1. Detail the alterations / additions proposed

The objective of this application is primarily in order to request permission from Amafa to proceed with additions and alterations to aformentioned existing dwelling.

Should permission be granted, it will be the intention of the owner to proceed with Local Authority approval

The description of building work follows below:-

11.1 Internal alterations to the existing Entrance Hall as shown on the plan. The existing Entrance Hall has been extended into an open plan area leading into the new Lounge and Dining Area. Internal demolition of the existing Lounge and Bedroom is necessary in order to make this possible.

11.2 Demolition and alteration of the existing Dining Room to create a new, spacially functional, Formal Lounge.

11.3 The extension of the existing Pantry, into a new T.V Lounge.

11.4 The renovation of the existing Kitchen and the addition of a new Scullery..

11.5 The Existing Master Bedroom upgraded and extended. These are internal and external alterations which will add a new dressing room and Bathroom to the suite.

11.6 The existing Bedroom 3 is being extended and a larger window included for more efficient lighting and ventilation in this room. In addition, a covered verandah will be added to the north western elevation to shield these windows.

11.7 Bedroom 2 extended into existing passage.

11.8 Demolish existing single garage and construction of new double garage with laundry area.

1. Motivation for porposed work (please motivate fully, with reference to conservation principles where appropriate.)

Historical Significance:

We would like to put forward the view that the existing building offers no significant contribution to the collective architectural heritage of the city. This building offers no definitive historic design reference. It appears to be generic of building practices in the time period in which it was built and when the additions and alterations were made to the Dwelling.

The architectural value of this house has been further diffused due to minor additions and alterations to the house by the previous owners.

Urban Setting and Adjoining Properties:

As is evident in the attached photographs, the house is set back from the street and is two metres above the road level. Futher to that previous owners have built a boundary / retaining wall which obscures view of the house from the street. The result is that this house makes no visual contribution to the general urban character of the area and any alteration to the house would make no difference to the street scape. Further to that its scale and position make it virtually impossible for this building to have any contribution to street scape or spatial definition to the “edge” on which it is located. In addition, the neighbouring properties have been significantly altered, eliminating any potential for a conservation zone.

Need, Desirability, Hardship:

There is a need for general improvement of the house and functionality of layout in order to meet the needs of the current owners. The intention is to upgrade and improve the existing dwelling. It is the owners intention to improve the current value of this dwelling through the proposed alterations.