

C. SIGNIFICANCE:

1. **Original date of construction :** 1963

2. **Historical Significance:**

PREVIOUS OWNER: B. L. JACKSON transferred to

CURRENT OWNERS: MR. & MRS. RAMLAKHAN ON 21/05/2015

3. **Architectural Significance :**

Original Construction Materials – brick, concrete & tiles to roof additions & alterations to building maintained

Same/ similar construction materials

Thus maintaining compliance of condition set out on current title deed pg.2 condition C

References: title deed, No T000014194/ 2015

4. **Urban setting & Adjoining Properties**

Property forms part of Durban North Estate situated on the Northern side of the Umgeni River Mouth

Neighbouring properties: Whilst maintaining the original construction methods & materials, neighbouring properties have also to a large extent progressed to more contemporary style in keeping with modern day. (See attached pictures)

D. PROPOSED WORK

1. Purpose of Application (Indicate the reason by marking the relevant box)

DEMOLITION

CONDITION		H E A L T H REASONS		OTHER	
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ALTERATION

CONDITION		MAINTENANCE		OTHER	
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ADDITION

EXTENSION	X	C H A N G E D USE		OTHER	
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2. Motivation for proposed work

Proposed work comprises of additions to existing dwelling, as well as garage and new lapa.

The additions to the main dwelling includes a new dressing room, walk-in-closet and in existing three bedroom house. The roof over this section is a gable roof, with matching roof tiles, which butts into the existing hipped style roof. The aesthetics of the main dwelling is maintained by no/minimal interference in the roof or building style. The new windows are to match the existing.

The extension to the garage has a slightly more modern look with the introduction of a flat slab roof above creating a terrace facing the existing swimming pool. A 1,8m high lattice screen is added for maintenance of the neighbour's privacy. Two round columns are featured at the front of the garages beneath the slab overhang of the terrace. This serves as a nice entrance feature to the driveway.

Brick and concrete were used to maintain the original construction material types.

The overall aesthetics of the dwelling remains the same.

The buildings are to be well constructed, with very neat and well maintained yard space and gardens, maintaining an up-market status and adding value to the suburb.

Entertainment area to swimming pool comprises of a new 15sqm lapa with thatched roof. The thatch roof is constructed in compliance with SANS 10400-PART T (Fire regulations).

3. Detail the alterations/ additions/restorations proposed (briefly outline the proposal)

MAIN DWELLING:

New dressing room, walk-in-closet and en-suite.

GARAGES:

Extensions to existing garages

New slab terrace above garage extension

LAPA:

New 15sqm thatch lapa for entertainment area to swimming pool.

E. CONTACT DETAILS

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

Name	
Postal address	
POST CODE	
TEL	FAX
CELL	QUALIFICATIONS
REGISTRATION OF INDUSTRY REGULATORY BODY NHBRC	