

Committee Site Inspection Report for: Proposed demolition and new development: Erf 922, 34 Durbanville Avenue, Durbanville

Submitted by Dr. André van Graan on the 15th January 2025

Street Address: 34 Durbanville Avenue, Durbanville

Registered Owner:

Grading: Grade 3B

Nature of Application: Section 34 application.

Date of Site Visit: 14th January 2025

HWC Representatives:

Mr. G. Ontong

Dr. A. van Graan

Reasons for Site Inspection: Proposed demolition and redevelopment

Findings of Site Inspection:

On the site inspection the following items were noted:

1. The house is graded IIIB and shows the influence of Frank Lloyd Wright on the architect A.P.S. Conradie.
2. The house is accessed from van der Byl Avenue, giving access to what was the original rear of the house, with the main pedestrian entrance originally off Durbanville Avenue.
3. There is a later carport which is in a very poor condition
4. Balustrades both externally and internally have been replaced
5. Some of the timber windows have been replaced
6. Some evidence of water ingress throughout.
7. The house's spatial configuration as well as glazing and some joinery elements are still intact
8. External timber fascias are in a deteriorated condition and in need of repair and refinishing.
9. Bathrooms and the kitchen have been modernised.
10. There is a later cottage, originally used as a pool room, adjacent to the swimming pool to the north, which was not accessible.

Recommended Action:

To be considered at Appeals Committee meeting on the 20th January 2025

Which committee should this report be submitted to: HWC Appeals Committee





The living room and balcony are cantilevered and originally open below.



FL Wright's Taliesin



The living room





Trapezoidal windows to west wall, including the kitchen





The original entrance with glazing extended by the current owner. (Originally partly panelled)

