



CASE STUDY — HERITAGE RESIDENTIAL RENOVATION / OFF-GRID INTEGRATION / INCOME-GENERATING ACCOMMODATION

Morton Street Heritage Restoration

Restoring and modernising a period home in Stanford, Western Cape — with off-grid water, power, and a rebuilt Airbnb cottage

PROJECT SNAPSHOT

Location

Stanford, Western Cape

Duration

Approximately 6 months

Sector

Heritage residential / off-grid upgrade

Role

Owner-side Project Coordinator & Design Lead

Project Type

Owner-led private residential restoration

KEY METRICS

6 months

Full residential restoration and infrastructure upgrade

Heritage approval

Period home restoration with heritage process managed

15kL

Rainwater harvesting and treated rain-fed water supply

Solar PV

Battery backup and off-grid power resilience integrated

8+ trades

Specialist contractors coordinated across building, services and landscape

Airbnb cottage

Old cottage rebuilt into income-generating accommodation

DESIGN DETAIL



Completed outdoor shower — lattice brickwork, copper fittings and lush planting as part of the property transformation

THE SITUATION

A tired heritage home needing full restoration

The starting point was a period home in Stanford with ageing infrastructure, limited modern functionality, and a neglected garden. The property had genuine heritage value but needed substantial intervention to become comfortable, efficient, and usable as a modern family home. Before any works could proceed, a heritage approval process had to be navigated. The challenge was to protect the period character while introducing modern systems, improved layouts, off-grid resilience, and future income potential.

THE COORDINATION CHALLENGE

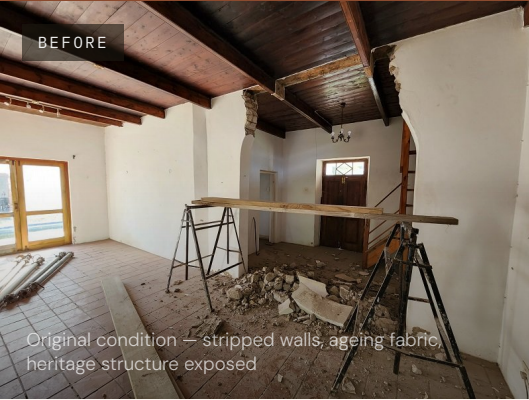
Multiple interdependent workstreams across a live heritage property

The project brought together heritage approval, architectural input, structural changes, roof replacement, internal reconfiguration, new bathrooms, insulation upgrades, solar PV, rainwater harvesting, treated water supply, garden transformation, and the full cottage rebuild. Each element had to be sequenced carefully so that heritage constraints, building works, services, finishes, and systems supported each other rather than creating rework or cost escalation.

MIKE'S ROLE

Owner-side coordination from planning through to completion

Mike coordinated the full restoration process: project planning and sequencing, heritage approval support, contractor sourcing and supervision, budget and timeline oversight, scope coordination across the house, cottage, garden and off-grid systems, quality control during construction, and practical design decision-making. The work required hands-on coordination across both the visible renovation and the infrastructure layer that made the property more resilient and valuable.



BEFORE

Original condition — stripped walls, ageing fabric, heritage structure exposed



BUILD

Internal demolition underway — walls stripped back, structure exposed, scope defined



RESULT

Completed open-plan living space — sliding doors, polished floors, pool view

SYSTEMS & WORKS DELIVERED

Whole-property upgrade across house, cottage, garden and infrastructure

- Heritage approval process
- Patio enclosed — 2 bathrooms
- Internal walls removed
- Interior re-plastering
- Floor re-screeding
- 15kL storage capacity
- Solar PV system
- Partial smart home controls
- Indigenous planting & fencing
- New bedroom addition
- Sliding doors installed
- Full roof replacement
- Pratleryperl insulation plaster
- Rainwater harvesting
- Treated rain-fed water supply
- Battery & inverter
- Food garden & landscaping
- Cottage rebuilt as Airbnb unit

WHAT WAS PUT IN PLACE

Early work focused on heritage permissions, structural planning, and roof replacement — creating the base for internal reconfiguration, new bathrooms, and open-plan living. The infrastructure layer followed: rainwater harvesting, treated water supply, solar PV, batteries, and insulation. The garden and cottage were treated as part of the property's broader value, not separate add-ons. The cottage was rebuilt into a double-volume Airbnb unit, adding an income-generating component to the property.



Rebuilt Airbnb cottage — double volume with loft, kitchen bar, and full residential fit-out

OUTCOME

A heritage property transformed into a resilient modern home with off-grid systems and income-generating accommodation

- ✓ Restored and modernised period home
- ✓ Improved internal layout and family functionality
- ✓ Upgraded roof, walls, floors and insulation
- ✓ Integrated off-grid water and power systems
- ✓ 15kL rainwater harvesting with treated supply
- ✓ Rebuilt Airbnb cottage — new income stream
- ✓ Transformed garden, food-growing and outdoor spaces

WHY THIS MATTERS NOW

Morton Street demonstrates the ability to coordinate complex residential renovation projects where buildings, approvals, contractors, infrastructure and long-term property value all intersect — and to deliver them as a coherent, sequenced implementation pathway.