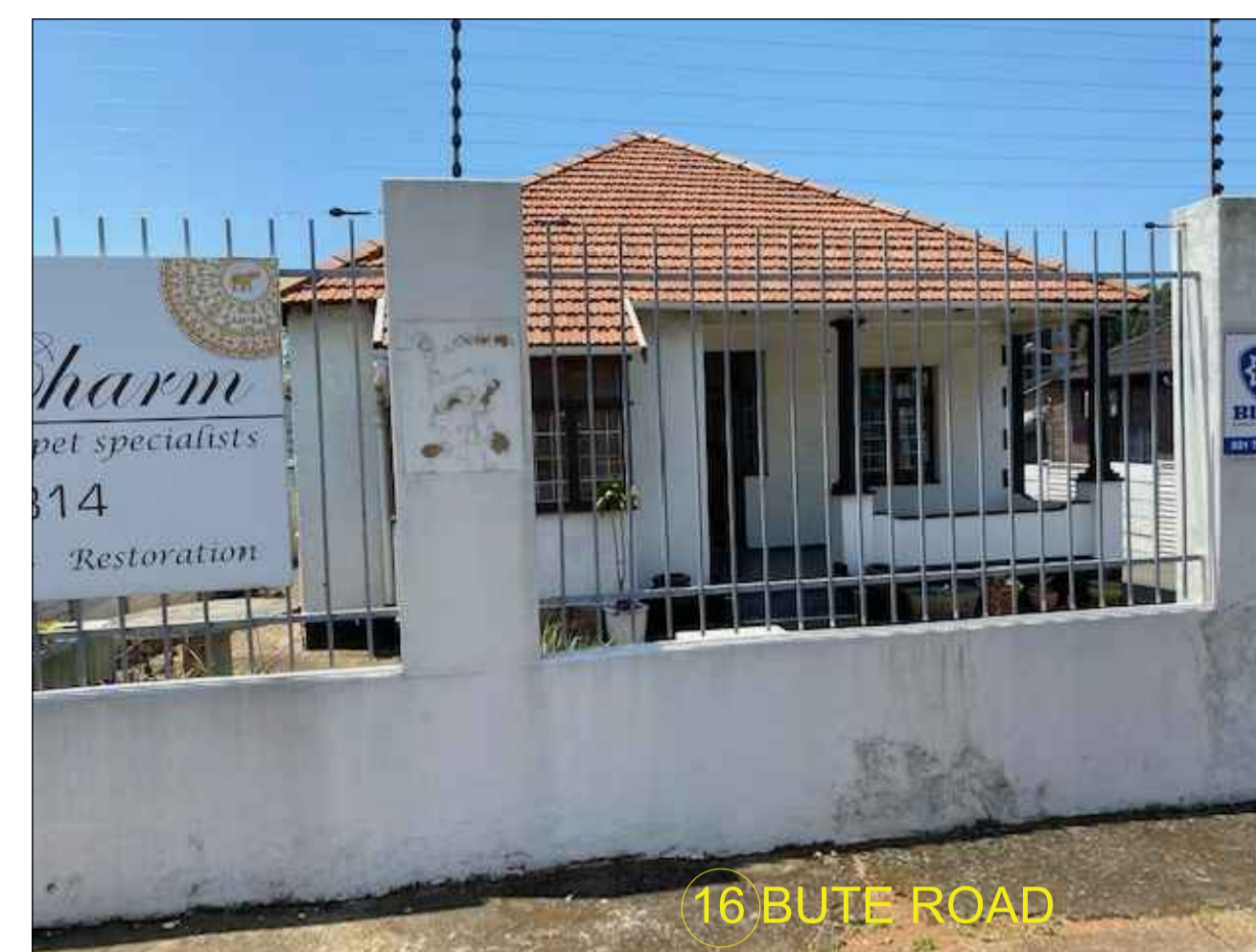




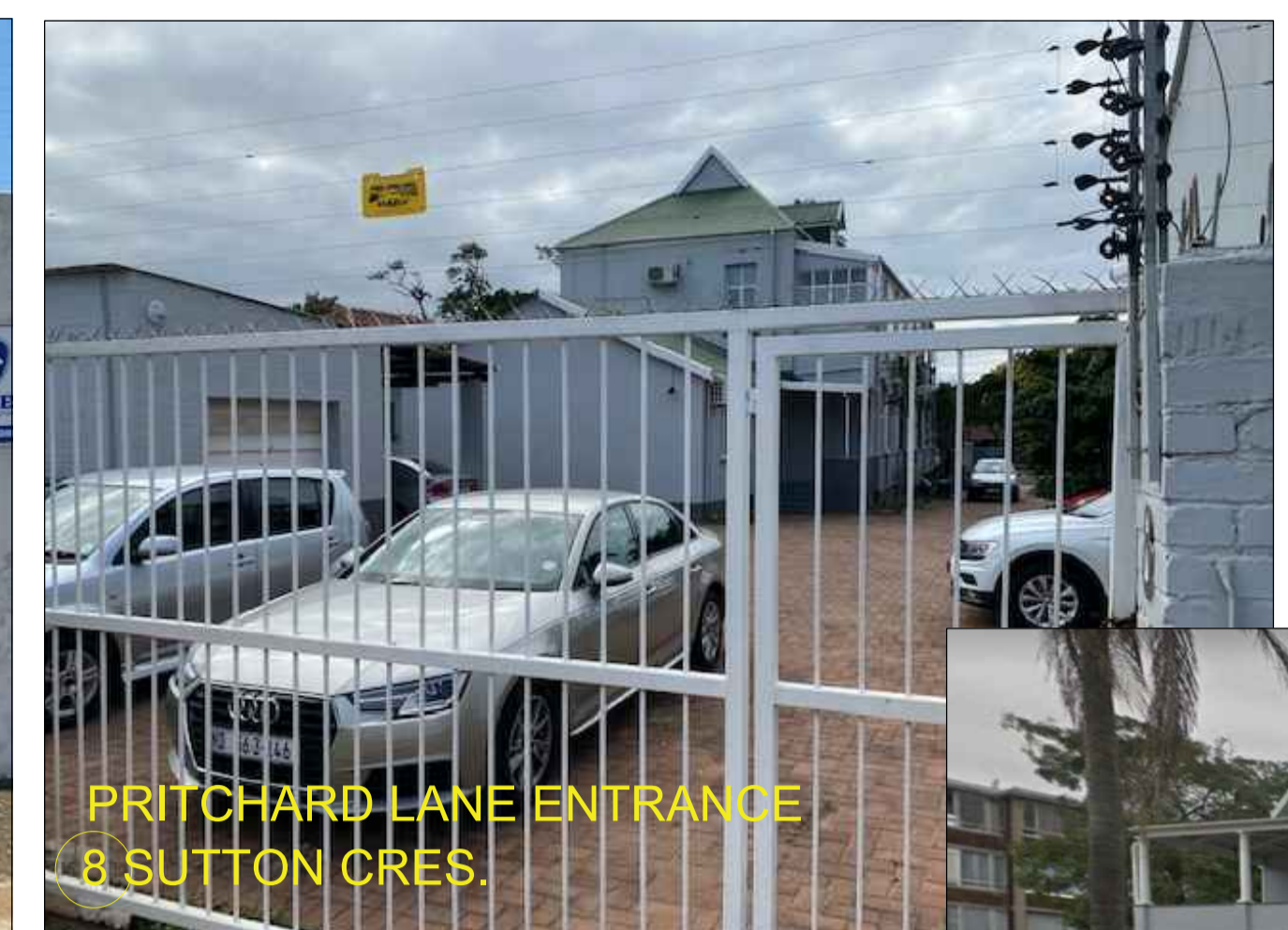
24 & 22 BUTE ROAD



20 BUTE ROAD



16 BUTE ROAD



PRITCHARD LANE ENTRANCE
8 SUTTON CRES.



8 SUTTON CRES.



PRITCHARD LANE ENTRANCE
20 BUTE ROAD



18 BUTE ROAD



FRONT VIEW OF 18 BUTE RD.



SIDE VIEW



PRITCHARD LANE

BUTE RD

SUTTON

15

82

22

20

18

18

8

15 BUTE ROAD

82 CHURCHILL ROAD



REAR VIEW OF 18 BUTE RD.



SIDE VIEW OF 18 BUTE RD.

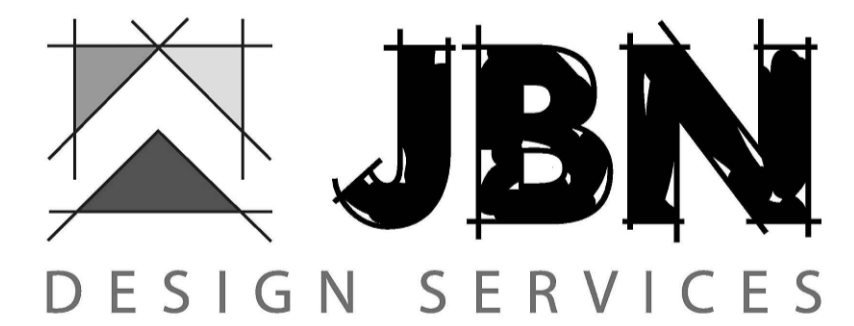
AMAFA PROPOSAL

MOTIVATION FOR PROPOSED WORK:

This property is owned by a firm of Attorneys. They use these premises to operate their Practice. They employ a number of professionals and staff and they have the need to expand their premises to accommodate their growing business. For this reason, the Owners have appointed me to design Plans for the building that would add a first storey to the property. Due to the age of the building, I first communicated with Amafa to enquire how susceptible they would be on considering the addition of a first floor. I was advised by Amafa that a Design would be considered as long as the top floor was recessed so as to leave the front facade unaltered. For this reason, and as per enclosed Plans, I have pushed back the first floor and created a covered parking for staff under the suspended rear section of the first floor.

DETAILS OF THE PROPOSED ADDITIONS & ALTERATIONS:

The proposed work comprises of a small addition of 6m² to the Ground Floor at the rear left side of the building and a First Floor with an area of 197sqm. As shown on enclosed Plans, the First Floor, although virtually the same size as the Ground Floor, it has been recessed towards the rear of the property not to change the existing facade of the building. There will be minimal changes to the existing Ground Floor, and basically most of the new area will be added on to the First Floor. The area of the rear Parking will remain unchanged as part of the first storey will be placed on columns above this space. Part of the parking area will now be a covered space. The Front entrance to the Building will remain unchanged as well as the rear parking area entrance from Pritchard Lane.



14 Sedgewick Circle - Mount Edgecombe - Phone: 083 2266044
Email: jorge@jbn-designs.co.za

Project Title:
PROP ADDITIONS & ALTERATIONS
ERF 248
of MORNINGSIDE
For: H.E.P.FAMILY TRUST-IT213/2001/N
18 BUTE RD, MORNINGSIDE
Drawing Title:
AMAFA MOTIVATION

Scale: 1:100 | Date: 07/12/2021 | Drawn: J NICOLAU | Checked: G.C.

21-361/03

Revision