

KwaZulu-Natal AMAFA & Research Institute
195 Langelibalele Street
Pietermaritzburg
3201

5 May 2023

Dear Sir/ Madam

AMAFI REPORT: MOTIVATION FOR ADDITIONS AND ALTERATIONS

521 MARINE DRIVE, OCEAN VIEW, BLUFF – PORTION 11 OF ERF 1817 OF WENTWORTH

The following is a motivation to AMAFI for additions and alterations to an Existing Dwelling which is more than 60 years old.

The property is held on title Title Deed No. T13732/2022

The above-mentioned property has reference, and, in this regard, we act on behalf of our clients Haroon Yacoob Vawda, ID no. 700107 5168 089 and Chantal Joy Vawda, ID no. 730518 0254 084.

We hereby make the following representation in respect to the heritage significance of the property under review.

PROPERTY DETAILS

PROPERTY / STREET ADDRESS: 521 MARINE DRIVE, BLUFF
DATE OF CONSTRUCTION: 1955
CADASTRAL DESCRIPTION: PORTION 11 OF ERF 1817 OF WENTWORTH
LOCAL MUNICIPALITY: ETHEKWINI MUNICIPALITY
CURRENT ZONING: SPECIAL RESIDENTIAL 900
PRESENT USE: DWELLING HOUSE

HISTORIC REPORT

The original building was constructed in 1955 for Mr and Mrs R.A Wellington and was constructed as a double storey three-bedroom dwelling. An outbuilding was also proposed which was to include a single garage, servants quarters, laundry and storage area. There are noticeable additions and alterations to the main dwelling for which there are no municipal records. It appears alterations have been made to the outbuilding as well, however, there are no records of such either.

In 1988, a sewer connection was proposed from within the property to the municipal line.

In 1992, a new swimming pool was proposed for the then Mr T Baxendale who is presumed to be the second owner.

See Annexure 1 for all previous approved plans that were extracted from the Local Authority Archives.

In 2022, the property was purchased by Mr Haroon Yacoob Vawda and Mrs Chantal Joy Vawda.

ARCHITECTURAL REPORT

The house was built as a rectilinear double-story dwelling. The plans were approved in 1955 and it is assumed that the house around 1955 / 1956. It is a pan handle property, with shared driveway access from Marine Drive, with the side of the house orientated towards the ocean, obtaining sea views from the rear as well.

The most notable feature is on the front façade which comprises stepped arched cottage pane windows. In addition, is the steep pitched roof. The house also comprises of a chimney/fire place which is visible on the north west elevation

The outbuilding comprises of a double garage as opposed to the single vehicle garage proposed in the original plans. There seems to be services as the back of the outbuilding which have been retained.

See Annexure 2 for photographic analysis of the existing house.

URBAN SETTING AND ADJOINING PROPERTIES

The site has no frontage being a pan handle house and is not visible from Marine Drive, the main road.

The urban setting consists of a mixture double storey houses. Some of these houses have been converted to guesthouses and offices. The site shares a driveway with the rear adjacent property. This is common amongst the neighbouring properties as most of the neighbouring properties are pan handle.

See Annexure 3 for photographic analysis of the urban setting.

SOCIAL/SPIRITUAL/LINGUISTIC SIGNIFICANCE

The property is utilised for residential purposes. There is no social/ spiritual or linguistic significance.

SCIENTIFIC /TECHNOLOGICAL SIGNIFICANCE

All materials and construction methods were typical of the periods of time. Existing walls are plaster and paint. Windows are wooden and frameless glass. Roof tiles are double roman concrete tiles.

SCOPE OF WORK

The proposed additions and alterations aims to make the configuration of the existing home to be 'open plan'. Living and dining areas would be made to be more spacious and a new laundry is proposed. Bedroom 1 would be made to be larger as well as providing a spacious balcony for both Bedrooms 1 and 2. Other additions and alterations include a semi covered patio around the pool.

PROPOSED HERITAGE GRADING

NCW – Not conservation worthy

MOTIVATION FOR PROPOSED WORK

The frontage of the building will be relatively unaltered and most of the proposed work is at the rear of the building facing the views.

The intent of the additions and alterations is to accommodate for a contemporary family lifestyle and recreation as well as maximizing orientation towards the sea as this area is known to be a leisure location.

Report prepared by:

Ahmed Olla

Professional Architect

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