

28 NOVEMBER 2022

MOTIVATION FOR RENOVATIONS

82 EFFINGHAM ROAD, RED HILL
PORTION 5 ERF 76 DUIKERFONTEIN

Reason for development

The property is not economical to use the existing house and is severely aged. Therefore leaves the client no choice but to propose a new 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 this 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.