

# JOHANNESDAL VILLAGE - ARCHITECTURAL GUIDELINES:

2019-01-14

## 1. CONCEPT AND CONTEXT:

- DESIGN APPROACH

The natural environment and the integration of buildings therein were major considerations in the planning of the estate. The objective was to create a built environment which meets the natural environment seamlessly, in its colour, texture and materiality.

## 2. SITE:

- TOPOGRAPHY

The site is situated on the eastern slopes of the Simonsberg, with a gradual fall from the west to the east. The fall gets steeper towards the south eastern boundary.

A small non-perennial stream cuts through the southern portion.

- ORIENTATION

Each erf will present its own unique site opportunities due to its location within the estate. Although the ideal orientation, fractionally east of north, can be achieved, the views from each site will probably be the main consideration. Passive sun control devices such as deep eaves projections, deep door and window reveals and pergolas with timber slats or deciduous climbing vegetation are encouraged.

- VIEWS

The topography and layout of the estate are such that most erven will have views, either across the Dwars River valley, or of the Simonsberg.

The massing and scale of the buildings are to be such as to create view corridors.

- ZONING

Erven 1-27 are zoned Single Residential.  
Erven 28-29 are zoned for Roads.

- COVERAGE

Maximum coverage on all erven will be 50% of the erven area, inclusive of all covered areas i.e. Garaging, covered entrances, terraces and balconies.

- FLOOR AREA RATIO

The FAR for all Single Residential erven will be 0.7.

- SECOND DWELLINGS

No second dwellings except for Erven 1 and 17 will be allowed.

- BUILDING HEIGHTS

All buildings are limited to two storeys of living space. The vertical dimension of a storey is limited to a maximum of 3200mm.

- BUILDING LINES

STREET:       3m for buildings.  
                  5m for garages, 3m when not street facing.

COMMON:    1.5m for all structures.

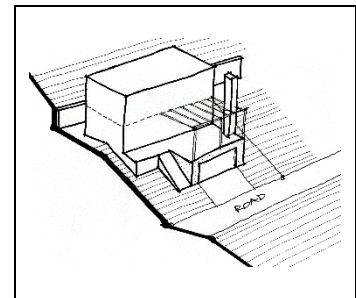
### 3. ARCHITECTURAL ELEMENTS:

- BUILDING FORMS

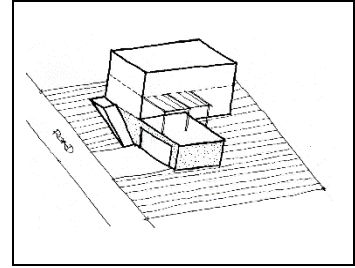
Buildings should consist of simple, rectilinear forms with simple, low mono or double pitched, or flat concrete roofs. Flat concrete roofs should be landscaped, except where connecting secondary elements such as walkways, terraces and entrances. The emphasis in the architecture should be on horizontality, acknowledging the landscape.

TYPE       BUILDING TYPOLOGY

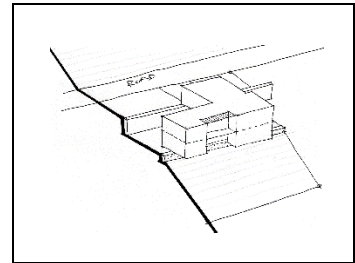
- Type A:
- Garage cut into slope.
  - Double storey houses with setback from garage front.
  - Façade to be broken with pergola, sunscreens, chimneys and other architectural elements.



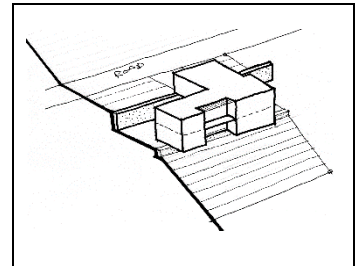
- Type B:
- Building to be positioned at top of site.
  - Garage in front and below.
  - Façade to be broken with pergola, sunscreens, chimneys and other architectural elements.



- Type C:
- Building cut into slope.
  - Single storey from street level.
  - Buildings to have flat or mono-pitch roofs.
  - Façade to be broken with pergola, sunscreens, chimneys and other architectural elements.



- Type D:
- Garage on higher part of property with double storey house on lower level.
  - Building positioned at top end of site.



- **BUILDING MATERIALS**

Natural materials and earth colours are the predominant palette for the estate. Other materials like off-shutter concrete and accent panels in stone, face brick, etc. are encouraged. No artificial stone will be permitted.

Permissible construction materials and finishes:

Walls:

- Natural dry-packed stone.
- Off-shutter concrete.
- Textured or smooth plaster and paint.
- Specialised wall coatings.
- Bag wash and paint.
- Plaster and cementitious paint.
- Face brick (no more than 25% of external wall surface).
- Painted galvanized steel profiled sheeting.

Roofs:

- Painted galvanized steel profiled sheeting.
- Concrete flat roof.
- Timber or steel for pergolas.

Openings: Doors and windows to be powder coated or anodized aluminum or from natural hardwood.

- **BUILDING LEVELS**

In keeping with the sensitive, integrated approach to the relationship between the architecture and the natural environment, the intention is that all design responds to the specific contours of the site, and for the houses to step down with the fall of the land to maintain the lowest visual impact possible.

Retaining walls necessitated by excavations into the sites to be of off-shutter concrete, or clad with natural stone, finished in an earthy colour and planted with evergreen climbing vegetation. No excessive fill will be allowed.

- **ROOFS**

Predominant plan forms to have simple low-pitched mono or double pitched metal roofs, 20 degrees or less. Flat roof to be of concrete with landscaping on top. Simple roof junctions are encouraged. Secondary roofs (verandah's, lean-to's, connecting elements) are encouraged where appropriate to break down vertical scale.

- **OPENINGS**

The articulation of openings creates a contextual and climatic appropriate architecture. Openings should be carefully considered in terms of their ability to connect the architecture with the natural environment and articulate light into the building.

Given the South African climatic conditions, deep recessed reveals are encouraged to provide as much shading to the glazing as possible and articulate the elevations of buildings in terms of light and shadow. Subtle projections, deep overhangs, covered patios, verandah's or pergolas should be used to moderate scale, create depth in elevations and protect glazed areas from the sun.

Garage doors may be of single or double door configuration. Only horizontal slatted hardwood doors will be permitted.

#### **4. SECONDARY ARCHITECTURAL ELEMENTS:**

- **OPENING TREATMENT**

The use of timber or aluminum shutters is recommended as a mechanism to screen the sun and create outdoor spaces. Shutters also provide privacy while at the same time allowing some light and ventilation.

Shutters must be of the same material and finished to match the door and window frames. Shutters should generally be external sliding, or cavity sliding

into a masonry wall. All shutters are to be louvred, fake shutters will not be permitted.

- PERGOLA'S AND VERANDAH'S

The use of these elements is encouraged, as they break down the scale of the building.

Timber and/or painted steel pergolas are allowed.

- PARAPETS

All concrete flat roofs to have concrete/masonry parapets finished with a prefabricated concrete coping.

- EAVES

Deep eaves are encouraged in order to screen glazing, create depth and shadow to articulate elevations.

- ROOF LIGHTS

Roof lights to be in clear glazing and in the same plane as the roof. Tinted or reflective roof lights are prohibited.

- SOLAR PANELS

Solar panels are encouraged. The solar panel installation to form an integral part of the design of the building.

- SOIL AND WASTE PIPES

All soil and waste pipes to be concealed in ducts, their location integrated into the design of the house. No fibre cement boards may be used to conceal pipes.

- RAINWATER GUTTERS AND DOWNPIPES

Rainwater harvesting is encouraged. Gutters and downpipes should be unobtrusive and integrated into the design of the house.

- BOUNDARY, SCREEN AND RETAINING WALL TREATMENT

BOUNDARY WALL STREET:	1200mm High.
BOUNDARY WALL COMMON:	1200mm High for the first 3000mm from street boundary, thereafter 1800mm high.

Masonry walls to be capped by a precast concrete coping.

Softer, semi-permeable screening treatment such as a simple painted galvanized steel palisade, hardwood slatting or laths are encouraged.

No 'Vibracrete' or any other precast type walls will be permitted. No picket fencing, spikes on top of walls, artificial stone or sculptures of any description will be allowed.

- **TIMBER DECKS**

The use of timber decks is encouraged as they appear to sit lighter in the landscape, providing a much softer transition between the built and natural environments.

## **5. SITE CONSIDERATIONS:**

- **LAUNDRY, REFUSE AND GAS ENCLOSURES**

All areas for laundry, refuse and gas storage must be completely concealed from view, enclosed by solid screen walls constructed in a material, colour and design appropriate to the design of the home.

- **DRIVEWAYS AND PAVING**

All driveways and paving to be designed, surfaced and finished to fit in with the estate colour and finishing palette of earthy materials.

- **SWIMMING POOLS**

All swimming pools to have a setback of 2000mm from any boundary. Each individual resident is responsible for the necessary safety precautions to be taken around swimming pools and any other water features.

- **STORMWATER**

Each property owner to take responsibility for all stormwater entering or originating in his property.

- **TELEVISION AERIALS AND SATELLITE DISHES**

No external antennae's or satellite dishes of any nature will be permitted. All signal distribution will be catered for over a fibre network.

- **AIR-CONDITIONING UNITS**

All air-conditioning units must be concealed from view from the street, green open spaces and adjoining properties.

- **BOATS, TRAILERS AND CARAVANS**

None of the above may be kept on any public spaces or public roads. Stored on private property these items must be concealed from the road, open spaces and adjacent properties.

- **SIGNAGE AND LIGHTING**

The position and design of all external light fittings to be considered in terms of effectiveness. No coloured lights will be permitted. Light fittings used must be of the cut-off type which push light down and avoid glare.

House number signage to be uniform.

No post boxes will be allowed, boxes will be provided at gate house.

- **SECURITY**

The principle behind security in this estate is that it is managed at the estate perimeter to give residents complete peace of mind without having to secure their stand boundary or home with unsightly security devices.

Burglar proofing should be one of the initial design considerations in the design of the home and consideration is given to the design, colour and position thereof.

All burglar proofing to be internal and as visually unobtrusive as possible.

- **TEMPORARY STRUCTURES**

No temporary structures including Zozo huts, Wendy houses, garden sheds, vegetable enclosures or similar structures will be permitted.