

Motivation for Proposed Work (Extended)

1. A new retaining wall is proposed to create a level front garden area to beautify a plain and steep front lawn.
2. A new raised planter and timber pergola are proposed for the front stoep, to give some protection from the elements to an unsheltered stoep, and to soften what is and otherwise hard and cold facade.
3. 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.)
4. 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.
5. 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').
6. 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.
7. 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.
8. 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.
9. 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.
10. New ensuite to bedroom two that will act as a guest bedroom.