



16 September 2022

Dear Sir/Madam

This letter is to motivate the exemption of 148 Mazisi Kunene Road Entabeni Hospital for the proposed additions and alteration to the existing Dulce Cafe.

Generally, Amafa would apply if this building had some sort of historical or architectural significance but over the years this building has gone through so many design changes and alterations that this building should no longer be considered an Amafa building.

The photos below were taken this year. It shows how this building has changed over the years. There's been new steel cladding and storefront aluminum windows added to the building. There's a steel cantilevered awning above the entrance. This building has become so modern that it holds no historical significance.

If the intention of the Amafa department is to protect the aesthetics from the historical architecture, then we must conclude that in this building there is none left to protect.

- The original design would not have had aluminum window frames.
- The original design has been plastered and painted many different colours over time to modernize the aesthetics.
- The original design would not have had modern cladding.
- The original design would not have had storefront windows across the entire ground floor façade.
- The original design would not have had a modern cantilevered steel frame awning over the entrance.

When we look at all the above-mentioned points, we see that every aspect of the building from top to bottom has been dramatically altered to no longer keep any 'Amafaworthy' aesthetics. Therefore, an Amafa application becomes futile and just a waste of time and money. If there is no longer anything to protect then there is no reason for the Amafa application.

Next, we must consider that our addition to the building is so small and only affects the already modernized ground floor. In total our addition is only 75m<sup>2</sup> on an entire hospital. The age of the building is irrelevant when you consider that our addition only affects the already modernized ground floor.

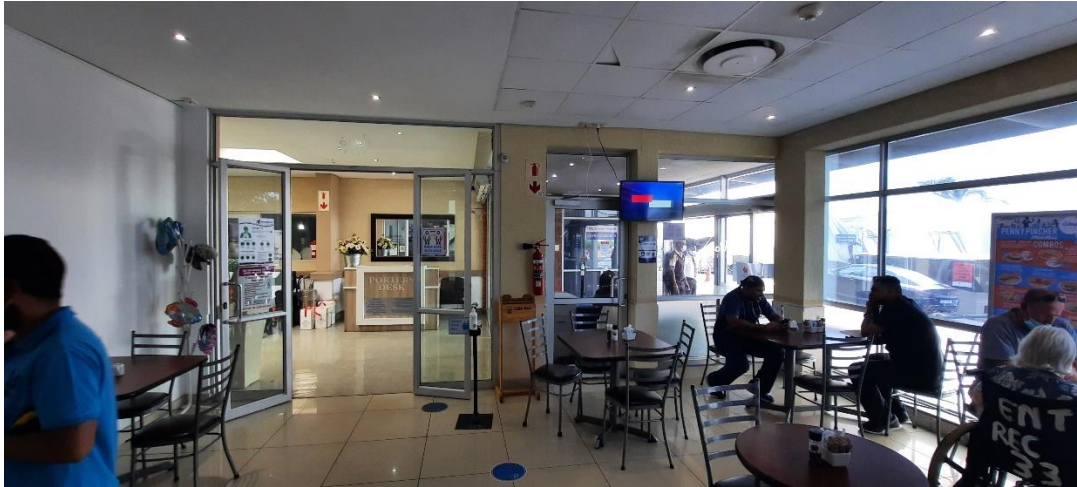






Internally the ceiling, lighting and even the layout has become more modern. The doors are glass with aluminum frames.





It would be great if we could get this building exempt from Amafa. Going through Amafa will cost us an additional 5 to 6 months we cannot afford. The additions and alterations we are proposing is so minor and our client wants to start building as soon as plans are approved from municipality. I have attached the plans so you can see how small the alteration is.

Kind Regards

Kurlene Naicker