

HOUSING DIVISION.REPORT ON VISIT TO PORT ELIZABETH 8/9 MAY 1967 :
MULTI STOREY FLATS.

Two multi storey flats schemes were inspected namely:-

- (1) Cotswald (municipal scheme for European).
- (2) Alcoa (Dept. of Community Development Scheme for Coloured).

1. Cotswald Scheme (European Tenants).

This scheme was designed by the City Council of Port Elizabeth and built under contract being completed in November 1966. The details are as follows:-

<u>Number of Blocks:</u>	3
<u>Flats per Block:</u>	32 consisting of 8 - 2 Bedrooms and 24 - 3 Bedrooms Each flat has kitchen, bathroom cum toilet, and balcony.
<u>Entrances:</u>	2 Covered entrances with stairways connecting balconies on each floor.
<u>Servant Accommodation:</u>	Change room facilities with toilets are incorporated under separate roof adjoining car port.
<u>Carport:</u>	18 Carports are provided with possible extension for a further 78 cars.
<u>Service:</u>	A caretaker with 6 boys clean ground staircases, and corridors and remove refuse bins from flats.
<u>Cost of Scheme:</u>	R350,000 or R3,650 per flat or R3.25 per Sq. Ft.
<u>Rentals:</u>	3 Bedroom R37 per flat. 2 Bedroom R31.50 per flat. Carport R2.50
<u>Site:</u>	The site is attractively laid out with lawns and rockery.
<u>Remarks:</u>	No wash lines are provided which results in tenants airing their laundry on balcony. A recent instruction from Community Development will adjust rentals to tenant's earnings. This will influence the type of tenants housed. Being close to transport, this scheme has a large waiting list. Extensions are therefore contemplated.

2. Alcoa Park Flats (Coloured Tenants).

This scheme was designed by the Department of Community Development and is being erected by contractor (Robertson Stewart).

Number of Blocks: 41

Flats: 804 comprising - No. 2 Bedroom flats.
No. 3 Bedroom flats.
Each with kitchen, bathroom cum toilet and balcony.

Cost of Scheme: R3,500,000.
or R4,000 per flat.
or R4.00 per Sq. Ft.

Rentals: 3 Bedroom R38 per flat.
2 Bedroom R32.50 per flat.

Construction: Reme System where precast concrete walls, floors etc., are precast at an adjoining factory, transported to site and erected. This is similar to the Newclare Scheme.

Remarks: The buildings have not been occupied. It is therefore difficult to judge tenant's reaction. Each block consists of 4 floors. The ground floor, being open, is free of flats and provides areas for dust bins, wash lines, open garage space and entrances.

City of Port Elizabeth

COTSWOLD FLATS (3 multi-story blocks)

GENERAL

DESIGN, SUPERVISION AND CONTRACT ADMINISTRATION

The Housing Division, City and Water Engineer's Department, Municipality of Port Elizabeth. City and Water Engineer, W.M. Moffett. B.Sc. A.M.I.C.E.

GAIL SMITH BROWN ARCHITECT
TERRE CLEARLY

CONTRACTORS

Strydom, Basson and Tait (Pty) Ltd. P.E.

STRUCTURAL ENGINEER'S

Reinforcing Steel Co. Port Elizabeth.

NUMBER OF FLATS

- ✓ 96 Flats Total
- ✓ 32 Flats per Block
- 8 Two Bedroom Flats) Per Block
- 24 Three Bedroom Flats)

Each flat has a Kitchen, Bathroom cum Toilet and a Balcony.

SERVANTS ACCOMMODATION

A change room and toilets are provided to serve the three blocks. This is incorporated in the carport wing.

CARPORTS

18 carports are provided, open parking on concrete, parking bays for a further 78 cars is provided on site.

SUB-STATION

Electrical sub-station and cleaning store is adjacent to servants accommodation.

SITE ROADS

Tarmacadamised

GARDEN WORKS

The site is laid out with lawns and rockeries by the Parks Department, Municipality of Port Elizabeth.

SITUATION

Northern suburbs, Cotswold.

ADMINISTRATION AND LETTING

The Director of Housing and Coloured Affairs, Port Elizabeth Municipality.

GENERAL INFORMATION.

Cotswold is the second complex of Municipal Flats completed during 1966 in Port Elizabeth. The first scheme of 64 Flats at Forest Hill, a southern suburb of the City, was occupied at the beginning of the year and Cotswold in November, 1966.

The structural system employed has proved so economical that a further complex of 132 flats, comprising 16 Two Bedroom units, 48 three Bedroom units and 68 one Bedroom units, is now under construction at Sydenham, another Northern suburb of the City.

All the flats completed to date have been occupied immediately after completion and there are waiting lists for the new schemes.

RENTALS

Three Bedroom Flats	R37.00	Per month
Two Bedroom Flats	R31.50	" "
Carports	R 2.50	" "

These are economic rentals based on the normal 30 year loan by the Department of Community Development.

STRUCTURE

FOUNDATIONS

Concrete strip footings

WALLS

Solid load bearing brickwork.
12" cavity Reinforced with concrete infill to the foundation walls and ground to third floor walls. Third floor walls 12" cavity brickwork unfilled.

LONGITUDINAL SPINE WALL

The central spine wall from foundation level to first floor level is a 9" concrete reinforced wall section.

FLOOR SLABS

5" Reinforced concrete

STAIRS

Reinforced concrete

ROOF

Timber trusses with corrugated asbestos

FINISHES EXTERNAL

WALLS

Textured plaster painted

CILLS

Precast concrete

WINDOWS

Steel Hot dip Galvanised

DOORS AND FRAMES

Timber

BALCONIES

Granolithic

FINISHES INTERNAL

WALLS

Plastered and painted

CEILINGS

Plastered and painted

FLOORS

1/10" Asphalt tile on screed

DOOR FRAMES

Steel

DOORS

Flush panel

LINEN CUPBOARD

Timber - painted

KITCHEN SINK UNIT

Timber - painted

COST STRUCTURE - COTSWOLD

COSTS OF COMPLETE SCHEME

R350,000 (Three Hundred and Fifty Thousand Rand)

COSTS PER SQUARE FOOT OF BUILDING INCLUDING SITE-
WORKS AND OVERHEADS

R 3650 per floor
R3.25 per sq. ft. (Three Rand, Twenty Five Cents)

A1434/9



SOME OF the completed flats built for the Department of Community Development at Algoa Park, Port Elizabeth. The project is the biggest single European housing scheme undertaken by the Government. There will ultimately be 41 blocks of flats. Below: A crane lowers a wall into position at the "instant housing" project at Alaoa Park.



THE SUNDAY TRIBUNE, MARCH 12, 1967



ACCOMMODATION CRISIS EASED

**'Instant housing'
is R3½m. answer**

STAFF REPORTER

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