

Amafa Motivation-Report



APPLICATION FOR AMAFA CONSENT

**IN ORDER TO OBTAIN THE APPROVAL For addition and
Alteration for a House other than 60 years (Section 34 of the
NHRA)**

AT

**38 Mountain View Ave Morningside, R 38 of ERF230,
Springfield.**

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Introduction

Mr Lance Arthur Joseph Engelbrecht and Mrs Engelbrecht decided to buy a new house for his young family. They decided that the house allocated at 38 Mountain View Ave Morningside, is the perfect house for the family of 4 covering all the needs.

The residence is a single Dwelling with 3 Bedrooms, 2 Ensuite (One of them in the Main bedroom), Kitchen, Dinning, Lounge, Veranda, a Pool and a Garage with Staff Room.

Aurora Architectural Design was appointed by the owners to update the design of the house to meet all their desires with space, function and aesthetic. Upon the realization that the house is over 60 years since was built and it is considered necessary the solicitation the approval of the Amafa & Research Institute as the provincial Heritage Authority since the building is listed for the protection in terms of section 27 of the National Heritage Resources Act,1999.

The intend of this submission is to establish that the building can be altered and added some new spaces.

Location.

The site of 715 m2 is allocated at 38 Mountain View Ave. Morningside, R 38 of ERF230, Springfield. The GPS Coordinates are -29.82581263176008, 31.001867605074462.



Image 1. 3D View of the site. (From Google Map)



Image 2. Site Location View. (From GIS Map)

“The suburb is a middle-income area of Durban located about 2 kilometres (1.2 mi) inland from the Indian Ocean coast, on the south bank of the Umgeni River. Its neighboring suburbs are Puntans Hill to the west, Essenwood to the south-west, Windermere to the south and Stamford Hill to the east.” (Taked from Wikipedia)

Historical Significance.

After research done, we can confirm that the house has not any historical significance.

Architectural Significance.

“The Morningside area contains classical examples of large [Edwardian](#) and [Victorian](#) style homes with tin roofs and wide verandas, including the State President’s residence (when at home)” (Taked from Wikipedia)

“Many of the stylish Victorian and Edwardian homes have been painstakingly restored, and they’re prime examples of the early architecture of Durban – some were even shipped over in kit form from England – and they tell a great story about early life here. Many of Durban’s long-standing families live in Morningside, and their family history is woven into that of Durban’s.”

Morningside is primarily residential, with little commercial or retail incursion. Freestanding homes dominate, with a sprinkling of apartments and sectional-title developments here and

there, many with sensational sea views. The elevation of much of Morningside means views either take in the coastline or focus on the harbour/port.

A number of the early triple-storey Victorian homes have an enclosed viewing deck known as a widow's walk, which way back when gave the women of the household panoramic views of the arrival and departure of ships (and their husbands).

Morningside property is highly sought after, and for younger families or aspiring renovators there are still a handful of relatively affordable homes in good roads, which need upgrading and TLC “(Taked from <https://yourneighbourhood.co.za/morningside-2/>)

This free standing residence was designed by the Architect William M. Kerr of M.I.A Architect for Mr K. M. West in the 50's(Unknown date). The original designs have the tendance of the Natal Veranda Style for medium income. The house is elevated from the road level giving an amazing view to the City from the Terrace and Living room on the South Front Elevation. The rooms description of the house are:

1. Terrace
2. Leaving room.
3. Dining Room.
4. Kitchen
5. 4 Bedrooms.
6. WC
7. Bathroom.
8. Outbuilding with a Garage and Staff room with Ensuite. This was alternated by the previous owner and was included in the application due to the lack of plans.

The Material used for the wall was brick with plaster and tile roof. The floor was finished with hard wood flooring. The windows were with glass and steel and the doors were made with solid wood.

- In 1961 it was added and New Bedroom to the House.
- A new Pool was added in 1973 located facing the North.
- In 2005 the new retaining wall in the front Boundary of the house was added.

The architecture of the house is not a particularly a strong example with lots of merit. It is a standard and typical house of the time and not overly rich in detailing or significance.

The Structure of the house is in good condition while the Windows and doors are not in excellent condition. The metal of the window has corrosion and needs replacement. The existing kitchen was old and damaged needing immediate replacement the floor also needs attention but the client wants to keep some areas with the original floor that give the warm feeling of the house. Some areas will be replaced for ceramic tile, especially in the wet areas.

Urban Setting and Adjoining properties.

The Residence and all the immediate adjacent properties are allocated in an area described as a Special residential 400.

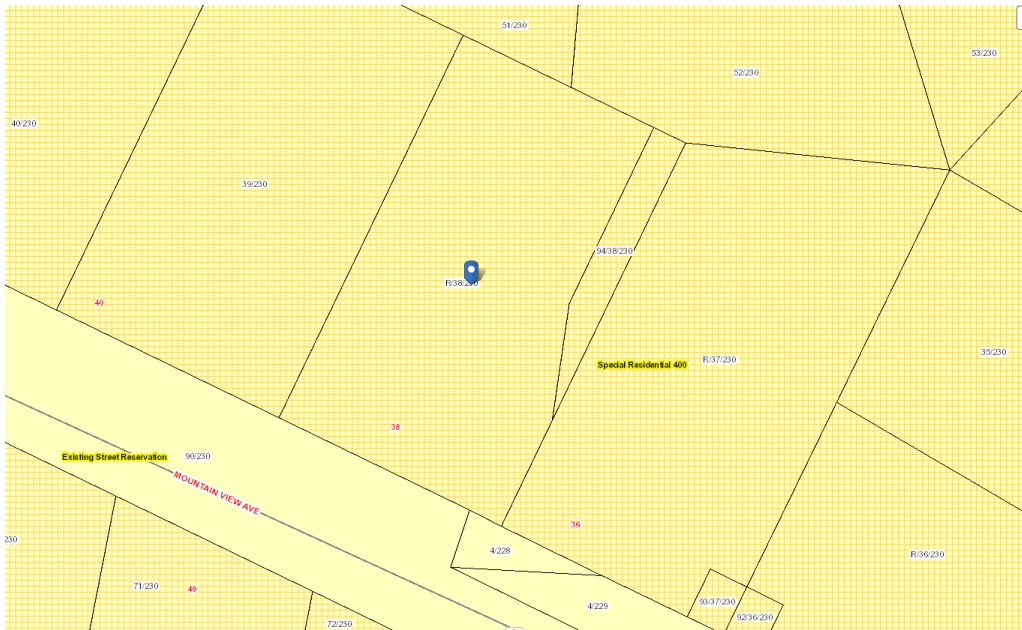


Image 3. Site Zoning Location View. Special Residential 400 (From GIS Map)

ZONE: SPECIAL RESIDENTIAL 400						
<p>SCHEME INTENTION: To provide, preserve, use land or buildings for:</p> <ul style="list-style-type: none"> • Single residential and multiple unit development and various building typologies. • Protection of the quality and character of residential neighbourhood and the well-being of its residents. • Limiting multiple uses of buildings to minimize adverse impact on the residential environment. • Business that comply with residential amenity shall be at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions). 						
MAP COLOUR REFERENCE: Yellow with Orange dots			MAP REFERENCE:			
PRIMARY	SPECIAL CONSENT			PRECLUDED		
<ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development 	<ul style="list-style-type: none"> • Agriculture Land • Base Telecommunications Transmission Station • Boarding House • Crèche • *Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Uses authorised in terms of Sub-sections (1.13.3 – 1.13.8) • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 			<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns 		
ADDITIONAL CONTROLS – LAND USE						
<p>1. *Health and Beauty Clinic: The principles of Home Business shall apply to the development of a Health and Beauty Clinic.</p> <p>2. *Institution: The minimum ERF size for an Institution shall be 900m².</p> <p>3. *Place of Public Worship: The minimum Erf size for a Place of Worship shall be 900m².</p>						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m ² .	400	2	50%	N/A

Image 4. Site Location View. (From GIS Map)

The intention of the Owner is keeping the property as residential. The New proposal for addition will go over the building line in the front South elevation and at the rear North

elevation and it will be required relaxation consent for all the owners of the adjacent properties. All the neighbours have signed agreed with the proposal.

Description of the Proposal

The new proposal for Addition and Alteration are based in increasing the area of the house to accomplish a new family requirement. It has been proposed the updating the finishing and aesthetic of the house keeping some character of the original architectural style.

1. It was added a new Double garage in the Basement at the Road level with an internal stair case giving direct access to the House level.
2. At the House level was added a new Covered Veranda. This new Veranda will open more the view to the city from the House.
3. The Existing Terrace has been closed up with windows and door converting it in a new Study.
4. One of the existing bedrooms has been converted in a TV lounge, giving also access from the New Kitchen Extension to the New Study with new openings.
5. The access to the existing Lounge will be now from the New Covered Veranda at the South Elevation.
6. The Kitchen has been extended to the existing Dining, omitting it, creating an open flow between the Kitchen and Lounge. New kitchen area has a Peninsula that also offer the function as dining.
7. A new Entertainment Covered area has been created at the rear space of the house close to the pool area, including a new Ensuite.
8. The Pool area is elevated with existing retaining wall, parallel to the existing Garage. This area has been covered and Used as Store room and Laundry.
9. The existing Garage and SQ has been converted in a new Teen Pad. (This was done for previous owner and the current owner is just updating the plans)
10. The front of the yard will be levelled and added new Balustrade to create more ground for the young family members.

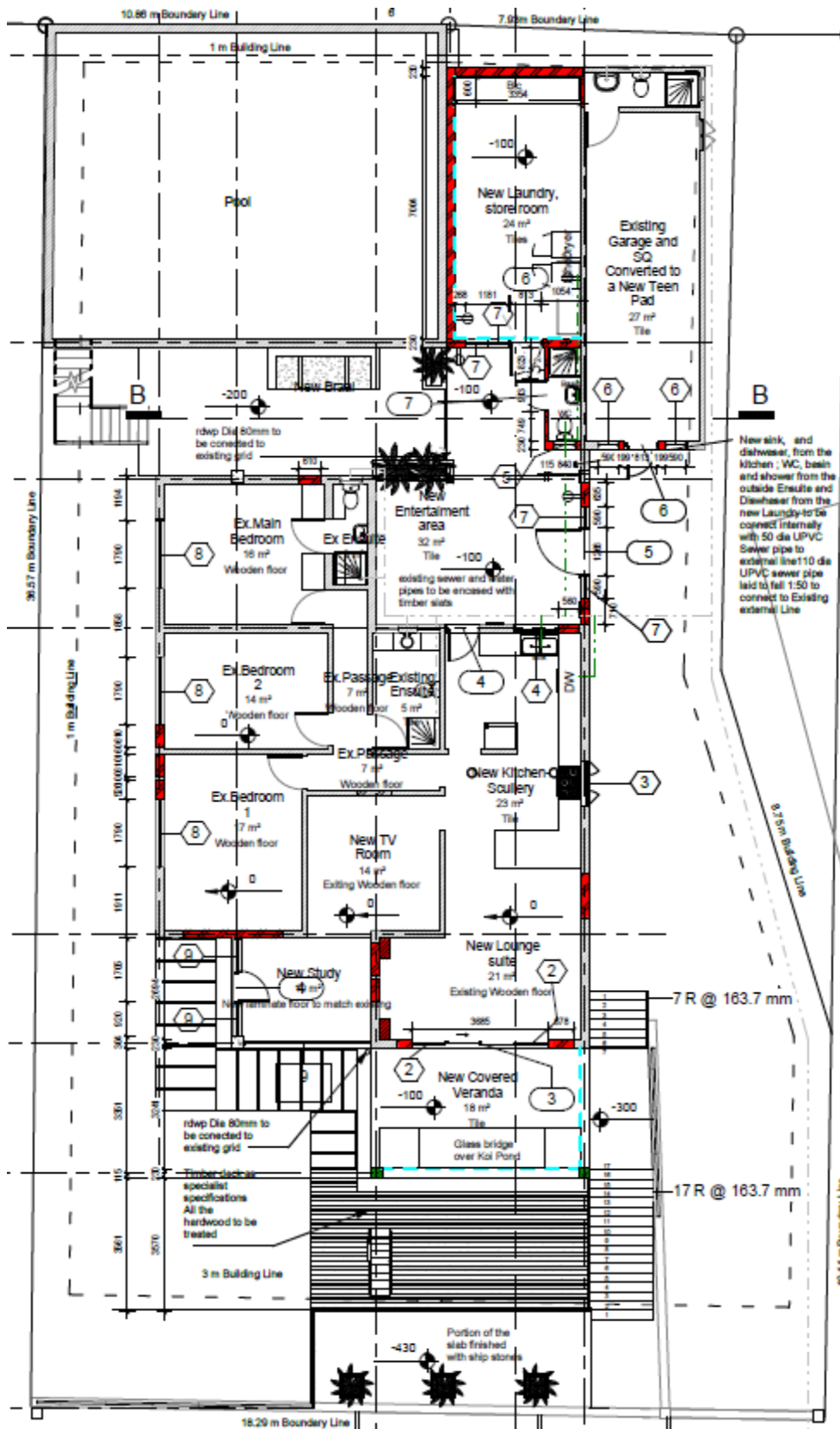


Image 5. Ground floor plan with the Addition and alteration Proposal. (From Submission Plan)

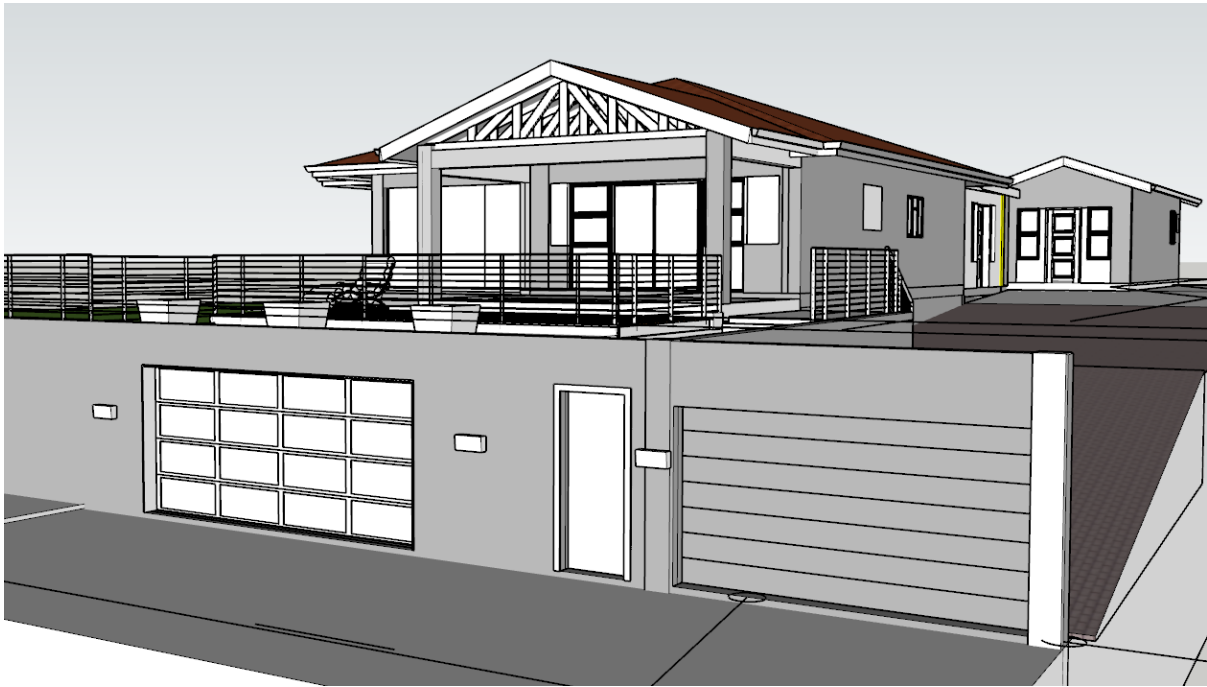


Image 5. View from Road level of the Addition and alteration Proposal. (From SketchUp Model)

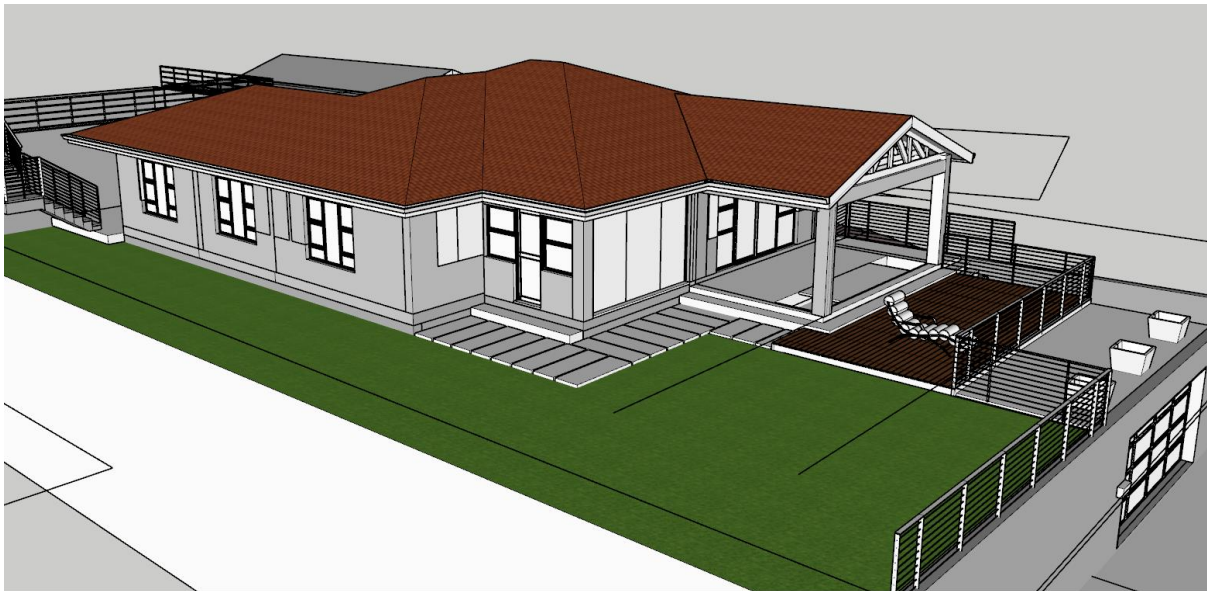


Image 6. Aerial View of the Addition and alteration Proposal. (From SketchUp Model)

Conclusion and Recommendation.

Kindly note after analysing the property's condition and history of the dwelling the Applicant considers that the proposal for Addition and Alteration can be approved taking in consideration that:

- All the houses in the area have been altered.
- The area and the House have not any significance historical or architectural.
- The proposal will improve the Aesthetic of the house, increasing the property value at the same time.

Supporting all the mentioned above has been added images of the house and area in the Annexes.

The Applicant therefore would like to request, on behalf of the client, the favourable consideration of Amafa & Research Institute as the Provincial Heritage Authority with the approval for **the Addition and Alteration of property located at 38 Mountain View Ave Morningside, R 38 of ERF230, Springfield**

Your attention will be highly appreciated.

Yanelsi Aurora Fonseca Nunez.

Creative Director

Aurora Architectural Designs

Annexes

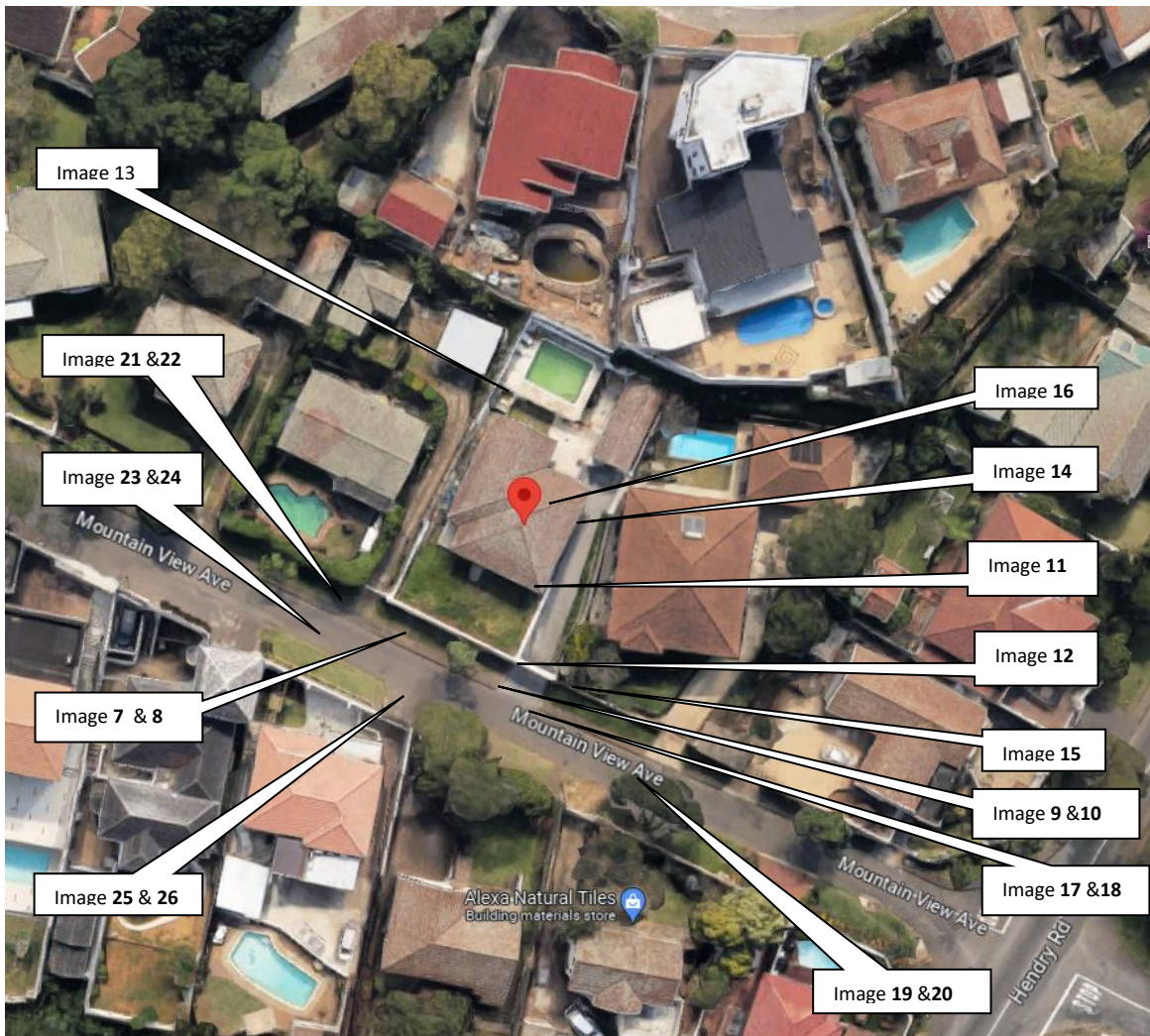


Image 6. Aerial View Locality Site, Photos Positions (From Google Map)

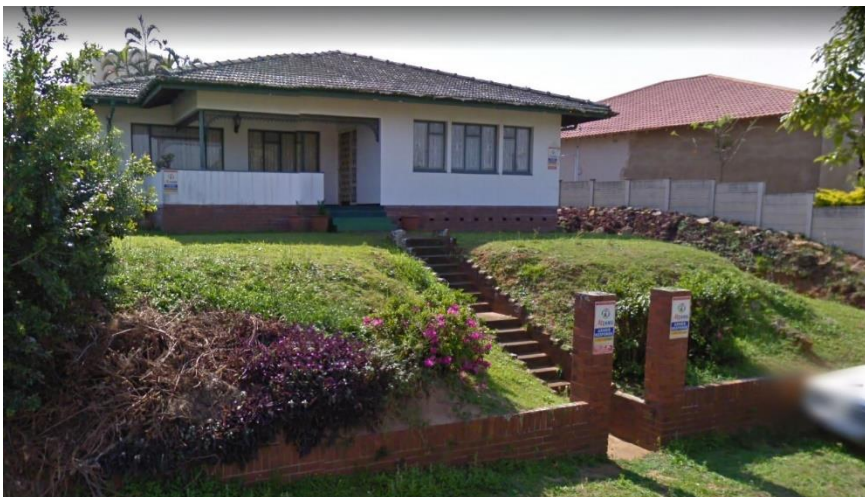


Image 7. Image of the Front House 2009 (From Google Map)



Image 8. Image of the Front House 2009 (From Google Map)



Image 9. Image of the Front House 2009 (From Google Map)

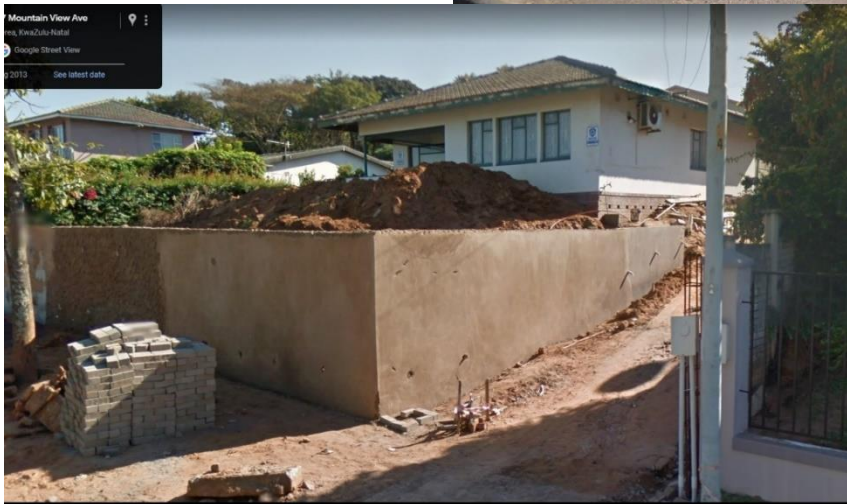


Image 10. Image of the Front House 2013 (From Google Map)



Image 11. Image of the Front House (First Site Visit)



Image 12. Image of the Front House from Road level (First Site Visit)



Image 13. Image of the Pool (First Site Visit)



Image 14. Image of the Side East Elevation and South elevation of the outbuilding (First Site Visit)



Image 15. Image of the Drive way access South elevation (First Site Visit)



Image 16. Interior of the House from the existing Kitchen (First Site Visit)



Image 17. Image of the Front House with Property adjacent ERF R37/230 2009(From Google Map)



Image 18. Image of the Front House with Property adjacent ERF R37/230 2013(From Google Map)



Image 19. Image of Road Access View from Henry Road 2009(From Google Map)



Image 20. Image of Road Access View from Henry Road 2023 (From Google Map)



Image 21. Image of the Front House with Property adjacent, ERF 39/230 2009(From Google Map)



Image 22. Image of the Front House with Property adjacent ERF 39/230 2013(From Google Map)



Image 23. Image of Road Access View to Henry Road 2009(From Google Map)



Image 24. Image of Road Access View to Henry Road 2023(From Google Map)



Image 25. Image of Properties opposite to the road ERF 71/230 and ERF 71/230 2009 (From Google Map)



Image 26. Image of Properties opposite to the road ERF 71/230 and ERF 71/230 2023 (From Google Map)