

# Architectural Guidelines Erf 134 Cape Infanta

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4.1 Proposed Sub-Division Plan

# Section 1: Architectural Intent

#### 1.1 Architectural intent and approach

Cape Infanta Village and the caravan park exhibit a vast variety of architectural styles. No one style is evident or dominant.

Two aspects of the existing built fabric have informed our architectural approach

- 1) the tight urban form around the pathway leading to the Sebastine Point, reminiscent of the built fabric in the City of Cape Town Bungalow areas at Clifton 4th Beach area and Bakoven.
- 2) the emergence of 4/5 new buildings which display a bungalow feel evident in the use of horizontal planking usually fibre cement boards, 30degree pitched roofs and profiled metal roof sheeting.

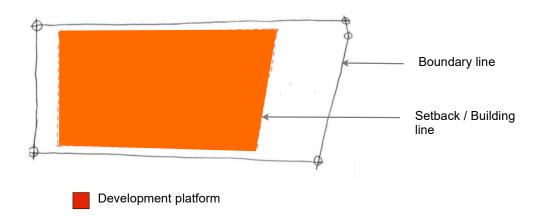
The architectural approach is based on this emerging trend and seeks to reinforce this by proposing that the new development enhance this architectural language and style. At the same time the use of natural materials found on site, in the locale viz, stone is encouraged so as to tie the new development back to the original "stone" cottages found in the older part of the Cape Infanta village.

It is felt that this approach could influence or set a positive example for further new buildings, additions and alterations to existing dwellings and any further interventions.

# **Section 2: Architectural Guidelines**

### 2.1 Development Platforms & Setbacks

- The Development Platform is a designated area within which the Building Footprint must be located. All
  building work will be permitted within this area. No part of a residence, garage, car port, external deck or
  patio will be permitted outside of the Development Platform.
  Please see figure for an example
- The area is determined by a setback from each erf boundary. Setbacks are required to maintain adequate distance between adjacent structures and to ensure privacy, solar penetration and view corridors.
- · Setbacks will vary depending on the location and size of the erf.



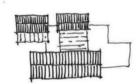
# 2.2 Coverage and Building Footprint

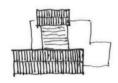
 Coverage or Building Footprint is defined by the two-dimensional plan area containing all built structures including garages, car ports, external decks and/or patios located within the Development Platform. The coverage is calculated in meter squared (m²) and will be set at 50% of the site area.

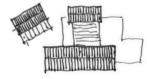
# 2.3 Building Form & Shape

 Portions of the building covered by pitched roofs have to be rectilinear in shape and at right angles to similarly roofed portions. Garages may be orientated at angles to the main structure to allow access.

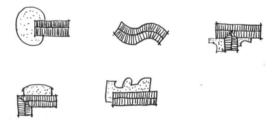
See figure below for an example.



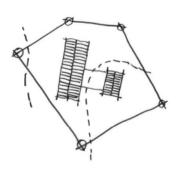




• No building forms consisting of circular, curved shapes will not be permitted. Please see figures for an example.



 Primary structures may be offset at an angle relative to the boundaries in order to follow the natural line of the topographical contours on an individual site or to allow access to the site.
 Please see figure below for example.

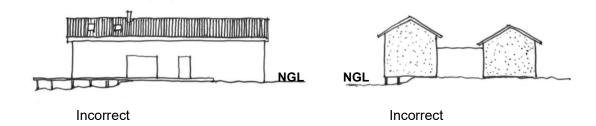


# 2.4 Garages

- Garages can accommodate one vehicle and storage space. Space may also be allowed inside the garage for washing and drying appliances.
- 4m access way permitted to the garage.

#### 2.5 Cut and fill

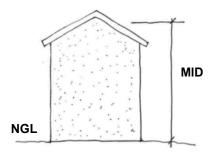
- All building forms to be directly attached to ground. No posts, columns or stilts are permitted to raise the building above natural ground level.
- Only external timber decks are allowed to be raised above the natural ground level. Please see figure below for an example.



• Private courtyard abutting external walls around the perimeter of the house will not be permitted to cut into the landscape if it creates retaining walls with large exposed faces.

# 2.6 Height Restrictions

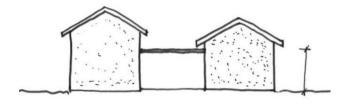
- The height is measured vertically to the natural ground level /slope of the site.
- The maximum height for single storey dwellings is 4.5m to midpoint of roof.
- The maximum height for double storey dwellings is 6.5m to midpoint of roof.



# 2.7 Roofs

- · Permissible solar shading design elements are allowed. Natural cross ventilation is recommended.
- When flat roof is used in combination with pitched roofs, flat roofs may not be higher than the wall plate of the pitched roof it abuts against. If two pitched roofs are present, the flat roof may not be higher than the lowest wall plate of the pitched roof it abuts.

· Please see figure below for an example.



Flat roofs may not be higher than the wall plate of the pitched roof it abuts.

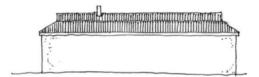
### Flat Roofs:

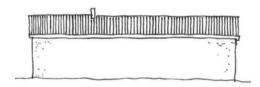
- Parapet walls surrounding flat roof areas abutting pitched roofs may still not exceed 3.5m above NGL.
- Low gradient mono pitch roof design incorporating profiled sheeting will be allowed for pergolas and covered decks
- RC roofs may be constructed of in-situ cast slabs, precast pre-stressed RC slabs, rib-&-block or similar concrete construction. Precast stair may be used for external stairs leading to roof terraces, where applicable.
- No facias or exposed gutters may be used. This includes PVC, fibre cement, aluminium or galvanized steel.
- Where possible it should be considered to direct rain and roof water run-off towards on-site water storage tanks.
- Downpipes must be aluminium with finish to match hopper heads. The external appearance of the design should be taken in mind when placing locations of downpipes or chains as well as the recommended surface areas to discharge any rainwater.
- Allow water to drain into the natural landscape without causing erosion. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Skylights or rooflights may be used on flat portions to allow light and ventilation to internal spaces but has
  to comply with flat roof height restrictions.
- Concrete flat roofs may be planted or must be covered in decking or stones.

### **Pitched Roofs:**

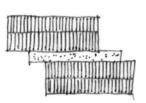
- All pitched roofs are to be symmetrical at the gable ends and about their ridges.
- The only roofing material allowed for pitched roofs will be "Kliplok" or similar approved profiled sheet metal. No other roofing material will be considered for pitched roofs.
- Roof colour to be either "dolphin grey" or "charcoal grey" or similar approved by the design review panel.
- All pitches are to be between 20°- 30° only.
- The perimeter eaves overhangs may project up to a maximum of 600mm. Roof structure such as rafters
  will be visible from the exterior.

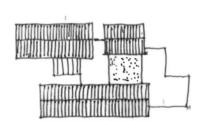
· Roof profiles may assume the following forms.





- No traditional Cape Dutch style gables or any other projecting or parapet gable will be permitted.
- · No roofs or roof structure may be extended to NGL.
- The ridge capping should be metal and match the colour of the roof.
- Gutters or downpipes should be attached to pitched roofs with most of the rain water stored in onsite water storage tanks. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Any parallel roof directly abutting a pitched roof must be a flat roof.
   Please see figure for examples.

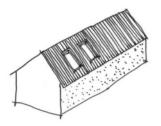


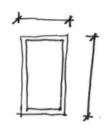


# Roof windows and skylights:

- Roof windows may be used in pitched roofs and skylights or roof lights in flat roofs.
- Roof windows should be vertically proportioned.

See figure below.





Roof windows should be vertically proportioned

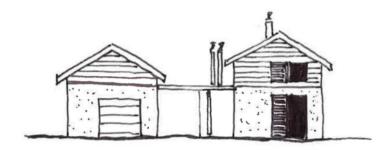
- Roof windows and skylights may be fixed or openable.
- Roof windows are to match the finish colour of the roof. Skylight frames should match window and door frame colour.
- No curved skylights will be permitted only low-pitched skylights are to be used on flat roofs.
- Glazing guidelines for doors & windows also apply to roof windows and skylights.

#### 2.8 Walls

#### Exterior walls

• Exterior wall to consist of brick work with a combination of plaster and paint finish and fibre cement board cladding. At least 30 % of the building should be covered with horizontally fixed boards in a aesthetically pleasing / designed way.

See figure below.



Painted fibre cement board cladding

- · No parapet walls or balustrade walls may have a curved top.
- Timber or aluminum shuttering may form part of exterior facades.

### **Retaining Walls**

- Any external low walled elements such as "werf walls" used to create berming against parts of the building, to assist with visual integration in the surrounding landscape, must be finished in plaster and paint or stone. Elements may be at irregular angles to the main building only if it is to maximize structural efficiency.
- No visible vertical face of the retaining elements may exceed 1m above the surrounding ground level. No modular retaining blocks, such as "Löffelstein" or "Terraforce" may be used.

#### 2.9 Doors and Windows

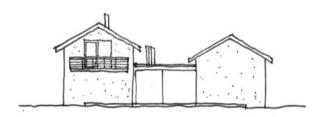
• Window proportions are vertically proportioned and orientated.

See figure below.



- No window opening may be narrower than 100mm.
- · No small cottage pane windows or leaded windows are permitted.

- Clerestory or ventilator windows will only be allowed below pitched roof eaves roof. Clerestory windows may not exceed 500mm in height, but unlike other windows may be horizontally orientated.
- · Gable end windows are permitted.
- Large sliding doors and shutters may be horizontally proportioned.
   See figure below.



- Window and door frames may be in timber, or powder coated aluminum or uPVC.
- Imitation timber uPVC, steel window frames or precast concrete window systems, such as "Winblock", may not be used.
- · No glass blocks or glass bricks may be used.
- Shutters are permitted and recommended for sun control, privacy and security. The shutters must be functional and match windows and door frames in colour. Shutters may be hinged or sliding and should be louvered.

Please see example below.

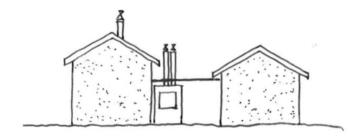


• UV or solar reducing glazing may be used as long as it is not reflective in nature.

### 2.10 Fire Places, braais and chimneys

- Fire places, braais and chimneys must comply with the National Building Regulations.
- The height of chimneys may exceed Building Height Restriction if required.
- Chimneys to terminate at least 1 m above the surrounding surface of any pitched roof.
- Flues to be of the circular stainless-steel type and not exceed 300mm.
- Stainless steel rotating or fixed cowl may be used on top of the chimney. Spark arrestors must be installed at all fireplaces or braais.

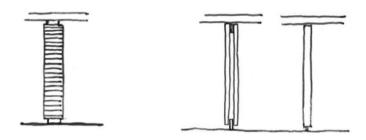
Please see figures below for examples.



# 2.11 Pergolas, Awnings & Carports

- Untreated natural Balau or other weather resistant timber structures are preferred.
- Cladded columns must be of simple, functional design and square design.

Please see figure below.

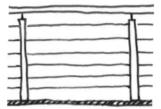


- Covering for pergolas or carports may consist of closely spaced small diameter poles / "latte" or square profiled aluminum or timber sections.
- Pergolas and carports may also be covered with profiled sheet metal and should match the roof color of the main structures.
- Retractable awnings or any fabric awnings are not permitted.
- No precast columns, capitals or moulding attached to stone columns are permitted.
- Cladded columns must be of simple, functional and square design.
- · No prefabricated car ports will be allowed.

#### 2.12 Balustrades

- · Hand railings should be natural timber such as Balau or other weather resistant timber.
- The main vertical structural elements should consist of stainless steel or timber.
- The main horizontal element should be stainless steel cabling, rods or timber.
- Balustrade designs will be functional with simple horizontal and vertical elements. No diagonal members are permitted and infill between posts must be horizontal.

Please see figure below.

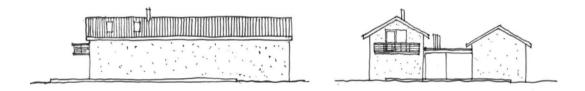


- No exterior balustrades consisting of glass panels are allowed. This also includes frameless glass balustrades.
- · No decorative elements such as plaster moldings, wrought iron scrolls will be permitted.

### 2.13 Decks, Patios and Roof Terraces

- Timber decks are preferred for ground floor external spaces, as they are permeable to rain water.
- Hard surfaces such as brick pavers, exposed aggregate pavers, cobbles, natural stone, or flagstones must be sufficiently spaced apart to allow water to drain into the ground.
- Roof terraces and balconies should have timber deck finishes or natural stone tiles.
- · Gable end balconies are permitted.

Please see figure below.



# 2.14 External Staircases & Steps

- External steps or staircases may be designed to access roof terraces.
- Guidelines applicable to balustrades also apply to balustrades for external staircases.

# 2.15 Driveways & Hard surfaces

- No driveways may be totally covered with a water impermeable surface finish.
- Impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 430mm wide bands to improved traction for vehicles. The area in-between these strips must be planted with appropriate indigenous ground cover as per the Landscaping Design Guidelines.
- Any other hard surface to improve traction should consist of a suitable permeable surface covering, that is spaced far enough apart to allow surface water to drain and ground cover to grow in-between.

# 2.16 Exterior Lighting

- Garden lighting is permitted in the form of solar lamps.
- Omni-directional Luminaires must be fitted with louvered grilles or eyelids to direct light downwards to prevent light pollution and disturbance.
- External grade wall mounted luminaries must have the appropriate IP rating and strategically placed in low positions.

# 2.17 Free standing outbuilding

• No freestanding outbuildings or temporary structures except for garages are permitted. This applies to, but is not restricted to, Wendy Houses, garden sheds, gazebos or tool sheds.

# 2.18 Security

- · No external burglar bars are to be used.
- No razor wire to be used.

# 2.19 Fencing

• Fencing Layout (Please see fencing layout diagram below)



# **Timber Fence specification**

All timber fences to be constructed to a max. height of 1,2m. comprising of appropriately treated external quality timber picket fence on timber posts.

Gates in timber picket fencing are to be the same picket fence design, unpainted and appropriately treated

### 2.20 Services & Miscellaneous

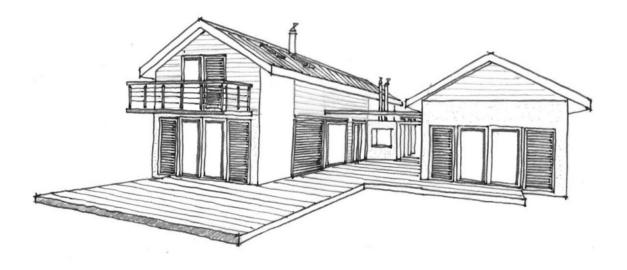
- Solar panels for water heating must be positioned flush with the roof on north facing roof slopes where applicable. The same applies for PV (Photovoltaic) panels. The panels may also be located on ground level for better northern exposure if appropriately screened.
- No Solar water panels or PV panels to be located on flat roofs.

Please see figure below.

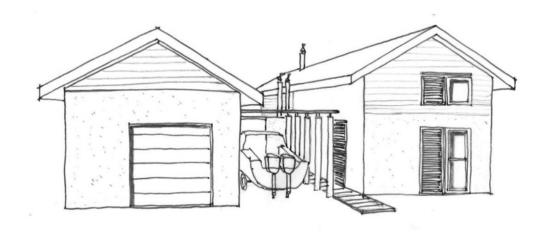


- No external hot water cylinders, cylinder-panel combinations or freestanding panels are permitted.
   Cylinders are to be concealed in the building.
- Aerials & satellite dishes are to be positioned as discreetly as possible.
- Window or wall-mounted cartridge air conditioning units are not permitted.
- Air conditioner condenser units or AHU's (Air Handling Units) should be concealed out of site and appropriately screened.
- The size, number, location and type of all rainwater tanks must be aesthetically and functionally considered in their placement. All thanks to be screened with corrugated iron or timber.
- Plumbing is to be concealed within walls or ducts are not allowed on external facades.
- Only vent valves and rodding eyes may be visible on exteriors.
- · No vent pipes to project above roof lines.

# 2.21 Conceptual sketch of a typical unit



• Front perspective of a typical unit

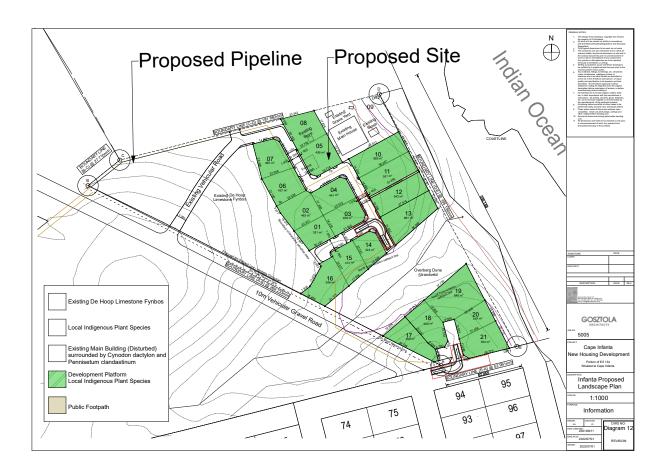


• Entrance perspective of a typical unit

# **Section 3: Landscaping Guidelines**

# 3.1 Landscape plan

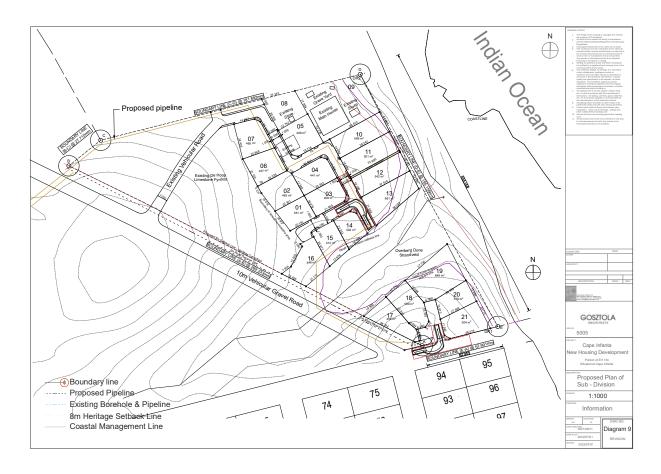
• See attached land scape plan.





# Section 4: Proposed sub-division

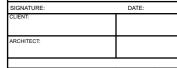
# 4.1 Proposed sub-division plan





- GENERAL NOTES:

  1. The design of the drawing is copyright and remains the property of 16 Architects.
  2. All work is to be carried out strictly in accordance with the National Building Regulations and Municipal Regulations in the National Building Regulations and Municipal Regulations dimensions to be used, do not scale.
  3. The contractor and sub-contractors are to check all relevant details, levels and dimensions on site and in the contract documents prior to commencement of work on site or manufacture of any components. Any queries or discrepancies are to be reported timeously to Architects, in writing,
  5. Settling out positions as per architects' drawings to be certified by a registered land surveyor prior to the boc ortified by a registered land surveyor prior to the boc officed by a registered land surveyor prior to the under a tradename, catalogue number or reference are to be either exactly as described or are to be, in the Architects sole opinion, of equal quality and specification in all respects, as those described. The Architects approved must be obtained in writing for departure from the original contained in writing





GOSZTOLA

5005

Cape Infanta

New Housing Development

Portion of Erf 134 Situated at Cape Infanta

**Proposed Zoning** 

1:1000

Information

DRAWN: TE	CHECKED: IG	DWG NO:
DATE CREATED:		Diagram 12
DATE PLOT:		REVISION:
ISSUED: 2025/40/02		11