



APPLICATION FORM A (for Official Use)

Ref:	
Date Received:	
Application no:	
Approved:	Not Approved:
Date of Permit:	
Permit No:	

APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018,) FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

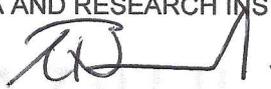
THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED
 Application Form H must be used for alteration to structures permanently protected in terms of Sections 42-46 (Heritage Landmarks). Form H(a) must be used for applications for alterations to memorials/statues. If work has commenced/been completed without a permit, Form I must be used.
NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE FALSE STATEMENTS OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (see guidelines before completing this form)

ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION (as per attached guidelines), AND PROOF OF PAYMENT must be delivered to: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE, via email to beadmin@amafapmb.co.za (hard copy applications cannot be accepted during the COVID-19 pandemic)

A. DECLARATION BY OWNER (The owner of the property must fill in these details and those in Section E: 3 and sign this document and any plans or other documents submitted in support of this application)

I, LEE BESNARD (full names of owner/person authorized to sign)

undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

Signature 

Place MORNINGSIDE, DURBAN Date 2022.05.26

B. PROPERTY DESCRIPTION (provide all cadastral information pertaining to the site):

Name of property: 16 HIGHGATE PLACE		Title Deed No.:
Erf/Lot/Farm No: PORTION 6 OF ERF 1553	Size: 1449.475m ²	GPS Co-ordinates: -29.78935, 31.02826
Street Address 16 HIGHGATE PLACE, DURBAN NORTH		Suburb BROADWAY, DURBAN NORTH
Town/Local Municipality: ETHEKWINI		District Municipality:
Current zoning: SPECIAL RESIDENTIAL 1200		Present use: DWELLING

C. SIGNIFICANCE:

1. Original date of construction/plan approval:
2. Historical Significance:
The property is located in Durban, being one of the first in the area after the Durban North Estates Company bought a large tract of land north of the Umgeni River in 1927, for the development of the land into a residential suburb. Notable, this development was in the latter stages of the 'interwar' period, characterised by architectural change, moving away from traditional design strongly influenced by the British - the Union Period.
References
City of Durban Report on the planning of Durban North - C.G. Hands City Engineer, Durban, March 1975

3. Architectural Significance:
Being of the Union Period era, it is marked by South African adaptation of architectural elements that were more appropriate to the climate and context. New materials now included the clay roof tiles, bricks and quarry tiles. These were combined with fine plaster detailing and classical colonnades. Thus, the property looks like a typical Dbn North mid-century house, however, elements like the stone arches at the front were much later additions. The house has received some later additions as well over its lifetime.
References
https://www.kznia.org.za/durban-city-guide/union-period-buildings-architecture [Accessed: 04.2022]

4. Urban Setting & Adjoining Properties:
The property is located in Durban, being one of the first in the area after the Durban North Estates Company bought a large tract of land north of the Umgeni River in 1927, for the development of the land into a residential suburb. Specifically, it is located in the Broadway area, with many parks, greenery and overlooking the Indian Ocean. Immediately, the property is in an area characterised by large yards, hence no property structure reads into another. Most of the adjacent props are typical Dbn North houses, pitched roofs and simple finishes.
References
City of Durban Report on the planning of Durban North - C.G. Hands City Engineer, Durban, March 1975

D. PROPOSED WORK

1. Purpose of Application (Indicate the reason by marking the relevant box)

DEMOLITION				
CONDITION		HEALTH REASONS	OTHER	
ALTERATION				
CONDITION		HEALTH REASONS	OTHER	✓
ADDITION				

CONDITION		HEALTH REASONS		OTHER	✓
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2. Motivation for proposed work (Summarise below and expand on a separate sheet if necessary)

A new retaining wall is proposed to create a level front garden area to beautify a plain and steep front lawn.
A new raised planter and timber pergola are proposed for the front stoep, to give some protection from the elements to an unsheltered stoep, and to soften what is an otherwise hard and cold facade.
A new pavilion is proposed to the northern side of the property to gain more entertainment space, that is also closer to the pool/garden areas, and maximises views (that are currently not enjoyed by the existing lounge and dining areas.)
However, to connect the new pavilion and the existing living areas, the openings to the dining room (door and window) are being demolished to make way for a big glass stacking door, whilst the door to the living room will be replaced by a glass sliding door
Ex door/window frames to be painted, to present a uniform colour to frames.

3. Detail the alterations/additions/restorations proposed (Briefly outline the proposal)

1. New retaining wall to front lawn
2. New raised planter and timber pergola to front facade, adjacent to entrance portico.
3. New pavilion / entertainment structure to poolside.
4. New timber pergola over steps between new pavilion and existing north stoep.
5. New sliding and stacking doors to living room and dining room.
6. New paintwork to house, including plastering and painting exposed brickwork.
7. New timber screen to conceal stairwell and guest bathroom windows.
8. Existing window and door frames to be painted. Currently aged and different shades

E. CONTACT DETAILS

1. CONTRACTOR (the person who will do the work)

NAME	
POSTAL ADDRESS	
	POST CODE

TEL	FAX/EMAIL
CELL	QUALIFICATIONS
REGISTRATION OF INDUSTRY REGULATORY BODY:	

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME Georgina Garrity	
POSTAL ADDRESS P.O. BOX 201052, DURBAN NORTH	
	POST CODE 4016
TEL 0313125133	FAX/EMAIL gina@spheredesign.co.za
CELL	SACAP REG. NO. PrARCH 7063
Author's Drawing Nos. S100 / S101 / S200 / S300	
In making this application on behalf of the applicant, I declare that I have provided the correct information to the best of my knowledge and I undertake to ensure that the applicant is made aware of all conditions under which a permit may be issued.	
SIGNATURE 	DATE 2022.05.26

3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)

NAME LEE BESNARD	
POSTAL ADDRESS 16 HIGHGATE PLACE, DURBAN NORTH	
	POST CODE
TEL	FAX/EMAIL lee.besnard@salomonsports.co.za

4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached)

NAME	
TEL	FAX/EMAIL

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the KwaZulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330
 Account in the name of the **KZN Amafa and Research Institute**
Account No. 40-5935-6024
USE STREET ADDRESS/FARM NAME AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____
 Telephone _____ Fax/Email _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION (*ref to guidelines) YES NO

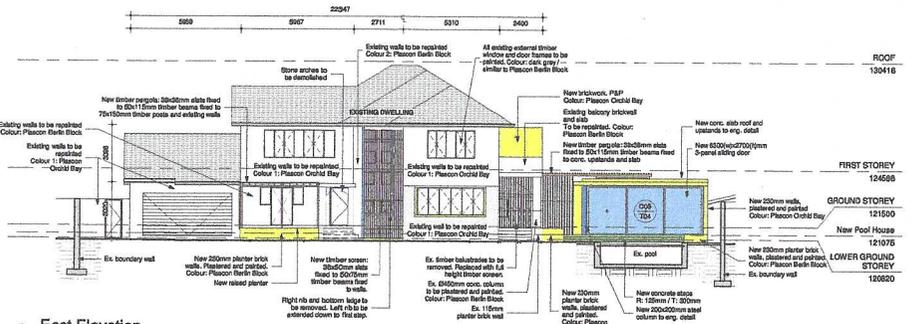
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	✓	
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MOTIVATION	✓	
PHOTOGRAPHS*	✓	
ORIGINAL DRAWINGS	✓	
PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED *	✓	
PROOF OF PROFESSIONAL ACCREDITATION & LETTER OF APPOINTMENT	✓	
PROOF OF PUBLIC PARTICIPATION*		
PAYMENT/PROOF OF PAYMENT (<u>use street address as reference</u>)	✓	

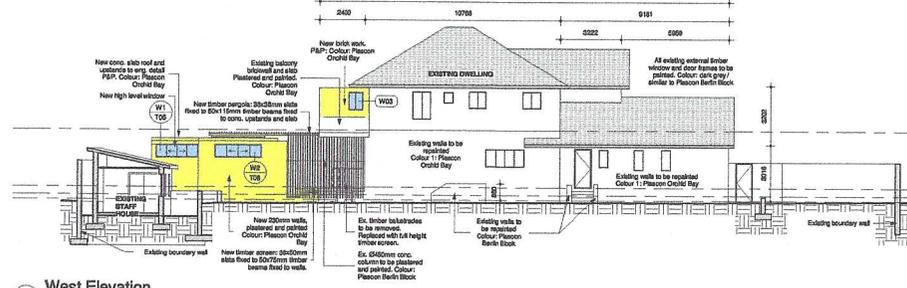
8



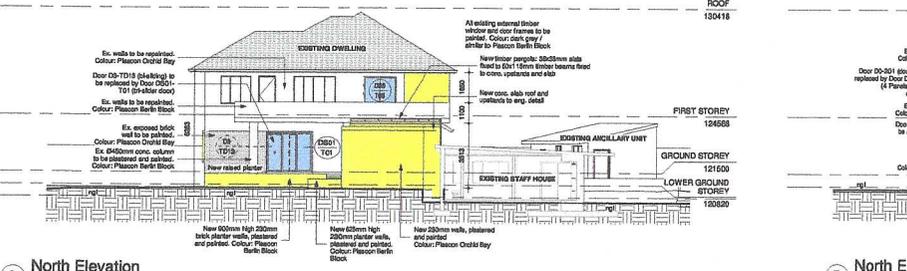
KWAZULU-NATAL
AMAFA
 & RESEARCH INSTITUTE



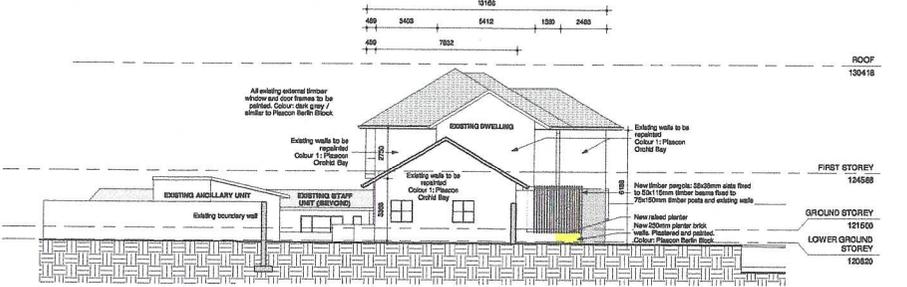
6 East Elevation
1:100



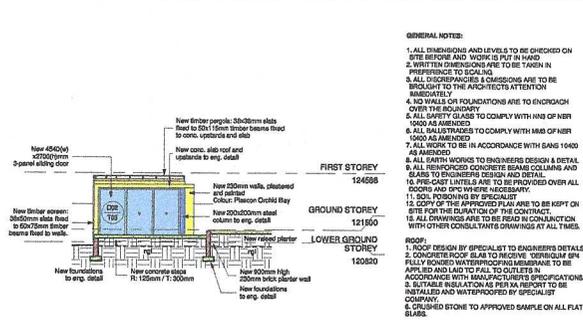
1 West Elevation
1:100



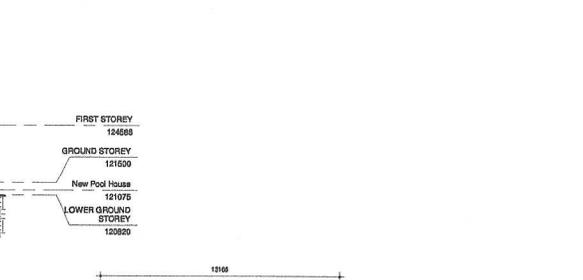
9 North Elevation
1:100



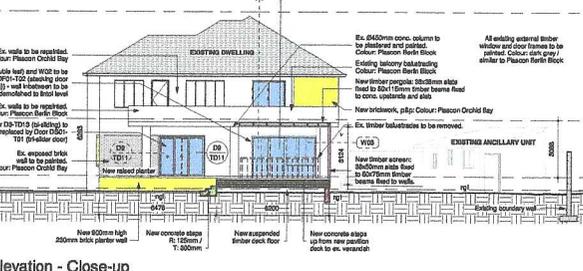
2 South Elevation
1:100



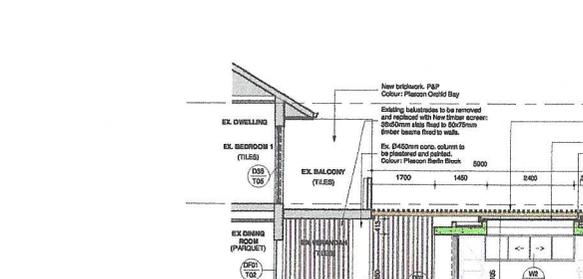
10 South Elevation - Pavilion
1:100



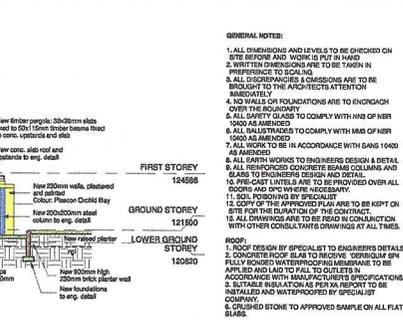
5 North Elevation - Close-up
1:100



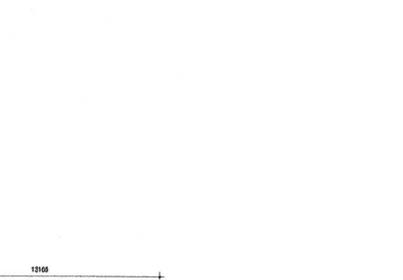
5 North Elevation - Close-up
1:100



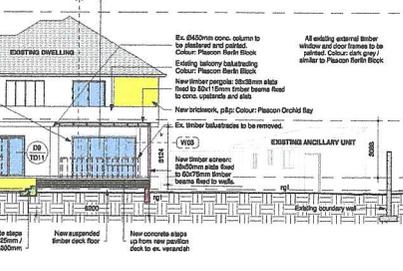
2 South Elevation
1:100



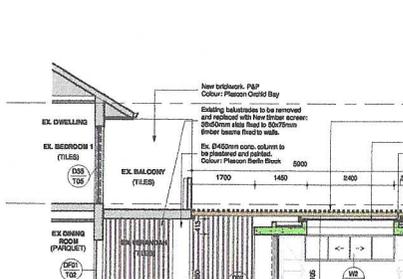
11 Detail Section 1 - Pavilion
1:50



11 Detail Section 1 - Pavilion
1:50



11 Detail Section 1 - Pavilion
1:50



11 Detail Section 1 - Pavilion
1:50

- GENERAL NOTES:**
1. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE AND WORKS TO BE IN HAND.
 2. WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 3. ALL SUPPLEMENTARY QUANTITIES ARE TO BE SUBMITTED TO THE ARCHITECT AT THE TIME OF THE QUOTE.
 4. NO WALLS OR FOUNDATIONS ARE TO ENDOURCH OVER THE BOUNDARY.
 5. ALL SAFETY GLASS TO COMPLY WITH HNS OF NBR 10400 AS APPLICABLE.
 6. ALL MATERIALS TO COMPLY WITH HNS OF NBR 10400 AS APPLICABLE.
 7. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 AS APPLICABLE.
 8. ALL PARTS WORKS TO BE IN ACCORDANCE WITH SANS 10400 AS APPLICABLE.
 9. ALL REINFORCED CONCRETE BEAMS, COLUMNS AND SLABS TO BE IN ACCORDANCE WITH SANS 10400 AS APPLICABLE.
 10. PRE-CAST LINTELS ARE TO BE SUPPLIED OVER ALL DOORS AND WINDOWS BY SPECIALIST.
 11. SOIL PENETRATING BY SPECIALIST.
 12. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AT ALL TIMES.

- ROOF:**
1. ROOF DESIGN BY SPECIALIST TO ENGINEER'S DETAILS.
 2. CONCRETE ROOF SLAB TO RECEIVE TYPICAL FULLY FINISHED WATERPROOFING MEMBRANE TO BE INSTALLED AND WATERPROOFED BY SPECIALIST.
 3. SUITABLE INSULATION AS PER REPORT TO BE INSTALLED AND WATERPROOFED BY SPECIALIST.
 4. CRUSHED STONE TO APPROVED SAMPLE ON ALL FLAT SLABS.

- WINDOWS:**
1. ALUMINIUM WINDOWS WITH GLASS TO COMPLY WITH PART 4 OF SANS 10400 AS APPLICABLE NNS & NNS OF SANS 10400 AS APPLICABLE. SQA SPEC.
 2. WINDOWS AS PER WINDOW SCHEDULE.
- DOORS:**
1. DOORS AND FINISHINGS AS PER SCHEDULE 4.2 OF SANS 10400 AS APPLICABLE NNS & NNS OF SANS 10400 AS APPLICABLE. SQA SPEC.

- FOUNDATIONS:**
1. LOCATE ALL FOUNDATION TRENCHES TO FIRM NATURAL GROUND LEVEL.
 2. FOUNDATIONS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO BE APPROVED BY STRUCTURAL ENGINEER'S APPROVAL.
 3. TOP OF CONCRETE FOUNDATION ON FOOTING TO BE NO LESS THAN 50mm BELOW FINISHED GROUND LEVEL.
 4. CONCRETE FOOTING TO BE NO LESS THAN 200mm THICK.
- GLAZING:**
1. ALL GLAZING TO COMPLY WITH SANS 10400 PART 4 SPECIFICATIONS TO A WITH SANS 10400 PART 4 100000.
 2. LIGHTING AND VENTILATION TO COMPLY WITH SANS 100000.
- DRAINAGE NOTES:**
1. ALL DRAINAGE FITTINGS TO CONNECT TO EXISTING SEWER.
 2. INSPECTION EYES AT ALL GUTTER LINE ENDS AND JUNCTIONS.
 3. ALL NEW DRAINAGE TO CONNECT TO EXISTING.
- PART 2A NOTES:**
1. PART 2A NOTES REFER TO REFERENCE MODEL ASSESSMENT DONE BY NATIONAL DESIGNER.

REVISION	DATE	REV BY

ARCHITECT (P/R/ARCH 7008) CLIENT

SPHERE
DESIGN & ARCHITECTURE
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1+27 011 500 7100
www.spherearch.co.za
info@spherearch.co.za

P.O. BOX 89028 DURBAN NORTH 4014
P/R/ARCH 7008 11 000

DRAWING TITLE: HOUSE BESIMARD
15 HIGHTS PLACE, DURBAN NORTH
PORTFOLIO C/P R/ 1508, DURBAN NORTH

DATE: 2022.05.25
AUTHOR: TM
CHECKED: OS
SCALE: As Indicated

RESUBMITTED OWNER: LEE BESIMARD

DRAWING NO: 22402_S_200_REV

