

07 June 2023

AMAFA aKwaZulu-Natali
195 Langelibalele Street
Pietermaritzburg
3201

Attention: Ros/ Khanyi,

RE: REVISED Letter of motivation – 181 Trematon Drive, Morningside, Durban

Dear Ros / Khanyi,

Please find attached our Revised Letter of Motivation for the Proposed Additions and Alterations to the existing dwelling, on Erf 561, Morningside at 181 Trematon Drive, on behalf of our client Mr. Michael Nefdt.

The original building plan, dated 1931 is attached to the application. The original Architect / Author is not legible on these plans.

Please see below current photographs of the dwelling, to be viewed in conjunction with our report.

We trust this meets with your approval and await your favourable reply,

Regards,



Derek Hauptfleisch
dhsarchitecture
0837751079

PHOTO 01 – VIEW FROM NORTH WEST (TREMATON DRIVE)



Further to our first application, we have revised the Front elevation as was suggested.

The existing Roma Tuscan columns, as seen in the above photograph will be retained in their current form. The existing Veranda is proposed to be enclosed with clear glazing, and a new Entrance door that will be installed behind the existing row of columns, thus not detracting from the original architectural aesthetic. This creates a new entrance and will be an extension of the existing external stairs. The Owner's require additional Workspace for their home Office, which is proposed to extend from the existing bay window. This bay window will be re-built in the new position, using the same windows and roof design, essentially a duplicate of what currently exists. The existing front door will be re-used as an external entrance to the Office. A new Bathroom extension is also proposed for the Office, which will be roofed with tiles matching the existing house, and an existing matching window.

The Owners have researched and sourced older existing windows, which are to be refurbished and to be added and used in certain areas, however where possible we have proposed to re-use as many of the existing windows and doors as possible.

These can be seen on our Window and Door Schedules attached to our application.

PHOTO 02 – VIEW FROM NORTH EAST (SIDE)



The North East Elevation, in the Photo above, will largely be retained. The existing entrance stairs will be retained, and the proposal is to upgrade this to an additional rear entrance to the dwelling. The existing porthole window is the removed, to allow for the extended rear entertainment Patio. Two new windows are proposed here, both of which have been carefully sourced and placed, to allow for additional light into this entrance space.

PHOTO 03 – VIEW FROM THE SOUTH EAST (REAR)



With the requirement for larger work and office space, an additional rear entertainment Patio is proposed, which is an extension of the existing Patio, as seen in the photograph above. This existing Patio is currently roofed with Marseille roof tiles, but with the extended Patio proposed, the roof design would have to amended, as the proposed roof pitch of 7 degrees (due to the extended length) would not be compliant with the use of concrete roof tiles. We have therefore suggested the use

of Victorian profile roof sheeting over this extension, as in our opinion this would not be visible from the street scape, and with the gentle roof pitch it would not be visible or detract from the existing Southeast elevation.

The proposal for this elevation is to introduce new Roman Tuscan columns to match the front elevation, to support the extension, which will be exposed to express their existence, with full retractable glazing in between each column to capture the views over Durban, and the option of closing them in the event of inclement weather.

The existing Office that exists on the Lower floor will also extend to match the upper floor and again these windows and doors have been sourced by the Owners, mindful of the existing architectural style of the house. The existing office windows and doors on the lower floor are white powder coated aluminium, (added by previous owners) and the proposal is to replace these with timber windows and doors which would be more relevant to the original intention, as can be seen from the original drawing dated 1931 – “Back Elevation”

PHOTO 04 – VIEW FROM THE SOUTH WEST (SIDE)



With the exception of the two additions as described above, this South West elevation will largely be retained as it currently exists.

PHOTO 05 – VIEW FROM THE SOUTH WEST (SIDE)



PHOTO 06 – VIEW FROM SOUTH WEST (SIDE)



With the exception of the two additions as described above, this South West elevation will largely be retained as it currently exists.

PHOTO 07 – VIEW FROM SOUTH WEST (SIDE)



With the exception of the two additions as described above, this South West elevation will largely be retained as it currently exists.

PHOTO 08 – VIEW FROM NORTH WEST (TREMATON DRIVE)



PHOTO 09 – VIEW OF THE EXISTING UPPER FLOOR VERANDA DOUBLE DOORS TO BE RETAINED



With the Proposed rear Patio extension, these double doors and sidelights would remain in place and unaltered.

PHOTO 10 – VIEW OF THE EXISTING UPPER FLOOR VERANDA



PHOTO 11 – VIEW TREMATON DRIVE SHOWING ADJACENT PROPERTIES



PHOTO 12 – VIEW TREMATON DRIVE SHOWING ADJACENT PROPERTIES

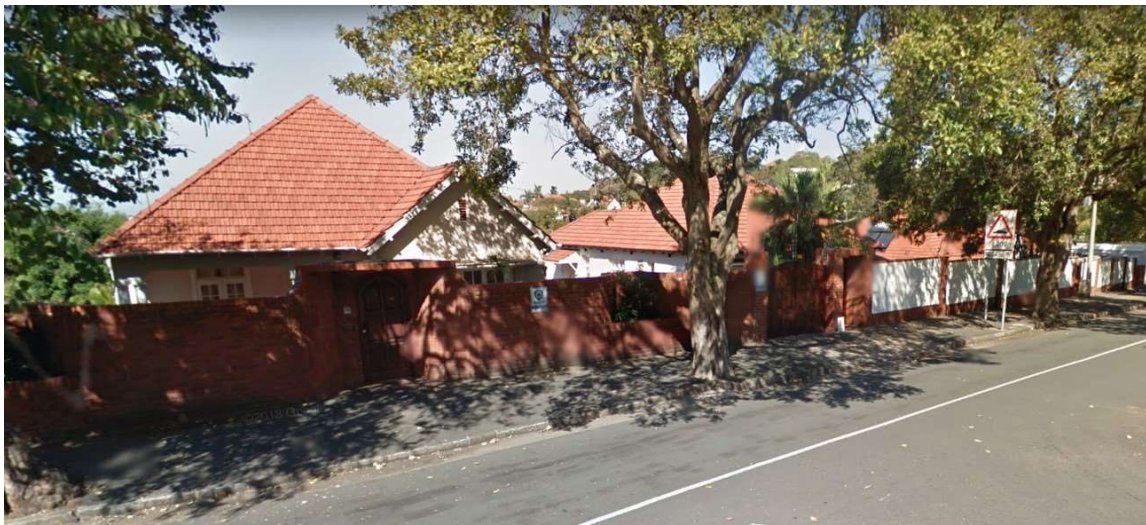


PHOTO 12 – AERIAL VIEW TREMATON DRIVE SHOWING ADJACENT PROPERTIES

