



Our Ref: FGG-7432/1.1i

Date: 2023/05/22

ATT. KWA-ZULU NATAL AMAFA / HERITAGE INSTITUTION

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**RE: MOTIVATION FOR COMPLETED/COMMENCED WORKS AT 355 INNES ROAD,
MORNINGSIDE, DURBAN on PTN 2 OF ERF 695 (FORM I)**

Scope of completed work:

1. Existing balcony enclosed with glazing elements (see architect's drawings) and covered with Aluminium Roof Sheeting on lightweight Steel Structure.
2. North-West and North-East facade of unit along corridor shielded from roadside view using glazing screen above existing brickwork balustrade.

Scope of commenced work:

3. Removal of existing windows along enclosed balcony and replacement with new Aluminium Framed Safety-Glazed windows within the same window openings/ reveals. New Frame colour/finish/profile to match existing.

Motivation for completed/commenced work:

Item 1: The above mentioned enclosing of the existing balcony was completed by the previous owner within the 60 year period from the original date of construction of the building in 1951. At the time this work was being done, it would have not required an AMAFA application and subsequently had not been submitted to the local municipality for approval. This has therefore been inherited by the current owners whom would like to obtain approval from AMAFA and the local municipality.

The current owners took transfer of this property year 2022.

Enclosing the balcony benefited the previous occupants of Unit 16, providing the flexibility to utilize the balcony on days with inclement weather while also providing a barrier from the South Westerly winds that rendered the balcony unusable on windy days. The previous balcony, evident in the original plans, was covered with a timber pergola offering little to no protection from the elements. (*Refer to Picture 1 and 2 on LA201-i*).

Enclosing the balcony also allows the opportunity to convert this space into a Living Room/Dining Room, adding value to the property while overlooking a well maintained garden/play area for kids on the ground level, located on the South East of the site (*Refer to site plan on LA200-i*).

The covering of the balcony with aluminium roof sheeting on a light-weight steel frame was also completed by the previous owner, forming part of the balcony enclosure. This ensured that the once-

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open balcony was now completely protected from poor weather conditions, enhancing the usability of this area for day-to-day living.

These additions respect the Modernist Architectural Style of this building, emphasizing the rectangular forms and lack of adornment on the Facades.

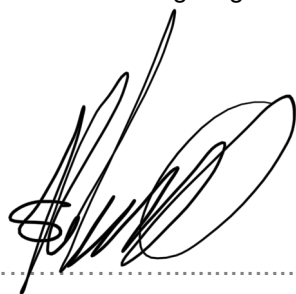
Item 2: The above-mentioned shielding of the North-West Facade using Glazed Screens on the existing brickwork balustrade, was also completed by the previous owner. This obscured direct view into the Unit's windows from the road and was likely also an attempt to insulate the Unit from the ever-increasing traffic noise of Innes Road, a well-used carriageway during peak traffic hours. These glazing elements, found along the corridor, fix to the existing balustrade wall, shielding the windows along the North-West Facade, providing a semblance of privacy. (*Refer to Picture 4 and 5 on LA201-i*).

The unit's obscured glass screens also protect the rooms facing the corridor, namely the existing TV Room, Bathroom, and Guest Toilet, from direct North sunlight. The screens filter the light entering these spaces, improving the comfort of the occupants throughout the day.

Item 3: Due to climatic conditions and the general wear and tear from daily use, the owner had found it necessary to replace the windows to this unit. These new windows are to match the specifications of the existing windows. (*Refer to Picture 6 and 7 on LA201-i*).

The new Safety-Glazed Aluminium windows will be of modern materials improving their performance regarding Energy Efficiency by using more thermal-efficient framing and glass. This will improve the environment for the occupants, reducing the need for artificial heating and cooling.

Our client would like to ensure that their building plans are fully compliant with **AMAFA** and the National Building Regulations.



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Signature

2023/05/22
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Date