

DESIGN MANUAL

CAIRNSIDE - GLENCAIRN

ARCHITECTURAL GUIDELINES

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1. INTRODUCTION

CAIRNSIDE is situated on the Glencairn mountain, between Glencairn and Simonstown.

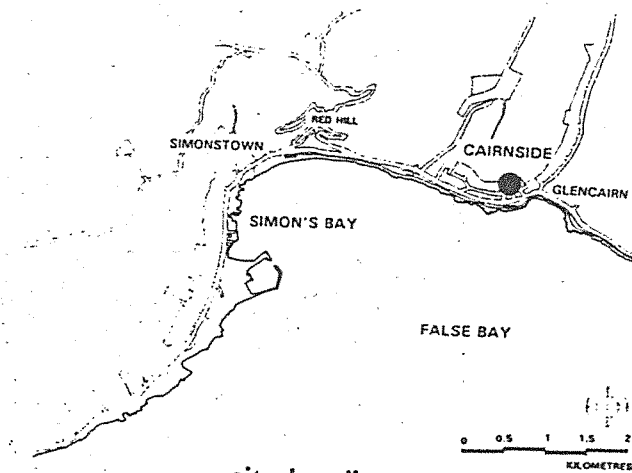
The site falls steeply towards Hopkirk Way and has panoramic views across False Bay.

There are sandstone boulders on the site and low lying indigenous scrub vegetation at the top portion.

To protect the inherent natural beauty of the site and to keep within a desired built environment in keeping with the immediate Glencairn area, a simple and concise set of principles, guidelines and controls has been formulated for the development of housing.



site locality



site locality

2. WEATHER DESIGN DETERMINANTS

Sun

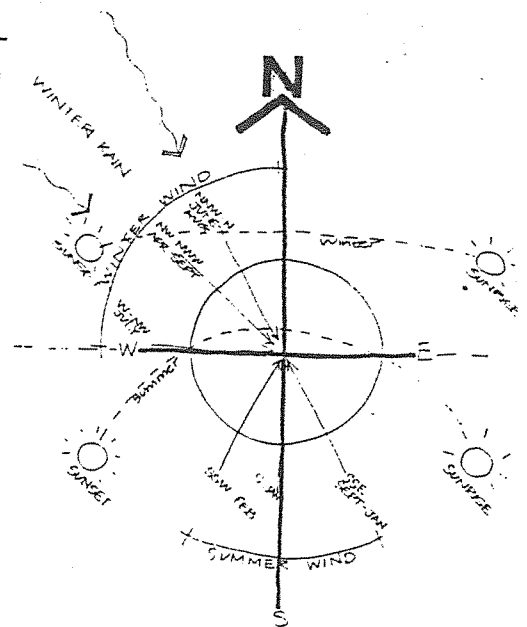
The optimum orientation for houses is to the north-west or north-east, depending on personal preference. The buildings should be articulated to follow the contours. The views are generally east, north-east and south-east.

Rain

Most rain falls between June and September. Windblown winter rain from a north-west direction should be considered. The Summer months are generally dry.

Wind

The prevailing winds are from the south-east during the summer months and from the north-west during the winter months. The architecture, in particular the design of roofs, should assist in creating sheltered outdoor areas. Wind and sun requirements are complementary in that buildings should form a barrier on the southern side. The site is within close proximity of the sea and the effect of salt laden winds is an important consideration when selecting building materials and garden plants.



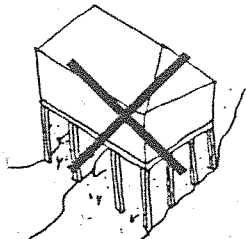
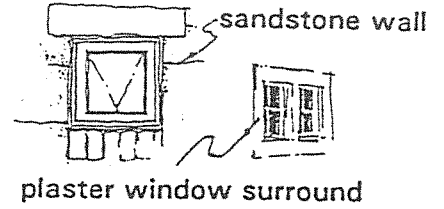
climatic factors

3. DESIGN CONCEPTS

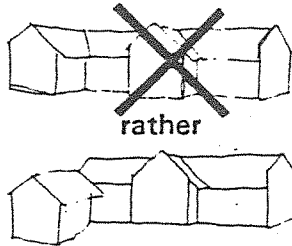
The architectural theme is based on the existing and historic sandstone and plastered surrounding built fabric of the immediate Glencairn and Simonstown area.

The basic concept of the house is to capture the character of the vernacular in a contemporary way, through the use of naturally available materials.

The walls should be a rough cut or packed sandstone plinth with plaster above, or sandstone walls with plaster window surrounds.

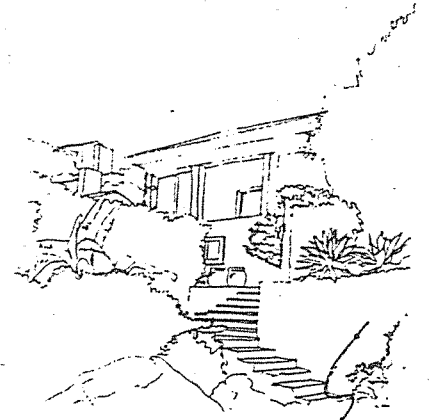


no stilts will be allowed



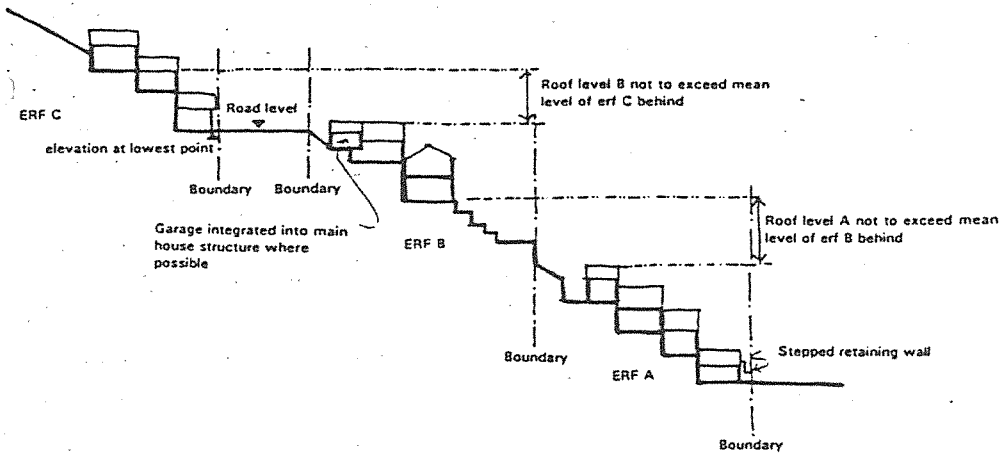
the roofs should be small and clustered and pitched and not monolithic - to encourage views and reduce the built scale

The general profile of the house should be as low as possible. The house should be sited such that it's profile follows the contours where possible. High bank retaining walls are not allowed. The height of retaining walls is generally 2100m and should be reduced to protect and define specific views. Lateral direction views of neighbouring properties should be considered. No stilts will be allowed.

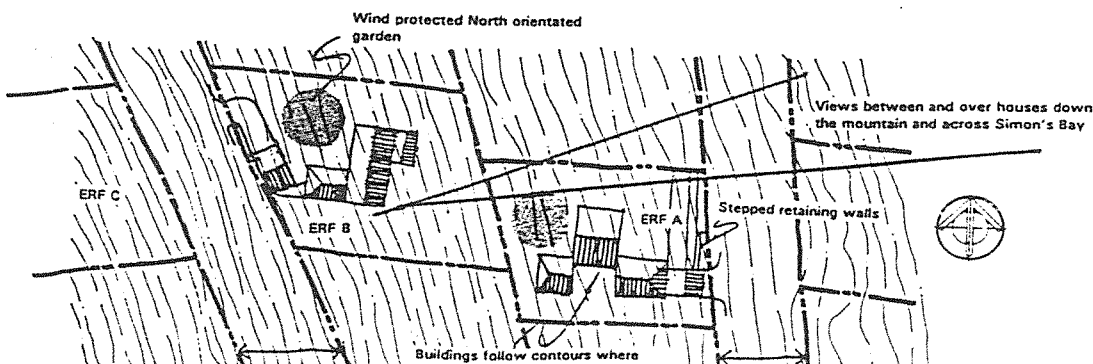


retaining walls should step

The roofs should be small and clustered and pitched and not monolithic to encourage views and reduce the built scale.



Preservation of Views



Siting of house

4. BUILDING DESIGN RECOMMENDATIONS

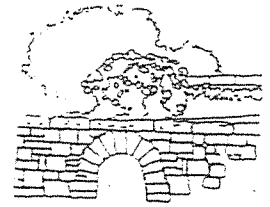
Exterior Walls

Walls play a very important role in determining the architectural character of the area. When used to give privacy, they are high and are also used to negotiate level changes in the form of retaining walls where required.

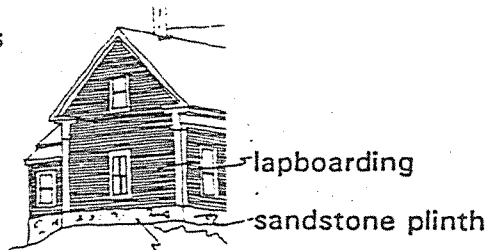
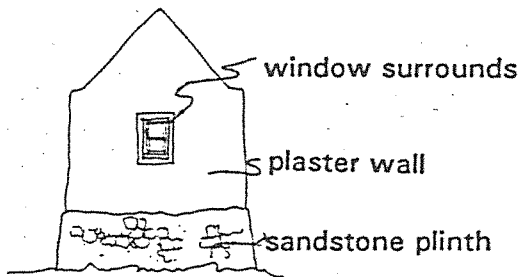
All exterior house finishes should be:

1. Sandstone, cut or packed with plaster details, or
2. Smooth or rough coat plaster painted, with sandstone details, or
3. Sandstone plinth with smooth or rough coat painted plaster above, or
4. Sandstone, or rough or smooth plaster plinth, with high quality lapboarding above.

The use of unpainted brickwork or facebrick is prohibited.



sandstone boundary wall

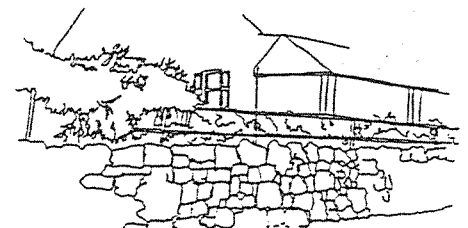


lapboarding with window detail:

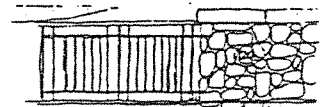
Boundary and Courtyard Walls, Fences and Screens

Boundary walls are related to the main buildings or adjoining properties. All yard/boundary walls to be a composite containing stone and plaster. The plastered wall elements should be brick or blockwork plastered. All boundary walls above the road to be a maximum height of 800mm above the fill level, and below the road to be a height of 800mm to a maximum height of 1200mm. Retaining walls should step, and not be higher than 2100mm above the fill level. Shared boundary walls to be a maximum height of 1800mm. No precast walling of any description is permitted by the Trustees.

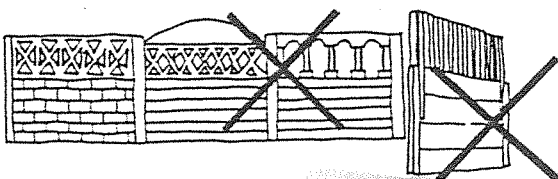
Wherever possible retaining walls, steps and garden terracing should make use of sandstone.



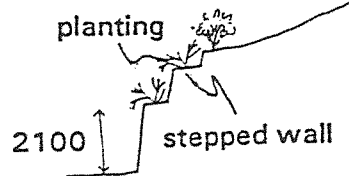
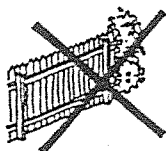
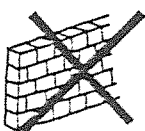
stone boundary wall



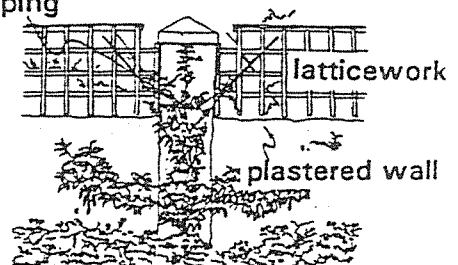
stone column and capping



no precast walling is permitted



retaining wall



plastered wall, stone capping

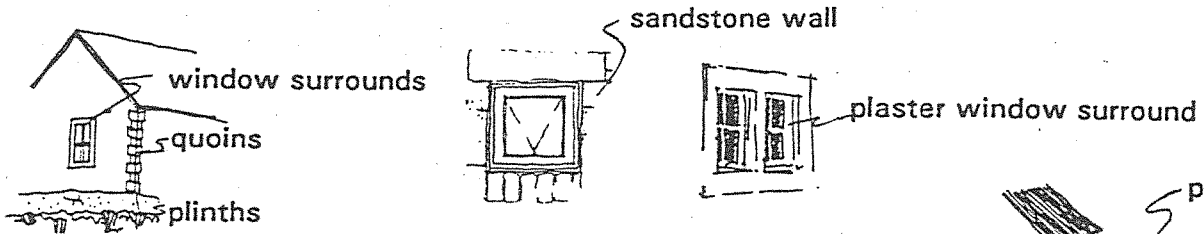
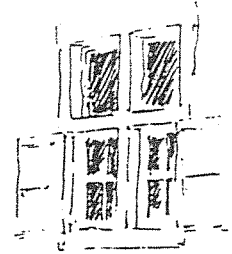
Plinths, Quoins and Window Surrounds

Plinths to walls in the form of thickening out of the plaster or sandstone are encouraged.

The plinths to be generally continuous with the low boundary wall i.e. approx 800mm-1200mm.

Quoins are encouraged as a sandstone/plaster detail.

Robust plaster window surrounds are encouraged on a sandstone wall.

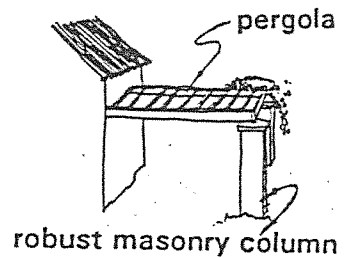


Columns, Pergolas and Verandahs

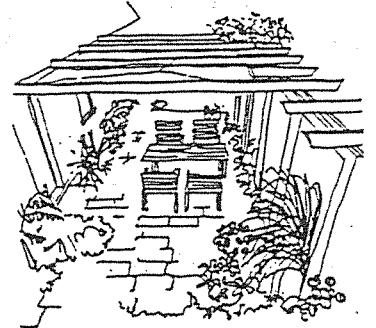
Pergolas should be constructed to protect terraces, large windows or French doors from the sun. Climbing plants are encouraged.

Pergolas must be of timber either natural or painted. Painted timber is recommended as it is more likely to provide a durable finish than clear coatings, particularly in the salt laden atmosphere. If masonry, concrete or sandstone columns are used they must be treated to match the walls and be robust in scale.

Verandahs or stoeps and covered walkways are to be treated as per subordinate roofs and can be carried on timber or masonry columns as prescribed for pergolas.



robust masonry column



pergolas protect outdoor terraces

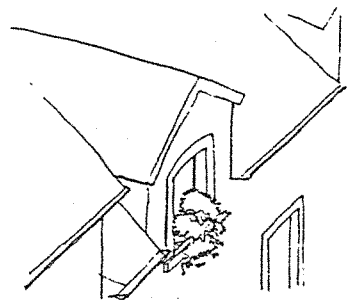
Roofs

The scale of the roofs is related to the plan. A fragmented roof is encouraged, to promote a more desirable built fabric on the steep slope, help protect views and create wind protected court spaces. The pitch of the main roof should be between 27 1/2 and 45 degrees. Lean-to and secondary roofs may vary between 7 1/2 and 15 degrees, and be of the same material as the main roof. Flat roofs, with a pitch of between 3 and 7 degrees should have a patent design clay tile covering the roof sheeting, and be surrounded by parapets. A frames are not allowed. All roofs to be natural slate, cement tiles, fibre cement sheeting, Victorian Profile roof sheeting or thatch, colour dark grey, black, or blue/black.

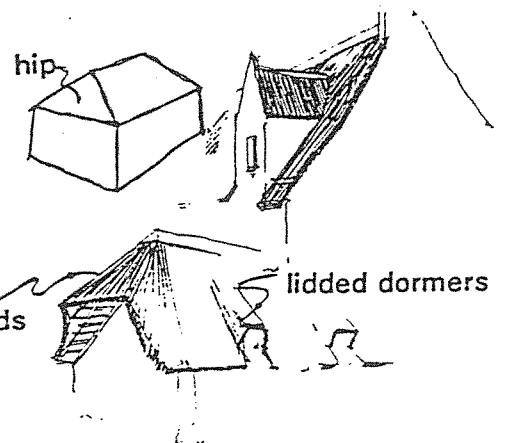
Eyebrow and lidded dormers, jerken ends and hips are recommended.

Dormers, roof lights and attic windows are not to exceed 15% of the roof surface.

Gable walls are not encouraged especially not at right angles to the slope.



a fragmented roof is encouraged



jerken ends

gable end

lidded dormers

Gutters

Where gutters are required they should be fully concealed or as insignificant as possible.

Gutters and downpipes where exposed must tone in with the walls.

Recessed gutters and downpipes are encouraged.

Chimneys

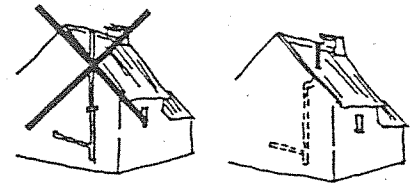
It is recommended that chimneys are exposed as strong elements on exterior walls, are to be white or white with stone detailing, and in the traditional vernacular of the area.



chimneys should be exposed as strong elements on exterior walls

Pipes, Television Aerials, Satellite Dishes, Masts

Plumbing pipes should be fully concealed. Ducts are the preferred solution visible aerials or satellite dishes are not permitted.



plumbing pipes

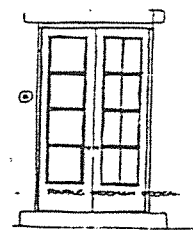
Windows and Doors

Timber is recommended for windows and doors, either natural or painted.

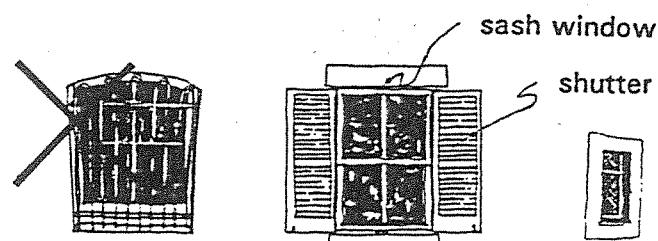
Casement windows are acceptable. Medium size windows are permitted on the face. Large glass areas to be covered by a pergola or recessed a minimum distance.

Colour can be used to personalise the house.

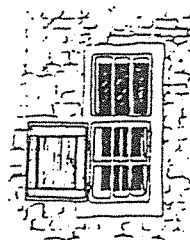
Louvred or solid window and door shutters and brick grilles are recommended rather than burglar bars.



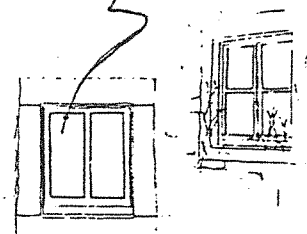
timber door



louvred or solid window, and door shutters are recommended rather than burglar bars



casement window

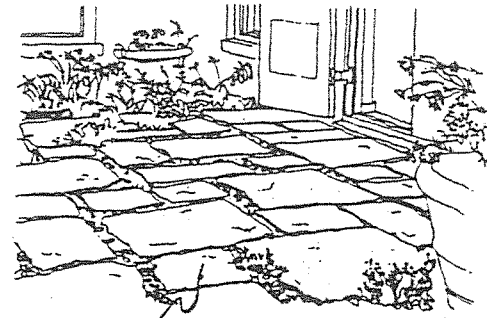


medium size windows

5. LANDSCAPING

Plant Material

It is suggested that trees, shrubs and other plants which are indigenous are planted. Indigenous plants require less water and can be highly resistant to the salt laden atmosphere. Other planting is subject to approval of the Homeowner Association Trustees.



simulated stone

Driveways, Terraces, Paving, Slabs and Steps

North orientated terraces, patios and decks should use buildings or screen walls as shelter from the southerly winds. They should provide both outdoor living areas and privacy for the owner. Recommended flooring materials for terraces are simulated stone, quarry tiles and bricks.

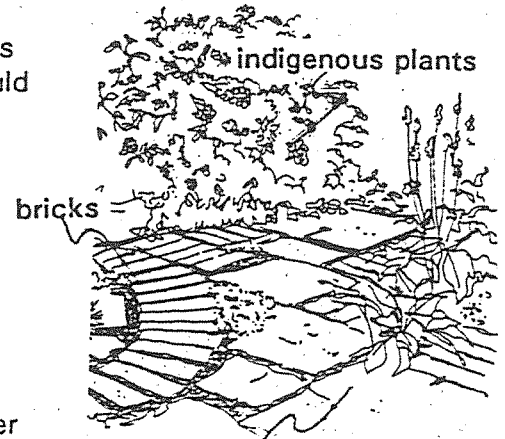
Timber should be used on decks.

Paths and driveways should be of aggregate crushed sandstone (finish either loose lay or stabilised) with simulated stone or brick edging.

Owners should exercise discretion in the use of concrete or concrete paving slabs.

Canvas awning or shade cloth for sun protection is allowed under pergolas only.

Vaulted motor shadeports are strictly prohibited.



simulated stone

6. GENERAL

Garages

Garage roofs may be pitched or flat. When pitched they should be of the same material as the main roof. When flat they should be enclosed by parapets on at least three sides and always on gable ends. The parapet wall should be 230mm above the roof line all round, with concealed gutters.

All garage walls to be smooth or rough coat plaster, painted white, with sandstone detailing.

All garage doors to be timber.

Outbuildings

The placement on the site should result in the creation of court spaces.

All outbuilding roofs to match requirements as for main house.

All outbuilding wall construction to be as for main house.

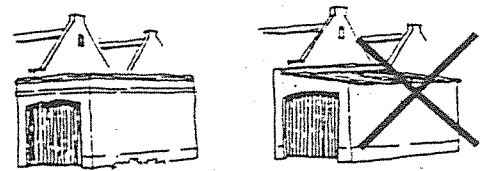
All external doors to be timber.

House Names, Numbers

Both numbers and names of houses must be clearly visible, especially at night. They should be bold and simple.

Dust Bins, Washing Lines and Yard Storage

Dust bins, washing lines and storage areas must not be visible from the roads or other erven.



flat garage roofs should be enclosed by parapets