

HOUSE KAIZER

Proposed Additions & Alterations to Existing Dwelling, Garage, New
Domestic Quarters and Boundary walls on
Erf No. 338 Bellair, Hillary at
No. 3 Carolann Place

ARCHITECTURAL REPORT

(AMAFA APPLICATION)



Existing Main Dwelling North West Elevation (Front Façade - road view)

REPORT COMMISSIONED BY KAIZER AUTOMATION SYSTEMS

PREPARED BY ARCHITECTURAL DESIGN STUDIO – 12 JANUARY 2023

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1. BACKGROUND

- 1.1 The building concerned was constructed in 1948 and was a standard dwelling which comprises of three bedrooms, a kitchen, a bathroom, and an open plan dining and lounge area.
- 1.2 The site area is 963sqm and terraced supported sloping from North West to South east.
- 1.3 The building was originally owned by a Mr & Mrs J De Bruin and additions and alterations to the existing building was done in 2008 as per last Municipal approved building plans as per EThekwini Municipality building plan records which accompany this submission for reference.
- 1.4 The alterations which were done to the Main dwelling in 2008 were:
 - 1.4.1 Alterations and extensions to the main dwelling, enclosure of existing verandahs, new ancillary unit adjacent to the main dwelling, retaining walls, boundary walls and a new garage at the opposite end of the property.
- 1.5 Photos of the existing site and buildings on the site are attached below to this report below.
- 1.6 Kaizer Automation Systems the current owner purchased the property with a view of developing the property and maintaining the upkeep of the buildings on site.
- 1.7 Improvements that were completed over the years include cosmetic refurbishments to the existing ancillary unit built in 2008, pool and garage.

2. PROPOSAL

- 2.1 In compliance with the AMAFA regulations, Ethekwini Municipality requirements and on behalf of our client Kaizer Automation Systems we wish to submit our proposal for the following new work to be undertaken on the property in discussion:
 - 2.1.1 Main Dwelling Additions and alterations scope of work:
 - 2.1.1.1 Remove existing roof to make way for the new design for a first floor level (double storey dwelling)
 - 2.1.1.2 New boundary retaining walls
 - 2.1.1.3 Extension of the existing Ground floor level

- 2.1.2 Additions and alterations to the Existing Garage built in 2008:
 - 2.1.2.1 Remove existing roof
 - 2.1.2.2 Extend existing garage
 - 2.1.2.3 New First floor domestic quarters

3. MOTIVATION

- 3.1 The existing building is 62 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 The property belonged to a deceased estate and remained unoccupied for years and which has contributed to the its deteriorated state internal and externally.
- 3.3 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.
- 3.4 As shown on the attached photo images, the existing building is unoccupied due to health and safety concerns.
- 3.5 The existing main dwelling roof and windows structures are borer infested and in a dilapidated state as seen on the photos below.
- 3.6 The main dwelling electrical and plumbing services require complete replacement due to statutory non compliance.
- 3.7 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.
- 3.8 Below are photos of the existing main dwelling and other buildings on the site.
- 3.9 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.
- 3.10 We wish to further note that the adjacent existing properties have all had significant upgrades done over the years and wish that AMAFA

view our application in the same light as was done for the adjacent property developments over the years.

- 3.11 We hold ourselves available should further information be required for this application approval

4. EXISTING DWELLING PHOTO'S



1. South East Elevation Main dwelling (Rear Elevation)





2. South West Elevation Main Dwelling (side view)



3. Side View Main Dwelling



4. Internal Main Dwelling (Roof Structure rot and Borer infestation)



5. Existing Main Dwelling Roof Truss Rot & Borer



6. Existing Ancillary Unit on the Property



7. Existing Garage – South West Elevation (street view)



8. Existing Adjacent Neighbors Dwelling (North West View – front elevation)