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10th April 2014

Amafa aKwaZulu-Natali
195 Langalibalele Street
Pietermaritzburg
3201

AMAFI REPORT FOR HOUSE CASSIM – 96 BAZLEY AVENUE, SYDENHAM, DURBAN
Motivation for proposed additions and alterations to existing dwelling

This application is made on behalf of our clients Mr & Mrs Cassim and we hereby make the following representation in respect to the heritage significance of the property under review.

Site Details

Property/ Street Address: 96 Bazley Avenue
Date of Construction: 1952
ERF No: REM of Portion 3 of ERF 722 of Brickfield
Local Municipality: Ethekewini Municipality
Current Zoning: Maisonette 900
Present Use: Domestic Residence

Architectural/ Aesthetic Significance:

The existing building has no architectural/ aesthetic features of significance. The attached photographs of the existing house give a clear indication of this. The existing roof is constructed of Marseilles roof tiles. The new additions are to consist of a cement roof tile finish.

Historical Significance:

The building under review has a brickwork plinth which is to be maintained during the proposed additions and alterations. There are no other features which give this building any historical significance.

Social/ Spiritual Significance:

The property is zoned Maisonette 900 and is currently utilized as a private residence.

Scientific/ Technological Significance:

The property has a smooth plastered building of no scientific/ technological significance.

Environmental/ Contextual Significance:

The proposed additions and alterations have no impact on the environment and neither is the property of any environmental significance. The surrounding properties have no unifying features in the buildings to create a contextual significance.

Impact of the Proposal on the Existing Structure:

The proposal includes the addition of another floor onto the existing structure and would impact existing foundations which would be catered for in the engineering design.

Other factors to be considered:

There are no other factors of significance that need consideration for the approval of this application.

Scope of Work:

The proposed addition is for a new level above the existing structure which will house a new unit since the property is zoned maisonette 900. The proposed addition above the existing structure is the most cost effective and best use of space in the property which is not very wide and does not have much coverage. The proposed additions comply with Section 7 of the Ethekewini Municipality.

Report prepared by A. Olla for Shabbir Ismail Architects

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April 2014