

**AMAFI APPLICATION – 24/10/2013**  
**ADDITIONS & ALTERATIONS, 8 BOTHA ROAD BOTHA'S HILL**

**Motivation**

Amenity Usage

The owner is a close-knit family who enjoy their home. This small bungalow on a large site suits the lifestyle of the family in terms of location, however as the children have grown the house has become cramped. Living areas and bedrooms are small and they do not enjoy the basic amenities that would suit a property of this value and size. A training space is required for their youngest son who requires developmental therapy and a guest suit for visiting family is required.

Condition

Alterations to the house have not been built very well, there is damp caused by damage to the tiled roof due to monkeys and general wear and tear. The proposed design rectifies some poor detailing

Landscape use and orientation

The site is poorly planned. Garages are not connected to the house and currently occupy the north garden, taking up the sunny flat area of the garden. Staff accommodation outbuildings overlook the garden are best suited to outdoor living and the house faces the street, to the south east and as such does not enjoy a suitable orientation – especially in this cold wet area of Durban.

Security

The elements of the house are designed to contain a series of usable outdoor spaces, allowing a free internal external lifestyle, well suited to the local climate, without the risk of exposure to home invasion. Openings to the uncontained outdoor spaces are kept small and defensible. The concept is a farm style house containing a series of courtyards that are well defended from the public environment

**Description of works**

External

All existing outbuildings are demolished according to permit granted (Demolition Permit GCFP NO-21/12/01 –DEM.5).

A new staff accommodation and garage are built on the south east side of the house, closer to the road, consolidating guest parking and formalizing the "front" of the house. The staff are moved closer to the road, providing a dignified more private accommodation, free to move on and off the property without disturbing the family.

Existing House.

The interior of the small house is committed to family life. The kitchen, as an open plan extension of family space of the TV room and Dining Area looks over the north, food producing garden.

The kitchen and TV room open to the east to a breakfast veranda, Dining space opens to the west below a deep eave to the main outdoor garden area. The pool enjoys good north and west light. A usable flat sunny lawn is provided, overlooked by living and bedroom areas. The formal lounge area is separated from the family living area by an entrance axis. The formal lounge looks over a formal courtyard space to the south. The entrance is formalized, with a covered walkway from the garages onto which guests move from the open parking on the driveway. A receiving area is situated close to the front door. The main house is made mostly open plan however many existing walls are used to economise on the value of the alterations and screen off certain areas. The structure is very strategically considered.

2 new wings are proposed.

Family Bedroom wing.

Twin bedrooms for the sons who have a shared but separate bathroom area.

A master suite.

The master suit is separated from the boys by a family room to which the family can retreat at night and enjoy informal slow mornings.

Guest wing with training room.

Connected to the house by a covered walkway.

Both wings enjoy a northerly orientation, have circulation on the north side on verandas (enclosed on the bedroom wing for security) that filter light and provide the necessary overhang.

The design takes clues from the simple farm style of the existing house and expanding it into a compound plan that enjoys better orientation, use of the property and provides the family with a secure indoor / outdoor lifestyle that they require.