

5 September 2023

Attention : AMAFA Heritage Officers Committee

## **ADDITIONAL MOTIVATION IN SUPPORT OF APPLICATION FOR DEMOLITION – 8 CHAPMAN ROAD, SCOTTSVILLE, PIETERMARITZBURG**

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This letter serves to expand on the application for demolition of existing structures on the property identified as 8 Chapman Road, Scottsville. Pietermaritzburg. The proposal for the site includes the rezoning of the property for Student Accommodation, including the demolition of the existing buildings situated on the property. These include an existing residential unit and a number of outbuildings.

The property is almost 2500m<sup>2</sup> in size and positioned in an area that has become increasingly unattractive for single dwellings due to high traffic volumes on Chapman and Alan Paton Roads. Many residences in the area have converted to business or lodging use. The property as it stands is not feasible to maintain in its current state. The proximity of the UKZN Campus, which is within walking distance, as well as the position of the site on a public transport route makes the site desirable for student residence use.

In pursuance of this proposal, various concepts for the site as well as well as feasibility studies have been explored. The initial calculations indicated that 300 student beds would be required for optimum feasibility on this property. Municipal Bylaw parking requirement is one bay per 2 habitable rooms and 0.5 bays per unit.

Initially a concept was explored, which retained the existing structures on the site. (Figure 1 below).

- Number of student beds: 112
- Number of parking bays: 28

While the existing building has bedrooms that can be utilized by students, the layout of the house is not efficient for the purpose required, with a lounge that will be too small, a kitchen that will be too big and passages which are not efficient use of space.

The existing dwelling is single story, which is a significant limiting factor and is not an efficient use of the land in terms of the number of floors permitted for the new zoning.

The number of student beds that are able to be accommodated with this proposal falls far short of the requirement for the project.

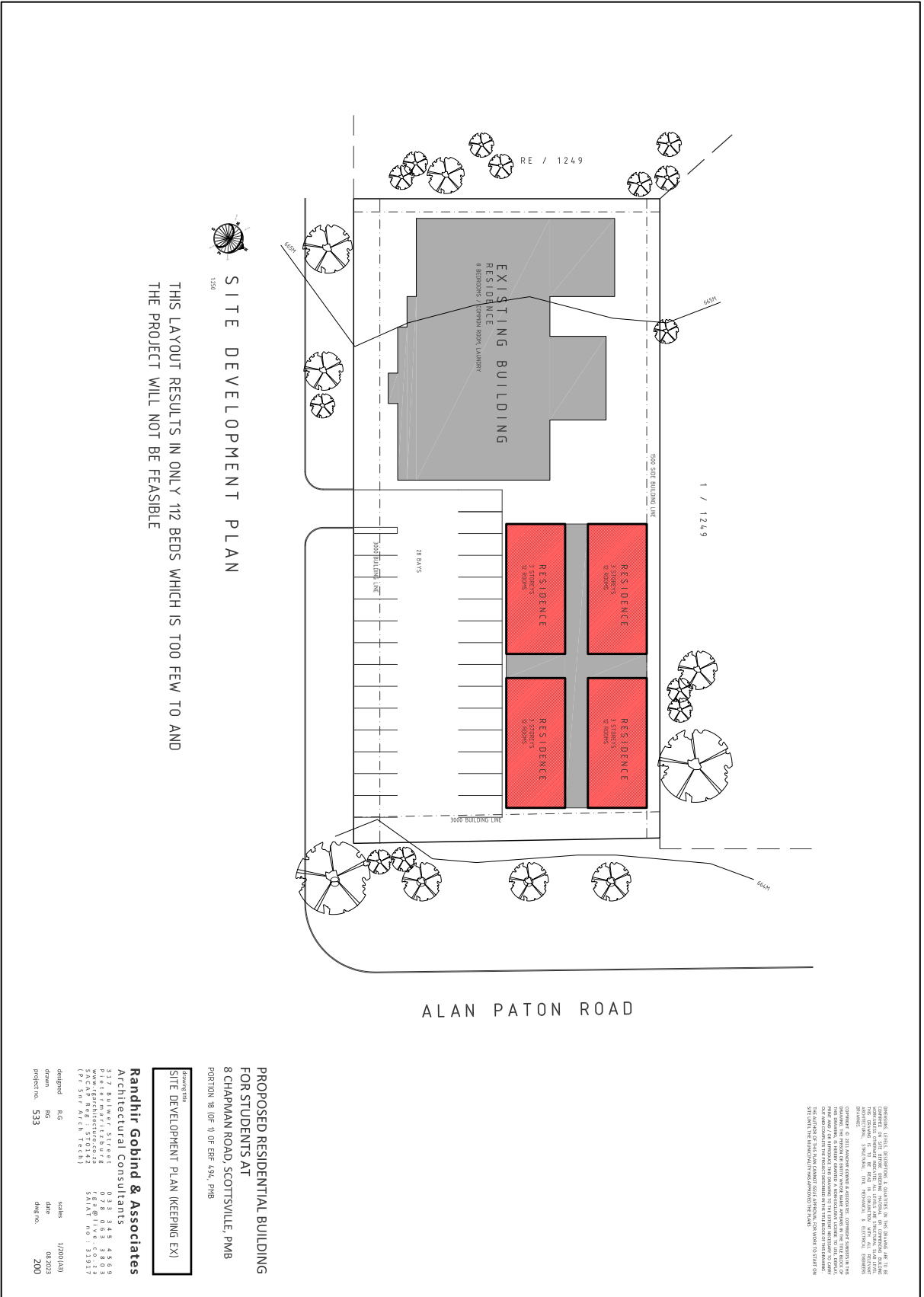


Figure 1 – Proposed SPD with all existing buildings retained.

Following this, a concept was explored, which retained the existing main dwelling but demolishing the outbuildings on the site. (Figure 2 below).

- Number of student beds: 154
- Number of parking bays: 28

With this layout, whilst the number of beds is increased, the parking load as required by the municipality cannot be achieved due to the large footprint occupied by the existing dwelling.



Figure 2 – Proposed SPD with existing main dwelling retained.

Finally, a concept was explored, which demolishes all existing buildings on the site. (Figures 3 & 4 below).

- Number of student beds: 186
- Number of parking bays: 50

With this layout, the maximum number of beds is achieved, and the parking load is met. Whilst still not optimal, this proposal is still feasible.

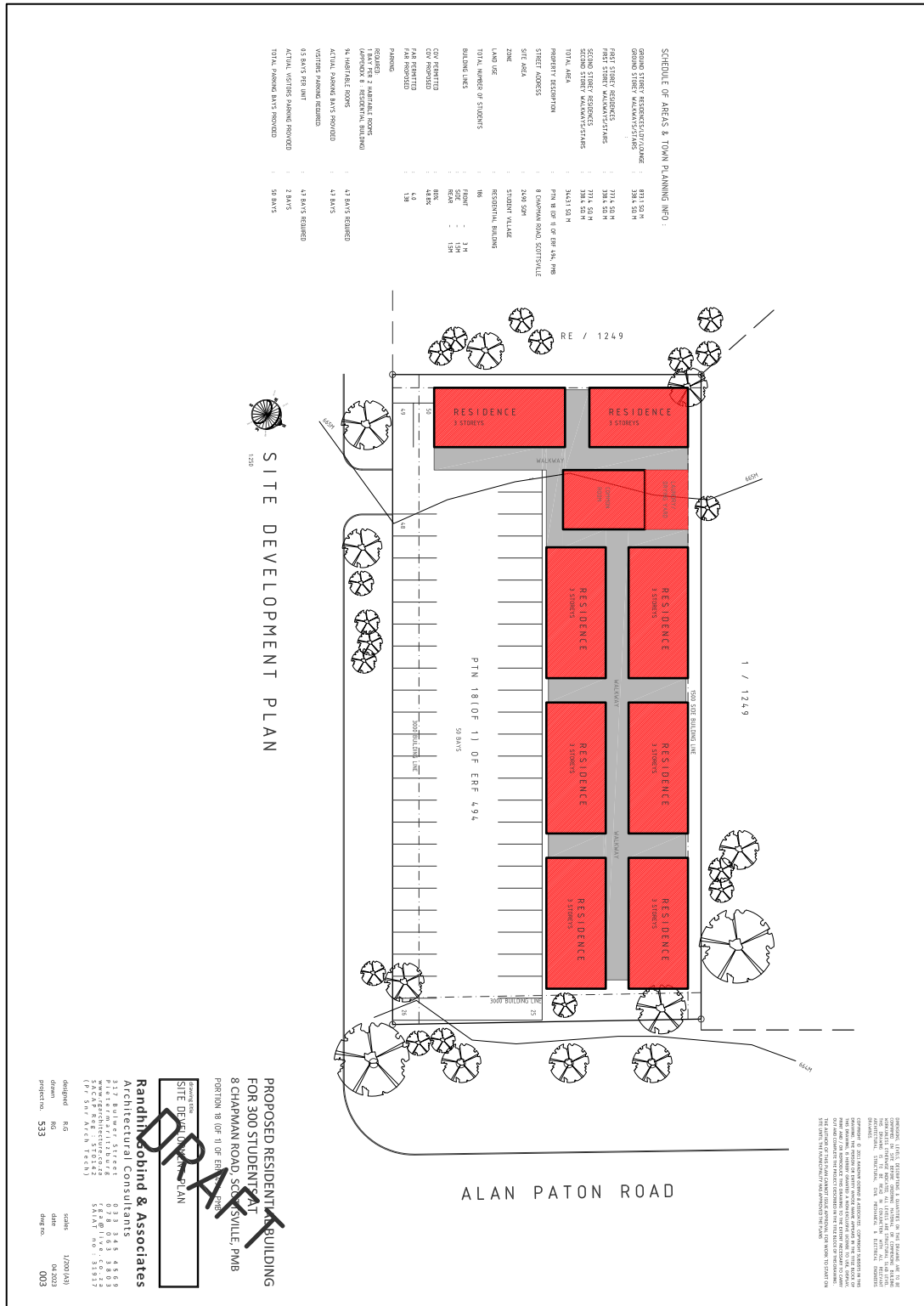


Figure 3 – Proposed SPD with existing structures demolished.



Figure 4 – Proposed concept with existing structures demolished.

For the development to be feasible, a balance needs to be achieved between density and functionality, beds provided, and parking bays required. The footprint of the existing dwelling as well as the outbuildings is not efficient or suited for student accommodation.

The conclusion is that for the development to be able to succeed, the existing buildings on the site need to be demolished to allowing for more efficient use of the site and footprints of buildings so that safe, affordable, decent living quarters can be achieved for the students.

We trust that this motivation allows some insight into the conclusions drawn by the designers and developers in seeking a practical and achievable development proposal for the property at 8 Chapman Road.

Yours sincerely,

*L Napier*

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