISTING BUILDINGS ON 1513 SARNIA ROAD



Locality Plan indicating Existing buildings on ERF 471, 1513 Sarnia Road, Bellair, Durban

## 7. ANNEXURE B – SITE PLAN PROPOSED NEW PLACE OF WORSHIP



Locality Plan indicating Proposed Position of NEW Church on ERF 471, 1513 Sarnia Road, Bellair, Durban

