

ALTERATIONS AND ADDITIONS : ERF 3077, 214 BUITENGRACHT STREET, BO-KAAP, CAPE TOWN : MOTIVATION FOR DEPARTURE FROM THE DEVELOPMENT MANAGEMENT SCHEME FOR BUILDING LINE SETBACKS

Overview

The building is proposed to be extended vertically with the addition of a new floor and a 'mezzanine' floor open to this floor below. This new, lightweight structure forms a new roof element to the warehouse, and is some eight metres within the allowable twenty-five metre height.

Impact on Sunlight

This new roof structure sits well back behind and is screened by the original, existing Buitengracht Street gable on the facade and picks up on the form and materials of the adjacent, contemporary building to the south west. This adjacent building is on the common boundary, and as such, the few service windows on its northwest facade are non-compliant and already overshadowed by the existing subject property.

The first floor terrace to the rear of this adjacent property will not be further overshadowed as the additional floor is set backhand and sun angles from the east are of low inclination and already screened by the existing building.

There is no further overshadowing of other properties due to their orientation, being either to the north, or already having low eastern light screened by the existing building.

Obstruction of Views

Setting the building back 3,23m in lieu of 4,5m would have no effect on any limited obstruction to properties uphill and further away.

Socio Economic Impact

The upgrading and rejuvenation of this run down property will be positive for the area, and with the new residential home will help activate the area and with a twenty-four hour presence help improve the safety and well being of the surrounding community.



Existing

context



Proposed

context

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Existing

view from buitengracht street



Proposed

view from buitengracht street

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Applicable Policy

Both the City of Cape Town Spatial Development Plan and the Table Bay District Plan promote increasing residential opportunities within existing urban areas and states that the “*focus is maintained on the provision of well-located affordable residential opportunities*”

The District Plan indicates that *Within the City, the district should reflect several roles that relate to the vision:*

Accommodate infill development: The well-located publicly-owned land parcels and infill sites should be developed to provide in the need for affordable housing in this district.

Provide opportunity: The district should offer a range of employment and housing opportunities by means of a spatial form that respects the sensitive context, but also enables compact, vibrant urban areas.

In light of the above, it is requested that Council approve the departures and consent applied for be approved.



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View from South showing adjacent properties



Street Facade
showing aluminium
windows



View from north east



View further along from north east



Alley to rear of property



Adjacent property to north west



Ground floor interior



Ground floor interior



Concrete stairway



First floor interior

