

MOTIVATION REPORT

C. SIGNIFICANCE:

1. Original date of construction/date of first approved plan:
1940'S – UNABLE TO LOCATE first approved plan

2. Historical Significance:

The house is situated within the residential area of Durban North. Originally built in the 1940's. The house has undergone a number of alterations.

Recently approved plans indicate the following;

Having been unable to obtain copies of the original plans, the original design of the home is based on conjecture in extensive analysis of the current state of the building and previously approved plans.

1991 – A significant number of additions were made to the home. On the ground floor, the hall, main en-suite and pergola were added. On the first floor, a loft room was added. The roof was kept, however, dormer windows were added, having a significant impact on the front (east) elevation of the home.

A timber stair access to the loft room which also had a significant impact on the elevations of the building.

The boundary wall height was extended to 1700mm above the existing retaining wall. A plaster and paint wall with a coping and steel gate replaced an existing timber fence.

2003 – Additions and alterations were made to the ground floor.

A family room was added to the back of the home along with a front pergola. The addition of the family room included two sky lights and a number of windows, with fan lights above.

With the extension of the front pergola, additional piers, sky lights and French doors were added to the home. The pergola continued the language of the pergola added in 1991. With this, a balustrade and small stair case were added.

These additions had a significant impact on the front elevation of the building,

Following the above mentioned alterations, a number of alterations have taken place which have simplified previous additions.

The sky lights and fan lights above the 2003 addition windows have been removed and the finishes have been simplified to echo typical Cape Dutch architecture.

In 2015 – Additions and alterations were made to the ground floor

The houses defining timber staircase to the loft was replaced by a spiral cast iron staircase with curved balustrades. The new future element although not part of the vernacular still offered coherency in the composition.

Other alterations included replacing the front original 1991 front pergola with a concealed IBR sheeted roof which allowed a sleek straight lined elevation and an integration of indoor and outdoor space.

To allow for a uniformed language throughout the back patio was roofed with the same form as the front pergola creating the unity throughout the house

Internally the changes were minimal, this came down to maintenance of the existing structure.

3. Architectural Significance:

The existing building, is a single storey residence with a separate roof loft utilised as an ancillary residence.

The architectural language of the home is reminiscent of Cape Dutch architecture, common as the Cape vernacular. The pitched tiled roof is edged off with end gables and a prominent central gable. The architectural language of the building is defined by simple clean lines, which are juxtaposed by the main dominant gable.

The home is plastered and painted white with a double pitched terracotta tiled roof, with timber cottage pane windows and timber doors.

The facades of the original home, strongly defined by the gables, have been maintained, and restored following above mentioned alterations, in an attempt to maintain the character of the building.

4. Urban Setting & Adjoining Properties:

The context within which the house is situated is typical of Durban North vernacular; large homes with clay tile pitched roofs

The zoning of the house is Special Residential 900 with the adjoining properties equally zoned. However, as per the images attached, the adjoining properties indicating an assortment of architectural styles with no cohesive architectural language.

With reference to the attached images;

**View 1:
Ariel view of the building with in its context**

**View 2:
Ariel view of building with in its site boundaries and adjoining lot boundaries**

**View 3:
Indicates the neighbouring properties from a street elevation view showing the typical vernacular of Durban North and very little cohesion in the street scape with emphasis drawn to scale and defining elemental features.**

**View 4:
Indicates the neighbouring property driveway (right side) and its relationship with 1 Roehampton way (to the left).**

**View 5:
Indicates the neighbouring property from the street (right side) and its relationship with 1 Roehampton way, in the back ground.**

**View 6:
Indicates the neighbouring property directly across the street from 1 Roehampton way.**

View 7:

Adjoining property to 5 Gleneagles, opposite neighbour to 1 Roehampton

**View 8:
4 Roehampton a neighbouring property**

**View 9:
7 Roehampton a neighbouring property**

**View 10:
35 Roehampton a neighbouring property**

**View 11:
28 Roehampton a neighbouring property**

Views 8-10 emphasis the lack of unity in the architectural language. Each individual house adds to the character of its urban context and by its contrasting elements which creates the dynamic language of the street. The lack of integration allows each dwelling its individual fitting in the greater sense of belonging. Finding its identity in the broken architectural language this is done through scale and massing.

D. PROPOSED WORK

1. Purpose of Application:

ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

2. Motivation for proposed work:

The current application is an attempt by the current owner obtain permission to make changes to the dwelling in order to improve the use of the spaces.

As per the attached drawings (22421_SU_100_R01 and 22421_SU_200_R01), the new additions and alterations are suggested done with the intent of improving the home for the current users, as-well-as, to maintain the home. The materials and finishes of the existing have been maintained.

3. Detail the work to be carried out:

The proposed works to be carried out is limited to the ground floor. As per attached as builds plan (22421_SU_100_R01 and 22421_SU_200_R01),

The house has already had approved work to the original dwelling adding to its character and appeal. The previously approved elements are not typical Cape Dutch vernacular being a spiral staircase with cast iron materiality and curved balustrades. (View 16)

The works are as follows;

- **Back veranda:**
It's proposed that the patio be enclosed by windscreens to allow the space to be utilized even in incrementing weather allowing the owners the ability to entertain throughout the seasons where as currently it's unutilised. The use of aluminium dark frame allows the elevations to read as recessive keeping the function associated with its form, being a veranda, where as white does not allow this. The use of cottage pain would reduce the enclosed veranda to a box giving off a sense of being caged. (See view 12)
- **Jo-Jo tanks:**
Due to the water shortages and influx in rainwater the addition of Jo-Jo tanks will be a great help to the family and aid in the collection and

storage storm water to be used when need be. These are proposed in the North elevation which is below and hidden behind the wing wall. (See view 13)

- **Pizza oven:**
To allow for the existing front patio to be more of an entertainment space a wood fired pizza oven is proposed in the garden next to the pool. This allows a central hub of outdoor activity space. The pizza oven and counter will not cause any obstruction as it will sit adjacent to the driveway. (View 14)
- **Omission:**
The initial 2015 application approved an awning at the entrance garage. This was never built and is indicated as demolished on the plans. (View 15)