

BAKER DESIGNARCHITECTS

Architecture

6A Roosevelt Road, Winston Park, 3610

074 187 1227 (cell) info@bakerdesign.co.za (email)

12th February 2014

Letter of Motivation for the additions and Alterations to House Agar.

To whom it may concern

This letter serves to motivate for architectural additions and alterations to the existing House Agar for RKS & LA Agar on ERF 1293 at 41 St Andrews Drive Durban North.

The existing home falls into the AMAFA category of being '60 years and older'. However as can be seen from the attached photographs, the house has little architectural merit.

The condition of the existing house is very poor and requires urgent attention to the existing roof, plumbing and finishes. It appears that renovations have been formerly attempted by previous owners in the form of inappropriate awnings, unsightly air-conditioning units and impractical internal bathroom layouts.

Our proposal is to respect the proportions of the existing house, changing little of the elevation seen from the Road. However we hope to improve the finishes to the house, remove awnings and hide satellite dishes.

We have added additional accommodation to the house in the form of additional bedrooms and verandas to the rear of the home, creating a courtyard space to the rear of the site. The verandas are in keeping with the front entrance veranda and improve the climatic conditions to the interior of the house. We have also replicated the front bay window on the rear of the

house off the new master bedroom in order to strengthen the existing character of the house. Our alterations and additions will have the same 'Marseille' roof tiles on the existing house endemic of Durban North.

We propose moving the A/C units into a screened lower area so that they are not visible from the road. The timber floors inside will be preserved and re-used where possible in the additional accommodation.

If one looks at the neighbouring properties, one can see that these homes have been completely changed from their original architecture. The house to the left in particular is modern and double story with 'broken' gables and contemporary balconies.

We believe our response to the alterations and renovations to house Agar is sensitive to the 'essence' of the original house in scale, proportion and replication of architectural features.

We would appreciate your consideration and ultimate approval of our proposal.

Kind Regards

Derry Baker
Architect (B Arch, M Arch, Pr. Arch)
BAKER DESIGN ARCHITECTS