

## **Motivation for Alterations & Additions to Residential Building,** **77 Levenhall Road, ERF 8813, Durban**

The proposed alterations to the house on 77 Levenhall Road, ERF 8813, Durban, will create additional space, with the addition of an upper floor, and alterations on the existing ground floor to allow for a staircase to the upper floor. The proposed work will also increase indoor-outdoor spatial relationship and passive surveillance to the street, through addition of balconies.

This residential building has gone through many additions & alterations over the years, and this has caused the building to lose its original identity. These additions were incoherent with the original style of design. These incoherent additions have fragmented the form of the building, and mainly added for functional purpose. The additions to the original building conflict aesthetically, as the roofs are different. The original roof is a hipped roof, with the old additions having a flat roof slab. The roof slabs are currently leaking due to poor joining & tolerances. New aluminium windows have replaced the original windows due to their deterioration, which conflicts with the original bay window aesthetics.

The proposed work will increase the floor area without a fundamental change on the footprint of the building. The increased floor area with an additional storey will increase surveillance to the street. The current single storey house is poorly visible from the street, as only the roof is visible, due to the site sloping away from the street. The addition of another storey will make the house's relationship with the street friendlier & improve visibility.

The overall, completed look will give the house one coherent identity; that will be visible & friendly from the street with the additional floor. It will also give the occupants complete surveillance around all parts of the site and onto the street which increases security. The alterations will also blend well with the surrounding houses, which have over time increased in size and height from single to double storey. It is that therefore in our view that the proposed alteration will have no negative architectural, historical, heritage impact on the building itself & its surroundings.