

APPLICATION FORM AMAFA AND RESEARCH INSTITUTE
PART D AND C

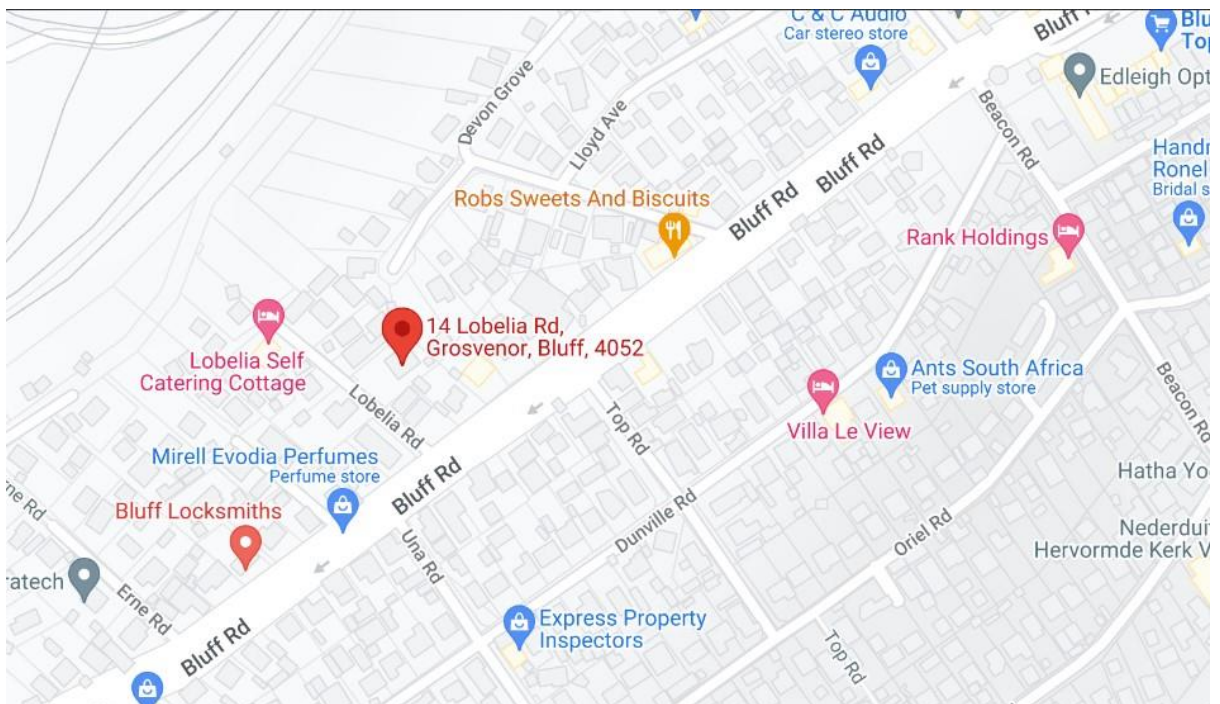
PART C SIGNIFICANCE

14 Lobelia Road Bluff 4052

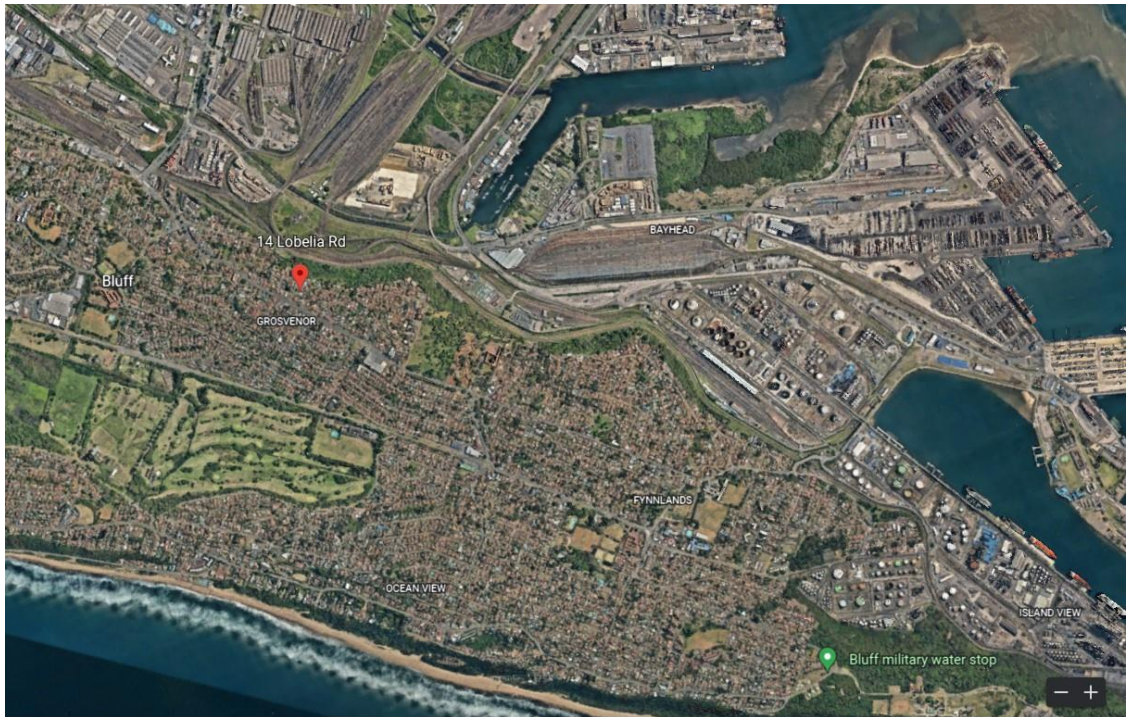
The following document is to be attached to Application Form A-Application in terms of Section 37(1)(a) of the Kwa-Zulu -Natal AMAFA Research Institute Act(5/2018) for a permit to demolish. Alter or add to a structure which is, or which may reasonably be expected to be older than 60 years old.

1. Original Date of Construction:-
1937 - 86 years old. (Date of construction)
2. Historical Significance-

14 Lobelia Road is located in the residential area of Grosvenor, of Bluff, Durban, The greater Bluff area is a promontory of Durban city to the south of the harbour area and it overlooks the harbour entrance making it a key landmark of Durban. This area residential area is host to many small hospitality businesses that benefit from the natural beauty and that makes up the area as shown on the image below.



14 Lobelia Road,
Street Map. (GOOGLE EARTH)



Aerial view showing locality of 14 Lobelia Road, Grosvenor Durban (GOOGLE EARTH)



dwelling with and external

Residential area of Grosvenor, Bluff – 14 Lobelia Road.

The original residential dwelling at 14 Lobelia Road, typified the 1930's villa style typology. However this building has been altered and added to over the years. It is no longer a two bedroom dwelling

with an external bathroom and toilet off the back verandah. It is now a 3 bedroom, two bathroom dwelling. (See attached copy of the original building). The heritage significance of the building has been compromised. In addition the site does not have any ties to any historical individuals or any historical event.

It is also noted that a number of the existing dwellings in this street have been either renovated, demolished or currently being demolished and new modern buildings have been built or are under construction.

3. Architectural Significance -

The Dwelling at 14 Lobelia Road is in good keep, the dwelling has been lived in and maintained most of its lifespan. From a visual inspection the house does not seem to be under excess stress with no cracking or visible damage. The existing garage will need to be demolished to allow for access to the existing dwelling.

As this site is zoned Special residential 400 the current owner wishes to build 2 new units as is permissible under this site zoning.

The proposed new work will not affect the existing dwelling in any way as the 2 new units will be built to the front of the property facing the streetside view.

The new dwellings will be plaster and painted to match the existing dwelling but they will not have a timber structured roof as the current owner is having a major problem with borer. He is having to fumigate his dwelling on a regular basis to protect the timber and he finds that this is a costly exercise. The owner wants a flat concrete roof slab over the new dwellings to avoid having to do this.

4. Urban settings and Adjoining properties:-

The local context of the site does not prescribe to any set aesthetic and little cohesion can be found from one house to the next, other than the municipal guidelines. There are a number of houses that have been altered or are being altered and have followed a more modern style of architecture. Please see the attached photo sheet of the adjoining buildings in the street.

PART D: PROPOSED WORK

14 Lobelia Road, Grosvenor, Bluff

1. Purpose of Application

See Application Form A

2. Motivation of Proposed Work.

The main reason for the proposed work is to create 2 independent, 110sqm secure habitable units on the site so that the homeowners can either rent out the units to provide additional income, to supplement their pensions as they are of retirement age, or they can rent them out to take advantage of the hospitality market of the local area.

Due to the income potential of the new units it will increase the value of the site when and if the current owners decide to sell. The proposed works are single storey units, each being zoning so that the units are able to fit comfortably on the site to provide the required parking spaces.

3. Detail of Alterations/Additions/Restorations Proposed.

The proposed work will be to construct two new residential units close to the road frontage. The new building, the stormwater goods and the external finishes will match those of the existing dwelling. The proposed roof however will be a flat concrete slab.

The new units will have their own access driveway and parking area. The driveway to the existing dwelling will remain in its existing position but the existing Garage will be demolished. A new boundary wall is proposed and two new driveways to the property will be required. The two new units are to have their own access and the existing dwelling its own access driveway.