AHMED OLLA ARCHITECTS

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195 Langalibalele Street
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Dear Sir/ Madam

AMAFA REPORT: MOTIVATION IN RESPONSE TO COMMENTS RECEIVED FROM AMAFA TOWARDS A DEMOLITION OF EXISTING DWELLING AT 15 CAISTER CRESCENT, MUSGRAVE – PORION 9 OF ERF 2212 OF DURBAN

(1) Revised drawings that take cues from the existing streetscape. The existing street facade should be taken into consideration when designing the new house

Response to (1)

In response to this comment, a further analysis was done on the existing streetscape. From this analysis we can deduce the fact there are three common cues which exist.

The first being the roof designs. All of the existing buildings along Caister Crescent have hipped tiled roofs.

The second being that most single storey houses in Caister Crescent are have verandas.

The third being that the two / three storey buildings have stepped facades with window openings and balconies on the street façade.

Considering the above and utilising these are cues for the design of the replacement building. The following design revisions have been made and original design ideas substantiated:

- The roof design has been revised to a hipped tiled roof
- Balconies were part of the original design which takes cues from current houses which have verandas
- The street façade consists of recessed balconies creating a stepped façade with window openings.

(2) The new building should be setback and the scale be reduced to fit in with the surrounding built form as the current scale is super imposing.

Response to (2)

The proposed replacement building has been setback 7.5m from the street boundary. This is further than the building that currently exists on the site. It is also setback further then the adjacent dwellings. This is evident and can be seen on Annexure 3: Photographic Analysis of the Urban Setting that was previously submitted.

The scale of the building has been designed to fit in with the permitted zoning controls of the property as set out by SPLUMA and Land Use Management. All building lines (setbacks) have been respected given the height of the proposed replacement building.

As part of the revised drawings submitted, the floor to slab heights have been reduced by 300mm on each floor to drop the overall height of the building, thereby reducing the scale. The revised roof design also creates a lighter capping to the building in comparison to the previous design submitted which consisted of a roof slab with a fairly deep upstand beam.

Report prepared by:
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