Protea Ridge

Proposed Architectural Design Guidelines

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1. Introduction:

These guidelines are intended to provide a framework for the design of individual houses in the Protea Ridge Development, Kommetjie. The implementation thereof will facilitate a architectural character in this housing development and will respond positively to the surrounding fabric. The guidelines are an attempt to guide development proposals to facilitate the creation and maintenance of a cohesive, high quality public world responding positively to its context and enhancing the positive qualities of Kommetjie. However, design guidelines cannot replace good architecture and a sensitive, responsible attitude to the broader environment by all who help shape it. High quality design, showing a keen understanding of the character of the place and demonstrating convincingly how the proposals contribute to the specialness of Kommetjie is imperative.

These guidelines are supplementary to the requirements of the local Authority and the National Building Regulations. A Design Review Committee and or the Home Owners association must approve all plans prior to their submission to the local authority. The Home Owners association reserves the right to make changes to this guideline document.

The origins of the planning principles are found in many forms of contemporary South African architecture. The planning principles have been interpreted and developed to provide design solutions appropriate for local climatic conditions and contemporary lifestyles. The use of linear pavilion forms with double pitched roofs defined the form of the primary building elements.

A major concern in this development is with the public environment, as it is in fact the environment that people buy into when investing in the area and what people come to experience when visiting from elsewhere. This includes the impact of buildings and land-uses on that environment. The important activities in the public realm are movement through (by vehicle and on foot) and activities and places of interest encountered along the way.

The goal of designers should therefore extend well beyond the technical requirements of the buildings, roads, or spaces, as well as the private requirements and tastes of individual landowners. Designers and landowners have to understand that their interventions, no matter how small or seemingly insignificant, have a direct impact on the shaping and evolution of the public environment. They are therefore directly responsible for the quality of the public environment and by extension the character of the place as a whole.

2. Architectural Background:

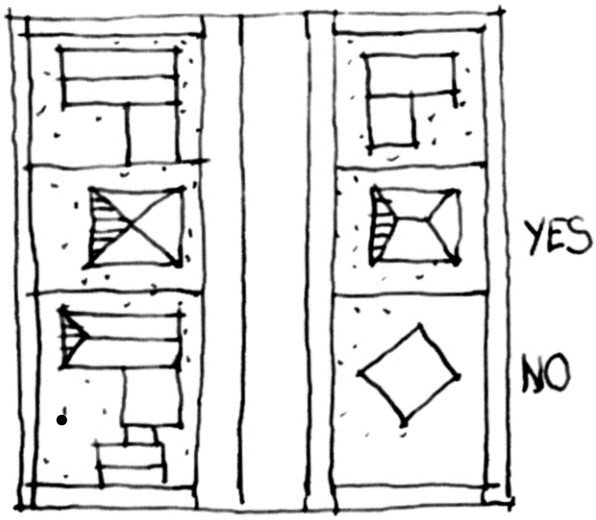
In these guidelines, simple rectangular pavilions linked in a variety of configurations is encouraged. The Urban Design concept calls for pavilion-type freestanding buildings on the Eastern side of the road, with, as far as possible, the natural vegetation extending from the urban

edge between the houses to the road verge. As such continuous boundary walls are not encouraged. Furthermore, a maximum possible distance between buildings is encouraged to allow for views to the nature area beyond between the structures. In this light, narrow, deep buildings are encouraged.

Steep, double pitched roofs ,in line with the prevelent architectural language of the cottages in the surrounding developments, are encouraged. The apropriate formal organisation of structures would be a dominant main building with a steep roof pitch, with extentions to it (if required) taking the form of lean-to structures with shallow roof pitches or even flat roofs.

Two types of window openings are considered to be apropriate - traditional window openings in walls, as well as glass walls, both with the following provisos: The proportions of window openings in walls are critical to the success of the buildings. Vertically oriented openings making references to traditional sliding sash windows are preferable over horizontally orientated or square window. Glass walls should be set back from the facades of the buildongs to read more like openings *between* walls or as link s between two buildong elements than merely big windows.

3. Siting

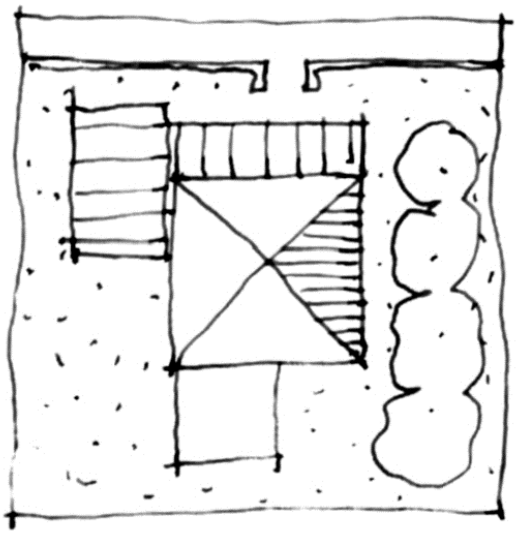


New buildings and additions must be sited parallel to cadastral boundaries and close to the road with private open space behind the houses. While the exact distances are not important, houses should be located in such a way as to relate positively to the surrounding houses and with similar street boundary setbacks. This pattern helps to create and maintain a visually unified area.

4. Form:

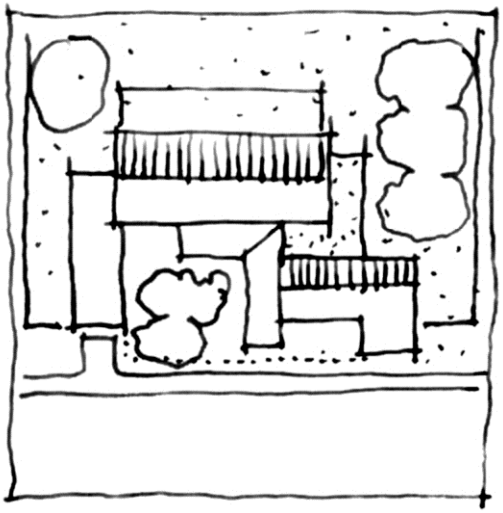
Historical Kommetjie houses were traditionally rectangular or square, with additions and stoeps taking the form of lean-to. The roofs of main buildings were pitched or double pitched, with mono-pitched lean-to's.

New buildings and additions should continue this tradition as far as possible.



Double pitched, with mono-pitched lean-to's.

5. Massing:



Traditionally the houses in this area were relatively small. Larger houses evolved over time through small incremental additions. Additions to buildings, as well as new buildings, should therefore be made up of well-proportioned smaller elements. Monolithic structures are not appropriate.

A good example of a large house made up out of smaller components, creating a positive relationship with its context

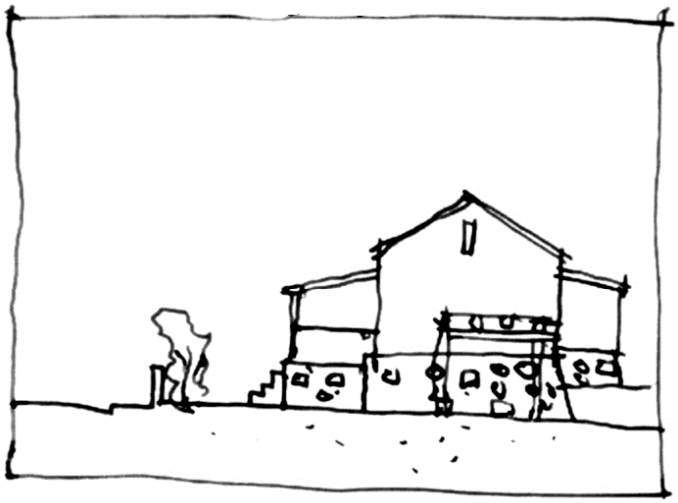
Large, monolithic structure are often imposing and gives the impression of being bigger than they actually are, resulting in structures that are out of scale with the fine-scaled built fabric of its context.

6. Roofs:

Along with walls, roofs are key to creating a unified building pattern. Roofs should be simple, with lean-to's subsidiary to the main roof. Material should as far as possible be corrugated iron or Victorian profile fibre cement sheeting Flat concrete roofs are not appropriate.

Double pitched or flat roofs with gables onto the main public streets and spaces could create imposing and inappropriately high structures with an arguably negative impact on the public environment

7. Walls:



Walls here were traditionally plastered and painted, lime washed or build out of stone. In instances the plinths were build out of stone, while the main structures were plastered and painted.

New walls should be plastered and painted. Street boundary walls should be

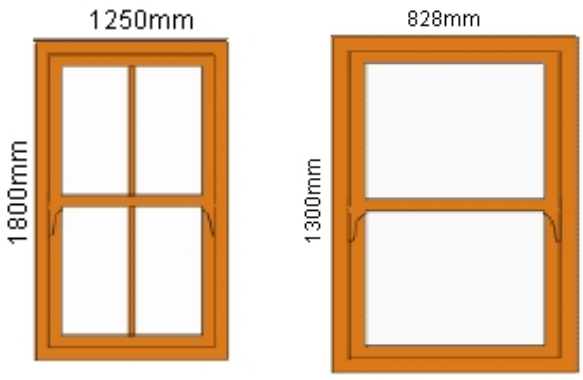
kept low (around 1000 high) to maintain visual surveillance of the street as well s creating a lively edge.

Facebrick should not be used.

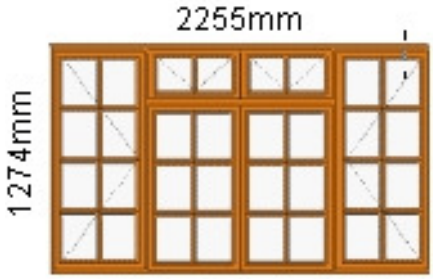
When the street boundary wall is too high, the building has no relationship with the public environment, resulting in a negative, possibly unsafe, street environment.

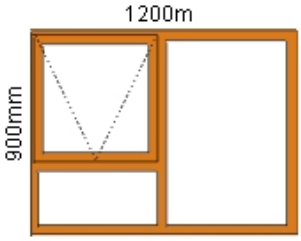
8. Windows:

Windows in traditional Cape houses were usually vertically proportioned. While horizontal bands of window can be considered in certain circumstances, such as part of a roof structure, windows should as far as possible be vertically proportioned. Were wider windows are required, consider placing two windows next to one another.



Appropriately proportioned windows





Inappropriately proportioned windows