

249 Avondale Road

Boundary Wall Application Report

AMAFA

19 April 2013

1. Introduction

- 1.1 The application is pursuant to seeking approval for a wall which was approved by the EThekweni Local Authority for construction in 2007.
- 1.2 The wall constructed deviates from the wall that was approved.
- 1.3 EThekweni Local Authority requires approval from AMAFA.

2. Motivation

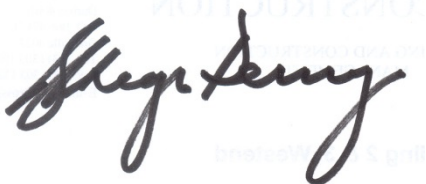
- 2.1 The original boundary walls on the property were pre-cast concrete and erected in 1972. No photographs of these are available.
- 2.2 A substantial deviation from the approved application of 2007 is admitted. However that deviation is merely the addition of a driveway entrance in lieu of the full wall facing Avondale Road.
- 2.3 In addition the side boundary walls were raised and articulated to suit security needs and structural stability.
- 2.4 It appears that the original application of 2007 may not have required approval from AMAFA and accordingly this application should be treated as one that is done to correct an administrative process rather than dealing with an possible infringement of a "protected" building

3. Conclusion

- 3.1 The application of the boundary wall "as-built" should be considered on its merits that its construction has not deviated from what was approved by the local authority in 2007 other than additional access and security onto the site.
- 3.2 It is the opinion of architect that the application for the boundary wall made in 2007 may possibly not have been refused on any terms of architectural aesthetics or Heritage controls.

Kindly give the application your consideration for approval and recommend same.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Barry St. Leger Denny'. The signature is fluid and cursive, with the first name 'Barry' being more prominent.

Barry St. Leger Denny

ARCHITECT SACP Registration # 4641