

29 JULIA ROAD

PTN 12 (OF 3) OF ERF 531 BRICKFIELD



S.R. Design Consultants

FOR ALL YOUR ARCHITECTURAL NEEDS

41 DIPDALE ROAD
MALVERN
QUEENSBURGH, 4055

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(SELVAN)

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I. APPLICANTS DETAILS

THE APPLICANT IS S.R DESIGN CONSULTANTS, ACTING ON BEHALF OF THE OWNERS OF THE PROPERTY, S. DAVIDS & F. SIMJEE.

2. APPLICATION DETAILS

THE APPLICATION IS MADE IN REGARDS TO AN EXISTING RESIDENTIAL BUILDING, WHOSE AGE EXCEEDS 60 YEARS, ALTHOUGH IT DOES NOT DISPLAY ANY CHARACTERISTICS OF SIGNIFICANCE IN HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE.

THE EXISTING MAIN BUILDING HAS NO ALTERATIONS DONE TO IT. THE PROPOSED ADDS/ALTS INDICATES SIGNIFICANT ALTERATIONS TO THE OUT BUILDING, A COMPLETE REDESIGN TO THE EXISTING SPACES AND AN EXTENTION TO THE BUILDING IN ORDER TO ACCOMMODATE A MORE COMFORTABLE LIVING ENVINONMENT. THE EXISTING SINGLE GARAGE ATTACHED TO THE OUTBUILDING HAS ALSO GONE THROUGH SUBSTANTIAL CHANGES, A REMOVAL OF THE EXISTING SERVANTS QUARTERS AND BATHROOM WAS SORT AFTER IN ORDER TO ACCOMMODATE FOR THE CONVERSION TO A DOUBLE GARAGE.

THE EXISTING OUTBUILDING WAS FIRST BUILT IN 1958 AND THEREAFTER ALTERED IN 1971 AND THE EXISTING SINGLE GARAGE WAS BUILT IN 1963 AND THEREAFTER ALTERED IN 1971 WHICH SAW THE ADDITION OF THE SERVANTS QUARTERS (EXISTING PLANS INCLUDED IN SUBMISSION PACK). THE EXISTING BUILDINGS HAVE NOT BEEN CHANGED/ ALTERED SINCE THE DATES STATED ABOVE NEVERTHELESS THEY DISPLAY NO SIGNIFICANT CHARACTERISTICS. THIS GOES FOR A SUBSTANTIAL AMOUNT OF BUILDINGS ON JULIA ROAD AND THE SURROUNDING AREAS AS THE LAND OWNERS SOUGHT TO MODERNIZE THESE STRUCTURES TO FIT INTO THE TIME PERIOD.

THE REQUIREMENTS OF THE LIVING CONDITIONS OF THE INHABITANCE OF THE DWELLING CHANGED; THEREFORE THE PROPOSAL WAS TO CREATE A MORE COMFORTABLE ENVIRONMENT FOR THEIR GROWING FAMILY.

THE ZONING OF THE SITE IS SPECIAL RESIDENTIAL 400. THIS PROVIDES US WITH RESTRICTIONS OF COVERAGE, FAR AND HEIGHT WHICH WE HAVE ADHERED TO DURING THE CONCEPTION OF THE DESIGN.

3. SITE INFORMATION

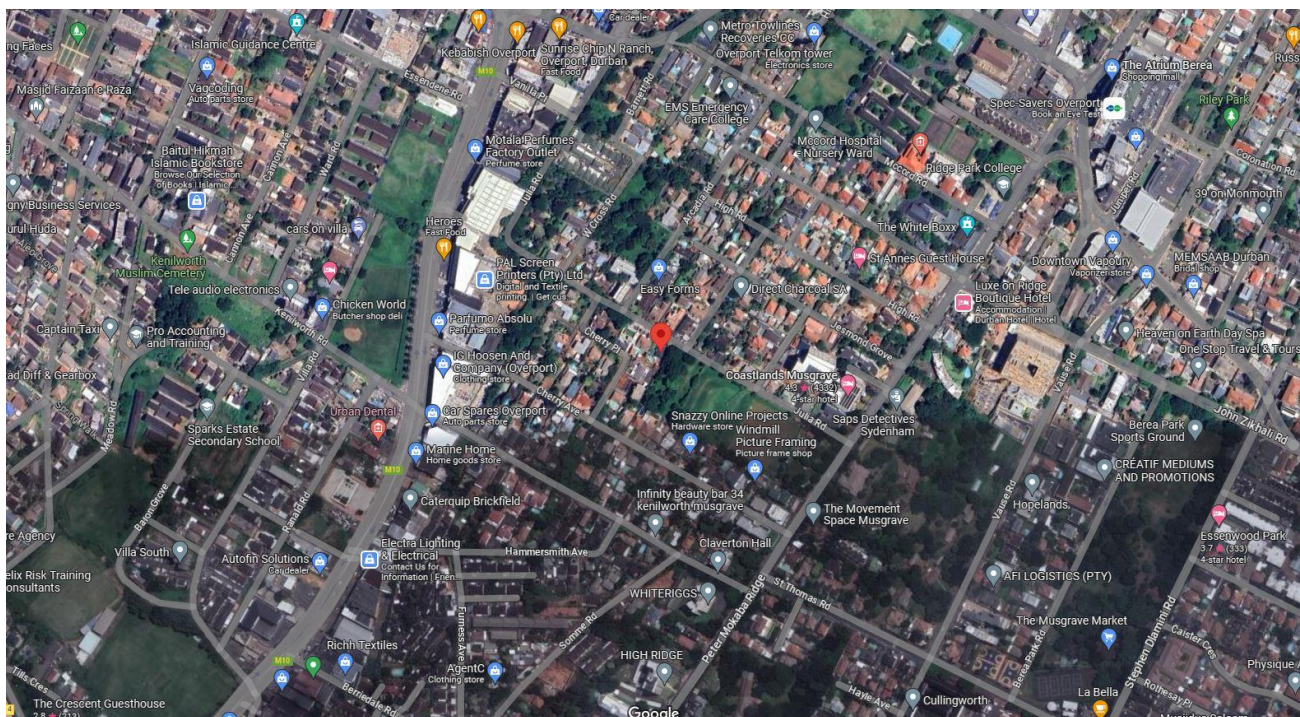
3.1 CADASTRAL DESCRIPTION

THE APPLICATION PROPERTY IS PTN 12 (OF 3) OF ERF 531 BRICKFIELD, AND HAS AN EXTENT OF 834.000M². ATTACHED IS A COPY OF THE RELEVANT SG DIAGRAM NO. SG 1280/52 AND A COPY OF THE DEED OF TRANSFER.

3.2 LOCALITY / LANDMARKS

IN PROXIMITY OF -

- COASTLANDS MUSGRAVE – 315-3A PETER MOKABA RIDGE, MUSGRAVE, 4001: 243.24M AWAY
- ST ANNES GUEST HOUSE – 26 HIGH ROAD, MUSGRAVE, 4001: 271.14M AWAY
- MCCORD HOSPITAL – 28 MCCORD ROAD, OVERPORT, 4091: 406.91M AWAY
- SPARKS ESTATE SECONDARY SCHOOL – 67 BARON GROVE, SPARKS, BEREA, 4091: 573.82M AWAY
- RIDGE PARK COLLEGE – 399 PETER MOKABA RIDGE, MUSGRAVE, 4001: 468.41M AWAY
- CHECKSTAR OVERPORT – 98 CANNON AVENUE, OVERPORT, 4067: 607.05M AWAY



3.3 EXISTING INFRASTRUCTURE

PTN 12 (OF 3) OF ERF 531 BRICKFIELD IS CONNECTED TO WATER BORNE SEWER AND A MUNICIPAL WATER CONNECTION FROM A WATER METER, ELECTRICAL SUPPLY AND STORMWATER LINES LEADING TO A SOAKPIT. THE PROPERTY CONTAINS NO SERVITUDES WITHIN ITS BOUNDARIES BUT A MUNICIPAL MANHOLE AT THE SOUTH WEST CORNER OF THE PROPERTY.

4. CURRENT ZONING OF PROPERTY & LAND USE

THE PROPERTY IS ZONED AS SPECIAL RESIDENTIAL 400 (SR 400). ALL CONSTRIANS IN TERMS OF THE DURBAN MUNICIPAL TOWN PLANNING SCHEME APPLY TO THE SITE.

THE TOWN PLANNING AND DENSITY CONTROLS GOVERNING THE SUBJECT SITE IS INDICATED HEREUNDER:

CADASTRAL DESCRIPTION - PTN 12 (OF 3) OF ERF 531 BRICKFIELD

ZONING DESCRIPTION - SPECIAL RESIDENTIAL 400 (SR 400)

SITE AREA - 834.000M²

PERMITTED COVERAGE - (50%) 417.000M²

PERMITTED F.A.R - N/A

HEIGHT RESTRICTIONS -2 STOREYS

BUILDING LINES -

- FRONT - 3M
- SIDES - 1M
- REAR - 1M

THE CURRENT LAND USE OF THE PROPERTY IS OF A RESIDENTIAL NATURE AND THE SITE IS OCCUPIED BY 2 EXISTING STRUCTURES.

IN TERMS OF THE CONTROLS THAT GOVERN THE SITE – THE DEVELOPMENT IS AS FOLLOWS:

SITE AREA: 834.000M²

COVERAGE

PERMITTED COVERAGE- 417.000M²

EXISTING COVERAGE – 187.931M²

PROPOSED COVERAGE – 28.364M²

TOTAL COVERAGE- 216.295M²

FAR

PERMITTED FAR – N/A

EXISTING FAR – 148.381M²

PROPOSED FAR – 18.365M²

TOTAL FAR- 166.746M²

5. SURROUNDING ZONING & LAND USE

PTN 12 (OF 3) OF ERF 531 BRICKFIELD IS SITUATED IN A RESIDENTIAL DISTRICT THAT IS SURROUNDED BY A MULTITUDE OF DWELLINGS AS IS SEEN BY ITS IMMEDIATE ADJACENT PROPERTIES AND MAJORITY OF ITS SURROUNDING CONTEXT.

HOWEVER THE PROPERTY IS ALSO SURROUNDED BY A VARIATION OF OTHER BUSINESS & BUILDING TYPES INCLUDING CHURCHES, LODGES, SCHOOLS, SHOPS, MOSQUES AND RECREATIONAL FACILITIES. THIS MAKES THE PROPERTY A PRIME LOCATION FOR THE RESIDENCE AS ALL THE NECESSARY AMENITIES ARE IN CLOSE PROXIMITY TO THE PROPERTY OF CONCERN.

THEREFORE AN EXPANSION OF THE DESIGN FOR THE OCCUPANTS IS SEEN AS A PROGRESSIVE STEP IN MAINTAINING THEIR POSITION IN A DEVELOPED/DEVELOPING COMMUNITY.

AS SEEN IN 3.2; LOCATIONS OF ALL THE RELEVANT AMENITIES THAT THE RESIDENCE WOULD REQUIRE, WHILE BEING SITUATED IN A THRIVING RESIDENTIAL AREA, WHERE PEOPLE ARE CONTINUOUSLY BETTERING THEIR LIVING CONDITIONS. MAJORITY

OF THE SURROUNDING RESIDENTIAL BUILDINGS HAVE A MAXIMUM HEIGHT OF TWO STORIES, WITH SOME BEING ONLY ONE STOREY IN HEIGHT. THEREFORE THE DWELLING IN QUESTION FITS INTO ITS SURROUNDING CONTEXT WITH EASE AS THE TYPOLOGY AND DESIGN STYLE IS MAINTAINED THROUGHOUT.

AERIAL VIEW



FRONT NEIGHBOUR



5 JESMOND ROAD

FRONT NEIGHBOUR 2



50 JULIA ROAD

RIGHT HAND SIDE NEIGHBOUR



31 JULIA ROAD

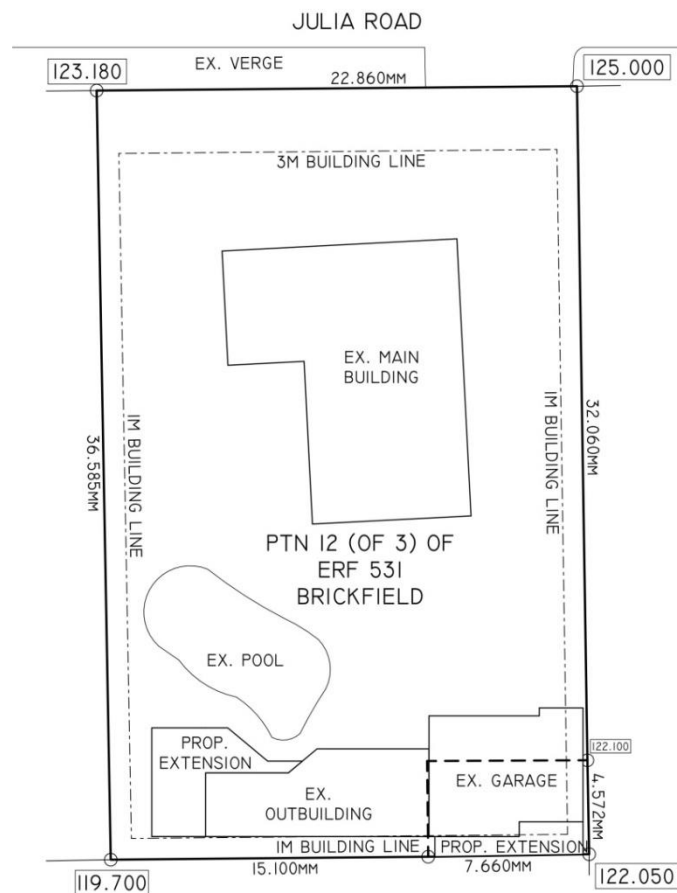
REAR NEIGHBOURS



14 CHERRY PLACE

6. THE PROPOSAL

6.1 SITE ANALYSIS & TOPOGRAPHY

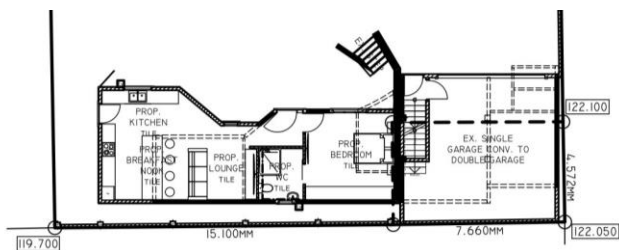


THE PROPERTY TAKES A SHAPE OF AN IRREGULAR RECTANGLE. THE SHAPE FALLS INTO A GENERAL PATTERN FOUND WITHIN THE AREA.

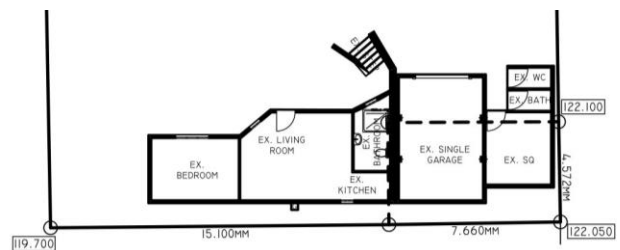
THE PROPERTY HAS ONE STREET FRONTAGE AND HAS A FAIRLY GENTLE GRADIENT THROUGH THE SITE, MAKING THE DEVELOPMENT OF THE PROPOSED WORK AMICABLE. THE PROPERTY IS BELOW ROAD LEVEL.

MAJORITY OF THE BUILDINGS ON JULIA ROAD CONSIST OF RESIDENTIAL DWELLINGS. AS PREVIOUSLY MENTIONED THE PROPERTY IS SURROUNDED BY OTHER BUILDING TYPES IN THE FORM OF CHURCHES, LODGES, SCHOOLS, SHOPS, MOSQUES AND RECREATIONAL FACILITIES, ALL OF WHICH ARE LOCATED WITHIN CLOSE PROXIMITY OF THE PROPERTY. MOST OF THE RESIDENTIAL STRUCTURES ARE BASIC DESIGN, WITH THE MORE PROMINENT STRUCTURES SHOWING A GREATER USE OF MODERN ARCHITECTURAL DESIGN.

6.2. THE PROPOSED ADDS/ALTS:



PROPOSED GROUND FLOOR PLAN
SCALE :NTS
CLASSIFICATION: H4



EXISTING GROUND FLOOR PLAN
SCALE :NTS
CLASSIFICATION: H4

THE OUTBUILDING HAD A SIGNIFICANT AMOUNT OF ALTERATIONS DONE TO IT, CONTRASTING TO THE LAST APPROVED PLAN. ALL EXISTING SPACES HAD BEEN RECONFIGURED IN ORDER TO ALLOW FOR A BETTER FLOW THROUGH THE SPACES AND THE EXISTING BEDROOM WAS EXTENDED AND IS NOW THE KITCHEN AND LOUNGE, THE EXTENSION ALLOWED FOR GREATER COMFORTS FOR THE INHABITANCIES.

THE SINGLE GARAGE ADJACENT TO THE OUTBUILDING HAD ALSO GONE THROUGH SIGNIFICANT CHANGES; THE SINGLE GARAGE HAD BEEN CONVERTED TO A DOUBLE GARAGE. THE ROOF OF THE PROPOSED DOUBLE GARAGE WOULD BE REINFORCED CONCRETE, IN ORDER TO NOT WASTE THE SPACE ABOVE THE GARAGE, A STAIRCASE LOCATED IN THE GARAGE SPACE WILL LEAD YOU TO THE ROOF DECK WHICH WILL BE USED AS A LEISURE SPACE.

THE STRUCTURES AND THEIR ELEMENTS ARE DOMINANTLY BRICK AND MORTAR, WITH THE USE OF CONCRETE FOR CERTAIN ELEMENTS (SLABS & COLUMNS), AS WELL AS STEEL STRUCTURAL COLUMNS WITHIN THE OPENPLAN SPACES WHERE NECESSARY DUE TO WALLS BEING REMOVED. NATURALLY THE DESIGN USES GLASS FOR THE EXTERIOR WINDOWS AND DOORS. THE DESIGN ALSO INCLUDES A CLEAR REJECTION OF ORNAMENTATION.



EXISTING OUTBUILDING AND GARAGE
(NORTH FACADE)



EXISTING OUTBUILDING AND GARAGE
(NORTH FACADE)



PROPOSED OUTBUILDING AND GARAGE
(NORTH FACADE)

THE PROPOSED CHANGES MAKE THE DESIGN EASIER TO TRANSVERSE WHILE PROVIDING THE NECESSARY SPACES TO CREATE A HABITABLE ENVIRONMENT FOR THE OCCUPANTS, WITH ALL THEIR NECESSARY AMENITIES.

THE DWELLING DEVELOPMENT IS OF A MODERN ARCHITECTURAL DESIGN THAT COMPLIMENTS THE SURROUNDING LANDSCAPE WHILE ALSO MAINTAINING ITS OWN CHARACTER THAT FEEDS INTO THE SURROUNDING CONTEXT. THE BUILDINGS EXTERNAL APPEARANCE IS COMPLEX FROM AN AESTHETIC POINT OF VIEW, BUT IS FUNCTIONAL AND FREE FLOWING FROM A PLANNING POINT.

THE INTENTION OF THE DESIGN IS TO CREATE AN ENVIRONMENT THAT IS CONDUSIVE TO THE OCCUPANTS NEEDS, WHILE STAYING WITHIN THE RESTRICTIONS IMPOSED BY COUNCIL. TO PROVIDE A SPACE THAT IS SAFE AND SECURE FOR THE INHABITANCE, SO THEY MAY LIVE THEIR LIVES WITHOUT CONCERN. THE ALTERATIONS MADE FROM THE PREVIOUS RESIDENCE HAS GREATLY ENHANCED THE QUALITY OF LIFE FOR THE CURRENT RESIDENCE.

7. NEIGHBOURS CONSENT

THE PROPOSED DEVELOPMENT DOES NOT IMPEDE THE ZONING REGULATIONS THAT GOVERN THE SITE IN TERMS OF F.A.R., COVERAGE & HEIGHT. HOWEVER THE PROPOSAL DOES IMPEDE OVER THE BUILDING LINES ON THE REAR BOUNDARY, THE EXISTING SERVANTS QUARTERS ALREADY IMPEDES OVER THE REAR BUILDING LINE BY 852MM HENCE THE PROPOSED FIRST FLOOR FOLLOWING THE SAME FOOTPRINT ALSO IMPEDES OVER THE BUILDING LINE BY 852MM.

8. IMPACT OF THE PROPOSAL

THE PROPOSAL IS IN KEEPING WITH THE SURROUNDING CONTEXT. THE DEVELOPMENT WILL NOT BE OUT OF PLACE AS IT IS OF SIMILAR HEIGHTS AND DESIGN STYLE, WITH THE ADDITIONS AND ALTERATIONS TO THE DESIGN NOT CHANGING THE OVERALL AESTHETIC QUALITY OF THE BUILDING.

IN REGARDS TO SHADOW CASTING BELOW, THERE IS NO IMPACT TO THE PROPERTY ON THE REAR BUT A SLIGHT SHADOW CAST TO THE PROPERTY ON THE LEFT WHICH IS VACANT. MAJORITY OF THE SHADOW CAST IS ON THE IMMEDIATE SITE.

(SUMMER SOLSTICE 12PM)



IN REGARDS TO SHADOW CASTING BELOW, THERE IS NO IMPACT TO ANY OTHER PROPERTY

(WINTER SOLSTICE 12PM)



9. CONCLUSION

IT IS RESPECTIVELY REQUESTED THAT THIS APPLICATION WILL RECEIVE YOUR FAVOURABLE CONSIDERATION.