



Our Ref: FGG-7432/1.1A

Date: 2023/05/22

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**RE: MOTIVATION FOR PROPOSED WORK'S AT 355 INNES ROAD, MORNINGSIDE, DURBAN
on PTN 2 OF ERF 695 (FORM A)**

Scope of proposed work: *(see architects drawings for details)*

1. Existing Master bedroom converted to Open plan Kitchen & Dining Room.
2. Existing Master En-suite 1 converted to New Scullery and Existing Dining Room converted to New Master Bedroom with Walk - in Close .
3. Existing Laundry converted to New Store Room.
4. Existing Bedroom 2 converted to New Office.
5. Existing TV Room converted to Bedroom 2.
6. Bathroom 1 to be reconfigured & entrance door repositioned.
7. Existing Enclosed Balcony converted to Sitting Room.
8. Existing Kitchen converted to New Hobby Room & New Master En - suite.
9. Existing Sitting room converted to New TV Lounge.
10. Existing Windows replaced with new Aluminium Windows with matching Specifications.
11. New Solar Geysers to be installed on Roof top.

Motivation for Proposed Work:

FGG Architects were approached by the new owners of Unit 16 of Sonning Flats to provide a proposal on how the existing unit layout can be altered to better suit their growing needs. This meant evaluating how each space relates to each other and, where possible, omit rooms to create an open-plan living space to provide a better flow through the unit.

Item 1 : The existing Master Bedroom is the largest space within the current unit and our Client felt it is oversized in relation to their needs. This space also suffers from a lack of adequate natural light and ventilation. We felt it was best to convert this room and existing En-suite Bathroom into an open-plan Dining and Kitchen Space with an adjoining Scullery, taking advantage of the current plumbing infrastructure of the En-suite.
(Refer to Picture 1 on LA101-A)

Item 2 : This alteration necessitated accommodating the Master Bedroom and En-suite elsewhere within the Unit. With the addition of dividing walls and a new entrance door, the current Dining Room and a portion of the Kitchen is converted into the new Master Bedroom and En-suite including a new Walk - in Closet. The new Master Bedroom will benefit from direct natural light and ventilation, being positioned along a perimeter wall of the building. Again, close proximity to existing plumbing infrastructure informed the positioning of the En-suite

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Bathroom. This minimizes the impact of the proposed alterations on the existing building. (Refer to Picture 2 and 3 on LA101-A)

Item 3 : All laundry appliances will be located within the New Scullery room, allowing the existing laundry to become a new Store Room. (Refer to Picture 4 on LA101-A)

Item 4 : The existing Bedroom 2 space is to be converted to a Home Office, better suited to the new owner's requirement. The existing doors are being retained but the window is to be replaced with an aluminium - framed, safety - glazed sliding window. This provides flexibility in terms of privacy. The new window is not on the building's external facade so it will not be visible from outside the Unit. (Refer to Picture 5 on LA101-A)

Item 5 : The existing TV Room is to be converted into Bedroom 2/ Guest Bedroom, providing privacy from the Living Area. Already having a fair - sized window for the room, alterations to the current facade will not be required.

Item 6 : The existing Bathroom 1 remains in its current location but our Client wishes to replace the current Sanware and Brassware with contemporary fittings as well as replacing the bath with a new shower. The internal finishes to this room will also be upgraded, in keeping with the surrounding improvements. The relocation of the access door relates to providing easy access from Bedroom 2. (Refer to Picture 6 and 7 on LA101-A)

Item 7 : The current Enclosed Balcony space will become the new location for the Sitting Room/ Casual Lounge. The omission of the existing Master Bedroom wall will allow more natural light into the open - plan space and link the Balcony space directly to the new Dining and Kitchen area. The currently - isolated Balcony thus becomes an integral part of the open - plan living space. (Refer to Picture 8 and 9 on LA101-A)

Item 8 : The balance of the current Kitchen Space is to be utilized as a new Hobby Room. The new owners are avid cyclists and require adequate space to store their bicycles and riding equipment. Direct Access from the shared corridor makes this space ideal for the function of a Hobby Room. (Refer to Picture 10 and 11 on LA101-A)

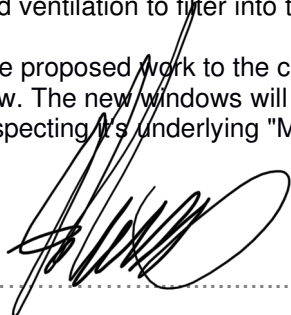
Item 9 : The existing Sitting Room is to be converted to the New TV Lounge as it currently has ample wall space and plug points to suit modern audio - visual installations. (Refer to Picture 12 on LA101-A)

Item 10 : Replacing the existing windows with new Aluminium - framed, safety - glazed windows will bring about a reduction in ongoing maintenance costs as well as improve the Solar Performance of the openings. This, in turn, is considered to reduce the need for energy - demanding artificial ventilation. The Aluminium frame sizing and profiles of the new windows are to respect the current proportions found on site.

Item 11 : The geyser in the existing Bathroom 1 is to be removed and replaced with a New Solar Geyser installed on the Roof top. (Refer to Picture 6 on LA101-A)

These internal design changes to the layout of the dwelling allows our client to utilize their unit with a better flow between spaces, with minor to moderate demolition work. It also allows more natural light and ventilation to filter into the building.

The proposed work to the current building envelope consists of replacing the affected windows with new. The new windows will not negatively impact on the structure and aesthetics of the building, respecting its underlying "Modernist" architectural style.



2023/05/22

Signature

Date