

AMAFA APPLICATION

APRIL 2023

ADDITIONS & ALTERATIONS

58 LLOYD AVENUE

ERF 16



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1) GENERAL SITE INFORMATION

Owner: Mr. G. A. Brown & Mrs. S. A. Brown

Cadastral Number: ERF 16

Street Address: 58 Lloyd Avenue

Local Municipality: eThekweni Municipality



The area indicated in the site plan above, indicates the location of the building receiving additions and alterations.

The double storey building is situated at 8 Douglas Road.

2) ORIGINAL DATE OF CONSTRUCTION – Unknown

3) HISTORICAL SIGNIFICANCE

The building structure is listed as a historical building of significance, merely a structure older than 60 years. Over the years it has undergone minor additions and alterations to the original design.

○ **Original occupants:**

Unknown

○ **Did an event of historical importance occur in the buildings?**

Unknown

○ **Can the buildings be said to illustrate a historical issue?**

No

○ **When were the buildings constructed?**

Unknown

○ **Who designed and/or constructed the buildings?**

Unknown

○ **Did the designer use a style or tradition to create the design?**

Yes

○ **What materials were used in the construction of the building?**

Clay masonry brick, plaster & paint, timber, timber & aluminium doors and windows, angled sheeted roof.

○ **Have there been changes made to these buildings?**

Yes there has been a few amendments to the original structure.

○ **Are any of the buildings a landmark?**

N/A

4) ARCHITECTURAL SIGNIFICANCE

The existing structure has no architectural significance, however the additions and alterations are to increase the living space. The overall look and appearance of the structure of the building will not change.



View of the existing prior to any building works from the Lloyd Avenue frontage.



View of the building from satellite imaging.

5) URBAN SETTING & ADJOINING PROPERTIES

The property is located along a Lloyd Avenue. The property is surrounded residential houses. The property shares a boundary with residential houses.

Majority of the buildings surrounding the property are restored old buildings in good condition.

6) PROPOSED NEW WORK

- Proposed Interior work
 - New en-suite bathrooms.
 - New Bedroom
 - Laundry extension
 - Store room
 - Sun room
 - Walk in closet
- Proposed Exterior Work
 - Doors & windows to be changed to aluminium
 - New aluminium car ports & awning by pool
 - New thatch lapa
 - New timber Servants Quarters/Ancillary Unit

7) MOTIVATION FOR PROPOSED WORK

7.1) The Main Dwelling

The Ancillary unit needed a small living space to keep it independent from the main house. Fortunately, the tenant's do not require any major renovations to the existing structures and the proposed renovations do not alter the buildings in a major way.

The Main dwelling needed an additional bedrooms & a bathroom, so an en-suite for the main bedrooms was a suitable option.

The internal living space was very small and needed to be opened up to create a bigger living space.

The footprint of the main house remained the same as we want to enclose the covered verandah.

8) CONDITION OF EXISTING BUILDINGS

The building is in good condition.

9) STREETScape



View of the streetscape along Douglas drive,

10) TITLE DEEDS

Title Deed No. T 11849794 (please find attached title deeds)

11) PROPOSED DRAWINGS

(Please find attached)

12) ZONING INFORMATION

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