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SANDY BAY TOWNSHIP

STATEMENT OF BUILDING DESIGN PRINCIPLES - SMALL HOLDING AND SINGLE RESIDENTIAL ZONES

Sandy Bay Township will be developed to reflect the historic context of the property within the fishing village communities of the West Coast. The guiding principle for building development in the township is to reflect an association with authentic and historic West Coast architecture and with its setting of natural hill, rock and West Coast Strandveld.

The aim of the controls in this manual is to provide a basis for the continuing evolution of this regional language of architecture rather than to design copies or reproductions of existing buildings. Structures must rather be designed to be compatible with one another whilst not reflecting a slavish repetition of style.

The method of control is to identify items for specific exclusion and which may not be used, and to indicate the design intent by setting out items for general inclusion.

Waivers from the design principles may only be granted by the local authority under special circumstances. Adjacent property owners must be advised of proposed waivers and allowed the opportunity to comment and object.

GENERAL DESIGN PRINCIPLES

Specific Exclusions

General Inclusions

1. MATERIALS

- | | Specific Exclusions | General Inclusions |
|-----|--|---|
| 1.1 | Roof finishes <ul style="list-style-type: none">● All fibre cement but S-profile● Concrete roof tiles● Unpainted steel● Natural clay tiles● Natural slates | <i>Fibre cement
Victorian[®] profile only</i> <ul style="list-style-type: none">● Painted S-profile Fibre cement sheeting to approved colour● Painted corrugated metal sheeting to approved colour● Fibre cement slates to approved colour● Natural thatch● "Cemthatch"● Concrete with natural stone chips (flat roofs only) |
| 1.2 | External wall finishes <ul style="list-style-type: none">● Unpainted face brick● Unpainted blockwork● Timber log construction | <ul style="list-style-type: none">● Smooth and rough cast plaster● Bagged & painted brick/blockwork● Natural stone (calcrete) |
| 1.3 | Windows & Doors <ul style="list-style-type: none">● Steel frames & jamb linings● Silver/Bronze aluminium | <ul style="list-style-type: none">● Timber, natural or painted● Black or colour coated aluminium● UPVC white only● Garage doors may be painted metal |
| 1.4 | Covered verandahs, balconies, doors <ul style="list-style-type: none">● As for 1.1 - 1.3 above | <ul style="list-style-type: none">● To be designed to match finishes of main structure as for 1.1 - 1.3 above. |
| 1.5 | External balustrades <ul style="list-style-type: none">● Unpainted face brick● Solid panelling in metal or thin sheet products | <ul style="list-style-type: none">● Painted steel Sections● Timber framing, natural or painted● Plastered/bagged masonry, painted● Natural stone (calcrete). |
| 1.6 | Pergolas <ul style="list-style-type: none">● Thin tubular metal structuring & framing | <ul style="list-style-type: none">● Timber poles/wrot members natural or painted● Masonry columns to match 1.2● Natural stone (calcrete). |

Specific Exclusions

General Inclusions

- 1.7 Awnings
 - Metal sheeting/straps
 - Fibreglass sheeting

- 1.8 Boundary enclosures, fencing
 - Precast concrete walling and panels
 - Uncoated wire mesh

- 1.9 Garages/outbuildings
 - As per 1.1 - 1.3 above

- 1.10 Swimming pools
 - Above ground portable pools.

- 1.11 Paving/driveways (where visible from exterior of site)
 - Black asphalt
 - Chip and spray

2 COLOURS

- 2.1 Roofs
 - All metallic colours
 - Primary colours
 - White

- Canvas
- ~~Shade cloth~~
- Timber stick natural or painted
- Natural thatch
- Plastered/bagged brick/blockwork painted to 1.2
- Turned timber post and rail, natural or painted white
- Timber picketed slated fencing, natural or painted white
- ~~painted steel palings between masonry/natural stone piers, masonry to 1.2~~
- Plastic coated wire mesh, green or black
- Stone masonry (calcrete)
- To be designed to match finishes of main structure as per 1.1 - 1.3 above
- Garage doors may be painted metal.
- Below ground pools.
- Clay/cement brick pavers
- Concrete pavers
- Stone cobbles
- Concrete
- Stone laid
- Timber sleepers/slabs/tree rings
- All earth shades
- Grey
- Black
- Pale Blue
- Pale Green
- Terra Cotta (one colour only permitted)

Specific Exclusions

General Inclusions

2.2	Walls	<ul style="list-style-type: none"> ● All colours except white 	<ul style="list-style-type: none"> ● Flat white
2.3	Windows, doors & gates	<ul style="list-style-type: none"> ● All metallic shades 	<ul style="list-style-type: none"> ● White ● Green ● Burgundy red ● Blue ● Black ● Grey ● Natural timber
2.4	Balustrades & supports to balconies, verandahs	<ul style="list-style-type: none"> ● Primary colours 	<ul style="list-style-type: none"> ● White ● Pastel Colours ● Natural timber
2.5	Other external timber elements	<ul style="list-style-type: none"> ● Primary colours 	<ul style="list-style-type: none"> ● White ● Natural timber
2.6	Other external metal elements	<ul style="list-style-type: none"> ● Metallic shades 	<ul style="list-style-type: none"> ● White ● Black
2.7	Ornamental features	<ul style="list-style-type: none"> ● All colours except white 	<ul style="list-style-type: none"> ● White
2.8	Mixture	<ul style="list-style-type: none"> ● Not more than 2 colours are permitted in addition to white 	
3.	LANDSCAPE ELEMENTS		
3.1	Plot clearing	<ul style="list-style-type: none"> ● Clearing & destruction of indigenous strandveld vegetation & landscape beyond that area reasonably required for the erection of structures. 	<ul style="list-style-type: none"> ● Site plans for building purposes to indicate areas of natural strandveld vegetation and to demarcate area to be cleared for building purposes. ● Cleared building area generally not to exceed 50% of site area.
3.2	Trees, shrubs & groundcovers	<ul style="list-style-type: none"> ● No alien or invasive species to be planted. 	<ul style="list-style-type: none"> ● Planting in character with the natural open space of the township and West coast Strandveld.

Specific Exclusions

General Inclusions

- 3.3 Rock
 - The disturbance/destruction of large above ground formations
- 3.4 Garden structures
 - No fully enclosed structures
 - No lightweight or prefabricated structures covered with plastic or glass-fibre sheeting
- 3.5 Ornamental features (visible from exterior of the site)
 - No mass produced figures in fibre-glass or plastic or cement

- The creation of natural gardens & rock terraces is encouraged.
- All structures to match main building elements in colour & materials
- Pools
- Fountains
- Sculptures
- Sun dials

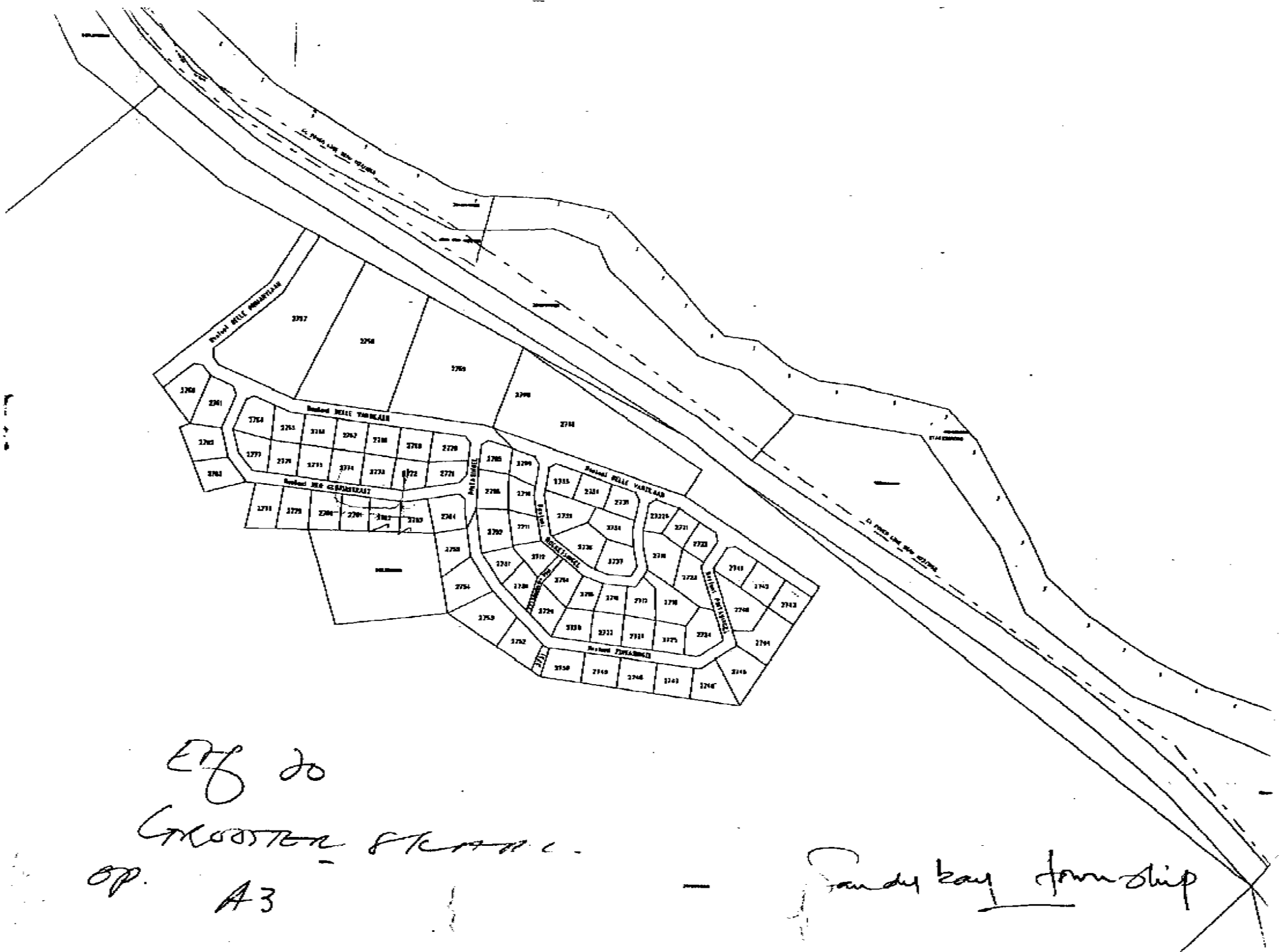
4. BUILDING TYPES, FORMS AND ELEMENTS

- 4.1 Architectural style
 - Copies of Cape Dutch homesteads
 - Mediterranean styles
 - Abstract forms & compositions
- 4.2 Elements:
 - a) Roofs
 - Flat roofs without parapets
 - b) Windows & doors
 - Large picture windows and glass doors in unshaded walls
 - False shutters
 - Random mix of unrelated styles in one facade
 - c) Gables
 - Baroque gable forms
- 4.3 Height & number of levels
 - Double storey dwellings
 - Max. height from ground level to roof ridge shall not exceed 5m.

- Designed derived from Regional Cape Architectural conditions
- Cape cottage simplicity
- Verandah houses with Victorian Cape Country detail
- Dormer windows
- Single & split level
- Partial level above ground floor in the roofspace

20/12/2001

gemiddelde grondhoogte, word bepaal deur Landmeter, vol. Skema [a.7]



E of 20
 CRUICKSHANK STATION
 OP. A3

Sandy Bay township

GRONDGEBRUIKBEPLANNING EN BEHEER : GEWYSIGDE ARGITEK-
TONIESE RIGLYNE : SANDY BAY TOWNSHIP (FASE 3) ST HELENABAAI

(Verslag van die Hoof : Stadsbeplanning en Boubeheer)

(17/10/2/1 ; 17/22/3/2/105 ; 17/14/3/2/120 ; 17/15/2/129)

BESLUIT

- (i) dat kennis van die verslag geneem word,
- (ii) dat die aansoek vir die skraping van die goedgekeurde argitektoniese riglyne vir Sandy Bay Township Fase 3 goedgekeur word, onderhewig aan die volgende voorwaardes :
- (iii) dat die voorgestelde argitektoniese riglyne (Bylae C) aanvaar word vir Fase 3, onderhewig aan die volgende wysigings:

ROOF: Finishes Amend:

Fibre cement roof tiles and sheeting (Victorian profile only), complete with ridge covering and all necessary flashings and fittings.

Painted corrugated metal sheeting (Victorian profile only).

Victorian profile sheeting (fibre cement/corrugated metal) for flat roofs only, or with architect's approval/the necessary consent.

EXTERNAL WALLS: Windows and Doors Amend:

Plastered window cills and plaster bands – No variation in colour from the superstructure allowed.

WINDOWS: Frames Include the following:

The use of dormer windows be discouraged.

GENERAL: Maximum Floors Amend & Include the following:

A dormer level is defined as the space between the tie beam and the roof ridge, on condition that the tie beam doubles as the floor beam.

A dormer level be allowed (as a third floor) on condition that no windows/ dormer windows be allowed, only flat roof windows parallel with roof pitch.

- (iv) dat alle bouplanne vir erwe in Fase 3 van Sandy Bay Township deur Claud Bosch Argitekthe aanbeveel word, voordat indiening by die Raad geskied;

- (v) dat die ontwikkelaar, op eie onkoste, alle huidige eienaars van eiendomme in Fase 3 per geregistreerde pos van die gewysigde stel argitektoniese riglyne in kennis gestel word;
- (vi) dat die ontwikkelaar kennis neem van die feit dat die goedgekeurde argitektoniese riglyne van toepassing is vir die oorblywende Fases van die ontwikkeling en dat die skraping van die riglyne vroegtydig aangespreek moet word;
- (vii) dat die applikant, gewys word op hul reg tot appèl ingevolge Artikel 44 (1) van die Ordonnansie op Grondgebruikbeplanning (Nr 15 van 1985).

SPECIFICATION

ANNEXURE C

PLAN APPROVAL PROCEDURE ENCOMPASSING ARCHITECTURAL GUIDELINES:

1. ARCHITECTURAL SPECIFICATION

1.1 GENERAL

Design principles have been established for this township development, to reflect the historic value of the property in the context of the fishing village of the West Coast.

The aim of these principles is not to restrain variety but to encourage the growth of the village with its own distinctive character, within the milieu of the regional architecture. These principles exclude certain elements to ensure that there are no clashes between different architectural styles.

Any waivers from these principles must be proposed to the adjacent property owners for their consent, before submission to the local authority for approval.

ROOF:

FINISHES: *Asphalt and sheeting*
Fibre cement roof tiles *and sheeting* (Victorian profiles only) complete with ridge covering and all necessary flashings & fittings. Installed as per manufacturer's specifications. Colour - dark grey, charcoal, black (one colour only). ✓

Thatch, natural thatch as well as "Chemthatch".

Painted corrugated metal sheeting ~~for flat roofs only~~ (Victorian profile only). All corrugated metal sheeting to be pre-painted. Colour - dark grey, charcoal, black, (one colour only). ✓

()* Concrete with natural stone chips for flat roofs only.

ROOF PITCH:

Main house - 35°, 45°, or 0° (behind a parapet wall).
Outbuildings - 35°, 45°, or 0° in case of corrugated metal sheeting or concrete.

ROOF OVERHANG:

No roof overhangs (side overhang & gable end overhang) allowed. Clipped eaves will lend residential structures a crisp clean appearance.

() Victorian profile sheeting (fibre cement / corrugated metal) for flat roofs only, or with architect's approval / the necessary consent*

If roof overhang is required it must be treated with a brick nib to gable end

Gable end overhangs: gable walls and parapets only.

LEAN TO ROOFS:

Lean to structures consisting of shade cloth and aluminium poles not allowed.

GUTTERS AND DOWNPIPES

Gutters are not required, but when installed, the following guidelines are applicable

GUTTERS:

All gutters and rainwater down pipes to be against the wall.
100mm diameter half-round P.V.C fitted to outside of the fascia, against rafter ends through fascia.

DOWNPIPES:

75mm diameter round P.V.C fitted against walls. Positioned nearest the gable ends. Fixed in P.V.C brackets.

No elbow-type rainwater down pipes allowed.

COLOUR:

All white.

WALLS - EXTERNAL *Asphalt*

PLINTH:

Smooth plastered, 30mm thick and painted white, satin finish.

Plinth to extend to below ground floor surface bed level and to finish at 1000mm above finished ground floor level.

SUPERSTRUCTURE:

Smooth plastering brickwork, painted white satin finish.

WINDOWS AND DOORS:

200mm Plasterband, 20mm thick around all windows and doors, and join against the 30mm thick plinth. Plastered window cills *and plastered sills*. No variation in colour from superstructure allowed.

WINDOWS:

FRAMES: COTTAGE TYPE

All windows to be either square or vertical in proportions. If a big window opening is required, the

SPECIFICATION

*Amend***FRAMES: COTTAGE TYPE (Cont...)**

grouping of 3 or more vertically proportioned windows can be recommended, rather than an oblong shaped window.

Windows in timber, or cottage type bronze anodised aluminium, painted, natural or stained. Colours - White, Heritage green, blue, dark brown, black, grey.

The use of dormer windows be discouraged

SHUTTERS: Timber shutters, painted, natural or stained. Paint colours - White, Heritage green, blue, dark brown, black, grey to match window.

External shutters to cover the entire window when shutters are closed. Shutters smaller than the windows, are not allowed.

DOORS:**DOORS & FRAMES:**

Doors & frames in timber, painted, natural or stained. Solid timber doors, French doors or stable doors for kitchen, or cottage type anodised aluminium doors.

Colours - White, Heritage green, blue, dark brown, black, grey to match window.

GARAGE DOORS:

Aluminium roll-up garage doors are not allowed.

Tip-up, diagonally timber garage doors, natural painted or stained dark brown.

Paint colours - White, Heritage green, blue, dark brown, black, grey to match other doors.

PLASTER BANDS AROUND DOORS

See WALLS - EXTERNAL

GENERAL: *Amend***BUILDING REGULATIONS:**

The National Building Regulations as well as the regulations of the Local council apply.

MAXIMUM FLOORS:

A Unit may consist out of the following levels:

I. Ground Floor

II. First Floor

III Dormer level (A dormer level is defined as the space between the tie beam and the roof ridge).

Only skylights windows parallel with roof finish are allowed for III level. (To appear as two levels.)

In the case of out buildings one level only.

on condition that the tie beam doubles as the floor beam.

A dormer level be allowed (as a third floor) on condition that no windows/dormer windows be allowed, only flat roof windows parallel with roof pitch.

MAXIMUM HEIGHT:

Not exceeding 8m in total height from the average between the lowest and the highest natural ground level next to the house to the top of the roof, ~~to the slope of the natural ground.~~

LANDSCAPING ELEMENTS:

Destruction of the indigenous vegetation & landscape beyond the area reasonably required for erection of structures, generally not to exceed 60% of the site, not permitted. No disturbance/destruction of large rock formations above the ground.

Creation of natural rock terraces & gardens are encouraged. All trees and shrubs to be indigenous strandveld vegetation and planted in the same open space character.

OUTBUILDINGS:

Outbuildings and additions have to match the character of the original main building. No lightweight or prefabricated structures covered with plastic or glass-fibre sheeting. Boundary walls consisting of pre-cast panels not allowed.

Staff accommodation should be integrated into the overall design and unless it forms part of the outbuildings be further away from the street as the main building.

WATER FEATURES & POOLS

The main volume of water must be below the ground. No above the ground portable pools.

BOUNDARY WALLS, GARDEN WALLS & GATES:

Boundary walls are not encouraged. If boundary walls are required it should be designed within the following parameters:

900 -1200 High.

Bagged plastering and painted white, satin finish - no plinth.

Stone masonry - calcrete.

Timber picketed fencing, natural, stained dark brown or painted white.

Timber garden gates, natural, stained dark brown or painted to match the colour of the doors.

Pre-cast panels not allowed.

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KITCHEN YARD:

Kitchen and staff accommodation has to open onto a patio or screened yard. Washing yards have to be screened from neighbouring properties.

Yard walls, 1800 high, bagged plastering and painted white, satin finish - no plinth. Timber gate 1800 high, natural, stained or painted to match the colour of the doors.

OUTSIDE STAIRS & BALUSTRADES:

OUTSIDE STAIRS TO FIRST FLOORS OR DORMER LEVELS:

Outside stairs to the first levels only.

Stairs, with top tread up to top level of plinth: Bagged plastered, with balustrades 1000mm high extending above plinth, bagged plastering to be painted white, satin finish.

From top of plinth to first floor:

Timber stairs and balustrades, natural, stained dark brown or painted white.

PAVING:

Cobble paving, clay/cement brick pavers, concrete pavers, stone laid, timber sleepers, timber slabs, concrete paving with exposed natural pebbles.

LANDSCAPING STAIRS & RAMPS:

Landscaping stairs and ramps in concrete, bagged plastering and painted white, satin finish - no plinth. Balustrades 1000 high, bagged plastering and painted white, satin finish. Timber stairs, ramps and balustrades, natural, stained dark brown or painted white.

PERGOLAS:

Gumpole pergolas, natural or stained dark brown. Masonry columns with pilts to match main structure.

Natural stone - concrete columns

ANTENNAS:

No T.V. antennas on the exterior of the units.

SOLAR PANELS:

Solar panels may not be installed, unless it forms part of the integral design of the unit.

CHIMNEYS & COWLS:

Jetmaster cowls, painted black. Tall chimney stacks should provide vertical elements to the townscape.

PLUMBING:

Exposed plumbing must be screened from the street.

POST BOXES:

Slot in wall-type preferred.

BUILDING IN PHASES:

Building in phases permitted providing the following:
The first phase of the building must incorporate a bedroom, living area, kitchen and bathroom. All phases must be approved by Claud Bosch Architects.

A minimum size of 100m² of habitable floor area to be required (excluding garages stores, etc.) for the first phase of the residential structure.

The external appearance of the first phase structure to be presented as a complete house.

The residential unit (first phase) not to be detrimental to the residential character of the neighbourhood.

The adjacent property owner's comment to be obtained before building plans is submitted to Local Council