

Amafa Demolition Permit Motivation Report



No. 175 Hillhead Road, Brighton Beach, Bluff

25 May 2023

KwaZulu Natal - Amafa Institute
195 Langalibalele Street
Pietermaritzburg

3201

Dear Sir Madam

**DEMOLITION PERMIT APPLICATION FOR
THE EXISTING DWELLING HOUSE AT REM OF ERF 940 WENTWORTH
@ NO. 175 HILLHEAD ROAD, BRIGHTON BEACH, BLUFF**

This Letter serves as motivation for Amafa aKwaZulu Natali's to consider granting approval/permission for the Demolition of the existing Dwelling House except for the Existing Outbuilding. The owner of the property intends to rebuild a new double storey Dwelling unit.

Deep Thought Architecture represented by **Andile Gwala** has been appointed by the owner of the property **Marlin Deon Kinsey** for the following work under their home upgrades.

The following scope of work was noted at the briefing by the client.

- Due to the expanding family the need for extensions of the dwelling house in order to have more family rooms and bedrooms was imminent.
- Amafa Demolition Permit will give the owner the opportunity to rebuild the house they desire and function to their best interests.
- Council [eThekweni Municipality] Demolition Permit will be granted based on the outcome of this application.

There are existing buildings on the property.

Original date of construction:

The information retrieved from **eThekweni Municipality Microfilmt** records indicate that the original Building Plans we Approved in **1954**.

Property



The Property has an existing main dwelling house, An existing outbuilding, and a pool. The total site area of the property is 929sqm. It is located within the eThekweni Municipality, Bluff Area. Its main access is on Hillhead Road.

Significance:

Historical Report:

The existing structure has been used as a dwelling since it has been completed. There is no strong historically significant on the existing dwelling. The original building had low historic architectural significant as it is just a simple straight forward modern house with gable roof with clay tiles and hardwood timber windows. Due to the evidence on the property, the existing dwelling house and outbuilding have never been altered since it original construction date. However, it still has got no great contribution to the collective history of the area. The dwelling

Architectural Report:

The building plans of the existing dwelling were approved in 1958. It can only be assumed that it was constructed and completed in 1959.

The Existing Warehouse and Light Industrial Workshop Complex building plans were approved in 1960 and its construction is assumed to have been completed in the late 1960's.

It can be concluded that its significance is of low important. The buildings were constructed of following materials and finishes:

- **Clay brick with plaster and paint**
- **Face brick feature walls**
- **Clay roof tiles,**
- **Timber and aluminium windows and**
- **PVC gutters and downpipes**

Architectural Significance:

The existing main dwelling and outbuilding still holds its original architectural significance.

Urban Setting and Adjoining Properties:

Most of the neighboring properties have been altered and some completely redeveloped. The area is an urban area and mostly characterized by modern developed dwellings and schools along the same street.

We have outlined the motivation for this application:

- The main reason for this application is due to the fact that the building has visual structural cracks which institute that it is not capable of any alteration or additions as the structural integrity is already compromised.
- The dwelling is currently used as a private residential home for family members and a helper.
- The building has no illegal alterations.
- Due to the age of the building the structural integrity of the existing structure will not be able to carry the proposed load of the proposed double storey building so it is deemed not safe.
- The existing building has no major street impact.
- The proposed new double storey building will bring a more stable home which will be safe and at the same time have a better view on the street neighborhood.

Proposed Development:

The demolition of the existing main dwelling and garage will allow the owner to construct a double storey new dwelling.

- External walls to be face brick.
- Aluminium windows and doors.
- Hardwood timber doors
- Concrete tiled hip roof.

Detailed drawings with more details done by SBD Architectural & Draughting Services attached.

Conclusion:

The proposal would not generate any negative impacts on the surrounding land uses and would not negatively impact on the environment engineering services.

The applicant therefore requests that the favorable consideration be given to the request for the demolition of the Existing Dwelling.

In view of the above we request your approval

HEREWITH PICTURES BELOW FOR THE APPLICATION SITE AND ADJACENT PROPERTIES.



Existing Internal Dwelling 175 Hillhead Road



Existing Internal Dwelling 175 Hillhead Road



Existing Internal Dwelling 175 Hillhead Road



Existing Internal Dwelling 175 Hillhead Road



Existing Internal Dwelling 175 Hillhead Road



Existing Dwelling 175 Hillhead Road



Existing Dwelling 175 Hillhead Road



Existing Dwelling 175 Hillhead Road



Existing Dwelling 69 Hillhead Road



Existing Garage 175 Hillhead Road



Existing Dwelling 175 Hillhead Road



Existing adjacent Dwelling



Existing adjacent Dwelling



Existing adjacent Dwelling

I hope you find all the above in order and to our favor.

Yours Faithful

Andile Gwala for and on behalf of Deep **Thought Architecture**