

C. SIGNIFICANCE:

1. Original date of construction/date of first approved plan: 1928

2. Historical Significance:

Plans were prepared by Bullock Architect in 1928 for Henry Benjamin esq.

3. Architectural Significance:

The house is an asymmetrical gable-veranda house with a Dutch Revival gable facing the street. The veranda features stained glass detail to doors and windows and a protruding circular veranda. The gable has a circular bay window. The property slopes steeply towards the rear, the house is raised to street level by a facebrick plinth. The roof is a tiled pyramid with a back veranda (partially enclosed). Outbuildings are of no significance and have been altered and added to. Windows were diamond pattern lead-light glazing, which have been replaced with clear glass. Painted timber window frames show signs of age and disrepair.

4. Urban Setting & Adjoining Properties:

The house is located slightly lower than the street and has a precast fence obscuring the front facade. Adjoining properties are no. 63, Westhaven Flats, a multi-storey block and no.67, a single storey dwelling of similar age and scale. The next two or three sites have been demolished and are vacant land. Westhaven flats is on the corner of Pietermaritz and West streets. Across Pietermaritz is the taxi shelter (corner of West st) and a modern single storey building.

Pietermaritz street still has a number of trees lining the street.



D. PROPOSED WORK

1. Purpose of Application:

DEMOLITION of existing dwelling and outbuildings

2. Motivation for proposed work:

Shanbar Properties own the block of flats next door which requires more parking. No. 65 offers sufficient land to provide the required parking.

The small residential house no longer suits the residential need in the area, with limited accommodation offered by its floor plan. Parking has become a pressure on the streets in the area as more residents own cars and it is most suitable to locate secure parking alongside a residential block.

The streetscape of this part of Pietermaritz street has been lost since the majority of houses have been replaced or demolished.

3. Detail the work to be carried out:

- Demolish outbuildings
- Demolish house
- Proposed development as drawings DEM/02A; 02B; 02C dated May 2016

E. CONTACT DETAILS

1. CONTRACTOR

Not appointed

2. ARCHITECT/ CONSULTANT

Consultant for Amafa application :

Lindsay Napier Architect

PrArch 5320

P.O.Box 165

Bothas Hill 3660

Tel : 083 6608521

Email : lanapier@mindscope.co.za

3. OWNER OF PROPERTY:

(Transfer in progress)

Shanbar Property Development CC

43 Albany Road,

Blackridge

Email : andrew@barnesprop.co.za

Tel :033-3441105

4. DELEGATED AUTHORITY *(The name of the person authorized to act on behalf of a company or institution -Power or Attorney/proof of authorization to be attached)*

Andrew Barnes

43 Albany Road,

Blackridge

Tel :033-3441105/ 083 2557505

Email : andrew@barnesprop.co.za

G. PUBLIC PARTICIPATION:

Notices sent by registered mail to immediate neighbours :

(See attached proof of mail)

Owner	Street Address	Cadastral

FOR OFFICIAL USE:

Ref:

Date received:

Application No:

Application approved not approved

Permit No:

Date: