

eThekweni Municipality Outer West

22 Delamore Road
Hillcrest
3610
South Africa

Date: 21/07/2021

120 ABREY ROAD DEVELOPMENT, KLOOF | ARCHITECTURAL REPORT

Dear eThekweni Municipality

This brief architectural report serves to accompany the proposed subdivision application of 120 Abrey Road, Kloof into 34 residential subdivisions prepared by Chris Krause Land Surveyors.

The development will comprise of 34 residential subdivisions with one ERF catering for 3 x sectional title units (re-purposing the existing main house). The existing swimming pool, boma and pool house will be upgraded and used as a communal pool and clubhouse for use by all residents which will also include communal workers toilet and shower facilities. A gate house and bin collection area will be built near the Abrey Road entrance which will allow for more than adequate traffic stacking and circulation.

The existing main house and pool house structures are both built out of brown/reddish face brick exterior walls, flat clay shingle roof tiles, timber windows in a portrait configuration with gable ends in a north south orientation and the buildings opening up to the east views. The main house and pool house will be restored and kept as original externally. We adopted the philosophy of an old European town centre, where the town was built around the main church structure which was in the centre and stood proud above all other structures.

In order to tie the new architecture to the old, we decided to follow a form and shape philosophy, picking up similar shapes and forms from the existing main house. The new houses will have gable ends which pay homage to the existing main house and new windows will be designed in a portrait configuration to read congruently as a collective. Although the new houses will have contrasting colours to the main house and pool house, we will use a painted or non-painted face brick feature element in each house exterior to incorporate and tie with the main house face brick texture.

All houses have been designed to have a north facing orientation with all living areas and main bedrooms benefiting from the northern warmth. With this being within the upper highway area, north light and warmth is a high priority for winter warmth. For the sites that have easterly views, the living spaces have been designed in such a way to allow for north light and warmth and at the same time capturing the easterly views, and on a clear day, potential sea views.

Considering the abovementioned design parameters, we believe we have come up with a style of architecture that will be both unique and specific to this particular site, responding well to each aspect mentioned above.

Best Regards,



Ryan Fuller
Director