

AMAFA APPLICATION

**18 SACKVILLE PLACE, DURBAN NORTH
ERF 1100 DURBAN NORTH**

JANUARY 2013

ZONING: SPECIAL RESIDENTIAL 900

ARCHITECTURAL REPORT:

C. SIGNIFICANCE:

1. Original date of construction:

1945

2. Historical Significance:

We are not aware of any historical significance, apart that the building is over 60 years, and is therefore protected.

3. Architectural Significance:

The original house was built in Tudor style. Numerous alterations + additions have been done over the years, which have been designed to fit in with the existing style.

Additions include:

Main Bedroom + En-suite on First Floor

Swimming Pool

Sundeck off Living Room with stairs leading downstairs to pool

Extension to Dining Room + Kitchen with bay window

New boundary wall + automated driveway gates

Double carport



18 Sackville Place: view from street



view of front of house

4. Urban Setting & Adjoining Properties:

The adjoining property on the southern side (no.16) is also tudor style, but has not been maintained properly and the numerous alterations have not kept with the style.

The adjoining property on the northern side (no. 20) has no particular style and has had additions done that don't bring any architectural value to the property.

The 2 houses directly across the road: no.15 has been renovated into a contemporary design

No. 17 is of a similar tudor style which has been maintained, except for new garages that do not fit in with the rest of the house, but they are not attached to the existing house.



no. 16 adjoining property on southern side



no.20 adjoining property on northern side



no. 17 property across the road



no. 15 property across the road

D. PROPOSED WORK:

1. ADDITION:

Extension to existing carport.

Please note that unauthorised work has already been carried out.

The owner approached the builder and requested a quote to close the sides and front of the carport and install an automated garage door.

Unfortunately the owner was given incorrect information by the builder, and was told that no plans needed to be submitted to the Local Authority.

Two weeks ago the Building Inspector popped in and mentioned that there are no approved plans for the additions being built, but that plans had been approved for a double garage submitted by the previous owner (2005), but those had lapsed long ago. No Amafa permit was required in 2005.

The owner immediately told the builder to stop all work on site until a permit has been issued by Amafa and building plans have been submitted and approved by the Ethekwini Municipality.

We request that the unauthorised work be condoned, and that the proposed addition will be approved and a permit be issued so that the owner can complete the building work and secure the cars on the property.

The unauthorised work is clearly visible on the photographs and no attempts have been made to cover up any work.



the extension to the carport is clearly visible existing carport



south west view of extension



view of existing house

2. Motivation for proposed work:

The property has a double carport in front of the existing single garage, which is being used as a Store Room.

The carport isn't long enough to cover a standard car, and aesthetically does not fit in with the rest of the house.

Currently 2 ladies are living on the property, and feel there is a security risk as anybody on the street can see their cars parked under the carport.

Therefore, the current owners would like to extend the carport by building 2 side walls with a automated double garage door to close off the front to ensure their cars are secure and not visible from the street.

3. Details of the additions proposed:

The proposed extension has been designed to accommodate a mono pitch ZincAl IBR roof sloping onto the existing carport roof (min. 5 degree pitch). The roof sheeting will be fixed to galvanized mild steel channels fixed to the side walls. The roof will not be visible from the street.

In order to keep with the existing style of the house, we propose that the plastered beam and brickwork above the garage door be textured to match the existing "timber beams" and paint them the dark brown colour to match the existing.

The garage door will be fiberglass, dark brown colour to match the existing timber work.



GIS MAP: 18 Sackville Place, Durban North