

**36 BLYTHSWOOD ROAD**

**ERF 7705 DURBAN**

**SR DESIGN CONSULTANTS**

**FOR ALL YOUR ARCHITECTURAL NEEDS**

41 DIPDALE ROAD

CELL : 061 483 7365

MALVERN

OFFICE : 031 464 1209

QUEENSBURGH, 4093

DIRECTOR : 071 764 0445 (SELVAN)

# CONTENTS

1. APPLICANTS DETAILS
2. APPLICATION DETAILS
3. SITE INFORMATION
4. CURRENT ZONING OF PROPERTY & LAND USE
5. SURROUNDING ZONING & LAND USE
6. THE PROPOSAL
7. NEIGHBOR'S CONSENT
8. IMPACT OF THE PROPOSAL
9. CONCLUSION

# 1. APPLICANTS DETAILS

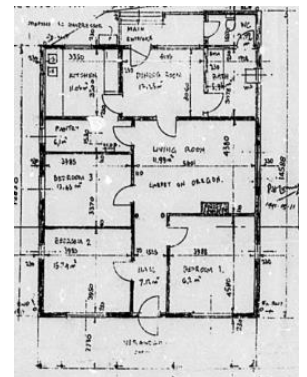
THE APPLICANT IS S.R DESIGN CONSULTANTS, ACTING ON BEHALF OF THE OWNERS OF THE PROPERTY, INDUSTRIAL RUBBER AND ENGINEERING SUPPLIERS CC.

# 2. APPLICATION DETAILS

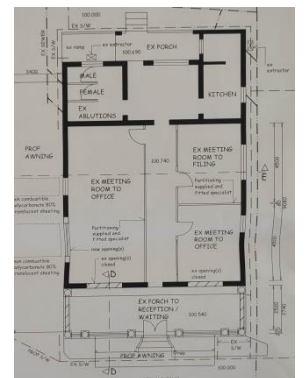
THE APPLICATION IS MADE IN REGARDS TO A NEW DWELLING ERECTED ON AN EXISTING RESIDENTIAL PROPERTY, WHOSE AGE EXCEEDS 60 YEARS, ALTHOUGH IT DOES DISPLAY SOME CHARACTERISTICS OF ARCHITECTURAL STYLE OF A VICTORIAN NATURE, THAT IS GENERALLY FOUND IN THESE SUBURBS. THERE IS NO HISTORICAL, ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE.

THE EXISTING BUILDING WAS FIRST ERECTED IN 1919, IN 1995 AN APPLICATION WAS GRANTED FOR CONVERSION FROM RESIDENTIAL TO PLACE OF WORSHIP (REFER TO ANNEXURE 1). THE PROPERTY WAS SOLD IN MAY 1999 TO CURRENT OWNERS. THE USAGE AS PLACE OF WORSHIP HAD CEASED. IN 2012 A SPECIAL CONSENT APPLICATION FOR THE CONVERSION OF THE EXISTING MAIN BUILDING WAS APPLIED FOR WHEREBY THE USE WAS CHANGED FROM RESIDENCIAL TO OFFICES HOWEVER LOCAL AUTHORITY HAD DECLINED THE APPLICATION (REFER TO ANNEXURE 2).

AS THE ZONING OF THE SITE IS SPECIAL RESIDENTIAL 400, AND THE SITE AREA BEING 1316SQM, THE PROPERTY ALLOWS FOR THE ERECTION OF AN ADDITIONAL TWO UNITS. HOWEVER, OUR APPLICATION IS MADE FOR JUST ONE ADDITIONAL UNIT. AT A LATER PERIOD WILL THIRD UNIT BE ADDED.



ANNEXURE 1



ANNEXURE 2



MAIN BUILDING SOUTH WEST ELEVATION



MAIN BUILDING NORTH EAST ELEVATION



MAIN BUILDING SOUTH EAST ELEVATION



SQ SOUTH EAST ELEVATION

### 3. SITE INFORMATION

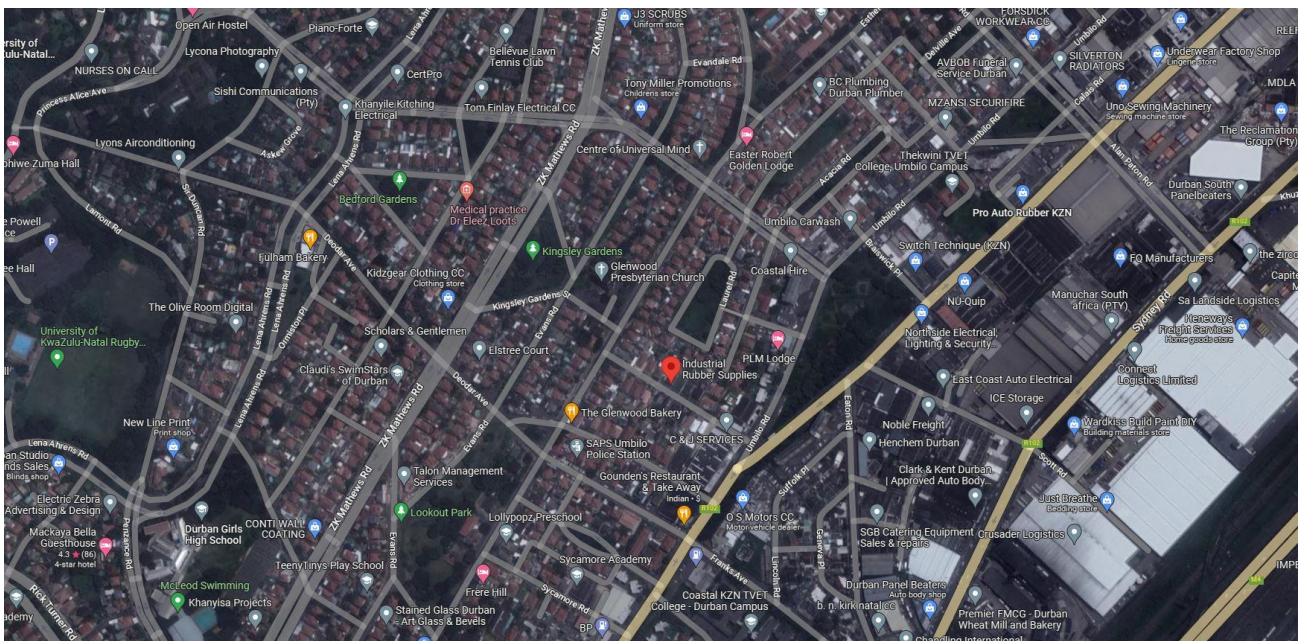
#### 3.1 CADASTRAL DESCRIPTION

THE APPLICATION PROPERTY IS ERF 7705 DURBAN, AND HAS AN EXTENT OF 1316.000M<sup>2</sup>. ATTACHED IS A COPY OF THE RELEVANT SG DIAGRAM NO. SV 411/75 AND A COPY OF THE DEED OF TRANSFER.

#### 3.2 LOCALITY / LANDMARKS

IN PROXIMITY OF -

- PLANET AUTO GLASS – 474 UMBILO ROAD: 120.06M AWAY
- PLM LODGE – 444 UMBILO ROAD: 154.33M AWAY
- FARADEx TRADING – 374 ESTHER ROBERTS ROAD: 78.13M AWAY
- SAPS UMBILO POLICE STATION – 36 DEODAR AVENUE: 167.84M AWAY
- THE GLENWOOD BAKERY – 198 ESTHER ROBERTS ROAD: 147.32M AWAY
- HAPPY FACES DAY CARE – 21 AYOTTAVENUE: 154.55M AWAY
- GOUNDEN'S RESTAURANTS & TAKE AWAY – 520 UMBILO ROAD: 201.83 AWAY



### 3.3 EXISTING INFRASTRUCTURE

ERF 7705 DURBAN IS CONNECTED TO WATER BORNE SEWER AND A MUNICIPAL WATER CONNECTION FROM A WATER METER, ELECTRICAL SUPPLY AND STORMWATER LINES LEADING TO ROAD. THE PROPERTY CONTAINS NO SERVITUDES WITHIN ITS BOUNDARIES.

### 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 - ERF 7705 DURBAN

ZONING DESCRIPTION - SPECIAL RESIDENTIAL 400 (SR 400)

SITE AREA - 1316.000M<sup>2</sup>

PERMITTED COVERAGE - (50%) 658.000M<sup>2</sup>

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:** 1316.000M<sup>2</sup>

#### COVERAGE

PERMITTED COVEAGE- 658.000M<sup>2</sup>

EXISTING COVERAGE – 300.320M<sup>2</sup>

PROPOSED COVERAGE – 120.750M<sup>2</sup>

TOTAL COVERAGE– 421.070M<sup>2</sup>

#### FAR

PERMITTED FAR – N/A

EXISTING FAR – 392.290M<sup>2</sup>

PROPOSED FAR – 104.550M<sup>2</sup>

TOTAL FAR– 496.840M<sup>2</sup>

## 5. SURROUNDING ZONING & LAND USE

ERF 7705 DURBAN 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



33 BLYTHSWOOD ROAD

LEFT HAND SIDE NEIGHBOUR



**40 BLYTHSWOOD ROAD**

RIGHT HAND SIDE NEIGHBOUR



**28 BLYTHSWOOD ROAD**



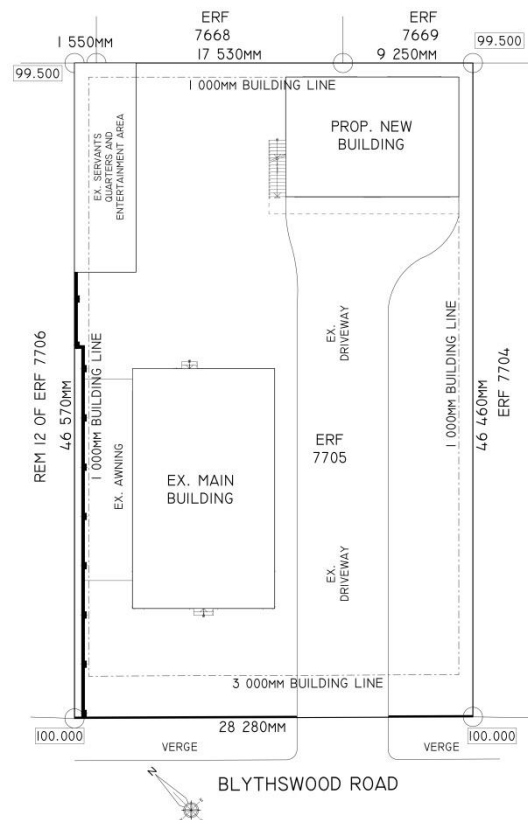
## REAR NEIGHBOURS



**53 LAUREL ROAD**

## 6. THE PROPOSAL

### 6.1 SITE ANALYSIS & TOPOGRAPHY



THE PROPERTY TAKES A SHAPE OF A RECHTANGLE. THE SHAPE FALLS INTO A GENERAL PATTERN FOUND WITHIN THE AREA.

THE PROPERTY HAS ONE STREET FRONTAGES AND HAS A GENTLE GRADIENT THROUGH THE SITE, MAKING THE DEVELOPMENT OF THE PROPOSED WORK AMIGABLE. THE PROPERTY IS AT ROAD LEVEL.

MAJORITY OF THE BUILDINGS ON BLYTHSWOODM 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 EXISTING MAIN DWELLING

IN 1999 THE PROPERTY WAS PURCHASED FROM THE TRUSTEES OF THE DURBAN MEETING ROOMS TRUST, BY INDUSTRIAL RUBBER AND ENGINEERING SUPPLIERS. THE OWNERS OF SAID COMPANY AT THAT TIME WERE CHOCKLINGUM AND SAROJINI GOVENDER.

UPON TAKING OCCUPASION, THE OWNERS WERE UNAWARE OF THAT THE PREVIOUS OWNERS HAD ENCLOSED THE PORCH WITHOUT GAINING APPROVAL FROM LOCAL AUTHORITY.

IN 2012 AN APPLICATION FOR CONVERSION TO OFFICES AND REGULARIZING OF WORK COMPLETED BY PREVIOUS OWNERS WERE LODGED, HOWEVER THE CONSENT APPLICATION WAS REFUSED.

THE CLIENT WAS UNDECIDED AS TO WHETHER TO SELL OR RETAIN THE PROPERTY DUE TO THE REFUSED DECISION RECEIVED. HOWEVER THEY RETAINED THE PROPERTY HOPING COUNCIL WOULD RECONSIDER. IN THE INTERIM OWNERSHIP OF THE COMPANY HAS CHANGED.

THE NEW OWNER INTENDS ON REZONING THE PROPERTY AND HAS ENGAGED WITH A TOWN PLANNER. WITH THE OPPORTUNISM OF COUNCIL POSSIBLY GRANTING THE NEW USAGE, HE DECIDED TO PROCEED WITH DEVELOPING THE PROPERTY. WITH REGARDS TO THE MAIN DWELLING, AND WHEN THE REZONING IS GRANTED, SUBMISSION OF FOR ANY PROPOSED ALTERATIONS / EXTENSIONS WOULD BE DONE AT THAT POINT IN TIME. THIS WOULD HAVE INCLUDED THE REGULARIZING OF THE PORCH.

LAST YEAR OUR SERVICES WERE ENGAGED, AND AS DISCUSSED WITH THE TOWN PLANNER, ESPECIALLY DUE TO THE TIME LINE FOR REZONING TO BE GRANTED, WE WERE TO SUBMIT PLANS FOR THE SECOND DWELLING, WHICH WOULD ALLOW FOR CONSTRUCTION TO START A LOT SOONER.

ONCE THE ZONING WAS GRANTED, A CONVERSION PLAN INCLUDING ANY PROPOSED ALTERATIONS, REGULARIZING OF WORK COMPLETED TO MAIN DWELLING AND ANY DEVIATIONS TO THE CURRENT SUBMISSION FOR SECOND DWELLING WOULD BE LODGED. SHOULD THE ZONING BE DECLINED, THE OWNER IS AWARE THAT HE STILL NEEDS TO REGULARIZE ALL WORKS COMPLETED TO THE MAIN DWELLING.

ACCORDING TO THE PEVIOUS OWNERS OF THE COMPANY, THE BUILDING WAS PURCHASED WITH SAID PORCH ENCLOSED, HOWEVER IN 2016; THEY REPLACED THE EXISTING ROOF OVER THE PORCH ONLY DUE TO WOODBORER INFUSTRASTION.

THE PORCH HAS BEEN ENCLOSED WITH MASONRY, TIMBER DOORS AND WINDOWS, GLASS BRICKS. THE ORIGINAL COLUMNS AND BASES HAVE BEEN MAINTAINED WITH THE MASONRY BUTTED AGAINST.

THE ROOF HAS BEEN MAINTAINED. 75 DIAMETER STEEL UPRIGHT WITH TIMBER BEAM ACROSS SUPPORTING PURLINS AND ROOF SHEETING.





## 6.3 THE NEW DWELLING:

THE NEW DWELLING IS SITUATED AT THE NORTH EAST SIDE OF THE SITE AND IS NOT ENCRDACHING OVER PERMITTED BUILDING LINES.

THE NEW DWELLING CONSISTS OF A 4 CAR GARAGE ON THE GROUND

FLOOR WHICH IS ACCESSED BY 2 DOUBLE ROLLER

SHUTTER DOORS. A STAIRCASE SITUATED ON THE LEFT-HAND SIDE OF THE BUILDING GIVES YOU ACCESS TO THE FIRST FLOOR BALCONY WHICH IS THE MAIN ACCESS TO THE RESIDENTIAL COMPONENT OF THE NEW DWELLING.

THE RESIDENTIAL COMPONENT OF THE BUILDING CONSISTS OF 3 BEDROOMS, A COMMON BATHROOM, LOUNGE AND KITCHEN WHICH TALLIES UP TO APPROXIMATELY 105 SQM. THE BALCONY SITUATED AT THE SOUTH WEST OF THE BUILDING CANTILEVERS 1.2M FROM THE STRUCTURAL WALL. THE KITCHEN, BATHROOM AND 1 BEDROOM IS SITUATED AT THE NORTH EAST SIDE OF THE BUILDING. THE LOUNGE AND 2 OTHER BEDROOMS ARE SITUATED AT THE SOUTH WEST SIDE OF THE BUILDING.

THE ZONING OF THE PROPERTY (SR400) PROVIDES THE SITE WITH CERTAIN RESTRCTIONS THAT HAS BEEN ADHERED TO DURING THE DESIGN PROCESS, IN TERMS OF HEIGHT, FAR & COVERAGE.



SOUTH WEST ELEVATION (NEW BUILDING)



NORTH WEST ELEVATION (NEW BUILDING)



SOUTH EAST ELEVATION (NEW BUILDING)

THE STRUCTURES AND THEIR ELEMENTS ARE DOMINANTLY BRICK AND MORTAR, WITH THE USE OF CONCRETE FOR CERTAIN ELEMENTS (SLABS & COLUMNS).

NATURALLY THE DESIGN USES GLASS FOR THE EXTERIOR WINDOWS AND DOORS. THE DESIGN ALSO INCLUDES A CLEAR REJECTION OF ORNAMENTATION.

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.



SOUTH WEST ELEVATION (NEW DWELLING)



SOUTH WEST ELEVATION (NEW BUILDING)

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 BUILDING LINES, F.A.R., COVERAGE & HEIGHT.

## 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 RIGHT BUT A SHADOW CAST TO THE PROPERTY ON THE REAR THIS SHADOW IS CAST OVER THE GARAGE/AWNING OF THE PROPERTY AND NOT OVER ANY OF THE LIVING SPACES ACCORDING TO THE SOLAR STUDY.

**(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.