



Kirkia Street, Heldervue, Somerset West

## Architectural Guidelines

### 1. Architectural Requirements

#### 1.1 General

Design principals have been established with the intention to create compatibility of Architectural styles rather than repetition. The main objective is the provision of a high quality lifestyle for the residents without being excessively prescriptive and without alienating freedom of choice. The requirements of the City of Cape Town (Helderberg Administration) and the National Building Regulations shall apply to the development.

#### 1.2 Architectural Style

The intended style for this development could be defined as a Cape Vernacular or Contemporary Cape Architectural Style.

Plastered buildings in traditional shapes and layout are preferred.

#### 1.3 Height of Buildings

A height restriction of 4.8 m above the highest natural ground level of each individual property is to be maintained.

#### 1.4 Roofs

The roof of the main structure shall have a pitch of between 20° & 35°. Roofing material to be corrugated sheets, slate or tiles and to be a dark colour.

#### 1.5 External Wall Finishes

Smooth plaster and painted brickwork in earthy colours. Minor accent colours can also be used.

#### 1.6 Windows and Doors

Timber and or aluminium.

#### 1.7 Verandas and Pergolas

To be designed in keeping with the main structure.

#### 1.8 External Plumbing

All plumbing is to be appropriately designed to be built into brickwork ducts or cavities to ensure that these are not visible from the street.



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## Architectural Guidelines

### 1. INTRODUCTION

- 1.1 Fiongort's main objective is the provision of a specific lifestyle for residents and the purpose of Architectural Guidelines is to protect this lifestyle.
- 1.2 The City of Cape Town (Helderberg Administration) Local Authority will be requested to approve of these guidelines and to enforce the same.
- 1.3 Fiongort Properties has appointed Donovan Young Architecture as sole architectural designer for the design of all buildings.

### 2. ARCHITECTURAL REQUIREMENTS

#### 2.1 General

- 2.1.1 Design principals have been established with the intention of creating an architectural style within the development and environment.
- 2.1.2 To encourage a variety within the constraints of these guidelines, interpretation and flexibility are vitally important to achieve a harmonious aesthetically pleasing development character, without being excessively prescriptive and without eliminating freedom of choice.
- 2.1.3 The requirements of the City of Cape Town (Helderberg Administration) Local Authority and the National Building Regulations shall apply to the development.

#### 2.2 ARCHITECTURAL STYLE

The intended style for this development could be defined as a Cape Vernacular or Contemporary Cape Architectural Style.

#### General Exclusions:

Deconstructive Architecture

Mediterranean Style Architecture

Flat Roofs

#### 2.3 BOUNDARY WALLS

A drying yard / bin area must be constructed on every property to enclose the washing line and rubbish bin from street and neighbouring properties.

Street boundary walls are not preferred, however, if specifically required, the street or private open space property boundary shall be defined by a wall in the following manner:

- 2.3.1 Walls are to be constructed with supporting columns that are expressed on street elevation.
- 2.3.2 The finish on the boundary wall (bordering on road reserve/private open space) is to fit in with style and finish of the complete house.



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2.3.3 1,8m Walls only permitted on the back boundary and along the sides. The front wall not higher than 1,2 m.

2.3.4 All palisade fencing is to be painted in a colour that compliments the design and conforms to the colour guidelines.

#### **2.3.5 EXCEPTIONS:**

Properties with more than one street facing boundary. A maximum of 20m of walling may be constructed to define entrances by means of gate posts (pillars). All walls will be articulated with columns at regular intervals.

NOTE: All walls bordering open space shall adhere to the same guidelines as for street boundaries.

#### **2.3.6 General Exclusions**

Wood Palisade and wood panelling

Pre cast Walling, visible in any way from the street.

#### **2.4 ROOFS**

Roofs of main structure shall have roof pitches between 25° & 35° degrees.

Roof material:

2.4.1. Chromadek Corrugated (preferable) Charcoal / Dark Dolphin

2.4.2 Any concrete tile such as Coverland or Marley in Charcoal

2.4.3 Victorian fibre cement (Charcoal)

#### **General Exclusions:**

Mansard roofs and A - framed roof structures

#### **2.5 External Wall Finishes**

Smooth Plastered Painted

Colours: Earthy colours. Minor accent colours as approved by Architectural Designer

#### **2.6 Windows and Doors**

Timber Windows and Doors are to be painted in White or Charcoal

Naturalwood finish is allowed.

Powder Coated Aluminium (white or charcoal)

PVC (white)



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The use of shutters is permitted. Fake shutters are permitted, provided the size, height and width is such that they give the appearance of closing and the shutters are attached in a concealed manner.

**Proportions:** All primary windows shall fit in with the overall style and character of the design.

**General Exclusions:**

Steel windows and external steel door frames.

**2.7 Verandahs, Balconies and Pergolas**

These items are to be designed in keeping with the main structure. No perspex, fibreglass or polycarbonate sheeting may be visible from the street.

**2.8 External Plumbing**

All plumbing is to be appropriately designed to be built into brickwork ducts or cavities to ensure that these are not visible from the street.

**2.9 External Balustrading**

Timber (natural or painted) Colours - White or Black

Painted or epoxy coated steel tubing - White or Black

Wrought Iron - Black or White

Stainless steel with tensile wires

Frameless Glass recessed into slab or brickwork

**General Exclusions:**

Steel panelling or other thin solid sheer panelling.

**2.10 Paving and Driveways**

Brick Paving

Exposed aggregated Concrete Paving

Cobbles

Natural stone, Chip with Edging in neat order

Premix with Brickpave or Cobbled Edging.

**General Exclusions:**

Chip and Spray

Grey Concrete Slabs



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Slasto / Crazy paving not contained in neat edging

Pebble Paving without edging in organised pattern

#### **2.1.1 Burglar Bars**

Internal mounted in a simple grid pattern, purpose made to suit the proportions of the windows.

External burglar bars not allowed

#### **2.1.2 Post Boxes**

Slot in wall with brass cover is preferred.

#### **General Exclusions:**

No free-standing boxes or perched on top of walls or pillars.

#### **2.1.3 House Names / Street Numbers**

Maximum size of lettering 200mm

All lettering and numbering to be placed horizontally in line. Preferably to be brass.

#### **General Exclusions:**

Ceramic / Spanish styled lettering

Free form lettering

Ornamental caricatures on buildings or walls

#### **2.1.4 Swimming Pools**

Porta-Pools above ground level are not permitted.

#### **2.1.5 Minimum Floor Areas and Heights of Buildings**

Minimum floor area of new dwellings shall be 175m<sup>2</sup> ( One Hundred and seventy five square meters) per dwelling house (floor area of, patios, carports etc, excluded) all of which to be on ground level (i.e. area above ground level not taken into consideration in calculating floor area for purpose of this requirement) and a maximum of 270m<sup>2</sup>. Single story only with garage under if applicable. No attic rooms allowed.

2.1.6 Maximum height of dwellings shall be 4.8m above the highest natural ground level of each individual property.

2.1.7 Building Lines: As per the Cape Town Zoning Scheme

#### **2.1.8 Lighting of Properties**



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Internal property lights must be discreetly placed. Lighting to be contained within a property and shine down and not into adjoining properties or public spaces. No floodlights will be allowed.

### **3. CONTRACTORS GUIDELINES**

The owner of said property agrees to make the Building Contractors aware of the following terms and conditions:-

- 3.1 The Building Contractors agrees to abide by the building times as set out by the Fiongort Properties which may be altered from time to time.
- 3.2 The Building Contractor will provide adequate sanitation for staff as required by the municipality and to the satisfaction of the Developer.
- 3.3 The Building Contractor will provide bins for rubbish and remove any excess building rubble from the site on a regular basis. Building site to be kept neat and tidy.
- 3.4 All labourers will remain on the erf where the building is taking place and not wander around the complex.
- 3.5 All collections and delivery of staff will be at the entrance to Fiongort and not inside the complex.
- 3.6 No liability will be attached to the Fiongort Properties should damage be done by the Building Contractor to another property or the common property of Fiongort Estate. The repair of this damage shall be for the cost of the Building Contractor and if he/she fails to meet their obligation then it shall be for the cost of the owner of the said property where the building is taking place. Should there be a dispute it shall be put to the Architectural Designer & Developer and they will cast the final vote.
- 3.7 The Building Contractors agree not to cause any obstruction in the road access, should this occur the surrounding residents must be given prior notice.

### **4. LIABILITY**

- 4.1 The owner of each erven shall be liable for the staff / contractors they have employed should any damage occur to persons or property. No liability shall be attached to Fiongort Properties
- 4.2 Should any damage occur as a result of the staff / contractors, the owner of the property will liaise with the aggrieved party and make good the situation, being responsible for the i.e. repairs and the cost of repairs.

### **5. CONCLUSION**

- 5.1. Fiongort Properties are able to modify the guidelines as set out above at their discretion.
- 5.2. The approval of any plans are to be signed off by the Donovan Young Architecture prior to submission to the local authority and commencement of any construction. No building work to commence before plans are approved by the Local Authority.