

**MOTIVATION:**

**555 LILIAN NGOYI ROAD, MORNINGSIDE, DURBAN**

**ERF 269 OF DURBAN/  
PORTION 8 OF ERF 274 DURBAN.**

**ZONED**

**SPECIAL RESIDENTIAL 400**

**APPLICANT:**

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**PR SENIOR ARCHITECTURAL TECHNOLOGIST**

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**OWNER:**

**TRADA INVESTMENTS(PTY)LTD.**

**APPLICATION TITLE**

**PROPOSED ADDITIONS TO**

**EXISTING DWELLING.**

**(FIRST FLOOR)**



## **MOTIVATIONAL MEMORANDUM:**

PROPOSED ADDITIONS TO EXISTING DWELLING –  
FIRST FLOOR.

ERF 269 OF DURBAN / PORTION 8 OF ERF 274  
DURBAN.

SITUATED AT 555 LILIAN NGOYI ROAD, MORNINGSIDE,  
DURBAN, 4001

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# **1. Introduction**

Trada Investments (PTY)LTD being the current owner wishes to increase the living space to the existing dwelling. The owner would like to build a first floor to the existing structure.

The proposal is to construct a first to the existing structure. The site is located at 555 Lilian Ngoyi Road, Morningside, Durban,4001

## **1.1. Purpose of Report**

The memorandum is for the purpose of motivating adequate background information to assess the proposed development for a functional and spacious family living.

The building works and structure shall comply with:

- National Building Regulations and Building Standards Act. (Act 103 of 1977)

## **1.2. The Overview Scope**

The scope of the project is to construct a first-floor level on the existing structure which is certified by a Structural Engineer to carry the additional load and will also be supervised by the Engineer.

The building that is impacted:

- The existing building is currently stable and certified by the Structural Engineer to carry the additional load of the first floor.

The facade of the building will not change as the proposed first floor will match the existing structure, also the exterior will be in keeping with the surrounding residential properties.

# **2. The Application Area**

## **2.1 The Subject Site**

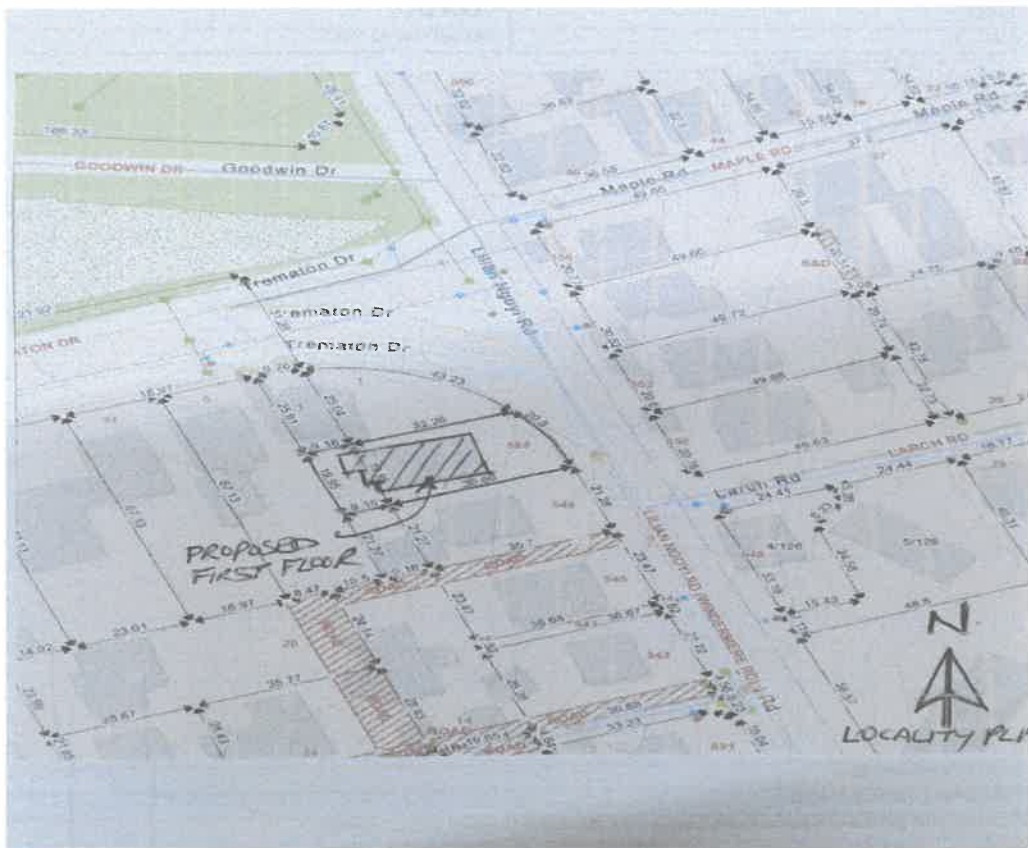
The application site is in the Morningside vicinity. The site is situated on Lilian Ngoyi Road.

1. Lilian Ngoyi Road

The building takes access from Lilian Ngoyi Road.



**Figure 1.1**



**LOCALITY MAP AND POINT OF VIEW.**

## **2.2 The Applicant**

The Owner, Trada Investments (PTY)LTD is the registered owner of ERF 269 Durban/Portion 8 of ERF 274 Durban and hereby appoint Mr. C. Naidoo (Professional Senior Architectural technologist ST0286) to lodge the AMAFA Application on their behalf, which is in terms of Section 37 (1)(a) of the KwaZulu – Natal AMAFA and Research Institute Act (5/2018) for a Permit to Demolish, Alter or Add to a structure which is, or which may reasonably be Expected to be older than 60 Years.

## **2.3 Current Usage**

The existing buildings are currently being used as a Residential property and Will remain as such.

The new areas are approximately:

- Total Site Area - 886.00m<sup>2</sup>
- Existing Buildings - 337.25m<sup>2</sup>
- Proposed First Floor - 274.25m<sup>2</sup>

## **2.4 The Town Planning and other Regulations:**

The site is zoned as “Special Residential 400”. The height restriction is 2 story. In terms of the zoning, the dwelling usage is one of the primary uses of the site. In terms of permitted zoning, a double story building is permitted within the building lines.

## **2.5 Heritage and Legislation.**

The existing buildings are older than 60 years old. The original building was built in 1927. It is noted that in 1927 the existing house was approved and in 1968 the additions and alterations were done.

The building is surrounded by possibly similar properties and the usage as Remained the same throughout the years.

Application for the development shall be made to AMAFA for permit approvals And then submitted to the eThekweni Municipality to be assessed in its merits.



Application site and surrounding property.

Sources: [www.googlemaps.com](http://www.googlemaps.com)

### **3. Buildings.**

The building is a simple residential building. The proposal is to be in keeping with the surrounding residential properties.

The building façade will also be in accordance with the residential setting of the area.

The precedent of a new modern double story building has been set by the 549 Lilian Ngoyi Road which is on the left side of 555 Lilian Ngoyi Road.



Precedent Building (Figure 2.1)



**Existing building (Figure 2.2)**



**Existing building (Figure 2.3)**



**Existing building (Figure 2.4)**





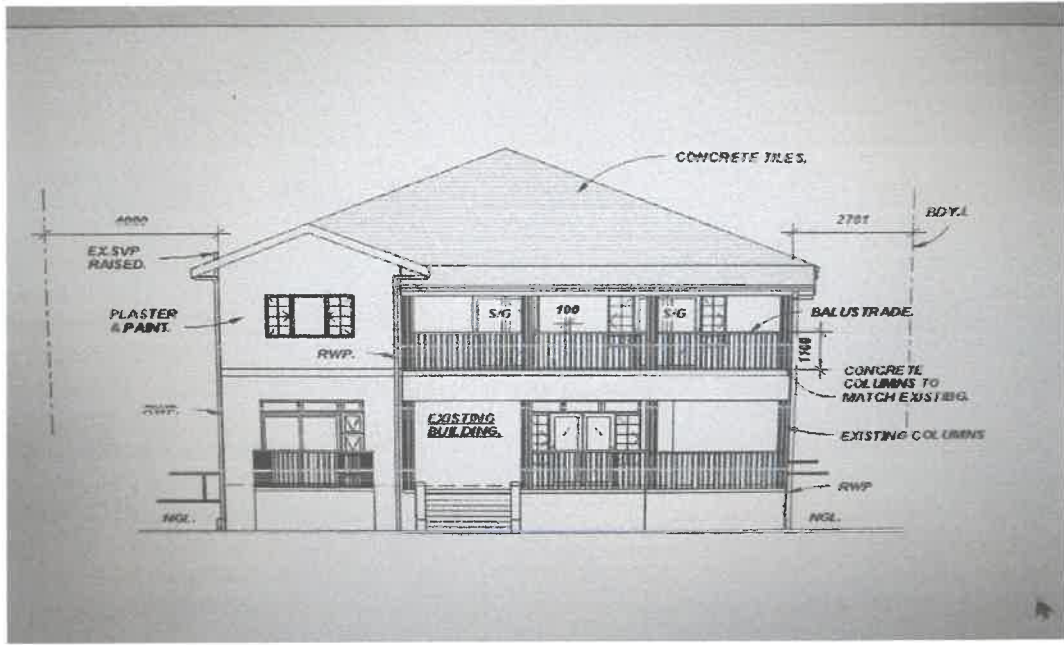
**Existing building (Figure 2.5)**



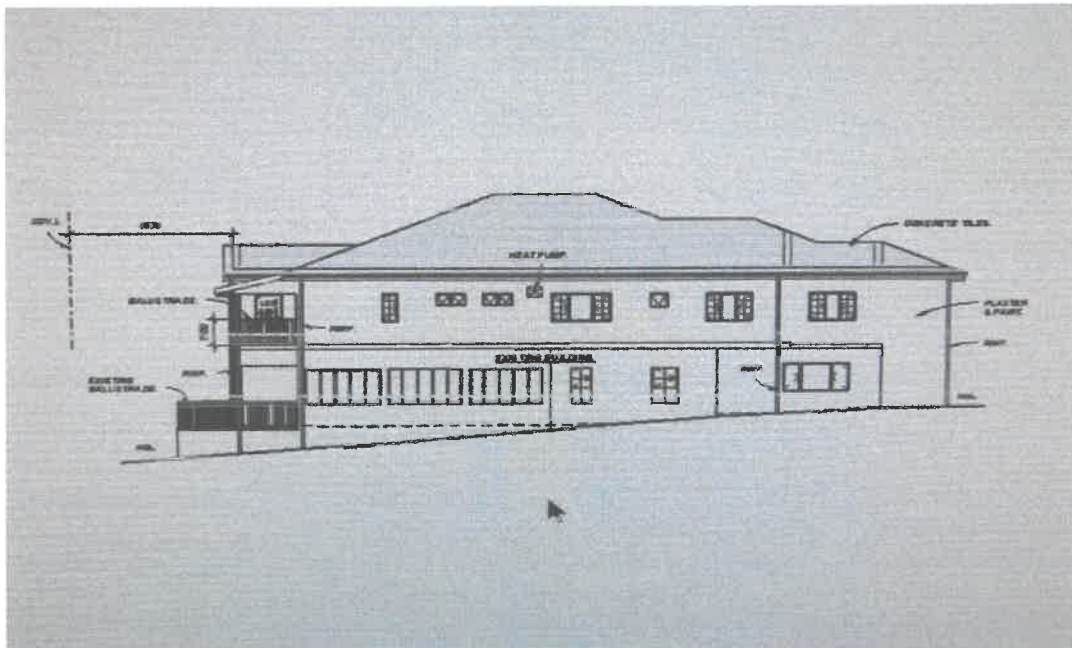
**Existing building (Figure 2.6)**



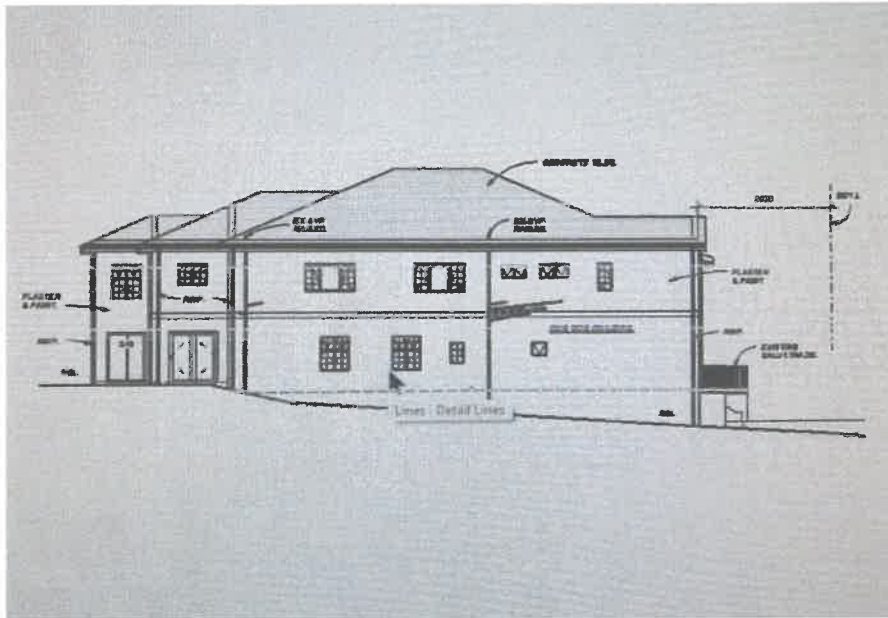
**Existing building (Figure 2.7)**



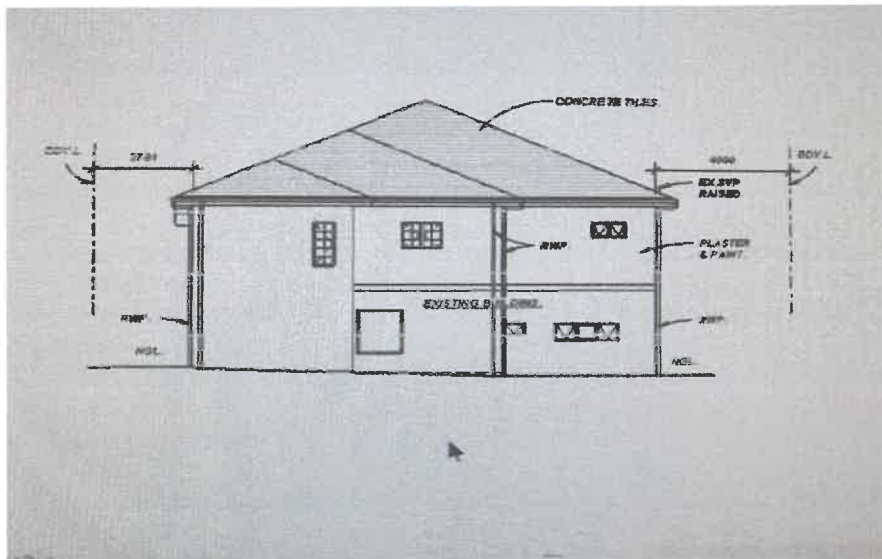
**Proposal of New Addition (Figure 2.8)**



**Proposal of New Addition (Figure 2.9)**



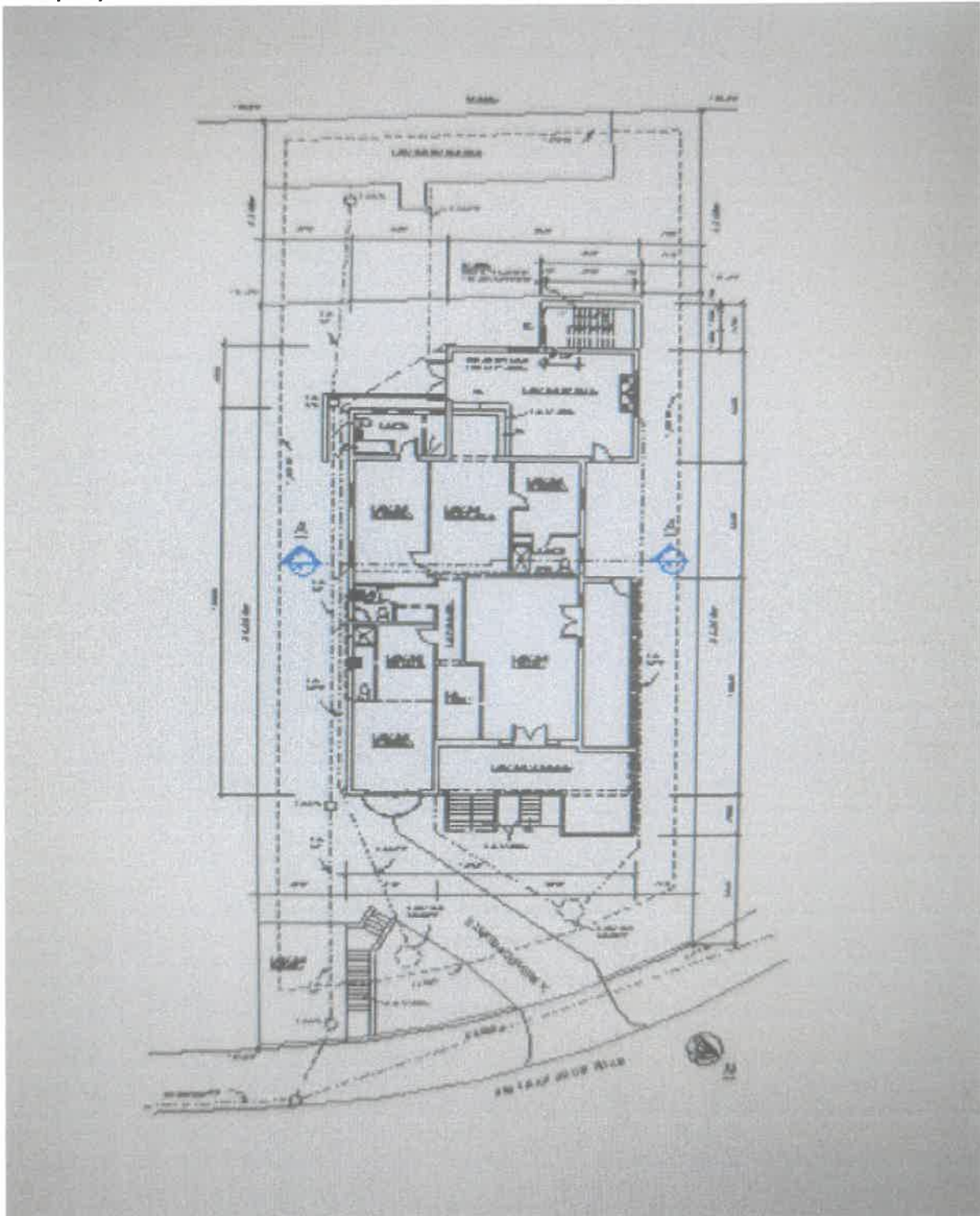
**Proposal of New Addition (Figure 2.10)**



**Proposal of New Addition (Figure 2.11)**

## 4. Proposal.

The proposal is additions to the existing building.



Site Plan – Showing the additions and alterations.

## **5. Conclusion.**

1. The existing zoning allows for the development to have a Double story building.
2. The proposed development does not affect the historical Significance or architectural significance within the existing Residential setting.

On the above basis, it is the applicant's formal request that the application Made in terms of Section 37 (1)(a) of the KwaZulu – Natal AMAFA and Research Institute Act (5/2018) for a permit to Demolish, Alter or Add to a structure which is, or which may reasonably be expected to be older than 60 Years, for the alterations and additions to the existing building and the construction of a first-floor level which shall be dealt by its merit and be APPROVED.

## **Attached Appendices**

1. Appendix 1 – AMAFA Submission Form
2. Appendix 1 – Title Deeds
3. Appendix 1 – SG Diagram
4. Appendix 1 – Existing building plans
5. Appendix 1 – Pictures of the existing building
6. Appendix 1 – Proposed building Plan
7. Appendix 1 – Motivation
8. Appendix 1 – POWER OF ATTORNEY
9. Appendix 1 – LETTER OF AUTHORITY
10. Appendix 1 – NEIGHBOURS CONSENT/REGISTERED SLIP
11. Appendix 1 – PROOF OF PAYMENT