

18 July 2023

PROPOSED Alterations and Additions to Existing Dwelling - AMAFA APPLICATION
COMPILED BY MARK PILLAY – ST1228



PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
PORTION 146 OF ERF 39 DURBAN NORTH

**2 AVON CRESCENT
DURBAN NORTH**

Mark Pillay
13 Magdale Place, Newlands 4017
081 376 5614



Name of Property: House Murcell
Lot Number: Portion 146 of ERF 39 Durban North
Street Address: 2 Avon Crescent, Athlone
Local Municipality: eThekweni Municipality

CONTENTS

APPLICATION FORM PART C: MOTIVATION REPORT

C. SIGNIFICANCE

- 1. Original Date of Construction**
- 2. Historical Significance**
- 3. Architectural Significance**
- 4. Urban Setting and Adjoining Properties**

D. PROPOSED WORK

- 1. Purpose of Application**
- 2. Motivation for Proposed Work**
- 3. Detail the Alterations/ Additions/ Restorations Proposed**

PICTORIAL REPORT – REFER TO ATTACHED

C. SIGNIFICANCE

1. Original Date of Construction:

- Approximately 1956
- Alt. & Additions were carried out in 1982 (lastest plabs on record at council – refer to attached)

(Records obtained from the local Authority)

2. Historical Significance:

There is no clear Historical Significance of the existing Dwelling.

The House was previously owned by a gentleman who has since passed away, and little maintenance, if any has been carried out on the dwelling in the passed couple years.

The following questions were asked to check if the building has any architectural significance:

- ***Who were the original occupants of the dwelling?***

Unknown

- ***Did an event of historical Significance occur in the Building***

No

- ***Can the dwelling be said to illustrate a historical Issue?***

No

- ***Who Designed the Original Dwelling?***

Unknown

- ***Did the designer use a style or tradition to create the design?***

No

- ***What materials were used in the construction of the building?***

Common building materials were used; Clay brick and timber doors. Clay roof tiles have been used with Ad – Hoc additions to the existing dwelling, in particular the roof.

- ***Have there been changes made to the building?***

Yes; as mentioned, ad – hoc renovations and additions have been added, with very poor construction methodologies being implemented – to the degree that parts of the existing building do not comply with standard building menthodologies and standards.

- ***Is the building a landmark?***

The building is not a landmark at all. If anything, for the wrong reasons. In its current state it is a hazard to the existing surrounding neighbourhood, and needs drastic renovations.

3. Architectural Significance:

The building has no architectural significance whatsoever.

The building is in a drastic state of disrepair, and needs urgent renovations to make it at least occupiable. The building has now been broken into several times, with all the copper pipes now having being stolen.

Condition Assessment:

- **Existing Urban Landscape:** The site is set in Durban North, Athlone, with existing adjacent dwellings in very good condition, with this building being an eye – sore for the existing occupants of the surrounding dwellings.
- **Roof:** Again, the roof has had many Ad – hoc renovations and additions. The current roof is in a very bad state of disrepair, with much of the existing building methodologies being very questionable.

We are proposing to re – roof the structure completely, making the structure more architecturally sound.

We have been asked on numerous occasions by the neighbours to do some sort of renovation to the existing structure, as in its current state, it is attracting vagrants.

4. Urban Setting and Adjoining Properties:

The site is located in the bustling suburb of Athlone, Durban North.

The existing building is flanked by existing residential dwellings to the East, South and West, with Avon Crescent and other dwellings in the North.

THE BUILDING IS CAUSING A MAJOR PROBLEM IN TERMS OF SAFETY FOR EXISTING ADJACENT RESIDENTS, WHILE ATTRACTING VAGRANTS AND HENCE CRIME TO THE AREA.

D. PROPOSED WORK

1. Purpose of Application

Addition/ alteration of existing Dwelling, and proposed maintenance of existing dwelling.

2. Motivation for Proposed Work:

The Current town planning regulations allow for the following:

Building Classification:	H4 RESIDENTIAL
Site Area Total:	1077.11m ²
Existing Coverage:	241.35m ²
Proposed Coverage:	41m ²
Total Coverage:	282.35m ² (26.21%)

As mentioned previously in the report, the previous owner was an elderly gentleman, and very little, if any maintenance of the property was done.

The property as it stands does not have a boundary wall, and with its current state, is attracting vagrants.

THE PROPERTY IN ITS CURRENT STATE IS A MAJOR PROBLEM AND HAZARD TO THE EXISTING SURROUNDING NEIGHBOURHOOD, AS IT IS ATTRACTING VAGRANTS AND IS MAKING THE AREA NOT SAFE FOR RESIDENTS, BRINGING A BAD INFLUENCE TO THE AREA.

3. Detail the Alterations/ Additions/ Restorations Proposed

Proposed Scope of Work:

New Roof: We are proposing to replace the existing roof, as it is currently in a serious state of disrepair.

Boundary Wall: Proposed new Boundary wall on Northern Boundary (Avon Crescent)

Complete renovation of Internals: we are proposing to renovate all bedrooms and bathrooms; making the internals modern, slick and up to date.

Proposed New Swimming Pool: A new swimming pool will also be built, bringing the residence up to date to other residences within the area.

PHOTO REPORT



Photo 1 – Street facade

The house has had many hap hazard additions, with the roof structure clearly illustrating this; a very random monopitch roof structure not doing anything for the aesthetics of the house – ie no architectural merit whatsoever.



Photo 2 – Back Garden

The back Garden is in a state of disrepair, and the double garage is attracting vagrants to the area, especially with the fact that there is no boundary wall; and so these people can come and go as they please. We had one guy storing avos in the shed (mid Picture) and then selling these!



Photo 3 – Double Garage

Double garage is in a state of disrepair, and so this is a perfect place for which vagrants can sleep.



Photo 4 – Rear entry to house into laundry

This is another addition to the house; round the back and is the laundry of the house – another monopitch which has just been tacked onto the façade of the existing house. We have subsequently had a break in into the house and this is where they have smashed the window.



Photo 5 – Existing Kitchen

This is the “kitchen” of the house – again, in an extremely bad state and as one can see, the electrical main to the stove is literally just lying lose on the floor.



Photo 6 – Behind the Double Garage

Just illustrating the complete lack of maintenance and this is very much concealed from view, and so is attracting vagrants.



Photo 7 – Roof Structure

Again there has been extremely little maintenance of the place and the roof is in a state of disrepair, and needs to be replaced with urgency. It is bordering on not being structurally sound for occupation.



Photo 8 – Main entry to house Showing shocking hap hazard roof additions

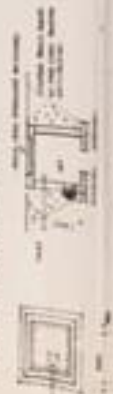
As you can see, small additions have been made over the years and the construction methodologies are certainly questionable to say the least! Again, motivation for the roof to be replaced in its entirety.

CITY OF DURHAM
 APPROVED
 AS BUILT



NOTES
 1. SEE PLAN FOR ALL DIMENSIONS
 2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES
 3. ALL MATERIALS TO BE APPROVED BY THE INSPECTOR

RAINWATER SOAKAWAY DETAILS

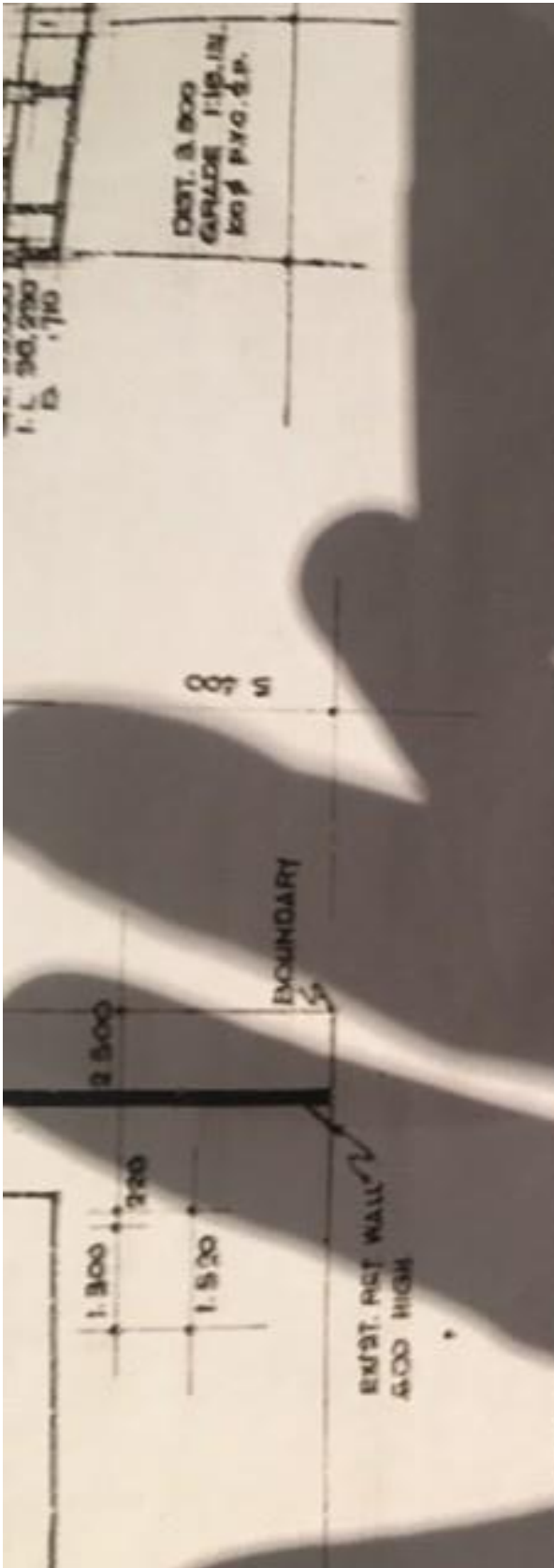


PROPOSED ADDITIONS AND ALTERATIONS
 TO EXIST RESIDENCE
 FOR D.P.O.P.E.
 AT 2 AVALON CRESCENT
 DURHAM NORTH

DRAWING SERVICE
 802-951-8144 FAX 802-951-8145
 100 WEST STREET DURHAM, N.H. 03824

NO.	DATE	DESCRIPTION
1	11/11/11	AS BUILT
2	11/11/11	1-100
3	11/11/11	1-100
4	11/11/11	1-100
5	11/11/11	1-100
6	11/11/11	1-100
7	11/11/11	1-100
8	11/11/11	1-100
9	11/11/11	1-100
10	11/11/11	1-100

SCALE: AS SHOWN
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES
 ALL MATERIALS TO BE APPROVED BY THE INSPECTOR
 THE DRAWING IS THE PROPERTY OF THE DRAWING SERVICE
 IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED
 ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE DRAWING SERVICE IS PROHIBITED
 THE DRAWING SERVICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 THE DRAWING SERVICE SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ANY SUCH ERRORS OR OMISSIONS



referred to consultant.
 levels and boundary wall
 to be obtained from town engineer.
 earth over 214m high in
 English bond with external V.D.P.C.
 to be provided where applicable to
 the local authority.
 to be bolted and nailed.

DRAWN	<i>A. Buns</i>	SPECIAL NOTES NEW AREA 10.719 M ²
CHECKED	A. BUNS	
SCALE	1:100 1:500	
DATE	26: 10: 82.	

D
81

