

## Motivation for refurbishment of Existing Dwelling on erf 2398 Scottburgh:

The previous owner (the BUT Business Trust) applied to AMAFA on 10 June 2016 for a permit to have the existing of dwelling on erf 592 demolished. Amafa replied to the previous owner on 06 September 2016 that their application was not successful (refer to the attached document).

The current owner (Hibiscus Hospital Property Holdings (Pty) Ltd) purchased lot 599 (with an erf area of 4049m<sup>2</sup>) on 20 March 2017 for the purpose of developing a new private hospital facility thereon and lot 592 (erf area of 4049m<sup>2</sup>) for the purpose of potential future extensions to the hospital.

Building plans for the proposed new private hospital on erf 599 Scottburgh were submitted to the Umdoni Municipality and were approved on 28 November 2017 (refer to the attached stamped and approved drawing).

Construction of the new Hospital commenced on 26 January 2018 (refer to attached site possession Certificate).

The client decided to consolidate their two newly acquired properties (erven 592 & 599 Scottburgh). The existing dwelling (building for which this application is submitted) was originally located on erf 592 Scottburgh.

A consolidation application was submitted to the municipality and after the required public participation process these properties were consolidated on 22 July 2020 and is now the new erf 2398 Scottburgh (erf area of 8 098m<sup>2</sup>) (refer to attached consolidation letter).

The old dwelling on the consolidated properties was inhabited by an old lady Mrs Hunter and she did not maintain the buildings for some time as is evident from the photos attached to this report.

Our client wants to preserve and protect the architectural significance of this old building that forma part of the Scottburgh heritage.

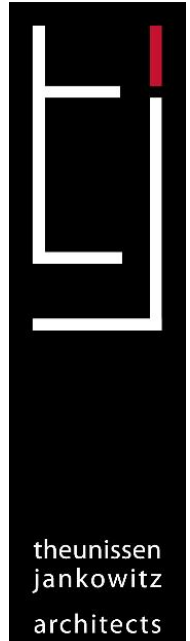
A professional structural engineer and an entomologist was appointed to investigate the building structure and report thereon (refer to attached reports)

Our plan is to refurbish the dwelling to be suitable to serve as an office facility to the hospital.

The refurbishment will be sensitive to the character of the house and give this old building a new purpose and extended life.

The refurbishment will include:

- 1) the fixing of some of the foundations of the building on the east side of the building that has collapsed,



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- 2) replacing the concrete veranda floor that is cracked and according the a recent engineers' report submitted is unsafe and busy failing with a new concrete floor.
- 3) Removing of the existing timber internal flooring that is infested with wood borer and fitting new rib & block concrete floor as per structural engineer's specs.
- 4) Removing all windows, doors, frames and architraves etc that are infested with wood borer and replacing those with new white powder coated aluminium doors and sash windows in the existing wall openings similar in design as the original appearance.
- 5) Removing the existing asbestos roof sheeting and infested timber roof structure and replacing those with a new similar engineer's designed treated timber roof structure with corrugated aluminium roof sheeting.
- 6) Removing what is left of the old asbestos rain water gutters and fitting new seamless white aluminium rainwater gutters and PVC rain water downpipes.
- 7) New skimmed ceilings and cornices will be fitted inside the building.
- 8) The existing combination of untidy retro fitted surface mounted plumbing (combination of galvanised -, earthenware- and copper pipes) will be replaced with new copper piping that is is neatly chased into the walls and certified.
- 9) The existing non-conforming electrical installation will be replaced with a new conforming electrical installation that will be tested and commissioned by an accredited electrician.
- 10) Existing external stone walls will be protected and cleaned and preserved.
- 11) Existing cracked and damaged veranda columns will be replaced with new similar columns and missing columns will be fitted where missing.
- 12) Existing internal and external plastered and painted walls will be fixed and repainted.

We trust this motivation will suffice.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. MEYER', with a stylized flourish at the end.

**R. MEYER (Pr.Arch)**  
**TJ ARCHITECTS SOUTH COAST (PTY) LTD.**