

29 SEPTEMBER 2022

### **MOTIVATION FOR RENOVATIONS**

87 WORKINGTON ROAD, KENVILLE

ERF: REM. OF ERF 212 DUIKERFONTEIN

### **Reason for development**

The property is not economical to have one dwelling unit. The development is marketed to service middle income class of the community.

### **EXISTING HOUSE**

The existing house is aged and requires renovation. 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 units with plaster and paint wall finishes in line with suburb architecture

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