

AMAFA Written Report – Application Form A  
91 Adelaide Tambo Drive, Durban North

C.2.

Historical Significance

The current single storey residential building was originally built in 1943 the building was then changed in 1945 adding a laundry extension. In 1956 the building was changed again by the addition of a "sleeping porch" and in 1972 the building gained a new sunken family room along with an extension to the existing verandah which appears to be mis-labelled as existing. This is the last record of any approved drawings according to the municipal archives however the building has been significantly altered by subsequent owners that preceded the current set of owners.

C.3.

Architectural Significance

The current building has been changed fairly significantly since the last set of approved plans. The original gable end with a bay window on the front facade has been changed to a double door entry with a covered patio with stairs leading to the garden. The original entrance with a small covered porch and stairs has been closed up and the stairs have been removed. The aforementioned covered verandah has been partially closed in by the addition of new bathrooms. In addition all windows have been changed from their original look with modern looking aluminium windows and doors, and all windows have plaster bands around them. A detailed drawing showing these and all other as built changes can be seen on drawings : (SBD/23/05/EI/01/04 and SBD/23/05/EI/01/05) These illegal changes were done by previous owners and to this effect the owners have submitted a signed affidavit with this AMAFA submission. The original tiled roof and malthoid roofs remain and the internal suspended timber floors remain intact. There are one or two areas that have concrete floors. The original gypsum ceilings have been replaced with new gypsum ceilings

C.4.

Archaeological Significance None

C.5.

Palaeontological Significance

None

D.2.

Existing Improvements made on site

None

## D.1.

### Detail the work proposed work

The current building has been changed fairly significantly since the last set of approved plans. The original gable end with a bay window on the front facade has been changed to a double door entry with a covered patio with stairs leading to the garden\*. The new owners would like to change it back to a window\*\*. The original entrance with a small covered porch and stairs has been closed up and the stairs have been removed\*. The afore- mentioned covered verandah has been partially closed in by the addition of new bathrooms\*. The new proposal is to close in the remaining portion of this verandah in order to expand the size of the existing room with a new aluminium window for natural light\*\*. In addition all existing windows have been changed from their original look with modern looking aluminium windows and doors, and all windows have plaster bands around them\*. All proposed windows would be aluminium with plaster bands\*\* in keeping with the current status quo. A new scullery has been added to the kitchen at the rear of the building\*and the proposed plan for this area is to incorporate it into the current kitchen area and change it to a waiting/reception area\*\*The servants quarters in the outbuilding have been removed to make the garage bigger\*. The proposed changes are to rebuild the wall to form a new store room where the servants quarters used to be. A detailed drawing showing these and all other as built changes can be seen on drawings :

(SBD/23/05/EI/01/04 and SBD/23/05/EI/01/05) (These illegal changes were done by previous owners and to this effect the owners have submitted a signed affidavit with this AMAFA submission)

## D.2.

### Motivation for work

As previously mentioned the illegal changes\* were done by previous owners. The current owners bought the property without realising these changes had been done illegally. They are intending to change the zoning to be able to run a business from the premises. We have also submitted a Form I in tandem with this application in order to legalise the as built changes in order to separate the illegal changes from the proposed changes. Our form A application is for the proposed changes to be able to convert the current house into a business. The proposed work will incorporate the existing illegal changes to a large part but will also require some minor changes to the building in its current form as well. The most obvious proposed change to the external appearance of the building is the proposed covered walkway leading from the parking area to the building. This is necessary for disabled wheelchair access into the building which is currently accessed via some small steps. Other noticeable changes are the conversion of the as built covered patio\* to form part of the proposed waiting area expansion, the conversion of one of the existing bathrooms\* to a disabled toilet, the removal of an illegal bathroom\* and the removal of the stairs leading to the covered patio\* Every proposed change with the exception of the new aluminium windows and plaster bands has been carefully thought through in order to minimise the amount of changes needed to be done and any remaining heritage aspects kept intact. Suspended timber floors in the original portions of the building along with a bay window/ door configuration on the front facade and original hipped /gable roof on the original portion of the building. All proposed changes are in keeping with the original design aspects of the original building with the exception of the covered walkway/ramp\*\* and the aluminium windows and plaster bands\*\*. We trust this application would be acceptable and that permission would be granted to continue with the proposed changes.

\* Illegal changes done by previous owners without Amafa approval or EtheKwini approval.

\*\* Proposed changes related to the form A Application







