

21st January 2014

To: Amafa aKwazulu Natali
195 Langaliebebelele Street
Pietermaritsburg
3201

Dear Ms Ros Devereaux

RE: MOTIVATION TO PERMIT ADDITIONS AND ALTERATIONS AT 7 NUTTALL GARDENS, MORNINGSIDES FOR FKD TRUST.

2. HISTORICAL SIGNIFICANCE :

The original building with its exposed eaves, low pitched Etruscan tiles and cottage pane glazing has generally been unaltered on its North West face. There have been a few changes to the south east facade. The Formal lounge has been extended into the Covered Verandah. The 1st floor Den has been extended towards the existing pool with the existing sun room enclosed with a sheeted roof clipped below the existing roof tiles. The Covered verandahs off the existing kitchen have been enclosed with full height glazing. The original box shaped gutters have been replaced with ogee shaped aluminum gutters. There are wrought iron grilles over the existing windows on the north west façade, however few they may be. Usually Mediterranean style homes have decorative timber brackets below their eaves, however these are absent from this home. A carport with a similar "Cordova style" roof tile has been added between the existing ancillary building and the main house. The existing ancillary building has not been maintained and as a result the timber tie beams as well as top chords of the existing roof trusses have been boro infested. As a result the roof over the out building will need to be replaced. There are also large structural cracks in the existing outbuilding walls.

3. ARCHITECTURAL SIGNIFICANCE:

A 2 storey home with low pitched Etruscan roof tiles similar to SPANISH CLAY tiles. Characterised by Large cottage pane windows on the ground floor and smaller sized windows on the 1st floor due to less height on the 1st floor. Some windows have wrought iron grilles over them as is characteristic of Mediterranean styled homes. The front door usually has an arched transom with sidelights as is evident in this home save the sidelights. The existing windows and doors are well profiled sections however due to no maintenance these will need to be replaced with aluminium windows of a similar profile .

4.0. MOTIVATION FOR PROPOSED WORK:

The new owners have suggested that the original architectural style should be respected and the additions should not affect the existing roof due to its age and the very old underlay below them.

Additions that were carried out were added below the existing eaves so that the existing tiled roof is still visible. However the existing tiled roof over the 1st floor Family Lounge is well hidden from the sheeted roof in front of it on the SE side of the house. It was therefore decided that the existing tiled roof over the 1st floor Family Lounge is to be removed and replaced with a new low pitched hipped roof. In this way the façade to the left of the SE Façade will have remained as existing ,however we would have formalized it a little better as indicated on the drawings. The glazing on the SE side although larger than the existing will still match the cottage pane style of existing glazing .However due to the new Energy efficiency By Laws the glass will be Low E type glazing. The existing ogee shaped gutters will be replaced with sheet metal gutters,a similar size as per the original design of the house. We have proposed that we will fix decorative timber eave brackets on both sides of the existing eaves overhang to highlight the Architectural language of the home .These will be painted in white.

4.1. GROUND FLOOR :

The service areas adjacent to the kitchen needs to be adequate in size for the Main kitchen-hence an addition is required for a scullery and a pantry. Storage space is a norm in most homes so this has been proposed. The number of servants required will be far less than what the previous owners had ,hence a reduced servants quarters has been provided. Outdoor covered Terraces have been proposed that serve as an extension from the Dining and the Main Lounge.

A Guest Bedroom is required and it needs to be in a semi private area of the Ground floor. The existing Kitchen will be converted into a Guest Bedroom. A Prayer Room is also required and this replaces the existing Pantry.

A portion of the existing kitchen is demolished so that the driveway width is increased and it becomes easier to use the driveway.

The gap between the existing Kitchen and the existing lounge will be closed off by extending the walls. This will leave room to allow for the guest room to have a step down lounge area.

The existing Carport is to be demolished as the carport blocks off natural light to the kitchen on the NW side .The outbuilding will be restored and extended to make room for a triple garage, store room, servants quarters, scullery and pantry.

4.2. FIRST FLOOR:

The Master Bedroom has been extended into the existing 1st floor terrace .A new Terrace has been proposed off the extended master bedroom.

The en suite has been increased in size and has been extended into the existing bedroom. The walk in closet has been made bigger.

Bedroom 2 and 3 needed en suites hence the extension to the bedrooms to accommodate the new en suites. It should be noted here that although the rooms have been increased in size the existing roof has remained intact .

Bedroom 4 has been extended to accommodate a dress area as well as an en suite .

Although there is no access onto the existing balcony the existing door leading into the balcony has remained .

A Study has been added on the 1st floor as it needs to be in a private /semi private part of the house .The study will be used by all members of the family.The roof over the study as well will be a concrete slab so that the existing tiled roof is left undisturbed .

The Family Lounge on the lower 1st floor level will be extended and a new Terrace has been added . Additions to the lower 1st floor will be a New Entertainment/Games Room .The roof above these new spaces will not be visible on the SE side of the house .

4.3. EXTERNAL:

The client wished to have proximity for visitors to the main door .The current driveway into the property divorces this from the existing entrance into the house as there is a wall between the driveway and the Main entrance of the house.Hence the proposal was to marry the floor level of the driveway with that of the Main House.

SEE EXTENT OF DEMOLITION ON THE PLANS AND ATTACHED PHOTOGRAPHS FOR FURTHER CLARITY.

The existing driveway gate seems quite ordinary looking and the client wishes to replace this with a new wrought iron gate as well as a new pedestrian gate.

The existing trees along Nuttal gardens will be removed so that more of the house is visible off the street edge.However in doing this security will be compromised and the client wishes to increase the height of the existing boundary walls to a minimum height of 3m.

5.0. A BRIEF OUTLINE OF THE PROPOSAL.:

5.1. Ground floor:

Additions to the scullery and pantry

Part existing Kitchen to New Guest bedroom with en suite

Existing pantry to new prayer room

Existing Games room to new kitchen ,scullery,laundry and Pantry.

Existing Sun Room into Breakfast room

New adjacent ground floor family room.

New Entrance Hall

Ground floor external :

New Covered Terrace from Dining.

New covered terrace from Breakfast room

Boundary walls increased in height to improve security

New pedestrian and driveway gate from Nuttal

New driveway gate from Mentone Road.

5.2.1st floor:

Additions to Main Bedroom and new Terrace

Additions to bedrooms 3,4, and 5 with New Ensuites.

New Study added

New Terrace off the Family Lounge

New Entertainment /Games room off the Family Lounge and from the Ground floor .

NB:

Many building elements due to age and the fact that they will be extremely costly to restore to its original state will be removed and eventually discarded. We have advised the client that the most suitable recipient of these building elements that display some Heritage value is Amafa. We would be most accommodating should Amafa accede to this request.

Thanks and we await your favourable response in this regard as well as to kindly permit us to carry out the alterations and additions described in the above motivation as well as in the attached submission drawings.

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In conclusion we would like to recommend that you consider this application in a favourable light and grant us permission so that we are able to demolish the existing dwelling

Kind regards



Mr M Iyavoo
Pr Arch 6628