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golf course architect

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Date 15 January 2013

AMAFA KWA ZULU NATAL
PIETERMARITZBURG

ATTENTION: **MRS R. DEVERAUX**

Dear Madam

MOTIVATION: REQUEST FOR PERMISSION TO DEMOLISH OFFICE/STORAGE BUILDING FOR MOUNT EDGECOMBE ESTATE MANAGEMENT 2: COPPERSTONE LANE. ERF 3031. MOUNT EDGECOMBE

On behalf of the Board of Mount Edgecombe Estate 2 we respectfully request that permission be granted for the demolition of the abovementioned building.

It has long been the desire of the Board to move the offices and workshop to the periphery of the Estate to improve security and safety as well as to alleviate disruption to the residents living in that precinct. Housing will be introduced in its place.

Further to this the Meccema 2 offices moved to No 1 Fairways Reach in 2012.

AGE OF BUILDING

It is presumed that the age of the building is most certainly in excess of 60 years. With age this building has deteriorated to such an extent that it is no longer viable for restoration.

PRESENT OCCUPATION AND STRUCTURE

The building is at present only 1/3 occupied by Mount Edgecombe Estate 1 and storage on the lower ground floor. There have been no improvements to the building of the past years. The structure is brick and mortar having first being designed as a school. The building was later modified to accommodate a holding facility for the South African Defence Force. When Mount Edgecombe Estate 2 was established the building was redesigned internally for offices for Estates 1 & 2.

HISTORICAL SIGNIFICANCE

As far as can be ascertained there is no Historical, Architectural, Archaeological or Paleontological significance to the building.

PROPOSAL TO DEMOLISH

The proposal to demolish the structure is due to the following:

1. The roof structure is unsafe due to age and dry rot. Contractors refuse to perform any remedial work on the roof for of injury to their labour.
2. Major renovations would include rotting floorboards, windows and complete roof. The electrical installation is dangerous and electricians have warned of fire hazard.

3. Costs for restoration are excessive and extensive investigations were done to determine the viability of the structure for future use. A Board decision was taken to relocate the offices of Meccema 2 to the entrance of the Estate (Gate 5) to enhance security and alleviate disruption to the residents.

GOLF COURSE WORKSHOP

It is further proposed to demolish the Golf Course Workshop (directly adjacent to the present offices) and relocate this facility to the periphery of the Estate. This is entirely necessary to eliminate the current danger of fuel being transported and stored in the midst of residential homes.

This entire process will free up land for housing development most suited for this part of the estate.

CONCLUSION

We respectfully request that this proposal be favorably considered by AMAFA in light of the motivation provided. This will enable the estate to operate to its full potential without the concerns that presently exist.

Alan Barnard

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