

ERF 4670, 4671, 4672 & 4673 SIMON'S TOWN

“SIMON'S VIEW”

DEVELOPMENT GUIDELINES

1.0 INTRODUCTION

The owners of erf 4670, 4671, 4672 & 4673 Simon's Town should develop their sites within the municipal restrictions and according to a simple set of aesthetic guidelines and controls. The intention of the latter is twofold, as follows:

- a. To ensure that as far as possible the houses built on the erven form a harmonious group through the use of similar massing, proportions, materials and construction methods, bearing in mind the historical significance of the Simon's Town area.
- b. That the impact on the view of the mountain behind is minimised by using colours and textures that blend in with the general background colour of the mountain as opposed to forming a contrast.
- c. That the positioning, massing and spatial relationships between the buildings are sympathetic to the landscape and general topography of the mountainside.

All buildings must comply with the guidelines and controls set out in the following paragraphs and approval of all building plans must be obtained from the Body Corporate of erf 4670, 4671, 4672 & 4673 Simon's Town before they will be accepted for scrutiny and approval by the Simon's Town Municipality's Building Survey Branch. In addition to these controls, all buildings will have to comply with Municipal Zoning and National Building Regulations.

2.0 GENERAL AESTHETIC PRINCIPLES

2.1 Building forms (ANNEXURE A)

- Building forms are to be simple, basically rectangular in shape, and of modest scale to reduce visual impact. This would be in keeping with the historical character of Simon's Town, which has been developed over the centuries in response to the local climatic and physical conditions.
- Verandas and balconies should be used to reduce the apparent scale of the double-storied buildings.
- Avoid highly articulated and complex forms. Pseudo Tudor, Sardinian, Spanish and other foreign styles of architecture are not acceptable.
- Walls should be simply plastered in a traditional manner, and fancy plaster techniques such as "Spanish plaster" should be avoided.
- Supporting walls may be constructed of natural stone.

COMMENTS :

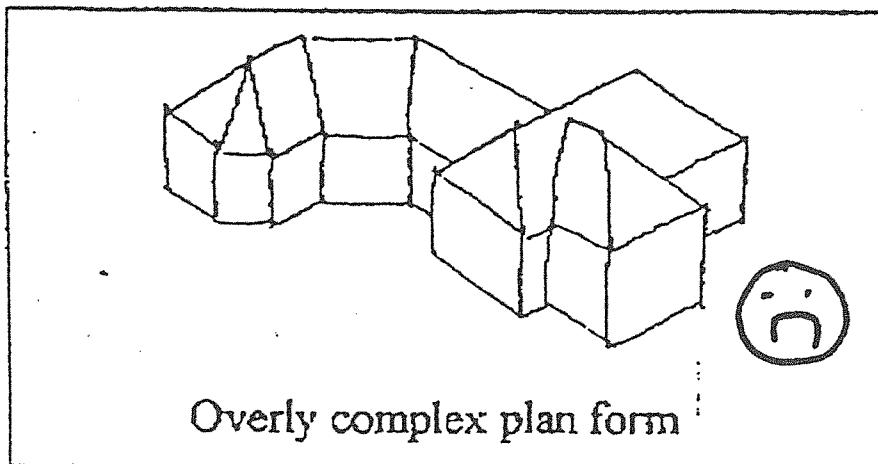
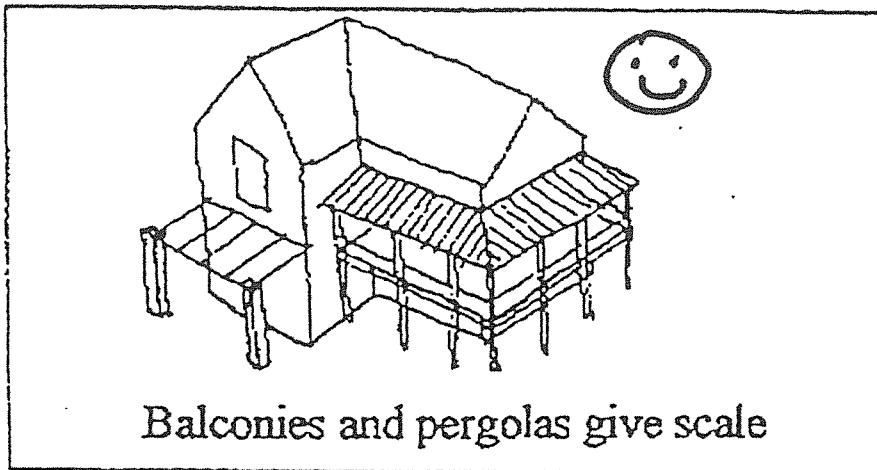
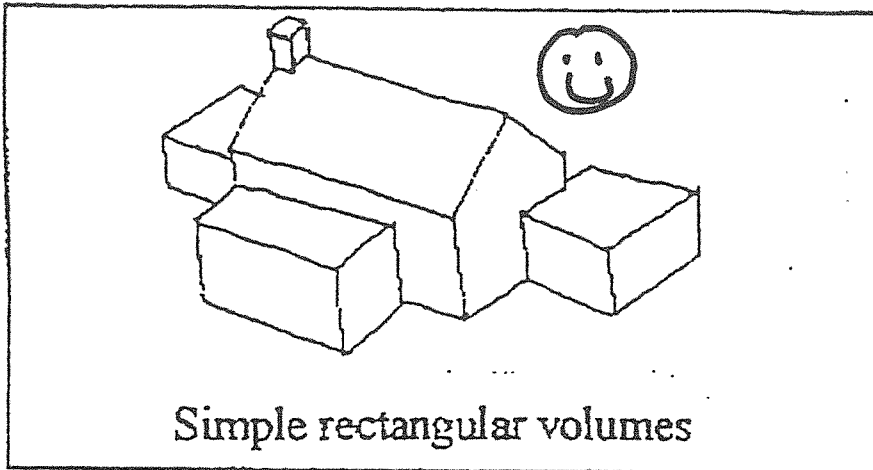
ACCEPTABLE:



NOT ACCEPTABLE:



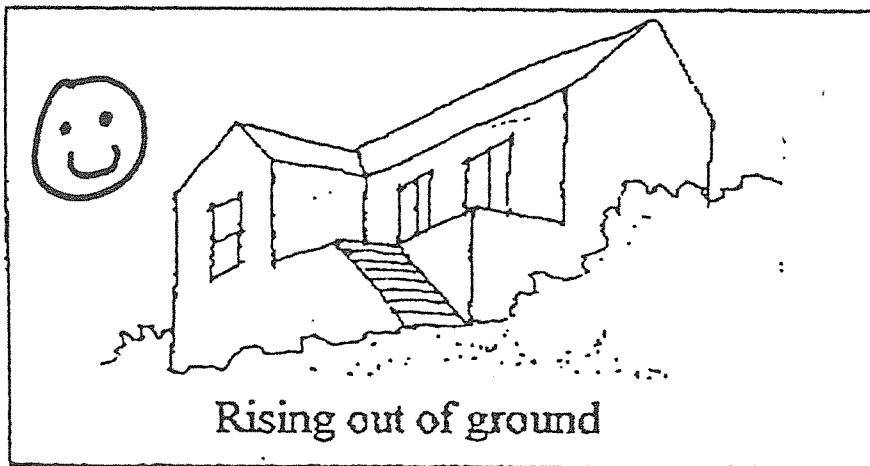
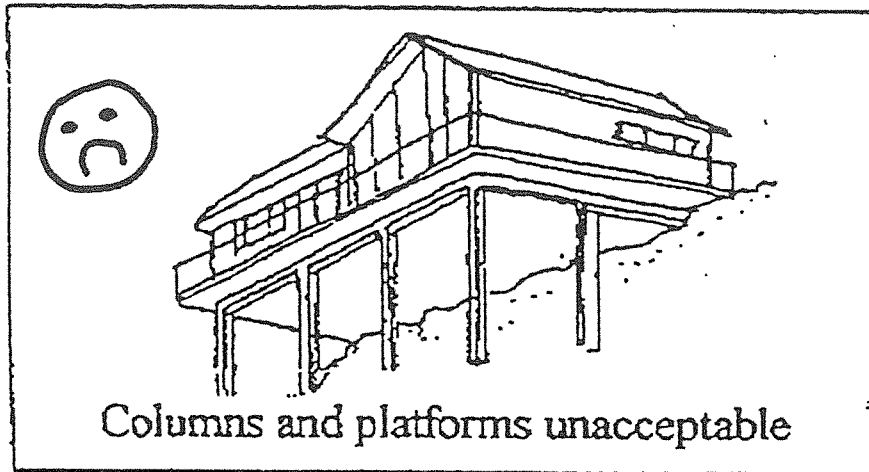
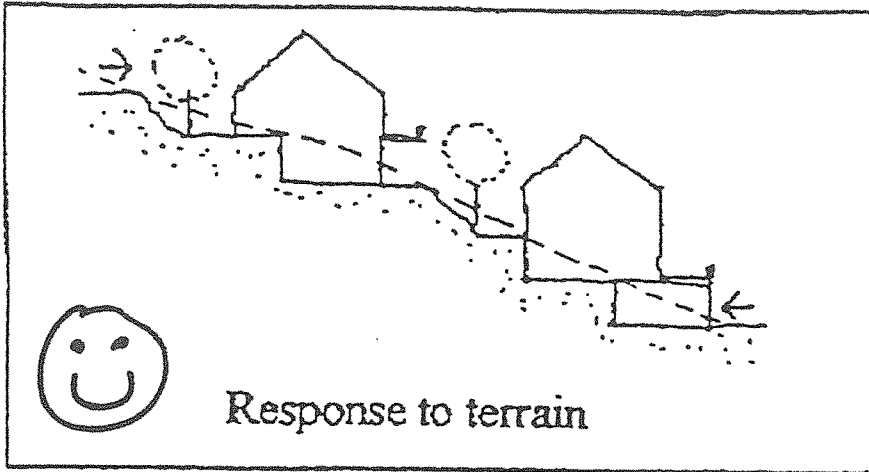
ANNEXURE A



2.2 Slopping terrain (ANNEXURE B)

- The slope of the terrain affords the opportunity of designing multiple storey and split-level houses, with entry from either the lower or upper levels. Terraced gardens and verandas may form an integral part of the design.
- Buildings are to rise off the ground on retaining walls, rather than being supported on columns and beams.
- Exposed embankments requiring stabilisation are to be constructed off interlocking foliage blocks, planted with appropriate ground cover and shrubbery.
- Where retaining walls are necessary, these are to be plastered and articulated in length and height to reduce monotony and add character. Retaining walls and embankments should not exceed 4 meters in height and wherever possible they should be covered with creepers or overhanging plants to reduce visual impact.

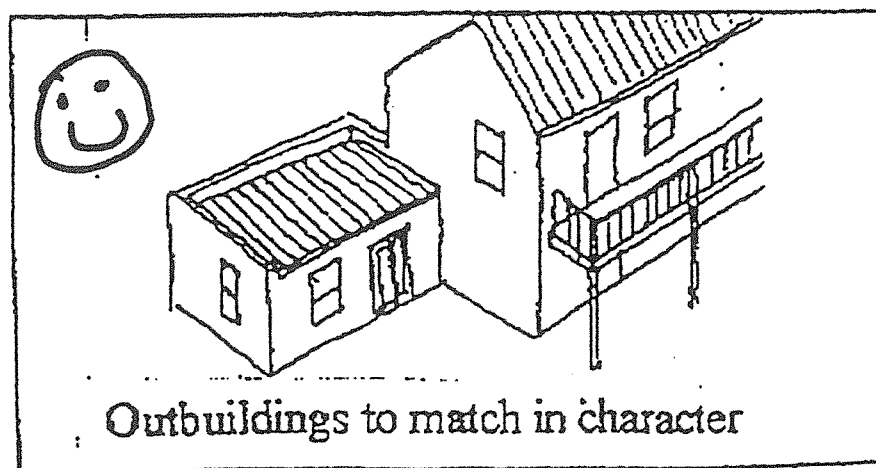
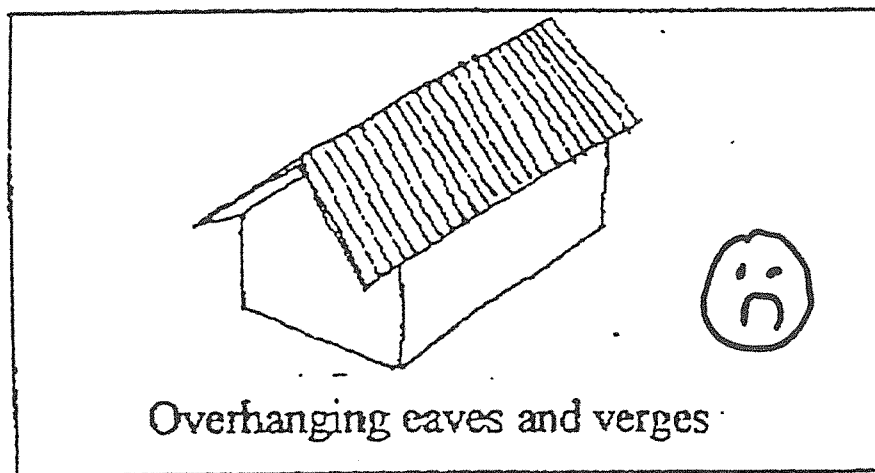
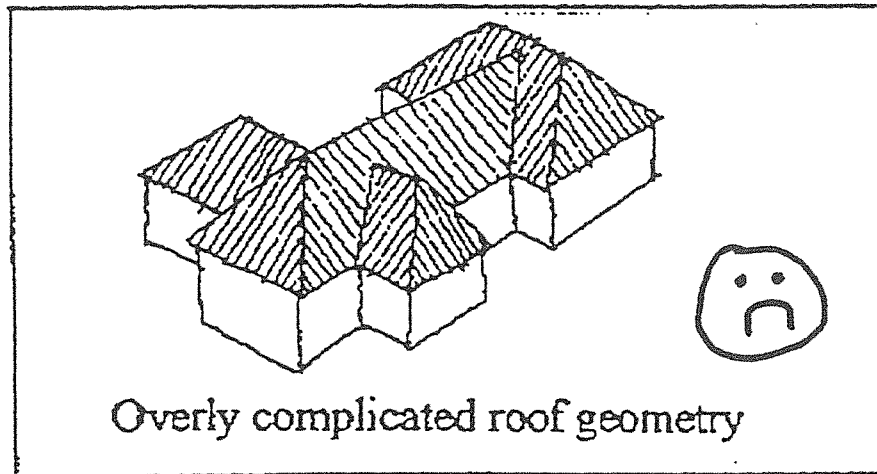
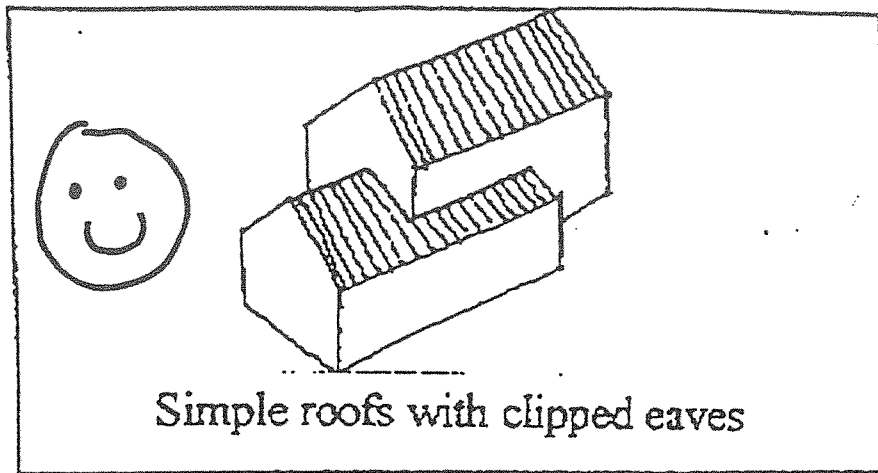
ANNEXURE B



2.3. Roofs (ANNEXURE C)

- Roof forms are to be simple, with clipped eaves and verges. They are to be constructed only of Victorian pattern and galvanised metal or fibre- cement sheeting and painted dark green. Parapets are to be discouraged on the main building volumes.
- Avoid fragmented and overly complicated roof geometry's
- Flat roofs concealed by low parapets will be permissible on outbuildings not exceeding 20m² in area.
- Solar panels should be flush with the roof and designed to be as inconspicuous as possible.

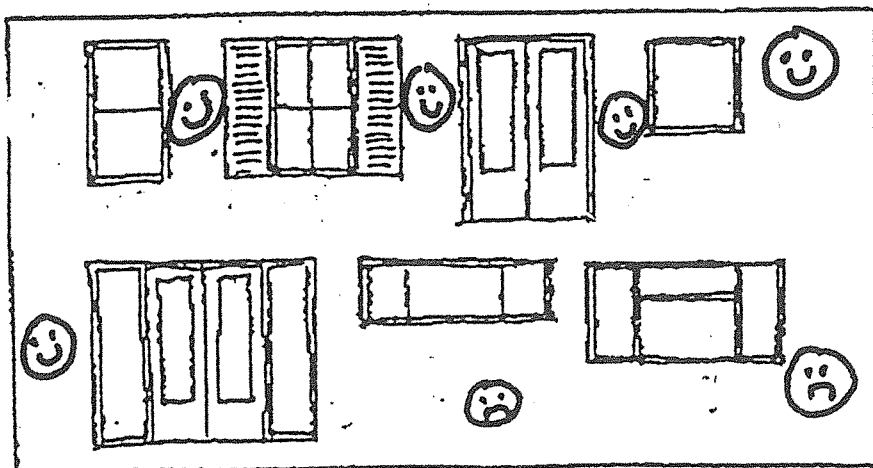
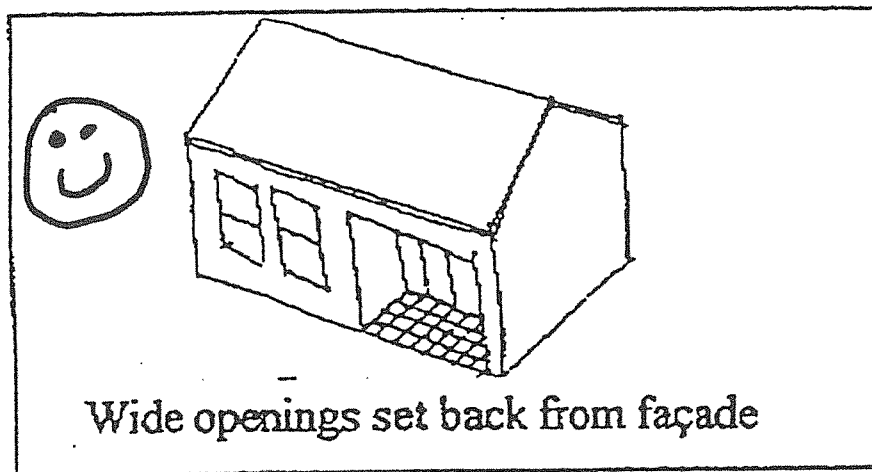
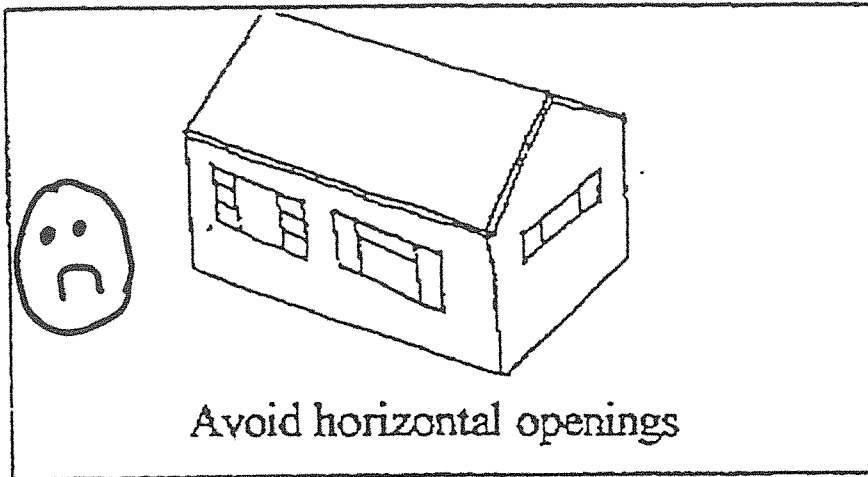
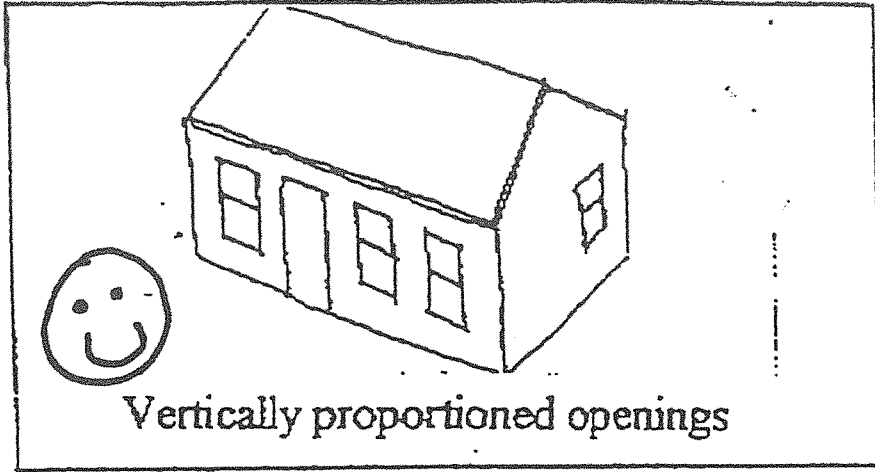
ANNEXURE C



2.4 Wall openings (ANNEXURE D)

- The load-bearing characteristics of masonry construction have historically informed the use of vertically proportioned window openings in Simon's Town. Accordingly walls are to be dominant and opening sizes limited.
- Avoid horizontal window proportions.
- Large openings for sliding or folding doors should ideally be set back from the wall face by a minimum of 1500 mm for protection and to create shadow, or alternatively screened by a veranda or pergola structure.
- Single garage doors with a width of 2.4 meters are preferable to larger and double-width doors.

ANNEXURE D



2.5 Outbuildings (ANNEXURE E)

- Outbuildings including garages, store rooms and servants' quarters are to match the main building in character and should be linked if possible by means of walls or pergolas

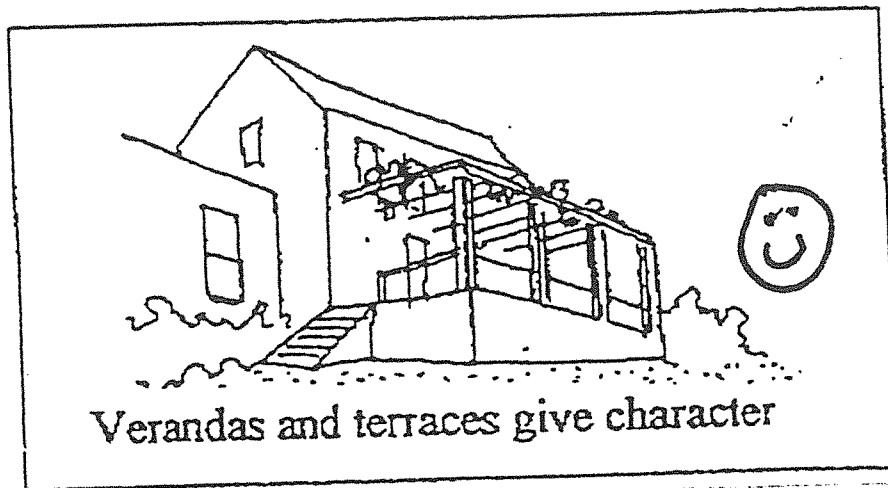
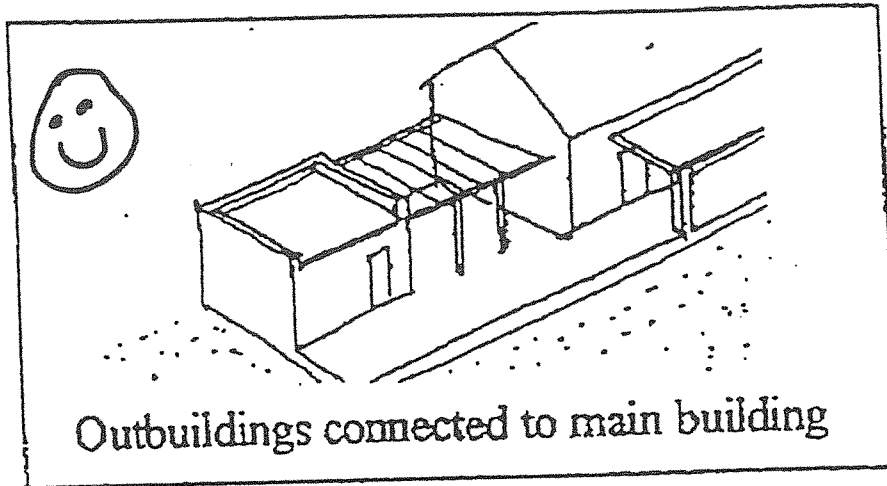
2.6 Outside spaces

- Piers and pergolas, stoeps and terraces are in keeping with the regional Cape character and recall classical seaside vernacular buildings. Their use is to be encouraged.

2.7 Service and refuse area

- Laundry yards and garbage storage are to be screened by means of walled enclosures not exceeding 2 meters in height.

ANNEXURE E



2.8 Planting

- The use of indigenous plant material in the development of gardens and the planting of retaining embankments is encouraged. Advice on the selection of appropriate plant types is obtainable from the Local Authorities & Kirstenbosch.
- Removal of invasive alien species from each erf is to be encouraged.
- Judicious planting of appropriate exotic plants that contribute to the historic Cape character, e.g. Bougainvillea, vines, palms, etc., is permissible, but invasive exotic species will not be permitted.

	RECOMMENDED	NOT PERMITTED
BULK & HEIGHT	Minimum plan area of 100m ² is to be encouraged	Development outside of the municipal zoning restrictions
BUILDING FORMS	Simple rectangular or inter-connected rectangular volumes	
ROOFS	Double-pitched, hipped or lean-to between 30 and 40 degrees in pitch. Parapetted flat roofs of outbuildings less than 20m ²	Pitches above 40 degrees
ROOF OVERHANGS	Clipped verges and eaves Use veranda roofs to extend cover	Overhangs
ROOF FINISHES	Galvanised mild steel or fibre cement Victorian pattern sheeting, painted dark green or dark grey. Built-up roofing membranes	Thatch and shingles
WALLS	Smooth plastered masonry, painted Timber or fibre-cement weatherboarding, painted. Concrete block work, plastered and painted Natural stone plinths	Metal or plastic sheeting Face brickwork Unplastered and painted block work Fancy plaster techniques and exposed concrete

	RECOMMENDED	NOT PERMITTED
WINDOWS	<p>Natural anodised aluminium</p> <p>Epoxy-coated aluminium</p> <p>Timber, painted</p> <p>Casement, pivot or sliders</p> <p>Shutters</p>	<p>Fake Shutters</p>
DOORS	<p>Painted Timber</p> <p>Glazed aluminium framed</p> <p>Slatted timber garage doors</p>	<p>False timber panelling</p>
VERANDAS, BALCONIES & AWNINGS	<p>Plastered masonry piers</p> <p>Timber posts</p> <p>Awnings of cotton or acrylic</p>	<p>Aluminium, plastic or fibreglass awnings</p>
BALUSTRADING	<p>Painted timber</p> <p>Aluminium to match windows</p> <p>Glazed Aluminium or timber framed</p>	

	RECOMMENDED	NOT PERMITTED
BOUNDARY WALLS AND FENCES	Plastered masonry to match house Natural stone Timber palisade and picket fencing Precast posts only Plastic coated or galvanised Wire-mesh with creepers Hedging	Face brickwork Prefabricated concrete panels Corrugated iron Razor and barbed wire
RETAINING WALLS & EARTH RETENTION	Interlock precast foliage blocks Plastered and painted masonry or concrete	Exposed concrete Individual heights exceeding 2 meters Unplanted and unretained embankments
SITE SURFACES	Interlocking pink or grey cement pavers Red paving bricks Grey concrete cobbles Grey slate flags Pebble pave to match existing colours where appropriate	Any other colour brick Slasto and random slate Chip and Spray In-situ concrete driveways and paths
PLANTING	Indigenous plant species Non-invasive exotic plants Buffalo and fine Kweek grass	Invasive exotic plants

	RECOMMENDED	NOT PERMITTED
SIGNAGE	Lettering not exceeding 200mm in height	Illuminated signage Large lettering
COLOURS FOR EXTERNAL WALL SURFACES	White Pastel earth colours Or others as the Body Corporate may deem appropriate.	No variation without consent
COLOURS FOR EXTERNAL SECONDARY ELEMENTS, INCLUDING WINDOWS, DOORS, BALLUSTRADES, FASCIAS AND RAINWATER GOODS	Subdued colours, sympathetic with the wall colours	Bright primary colours

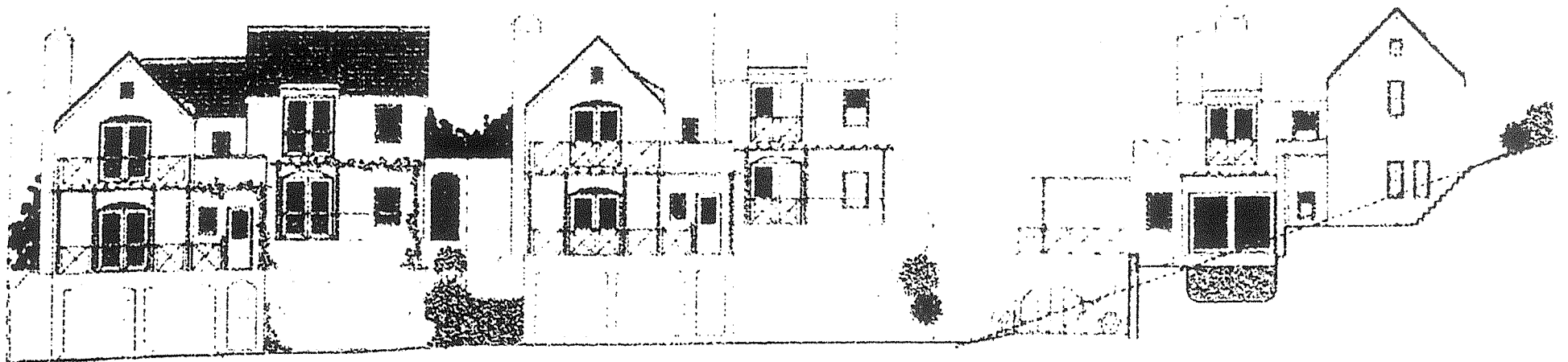
NOTE:

The Body Corporate is prepared to discuss any deviations with the individual owners of erf 4670, 4671, 4672 & 4673 Simon's Town if they are deemed to be in keeping with the present architecture in the neighbourhood already approved by the Local Authority.

ANNEXURE F:

Architectural example (available from the Body Corporate).

APPENDIX F

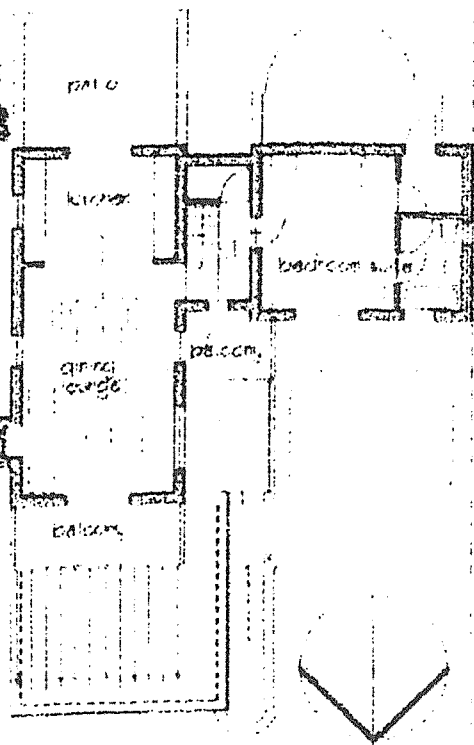


UPPER NORTH ELEVATION

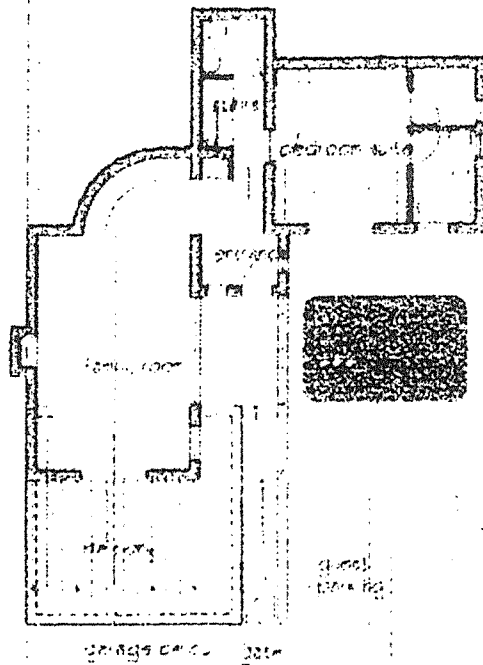
WEST ELEVATION

SIMON'S VIEW

TYPICAL UNIT	
GARAGE BASEMENT	36m ²
FLOOR LEVEL	33m ²
UPPER LEVEL	31m ²
TOTAL	220m ²



UPPER PLAN



LOWER PLAN