

30 May 2022

Amafa aKwaZulu Natali
195 Langalibalele Street
Pietermaritzburg
3201

Dear Sir Madam

**PROPOSED NEW DWELLING [EXISTING DEMOLISHED] AT ERF 1450 DURBAN NORTH
@ NO. 115 KENNETH KAUNDA ROAD**

This Letter serves as motivation for Amafa aKwaZulu Natali's approval for the proposed demolition of existing dwelling and its ancillary buildings due to the condition, position on site and with the effort to improve the functionality of the property, its orientation in order to take full advantage of the views.

There's an existing main dwelling and outbuilding on site which we propose to demolish.

As part of the client's home improvement and due to the condition of the existing house and its positioning on site, in consultation with the us the client has deemed it necessary to demolish all the existing structures on site and build a new dwelling which will meet their current living needs. The main dwelling has since its original construction has seen a number of alterations and additions by the previous/original owner. This has seen the house loose it original architectural character. Furthermore, the arrangement of living space has lost it relationship when it comes to living and private spaces. In our client view the last additions to the house has seen it lose the relationship with the street frontages and the main entrances to the property. The new proposal will be able to deal with all these challenges and grant our client to live in the house comfortable to call a home and at the same time suite their current living standards

The structural engineer has also emphasized that further alterations will be a health risk as the structural integrity of the existing structures has already been compromised through the years.

Significance:

Original date of construction:

The buildings on site were originally built in 1931 and therefore the structures are 91 years old

Historical Significance:

The existing structure has been used as a dwelling since it has been completed. There is no strong historical significant on the existing dwelling. The original building had no architectural significant and since then the house has undergo a number of alterations and addition it no longer has any contribution to the collective history of the area. The dwelling shows sign of various alterations that has been made to it during it life span. The result is a building with much diffused historic and architectural significance.

Architectural Significance:

Due to numerous alterations to the house, it no longer holds any original architectural significance.

Urban Setting and Adjoining Properties:

Most of the neighboring properties have been altered, some completely redeveloped, and some are currently being renovated and/or upgraded. The area is an urban area and mostly characterized by modern developed dwellings along the same street

We have outlined the motivation for this application:

- The dwelling is currently used as a private residential home for members and a helper.
- The owners of the property feel the property has lost it value to additions that didn't take into consideration the functionality and orientation of the existing house.
- The owner feels making improvements on the existing structure will compromise the structural integrity of building due the age of the building and the outcome for additions or alterations to the existing building won't be worth the effort and will even be more costly.
- Due to alterations from the original structure, the building has no significance contribution to the collective architectural heritage of the city.
- The proposal aims to provide more functionality and living environment for the people using the building.
- The proposal is to demolish All the existing structures on site and build a new dwelling with ancillary buildings [i.e. Garage and Servants Rooms].

New Proposal:

- The proposed new structure will be a single double storey building.
- The ground storey will be mostly to accommodate all common living spaces and the first storey will be for the family private uses.

In view of the above we request your approval of the additions and alterations of the existing structures.

PICTURES BELOW FOR THE EXISTING DWELLING AT NO. 115 KENNETH KAUNDA ROAD.



Exist. Dwelling, No 115 Kenneth Kaunda Road



Exist. Dwelling, No 115 Kenneth Kaunda Road



Exist. Dwelling, No 115 Kenneth Kaunda Road



Exist. Dwelling, No 115 Kenneth Kaunda Road



Exist. Dwelling, No 115 Kenneth Kaunda Road



Exist. Dwelling, No 115 Kenneth Kaunda Road

3D RENDERS BELOW FOR THE PROPOSED NEW AT NO. 115 KENNETH KAUNDA ROAD.



3D renders for the proposed new dwelling



3D renders for the proposed new dwelling



3D renders for the proposed new dwelling



3D renders for the proposed new dwelling



Exist. Adjacent Dwelling on Kenneth Kaunda Road



Exist. Adjacent Dwelling on Kenneth Kaunda Road



Exist. Adjacent Dwelling on Kenneth Kaunda Road

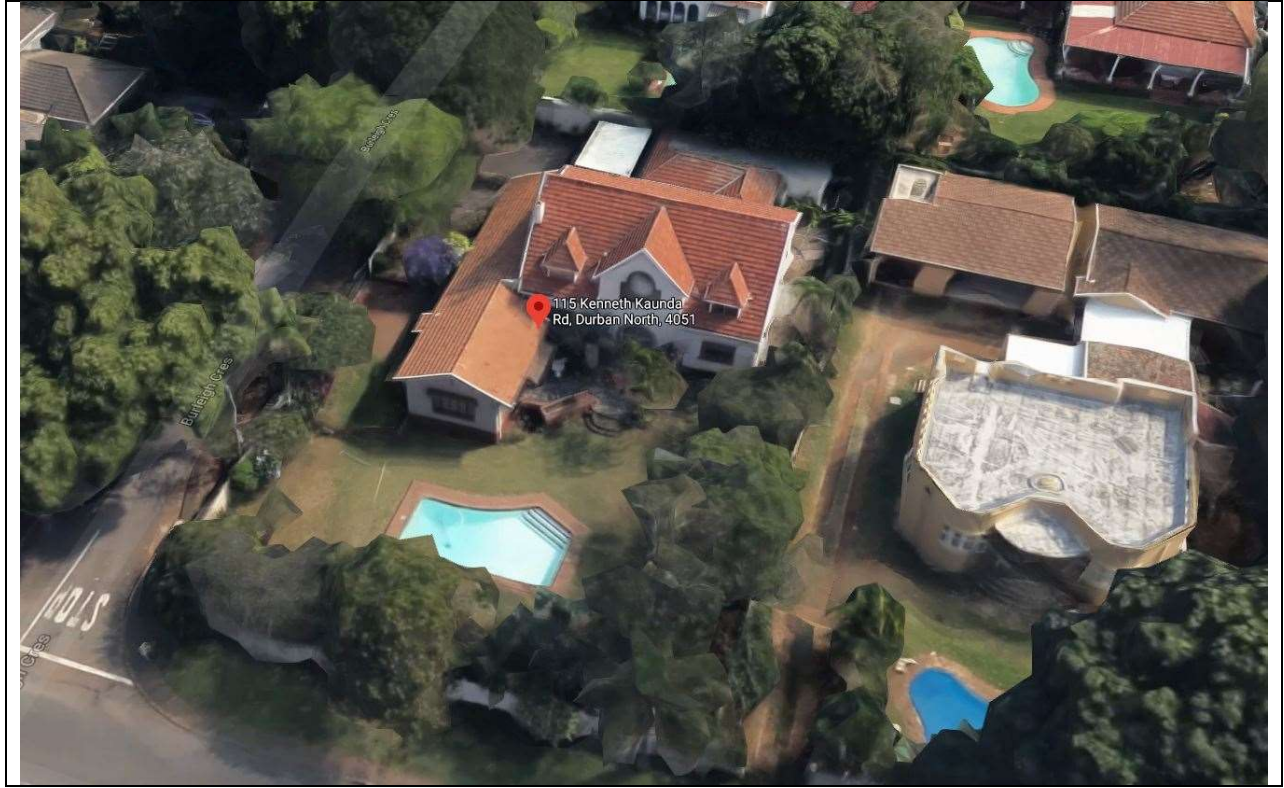


Exist. Adjacent Dwelling on Kenneth Kaunda Road



Exist. Adjacent Dwelling on Kenneth Kaunda Road

Exist. Adjacent Dwelling on Kenneth Kaunda Road



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

Yours Faithful

Andile Gwala for and on behalf

Deep Thought Architecture