

**AMAFA/HERITAGE KWAZULU-NATALI
PERMIT APPLICATION FORM A**

PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTION 33(1)(a) FOR THE DEMOLITION, ALTERATION OR ADDITION TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS (Application Form H must be used for alteration to structures permanently protected in terms of Section 37, 38, & 39 (Listed sites & Heritage Landmarks))

PLEASE NOTE IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE THE REQUIRED INFORMATION IN THIS APPLICATION.
THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE APPLICATION CONFORMS TO REQUIREMENTS AS PER THE GUIDELINES. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS/DRAWINGS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE DELIVERED TO: Amafa aKwaZulu-Natali, via the website www.heritagekzn.co.za or via email to beadmin@amafapmb.co.za

A. APPLICANT'S CONSENT

(see consent form at the end of this document)

B. PROPERTY DESCRIPTION:

Name of property *(where applicable)*: 147 Clayton Road, Sydenham, Durban
Cadastral Information *(Erf/Lot/Farm No)*: Rem of Portion 49 of Erf 711 of the farm Brickfield
Street Address: 147 Clayton Road, Sydenham, Durban
Local Municipality: Central Municipality
District Municipality: Ethekwini Municipality
Current zoning: Residential
Present use: Private housing and small shop
Title Deed No: T039488/2014

C. SIGNIFICANCE:

1. Original date of construction/date of first approved plan: 01 February 1932
2. Historical Significance: A small shop was built on the site. This catered for the community as it rendered daily household supplies and was also a source of income for the owner. Today it stands vacant with broken windows and burglar guards closing up the veranda which contains lots of cooldrink crates. It is now a distant memory as the area has developed with an abundance of shopping complexes.
3. Architectural Significance: The small shop towards the edge of Clayton Road on the site was the first building to be erected on the site. The shop seemed to symbolize an old country western architectural language with a few steps leading up to a veranda on the main entrance in the centre and large windows on either side protected by an awning roof secure from the gable above it. This structure has deteriorated over the years as it has been hardly used. Over the years additions were made to the shop converting the back areas and extending a residential component to it. These insensitive alterations have had an overall negative impact on the aesthetics and architectural language of the intimate shop.

4. Urban Setting & Adjoining Properties: The buildings on the site are disconnected from their surroundings and seem out of place. They are plain simple single-storey developments of mediocre materials, complexity and design whilst the neighbouring buildings to either side are large modern double-storey houses. The surrounding properties symbolize an evolution and progression of the community which is contrast to this property. There are no boundary walls to the site so the relationship with the street is direct but vehicle access is a challenge.

D. PROPOSED WORK

1. Purpose of Application:

DEMOLITION: Condition

2. Motivation for proposed work:

1 Lifestyle.

The amenities of the property are compromised as the buildings are in a bad state. The land has been recently acquired by the new owner and for his purposes and needs the current buildings do not satisfy the requirements. The owner is a young man who is married and raising three young children and has the vision to build a secure modern home which will cater to the family's needs including harvesting positive extended family relationships. The existing structure in its current state poses a threat to the local community as the front of the shop is now used by uncanny young men as a place to gather and smoke.

2 Maintenance and condition.

The additions to the original building were finished as plaster and paint but different in colour to the original shop, breaking the unity between the structures. The paint hasn't been maintained and as a result is now flaking and peeling off the walls. Old asbestos roof sheets are cracked and damaged and show mould in some instances. The current building regulations do not allow the use of asbestos as it is a danger to human health. Bathrooms installed at that time have leaking plumbing, this has caused windows to rot and mould to grow uncontrollably. Damage is extending to timber floors and skirting and structural masonry. It is dangerous to the owner.

3 Poor planning / design

The insensitive additions are in contrast to the original shop building. No architectural considerations were taken into account as windows, doors, mouldings or any façade treatment have been totally ignored. The additions also limit external spaces, there is hardly any room for recreational purposes especially for growing children and this also results in dark, dingy spaces as sunlight is restricted from entering through windows.

3. Detail the work to be carried out:

New Dwelling

The proposal is to demolish the existing structure completely and erect a new double-storey

residential unit. Access to the site will be off Clayton Road where parking for vehicles will be provided as basement covered parking since the site has significant slope towards the opposite end. The main exterior space and ground floor access is a level above that. The new building will have an architectural language similar to its neighbouring building to the south constructed out of facebrick, textured wall coating and plaster and paint together with interesting forms to add a significant element of aesthetics. This residential unit will express a sense of modernism as do the surrounding buildings.

Author's Drawing Nos: (A1.01 + A2.01, date: 10/04/2015)

E. CONTACT DETAILS

1. CONTRACTOR *(the person who will do the work)*

Name: N.A.

Postal Address:

Post Code

Tel:

Cell:

Fax:

Email Address:

Qualifications

Registration of Industry Regulatory Body:

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

Name: Goolam Khan

Postal Address: P.O Box 19128, Domerton

Postal Code: 4015


Tel: 031 207 3131

Cell: 082 786 1372

Fax: 031 207 3132

Email: gmkhan@wirelessza.co.za

Signature:



SACAP Reg No.: PR.ARCH. 5242

Date: 15 May 2015

3. OWNER OF PROPERTY *(Owner or delegated person to sign consent form):*

Name: M Faiyaz Mosam (Authorized representative of Mosam Nizaami Family Trust)

Postal Address: P.O Box 19745, Dormerton

Post Code: 4015

Tel: 031 500 3177

Cell: 083 786 2110

Fax: 086 560 0591

Email: muhammad@mosam.co.za

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)*

Name: Khayelihle Mngoma

Tel: 078 115 1126

Fax: 031 207 3132

Email address: gmkhan@wirelessza.co.za

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties consulted-
written opinion to be attached to application)

Name: N.A.

Address:

Telephone:

Fax:

Email address

FOR OFFICIAL USE:

Ref:

Date received:

Application No:

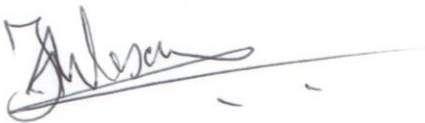
Application approved not approved

Permit No:

Date:

DECLARATION BY OWNER

I, *M Faiyaz Mosam (Authorized representative of Mosam Nizaami Family Trust)* undertake strictly to observe the terms conditions, restrictions, by-laws and directions under which Amafa KwaZulu-Natali may issue the permit to me.

Signature: 

Place: Lupin House, Overport

Date: 20 May 2015