

DESIGN – DEVELOPMENT – PROPERTY – PROJECT MANAGEMENT – RESEARCH

Project: Proposed parking and dining facility for SNG Group

Site: 309-319 Peter Mokaba Ridge and 10-14 Waverly Grove, Musgrave, Durban.

Site area: 8799 sqm

Lot Number:

Erf 949 Brickfeild being a consolidation of portion 11 (of 2) of erf 523. Rem of portion 1 of erf 526, portion 4(of 3) of erf 526, portion 24 (of 2) of erf 523, portion 35 of erf 523, erven 943, 529 and 530 all of Brickfield.

Motivation for the demolition of the house situated on Lot 35 of 523 Brickfeild portion 14 (lot number before consolidation)

Historical significance:

Existing building 1 indicated on the site plan is an old house which was renovated in 2003. We propose to demolish this building as it is less than 60 years old and there is no visual historical significance. The only plans that we have obtained was additions and alterations which was approved on 3 June 2003.

Architectural significance:

The existing house on site has been renovated over the years. It has a domestic architectural style. Window frames and roof tiles have all been replaced, keeping the aesthetics similar to the adjacent houses. There is no evidence of dutch or victorian architecture. The houses on the site that were demolished, did not have any architectural significance and no evidence of dutch or victorian architecture.

Urban Setting & Adjoining properties:

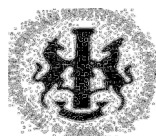
The site is located on a residential street in the Durban neighbourhood of Musgrave. The rear of the site has access from Waverly Grove. It has been consolidated to form Erf 949 of Brickfield. Adjacent properties are also occupied by residents. Apartment blocks are on either side of coastlands hotel. There are neighbouring houses on either side and opposite the site.

Motivation for Proposed work:

Coastlands Musgrave Hotel is a popular tourist attraction. Over the years a large number of tourists check in to the hotel, especially during the peak holiday season. This impacts the traffic on Peter Mokaba ridge/Ridge road therefore an extension of parking was necessary.

The parking will relieve vehicular congestion on Peter Mokaba road and provide a more coordinated and cohesive response to on site traffic. It will benefit the residents who are travelling on this road daily by reducing the traffic. It is also a practical way of dealing with the hotel needs during business meetings and holiday season. The addition of the parking facility will welcome the economic investment in the area.

Existing Building 1 is an old house which we propose to be demolished. We have maintained the scheme building lines, side spaces to mitigate issues of privacy and overshadowing. It will also reduce the costs of maintaining this building. Majority of the buildings surrounding the site are owned by the SNG Group.



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