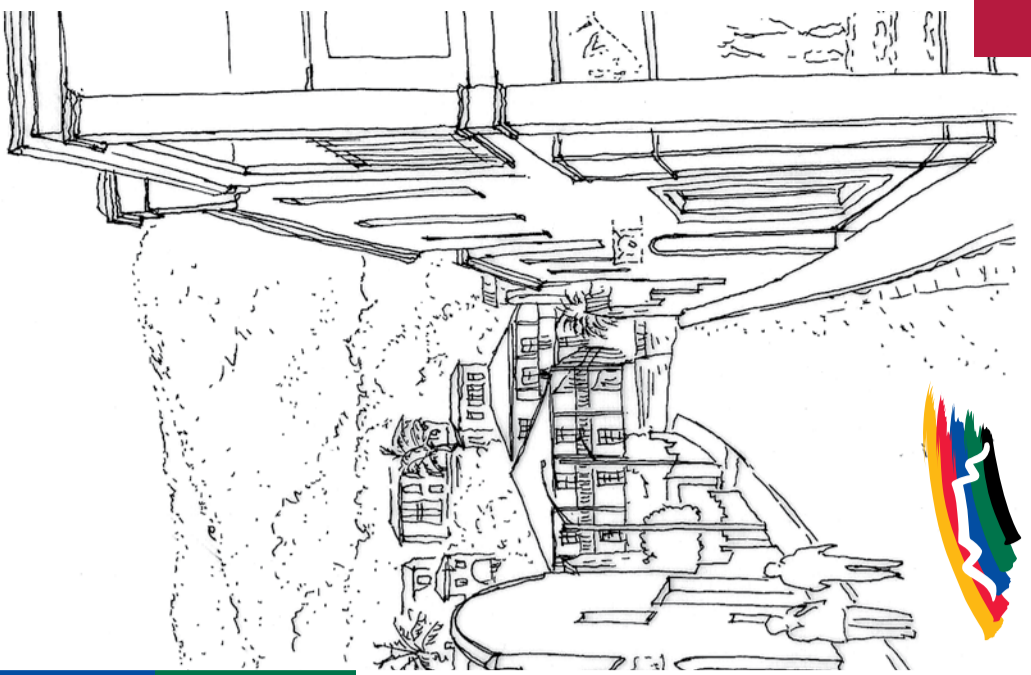


GUIDELINES FOR WORK IN ST. JAMES & KALK BAY HERITAGE AREA

12

City of Cape Town Heritage advice pamphlet 12

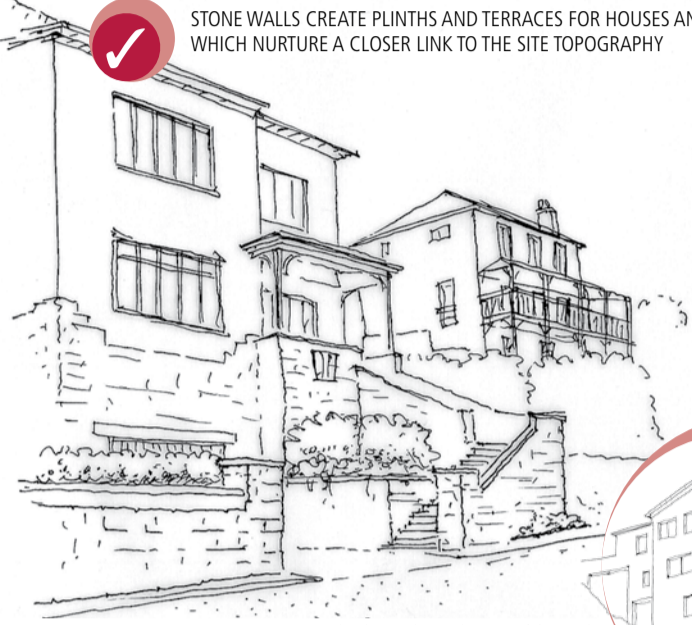


STREETSCAPE AND BOUNDARIES

ARCHITECTURAL CHARACTERISTICS: BUILDING FORM



STONE WALLS CREATE PLINTHS AND TERRACES FOR HOUSES AND GARDENS WHICH NURTURE A CLOSER LINK TO THE SITE TOPOGRAPHY



LACK OF ARCHITECTURAL SCALING DEVICES CREATES INAPPROPRIATELY LARGE BUILDING WHICH OVER-POWERS NEIGHBOURS AND CONTEXT



Sites and Building Form

Most even in the Heritage Area are rectangular in shape. This is derived from the historic grid-iron pattern of sub-division. The predominant building form is a simple narrow rectangle with attached verandahs or stoeps. The houses are almost always situated parallel to the boundaries.

Usually the buildings have used the steep slope positively in some way, e.g. with terraced gardens or patios. Building cross sections are typically about 6m wide. This pattern of development unifies the area.

The traditional response to the sloping topography of the area has been to cut and fill and make use of retaining walls. This has led to buildings stepping down the slopes and is a key feature of the area.

Generally buildings are visually and architecturally "grounded" by the use of masonry or stone plinths. The use of stilts or open columns on the undersides of buildings in the Heritage Area is inappropriate and will not be permitted.

- New sub-divisions should complement the overall grid-iron pattern.
- Any addition or new building should be made up of simple rectangular forms, firmly rooted to the ground and orientated parallel to property boundaries.

Character of Streetscape

The streetscapes, the relationship between streets and the buildings, vary according to the immediate context. The closer to Main Road, the denser and more urban the streetscape becomes. The further one moves up the slope, the setbacks of the buildings from the street become larger with terracing and the gardens become more dominant elements in the streetscape.

- The interface between buildings and the streets, including set-back distances, scale and design of boundary walls, verandahs and balconies all need to be retained or incorporated into new designs to ensure that there is a continuity of the historic streetscape.
- The existing streetscape should be used as precedent when designing any alteration or new work that will impact on the street edge.
- Important visual vistas are to be maintained.

Scale and Massing

Scale is the relationship between the size of a building, its details of construction and the human being. It is also the relationship between the building and other buildings and spaces around it.

- Additions should be of a lesser scale to the main building. New buildings should be of a similar scale to the older ones in the area.
- Although there are some very large buildings in the Heritage Area, most are quite small. Many of the buildings have been enlarged by small incremental additions over many years. The complexity this has created is an important characteristic and could be a design generator in new designs.
- New buildings, unless quite small, should be made up of small elements articulated to reduce the scale and mass of the building and minimise visual impact.

Roof Design

The existing roofscape contribute greatly to the character of the Heritage Area. Any new roofs are to be sensitive to this and contribute to the historic character. They must be carefully considered and designed as the buildings can often be viewed from above (e.g. from Boyes Drive), from below (Main Road) as well as from a distance (from sea, harbours & beaches).

The predominant roof design is simple double-pitched roofs in combination with lean-to roofs. Hipped, tiled roofs and dormer windows are also common.

Large, low-pitched or flat roofs, barrel-vaulted or barn-like roofs are considered inappropriate and will not be permitted.

Proportion, Windows and Doors

The relationship between the height and width of a building and the height and width of the elements such as windows in the façades is an important design consideration.

Windows and doors have predominantly vertical proportions in the Heritage Area even though the buildings vary enormously in architectural style. This also creates a visual unity and should be respected in alterations, additions and in new buildings.

- New buildings should respect the proportions of surrounding older buildings.
- When altering an existing building or making additions, the proportions of the original windows and doors must be respected.
- Large openings such as sliding doors should be avoided unless they are screened by verandahs or pergola/sunscreen structures.

Materials and Colour

Traditionally, building materials in these areas needed to be durable and corrosion-resistant due to the atmospheric conditions. Typically for the area, rough cut stone, painted plastered walls and some timber elements are the dominant building material.

Care should be taken in the choice of the materials and colours of the roofs and walls to ensure that they blend with other buildings on the site, surrounding area and the natural environment.

- Following are some suggested materials for different elements:
- roofing materials should be slate, tile, thatch, or Victorian profile corrugated iron
- roofing material colours should be dark grey/black or terra-cotta
- walls are to be plastered brick and preferably painted a light colour. Some corrugated iron or timber lapping elements could also be introduced for different textures and help to reduce scale
- natural stone (which could be obtained from the site during construction) can be used for plinths, retaining-, terracing- and boundary walls as well as for paving.

Boundaries and Security

A wide range of boundary enclosures has been used in the Heritage Area. There are some fine examples in stone, plastered and moulded masonry and metal railings. Hedges and wooden fences are also very common and contribute positively to the special character of the areas.

- Preferred boundary enclosures are partially solid, i.e. brick or stone walls, surmounted with a more permeable enclosure (railings or fencing).
- High, solid boundary walls are not supported as they are atypical and degrade the character of the area.
- Sensitively detailed electrical fencing and infra-red laser beams can be unobtrusively used and are supported by the HRS.
- Burglar bars should be placed on the inside of the windows or, failing this, should be carefully designed and placed within the outside reveal. "Spanish" - type burglar-proofing is not supported.
- Care is required in the design of boundary enclosures and security measures to ensure that they assist in retaining and enhancing the character of the Heritage Area. (see Heritage Advice Pamphlet No. ...)



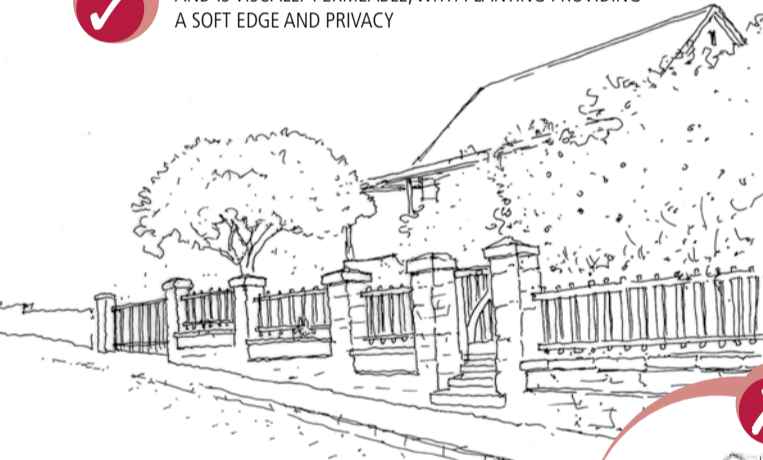
ROOFS ARE ALSO VIEWED FROM ABOVE: SIMILAR SCALED ROOFS USING SIMILAR MATERIALS ARE IMPORTANT TO MAINTAIN THE CHARACTER THE AREA



INAPPROPRIATE ROOFING DEVICE WILL HAVE A NEGATIVE IMPACT ON THE AREA



BOUNDARY WALL STEPS WITH SLOPE, USES DIFFERENT MATERIALS AND IS VISUALLY PERMEABLE, WITH PLANTING PROVIDING A SOFT EDGE AND PRIVACY



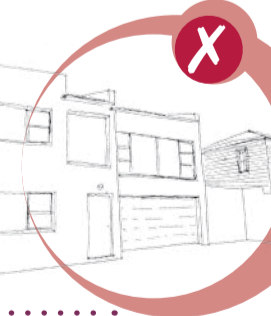
LARGE RETAINING WALLS ARE OUT OF SCALE AND NOT IN CHARACTER WITH CONTEXT



THORNY HEDGES ENSURE SECURITY WHILE CREATING A SOFT EDGE TO STREET AS WELL AS PROVIDING PRIVACY FOR HOUSE



FRONT GARDEN IS LOST TO PROVIDE ONLY FOR PARKING, CREATING HARD INTERFACE TO STREET



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:

- 1 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 Area Brochure



HOUSES ON MOUNTAIN SLOPES SET WITHIN EXTENSIVE VEGETATED AREAS



SIMILARLY SCALED ONE AND TWO STOREY BUILDINGS CONTRIBUTE TO THE DENSE URBAN CHARACTER ALONG AND BEHIND MAIN ROAD



STONE TERRACES ON SLOPES CREATE PLINTHS FOR HOUSES AND GARDENS



HOUSE EXPLOITS VIEW TO SEA AND ALSO HAS NORTH-FACING TERRACE FOR SUN AND WARMTH



APPROPRIATELY SCALED HOUSES AND ROOF-SCAPE PRESERVE THE IMPORTANT ASPECT OF THE NATURAL VEGETATION ON THE SLOPES



STEEP PEDESTRIAN STEPS ARE A UNIQUE FEATURE OF THIS AREA AND ACT LIKE "GREEN FINGERS", CONNECTING MAIN ROAD WITH BOYES DRIVE



## INTRODUCTION

Heritage Resources is a broad concept and can include many traditional and cultural resources inherited and valued by society. The notion of curatorship is central to the conservation of heritage resources in order for one generation to pass down what they value to the next.

## APPLICABLE MANAGEMENT LEGISLATION

Most of Kalk Bay, St. James and Muizenberg are a proclaimed Heritage Area. Heritage areas are protected by law at local, provincial and national government levels. The City of Cape Town's Zoning Scheme Section 108 provides for the management of new development, alterations and additions to the historic built fabric as well as the protection of mature trees and hedges. Any building work must comply with the Zoning Scheme (Section 108) and make a positive contribution to the historic character of the area. It also requires consent from the Heritage Resource Section (HRS).

Any work to buildings older than 60 years or applications for demolitions also require the consent from the provincial authority, Heritage Western Cape.

The purpose of these guidelines is to inform owners and designers about the valued qualities of the area, and provide information about the types of physical changes that are likely to be approved by the local authority. In addition, these guidelines help ensure that the local authority itself is consistent in its management of the area in terms of assessing the plan applications.

### Submission of Plans

All plans are assessed by specialist architectural officials working within the HRS of the local Municipal Office (Plumstead). It is advisable to submit a sketch plan and photographs of the site and any existing buildings as well as neighbouring buildings prior to preparing working drawings so that recommendations can be incorporated into the final submission.

### Designers

A fine level of architectural detail generates much of the character in a Heritage Area. It is therefore a requirement that plans are properly detailed and presented at a scale that clearly demonstrates the intention of the designer with respect to materials used and architectural detail.

Achieving the required details and aesthetic effect on site requires careful supervision. For this reason the HRS recommends that work in a Heritage Area be carried out by a registered architect or properly qualified architectural technician who is able to provide the owner with the necessary quality of design and control on site.

## ENVIRONMENTAL CHARACTERISTICS

The dramatic natural landscape plays an important role in shaping this Heritage Area and should inform how to build in this environment.

### Topography, Retaining Walls and Terracing

Sites in this area are generally sloping, some very steeply. The traditional response has been to create small terraces by means of cut and fill and the use of stone retaining walls with an average height of 1.5 - 2.0m height.

These low terraces and stone retaining walls follow the contours of the land. They are not only aesthetically pleasing but also prevent erosion and potential structural collapse. High retaining walls that are exposed and visible from the surrounding area s will not be supported by the HRS.

- Cut and fill should be carefully considered to minimise changes to the existing land forms.
- Existing stone retaining walls and terracing should be carefully restored and protected and used as a design constraint/informant for alterations, additions and new construction.

### Geology and Foundation Conditions

Most of the soil condition of the area is made up of stones and boulders set in a matrix of sand. Building conditions are therefore generally good.

Soil tests should, however, always be done and foundations designed by a registered structural engineer.

### Climate and Orientation

The area has a fine, largely wind-free climate and this has led to the creation of many beautiful gardens. Muizenberg is generally windier than St. James and Kalk Bay, particularly in summer. Predominant winds are the south-easter in summer and the north-wester in winter.

The orientation of these Heritage Areas is generally east facing (down the slope and towards the sea view). The sun sets earlier in this area than in the rest of the Peninsula due to the mountain backdrop behind.

Care should be taken in the design to achieve the following:

- maximise exposure to the available sun,
- maximise protection from prevailing winds,
- respecting the views of neighbouring properties.

### Trees and Vegetation

Despite fairly dense development, mature fynbos, indigenous trees (such as the Milk Wood) and vegetation thrive in private gardens, vacant erven and on the mountain slopes above the developed areas.

Various trees, including the indigenous Milk Wood tree (see complete list in National Forest Act, 1998), are protected in all areas and may not be removed or be affected by development without a permit. Although gum trees, palms and pine trees are not indigenous, they are not invasive plants and are an important part of the cultural landscape. All mature trees as well as mature hedges falling within the boundaries of the Heritage Area are protected by the Zoning Scheme.

- Special permission needs to be obtained for removal of any mature tree or hedgerow in a Heritage Area.
- Pruning of roots or canopies of existing mature trees due to building works, also requires permission and must be done under the supervision of a horticulturalist or arborist.

A memorable feature of this area, are the steep steps leading up the mountain slope at the end of all the side streets. These "green fingers" connect the mountain with Main Road and the beaches. Special care is to be taken to retain and even enhance this special element with further planting.

- Boundaries onto these steps should remain green and any enclosing elements should visually permeable to retain the green character.
- Retaining walls should be of stone and not higher than 1,2meters with timber or metal palisade fencing on top to a maximum height of 1,8meters.

Another memorable feature is the "green skyline edge" to these areas, which also needs to be carefully considered and retained when planning any work.

In certain cases, where the site is particularly large, sloping and very visible or has mature trees or terracing, the HRS may call for a site development plan and a Construction Environmental Management Plan with details of all roadways, paved areas, vegetation to be retained, removed or replaced. It is advised that all existing vegetation, including mature trees, should be included in any landscaping proposals.

- A full landscaping plan by a registered landscape architect and/or horticulturalist may be required, detailing hard landscaping (retaining walls, roadways, paths etc) and proposed planting, including notes on species, height, spread and density.

## ARCHITECTURAL CHARACTERISTICS

Most of the buildings within the Heritage Area are more than 60 years old with the oldest dating from the mid nineteenth century (±1850's). These buildings reflect changing fashions in design, construction and use of materials. Due to the similarity in scale, use of materials and orientation, they nevertheless fit well together within the context. Contemporary architectural solutions in this context will be supported by the HRS if these are compatible with the character and scale of the area.