

Original

"DORION PLACE"  
BUILDING AND LANDSCAPING  
DESIGN MANUAL

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Ham 3.

## 1. INTRODUCTION

### 1.1 BACKGROUND

In 1993 the Administrator of the Cape Province approved the demarcation of a special zone in Simons Town, Special Zone A and accordingly amended the Zoning Scheme Regulations. This Special Zone is known as the Simons Town urban conservation area. The "Dorion" Place township is located within it and therefore any new building or alterations to an existing building requires the special consent of the Council of the South Peninsula Municipality. (SPM)

In approving the subdivision of "Dorion" Place the SPM resolved that a design manual be prepared to control all building and landscaping in the township.

To assist the SPM in administering the conservation area an Architectural Advisory Committee (AAC) assesses all plans. The AAC consists of professional architects and urban planners and representatives of the municipality, the Simons Town Historical Society and Ratepayers Association.

### 1.2 OBJECTIVES OF THE GUIDELINES

This manual is aimed at ensuring that new buildings or alterations to existing buildings contributes to Simons Town's unique character. It also aims to ensure that there is a cohesive and harmonious character within "Dorion" Place itself.

### 1.3 PLANS APPROVAL

Prior to submission of drawings for approval in terms of the National Building Regulations and Zoning Scheme Regulations sketch plans are to be submitted to the AAC. This committee will then assess the submission and make recommendations. These can then be incorporated into the final design submission.

The AAC requires detailed levels and contours to be indicated on a site plan. If proposals for alterations are to be submitted, photographs will also be required.

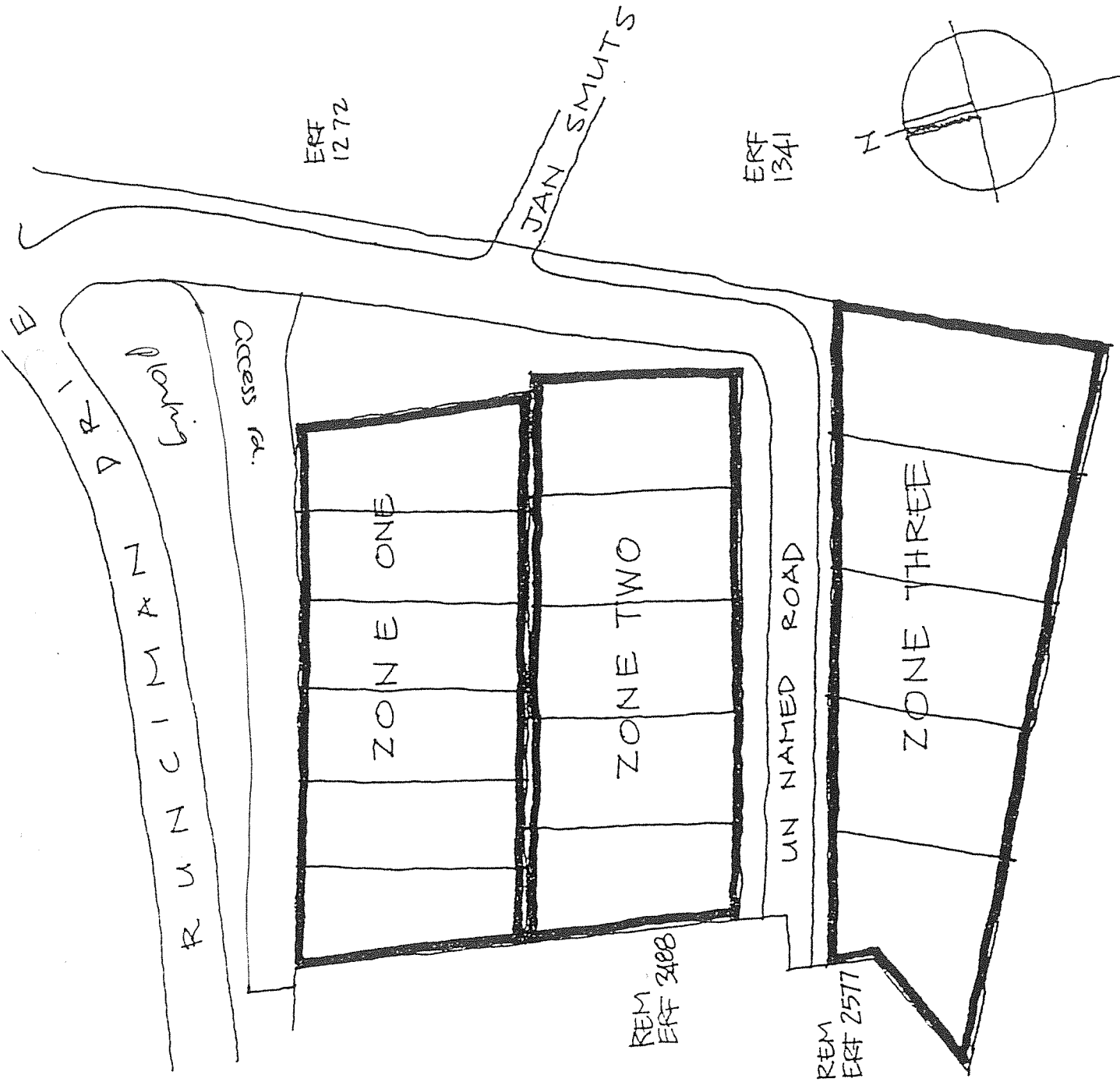
Plans must indicate materials, colours as well as details of driveways, retaining walls, surface drainage, boundary fencing and walls.

Application can be made to the AAC to waive or depart from the guidelines. A fully motivated written submission should be made.

### 1.4 GENERAL SITE CHARACTERISTICS

The main characteristics of Dorion Place are summarised below:

- \* three distinct zones
- \* sloping sites
- \* good views over Simons Bay and False Bay
- \* thin stony topsoil with low pH
- \* no natural vegetation of significance.



## 1.5 ZONE 1 : ACCESS OFF RUNCIMAN DRIVE

Six erven are sited here. Site conditions can be summarised as:

- \* North access
- \* sloping sites
- \* narrow lateral dimensions.

## 1.6 ZONE 2 : SOUTH ACCESS OFF NEW ROAD

Five erven are sited here and site conditions can be summarised as:

- \* South access
- \* sloping sites
- \* long thin erf shape

## 1.7 ZONE 3 : SOUTH ACCESS OFF NEW ROAD

Five large erven have been sited here. Their site conditions can be summarised as follows:

- \* North access off new road
- \* long thin erf shape
- \* sloping sites.

## 1.8 DESIGN IMPLICATIONS

Structures should respond to the site topography and excavation and fill should be minimised.

Building structures should generally be made up of small elements carefully articulated to minimise visual impact and to respond in scale and proportion to the character of Simons Town.

Buildings should also be as narrow as possible in cross-section to avoid the need for wide building platforms, which result in excessively high embankments and retaining walls.

The exposed nature of the site and the lack of topographic or vegetation enclosure means that sheltered outdoor living areas should be created on the leeward side of the buildings.

## 2.0 BUILDING GUIDELINES

### 2.1 Architectural Theme

The broad description of the architectural character to be adhered to in the township can be described as Cape Vernacular. This is characterised by predominantly plastered and painted walls, vertical emphasised window openings,

simple gable ends, dark steeply pitched roofs, subsidiary lean-to structures, verandahs and pergolas.

## 2.2 Building Lines

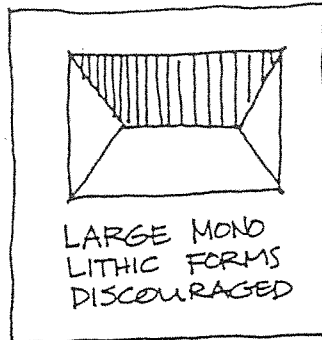
Building set backs should conform to the Zoning Scheme Regulations.

## 2.3 Building Forms

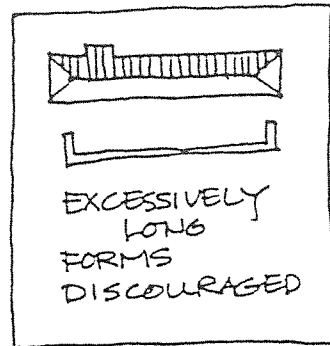
- \* Large monolithic building forms are not permitted. Small scale rectilinear articulated forms are preferred. Large houses should be fragmented into several smaller elements.
- \* Houses built on stilts or on excessively wide platforms of fill or on wide, deep excavations are not permitted.
- \* Outdoor living areas should also step down the slope as a series of terraces and steps. Verandahs and pergolas with vines or creepers are encouraged to provide shade and a transition from house to garden. Wind-protected, shady courtyards are recommended.
- \* Double storey houses are permitted but the height may not exceed 8 meters measured from average natural ground level to the midpoint between eaves and ridge.
- \* The maximum width for roof sections is 6 meters although narrower roof widths are recommended. House widths can be extended by means of lean-to additions.

## 2.4 ROOFS

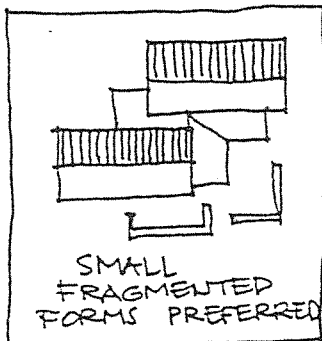
- \* Double-pitched roofs with a minimum pitch of 25 degrees and a maximum of 45 degrees may be used.
- \* Roofs may be ended with simple gables or be hipped.
- \* Lean-to subsidiary structures and verandahs may have a pitch of 5 - 30 degrees.
- \* Only natural slate, "slatetiles", "Cotswold" tiles, fibre-cement flat tiles and asphalt roof tiles as well as galvanised iron or fibre-cement Victorian profile roof sheeting may be used.
- \* Colours of the roof are restricted to the brown, grey and black range.
- \* Dormer windows are permitted but should be subsidiary elements.
- \* Flat roofs concealed by a parapet may be used for outbuildings of less than 20sqm in extent.



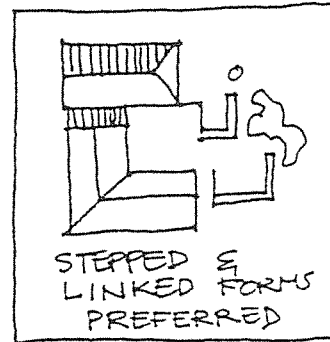
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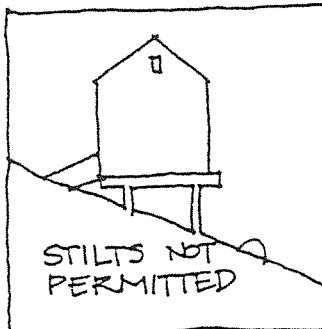
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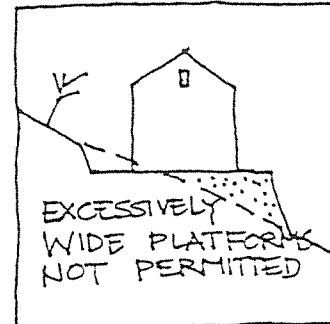
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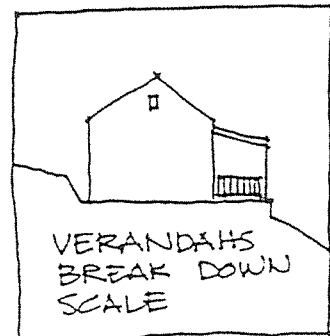
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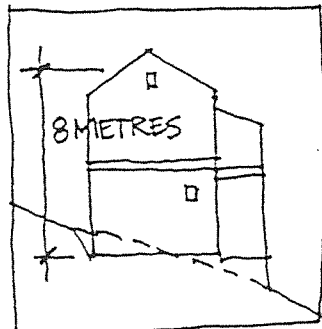
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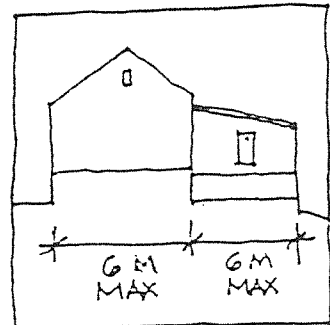
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- \* Fascias and bargeboards are to be painted.
- \* Awnings made from cotton or acrylic canvas are permitted. No aluminium, plastic or fibre glass awnings or roof covering is permitted.

## 2.5 Walls and Balustrades

- \* Walls are to be plastered and painted in a light colour. "University" or Lutyens stippled plaster is permitted.
- \* Exposed concrete, cement blockwork, facebrick, bagged brick, simulated stone, timber or fibre cement weatherboarding and spanish plaster are not permitted.
- \* Colours are to comply with the Simons Town colour code.
- \* Timber or fibre-cement weatherboarding is permitted as cladding to subsidiary elements such as dormers, verandah enclosures and gable ends.
- \* Balustrades to decks, balconies and verandahs should be painted timber or epoxy coated or painted mild steel or aluminium which should have a vertical emphasis.

## 2.6 Windows and Doors

- \* A strong vertical emphasis should be used in the design of windows and doors. The use of traditional sash windows is preferred.
- \* Small square windows in subsidiary lean-to elements are permitted.
- \* Frames should generally be of painted wood but PVC & PVC coated Aluminium is permitted.
- \* Large glass areas such as sliding doors are to be covered by verandahs or pergolas projecting a minimum of 1,5 meters, or are to be recessed from the face of the structure by a minimum of 1,5 meters.
- \* Louvered shutters are encouraged but fake shutters and externally mounted burglar bars are not permitted.
- \* Glass blocks and Breeze blocks are not permitted.
- \* Garage doors are to be painted wood using vertical planking. Fake panelling of doors is not permitted. Single garage doors are generally preferred to double or excessively wide doors.

## 2.7 Radio & T.V., Solar Panels, Telephone & Electrical Cables

- \* No protruding radio and T.V. aerials or masts are permitted.
- \* Satellite dishes must not be visible from any access road.
- \* Solar panels should be flush with the roof and inconspicuous.
- \* Telephone and electrical cables should be underground and built into the structure.

#### 2.8 Service/Rainwater Pipes

- \* Water supply and drainage pipes are to be fully concealed unless located within closed courtyards.
- \* Downpipes from rainwater gutters should be as unobtrusive as possible and should be finished to tone in with the walls.

#### 2.9 Outbuildings

- \* Outbuildings erected in terms of Zoning Scheme Regulations are to comply with the design manual provisions.
- \* Shadeport structures are not permitted.
- \* Outbuildings should match the main dwelling and should preferably be linked by means of a courtyard or linking wall.
- \* Flat roofs screened by a parapet may be used for outbuildings including garages if they are less than 20 sqm in extent. A double garage would typically consist of a pitched roof and lean-to roof.

#### 2.10 Laundry & Refuse Areas

- \* A screened laundry and refuse area is to be provided on each erf.

#### 2.11 Signage & Exterior Lighting

- \* Lettering showing the name of the house or number not exceeding 200 mm in height may be erected.
- \* No illuminated signage is permitted.
- \* Exterior lighting must be low key and unobtrusive.

### 3.0 LANDSCAPING GUIDELINES

#### 3.1 Siteworks

- \* The use of explosives or heavy earthmoving machinery is not permitted.

- \* Exposed cut and fill slopes are to be stabilised with dry pack stone walls and vegetation. Retaining walls should not exceed 2 meters in height or 10 meters in length.
- \* Pre-cast concrete retaining systems may be used but are also limited to a maximum height of 2 meters and a length of 10 meters to minimise visual impact.
- \* Rainwater runoff from roofs and paved areas should be drained into rock soakaways on each erf rather than onto the road.

### 3.2 Driveways Paths & Terraces

- \* Clay or cement brick pavers, interlocking cement roadstones and cobbles should be used for paved areas.
- \* Exposed aggregate cement paving slabs can also be used for light traffic areas.
- \* Stone chips are encouraged on driveways.
- \* Premix bituminous asphalt, chip and spray and in situ concrete driveways and paths are not permitted.

### 3.3 Boundary Walls & Fences

- \* Plastered and painted masonry walls to match the house are permitted. A simple moulding or coping is recommended.
- \* Precast concrete panel walls are not permitted.
- \* Timber pallisade or picket fencing is permitted. Precast concrete posts may be used. Wire mesh or game fencing is recommended but should be covered with creepers.
- \* Hedges are encouraged.

### 3.4 Planting

- \* Creepers on pergolas and trellises can be used to soften the angular building forms and provide shade and wind shelter.
- \* Only indigenous plant species which grow naturally in the area may be used. (see attached list).
- \* All invasive alien species are to be removed from each erf.
- \* Buffalo and fine kweek grass is to be used for lawns. The use of invasive kikuyu grass is not permitted.

## APPROPRIATE PLANTS

### GRASSES

Common Name	Species
Buffalo grass	<i>Stenotaphrum secundatum</i>
Couch grass, Kweek	<i>Cynodon dactylon</i>

### GROUNDCOVERS

Aptenia	<i>Aptenia cordifolia</i>
Cape weed	<i>Arctotheca calendula</i>
Carpet geranium	<i>Geranium incanum</i>
Daisy	<i>Osteospermum fruticosum</i>
Duinegousblom	<i>Didelta carnosa</i>
Gazania	<i>Gazania</i> spp.
Gold carpet	<i>Helichrysum cymosum</i>
Gousblom	<i>Arctotis</i> spp.
Othonna	<i>Othonna flava</i>
Pigs ear	<i>Cotyledon orbiculata</i>
Scabious	<i>Scabiosa africana</i>
Sour fig	<i>Carpobrotus edulis</i>
Trailing gazania	<i>Gazania regeus</i>
Trailing phlox	<i>Sutera pauciflora</i>
Ursinea	<i>Ursinea serices</i>

### ANNUALS

Bachelors buttons	<i>Cenia turbinata</i>
Blue flax	<i>Heliophila coronopifolia</i>
Gousblom	<i>Arctotis hirsuta</i>
Nemesia	<i>Nemesia versicolor</i>
Orange Namaqua daisy	<i>Dimorphotheca sinuata</i>
Ursinia	<i>Ursinea</i> spp.
Vygie	<i>Doreanthus bellidiformis</i>
White Namaqua daisy	<i>Dimorphotheca pluvialis</i>
Wild cineraria	<i>Senecio elegans</i>
Yellow satin flower	<i>Grielum humifusum</i>

### BULBS

Agapanthus	<i>Agapanthus</i> spp.
Arum lily	<i>Zantedeschia aethiopica</i>
Bush lily	<i>Veltheimia bracteata</i>
Guernsey lily	<i>Nerine sarniensis</i>

Lachenalia  
March lily  
Red hot poker  
Suurknol  
Watsonia  
Wild garlic  
Wild iris

Lachenalia spp. Hybrids  
Amaryllis belladonna  
Kniphofia praecox  
Chasmanthe aethiopica  
Watsonia spp.  
Tulbaghia violacea  
Diets grandiflora

### REEDS (RESTIOS)

Broom reed  
Thatch reed  
Thatch reed

Elegia capensis  
Thamnocortus insignis  
Chondropetalum tectorum

### SHRUBS

Beach salvia  
Blombos  
Bloukappie  
Blue salvia  
Cancer bush  
Cape honeysuckle  
Confetti bush pink  
Confetti bush white  
Dune cone bush  
Dune crowberry  
Erica  
Everlasting  
Pelargonium  
Plumbago  
Sand olive  
Sea lavender  
Tortoiseberry  
Wild dagga  
Wild rosemary

Salvia africana - lutea  
Metalasia muricata  
Polygala myrtifolia  
Salvia chaemelaegnea  
Sutherlandia frutescens  
Tecomaria capensis  
Coleonema pulchellum  
Coleonema album  
Leucodendron coniferum  
Rhus crenata  
Erica coccinea  
Helichrysum petiolare  
Pelargonium spp.  
Plumbago auriculata  
Dodonea angustifolia  
Limonium perigrinum  
Nylandtia spinosa  
Leonotis leonurus  
Eriocephalus africanus

### CLIMBERS

Black eyed susan  
Canary creeper  
Climbing aloe  
Wild grape

Thunbergia alata  
Senecio tamoides  
Aloe ciliaris  
Rhoicissus tomentosa

### TREES & LARGE SHRUBS

Bastard saffronwood  
Cape ash  
Camphor bush  
Coast silver oak  
Dune koe-niebos

Cassine paragua  
Ekebergia capensis  
Tarchonanthus camphoratus  
Brachylaena discolor  
Rhus lucida

Karree  
Karoo num num  
Keurboom  
Milkwood  
Natal plum  
Num num  
Waterbessie  
Wild fig  
Wild olive  
Wild peach  
White karree

Rhus lancea  
Carrissa haematocarpa  
Virgilia oroboides  
Sideroxylon incrne  
Carrissa macrocarpa  
Carrissa bispinosa  
Syzigium cordatum  
Ficus natalensis/capensis  
Olea europaea  
Kiggelaria africana  
Rhus pendulina