

1 February 2023

To Whom It May Concern:  
EtheKwini Municipality  
Amafa KwaZulu Natal

Street Address: 18 Lilian Ngoyi Road, Windermere  
Portion 50 (of 38) of ERF 1368  
Restaurant formerly Bean Bag Bohemia / Escobar

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#### PROJECT: ALTERATIONS TO EXISTING RESTAURANT

The existing restaurant venue is under new management and a renovation of the interiors is required in order to re-brand the venue. On inspection of the interiors, the professional team have made recommendation to replace existing roof where structures have been deemed unsound. The accompanying photographs show the dilapidated timber roof structures in need of immediate repair.

Note, the roof sheeting is to be **replaced to match the original shape, pitch and height** with new concealed support structure where required. All perished timber to be removed. All original cast iron posts, brackets and filigree are to remain. The following structures have been identified for replacement to match the existing.

A) REPLACE EXISTING MAIN ROOF

New zincaluminum corrugated roof sheeting on new roof structure designed by engineer. This roof was extended in 2021/2022, however the original and new timber structures are deflecting and require urgent attention. Proposed new insulated ceiling to comply with SANS Part XA. Existing roof vents to be retained and made good where required.

B) REPLACE EXISTING VERANDA ROOF

The veranda roof over the pavement is in need of immediate attention. The structural beams supporting the first floor balcony are dilapidated. Proposed new zincaluminum corrugated roof sheeting on new structure designed by engineer.

New structure to support balcony posts & floor overhead & to be concealed in ceiling.  
New ceiling to be installed to match original.

The following interior alterations are required in order to improve the amenity of the restaurant space and to support the business operations of the restaurant. As the entire interior is not original and recently built it has no heritage value. The list of interior works do not impact on the historical structure or character of the building.

1) REPLACE EXISTING SERVICE STAIR WITH NEW

The current service stair is not compliant with regulation M of SANS, a new replacement stair has been proposed to allow safe access to the existing first floor. Existing stair riser exceeds maximum allowance.

2) REPLACE EXISTING MAIN STAIR WITH NEW

The current main stair is not compliant with regulation M of SANS, a new replacement stair has been proposed to allow safe access to the existing first floor. Existing stair risers are inconsistent, bowing and too steep.

3) REPOSITION SERVICE DOOR

A new service door was added onto the South side of the building in 2021/2022. At the same time, an existing window on the South side ground floor was bricked up. This proposal shows a new wide service door repositioned further into the property, more in line with the position of the old window. The existing service door will be bricked up. This will allow kitchen & bar access to the yard, out of sight of the main entrance.

4) REMOVE STEEL ROUND POSTS

2 round steel posts at the groundfloor level were installed circa 2021/2022 to support double volume voids in the floor above. The posts and voids are not historical features and do not enhance the historical character of the building. The removal of these posts will improve circulation and allow for greater flexibility of table arrangements on the ground floor. Attached are photos dated 2004, showing the interior spaces without these round posts.

5) CLOSE UP EXISTING VOIDS ON FIRST FLOOR

Existing voids and glass screen partitions are to be removed and a new floor finish installed to match the existing. This will improve circulation and allow for greater flexibility of use of the first floor.

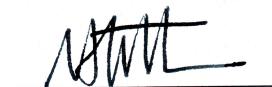
6) NEW ABLUTIONS ON FIRST FLOOR

These facilities are recommended by the restaurant management to allow the first floor space to function more effectively as a private dining venue for hire. This will boost the economic potential of the restaurant. The related plumbing works is proposed to be concealed in new ducts inside the building and to align with existing plumbing on the ground floor.

Please find ANNEX A containing photographs of the building in its existing condition. Photographs have been numbered in reference to the points above. The proposed works are shown on drawing LA(--)-001 dated 2023/02/01, also referenced according to the points above.

Your soonest consideration with regards to the structural issues would be appreciated. The veranda roof is of the highest priority as this structure overhangs a public pavement and is unsafe.

Sincerely,



RICHARD STRETTON  
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DIRECTOR KOOP DESIGN