

ANNEXURE "C"

(to be read together with
C-1, C-2, C-3 and C-4)



SINGLE RESIDENTIAL ARCHITECTURAL CONTROLS

Guideline Document for the design of dwellings
on single residential properties in Sandown,
incl. Sagewood Enclave.

Prepared by mlh architects & planners.

April 2017

Revision	Description	Date
A	Par 4.16: External Lighting	August 2018
	Par. 5.2: Walling and Fencing	
	Par. 7.5: Hard Landscaping	

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Sub-Annexures

Annexure C-1: Diagram recording the residential types (“large”, “medium” and “small” erven) and Woonerf / woonerven (where applicable)

Annexure C-2: Sandown 2014 Colour Chart

Annexure C-3: Woon erf Precinct (where applicable)

Annexure C-4: Approved Landscaping Plant list

Downloading of information

This document should be read together with the City of Cape Town’s applicable regulations and the National Building Regulations.

For the convenience of the **PURCHASER**, the following documents and extracts have been loaded on www.sandown.me

- This document together with its Sub-Annexures C-1, C-2, C-3 and C-4,
- Extract from IZS: section 4.1; Table A and section 5.1, SR1 zoning parameters
- City’s Boundary Walls and Fences Policy

1.0 Introduction and Vision

The Sandown residential development is set to capitalise on the establishment of one the region’s most prominent points of interest, the Fynbos Corridor, linking the Rietvlei Nature Reserve and Blaauwberg Conservation Area.

Sandown is aimed at establishing opportunities for the security estate market and it is envisaged that the layout, landscaping and urban character of the estate reflect the intended upmarket image. This standard has already been set by the Parklands College, Sandown Campus and it is encouraged that the design of residential units should follow on this principle.

The general layout is situated around open space pockets with landscaping elements following the street connections between open spaces reflecting the fynbos nature of the future Fynbos Corridor. It is anticipated that dwellings and individual landscaping of properties will follow on this design element and make use of neutral tones in building works. Private landscaping, particularly the external perimeter of properties should follow on the design trend established in the parks and streets, contributing to the character and aesthetics of Sandown as a whole.

While the controls do not intend to prescribe a certain architectural style, “revivalist” or “period” architectural styles are not permitted. Instead, a modern, contemporary language in architecture is encouraged. In support of this built form, certain colours and building materials are excluded.

Plan forms should be small and fragmented, composed of major and minor rectilinear forms, rather than large and monolithic. The designer is encouraged to optimise this form in relation to the prevailing south-east and position building accordingly.

It is envisaged that buildings (major forms) will be augmented by features such as fragmented and varied roofscapes (double and mono pitched), height (1 & 2-storeys), stoeps, pergolas and verandah’s and decks (minor forms).

2.0 Function and Implementation of the Architectural Controls

Single Residential erven in Sandown are zoned “*Single Residential Zone 1 (SR1) Conventional Housing*” in terms of the City’s By-law. As such, this document must be read together with the By-law. Similarly, the National Building Regulations apply.

The Architectural Controls do not override any potential consents or departures required in terms of the By-law, such as a second dwelling.

The overarching control document provides a tool in administering the design controls for the various single residential types over the full extent of the Sandown township. This design guideline document is approved in terms of the Constitution of the Sandown Property Owners Association. Together with the stamp of approval by the Sandown Property Owner's Association or the appointed Design Review Committee, building plans can be submitted to the local authority for approval. The Architectural Controls only deal with design issues; the development parameters as per the City By-law are still applicable.

2.1 Typical Plan Approval Process (SDP)

- All building designs are to be presented in sketch form before working drawings are presented to the Sandown Design Review Committee (SDRC);
- Once agreement is in place, prepare the building plan submission and submit to the SDRC for endorsement;
- On approval by the SDRC, submit endorsed drawings to the City for building plan approval.

Note: The Architectural Controls will be subject to periodical revision at the discretion of the Design Review Committee. Where the Committee permits variations, these are in respect of certain unique site conditions and should not be considered as permanent amendments to the controls.

Section 4 of the document summarises the general design parameters into categories, which are applicable to all the different erven types and provide the baseline departure points in the design process of a residential unit.

Annexure "E" illustrates the distribution of the approved and developed single residential erven with special design controls.

3.0 Definitions

In addition to the definitions of the By-law, the following definitions apply to certain terms in the Sandown Single Residential Architectural Controls.

Attached unit blocks means two, three or more single residential dwellings attached on the common boundaries of the erven and creating a continuous block and developed with a common architectural theme.

Architectural themes means, inter alia, that where dwelling units are attached, they will have the same physical design with regard to wall finishes, windows, doors, pergolas, roof structure, chimneys. Where units are semi-detached, these must have the same external paint colour/combination of paint colours. A "room in a roof" can be implemented for one or more of the units provided that the roof structure remains the same as for the other units.

Bagged brickwork means brickwork not covered by a full layer of plaster, but involves rubbing cement over the joints, covering small holes leaving a rough – textured surface suitable for painting. Bagged brickwork may only be applied using bricks with maximum dimensions of 230mm long by 115 high. This wall finish must be combined with plaster bands around door and window openings.

Balcony means a floor projecting outwards from a building at a level higher than ground floor, enclosed only by low walls or railings or by the walls of abutting rooms. The balcony can be roofed.

Building Footprint means the total extent of building works on the erf and includes the garage and other areas covered by a permanent roof structure.

Deck means a timber floor external to the main building; raised off the ground, projecting beyond the building footprint. It may be enclosed by railing and floor level maximum 500mm above ground. If the deck is constructed of a solid base, then restrictions to verandahs are applicable.

Free Standing dwelling means a dwelling not attached to any other dwellings on adjacent erven.

Garden Area means an open space or play area including a patio, braai or pool area intended for private recreational use within the boundaries of a property and shall be typically square or rectangular in

proportion. Where the property is irregular in shape, such area need not be square or rectangular and of no particular ratio.

Major Plan Forms refer to the main building/s (including roof) and include linking elements with balconies, pergolas and verandahs.

Minor Plan Forms refer to elements attached to the main building and include connecting walls, stoeps, pergolas and verandahs and decks.

Plaster band means a continuous projection of plaster of a particular width (not less than 100mm) around a window or door opening.

Row Housing means attached units of three to four units.

Semi-detached means two single residential dwellings attached on the common boundary of the two separate erven and developed with a common architectural theme.

Verandah as per the City's by-law definition means a covered area (not being an area which is part of a yard or parking area) or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof; and includes both such area or floor and the roof or other feature covering it, as well as any low walls or railings enclosing such paved area or floor.

Woonerf means a shared street designed to allow vehicles and pedestrians to co-exist. The concept is created by varying street widths or meandering the surfaced area within the road reserve, introducing traffic calming measures, the installation of "street furniture", the planting of landscaping and the use of different surface treatments, signage and establishing a place – all contributing to make a "pedestrian zone" where vehicles are permitted. The intention being that open spaces are created for pedestrian use and motorists drive at slower speeds through the woonerf zone.

Residential types:

The various styles of single residential units in Sandown are supported by the provisions of the Single Residential Zone of the IZS, except where specific controls in this document apply.

"Standard" Residential erven are generally 450m² and larger;

"Medium" Residential erven are generally between 301m² - 449m².

"Small" Residential are generally between 160m² - 300m².

4.0 Overview of the Architectural Controls

Apart from the City's By-law development controls, the following additional controls apply to all the single residential types in Sandown.

4.1 Building Footprint

- "Standard" residential unit can only be developed as free - standing units.
- "Medium" residential unit can be developed as stand-alone or semi-detached units.
- "Small" residential unit have to be developed as semi-detached, except in instances where the subdivision layout does not provide for an even number of erven, in which instance a single unit or a row of 3 units can be developed.

4.2 Minimum House Size

- Not less than 100m² where a "standard" type erf measures less than 550m² in extent (excl. outbuildings and garage;
- Not less than 125m² where a "standard" type erf measure 550m² or more in extent (excl. outbuildings and garage;
- Not less than 90m² for a "medium" type erf where the garage is not attached to the dwelling;

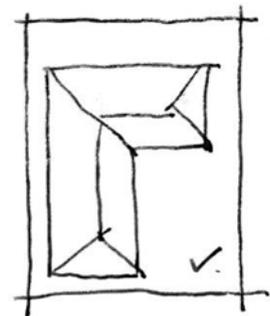
- Not less than 70m² for a “*medium*” type erf where the garage is attached to the dwelling and constructed at the same time as the main dwelling;
- Not less than 60m² for a “*small*” type erf where the garage is attached to the dwelling and constructed at the same time as the main dwelling;
- Not less than 75m² for a “*small*” type erf where the garage is detached from the dwelling irrespective of whether the garage is built simultaneously with the dwelling or not.

4.3 Architectural Themes

- Revivalist or period architecture is not permitted.
- More than one architectural theme may be implemented along a street length.
- A semi-detached or row of 3 or 4 units must have a common architectural theme.
- Plans reflecting a second dwelling shall only be considered providing such second dwelling has the same architectural theme, inclusive of roofing materials and external paint colour/combination of paint colours as the main dwelling.

4.4 Building Form

- Built form to be singular or composite rectangular forms. Major roof forms must be parallel or perpendicular to other major forms and the street boundary, but can be offset any angle relative to the lateral and rear property boundaries.
- The use of pergolas, decks, verandahs and eaves are encouraged to articulate street facades.
- Garages may be built separately, but attached to the main building by minor architectural forms (walls, verandahs)
- It is imperative that the building is designed so as to maximise the confines of the property and to create a positive relation to the street;

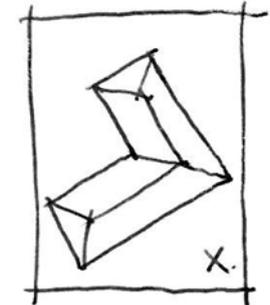


4.5 Facade Fragmentation

- Facade fragmentation is encouraged. The step must be more than a wall thickness (90mm) in order to create the desired effect of shading.

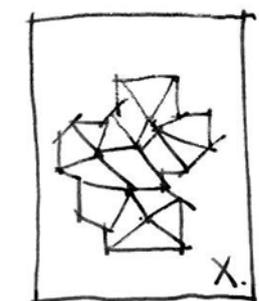
4.6 Building Height

- Maximum 2-storeys
- The height of a single storey building shall be limited to 6.5m, including the roof
- First floor or a mezzanine level is encouraged to occur in the roof space. No mezzanine will be allowed above the first floor, i.e. no 2½ storeys.



4.7 Building orientation

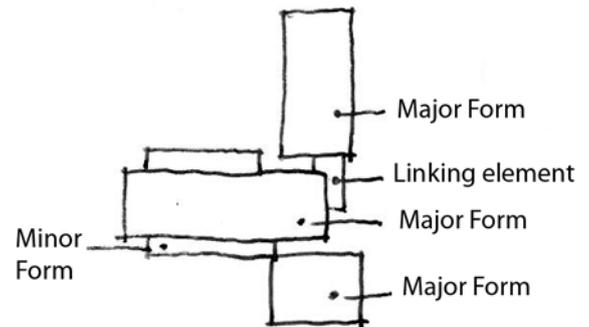
- It is imperative that the building sits comfortably within the boundaries and orientation of the site – maximising open space, creating courtyards against conditions such as the south-easter and with a positive and articulated architectural presentation towards the street.
- Where properties abut public open spaces, consideration should be given with regards to the design of the façade facing onto the open space i.e. attempt to create overlooking features such as balconies, verandahs, patios, colonnades, doors and windows.



4.8 Roofing

4.8.1 Major roof forms

- Given the envisaged modern, contemporary language in architecture, it is intended to allow a number of roof forms so as to allow architectural creativity, with the following provisions:
 - symmetrical pitched roofs with a pitch of 17° to 35° and a maximum span of 9m
 - simple mono-pitched roofs with a pitch of 10° to 17°. When using a mono-pitched roof adjacent to a street boundary, the vertical face may not be higher than 5.5m.
- Consistent use of roofing materials for major roof forms on combined house and garage unit except where garage has a flat roof;
- No flat roof material to be visible from the street level of the property for garages constructed with flat or low inclined roof pitches.
- Use of both gable end and hip end roof typologies on the same dwelling is discouraged.
- Hipped roof on rectangular building forms with a pitch of 17° to 35°. All the roof pitches of the various forms (major elements) to be of the same pitch.
- It is encouraged that major roof forms are roofed individually and connected with a linking "minor" element, such as a lean-to or concrete flatroof.



4.8.2 Minor roof forms: lean to, verandah, balcony & timber deck

- Lean-to's, pergola's and verandah roofs to have pitches of between 5° to 15° and to abut vertical walls of major forms. These minor forms are to be simple and without imitation of period architectural styles.
- A lean-to roof over balcony on the first floor of a double storey is permitted on the common boundary facing elevations, but is not permitted not on the street facing elevation at first floor.
- No balconies on common boundary with small residential erven. Balconies may be placed on street and open space facing boundaries.
- Balconies may be enclosed with glass sliding doors, full height and centered to the balcony and supports.
- Maximum height of a timber deck shall be 1.2m above the adjacent finished ground level. Supports shall be timber or steel posts or natural stone piers.

4.8.3 Eaves

- Clipped eaves are permitted, but large eaves are generally recommended to provide shade over large glass sections. In this instance the eave should extend over the walls by at least 500mm.

4.9 Windows & Shading Devices

- The following window frame materials are not permitted: precast concrete frames (e.g. winblock), PVC frames & reflective / mirrored glass
- The following window glazing types are not permitted: splayed windows, cottage (small pane) modules.
- Shading devices / overhangs are encouraged above large areas of glazing
- No fabric awnings are permitted over doors, windows & verandahs on street facing elevations.
- Consistent window proportions are encouraged.
- Only one window colour permitted per house. No mixing of colours to window frames.

4.10 Doors

- All door openings to have rectilinear proportions; no half round arches permitted, only 'shallow arches' permitted as external features.
- The following doors will not be permitted:
 - ornate or carved doors
 - cottage pane frames
- Garage doors to be of the horizontal slatted type in either timber, aluminium or steel;
- Material may be natural or painted timber, epoxy coated or anodized aluminium;

4.11 Fireplace Chimneys

- Chimneys are not to protrude more than 1.5m above the roof ridge line.

4.12 Shutters

- The use of shutters is encouraged. Non-functional shutters are not permitted.
- The materials and finishes to match doors and windows of the house.

4.13 Burglar Bars

- Designs should be simple, either horizontal or vertical design, without ornate detail.
- No external bars will be permitted on street facing elevations, or on windows visible from the street.
- No lattice type security doors e.g. "Trellidor" on street facing elevations, or on windows visible from the street.

4.14 Antennae & satellite dishes

- Antennas and satellite to be concealed from the street facade as far as possible and not to protrude beyond the roofline.

4.15 External works: waste pipes, rain water goods, stormwater/drainage

- All drainage waste pipes are to be concealed within walls (low level stub stacks excluded), unless located within concealed courtyards
- Rainwater down pipes to be positioned sensitively so as to minimise visibility
- Colours of rainwater goods are to blend in with background surfaces.
- Use of seamless aluminium gutters is encouraged. If PVC gutters are used, they are to be of the 'concealed fixing type only'

4.16 External lighting

- External lighting to be kept to a minimum and where implemented, to be downward orientated light to be fixed to walls or columns (~~max. 1m off the ground~~), and concealed as far as possible.
- Security flood lights must be downward orientated and must be controlled with a motion sensor activated system.

4.17 Solar panelling and hot water systems

- Solar panels and associated hot water infrastructure must be integrated with roof design i.e. level with roof pitch and where possible, hidden from street view. Hot water cylinder to be installed inside the roof structure.
- Heat pumps to be installed below boundary wall height and not on street facade.

4.18 Braai facilities

Where a built braai facility is implemented as a separate structure to the dwelling, the design and construction need to meet minimum building requirements and the size of the structure may not exceed dimensions of 2100mm high, 2100mm long and 800mm wide – this being typical of what is commonly referred to as a "west coast braai". No brick/block built chimney will be permitted.

Brick/block built chimneys are not permitted to braai structures where such braai structures are separate from the dwelling.

4.19 Signage

- Illuminated signage will not be allowed.
- Signage to be prepared in terms of the City's Outdoor Advertising & Signage By-laws policy.
- All signage proposals to be approved by the Sandown Property Owners Association.

5.0 Building Materials

5.1 Brickwork and Plaster

- All outer walls to be plastered or bagged or to be externally cladded with Nutec fibre cement boards (or equal) with the boards laid horizontally.
- Stonework/cladding may only be used as a design element on part of the overall architectural theme. Such feature may not exceed 10% of the applicable elevation.
- Bagged brickwork finish permitted only if clay brick modules of maximum dimensions of 230mm long by 115 high are used.
- Where bagged finish is used, all external door & window openings to have plastered lintels.
- No face brick construction to be allowed.
- All exterior finishes to be painted.

5.2 Walling and Fencing

The City's Boundary Walls and Fences Policy, which provides the legal framework for erecting and constructing walls and fences on a property boundary, particularly boundaries which abut streets and public open spaces, will apply. In addition to these legal requirements, the following conditions are applicable:

- At least 40% of the surface area of a street boundary wall, including gates, if provided, must be visually permeable.
- Walling abutting public open space shall be visually permeable palisade fencing/walling, save for the screening of kitchen yards, drying yards and patio or pool areas.
- Screen walling pre above may not exceed 6m in length in the case of kitchen and/or drying yards and 8m in length in the case of braai patios or pool areas.
- Palisade walling/fencing shall comprise of typically 400-450mm X 400-450mm brick piers to a height of 1900mm above natural ground level finished with plaster finish or moulded pyramid cappings not more than 200mm in height i.e. total height of column not to exceed 2100mm above natural ground level. Total height of palisade on street boundaries not to exceed 1800mm. Lateral walling may not exceed 2100mm in height above natural ground level.
- 200mm wide "Kicker walls" to bottom of palisade fencing shall not exceed 600mm in height above natural ground level.
- The palisade fence shall comprise of vertically positioned metal components or horizontally planked fencing with suitably proportioned gaps in between planks. Planks to be low maintenance products (Nutec Fibre cement type or similar). Timber, plastic or pre-cast concrete panels in this instance not permitted;
- All metal components shall be powder coated, epoxy finish or painted white, grey or charcoal in colour.
- All boundary walling on the street boundary to be plastered and painted in the same colour range as the dwelling.
- The columns, "kicker walls" and screen walling (if applicable) facing the public Open Space shall be painted white.
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- Wooden boundary walls are not permitted.
- Laundry /refuse yards to be fully screened.

Pre-cast concrete:

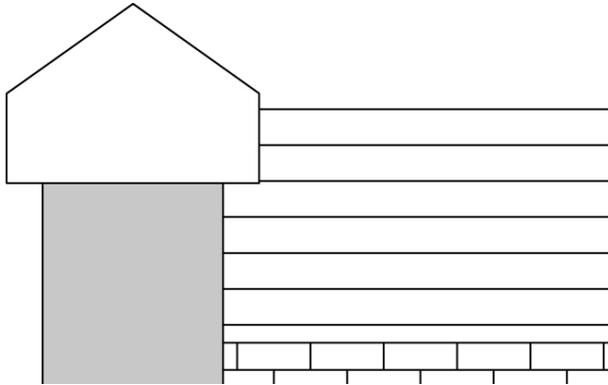
- No pre-cast walling, fencing or garage units constructed from pre-cast materials will be allowed.

Electrical fencing:

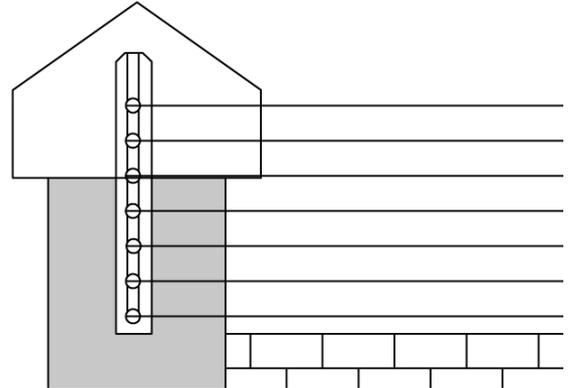
- Electrical fencing may not be fitted to the wall of properties situated within an enclave declared by the **SELLER** (i.e. Sagewood)
- Where electrical fencing is installed, such fencing must be integrated into the design of the walling with a combination of brick / block columns with steel anchor posts to discretely

accommodate all electric wiring & fixings, i.e. an integrated design.

- Where electrical fences are fitted after the construction of the columns of the boundary / street walling, the method of fixing any brackets hosting the electrical cables shall be fitted to the inside of the boundary walls such that the fixing of these brackets is least visible from the street elevation.



Permitted on street facade



Not permitted on street facade

5.3 Paint Colours

- All colours including white and off white flowing into warm earth tones as listed in the Sandown 2014 Residential Colour Charts under **Annexure 2: Approved Paint Colours** can be used as the predominant colour.
- Brighter and darker hues of the same colour range can be considered as contrasting colours for prominent design features on buildings, except for roofs which must be of a single predominant colour.
- Contrasting colours should be used for small areas (<10% of the wall area on that elevation) for accent only.

5.4 Driveways and Carriageway Crossings

- All carriageway crossing surfaces to be finished with either “Inca Savanna” or “Saldanha Grey” (or equal) exposed aggregate concrete pavers. Accentuated edges can be achieved by using the alternative type used to the drive way surface.

6.0 Building parameters: height, coverage, building lines, setbacks; parking, permissible uses, consent uses

- All building parameters are controlled in terms of the City’s By-law.

7.0 Landscaping (by the PURCHASER)

7.1 Landscape Character

The intention of the landscape design is to emulate the unique qualities of the diverse West Coast Strandveld Fynbos biome. It is characterized by its openness, smooth rolling dune landforms with the dense matrix of vegetation of extraordinary variety.

7.2 Plant Species Not Permitted

- Any form of exotic plant not indigenous to the area.
- Any declared invasive alien plants
- Palm trees
- Any species of Eucalyptus
- Any species Bottlebrush
- Any species of Agave
- Any species of Cactus, except indigenous succulents.

7.3 Selected Plant Species

Only plants selected from the approved Sandown Estate Plat list may be used. Refer to Annexure 4 for the list.

7.4.8 Vegetables, Fruit & Herbs

Homeowners are encouraged to plant and cultivate fruit trees, vegetables and herbs within their gardens. Only sterile/ornamental grape vines (*Vitis coignetiae*) will be permitted within individual erven.

7.5 Hard Landscaping

Verges and driveways can be paved in one of 3 materials:

- INCA 'Traditional 70 GRANITE Exposed' (220 x 110 x 70mm), or similar CEL Paving product.
- INCA 'Traditional 70 TMS Exposed' (220 x 110 x 70mm), or similar CEL Paving product.
- INCA 'Traditional 70 BROWN POLISHED'(220 x 110 x 70mm), or similar CEL Paving product.

Verges can be covered with a 50mm thick crusher stone layer placed on a geofabric layer 9 to avoid stone from getting contaminated in the sub sand layer. Crusher stone to be 19mm diameter in size, source can be either Table Mountain Sandstone or Worcester Stone.

It is recommended that street trees, according to plant list in guidelines, be planted on the verges at +- 7,5m centres;

- A black ,75mm dia PVC pipe is to be installed from the surface to the root zone of the tree when planted to allow direct infiltration to root zone;
- It is recommended that when trees are planted, a water absorbent polymer (available at nurseries) be used in the back fill soil material to absorb, retain and slowly release moisture to root zone;
- Trees are to be watered with harvested rain water or other non-potable source;
- Openings, +- 1m x 1m, to be left open around verge trees in paving, in the case of using crusher stone, a 1m dia watering basin is to be created to capture water.
- The above openings and basins are to be covered with a thick mulch layer.

7.5.1 Cumulatively paving shall not cover more than 25% of each erf's area and a minimum of 25% of each erf must be soft landscaping.

8.0 Woonerf / woonerven (where applicable)

Refer to Annexure 3 for applicable woonerf precinct layout. This layout prescribes the manner in which double and single garages, along with driveways/access, are to be positioned within the particular woon-erf precinct.

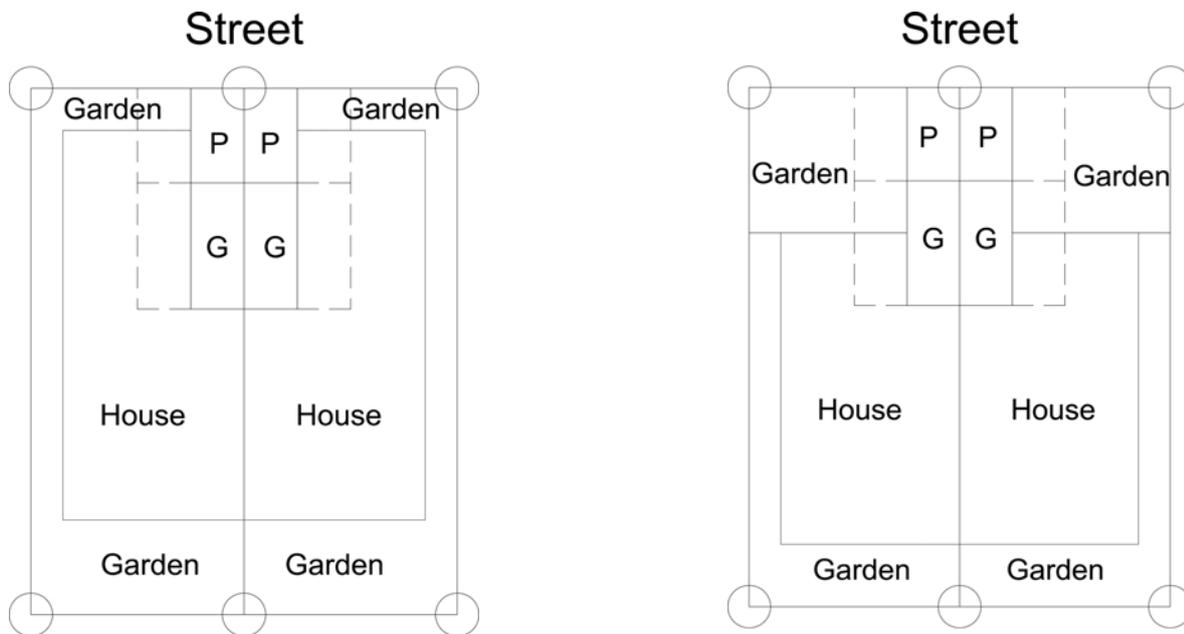
The controls listed in this clause read together with any information reflected on Annexure 3 attached hereto are inserted as additional controls and are applicable to the woonerf / woonerven properties only.

8.1 Conflict

The Woonerf / woonerven controls are to read together with the Sandown Architectural Controls as well as the City's By-law. Where there is any conflict between these controls, the information contained in clause 8 hereof shall prevail and the **PURCHASER** undertakes to abide thereby.

8.2 Building line restrictions

The City's By-law building line controls apply. Given the orientation of the properties, the house can either be placed close to or further away from the street, in either case providing wind protection to prevailing wind direction.



8.3 Garaging

- Garage positions are fixed, as per Annexure 3.
- Tandem garaging is permitted.
- Balconies above the garage overlooking the street are encouraged.

8.4 Landscaping (by the SELLER)

- Subject to the approval by the City of Cape Town, The **SELLER** undertakes to provide “hard landscaping” and “street furniture” as indicated on the Annexure 3 (where applicable).
- After sufficient dwellings have been completed within the “woonerf” area, the **SELLER** undertakes to landscape such area in accordance with Annexure 3, subject to any conditions imposed by the City of Cape Town’s relevant department.

8.5 Double storey dwellings

- Double storey dwellings are encouraged. The extent of the second storey may not exceed 75% of the first storey area. By way of example, where the first floor area (being the sum of the dwelling and garage area) is equal to 100m²; the area of the second storey may not exceed 75m².