

Motivation for Proposed Work (Extended)

1. Façade finishing – plaster and paint. The idea is mostly a decision to get the home to read as a cohesive whole.
2. The brickwork is only part of the one façade, all else are plastered and painted.
3. At the corner of the East/North elevations, (a) there is a disjunction of brick and plaster – this is not a contiguous plinth around the home.
4. The plaster is to rationalise this into one aesthetic not a Hodge Podge of styles.
5. The home is the only one of its type on the road. All the other homes are plastered.
6. The brick up-stand wall at the veranda is also very heavy and oppressive we are trying to lighten this feel.
7. This front façade we estimate was altered later than the main original part of the home particularly the square win-block windows and stone arch (B).
8. It is not a pure mid-century home particularly as it has been added to.
9. The win-block windows were only invented in the late 1980's / 1990 so are not historically true to the home.
10. A new retaining wall is proposed to create a level front garden area to beautify a plain and steep front lawn. This garden is to be landscaped to enhance path to the entrance, where currently, the entrance is not defined, and guest often use the sliding door visible.
11. A new raised planter and timber pergola are proposed for the front stoep, to enhance the above point, but also to give some protection from the elements to an unsheltered stoep, and to soften what is and otherwise hard and cold facade.

Above added 2022.06.10 – to be read in conjunction with [AddMotivation.pdf](#)

12. A new pavilion is proposed to the northern side of the property to gain more entertainment space, that is also closer to the pool/garden areas, and maximises views (that are currently not enjoyed by the existing lounge and dining areas.)
13. However, to connect the new pavilion and the existing living areas, the openings to the dining room (door and window) are being demolished to make way for a big glass stacking door, whilst the door to the living room will be replaced by a glass sliding door.
14. The stone work and arches to the front portico will be removed (as they were not part of the original design, and assumes as a 'going back to').
15. The rest of the house (external) will be repainted, as part of maintenance, as well as to live truly to its style of time during the Union Period (characterised a lot by plaster and paintwork) – this will include the plastering and painting of some exposed brickwork (other brickwork will just be painted over, to differentiate zones and textures). It also will be unison with the immediate neighbouring properties that are all donning plaster and paintwork as seen in the photographic motivation.
16. The external façade to the staircase will have a new timber slat screen added to conceal the block windows that do not read with the rest of the design.
17. Front fence wall (main wall to street) to be raised 500mm, to conceal more of the front yard and align with an adjacent properties' street-boundary wall.
18. Existing window and door frames will be painted to achieve a uniform finish to all frames. Currently, there are aluminium frames and timber frames – the timber frames are different shades, having different timelines and different levels of weathering. The new dark grey look will give them a modern look, that will require minimal maintenance.
19. New ensuite to bedroom two that will act as a guest bedroom.