

12 July 2013

To Whom It May Concern:

CLIFTON SCHOOL : (ERF 4/6/710) SIGNIFICANCE & MOTIVATION

The private residence, on ERF 4/7/710, forms part of Clifton School, which is substantiated from a cluster of notarially tied properties.

The house was built in 1918. The elevation and initial character of the house was substantially altered by renovations completed in 1987. This is evident in the current set of building plans lodged at the Ethekweni municipality.

The property was transferred to the school in June 2012 and has subsequently been re-zoned as educational 1. It is currently vacant with the intention to set up gnl classrooms in the near future, similar to conversions of the other residences on the campus over the past years.

Clifton school has commenced with the construction of the new basement and improved drop off area in Lambert Rd. As part of this upgrade, the electrical cabling network of the school will be reconfigured. The free standing mini-sub to Lambert Road is required to be relocated and proposed to move to the garage on erf 4/7/710.

Building work required to achieve this will be to demolish and raise the garage roof to match the verandah level [thus not obscuring the house elevation], and the garage doors will be substituted with the municipal substation doors. The newly erected lightweight roof structure above the garage will also be demolished, thus making the building façade visible once more from Lambert Road.

The current red brick retaining wall [the façade of the school], will be extended past the garage to integrate the intervention visually to the school premises. The required standard steel substation doors [as per municipal requirements], will be painted to match the brick.

We believe that the building work proposed will not obscure the existing house, and help to tie the property visually into the Clifton campus. A language where all the historical buildings visible off Lambert Rd is elevated above a continuous platform, clad in the red bricks

Regards

Mark Horner

designworkshop : sa

