

ERF 436, 22 CALEDON STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: GERARD REULING ARCHITECTS ON BEHALF OF MA RIDDELL

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-law) that an application has been received for a departure in terms of Section 16(2)(b) in order to do the following:

- relaxation of the eastern lateral building line to from 2m to 0.95m, and
- relaxation of the street building line from 4m to 1.4m to accommodate alterations to the existing dwelling.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **25 June 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 436, CALEDONSTRAAT 22, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING : GERARD REULING ARCHITECTS NAMENS MA RIDDELL

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) ontvang is ten einde die volgende te doen:

- verslapping van die oostelike lateraleboulyn vanaf 2m na 0.95m, en
- verslapping van die straatboulyn vanaf 4m na 1.4m, om wysigings aan die bestaande woning te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Stanford Biblioteek, Queen Victoria Straat, Stanford.

Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **25 Junie 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 436, 22 CALEDON STREET, STANFORD, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: GERARD REULING ARCHITECTS EGAMENI LIKA-MA RIDDELL

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) esilungiselelwe uphambuko ngokuhambelana neCandelo 16(2)(b) ukulungiselela ukwenziwa koku kulandelayo:

- ukunyenysiswa komda osecaleni elingasempuma lesakhiwo ukususela kwi-2m ukuya kwi-0.95, kunye
- ukunyenysiswa komda osesitalatweni wesakhiwo ukususela kwi-4m ukuya kwi-1.4m ukulungiselelwa ukulungiswa kwesakhiwo esele sikho.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Stanford, Queen Victoria Street, Stanford.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**25 iJuni 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, u**Mnu P Roux** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



ERF 436, 22 CALEDON STREET, STANFORD



08 April 2021

Overstrand Municipality
Magnolia Street
Hermanus
7200

Attention: To whom it may concern

Dear Sir/Madam

22 Caledon Street, erf 436, Stanford: Motivation to building line departure

The current existing dwelling is situated in very close proximity to the street (only 1,4m from the street boundary) as well as on the one side, the North East boundary (approx. 1m) – Refer to plan attached. Having the existing building/structures so close to these 2 boundaries, any new changes to be made will have a direct impact on the current building line restrictions.

Trying to be as sensitive as possible towards Heritage, the street façade and neighbours, as well as providing a roof space as per the clients' brief and requirements, we propose the following minor changes that will unfortunately have an impact on the current building line restrictions:

- 1) Replace old leaking roof with new insulated roofing including supporting roof structure over the existing Cottage. Note - No additional changes are to be made to the rest of the building.
- 2) The Pitch of the roof will be changed from 31deg angle to a 35deg angle, making the new roof only 355mm higher than its current height. Viewing from the street, the only difference will be the new roof height with no other changes to the front façade/ brick walls – refer to South East elevation. Viewing from the N/East side, minor brickwork will be added to cover the new roof pitch – refer to North East elevation.

By doing these changes to the Cottage, we request the following:

- a) The 2m wide side building line to be relaxed to approx. 1m wide (same as per existing structure),
- b) The 4m deep street building line to be relaxed to 1,4m deep (same as per existing structure).
- c) Height of the new roof be increased by 355mm – refer to elevations & sketch attached (fig2).

We therefore request that due to the current position of the existing Cottage, that the building line departures be relaxed in order to provide a new roof structure for such a sensitive project.

The proposed modification to the cottage will not adversely impact on the streetscape or any of the neighbours.

The proposed alteration will still keep its historical value. The surrounding properties and environment can only benefit from such a sensitive renovation.

13 APR 2021



Fig 1: Renovation to the property was previously completed in 2016.

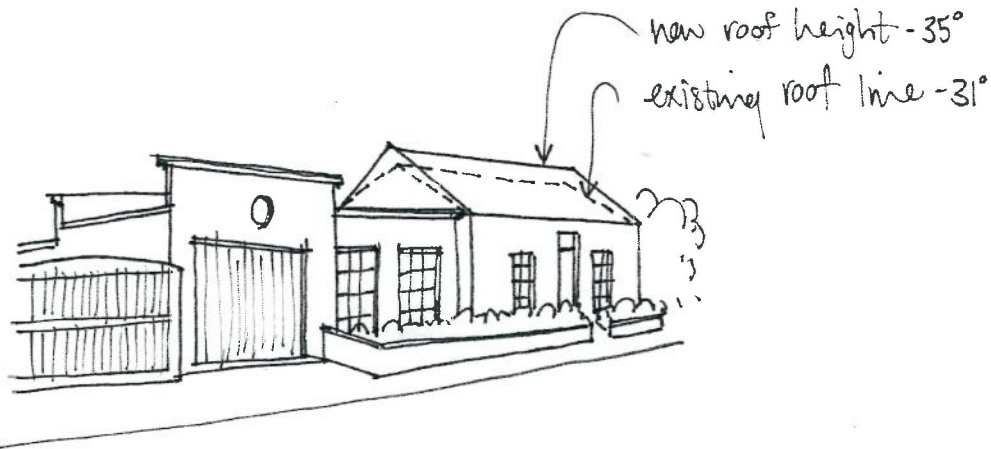



Fig2: Street view of proposed new roof to Cottage

Yours sincerely,

A handwritten signature in cursive script that reads 'Gerard Reuling'.

Gerard Reuling
PrArch20843

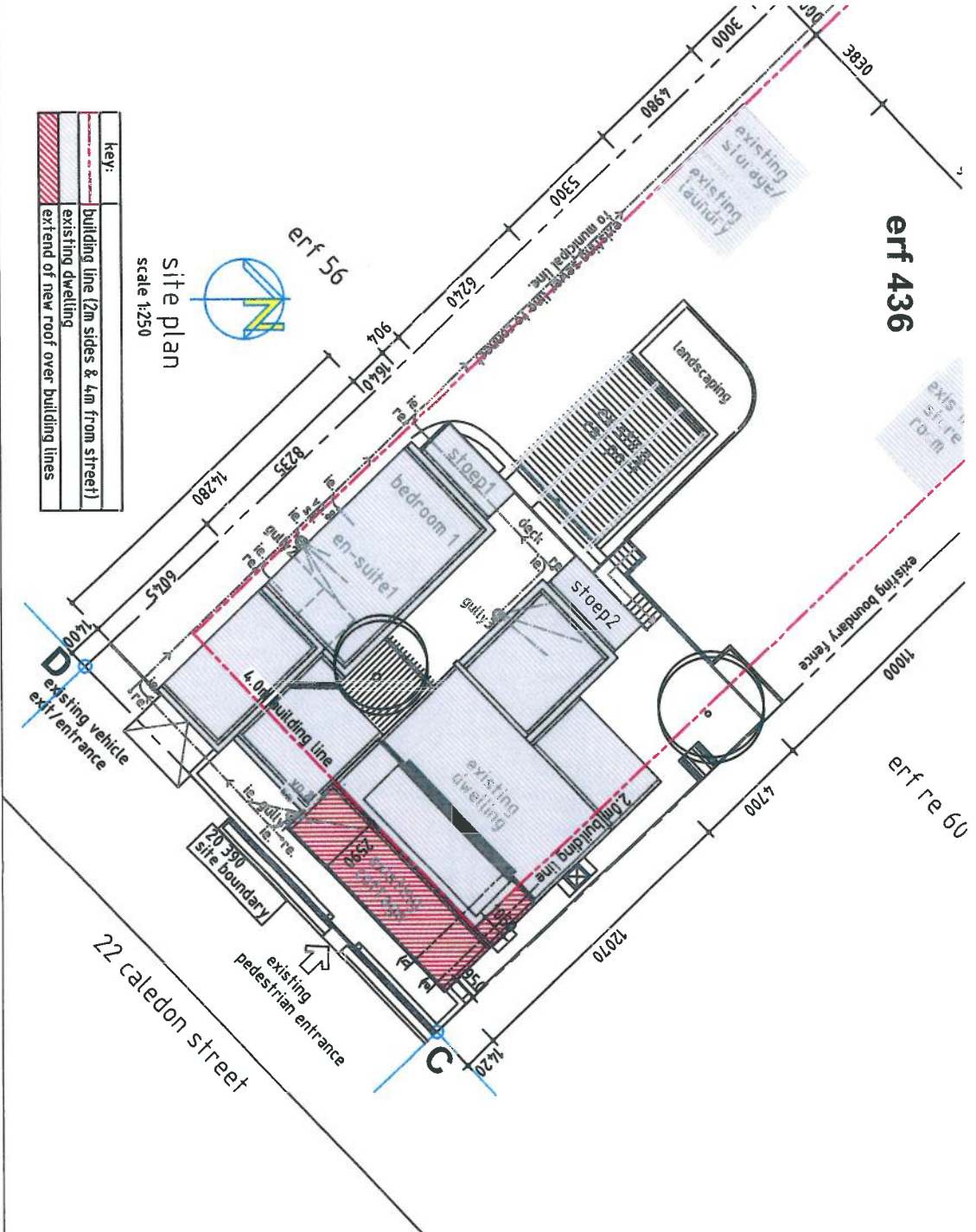



gerard reuling
architects
 SACAP / SAA

16 dampers street 2c dysart road
 omrus river green point
 overstrand cape town
 7201 8005
 tel: 083 3579 974

client: house riddell
 project: proposed alterations to erf 436 stanford overstrand municipality
 drawing title: site development plan

size:	scale:	date:	drawn:
A3	1:250	2020.07	gr
phase: council submission			
drawing number:	j2002-fp00		revision:
			a

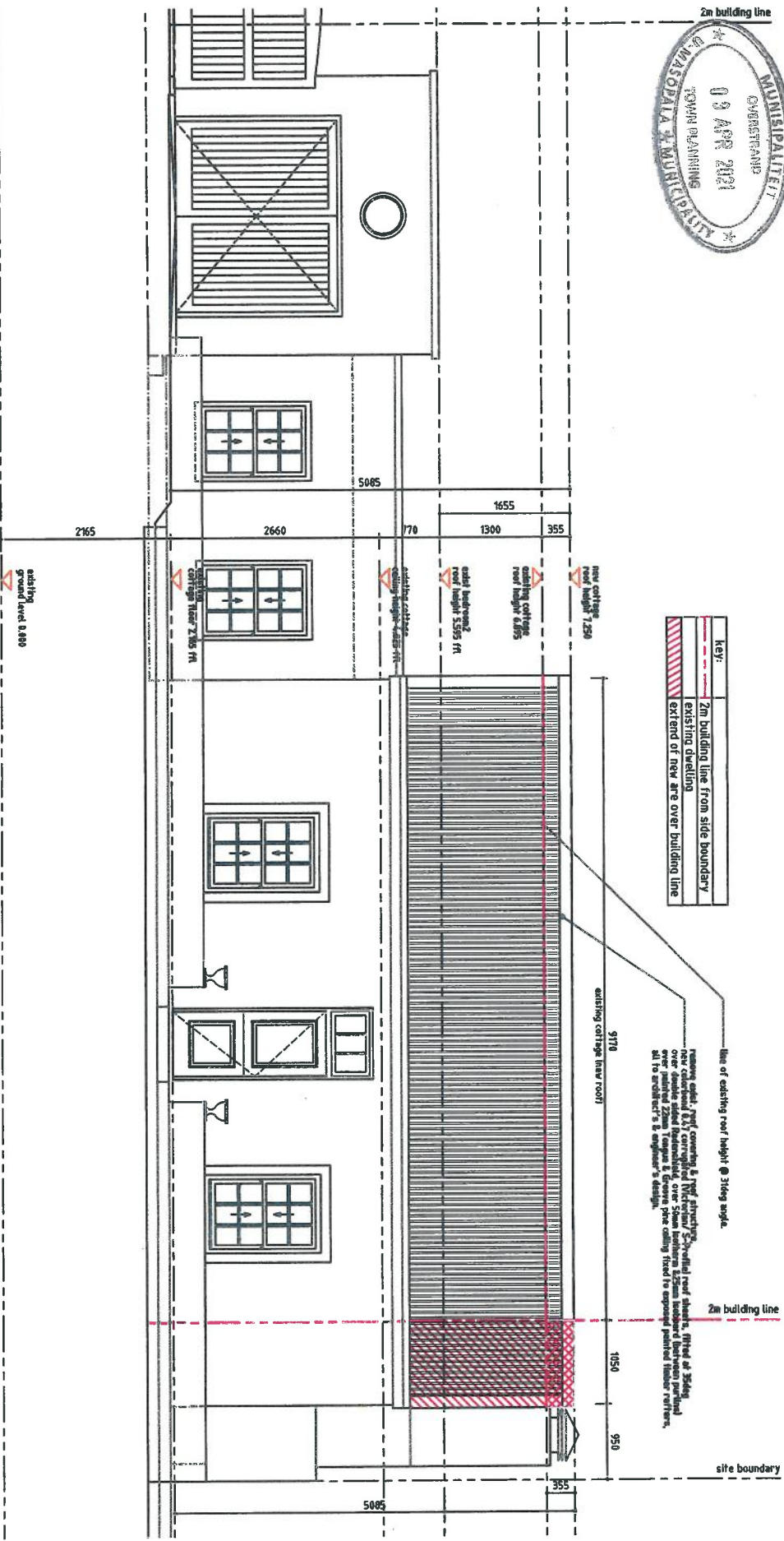




key:

- 2m building line from side boundary
- existing dwelling
- extent of new area over building line

line of existing roof height @ 31deg angle.
 raising eave, not covering a roof structure. Proposed roof eaves fitted at 35deg.
 new proposed roof covering to be installed over existing roof structure. Existing roof structure to be retained over existing 22mm Tongue & Groove pine ceiling fitted to exposed painted timber rafters.
 all to architect's & engineer's design.



south east elevation (22 caledon street)
 scale 1:50

- general notes:**
- all dimensions and levels are to be verified on site prior to commencing setting out, workshop drawings or construction
 - figured dimensions only to be used.
 - discrepancies, errors and omissions are to be reported to the architect immediately they become evident.
 - shop drawings to be submitted for approval prior to manufacture or installation. be fitted to the respective all special specifications.
 - copyright and right of reproduction of the drawing or any portion thereof is reserved by the architect.

revisions:

no.	date	description
a	2020.04.29	Issued for information
b	2020.07.24	drawing updated for council submission

architect's signature
 prwch20043

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 SCAPE / SAK
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 2c dyant road
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 cape town
 8005
 tel: 083 3579 974

client: house riddell
 client's signature

project: proposed alterations to erf 436 stanford overstrand municipality

drawing title: south east elevation

drawn	scale	date	checked
A3	1:50	2020.07	gr

project: Council submission
 drawing number: J2002-el01
 revision: b

