



GENERAL RESIDENTIAL DESIGN GUIDELINE AND ARCHITECTURAL CONTROLS

September 2020

Revision A: May 2022

SANDOWN**GENERAL RESIDENTIAL DESIGN GUIDELINE AND ARCHITECTURAL CONTROLS****Revisions**

Revision	Description	Date
A	Reference open space requirements removed	25 May 2022

DEFINITIONS

In this document, the following words and expressions are defined as under:

Architectural themes	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.
Association:	Sandown Property Owners’ Association. (SPOA)
Bagged brickwork	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	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	Total extent of building works on the erf and includes the garage and other areas covered by a permanent roof structure.
The Guide	The General Residential Design Guideline and Architectural Controls imposed by The Milnerton Estates as the Seller and township developer of Sandown.
Deck	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.
DMS	The Local Authority’s Development Management Scheme as per the Municipal Planning By-law (MPBL)
General Residential (GR)	Refers to the definition and development parameters of the Municipal Planning By-law’s (MPBL) Development Management Scheme (DMS)
Garden Area	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.
Free Standing Dwelling	Dwelling not attached to any other dwellings on adjacent erven
Local Authority – (LA):	The City of Cape Town – Blaauwberg District.
Landscaping:	Means soft and hard landscaping, inclusive of lawns and planting.
Major Plan Forms	Main building/s (including roof) and include linking elements with balconies, pergolas and verandahs.
Minor Plan Forms	Elements attached to the main building and include connecting walls, stoeps, pergolas and verandahs and decks.
ME or the Seller:	The Milnerton Estates Limited (Co. Reg. No. 1897/000196/06), of 9 Church Square, Cape Town.

MPBL	City of Cape Town's Municipal Planning by-law 2015 as amended
NMT	Non-motorised transport
Property:	The immoveable property forming the subject matter as contemplated herein, being vacant land (an undeveloped site) to be developed in terms of the use rights afforded to the Property and in accordance with the Guide. The use rights afforded to each property will be recorded in the Agreement of Sale for that property.
Plaster band	A continuous projection of plaster of a particular width (not less than 100mm) around a window or door opening.
Stormwater Management:	Stormwater Management entails the holistic approach to treat runoff from impervious areas on a developed site so as to improve the quality and control the quantity of the final discharge to the Municipal storm water system in accordance with the requirements of The City of Cape Town's "Management of Urban Storm Water Impacts Policy".
SPOA	The Sandown Property Owners Association. All purchasers in the township of Sandown shall, upon registration of transfer of a property into their name, automatically become a member of the association and shall be bound by its Constitution.
Storey	The number of storeys in a building is controlled by the height limitation set by the DMS parameters for the particular zoning. The ground floor shall be the first storey and each floor thereon shall be the next sequential storey i.e. the second floor shall mean the second storey and the third floor shall mean the third storey, etc.
Review Committee:	The Sandown Design Review Committee hereinafter represented by MLH Architects and Town Planners. Contact 021-424-3210 / www.mlh.co.za

1.0 Function and Implementation of the Guide

The Guide outlines the envisaged character for the various General Residential properties, the purpose of which is to ensure a visually and functional acceptable built environment within Sandown.

The Guide and its contents are to be considered in addition to the City's MPBL, DMS as well as other policies (example but not limited to stormwater management, tall buildings, urban design, walling and fencing, signage) and the SABS Building Standards in pursuance of obtaining building plan approval

The Purchaser undertakes to comply with the Guide to ensure the development of the envisaged character and overall quality of the node or precinct within which the Property is situated.

Refer to **Figure 1** for the location of the General Residential erven.

2.0 Permissible Land Uses

The "General Residential II" zoning permits residential development as per the DMS. Densities and development form can vary, depending on their location, i.e. development can be either Group Housing at 35du/ha (not permitted in the Commercial Precinct) or multi-storey sectional title flats at higher densities. Refer to the DMS for development rules.

The Sandown Phase 1 C & D conditions of approval states the lowest density for General Residential within the Sandown Commercial Precinct to be 80du/ha, thus no Group Housing will be permitted within the Commercial Precinct.

The form of the development on a site will be agreed with The Milnerton Estates, the Sandown Design Review Committee and ultimately with the Local Authority.

Irrespective of the height stipulated by the DMS, General Residential buildings situated directly against single residential erven, or situated directly across the street from single residential units, are limited to 2 storeys.

Building Plans may not be submitted to the City without the endorsement by the Design Review Committee.

3.0 Typical Plan Approval Process (SDP)

For General Residential and in particular Group Housing, the City require a separate SDP approval process before building plans are to be submitted.

All development proposals are to be presented in sketch form before formal working drawings are presented to the Design Review Committee.

Once agreement is in place, prepare the SDP/building plan submission for DRC endorsement;

On approval by the DRC, submit endorsed drawings to the City for building plan approval.

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

4.0 Architectural Design Guidelines

The architecture for Sandown is envisaged as a contemporary style and to be visually different to the established styles in Parklands, Sunningdale and Rivergate.

Buildings should be clear in the way they address the streets, their orientation, the local micro-climatic conditions and their specific impact on the adjacent land uses, e.g. overlooking features and privacy of surrounding single residential, shadow line, views, etc.

Buildings should be designed so as to ensure an active and articulated façade towards the external public streets, e.g. incorporating overlooking features, such as balconies, should face onto abutting streets and public opens spaces and/or stormwater management ponds.

Whilst the by-law permits certain heights and coverages, General Residential buildings directly against single residential erven, or situated directly across the street from single residential units, are limited to 2 storeys.

4.1 Design Informants

- Adjacent to Single Residential pockets – 2 storey limit for the portion of General Residential situated directly against or opposite the street.
- Adjacent to Commercial pockets within the Commercial Precinct – heights of 3 – 4 storeys permitted.
- Prominent visual exposure to the main streets with active facades, i.e. inclusive of balconies.
- Specific site access points.
- Interaction with Public Transport function along main roads.
- Edge conditions – walling, landscaping

4.2 Design responses and opportunities

- Double storey at minimum as predominant feature in any general residential development.
- No back yard or storage features to face main roads.
- Appropriate refuse removal rooms incorporated into the design.

4.3 Architectural Design and Building Typologies

Revivalist or period architecture is not permitted.

A contemporary architectural style is strongly encouraged, i.e. typically metal sheet roofing without hipped design elements,

Consideration must be given to the specific context of the building, the particular land use or uses of the building and its orientation to the surrounds.

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 required 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
- Two-storey building height at minimum (predominantly in a development), and higher where permitted, such as away from single residential erven.
- Fragmentation of large buildings, horizontal as well as vertically.

4.5 Façade Fragmentation

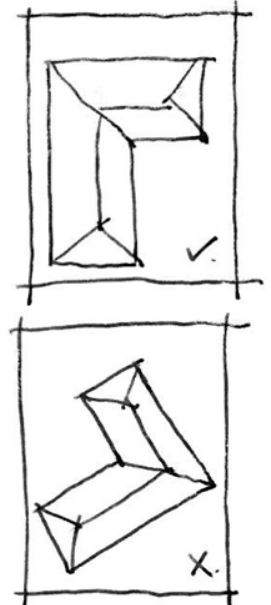
- The use of pergolas, decks, verandahs and eaves are required to articulate street facades.
- Vertical or horizontal offsets in wall surfaces
- Articulate details around doors and window openings
- Avoid long, repetitive, monotonous facades
- Reduce expansive roof designs

4.6 Building Orientation

It is imperative that the building sits comfortably within the boundaries and orientation of the site – creating courtyards and with a positive and articulated architectural presentation towards the main streets, parking and open space areas.

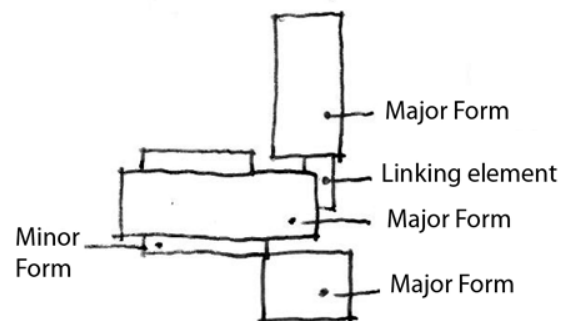
4.7 Roofing

- Metal roofing preferable.
- Hipped roofing permitted, but given the envisioned contemporary style, not preferable.
- Roof lines for large buildings to be broken up with variations in height, form or other articulations.
- No flat roof material to be visible from the street level of the property for garages constructed with flat or low inclined roof pitches.



4.8 Major roof forms

- Given the envisaged 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 or end profile 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 not permitted i.e. no mixing of roof-ends.
- 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 flat roof.



4.9 Minor roof forms: lean to, verandah, balcony & timberdeck

- 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 on the street facing elevation at first floor level.
- No balconies on common boundary with 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.

4.10 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.

4.11 Windows, Doors & Shading Devices

- Horizontal dimensions not to exceed vertical dimensions of window sashes / panes/
- Shading devices / overhangs are encouraged above large areas of glazing
- No fabric awnings are permitted.
- Consistent window proportions are encouraged.
- No mirror reflecting glazing

4.12 Fireplace Chimneys

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

4.13 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.

4.14 Braai facilities

- Where a built braai facility is to be implemented, the design and construction need to match the design of the main residential buildings.

4.15 Service & Refuse Yards

- Refuse and service structures to be situated close to access point, but discretely incorporated into the overall scheme layout.
- Structures must be architecturally compatible with the main building
- Yards to be screened by means of appropriate walling and landscaping
- If column and palisade fence is used on the boundary, a solid walled section must be incorporated between two columns to screen yards where yards are permissible.
- No refuse yard or yard used for the purposes of storage may abut residential properties

5.0 Building Materials

5.1 External walls:

Not permitted:

- Unpainted and/or unplastered, block or brickwork (other than bagged) or any other unfinished wall surface.
- External walling exceeding 9m in length without variation to wall finish by the introduction of a variation to the paint, recesses, buttresses, plaster bands or alternative acceptable finish as listed herein.
- Face brick construction.

Permitted:

- Plastered and painted, brick or block units
- Bagged brickwork or brickwork with cleanly raked joints, using clay brick modules not exceeding 230mm long by 120mm high, such brickwork is to be painted.

- A combination of the above acceptable finishes permitted, but to be verified during design process.
- Authentic hand-packed stone wall cladding as feature architecture, but not to exceed 15% of the wall surface area.
- 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.
- Where bagged finish is used, all external door & window openings to have plastered lintels.

5.2 External cladding

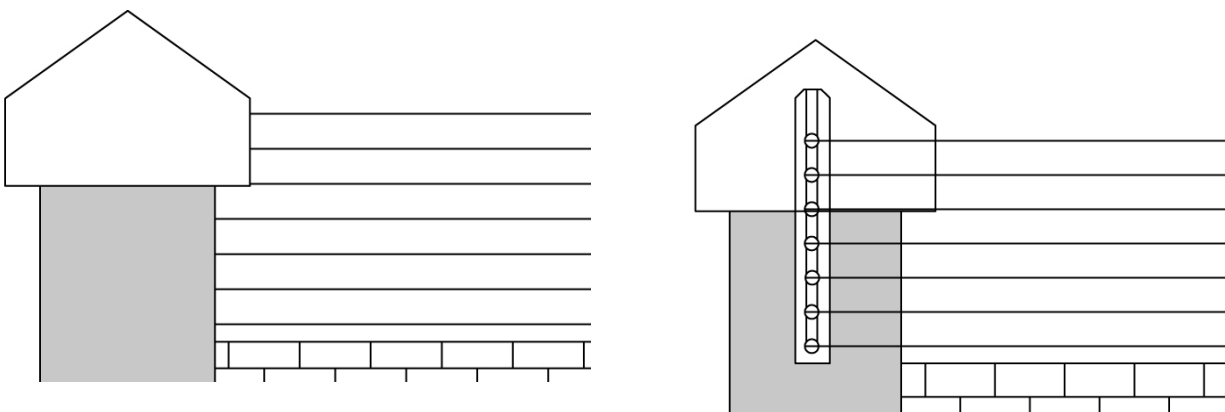
- Avoid long, stark and uninterrupted cladding panels with continuous vertical seams.
- Incorporation of other building materials is encouraged
- Cladding material can be fibre cement or factory painted steel, flat or corrugated sheeting. No timber cladding permitted.

5.3 Paint Colours

- All colours including white and off-white flowing into natural warm earth tones, excluding extremely bright & dark hues, can be used as the predominant colour
- Brighter and darker hues can be considered as contrasting colours for prominent design features on buildings
- Contrasting colours should be used for small areas (<15% of the wall area on that elevation) for accent only

5.4 Security

- External security bars not permitted.
- Design should be restricted to simple geometric vertical and horizontal metal bars
- The maximum height of electric fence permitted is 450mm above the height of boundary walling or fencing
- Razor wire, barbed wire, glass shards or any other form of wall security not permitted
- Electric fencing to be vertically aligned with the wall, i.e. not permitted to extend outward at any angle over the street boundary. Fixing brackets to be concealed from the street elevation, see right hand side image below.



5.5 Signage

- Signage may only be erected in accordance with the Local Authority's by-law.
- Development signage is to be erected during the construction stage in accordance with the Local Authority Signage by-law and is to be removed upon completion of the development / on the issuance of an occupation or equal certificate.
- In addition to the terms laid down in the Local Authority's by-law, all other signage may only be erected after written authorization has been obtained from the Review Committee and the SPOA.

Generally:

- No 3rd party advertising signage or boards permitted.
- Individual signage boards to be fixed to a masonry wall.
- No free-standing signage permitted.
- No artwork to be painted on roofs, boundary or building walls
- Signage to the boundary walling will only be permitted at the entrance or gateway providing access to the property.

5.6 Screening of Rooftop Equipment: air-conditioning, solar panelling, hot water systems, etc.

- No mechanical equipment, air conditioning, hot water systems, antennae or satellite dishes shall be erected on the face of any building fronting onto the street boundary.
- Television, electrical antennae (where applicable) or satellite dishes shall be placed at the side or the rear of buildings and in such a position that these are least visible from the front or any street boundary.
- Solar panels should be flush mounted with the roof with the associated storage / heating cylinders accommodated within the roof space and / or below the roof and out of sight.
- Solar panels mounted on flat or low incline roofs to be screened from street level.
- Air conditioning condenser units to be placed on the ground and to be screened by walling/landscaping
- All pipe work to be concealed/internalised.
- Surface wall mounted air conditioning units acceptable providing these are flush mounted with external facing grills finished to match either external paintwork or window frames.

5.7 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 and concealed as far as possible.
- Security flood lights must be downward orientated and must be controlled with a motion sensor activated system.

5.8 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

5.9 Walling and Fencing, incl. electrical Fencing

- An open and permeable walled edge is required with the streets so as to establish a pedestrian friendly perimeter.
- Soft and hard landscaping along the street edge is required.
- Electric fencing anchor posts or brick/blockwork piers are to be extended to discretely accommodate electric wiring.
- 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.
- Razor wire, barbed wire or glass shards not permitted.
- Precast concrete fencing is not permitted.

5.10 Energy Efficiency

Building designs should integrate energy efficient features into building design. The use of the following features are required:

- Buildings to be designed and positioned to make maximum use of natural energy (solar, wind) so as to minimise the usage of artificial lighting and mechanical air conditioning.
- Internal systems to adhere to energy efficient design principles regarding lighting, the use of energy, waste disposal, grey water systems, permeable paving.
- Features for natural lighting must be an integral part of the roof and wall design.
- Window louvres and double-glazing.
- Solar powered hot water systems.
- The capture of rainwater and grey water for irrigation and industrial purposes.

6.0 Landscaping Controls

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

6.1 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.

7.0 Site Development Plan requirements

With the presentation of the Site Development Plan to the MEAVJ and the PHOA for approval, the following elements must be included and clearly illustrated on a scaled plan.

- Presentation must be at a workable scale of 1:200, 1:250, 1:500, 1:1000, 1:2000 or 1:2500 including a north point and scale bar.
- Fully dimensioned and a co-ordinated site plan based on a land surveyor's diagram. Adjacent erven and erf numbers to be indicated.
- Land Use table indicating no. units, no. of parking bays, break-down of unit sizes, types, open space provision, refuse bay, etc.
- Locality Plan.
- Servitudes.
- Ground floor levels.
- Signage.
- Access points.
- Refuse room and refuse parking bay.
- Mailboxes.
- Parking and vehicular movement.
- Visitor parking, including a section in the table indicating the number of bays required & provided.
- Building lines.
- Footprints of housing units and other buildings.
- Sections and Elevations, specifically from the street.
- Roof pitches and material.
- Building specifications including doors and fenestration, wall finishes and detailing, paint colour.
- Private open space area per unit for Group Housing units.
- Communal Open Space extent, location and play equipment, including a section in the table indicating the communal space required & provided.
- Perimeter walling - design specifications and height.
- Landscaping details - hard and soft including plant species list.
- Lighting.
- Engineering details – sewer, water and stormwater.