



LIFE ST JOSEPH'S PSYCHIATRIC FACILITY
NEW PARKING LOT
ADDRESS: 82 MAZISI KUNENE ROAD, CATO MANOR
PORTION 15 (OF 8) OF ERF 668
AMAFA REPORT



ARCHITECTURAL REPORT
JUNE 2023



PREPARED BY BVA ARCHITECTS
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1. BACKGROUND

- a. The site is situated on 82 Mazisi Kune Drive (South Ridge Road), Durban Central.
- b. The site was previously owned by the Sisters Of Nazareth.
- c. The original site was sub-divided in 2015 by the previous owners and a sold to the Life Healthcare Group Pty Ltd in 2018.
- d. The site is consolidated with the adjacent Life Entabeni Hospital & Life St Joseph Psychiatric Facility sites as indicated on the registered title deed.

2. SITE CONDITIONS

- e. Currently the site is used as temporary staff parking for Life Entabeni & Life St Joseph's Hospital.
- f. The site is a vacant, grassed and part gravel / sand finish.
- g. The site currently is used for informal staff parking.
- h. There is no formal drainage system for current open field staff parking which results in a water-logged field with is unsafe for the staff.
- i. The site is enclosed with boundary walls / retaining walls which will remain in place and not be affected by the new planned parking.

3. CLIENT BRIEF

- a) Life Healthcare requirements:
 - To provide designated parking layout for the vacant site
 - To provide adequate stormwater drainage system for the new parking lot.
 - To provided asphalt / tarred parking lot finish.

4. BVA DESIGN

- a. Proposal
 - i. The Hospital have advised that the current unplanned open field parking is a concern and a problem for the staff in terms of safety during rainy weather due.
 - ii. The open field parking becomes water-logged and poses a risk to vehicles and staff parking in this designated staff parking area therefore attenuation stormwater management design will be implemented for the new parking lot.
 - iii. The current undesigned parked also does not provide the maximum parking provisions for the site.

- iv. Our Client has requested that we submit building plans for the provision of new parking lot with planned parking design to maximize the use of the vacant land.
- v. The existing guard hut and boundary walls will remain as is and not affected by the new parking lot.
- vi. A new under-ground stormwater attenuation tank will be installed as per structural, civil, geotechnical engineers' specifications for service stormwater management.
- vii. The proposed surface finish for the parking lot will be asphalt (tarred) finish.

5. Existing Site Photos:



