

6 MINERVA AVENUE, GLENASHLEY, DURBAN

Additions and alterations to an existing house

AMAFA SUBMISSION : MOTIVATION

Existing

The site is within an existing residential area in Glenashley, Durban. There is a simple 3 bedroom single-storey bungalow centred on the site along with an outhouse and single garage. From records, the property was first developed in 1959. Architecturally, the buildings are face brick (with some painted) with steel windows and with double pitched roofs. Internally the house remains with its existing parquet timber and stone floors, of which we intend to keep / reuse as much of as possible.

Previous alterations

The property has undergone 2 alterations since inception, namely;

1. In 1979 - an en-suite was added to the south east elevation.
2. Circa 2000s - it appears that some of roof structure (and underlay) has been repaired.

Proposal

My client would like to keep as much of the charm of the existing house, while sympathetically modernising it. The house is currently too small for my client's needs and they want to add another bedroom and double garage. The outdated kitchen and bathrooms also require work (see photographs). Therefore it was decided to convert the kitchen (which is a small, disconnected room) into the new bedroom and build a new modern kitchen intervention to the northern side of the house, which works better with the living and dining areas and allows the addition of a scullery room. Architecturally this is a low slung modern intervention with a flat roof, defining itself as new and modern against the existing house. Where new finishes are required, clues are taken from the existing materials on site, e.g: new deep ruled brickwork walls and slate flooring in the kitchen to match existing.

By adding the extra bedroom, the existing family bathroom would struggle to accommodate. Therefore adjacent to the master en-suite, a new en-suite is proposed. This intervention would be in keeping with the new kitchen block on the northern end of the house.

The aim is to keep as much of the existing house as possible, which includes the roof, most internal walls, window + door apertures and many existing finishes. In summary, the additions include ;

1. North elevation : repositioning the kitchen and a new scullery, as well as an external dining area.
2. South elevation : expanded master en-suite and additional en-suite
3. New timber pergola's
4. New double garage building
5. New fenestration and doors
6. New ceilings (due to aging and the likelihood of asbestos, the ceilings require upgrading).

Please see the following documentation attached :

1. Letter of authority
2. Amafa application : form a
3. Amafa submission drawings
4. Amafa submission appendix :
 - a. Existing site photographs
 - b. Existing drawings
 - c. Sg diagram
 - d. Survey
5. Title deeds
6. Proof of professional accreditation
7. Proof of payment

We trust this application meets the needs for Amafa approval.



Cameron Finnie.
Director