

9th June 2014

ATT.: South African Heritage Resources Agency (SAHRA)
Head Office
111, Harrington Street
Cape Town
8001

Re: Proposed Upgrading of and addition to the
Illovo Country Club that was built in 1907

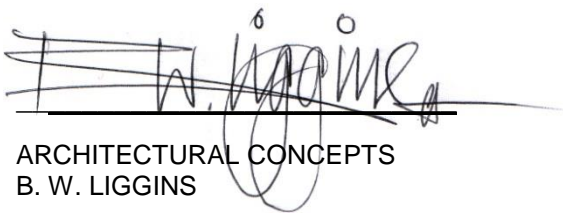
With reference to the above please find my application for this project.

My client, Mr I Pretorius, has purchased the property to develop it into a lifestyle estate by utilising the existing facilities.

The client wishes to refurbish this building to its original state and therefore structural changes have been kept to a minimum, but at the same time making it a more practical and functional building.

If you have any queries regarding the project, please do not hesitate to call me.

Yours faithfully



ARCHITECTURAL CONCEPTS
B. W. LIGGINS

DOCUMENTATION FOR THE UPGRADE OF AND ADDITIONS TO THE ILLOVO COUNTRY CLUB, ILLOVO

PROPERTY DESCRIPTION

<u>ERF No:</u>	Rem of Portion 5 of ERF 22 No 3255 and Rem of Portion 1 of ERF 23 No 3253 Illovo
<u>Title Deed No:</u>	T 30820/2010
<u>Address:</u>	17 Pearce Road, Illovo
<u>Municipality:</u>	Ethekwini
<u>Current Zoning:</u>	General Residential 5
<u>Area of Site:</u>	52,136 m ²

THE SITE

The two sites on which the building stands were notorially tied and will soon become consolidated to one property.

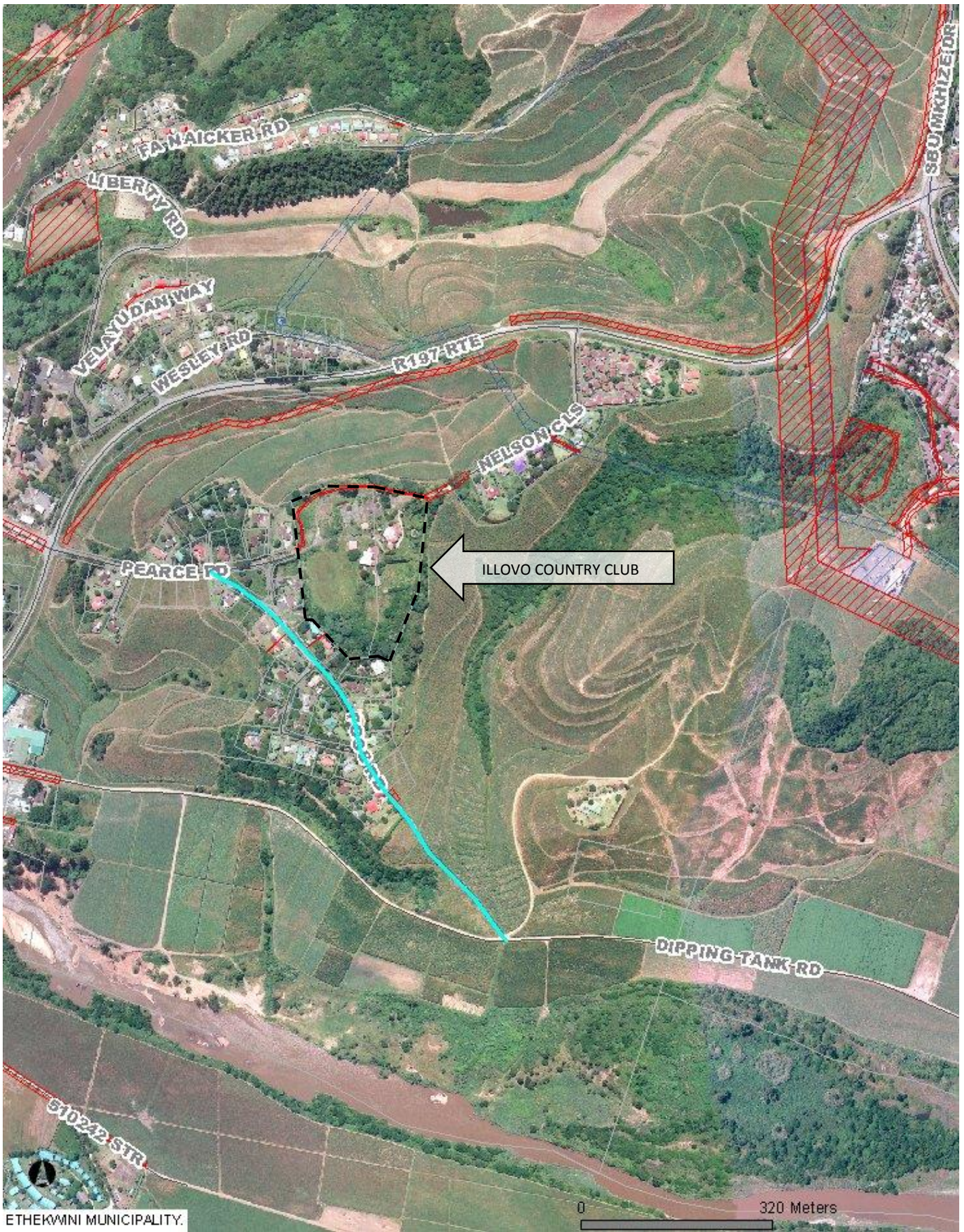
The existing property enjoys views of the Illovo River and the estuary leading to the Indian Ocean and was strategically placed on the top of a hill so that inland views could also be obtained from the verandahs. This was a significant land mark building in its day and cannot be seen by neighbouring properties that have been built over years (see **LOCALITY PLAN ANNEXE A**).

The entrance, from Pearce Road, leads up a tarred driveway and the building in question is approximately 300 metres from this access point. During its history many trees have grown to maturity and have been planted to line internal roads and add to the grandeur of the approach to the main entrance of the building.

In 1979 the original house was converted to a country club and as the site is over 52,000 m² the following facilities were built:-

- a) Bowling greens
- b) Tennis courts
- c) Squash courts
- d) Cricket pitch
- e) Swimming pool
- f) Functions room

The house was also converted into a restaurant and bar which was well frequented by the locals and was a very popular destination venue. Approximately 10 years ago the club closed its doors, and has fallen into a tragic state of disrepair. To add to its problems and because of its isolated position the building has been very badly vandalised.



Locality Plan

N.T.S
ANNEXE A

PLANS

As this was in a farming community and no governing authority was in place at that time, there are no original plans available and a complete survey of the building was made by ourselves to give a true reflection of the existing building.

HISTORY

The original house of the Pearce family was designed by Durban architect, Stanley Hudson, in 1906 and built in 1907.

William Pearce resided at “Eden” as it was named for some twenty years before he died in 1939. Eden was then occupied by his son Roy, until his death in 1952 and his grandson Ken, until the early 1960’s.

It then became used as offices for the sugar industry, but as the sugar industry grew the offices became too small and it was later converted to a country club in October 1979. (This information is contained in a book called “The Old Illovo” written by Robin McGregor and Dr Gerald Thompson).

INTENTION

It is the intention of the developer to refurbish the building and to bring it back to its original condition. By using materials to match the existing this vision can easily be obtained, careful consideration has been given to maintain the existing rooms without having to open spaces up by demolition of walls, so therefore the integrity of the building will be maintained.



**Illovo Country Club in its original condition
Photo taken in 2003**

ADDITIONS

The only major addition to the building is to add a Port Cochère which will add to the grandeur of the building and making a statement to visitors that this is the main entrance.

The downfall of the existing layout is that the verandah with its sweeping views of the valley and sea is too small. It is our intention to enlarge this by adding an open timber deck, the original timber balustrade will be copied exactly, painted white and the existing supporting facebrick will (to remain) be matched as a plinth to the balustrade.

The existing kitchen has been stripped but will be replaced with new modern equipment.

THE ENVELOPE

Upon inspection the envelope is in reasonable condition for its age.

We intend to strip the existing Marseilles roof tiles and replace all rotten roof timbers and battens as necessary along with matching fascia boards.

A sun screen shading structure can be seen on the photographs has fallen off and will be replaced to match the original (see photos of all elevations).



New barge boards and fascia (to match existing) will be replacing existing rotten ones.



Photo showing missing bargeboard



Photo of existing roof in poor condition



The existing small covered verandah to be increased in size. The new balustrade and brick work to match existing.



Broken & missing marseilles roof tiles to be replaced with matching ones taken from other buildings on the site.



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View showing dining room where new open deck will be built. The original shade screen to be copied and re-fixed to old position.

These stairs to be demolished as they are too steep for practical use



The rear of the dining room and kitchen showing weeds growing in the roof. All tiles to be removed. Battens and roof timber to be replaced as necessary.



The exg IBR roof sheeting to be removed and replaced with the new Port Cochere as the new entrance. Lead flashing to be fixed at all chimneys and roof tile junctions.



The original leaded light front door and side light will be fitted with new stained glass and brought back to original condition.



The original shade screen which has been removed will be replaced with new.

THE INTERIOR

With all older properties of this nature suspended timber floors always need repair or replacing. Some areas of the building have to be replaced and will be matched accordingly.

There are a few areas in the ceilings which have been damaged by the ingress of water and these areas will also be addressed accordingly and made good to match existing.



All ceilings where damaged to be replaced and made good as necessary.



Moisture ingress to the kitchen ceiling. Roof to be repaired and ceiling made good.

MOTIVATION FOR PROPOSED ADDITIONS

The additions as shown on our drawings is to expand the open verandah to make the area more spacious for the residents to enjoy the sweeping vista of the valley and the ocean (**see photo below**).



Photo's taken in 2003

The Port Cochère additions to the front entrance has been added to make a statement that this is the main entrance. Over the years IBR sheeting has been added and is not in keeping with the materials used at that period. The architectural style has been kept to similar designs of that era, which is simple yet visually acceptable.

The main portion as a whole will remain exactly as it was and will be refurbished with matching materials to bring it back to original state.



**Illovo Country Club in its original condition
Photo taken in 2003**

CONTACT DETAILS

CONTRACTOR

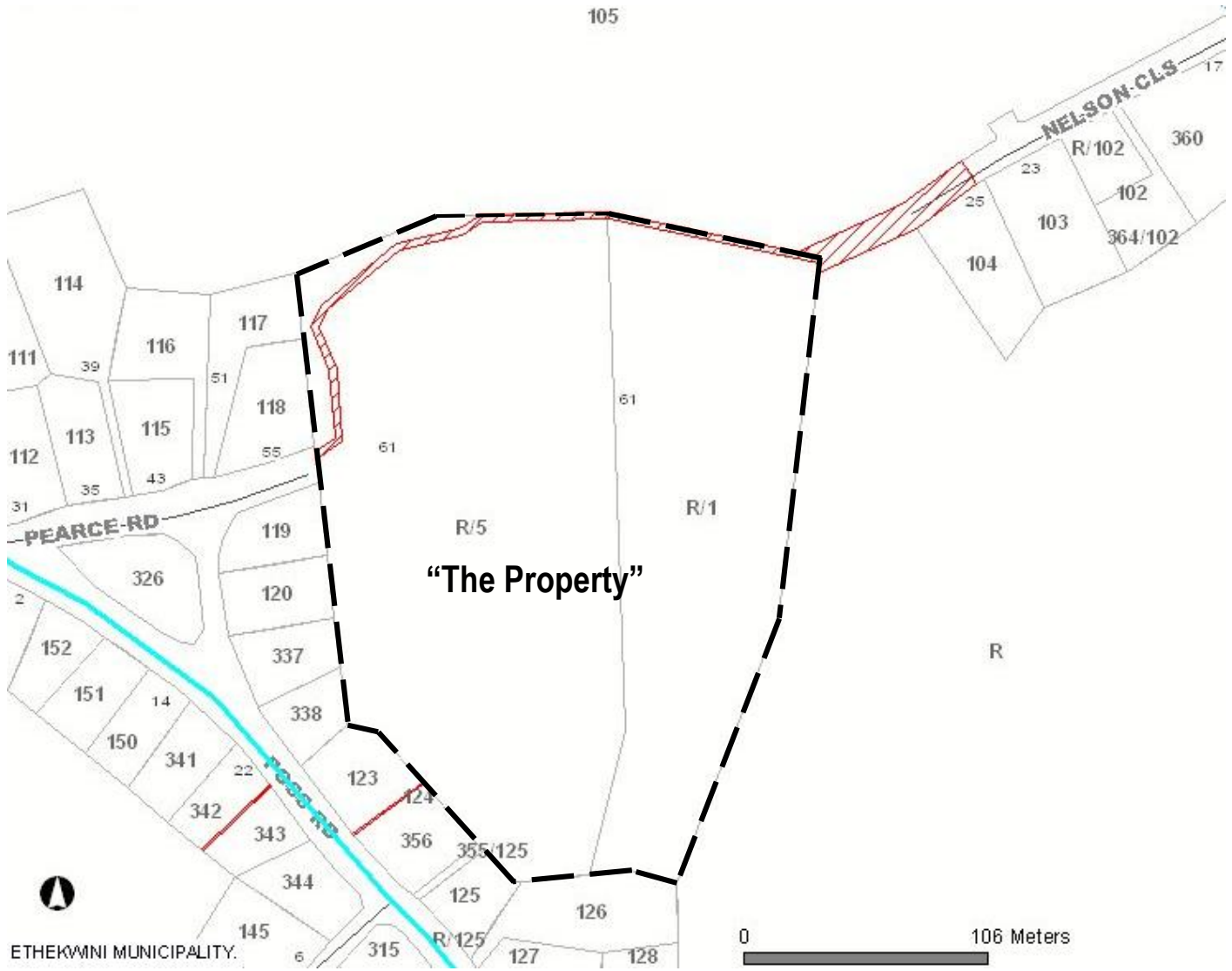
Name: Ally Roads Construction
Address: 15 Gibson Drive, Buccleuch
Telephone: 072 598 2988
Qualification: Certified Contractor
Registration of Industry Regulatory: NHBRC No. 1/25772171

OWNER OF PROPERTY

Name: Vaximode (Pty) Ltd
c/o Mr. I. Pretorius
Telephone: 082 655 8409

ARCHITECT / ARCHITECTURAL TECHNOLOGIST / DESIGNER

Name: Barry Liggins – Architectural Concepts
Postal Address: P. O. Box 70, Warner Beach, 4140
Email Address: archicon@telkomsa.net
Telephone: 031 916 7116
Cell: 082 574 7895
SACAP REG NO: ST 0594



Site Plan
N.T.S

Showing surrounding neighbouring properties



Arial Site Plan
N.T.S

The site showing adjacent properties.
(Adjacent properties cannot see the residence)