

28 NOVEMBER 2022

### **MOTIVATION FOR RENOVATIONS**

34 KELVIN PLACE, DURBAN NORTH  
PORTION 68 OF ERF 39 DURBAN NORTH

#### **Reason for development**

The existing house and is severely aged. Therefore leaves the client no choice but to demolish all affected areas and construct accordingly to add to dwelling.

#### **EXISTING HOUSE**

The existing house is aged and is structurally very unstable. The flooring and insulation does not meet the minimum standard in terms of energy efficiency (part XA /XB) There are roof leaks and rotting timber elements is hazardous. Hence most of the structure needs to be demolished.

#### **Proposed development**

Proposed residential dwelling with plaster and paint wall finishes in line with suburb architecture

Roof: we have opted for a pitched hip roof (clay tiles), once again in line with suburb architecture and to blend with surrounding streetscape.