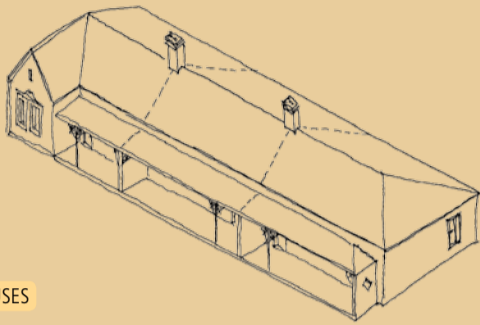


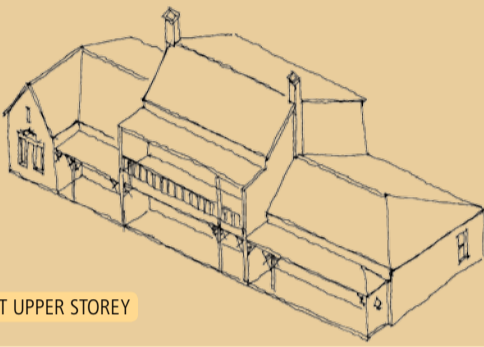
CROSS-SECTION SHOWING HOW THE NEW ADDITION FOLLOWS THE ORIGINAL HOUSE



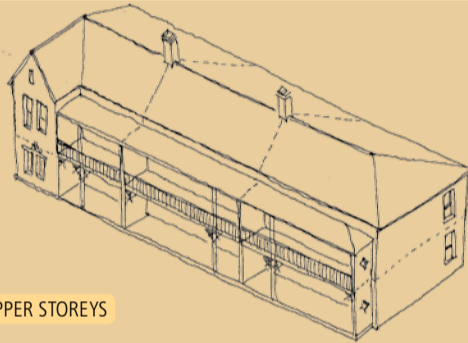
ORIGINAL ROW HOUSES



ADDITION OF FIRST UPPER STOREY

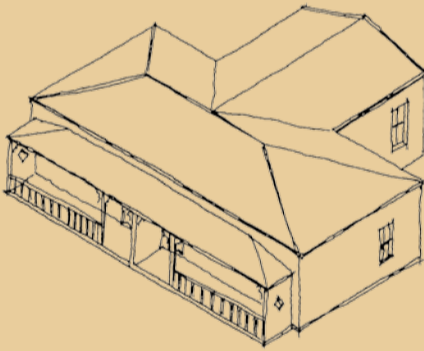


ADDITION OF ALL UPPER STOREYS

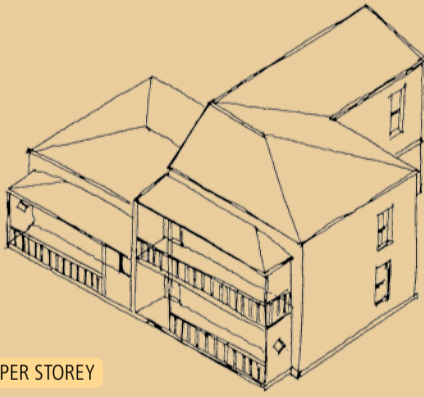


DIAGRAMMATICAL ILLUSTRATION FOR THE ADDITIONS OF A DOUBLE STOREY TO ROW OF HOUSES, ONE OF WHICH HAS A GABLE END

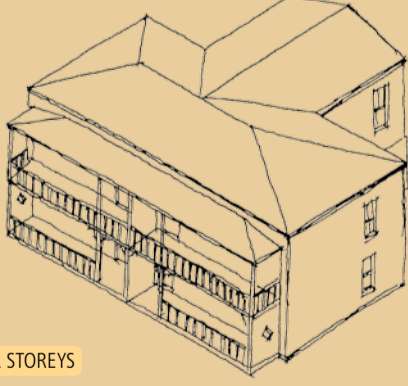
ORIGINAL HOUSE



ADDITION OF FIRST UPPER STOREY



ADDITION OF BOTH UPPER STOREYS



DIAGRAMMATICAL ILLUSTRATION FOR THE ADDITIONS OF A DOUBLE STOREY TO A SEMI-DETACHED HOUSE

REQUIREMENTS FOR PROPERTY OWNERS

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local Planning and Environment office and particularly with the Heritage Resources Section, who will advise you about any regulations or laws that might impact on your proposed building work.

The officials of the Heritage Resources Section also advise architects and designers on appropriate designs for Heritage Areas and historic buildings. Other Heritage Advice pamphlets in this series include:

- Heritage Resources, 2 Heritage Areas, 3 Cultural Landscapes and Historic Vegetation, 4 Design Guidelines for a Heritage Context, 5 Boundary Enclosures in Heritage Areas and to Historic Buildings, 6 Garages and Carports in Heritage Areas and Historic Buildings, 7 Roofs in Heritage Areas and of Historic Buildings, 8 Security in Heritage Areas and for Historic Buildings, 9 Langa Heritage, 10 Company's Gardens, 11 Alterations and Additions in Historic Residential Areas (Woodstock, Salt River, Observatory and Wynberg East), 12 Guidelines for work in St. James & Kalk Bay Heritage Area, 13 Guidelines for work in Bo-Kaap Heritage Area, 14 Guidelines for work in Bungalows' Heritage Areas, 15 Guidelines for work in Mamre Heritage Area, 16 Philippi Heritage Information Brochure

- The new second floor must be built up on the main exterior walls and not substantially change the footprint of the original house or building.
- Any new second floor flat-roofed back extension must match the existing.
- The existing stoep or verandah must be retained - the roof should be removed and replaced with a timber deck.
- The new verandah on the second floor is to be similar in design to existing, but preferably simplified.
- The size, material, proportion and position of doors and windows are to correspond with the original items.

Roofscape

The shape of the roof is a very important element and contributes significantly to the character of the areas.

- The new roof shape should be similar as the original roof.
- The new roof should have the same pitch as the original roof.
- The new roofing material should be similar to original roof, i.e. corrugated iron, tiles, etc.
- The new roof's edge detailing is to be similar to the original roof edge design, e.g. size and type of barge boards, gutters, etc.
- Existing chimneys are to be extended and should match the original one in materials, size and plaster moulding.
- Any new flat-roofed back extension is to match the existing.
- Moulded parapets and similar roofing details should be carefully considered. This must be carefully discussed with the HRS official to avoid any loss or damage.

Verandahs and stoeps

- The existing stoep or verandah must be retained.
- Verandahs can either be extended upward in a similar manner using similar materials (but preferably simplified), or
- the new second floor does not have a verandah. Windows should be placed in positions that correspond with openings on ground floor.
- The new verandah roof to match existing in size, materials and details.

Building details

The details of the buildings are as important as the overall form of the house.

Walls

- New walls are to be plastered brick and painted to match with existing.
- The original texture of the walls should be used for any new addition.
- Unplastered, or face brick walls are not appropriate and will not be permitted.

Windows and doors

- The size, material, proportion and position of doors and windows are to be matched with the original items.
- Old windows and doors should be repaired rather than replaced.
- New windows should preferably be timber and varnished or painted depending on the original treatment.
- Any steel windows are to be similar in proportion and size to existing.
- Horizontal or round windows should not be used.
- Sliding doors and anodized aluminium doors and windows are not to be used on the front façades.
- Original plaster mouldings and quoins around window and door openings are to be retained.

STANDARD TYPES OF BUILDINGS AND SPECIFIC GUIDELINES

Row Houses

Single-storied row houses are one of the most common types of houses to be found in these areas. Floor plans are generally very similar, with variety evident in different roof designs and architectural details.

- Double-pitched roofs with gables over a pair of entrance doors
- A similar gable must be built at the same position on the new roof.
- Double-pitched roofs with attached verandah
- The roof shape must be similar to the original
- Parapet-wall row houses with stoeps
- The front wall must also terminate in a new parapet with simplified cornice plaster mouldings. Stoep can be extended into a double storey verandah.
- Pitched roofs with returned gables at the end of rows with verandah in between
- New end gables should also terminate these row houses.

Semi-detached Houses

After 1915 semi-detached and individual houses became increasingly popular, especially in Observatory and Wynberg East. In these houses, two dwellings share a common "party" wall. Again the plans are very similar with different roof construction.

- The different roof shapes described above apply to semi-detached houses.

Individual Houses

- The different roof shapes described above also apply to individual houses.

Single-storied houses with incorporated verandah under main roof

- The second floor should architecturally respond with either another verandah or with glazed openings that correspond to the verandah.
- The existing incorporated verandah often had pre-cast concrete columns. These must be retained and cannot be enclosed with brickwork.

Corner Shops

These buildings have played a significant part in the history and community of these historic areas. Many have architectural elements and detailing that is significantly different to the houses and therefore are important urban buildings.

- These buildings should remain business premises; their conversion to residential is problematic due to the closeness of the streets, corners, etc.
- Extending these building by another floor could compromise detailed plaster moulding, etc. These have intrinsic architectural value and any work on these buildings have to be carefully discussed with the HRS.

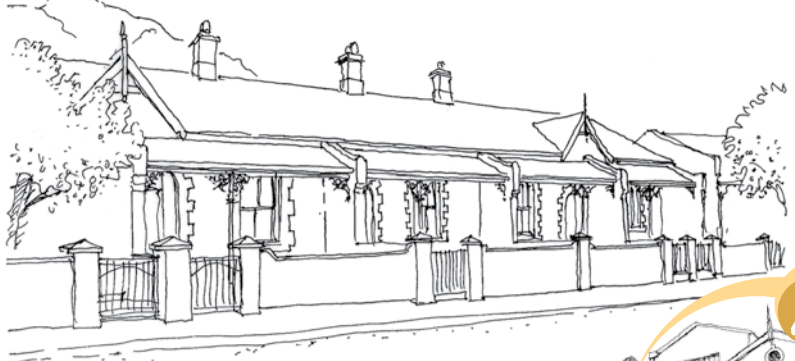
New Buildings

New buildings are to blend into the streetscapes and be sympathetic to their historical neighbours as well as complement the character of the area.

- Siting of the new building should follow its neighbours, repeat patterns such as uniform set-backs, boundary wall height, front gardens, etc.
- The building form should be of a similar nature, so that the new building will not over power or in any way detract from the historic area.
- The height should be similar to the neighbours. Three storey buildings are not part of this heritage.
- Building materials should be similar; i.e. plastered and painted walls, corrugated iron or tiled roofs, etc.
- The roof shape or silhouette should emulate those of adjacent buildings.
- There are strong architectural "rhythms" in these historic areas; these are repetitions of similar elements in similar positions such as doors, windows, verandahs, etc. and are to be incorporated into the design. The windows and doors should be the same size and scale as its historic neighbours.



HISTORIC STREETSCAPE WITH SINGLE-STOREY ROW-HOUSES. REPETITIVE ELEMENTS SUCH AS SIMILAR GARDEN GATES, VERANDAHS, GABLES, ETC. CONTRIBUTE TO THE QUALITY OF THE AREA



INAPPROPRIATELY LARGE & INSENSITIVE ROOF ADDITION – NEGATIVELY EFFECTING CHARACTER OF HOUSE AND STREETSCAPE



TRADITIONAL CORNER SHOPS WITH COLUMNED VERANDAH ARE IMPORTANT BUILDINGS, CONTRIBUTING SOCIALLY AND PHYSICALLY TO THE URBAN CHARACTER



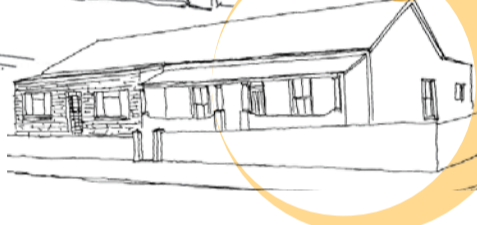
OLD CORNER SHOP NEGATIVELY AFFECTED BY STOEP ENCLOSURE. WINDOWS AND DOORS INAPPROPRIATE



SYMPATHETIC AND APPROPRIATE SECOND FLOOR ADDITION TO A HISTORIC HOUSE RETAINS THE CHARACTER AND SCALE OF THE ORIGINAL HOUSE



HISTORIC ROW-HOUSE NEGATIVELY AFFECTED BY UNSYMPATHETIC CHOICE OF MATERIALS AND ENCLOSURE OF VERANDAH



WELL PRESERVED HISTORIC STREETSCAPE OF HIGH QUALITY: SOME ENVIRONMENTS ARE ARCHITECTURALLY TOO IMPORTANT TO ALLOW ANY MAJOR ADDITIONS OR CHANGES



HISTORIC STREETSCAPE CHARACTER DRASTICALLY AFFECTED BY OUT OF SCALE ADDITION AND BUILDING IN PART OF VERANDAH FOR GARAGE



GARAGES TUCKED ONTO THE SIDES OF HISTORIC HOUSES, RETAINING FRONT GARDENS



GARAGES AND CARPORTS BUILT IN FRONT OF HISTORIC FACADES AND ONTO FRONT GARDENS CREATE HOSTILE STREET ENVIRONMENTS AND DESTROY HISTORIC AREAS



NEW BUILDINGS FOLLOWING HISTORIC PATTERNS SUCH AS SIMPLE BUILDING FORMS, LOW-SCALED, CLOSE RELATIONSHIP TO STREETS, REPETITIVE ARCHITECTURAL ELEMENTS, ETC.



NEW BUILDING IGNORING SPECIAL CHARACTER OF HISTORIC AREAS AND DOES NOT ATTEMPT TO BE A "GOOD NEIGHBOUR"



INTRODUCTION

This Heritage Advice pamphlet will provide guidelines to assist owners and designers when planning new additions and extensions to existing historic buildings while ensuring that their architectural value and contribution to historic areas is retained. In particular, these guidelines refer to semi-detached and row houses.

The City is receiving a large number of applications to extend buildings in Heritage Areas of the City. These areas include Woodstock, Salt River, Observatory and Wynberg East. A particular aspect of this trend relates to applications to convert single storey houses to double storeys. These houses were built in the nineteenth or early twentieth century and are often excellent examples of housing and urban spaces from that period.

MANAGEMENT REGULATIONS

These Heritage Areas are protected in terms of the National Heritage Resources Act of 1999 as well as the City's Zoning Scheme. At local government level, the Zoning Schemes applicable to particular parts of the City define property rights and areas of special character. In Heritage Areas, the City of Cape Town Zoning Scheme, Section 108, provides for the management of new development work, alterations and additions to the historic built fabric as well as the protection of mature vegetation such as trees and hedges. All work in these areas need the consent of the Heritage Resource Section of the City of Cape Town.

Most of the houses and buildings in these Heritage Areas have been graded according to the City's grading criteria. (see Heritage Advice pamphlet no. 2)

- The Heritage Areas have a wide range of graded heritage buildings. These range from imposing villas to well preserved Victorian cottages, or other row-houses that are contextually significant and contribute to the streetscape and character of the area.

All plans are assessed by a specialist architectural consultant working within the Heritage Resource Section (HRS) of the local municipal office. It is advisable to submit a sketch plan and photographs of the site and context prior to preparing submission drawings so that recommendations can be incorporated into the final drawings.

- It is important that the intrinsic architectural value of a house is retained and not destroyed by insensitive alterations and additions.
- Major changes, such as adding a second floor have a substantial impact on the house, its neighbours, the streetscape as well as the Heritage Area in general. They therefore need to be carefully designed by the owner and designer to ensure that the addition will not be detrimental to the character of the building and the area.

For further information regarding Heritage Areas and resources, please refer to the other Heritage Advice Pamphlets, e.g. No. 1 and No.2. and No.4, etc.

THE ARCHITECTURAL DEVELOPMENT OF THE AREA

The development of all these Heritage Areas employed a consistent building form by following a few standard types of building. The limited range of building types is partly due to the speculative nature of development in the area and the prevailing approach to building. This used to standardise both the plan arrangements and the architectural details. This approach led to a sense of urban continuity and unity but at the same time did not lead to a monotonous environment, as different builders using a variety of different solutions for various details and elaborating different elements, especially the roofs.

There were a range of 'patterns' used, including the detailing of verandah roofs and their supports, plaster finishes, door and window types and the treatment of boundary walls. This consistent way of building is still very characteristic of all of these areas and is an important aspect in retaining this historic character.

GUIDELINES FOR ADDITIONS IN HERITAGE AREAS

Listed below are architectural issues that the designer needs to address to ensure that the new addition will be compatible with the historic character of and contribute to these areas:

The Streetscape

The historic character of these historic areas depends on a few basic architectural elements. These often deal with how the buildings interact with the streets and public spaces. This includes boundary walls, gates and paths, front gardens, stoeps and verandahs, front doors of the houses, as well as the houses themselves. The repetition of these building forms and architectural elements all assist to make these areas special and memorable places. It is also important that visual vistas are maintained and reinforced.

Boundary walls and gardens

- Historic boundary walls to be retained or repaired to their original condition.
- Extended or new boundary walls are to be a maximum of 1,8m high but cannot be solid – the top half is to be permeable with either metal palisade or timber fencing to allow for views and better security.
- New walls are to be articulated with plaster mouldings and the piers are to have cappings that are similar to existing ones in the area.
- Old cast iron railing could be re-used
- Exposed face brick or pre-cast concrete walls are not allowed.
- Retaining or replanting gardens will add a green space between the house and road, adding a soft edge to the streetscape.

Verandahs, stoeps, entrances and steps

Verandahs and stoeps are important elements of many of these houses and are major contributors to the character of the streetscape. They assist to retain the historic character as well as provide an important interface between the public street and the privacy of the houses.

- When planning additions, verandahs and stoeps must be retained.
- Verandahs cannot be removed to provide parking space.
- They cannot be enclosed for living space with solid brick walls. They should only be enclosed with lightweight structures using glazing and timber. This must be carefully designed to retain the verandah's character.
- If the structure is unsound or missing, the verandah should be rebuilt in a similar manner. Retain and re-use any original materials and architectural features such as handrails, balustrades, cast-iron columns and brackets.

Garages, carports and off-street parking

The provision of parking, both on and off streets, in many of these areas is often difficult to provide.

- Garages or parking to be located at the back of houses if possible.
- Garages or carports are not to be positioned in front of the house façades.
- Where garages can be built, they must be constructed from brick and plastered with appropriate mouldings to match existing house.
- Garage doors are to be timber with either vertical or horizontal slats (no diagonal slats), or aluminium. Maximum width is standard 2,44 meters.
- Double garages are generally not permitted; tandem garages can be allowed if they fit along the side of the house.
- Garages or carports cannot be built into the structure of an existing house.

Parking bays

- If there is a minimum of 4,5m between the boundary and the house, a parking bay with a gate could be provided.
- Carport structures in front of historic houses are not permitted unless they are very carefully designed and with HRS consent.
- New opening must be kept to its maximum of 3m. Boundary wall edges must be restored to accommodate the opening.
- If the parking space is to occupy a part of the garden, the surface material could be open blocks with grass planted into them. This allows the space to remain green while also providing parking.
- No mature trees or hedges can be removed to accommodate parking

THE HISTORIC BUILDING FORM: How to add a second storey

The overall shapes or forms of houses and shops have a great impact on the quality of streetscapes, particularly in historic areas. In summary the following main guidelines apply to all additions listed below:

- It is important that the existing form of the original row-house is maintained. This will allow neighbours to also add a second floor when everyone follows the same set of rules. The end product will be a harmonious building that will increase the value of all the houses as well as contribute to the Heritage Areas.
- To retain the existing house shape, no additions should extend toward the street by closing up, or building upon & incorporating stoeps or verandahs.