



Application to KwaZulu-Natal AMAFA & Research Institute  
for the Demolition of existing buildings  
at 23/25 HIGHLANDS ROAD, Hillcrest  
on Erf 2909, Hillcrest

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## SITE PLAN



### Original Construction date of buildings

Building 1 –	1955	Over 60 years, not listed	Demolition application
Building 2 –	1955	Over 60 years, not listed	Demolition application
Building 3 –	1955	Over 60 years, not listed	Demolition application
Building 4 –	1993	Not protected	Demolished
Building 5 –	1968	Not protected	Demolished a number of year ago

### Architectural Description of original buildings

Building 1 –	Originally built as a two stories mixed-use building (Shops on ground floor with flat above). (see plan attached) <ul style="list-style-type: none"> <li>• Hipped ceramic tile roof.</li> <li>• Face brick external walls.</li> <li>• Verandah – Hipped tile roof.</li> <li>• Verandah – Face brick columns and Balustrade wall.</li> <li>• Verandah – Served as entrance portico to shop entrances.</li> <li>• Extended concrete ‘Shading’ lintols over windows.</li> </ul>
Building 2 –	Originally built as a single storied workshop building <ul style="list-style-type: none"> <li>• Double pitched corrugated iron roof.</li> <li>• Face brick walls</li> </ul>
Building 3 –	Originally built as a single storied staff quarters. <ul style="list-style-type: none"> <li>• Double pitched ceramic tile roof.</li> <li>• Plaster and painted walls.</li> </ul>
Building 4 –	Shade structures for previous use as nursery. (see plan attached)
Building 5 –	Small single storied house. (see plan attached)

### Existing altered Buildings and their condition (2022)

Building 1 –	Building is structurally sound but has many material changes. <ul style="list-style-type: none"> <li>• Tile roof has been painted.</li> <li>• Face brick walls been painted on main facades.</li> <li>• Upper veranda enclosed.</li> <li>• Lower entrance portico enclosed.</li> <li>• Original timber windows replaced with steel windows.</li> <li>• Change of use - Interior walls gutted to create a gym.</li> </ul>
Building 2 –	Fair condition
Building 3 –	Very poor condition. Derelict. No windows or doors.
Building 4 –	Demolished
Building 5 –	Demolished



### **Historical Significance: -**

All known Listings and heritage bodies were consulted and no significant events and/or people could be found to be associated with these buildings.

### **Architectural Significance: -**

Building 1 –

- Simple building in form and design.
- Not enough detail to label this building of been of a specific architectural style.
- Extended lintols are a interesting modernist detail but execution is poor and is not a strong Architectural feature or statement.
- This building is of little Architectural Significance.
- The internal alterations further reduces this building's Significance.

Building 2 –

- Simple out-building.
- This building has no Architectural Significance.

Building 3 –

- Small, simple staff quarters building.
- Very poor condition.
- This building has little Architectural Significance.

### **Urban Setting (Context) & Adjoining Properties: -**

The surrounding area is mostly a residential area of Hillcrest, but this site, because of its prominence and exposure to Old Main Road, has always been a commercial site.

The surrounding built environment has houses of little Architectural Significance, all built after the 1970s. (see attached photographs)

There are no areas in this district with "Streetscape" or "Townscape" qualities.

### **Motivation: -**

The developers/owners of this site have gone trough an intensive rezoning process to get this site zoned as "Multi-Stories Self Storage". This process is complete and would now like to develop the site.

The investment in this type of development is welcomed by the local authorities.

The existing buildings need to be demolished to make way for this new, extensive facility proposed on this site. The existing Buildings are of little to no Significance and should not obstruct this investment in Hillcrest.

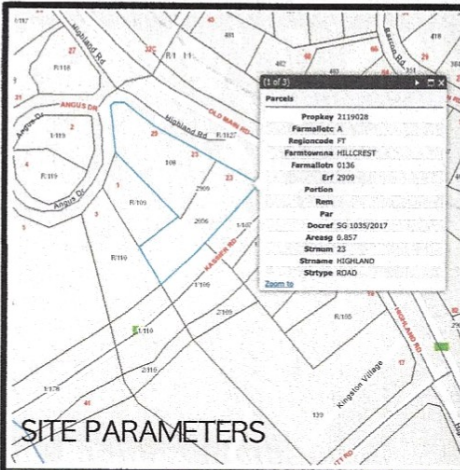
The site will be developed in several phases over the next few years.

The impact on the area will be low because of the clever design of the larger part of the building being at the bottom of the slope, with the upper end only being single storied.

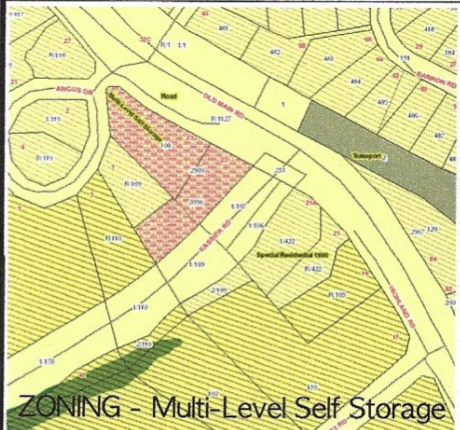


# SITE PLAN

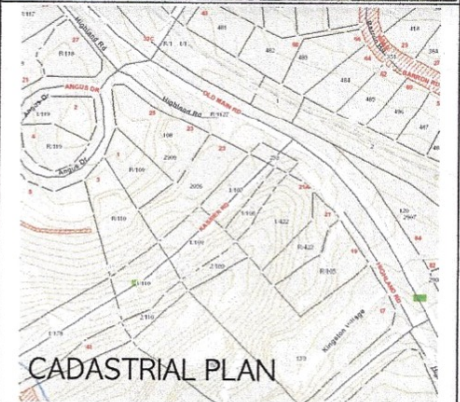
23/25 Highlands Road, Hillcrest  
Erf 2909, Hillcrest



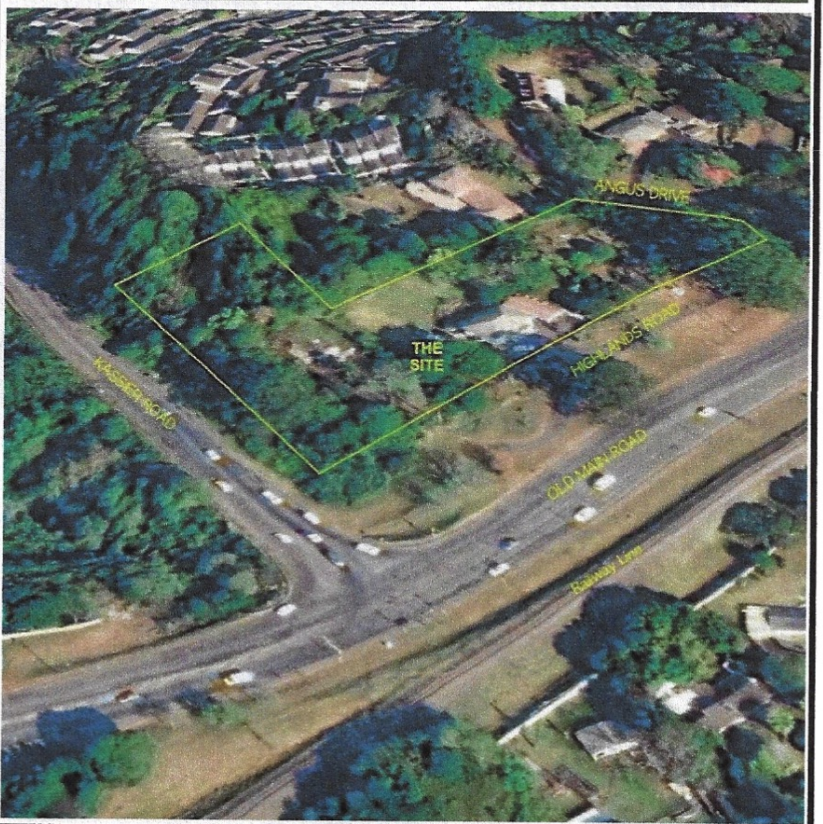
SITE PARAMETERS



ZONING - Multi-Level Self Storage



CADASTRIAL PLAN





Photos of Building 1

Highlands Road  
Street Elevation /  
North - West Elevation



North Elevation



North - East Elevation



Rear Elevation /  
South - East Elevation



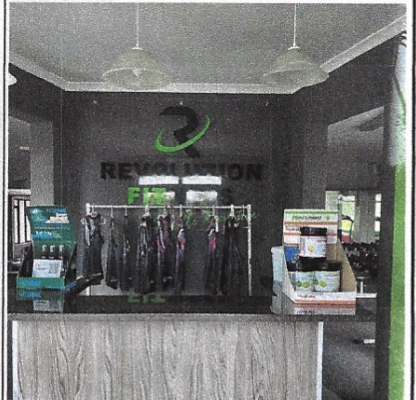


# Photos of Building 1

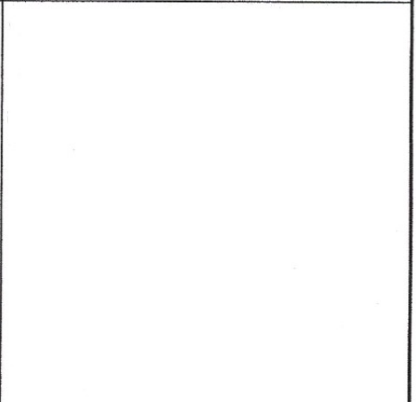
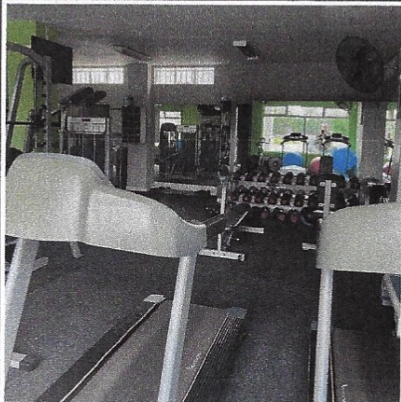
South - West Elevation



Interior



Interior





Photos of Buildings 2 & 3

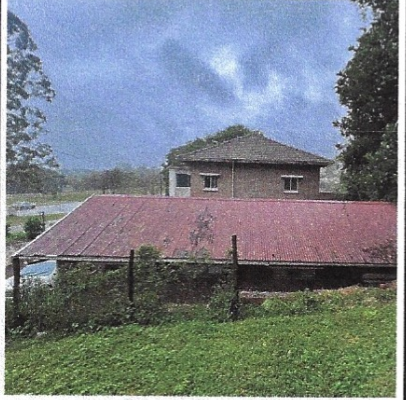
BUILDING 2 (out-building)  
North - West Elevation



BUILDING 2 (out-building)  
North Elevation



BUILDING 2 (out-building)  
South - West Elevation



BUILDING 3 (out-building)  
North Elevation



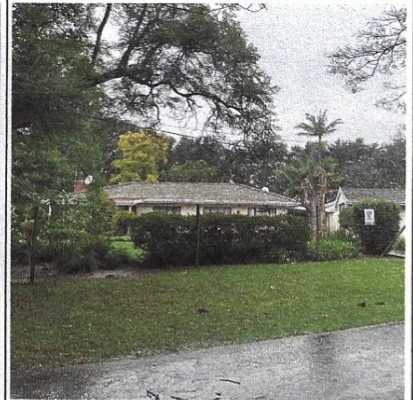


Photos of Neighbours

1 Angus Drive, Hillcrest



2 Angus Drive, Hillcrest



3 Angus Drive, Hillcrest  
"Bromley" Complex



4 Angus Drive, Hillcrest

















