

DATE: 13 December 2021

ATT: Amafa Akwazulu-Natal
195 Langalibalele Street
Pietermaritzburg
3201

RE: MOTIVATION FOR THE APPROVAL OF PROPOSED MINOR ADDITIONS AND ALTERATIONS ONTO EXISTING DWELLING AND A NEW MULTISTORY DEVELOPMENT.

URBAN SETTING AND ADJOINING PROPERTIES

The house faces South East onto Montpelier Rd. Montpelier road is a pleasant suburban street, however many of the houses along this street have been converted to businesses which is slowly changing the nature of the neighborhood. The positive impact of this is that many of the houses have been restored and visually the portion of Montpelier road between Lambert and Gordon is looking better than 10 years ago.

The house and its neighbor to the South West form a pair as both are close to the road and have a similar scale and proportion, both have a first-floor veranda and engage positively with the street.

Unfortunately, a small apartment block was built (circa 1970) to the South East and this interrupts the street scape – as do the high boundary walls of many neighbors. This apartment block was developed with the open circulation corridors facing this property and there is a negative impact on the privacy of the property.

The North-West boundary opens to a service lane that is shared with properties that face onto Florida Rd. Recent upgrades to the Florida Rd precinct have had both positive and negative impacts on the property. Positively the increased commercial use has enlivened the neighborhood, buildings have been restored and the permeability and walkability of the area is improved. Unfortunately, the urban management is poor, the development at the Florida Exchange is designed without a loading bay for all of the restaurants there and the shared lane has become part bin area part loading bay. Therefore, the drive-in access to the property from the lane is blocked regularly and safe access and egress from the property has been compromised.

The commercial nature of the neighborhood has impacted negatively on the family home residential nature of the property.

MOTIVATION FOR PROPOSED WORK

This proposal requires minimal alteration to the existing building, the street elevation and relationship with Montpelier road is largely unchanged and additional area is provided in the form of a new detached structure built out of view, behind the house and relating to the service lane.

The property is zoned GR1 – based on the property size this allows 9 residential units to be developed on the site. LUMS has approved the current plan for 4 additional units as described on these plans. The current situation is a single residential unit. In response to the commercialization of the neighborhood and that neighbors on either side are an apartment building and a business, it is seen as a more suitable response to the neighborhood to develop the property further as a multiple dwelling property in line with the town planning scheme and the city's plans for densification of this area.

DETAIL THE ALTERATIONS/ ADDITIONS / RESTORATIONS PROPOSED.

The new 4-unit apartment building is proposed on the property behind the existing house relating to the service lane. It will not be visible from Montpelier road. This building will require the partial demolition of 2 existing outbuildings – both have been altered over the years, although they are quaint – they are not visible from outside of the property.

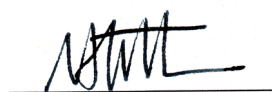
The primary alteration to the house is the interface on the rear (NE) elevation where the building is opened up to address the new building. The buildings only meet at roof level with a covered courtyard between. The new elevation is designed to allow a positive interface between the existing house and the new courtyard space formed between old and new structures.

The existing house is largely left unchanged. A previous approved application to enclose balcony spaces on the SE side first floor has been completed. The improvement to the interior space is profound.

Previous plans had a section of the street facing elevation (SW) enclosed with brickwork (an even earlier alteration). This was removed and the veranda reinstated as part of the same application. This current application seeks to enclose that same area again with the same sliding door system behind the balustrade and columns used on the SE elevation. The visual impact is negligible. The quality of the internal space is in turn vastly improved.

Openings on the north-west elevation are made a little larger. These are not visible from the road; however, they will allow better natural light and warmth into the building – which suffers from being cold in winter and is dark internally.

Regards



RICHARD STRETTON
DIRECTOR
KOOP DESIGN