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DESIGN – DEVELOPMENT – PROPERTY – PROJECT MANAGEMENT – RESEARCH

Project: Proposed Deviation to approved plan 43 04 07 at @00 Andora road, Bluff on Portion 55 of ERF 1884 Wentworth

Site: 200 Andora road, Bluff

Site area: 995.05m²

Lot Number: Portion 55 of ERF 1884 Wentworth

Motivation for the Additions & Alterations on 3 Midwood Close.

Historical significance:

The house located at 200 Andora Road, Portion 55 of Erf 1884 was developed +/- 13 years ago. This natal colonial house, in 1960, some 6 years later was altered by the previous owners. In 1995, the house was bought as is by Sandra Gounden. Over the years the overall design of this property has been altered, after the initial plans were approved in 2007.

Architectural significance:

The residential dwelling has a Tuscan influenced style of architecture, with terracotta tile roof and Doric columns. Situated at the Y-junction of Tara and Andora Road, the house faces the street with the structure of the dwelling wrapping around a open space/ parking courtyard. The existing house on site has evolved over the years, getting an aesthetic lift.

Urban Setting & Adjoining properties:

The site is situated at the Y-junction of Tara and Andora Road, in an area surrounded by homes varying in character. Some homes are of similar aesthetics, whilst many have been also evolved, to allow for new contemporary style homes/buildings.

Opposite the site is a secondary road called Tara Road which is relatively busy. On the adjacent sides of the site are residential dwellings with varied architectural styles. However, adjacent to the roadside boundary and the rear boundary are contemporary styled structures. 200 Andora is located opposite a recreational Greenland which includes multiple facilities like; the Bluff National Park Golf Club, Brighton tennis club, the Harlequin Sports Centre, Flea market and pigeon racing club.



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Motivation for Proposed work:

The decision to alter the design the existing structure was made by the owner after a full assessment. Because the overall structure has been changed from a double storey to a single storey home, most of the deviations include demolition, new aluminium windows and doors and an overall redesigning of some architectural elements.

The dwelling is currently a Tuscan influenced style of architecture for a family at 200 Andora road. The concept was to create a beautiful home that opens to the front of the property to create an integrated/ welcoming aesthetic to the main road. The dwelling is approximately 995.5 m². The altering and renovating of this dwelling was to create a good flow of space and a maximised living area can be created to cater for the family whilst contributing to the urban character of the area.

The proposed plans illustrate the details and finishes of the elevations as well as internal space planning.

Refer to annexures with images below and plans showing the alterations to 200 Andora Road.



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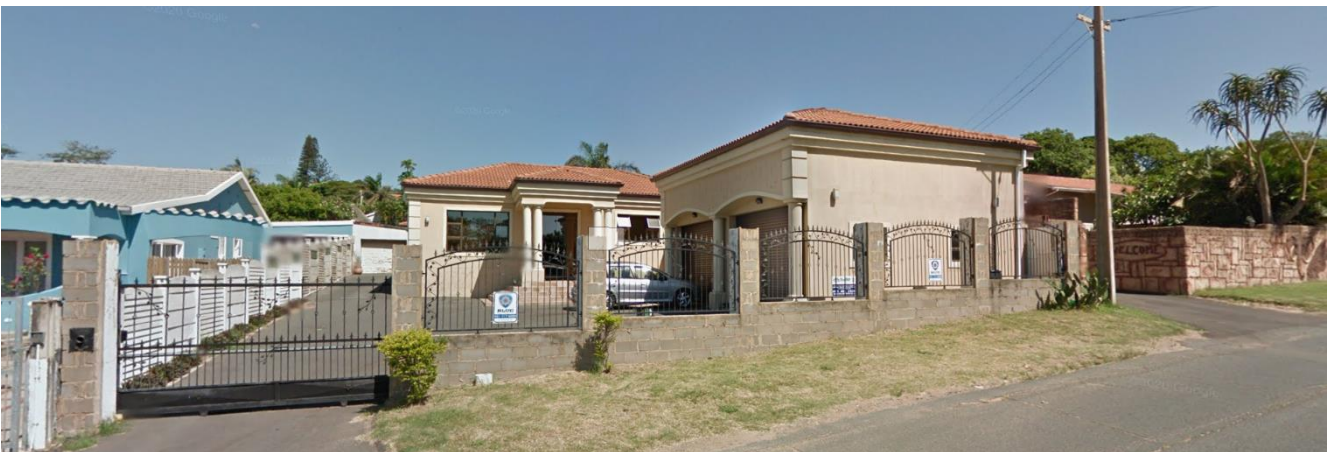
Annexure 1

200 Andora Road site in red.



Annexure 2

Front view and entrance of 200 Andora Road



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Annexure 3

Elevational images of the dwelling



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Annexure 3

Elevational images of the ancillary unit



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