

HOUSE NAIDOO

Proposed Additions & Alterations to Existing Dwelling, New Ancillary
Unit, New Pool & Boundary walls on
Erf No. 315 of Bluff
No. 11 Serowe road

ARCHITECTURAL REPORT



(AMAFA APPLICATION)

Existing Main Dwelling

REPORT COMMISSIONED BY MR & MRS NAIDOO

PREPARED BY ARCHITECTURAL DESIGN STUDIO –SEPTEMBER 2023
ASHEN BUDHOO (ST1599)

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1. BACKGROUND

- 1.1 This site was established in 1955 and assumed original building constructed on the site during this period.
- 1.2 Internal building alterations and new windows were completed by the previous owners during the past years to improve the façade of the existing building and increase the value.
- 1.3 The existing building is a standard dwelling which comprises of three bedrooms, a kitchen, a bathroom, and an open plan dining and lounge area.
- 1.4 A single garage is located on the South east boundary with a single room domestic quarters on the North western boundary.
- 1.5 An existing pool is located on the property and this application includes relocation of the existing pool to the front of the property.
- 1.6 The site area is 931sqm and terraced supported sloping from front road façade to the rear of the property.
- 1.7 Photos of the existing site and buildings on the site are attached below to this report below.

2. PROPOSAL

- 2.1 In compliance with the AMAFA regulations, Ethekeweni Municipality requirements and on behalf of our Mr & Mrs Naidoo we wish to submit our proposal for the following new work to be undertaken on their property & home.
 - 2.1.1 Main Dwelling Additions and alterations scope of work:
 - 2.1.1.1 Extensions to the existing main dwelling, main bed room located at front of the building on the North east façade.
 - 2.1.1.2 The main dwelling roof will tie into the existing building roof and roof material tiles will match the existing.
 - 2.1.1.3 Replace existing patio awning with a concrete slab roof.
 - 2.1.1.4 New boundary retaining walls with repositioned main driveway gate.
 - 2.1.1.5 Relocation of the existing pool to the front of the property.

2.1.1.6 New Ancillary unit to be constructed behind the existing main dwelling.

3. MOTIVATION

- 3.1 The existing building is 68 years old and does not conform to any notable architectural style and therefore we believe does not warrant any heritage significance for preservation.
- 3.2 Both adjacent rear & opposite dwellings have undergone significant additions & alterations and in some instances the facades have been completely changed to accommodate modern upgrades as shown on the attached photos below.
- 3.3 The proposed new extensions to the existing main building are due to my Clients requirement for increased living space for his growing family and for creating a positive improvement in their living standards & dwelling.
- 3.4 Below are photos of the existing main dwelling and other buildings on the site.
- 3.5 We humbly request that AMAFA view our application favorably as we are of the view that the new dwelling alterations will positively add value to the area.
- 3.6 We hold ourselves available should further information be required for this application approval

4. EXISTING DWELLING PHOTO'S

