

PURCHASER: _____

PROPERTY: Erf _____



SINGLE RESIDENTIAL DESIGN GUIDELINES

Guideline Document for the design of dwellings on single residential properties situated in Phases 12 and 13 Parklands in accordance with the Subdivisional Approval issued by the City of Cape Town dated 07/12/2007. Prepared by mlh architects & planners.

Revision C

January 2010

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TABLE OF CONTENTS

- 1.0 Function and Implementation of the Guideline Provisions**
- 2.0 Definitions**
- 3.0 Section A: Overview of Design Guidelines**
 - 3.1 Building Footprint
 - 3.2 Architectural Themes
 - 3.3 Brickwork & Plaster
 - 3.4 Building Height
 - 3.5 Roofing
 - 3.6 Walling & Fencing
 - 3.7 Garage & Parking
 - 3.8 Building Lines
 - 3.9 Building footprint
 - 3.10 Paint Colours
- 4.0 Section B: Specific Design Guidelines**
 - 4.1 Standard Single
 - 4.2 Village Style
 - 4.3 Cottage Style
 - 4.4 Terrace Style
 - 4.4.1 Terrace Style – 20m Plot Depth
 - 4.4.2 Terrace Style – 22m Plot Depth

List of Figures

- Figure 1:** Design Guidelines: Existing Context
- Figure 2:** Comparative Overview of single residential erven
- Figure 3:** Typical Phase Design Guideline diagram
- Figure 4:** Existing Building Examples

1.0 FUNCTION AND IMPLEMENTATION OF THE DESIGN GUIDELINES

The guidelines are drawn up in support of the Parklands township development process, which are approved in terms of section 42(1) of Ordinance 15 of 1985 (LUPO), firstly at Development Framework level and secondly at subdivision level for individual phases. The guidelines deal with the standard Single Residential Zoning (SD1) as per the provisions of the Table View Zoning Scheme as well as the variations thereof in the form of “Village”, “Cottage” and “Terrace” single residential erven, which have been established by the Parklands residential market.

This document does not replace the provisions of the Zoning Scheme, nor does it replace the design guidelines that have been approved to date. It expands on some of the Zoning Scheme parameters where applicable to the specific requirements of the different single residential types and designers should therefore read this document together with the Table View Zoning Scheme.

Whereas the “standard” single residential erven represent the high priced residential portion of the residential market in Parklands, the Village, Cottage and Terrace Style units present a more affordable option to buyers of single residential plots, due to the smaller extent of the properties.

The need for this general, overarching guidelines document is to provide a more efficient tool in administering the design controls for Standard, Village, Cottage and Terrace Style Single Residential erven for all phases of Parklands, without having to submit detailed applications for individual phases. Previously these have been managed and approved on a phase by phase basis, which has proven to be a time consuming process to the local authority as well as the sales and marketing offices of the developers and the Parklands Homeowners Association.

Approval of this overall design guideline document, linked with the approval of specific phases, will therefore provide for individual building plans to be submitted, processed and approved by the local authority without having to submit a detailed diagram for each component of a phase to the Local Authority for approval.

The drafting of the detailed diagrams will be a separate exercise part of the sales and marketing process. Once subdivision approval has been given and erf numbers have been assigned through the General Plan, these diagrams will be drawn up, attached to sales documentation and so achieve the legal status. This “legal” diagram, as illustrated by example on **Figure 3**, links the registered erf numbers and housing type (Village, Cottage or Terrace) with the applicable design guidelines that are stipulated on the same page.

Section A 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.

Section B compiles the guidelines, with an extended list of more specific guidelines for each unit type, into the format that are to be presented on the legal diagram for each phase and housing type.

Figure 1 illustrates the distribution of the approved and developed single residential erven with special design controls.

Figure 2 illustrates the comparative erf sizes as well as the general site informants such as building lines, access and parking options for the different housing types.

Figure 3 is a typical example of the legal Development Guideline diagram, which links the design guidelines to the relevant erf numbers.

Figure 4 presents a photographic illustration of the different housing types in Parklands.

2.0 DEFINITIONS

In addition to the definitions of the Table View Zoning Scheme, the following definitions apply to certain terms in the Parklands design guidelines.

Attached unit blocks means two, three or four 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 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 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 brick with maximum dimensions of 230mm long by 115 high. This wall finish must be combined with plaster bands around door and window openings.

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.

Coverage means the area of the erf covered by permanent building works, as described and outlined in the Table View Zoning Scheme.

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

Plaster band means a continuous projection of plaster of a particular width around a window or door opening.

Room in a roof means the configuration of roof trusses of a pitched roof in order to establish a habitable living space. Such a space must be accessible from within the dwelling, could have a window or windows as part of the roof structure. Such spaces will not constitute a storey.

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

Timber Frame Housing means timber framed housing which relies on a timber frame as a means of structural support and is externally clad with Nutec fibre cement boards (or equal), with the boards laid horizontally.

Residential types:

“Standard” Residential means the erf are subject to the normal and standard development controls of the Table View zoning scheme. In Parklands, these erven are on typically 540m² in extent with typical dimensions of 18m x 30m.

“Village Style” Residential means the erf to have typical dimensions of 13m on the street frontage x 25m deep, with an average extent of ±325m². Detailed design guidelines applicable to these erven are outlined in section 4.2 of the Design Guidelines document.

“Cottage Style” Residential means the erf to have dimensions of 10m on the street frontage x 20m deep, with a typical extent of ±200m². Detailed design guidelines applicable to these erven are outlined in section 4.3 of the Design Guidelines document.

“Terrace Style” Residential means the erf to have typical dimensions of 8m on the street frontage x 22m or 20m deep, with a typical extent of between ±160m² and 176m². Detailed design guidelines applicable to these erven are outlined in section 4.4 of the Design Guidelines document.

3.0 SECTION A: OVERVIEW OF DESIGN GUIDELINES.

Apart from the Table View Zoning Scheme development controls, the following additional controls apply to all the single residential types in Parklands, except where otherwise indicated for “standard” single residential. Refer also to Section B for the specific design guidelines.

3.1 Building Footprint

- Coverage of any erf type will be at a maximum 50% of the erf size.
- Dwellings on standard single residential erven can only be developed as free - standing units.
- Village residential erven can be developed as stand alone or semi-detached units.
- Cottage residential erven have to be developed as semi-detached units at a minimum, but can also be developed as attached unit blocks of three or four attached units in a row. Blocks may not exceed four units in a length.
- Terrace Style residential erven have to be developed as semi-detached units.

3.2 Architectural Themes

- More than one architectural theme may be implemented along a street length.
- A semi-detached or an attached unit block of three or four 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.

3.3 Brickwork and Plaster

The following controls only apply to Village, Cottage and Terrace Style units.

- 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.
- Bagged brickwork finish permitted only if brick modules of maximum dimensions of 230mm long by 115 high are used.
- Where bagged finish is used, all external doors & windows to have plaster bands.
- No face brick construction to be allowed.
- All exterior finishes to be painted.

3.4 Building Height

- Double storey units are allowed – the ground floor comprises the first storey. The use of a loft space or “room in the roof” concept will not constitute a storey.
- All ground floor walls to be vertical for a minimum of 2.5m above finished floor level before commencement of roof structure.

3.5 Roofing

The following controls only apply to Village, Cottage and Terrace Style units.

- Consistent use of roofing materials 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.
- Appropriate roof materials for bay windows are acceptable.
- No mixing of gable end and hip end or other roof configurations on the same dwelling.

3.6 Walling and Fencing

- Solid walling on the street boundary must be limited to 50% of the total edge (length of the boundary).
- All boundary walling on the street boundary to be plastered and painted white or same colour as house walls except in the case of “Standard Single Residential” where face brick construction is permitted, in which event the street boundary walling may be of face brick, matching that of the dwelling.
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- No pre-cast fencing on street boundary, or garage units constructed from pre-cast materials, will be allowed.
- Where lateral walls are built on street frontage forward of the dwelling, brick - or block work to be used.
- Wooden boundary fences, which are visible from the street or the Public Open Space, not permitted
- 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, in which event, these may not exceed 4m in length in the case of kitchen and/or drying yards and 6m in length in the case of braai patios or pool areas. Palisade walling/fencing shall comprise of 400mm X 400mm brick piers to a height of 1900mm ANGL finished with plaster or moulded pyramid cappings not more than 200mm in height i.e. total height of column not to exceed 2100mm ANGL. 200mm wide “Kicker walls” to bottom of palisade fencing shall not exceed 600mm in height ANGL. The panels to the palisade fence shall comprise of 50mm X 30mm metal frames with vertical members comprising 20mm X 20mm square metal tubing placed at minimum centres of 75mm. All metal frames shall be fixed to the columns with lugs. All metal components shall be galvanised, natural finish. The columns, “kicker walls” and screen walling (if applicable) facing the public Open Space shall be painted white.



Column height 1900mm ANGL with 200mm pyramid capping



Kicker wall max 600mm high



Galvanised frames of 50mm X 30mm with 20mm X 200mm vertical elements not less than 75mm apart

3.7 Garages and Parking

Two parking opportunities minimum to be provided on site for all residential types.

- Standard and Village Style residential - parking bays to be positioned parallel to each other.
- Cottage and Terrace Style residential - tandem parking bays are permissible.

3.8 Building Lines

Different building line parameters apply to the various housing types. Refer to **Section B** for specific setback requirements and **Figure 2** for an outline of building lines.

3.9 Braai facilities (specifically Terraces)

Where a built braai facility is implemented as a separate structure to the Dwelling, this structure may be implemented within the rear building line provided that the design and construction meets minimum building requirements and that the size of the structure may not exceed dimensions of 1800mm high, 2100mm long and 600mm wide.

The braai may only be placed on the rear portion of the property and must be placed at least 1.5m away from the Dwelling.

Under no circumstances will permission be given for the braai to be enclosed in any way, including a roof structure.

3.10 Building footprint

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, verandas, patios, colonnades, doors and windows.

3.10 Paint Colours

Save for “Standard Residential”, where face brick is permitted, all external walls of Dwellings to be painted with colours chosen from the following list of colours taken from the Plascon range or matching colours from another range.

MEADOW YELLOW Y4-A2-2	PALE BLOSSOM Y1-C2-2	YELLOW MYSTERY Y4-B2-1	WHITE MAAS Y2-A2-2
FRESH LINEN Y3-E2-3	LEMON SPONGE CAKE Y3-A2-1	SUMMER WHEAT Y1-C1- 4	BANANA DESERT Y3-B1- 4
JULIA Y3-A2-2	RAIN SLICKER Y5-A2-2	TURKISH TART Y2-B1-3	STRAND OF GOLD O5-C1-4
OCEAN SALT Y3-B2-2	BLEACHED BAOBAB Y2-C2-2	SHEEPISH Y5-C2-3	GOLDEN SYRUP Y2-B1-2
THATCH Y3-B2-1	ALMOND BUTTER Y1-B2-2	ORGANDY Y3-C2-1	RESPLENDENT Y4-D2-3
CUTTLEFISH Y3-B2-3	CLOVER HONEY Y3-C1-4	SPRINGBOK CHEST Y3-C2-2	IVORY WHITE Y4-B2-3
HARVEST WREATH Y2-B2-2	ACACIA Y4-B2-2	DRY GOLD Y2-C2-1	AFTERNOON SHOWER Y4-C2-3
WHITE			

4.0 SECTION B: SPECIFIC DESIGN GUIDELINES

Further to, but including the parameters set out in **Section A**, the following additional and site-specific guidelines are applicable to the design and approval process of single residential units.

4.1 “STANDARD” SINGLE RESIDENTIAL

In Parklands these erven have typical dimensions of 18m x 30m with a typical erf size of $\pm 540\text{m}^2$. Dwellings on these erven have to be free standing.

Building Line Restrictions

Street Boundaries

- 3m for dwelling
- 4.5m for garage

Rear Boundaries

- 1.5m for dwelling;
- 0m for garage;

Lateral Building Lines

- 1.5m for dwelling
- 0m for garage.

4.2 VILLAGE STYLE RESIDENTIAL

Further to design guidelines outlined under section 3.0, the following development parameters are applicable to Village Style.

The Village Style erf has typical dimensions of 13m x 25m with a typical erf size of $\pm 325\text{m}^2$.

These erven can be developed individually or as a scheme by a builder. Houses can be built as a freestanding unit or semi-detached unit. Where a developer wishes to build semi-detached units, both units must be dealt with simultaneously, in building plan approval as well as construction.

Building form, appearance and finishes are controlled through design guidelines as outlined in **Section A** as well as parameters set out below.

Building line restrictions

- 1.5m from street building line for both house and garage.
- 1.5m rear building line for dwelling.
- 0m rear building line for garage.
- 0m lateral building line for both parapet gable end and parapet side walls for dwelling and garage, otherwise 1m lateral building line in all instances.

Building requirements

- No mixing of gable end and hip end or other roofs on the same dwelling.
- Enclosure of existing patios and pergolas with flat roofs only permissible where the extent of the structure to be enclosed does not exceed 20% of the coverage of the main building and the combined coverage does not exceed the 50% coverage restriction of the overall erf. These flat roofs not to be visible from the street level of the property.
- Where the roof structure of the patio or pergola enclosure is incorporated into the existing roof design of the main building, only the 50% erf coverage is applicable.

4.3 COTTAGE STYLE RESIDENTIAL

A Cottage erf has typical dimensions of 10m x 20m with an erf size of 200m². Building form, appearance and finishes are controlled through the design guidelines as outlined in this document.

Whereas Village Style erven can allow for a streetscape that represents a more formal single residential neighbourhood and occur over bigger neighbourhood blocks, Cottage style guidelines enables a built environment of a more compact and harmoniously designed streetscape. Erven are typically laid out along a designated single street length and so establish a unique character for that street only.

Cottage erven have to be developed in pairs, but “attached unit blocks” of three or four units in a row are also permissible. More than one architectural theme can occur along a street length, but a unit block has to be of the same theme.

Where a developer wishes to build semi-detached or attached units blocks, all units must be dealt with simultaneously, in building plan approval as well as construction.

Building line restrictions

- 1.5m street building line for both house and garage.
- Attached unit blocks are encouraged to have varying street setbacks.
- 1.5m rear building line for dwelling.
- 0m from rear boundary for garage.
- At least one lateral building line should be nil with parapet gable end and parapet side walls for dwelling and garage, otherwise 1m in all instances.

Building requirements

- Blocks to be built in units of 2, 3, or 4 with a common architectural theme throughout the block. Blocks may not exceed 4 units in length.
- No solid brickwork walls other than screening of kitchen yard on street boundary permitted. Palisade fencing with brick piers to a maximum height of 1.8m to be permitted.
- No mixing of gable end and hip end or other roofs on the same dwelling, but mixing permitted in block of dwellings.

4.4 TERRACE STYLE RESIDENTIAL

Terrace style erven represents the smallest single residential erf within the Parklands market with typical dimensions of 8m x 20m or 22m and an erf size of either 160m² or 176m². Erven have to be developed as semi-detached units. Three or four units in a row are not permitted.

Where a developer wishes to build semi-detached units, both units must be dealt with simultaneously, in building plan approval as well as construction.

The variation in depth depends on the orientation of the erf. Where erven are situated with a south facing entrance, the erf is 20m deep. Where erven are situated with a north, west or east facing entrance the depth dimension is 22m.

This variation in depth is to provide developers of north, west or east facing entrance erven with option of positioning the home on either the front or back portion of the erf. A dwelling position towards the back provides private open space with shelter against wind, such as the south-easterly winds in summer, but with exposure towards the street. This positioning also impacts on the parking provision, especially when parking is implemented side by side.

A house positioned on the front portion of a property will provide private space to the back of the property, but potentially with less protection to the south-easterly winds. In this instance, as with the south facing erven, the house can be built right up to the street boundary and so effectively create a street edge to the rest of the property without building a wall on the street boundary. The two sets of guidelines outlined below, illustrate the two options in terms of site positioning.

4.4.1 TERRACE STYLE - 20m PLOT DEPTH

Building line restrictions

- 1.5m “build to line” from street boundary for garage.
- A minimum building line of 3m for the unit
- 5m rear building line for both dwelling and garage
- One lateral building line is a compulsory “build to line” i.e. a nil lateral building line on the common boundary between the dwellings coupled as a pair. The other and opposite lateral building line to be minimum 1.0m.

Building requirements

- Units to be built as semi-detached units.
- More than one architectural theme may be implemented along the street length, but a semi-detached pair of units must have a common architectural theme.
- Separate units of a semi-detached pair may have different colour themes, but a semi-detached pair must have the same wall finish.

4.4.2 TERRACE STYLE - 22m PLOT DEPTH

Building line restrictions

- 1.5m minimum street building line for garage.
- 3m minimum street building line for the dwelling
- 2m rear building line for both dwelling and garage where the garden area is situated nearest to the street giving access to the property. The front garden area must be at least 40m² at a ratio of not less than 2:1.
- Where the garden area situated furthest from the street - a 5m rear building line will apply ensuring a rear garden area of not less than 40m² at a ratio of not less than 2:1.
- One lateral building line is a compulsory “build to line” i.e. a nil lateral building line on the common boundary between the units coupled as a pair. The other and opposite lateral building line to be minimum 1.0m.

Building requirements

- Units to be built as semi-detached units.
- No solid walling exceeding 3.0m in length will be permitted parallel to the street edge. Palisade inserts, flower boxes and architectural design to be introduced.
- Separate units of a semi-detached pair may have different colour themes, but a semi-detached pair must have the same wall finish.

SECTION B DIAGRAMS HERETO COMPRISE:

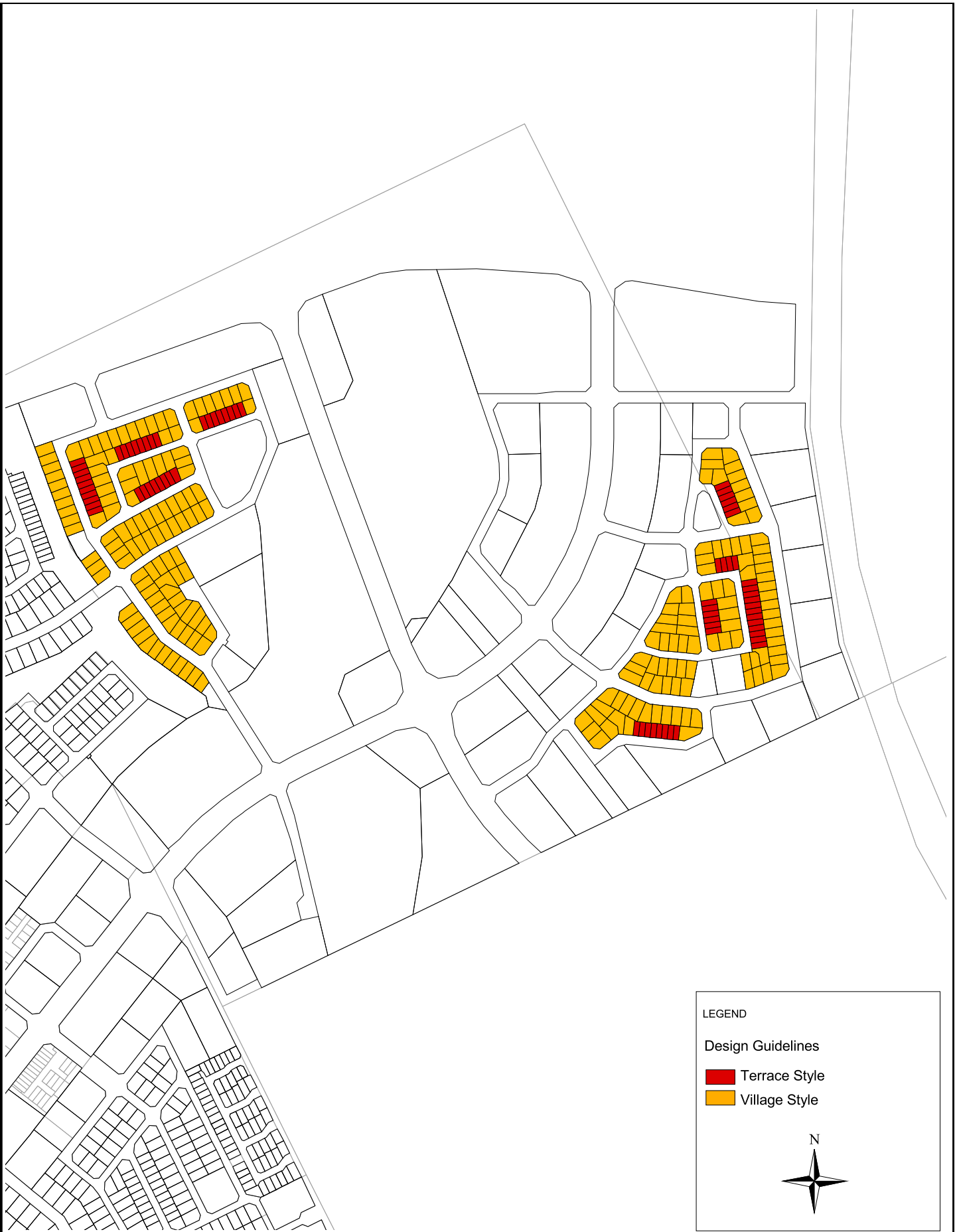
Figure 1 illustrates the distribution of the approved and developed single residential erven with special design controls.

Figure 2 illustrates the comparative erf sizes as well as the general site informants such as building lines, access and parking options for the different housing types.

Figure 3 is the legal Development Guideline diagram, which links the design guidelines to the relevant erf numbers.

Figure 4 presents a photographic illustration of the different housing types in Parklands.

Note: this document comprises pages 1 to 10 and figures 1 to 4 (diagrams)



LEGEND

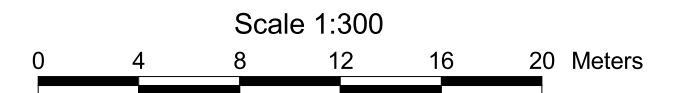
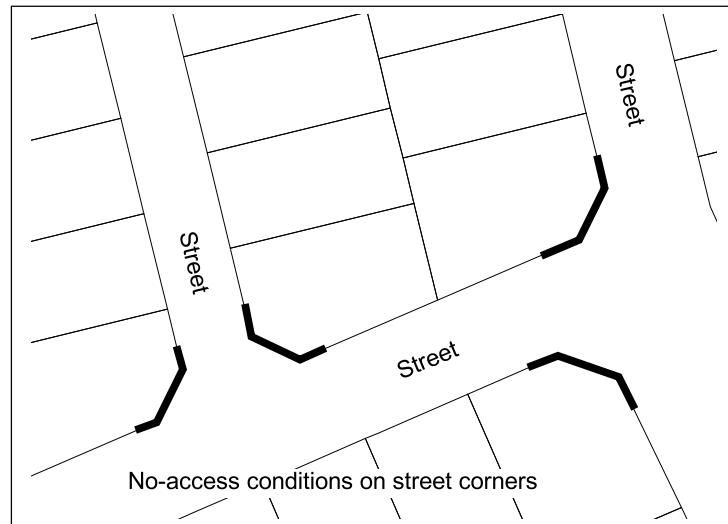
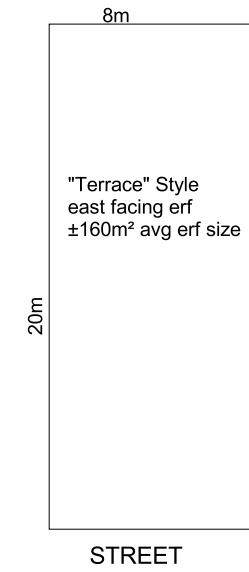
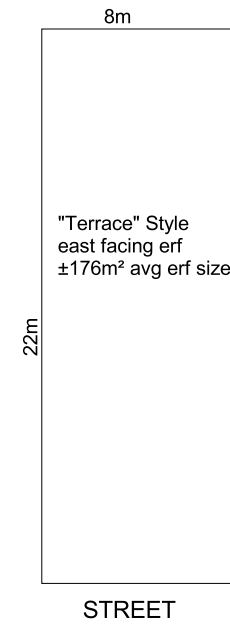
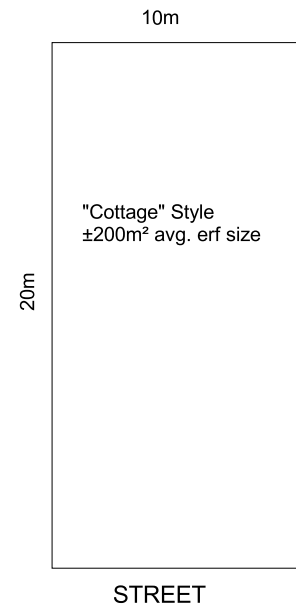
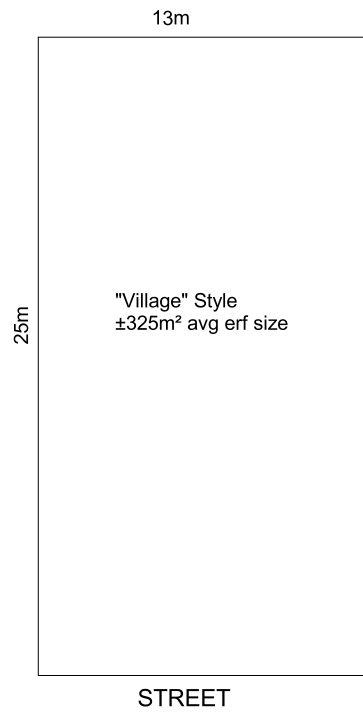
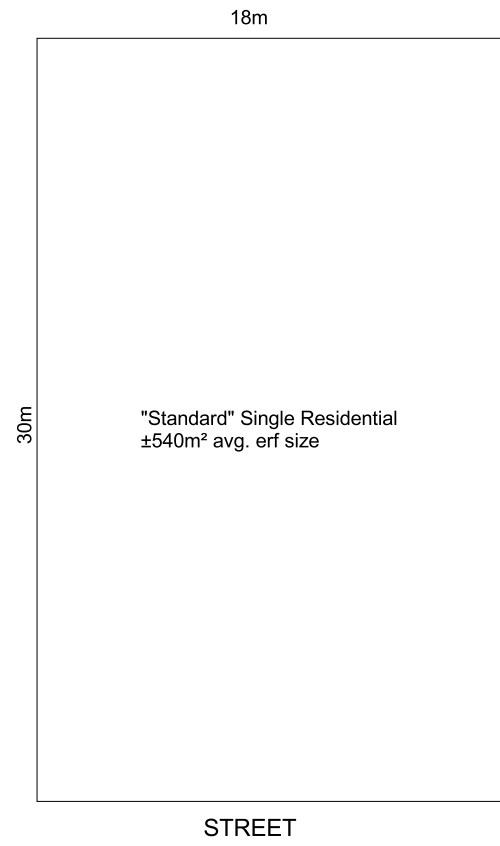
Design Guidelines

- Terrace Style
- Village Style



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Project	PARKLANDS PHASES 12 & 13	Proj. No.	Source: MLH CoCT SG
Drawing	VILLAGE & COTTAGE DESIGN GUIDELINES	Date January 2008	Figure: 1



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Project

Parklands Design Guidelines

Proj. No.

2001 566

Source:

MLH
MEAJV

Drawing

Comparative single residential erf sizes, building lines, access & parking conditions.

Date

January 2008

Figure:

2



Cottage Style Single storey



Cottage Style
- single garage, tandem parking
- no front wall



Cottage Style
- double garage
- solid wall on street



Cottage Style Double Storey semi-detached housing



Cottage Style
- double garage
- no front wall



Cottage Style
- double garage, but with central column breaking up the wide door facade.



Dwellings situated to the back of the property with solid wall on street boundary.



Dwellings situated on the front portion of the property, with gardens spilling out onto the street.



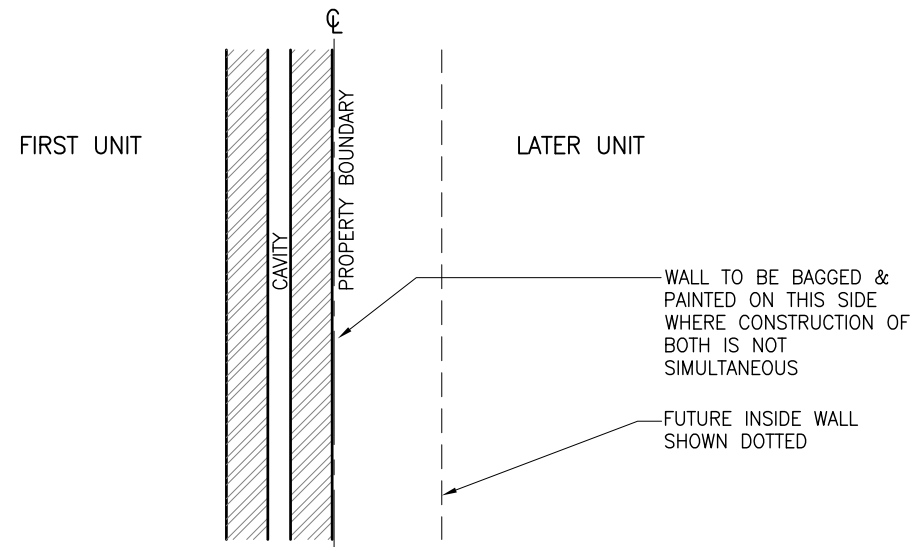
Terrace Style double storey



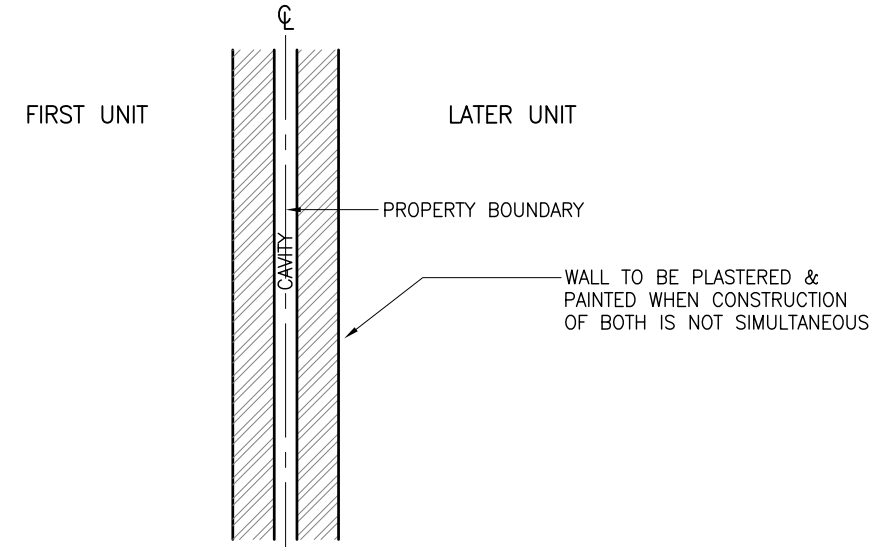
Terrace Style single storey



- Different architectural styles along a street length.
- Note bagged wall finish with plaster bands

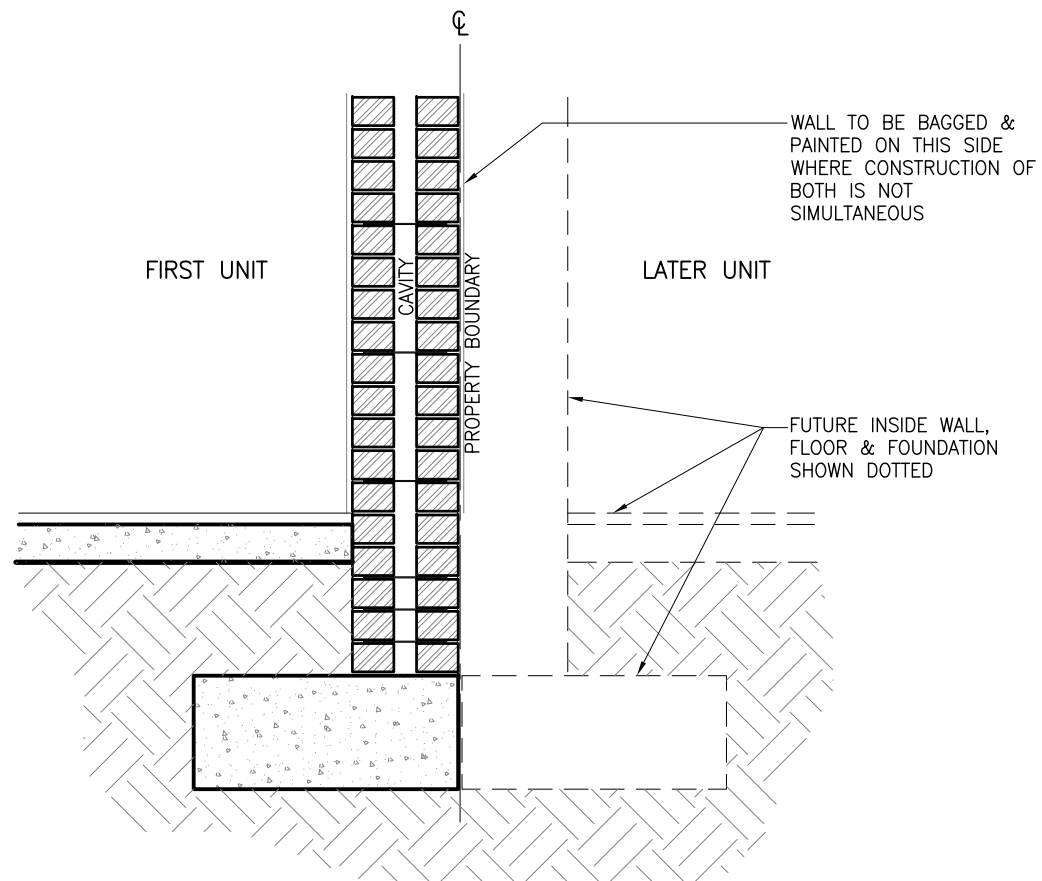


OPTION 1: PLAN
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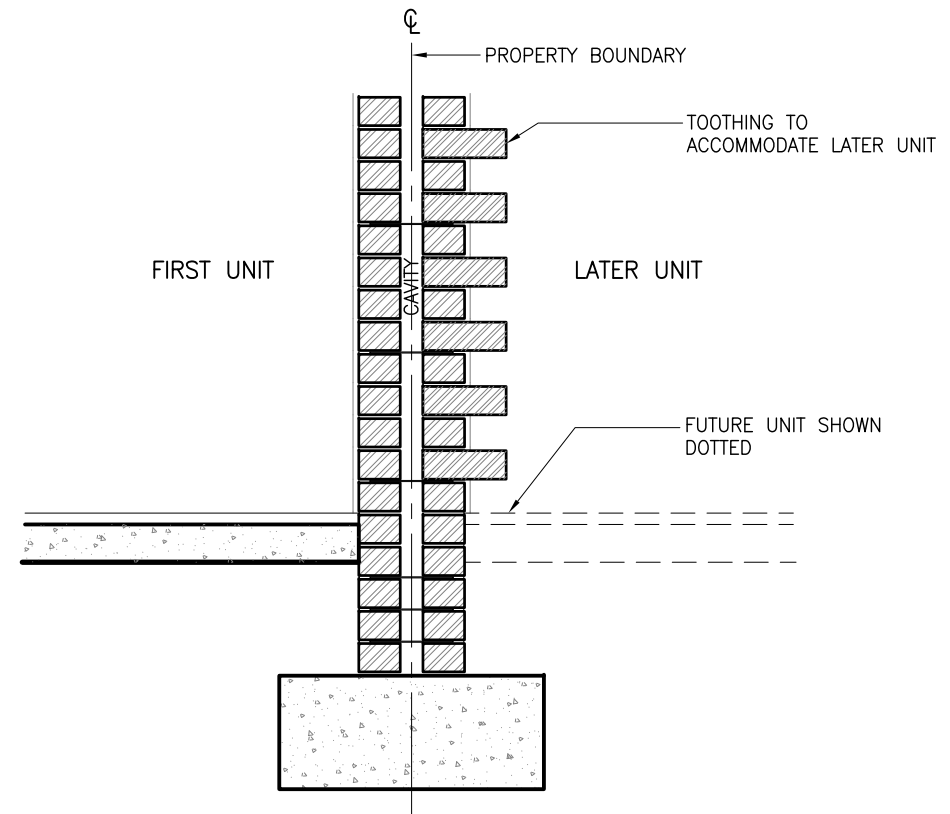


OPTION 2: PLAN
Not to scale

Note: Proposals indicative of cavity wall construction. The same principles apply to solid block or brick walls.



OPTION 1: SECTION
Not to scale



OPTION 2: SECTION
Not to scale

Note: Proposals indicative of cavity wall construction. The same principles apply to solid block or brick walls.

