

822

**GUIDELINES FOR THE CONSERVATION AND
DEVELOPMENT OF THE SIMON'S TOWN
CONSERVATION AREA**

CONTENTS

823

1. INTRODUCTION
 - 1.1. BACKGROUND
 - 1.2. PURPOSE OF THE DOCUMENT
 - 1.3. HOW TO USE THIS DOCUMENT
2. LEGAL FRAMEWORK AND PROCEDURES
 - 2.1. PROCLAMATION
 - 2.2. PROPOSED ADDITIONAL AREAS
 - 2.3. ARCHITECTURAL ADVISORY COMMITTEE (AAC)
 - 2.4. SPECIALIST CONSULTANTS
 - 2.5. THE PREPARATION OF PLANS
 - 2.6. PLANS APPROVAL PROCESS
 - 2.7. TOWNSHIP DESIGN MANUALS
 - 2.8. OTHER HERITAGE LEGISLATION
3. CHARACTER APPRAISAL
4. GENERAL CONSERVATION PRINCIPLES
 - 4.1. HERITAGE RESOURCES
 - 4.2. CULTURAL LANDSCAPES & HISTORIC VEGETATION
 - 4.3. ARCHITECTURAL CHARACTERISTICS
 - 4.3.1. Streetscape
 - 4.3.2. Orientation and siting of buildings
 - 4.3.3. Scale
 - 4.3.4. Massing
 - 4.3.5. Proportion
 - 4.3.6. Form
 - 4.4. ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS – CHECKLIST
5. CONSERVATION PRECINCTS
 - 5.1. RUNCIMAN DRIVE PRECINCT
 - 5.2. STATION PRECINCT
 - 5.3. ADMIRALTY HOUSE PRECINCT
 - 5.4. WATERFALL ROAD PRECINCT
 - 5.5. MOUNT PLEASANT
 - 5.6. ST GEORGES STREET PRECINCT (HISTORICAL MILE)
 - 5.7. GOEDEGIFT PRECINCT
 - 5.8. THOMAS STREET PRECINCT
 - 5.9. MUNICIPAL PRECINCT
 - 5.10. FOREST HILL PRECINCT
 - 5.11. JACKSON STREET PRECINCT
6. BUILDING GUIDELINES FOR NEW WORK
 - 6.1. Design Factors
 - 6.1.1. Topography
 - 6.1.2. Geology
 - 6.1.3. Climate
 - 6.2. Building Lines
 - 6.3. Building Forms (Response to Slope)
 - 6.4. Roofs
 - 6.5. Dormer Windows, Gable Windows and skylights

- 6.6. Walls
- 6.7. Verandahs and balconies
- 6.8. Windows and Doors
- 6.9. Radio and TV, Solar Panels, Telephone and Electrical Services, etc.
- 6.10. Service / Rainwater pipes
- 6.11. Chimneys
- 6.12. Outbuildings, Garages and Carports
- 6.13. Laundry and Refuse Areas
- 6.14. Signage
- 6.15. Lighting

824

7. LANDSCAPING

- 7.1. Siteworks
- 7.2. Boundary Walls and Fences
- 7.3. Security

8. NEW HOUSING COMPLEXES & SUBDIVISIONS

8.1. GENERAL

- 8.1.1. Slope
- 8.1.2. Geology
- 8.1.3. Surface and Ground Water
- 8.1.4. Vegetation
- 8.1.5. Erf Shape and Size
- 8.1.6. Massing, Development Patterns
- 8.1.7. Building Line
- 8.1.8. Streetscape

8.2. GROUP HOUSING

- 8.2.1. Layout
- 8.2.2. Access and Parking
- 8.2.3. Linkage
- 8.2.4. Building Forms
- 8.2.5. Roofs
- 8.2.6. Walls
- 8.2.7. Windows and Doors
- 8.2.8. Radio and TV, Solar Panels, Telephone and Electrical Services, etc.
- 8.2.9. Service / Rainwater Pipes
- 8.2.10. Chimneys
- 8.2.11. Outbuildings including Pool Houses and Guard Houses
- 8.2.12. Drying Area and Refuse Areas
- 8.2.13. Signage
- 8.2.14. Lighting
- 8.2.15. Landscaping
 - 8.2.15.1. Siteworks
 - 8.2.15.2. Boundary Walls and Fences

8.3. MULTI RESIDENTIAL COMPLEXES INCLUDING FLATS AND TOWNHOU

- 8.3.1. Massing
- 8.3.2. Silhouette: Roofing

9. COMMERCIAL BUILDINGS

- 9.1. EXTENSION OF PUBLIC AREAS
- 9.2. SHOPFRONTS
- 9.3. UPPER FLOORS
- 9.4. SIGNAGE

10. SCENIC ROUTES

- 10.1. RETENTION OF PUBLIC LAND ADJACENT TO SCENIC DRIVES
- 10.2. DEVELOPMENT OF PUBLIC LAND ADJACENT TO SCENIC DRIVES
- 10.3. CONTROL OF INTRUSIVE ALIEN VEGETATION ON PUBLIC LAND ADJACENT TO SCENIC DRIVES

- 10.4. CONTROL OF SCENIC ROUTE AESTHETICS
- 10.5. GUIDELINES FOR PRIVATE DEVELOPMENT ADJACENT TO SCENIC DRIVES
- 10.6. CONTROL OF DOWNWARD VIEWS
- 10.7. CONTROL OF UPWARD VIEWS
- 10.8. CONTROL OF ROOF DECKS FOR PARKING AND ACCESS DRIVE
- 10.9. CONTROL OF BOUNDARY WALLS AND FENCING
- 10.10. CONTROL OF VEGETATION
- 10.11. CONTROL OF NEW, LARGE-SCALE AND NON-RESIDENTIAL ACTIVITIES AND LAND USES
 - 10.11.1. Locational Guidelines
 - 10.11.12. Landscaping and Architectural
- 10.12. LANDSCAPING GUIDELINES
- 10.13. SIGNAGE AND ADVERTISING GUIDELINES
- 11. PUBLIC REALMS
 - 11.1. STONE
 - 11.2. PAINTED AND PLASTERED MASONRY
 - 11.3. IRON AND STEEL
 - 11.4. TREES
 - 11.5. SHRUBS
 - 11.6. SIGNS
 - 11.7. NEW AREAS

SIMON'S TOWN CONSERVATION AREA

1. INTRODUCTION

1.1. BACKGROUND

The Architectural Advisory Committee is a body that was mandated by resolution of the Council in 1985 to assist in assessing the acceptability of any plan submitted within Special Zone A. (Resolution No. 647/85 of October 1985). The Simon's Town Zoning Scheme Regulations were amended in 1993 designating the central area of Simon's Town as Special Zone A, in addition to the areas defined in Resolution 647/85 and Minute No. 722/85.

The purpose of the amendment and the designation was 'to ensure that the central area of Simon's Town will retain its particular character and atmosphere by the preservation of the external appearances of all buildings in the area and the control of the designs of alterations or new buildings, decorations thereof and the erection of any signs, to ensure that a satisfactory harmony is achieved in external appearances'.

1.2. PURPOSE OF THE DOCUMENT

The number of places and buildings of historical and architectural interest in South African towns are continuously being diminished. Rapid urbanization, new technologies and shifting attitudes to development control all contribute to a rapid increase in the nature, rate and scale of change. The familiarity and continuity of the local scene, and the maintenance of the distinctive qualities that contribute to a place's character all reveal varying ability to accommodate such change.

While change and development are unavoidable and necessary, management of this change has become essential if the legacy of heritage is to be retained for the present and the future.

The effective management of conservation depends not only on control but also on education and guidance. Conservation guidelines are particularly important in this context. They describe the qualities of the area and the nature of development that is likely to be permitted, thus preventing confusion, misunderstanding and conflict on the part of owners, developers and designers. They also ensure that the local authority is consistent in its management of the area, in terms of the maintenance and enhancement of the public realm, and in terms of development control. The publication of guidelines is therefore an essential part of an effective local conservation management system.

1.3. HOW TO USE THIS DOCUMENT

Section 2 - Legal Framework and Procedures, is a brief explanation of the functions of the Architectural Advisory Committee and information on how to go about the preparation and submission of plans is provided.

Section 3 - The character of Simon's Town is discussed.

Section 4 - General Conservation Principles.

Section 5 - Conservation objectives for each precinct are stated.

Section's 6 to 9 - Set out the guidelines for new work, whether it involves alterations to an old building, or building a new house.

Sections 10 and 11 - Guidelines are provided to control development in public areas and on Scenic Routes.

2. LEGAL FRAMEWORK AND PROCEDURES

2.1. PROCLAMATION

827

On 1 October 1993 the Zoning Scheme for Simon's Town was amended by the Administrator of the Cape, proclaiming the central area of the town "Special Zone A": an area of special architectural or historical interest. The purpose of this proclamation was to ensure that this area retains its particular character and atmosphere through preservation and design control.

2.2. PROPOSED ADDITIONAL AREAS

Two additional conservation areas may be proclaimed in the future, subject to the guidelines. These are at the Boulders, and at the areas north of the station and Paradise Road.

2.3. ARCHITECTURAL ADVISORY COMMITTEE (AAC)

All plans for alterations, additions or new construction in this area are submitted to the Simon's Town Architectural Advisory Committee (AAC). This committee has been mandated, in terms of the proclamation and by Council resolution, to assess these plans and make recommendations for their approval. The AAC is chaired by the Ward Councillor and draws its membership from the Simon's Town Civic Association, the Simon's Town Historical Society and a minimum of two professional consultant architects and town planners.

Recommendations from the AAC, which meets monthly, are referred to the relevant standing committees for approval. Plans that are found to be unacceptable are referred back to the applicants for amendment. Applicants can make presentations to the AAC. Should a dispute arise an applicant can request to submit the proposal directly to the City Council. It should be noted that there is no provision for appeal to the Premier of the Western Cape should the Council reject a submission.

2.4. SPECIALIST CONSULTANTS

Specialist Council appointed consultants are available to assist applicants in obtaining approval.

They are contactable through the Building Surveyor's office.

2.5. THE PREPARATION OF PLANS

It is strongly recommended that an architect should prepare plans. It is advisable to use one with local experience familiar with design work in conservation areas.

The Cape Institute of Architects, telephone/fax 021 424 7128 can provide you with a list of local professionals and specialists.

2.6. PLANS APPROVAL PROCESS

Prior to submission of drawings for Local Authority approval in terms of the National Building Regulations and Zoning Scheme Regulations, sketch plans and contextual photographs are to be submitted to the AAC. This committee will then assess the submission and make recommendations. These can then be incorporated into the final design submission.

2.7. TOWNSHIP DESIGN MANUALS

It should be noted that a number of townships within the conservation area have their own design manuals, which must be complied with. These guidelines do not replace or supersede them.

2.8. OTHER HERITAGE LEGISLATION

828

Other Heritage legislation, besides the Conservation Area regulations to which these guidelines apply, may be triggered by development.

The following Sections in the National Heritage Resources Act No. 25 of 1999 may apply.

Section 34 - Permit from Heritage Western Cape to permit changes to a structure over 60 years old

Section 27 - Permit from Heritage Western Cape to permit changes to a Provincial Heritage Site
(Formerly National Monument)

Section 38 - Requirements for a Heritage Impact Assessment

All the sections above require public participation. The AAC is the registered heritage body in the area, and all applications made in terms of Section 34, 27 and 38 require comment from the AAC as part of the application process.

3. CHARACTER APPRAISAL

Simon's Town is a special place. It has a character quite different from other towns along the False Bay coastline or anywhere in the country.

The distinctiveness of a place may come from much more than its appearance. In Simon's Town, the particular character is to a large extent a function of the intimate and highly visible connection between history and geography. The safe anchorage provided by Simon's Bay led to the role of the town, from the middle of the eighteenth century, as a victualling station. From the time of the second British occupation it became a dockyard town. This naval maritime role has endured and has contributed substantially to the increasing role of tourism to the economic base of the town. The particular benefits offered by the coastal location and the specific topographical features, characterized by a relatively steep north-facing mountain slope and a narrow coastal plain have resulted in maritime-related land uses and a specific urban and architectural form which is unique in regional and national terms.

The elements of character that contribute to distinctiveness of place can be summarized as follows:

- 3.1. **The enduring and dominant role of the town as a naval orientated port.** Topographical constraints particularly the lack of flat land adjacent to the water's edge, have limited the normal commercial and industrial activities associated with a safe anchorage and have restricted industrial activity to the servicing, victualling and repair of naval craft.
- 3.2. **The setting of the town perched between coastline and mountain with its strong linear emphasis** characterized by the clustering of higher-order activities along St Georges Street and the range of vistas and panoramas resulting from the response of the built form to the topography.
- 3.3. **The linear, clearly defined banding of land use activities,** with naval orientated servicing and repair. Activities on the coastline, a narrow strip of commercial activity along the main road and a range of residential densities on the mountain slopes.
- 3.4. **The typology of building types which has resulted from this maritime role and the nature of the topography.** Historically storehouses, boarding houses and taverns all revealed relatively narrow dimensions and a degree of integration and overlap between land uses. Subsequent commercial and residential development has continued to reflect this form.
- 3.5. **The infinite variety in the response of the built form to the natural terrain.** Within this variety a degree of consistency is evident, characterized by a relatively fine grain of building forms; the tendency of building to hug the ground rather than perch on artificial platforms supported by pillars; the tendency of the plan form to run along the contours rather than against them, a veranda dominated architectural form, a vertical emphasis in the treatment of apertures and the extensive use of local sandstone used in a variety of ways, including retaining and boundary walls and some buildings of quality.
- 3.6. **The high concentration of conservation-worthy buildings reflect the town's history.** These include early maritime fortifications, the early Dutch East India Company's store rooms, the oldest patent slipway in the southern hemisphere, the turn of the century dry dock and the whole range of stone structures and buildings associated with the west and east dockyards.

The area known as the 'Historic Mile' contains a great many buildings of architectural significance that are relatively intact. Similarly Admiralty House and the range of generally unaltered Regency, Victorian and Edwardian styled villas and row houses contribute substantially to the character of the town.

The single and double story flat roofed buildings evident in the early half of the nineteenth century have in most instances been replaced with hipped slate roofs, often with verandas at lower and upper floors.

- 3.7. **The material evidence of the place's cosmopolitan history** resulting from its role as naval port and dominant role of the Royal Navy in providing a powerful backing to the civic authority.
- 3.8. **The presence of discernable areas of particular identity within the core conservation area** and transitional areas and the extent to which new additions in terms of their scale, form and architectural detailing have generally responded in an appropriate and harmonious way to perceived identity.
- 3.9. **Large numbers of structures contribute to the overall character of the area**, not because of their architectural merit, but rather by the nature of their scale and massing, and townscape qualities.
- 3.10. **The character and relationship of spaces within the area**, in particular the green valleys which bisect the mountain slope and the existence of mature tree canopies, often comprising exotic but not invasive tree species.
- 3.11. **The range of views**, including panoramic vistas and glimpsed views, from and towards town, and the picturesque, townscape views within it.
- 3.12. **The positive, visually permeable and human scaled interface between public and private space**. This relationship, characterized by the absence of high boundary walls is more evident in the older historic areas and is eroding in the newer residential suburbs. It contributes to a qualitative and environmentally safe public realm.

4. GENERAL CONSERVATION PRINCIPLES

4.1. HERITAGE RESOURCES

"Heritage resources" is a broad concept and can include many traditional and cultural resources inherited and valued by society. Heritage resources may have survived by accident, through neglect, or by having been nurtured by previous generations.

Individuals and communities value these resources as part of our collective heritage and for this reason, the need for conservation and protection is important. The purpose of these guidelines is to highlight the sensitivity of our built and natural environment and the care we need to take when designing and building new alterations and developments in Heritage Areas, as well as historic buildings outside these areas.

Guidelines

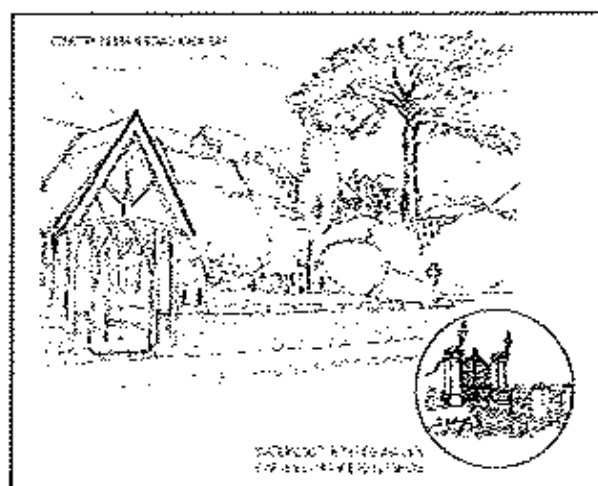
- *Historic buildings in a Heritage Area are most likely to express an architectural character of the area and should be used as precedents in the design of new buildings and/ or alterations to existing buildings.*
- *Buildings which are unsympathetic to the character of the Heritage Area will generally have been built before the identification of the area as a Heritage Area and should not be used as precedent.*
- *Cities are living entities and change over time. The Heritage Resources Section of the City of Cape Town will support proposals which are contemporary in style or use modern materials, provided that they are contextually sensitive and maintain or enhance the character of the heritage area.*

4.2. CULTURAL LANDSCAPES & HISTORIC VEGETATION

Cultural landscapes and historic vegetation add value to environments by enhancing the historic character of the landscape and providing a unique sense of place illustrating the passage of time and historic patterns in the landscape.

Deliberately planted vegetation is an integral part of the cultural landscape. Many trees planted in historic areas were exotic trees that prospered in the Mediterranean climate. The composite qualities of historic vegetation and indigenous vegetation enriches the unique Cape cultural landscape.

All trees in a heritage area are protected where they are significant to the context of historic buildings or to the character of the area. Trees that are protected include exotic, non – invasive trees.



Guidelines

- *Avenues, squares and parks surrounded and defined by historic trees.*
- *Designed and formal gardens.*
- *Places and vegetation of symbolic value eg. Slave tree.*
- *Groups of trees planted for shade or as windbreaks and old water courses often reflect historic agricultural activity and provide depth to environments.*
- *Historic domestic architecture and gardens.*
- *Built environments that respond and draw aesthetic value from their landscape contexts.*

4.3. ARCHITECTURAL CHARACTERISTICS

832

New developments, additions and renovations in Heritage Areas should, wherever possible, take into account and be compatible with, the identified character of the Heritage Area within which it is situated. The elements that define the character of the area need to be identified and should inform the design and detail of new buildings and renovation or additions to existing buildings.

Guidelines

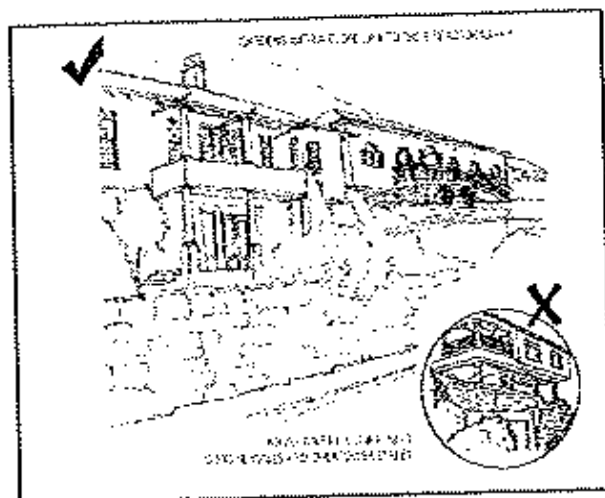
- The dominant architectural style should respond sympathetically to the character and proportions of surrounding/ Original existing buildings.
- The scale of surrounding buildings and structure should be observed.
- The pitch and design of roofs and surrounding roofscape.
- The orientation and siting of buildings on erven.
- The positions and proportions of windows and doors.
- The dominant building materials used.
- The dominant colour of buildings.
- The interface between buildings and street, including setback distances, the scale and design of boundary walls, verandahs and balconies.
- The interface between the natural and built environment, including topography, geology, vegetation and open spaces.

Existing buildings:

- Features such as verandahs, boundary walls, decorative timberwork, plaster mouldings, fascia boards, roof shape and materials should be maintained or restored.
- Maintain the historical character and scale when replacing building components.
- Awnings, lamps, signs etc. should be chosen to fit their historic setting.
- Mature trees, hedges and other existing features such as boulders, retaining walls and terraces should be retained.

4.3.1. Streetscape

In many Heritage areas, the relationship between the buildings and the street is an important defining characteristic. For many buildings the street façade is defined by a set of different architectural elements that provide the property with varying layers of privacy. For example, a house may be screened from the street by the verandah, stoep or entrance porch, this may lead to a garden or forecourt, which in turn may lead to a boundary wall or fence and the street. This layering of architectural elements contributes to the character of the area and is often referred to as streetscape and is worthy of conservation. In addition, as public spaces, the streets are enhanced by the views from the street and the relationship between the street and adjacent properties.



Guidelines

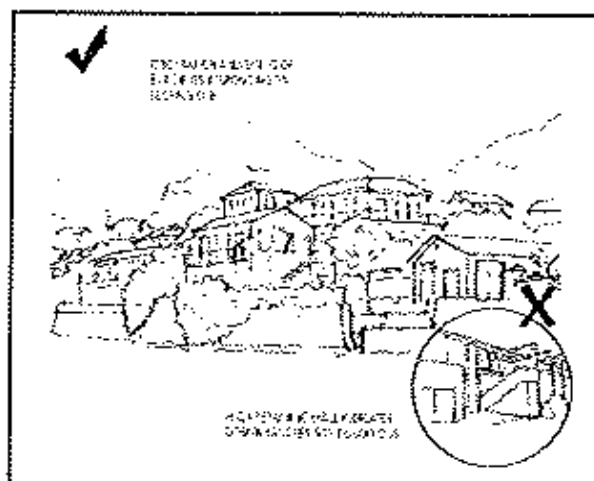
- The interface between buildings and the street, including setback distances, scale and design of boundary walls, verandahs and balconies needs to be maintained in new developments
- High boundary walls, carports and garages proposed between the building façade and the street in addition to the removal of low boundary walls/ fences and hedges often create streetscapes that are uncharacteristic and change the character of a Heritage Area.

- *Trees and vegetation often are important components that contribute to the character and form an integral part of the streetscape.*

4.3.2. Orientation and siting of buildings

833

Most of the buildings in the conservation area are more than 60 years old with the oldest dating from early in the nineteenth century. These buildings reflect changing fashions in design, construction and use of materials. They nevertheless fit together well. The elements contributing to this successful fit are the basics of these guidelines. The physical environment, topography, aspect and climate have played a major role in shaping buildings in the conservation area. The placement of new buildings in a Heritage Area in relation to the streets, contours and boundaries should be assessed as part of the design process.



Most of the erven in the conservation area are rectangular in shape. This is derived from the pattern of subdivision where roads run with the contour across the face of the mountain. Erven are then accessed either from above or below.

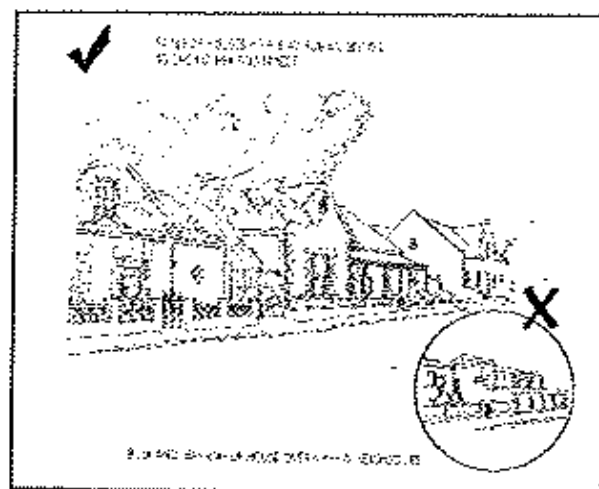
Buildings have been traditionally placed on their sites parallel to street boundaries. This pattern helps to unify the conservation area.

In recent subdivisions erven have become extremely narrow and elongated. This creates design problems that are difficult to solve. Future subdivisions creating erven narrower than twelve metres should not be permitted.

Guidelines

- *The traditional response to sloping sites has been to create small terraces by means of cut and fill and the use of retaining walls mainly built of stone. New buildings should follow this tradition.*
- *New buildings and additions must be sited parallel to the street, or along the contour.*
- *There is considerable variation within the conservation area. Mount Pleasant for example, is largely unaffected by the prevailing South-Easter, while properties at the southern end of the conservation area are exposed to sometimes gale force conditions. Careful consideration should be given to placing the elements of the new building to provide wind shelter.*
- *Most erven are orientated towards the sea, NE and are therefore able to exploit both views and ideal sun orientation. (Because of the sloping conditions, building line regulations and Simon's Town's height regulations ('preservation of view') most properties have sea views.)*
- *Most of the area consists of very thin topsoil on decomposing granite or clay. This makes building and landscaping difficult. A geotechnical investigation and report on foundations for all sites within the conservation area is required.*

4.3.3. Scale



Scale refers to the size of a building in relation to a human and also to the surrounding buildings and space, including the streetscape. The buildings in Heritage Areas need to be assessed in terms of their scale and the space between buildings and the street.

Guidelines

- *New buildings should be of a similar scale to the surrounding buildings that are characteristic*

of the area. Additions to existing buildings should be of a similar scale or less dominant than the main building.

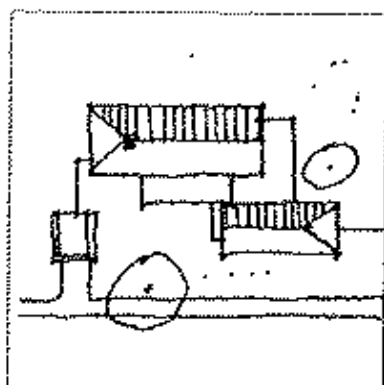
4.3.4. Massing

§ 34

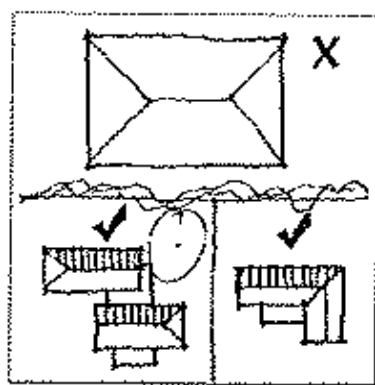
Although there are some very large buildings in the conservation area most are quite small. Many older houses are less than 100sq metres in extent. Buildings have been enlarged by small incremental additions over the years. Verandahs, small lean-to extensions, pergolas and roof dormers for example. The complexity that this has created is an important characteristic and should be reflected in new design.

Guidelines

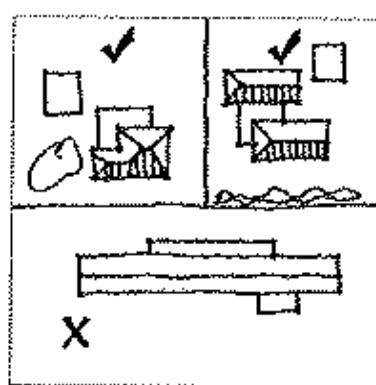
- *New buildings are to be made up of carefully articulated elements, which follow and step down according to the contours.*



Carefully articulated elements



Inappropriate response



Inappropriate response

4.3.5. Proportion



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

Most of the older buildings in Simon's Town were carefully proportioned, generally with a vertical emphasis with larger areas of solid masonry than openings.

Guidelines

- *New buildings should take into account proportional relationships used by the surrounding historical fabric.*
- *Large openings such as double or sliding doors should only be positioned onto covered terraces or verandahs.*

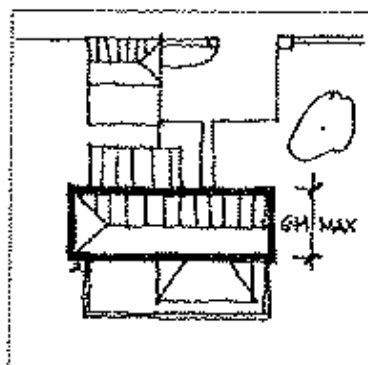
4.3.6. Form

Simple narrow rectangles are the predominant form of buildings in the conservation area. Cross sections are generally less than six meters. Lean-to additions can be used to create wider spans if required.

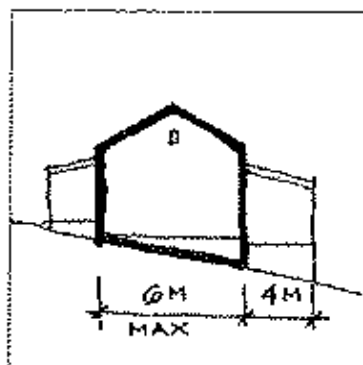
This form is ideally related to the traditional response to sloping sites; the creation of small terraces, of cut and fill and retaining walls. Buildings stepping down the slopes are a key characteristic of the conservation area.

Guidelines

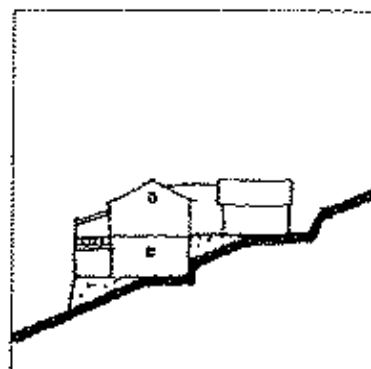
- *New buildings must be made up of narrow rectangles with cross sections of no more than six metres.*
- *Lean - to's to be no more than four metres wide.*



Generally with the contour



Maximum widths



Traditional response to sloping sites

4.4 ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS – CHECKLIST

4.4.1. GENERAL PRINCIPLES

- Respect the integrity of the original building.
- Careful attention to the historical layers of the architecture should be made. For instance, late Victorian additions of verandas and joinery to older buildings have historical value in their own right and they should not be removed. They have become part of the building's history and character.
- Historical detail in the interior of your house is very important and should be protected.
- Respect the integrity of the existing structure.
- Get specialist advice before you alter your building.
- Match replacements to what existed there before.
- Clean down parts of your building as gently as possible.
- Construct additions where they are not visible from the street.
- Give careful consideration to the roofscape, including views looking down onto the roof.

4.4.2. UNSUITABLE MATERIALS

The following materials are unsuitable in a Conservation Area:

- Cement tiles (Victorian profile corrugated iron or fibre cement roof slates are more acceptable).
- Clay tiles (except to replace or to use in association with existing clay tile roofs).
- Fibre cement roof sheets (except Victorian profile).
- Un-plastered concrete block.
- Artificial stone of any kind.
- Face brick.
- Exposed concrete of any kind.
- Unpainted Aluminium or steel windows or doors.
- Unpainted or varnished windows, doors, and garage doors (i.e. paint all exposed woodwork unless the original timber work is a hardwood such as teak and was never painted).
- Precast concrete fences.

- Precast concrete garages.
- Fibreglass sheeting.

836

4.4.3. IMPROVEMENTS

Where your house has any of the above "unsuitable" material in a place visible from the street, then:

- If you need to re-roof your house, use corrugated iron profiles or fibre cement tiles (only use clay tiles to replace original clay tiles).
- Plaster and paint unsuitable materials where possible.
- Paint timber door and window frames, and garage doors.
- Replace badly proportioned windows with windows more in keeping with the type originally used. (vertically oriented)
- Grow creepers over unsuitable existing garden wall finishes.

4.4.4. DOORS, WINDOWS AND SHUTTERS

- Renovate or restore old doors and windows if they can be repaired.
- Repair and repaint rather than strip windows and doors that are painted.
- Retain the original timber doors and windows on the street elevation. Respect and try to understand the building styling. Steel or aluminium replacements are unsuitable.
- Protect old plaster surrounds of windows and doors if you replace them.
- Retain the original shutters of your house if they are present.
- Mock shutters are from the wrong period and are therefore unsuitable.
- Shutters should be painted.
- If you replace or change windows and doors:
 - Try to match the old ones.
 - Use windows and doors with proportions similar to the originals.
 - Paint doors and windows rather than varnish them.
 - Install burglar bars on the inside of windows, and match or relate them to the windowpanes if possible.

4.4.5. ROOFS

- Retain the original pitch of the roof.
- Use conventional geometry to articulate the roof.
- Retain any historic detail present in your roof construction.
- Roof parapets are an important feature of early Simon's Town. Replacement with overhanging eaves destroys the historical fabric.
- Use corrugated iron in Victorian profile.
- Choose gutters with profiles as close as possible to those found in historic buildings.
- Retain any chimneys.

4.4.6. VERANDAHS

- Retain your verandah if you have one.
- Carefully consider materials if enclosing or partly enclosing a verandah (i.e. avoid masonry, or badly proportioned windows).
- Renovate or repair the old cast iron or timber fretwork or concrete columns of the veranda.
- Try to match old parts if they are damaged and you have to replace them.
- Replace missing veranda components using matched parts, if you can.
- Replace your veranda or have it plastered and painted if it is now made of an unsuitable material.

- Verandahs should be subservient and in proportion to the main structure.

837

4.4.7. COLOUR

- A strong feature of the character of Simon's Town is the coherence of the colours, and jarring colours are not advisable. (Before c.1850's the majority of houses were soft white but by the turn of the century the later houses were painted in colours).
- Woodwork was usually always painted using shades of green, blue, grey, white or black.
- Sometimes the windows and doors were painted in a combination of two colours, e.g. the fixed frame of the window in a dark colour and the opening section in white.
- Roofs in Simon's Town should preferably be black or grey to fit in with the majority of roof colours.

4.4.8. BOUNDARY WALLS, FENCES AND HEDGES

- Retain old garden walls and hedges.
- Use a suitable material for the garden walls and fences. Avoid un-plastered brick, pre-cast concrete or razor wire.
- Keep the walls on the front street boundary low.
- Boundary walls must respect their design context.
- Boundary walls to be articulated (not flat).

4.4.9. GARAGES

- Garages to be properly constructed (no precast concrete garages).
- Use wood, not steel or aluminium garage doors.
- Garage doors should always be painted.
- Brick, cobbles, etc. are suitable for driveways.
- Use simple garage doors.

4.4.10. TREES

- Preserve old trees or hedges on your site. Permission to cut down old trees must be obtained (refer to the tree audit in the appendix).

4.4.11. MAINTENANCE

Regular maintenance of historic buildings is not only necessary to preserve the historic features of those buildings; it could also save you money in the long run by preventing the need for major repairs. If your house develops structural problems like cracking:

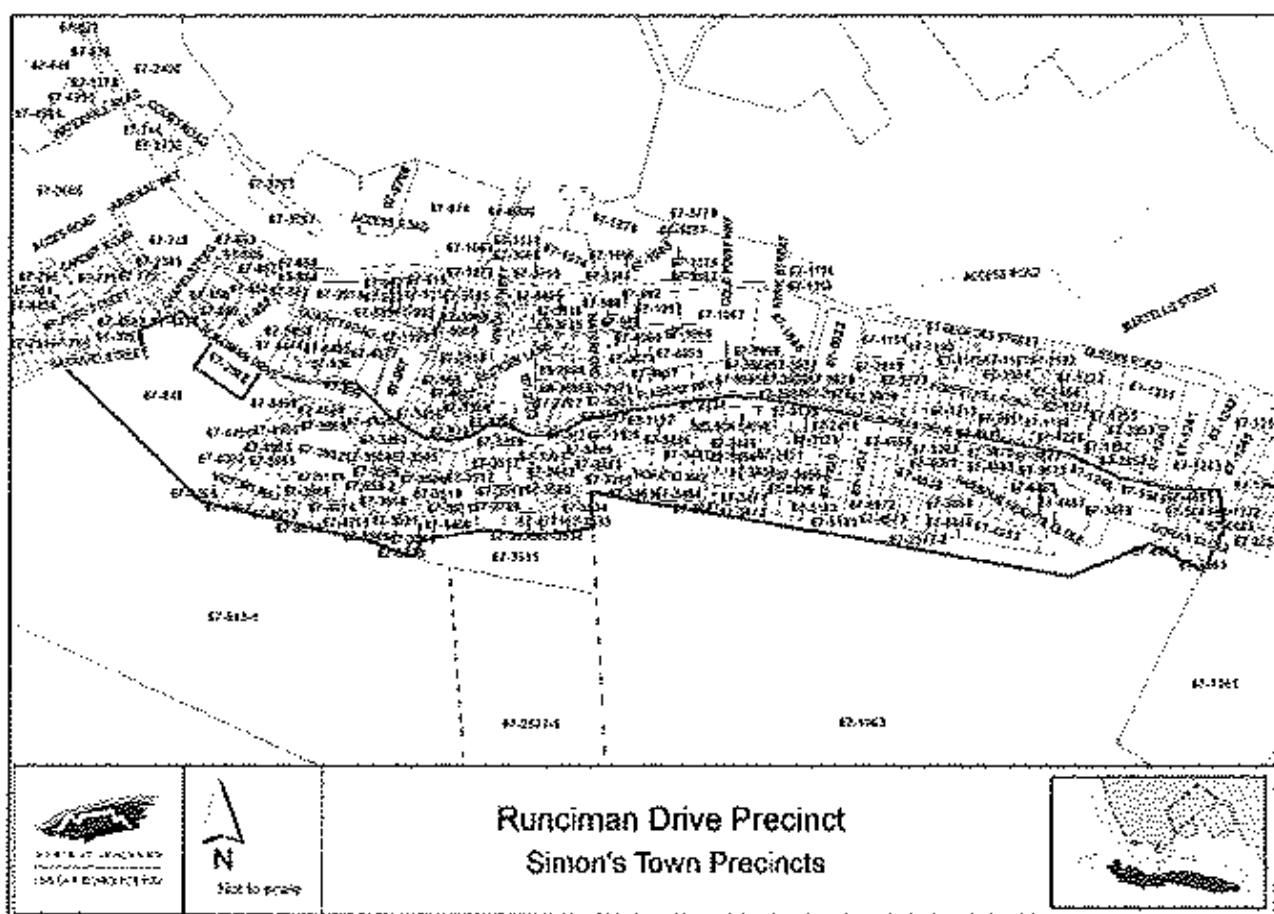
- Find out why it is happening and take immediate steps to solve the problem.
- Water from leaking gutters running over walls will damage them.
- Avoid replacing suspended timber floors with concrete floors. Apart from historical considerations, this can affect the ventilation necessary to keep other parts of the house from deteriorating.
- Avoid blocking up the ventilation holes under suspended timber floors for the same reason.
- Repair leaking roofs immediately to avoid damage to internal finishes.
- Make sure the water from the roof is lead away from the house and that water does not pool against walls.
- Keep all external woodwork painted or oiled (it should be painted unless it always was oiled).
- Attend to rusting cast iron as soon as you notice it to prevent further deterioration.
- Repair damaged plaster mouldings to avoid their deterioration and possible loss.

5. CONSERVATION PRECINCTS

The spatial demarcation of the conservation areas within Zone A is illustrated on the accompanying plans. Topography and developmental history were factors in determining the demarcation.

This section seeks to identify the overall character of the different precincts in order to formulate conservation objectives for each area. General conservation principles are then identified to provide an overall framework for the evaluation of all new work, alterations and additions within the conservation areas.

5.1. RUNCIMAN DRIVE PRECINCT



This area, extending to the urban edge, forms a backdrop to the historic core of the town.

These new townships are where most current development is taking place. The development of road and service infrastructure has denuded these areas of vegetation.

Inappropriately scaled development has occurred in the last fifty years, creating monolithic visual intrusions.

Conservation Objectives

Lauren Hill

From: Rafiek Conrad <rafiek@joshuaconrad.co.za>
Sent: 16 January 2018 14:01
To: Kurt Fisher 839
Cc: Pierre Hoffa; ridwana@navigatorsa.co.za; Shamiel Cassiem; Ashraf Slamdien
Subject: Erf 3876 Simons Town -Re: FW: Simon's Town matter that needs readvertising
Attachments: 1000-F-20180108-cassim sk design.pdf

Dear Kurt

Compliments of the season.

Attached please find our latest proposed submission with the height departure affected areas indicated.

Regarding the heritage comments:

1. Pitched roof - we feel the flat roof is our best effort in mitigating the height departure.
2. We have change the west boundary staircase to increase the landscaping area.
3. We have revised the number of bedrooms to reflect the correct number.

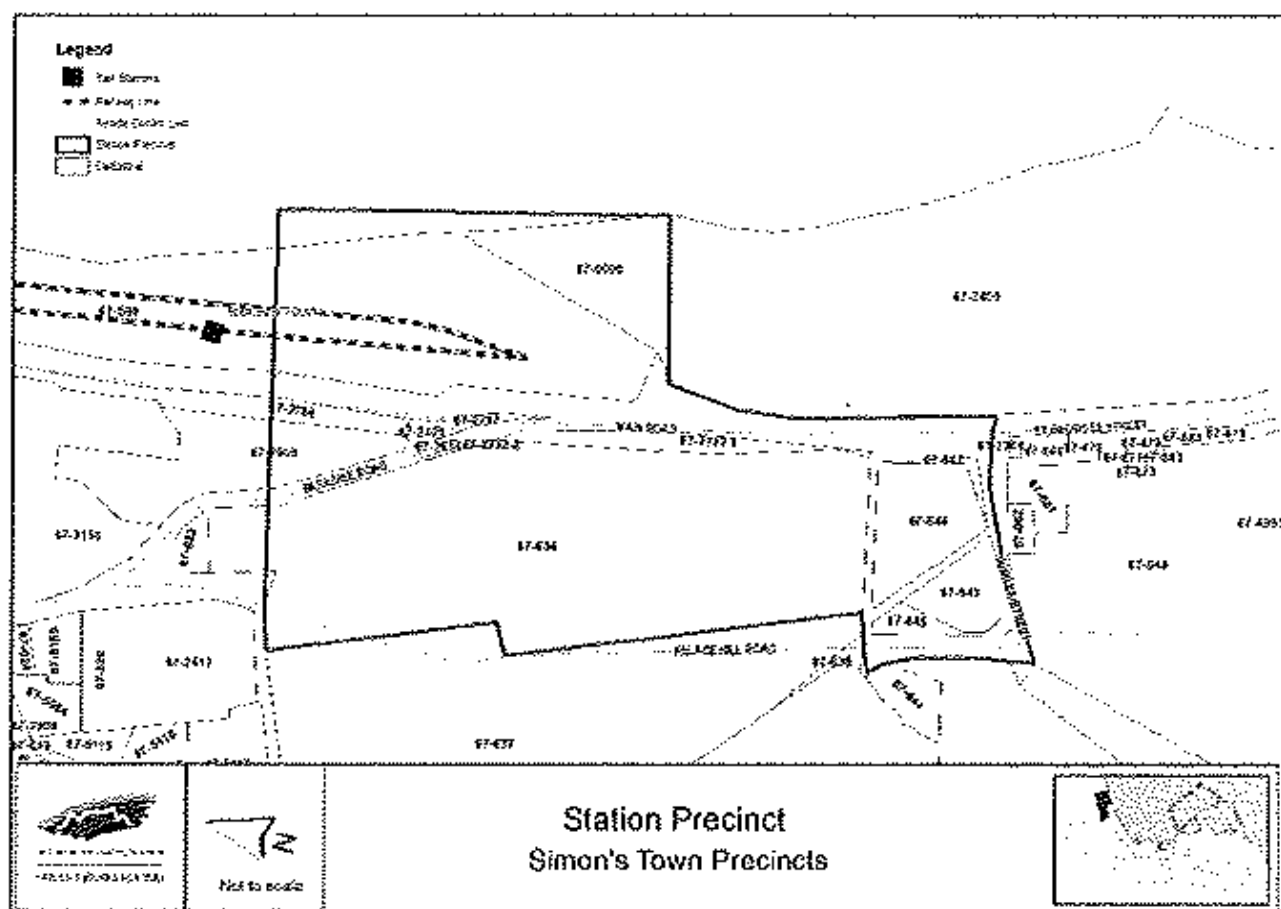
Please confirm all is in order and that the departure fees and the advertising dates have been finalised.

--
Kind regards
Rafiek Conrad
Joshua | Conrad Architects
PO Box 1051 | Cape Town | 8000
Telephone : 021 671 9740
Facsimile : 086 687 9428
rafiek@joshuaconrad.co.za
www.joshuaconrad.co.za

- The scale and massing of new development must be strongly controlled.
- Extensive landscaping of the streets and open spaces should be undertaken.

5.2 STATION PRECINCT

840



The Victorian station buildings are an important landmark and form a gateway to the Simon's Town Historical Mile. Inappropriate walling and railway structures have obscured views towards the East Dockyard and Long Beach.

On the mountainside a tightly connected cluster of older Victorian residential buildings in the Cotton Lane area has been encroached on by unsympathetic public works development, railway and naval.

Palace Hill with the Palace Barracks and other historical buildings is of enormous historical significance.

There are many established trees in the area, particularly wild olives.

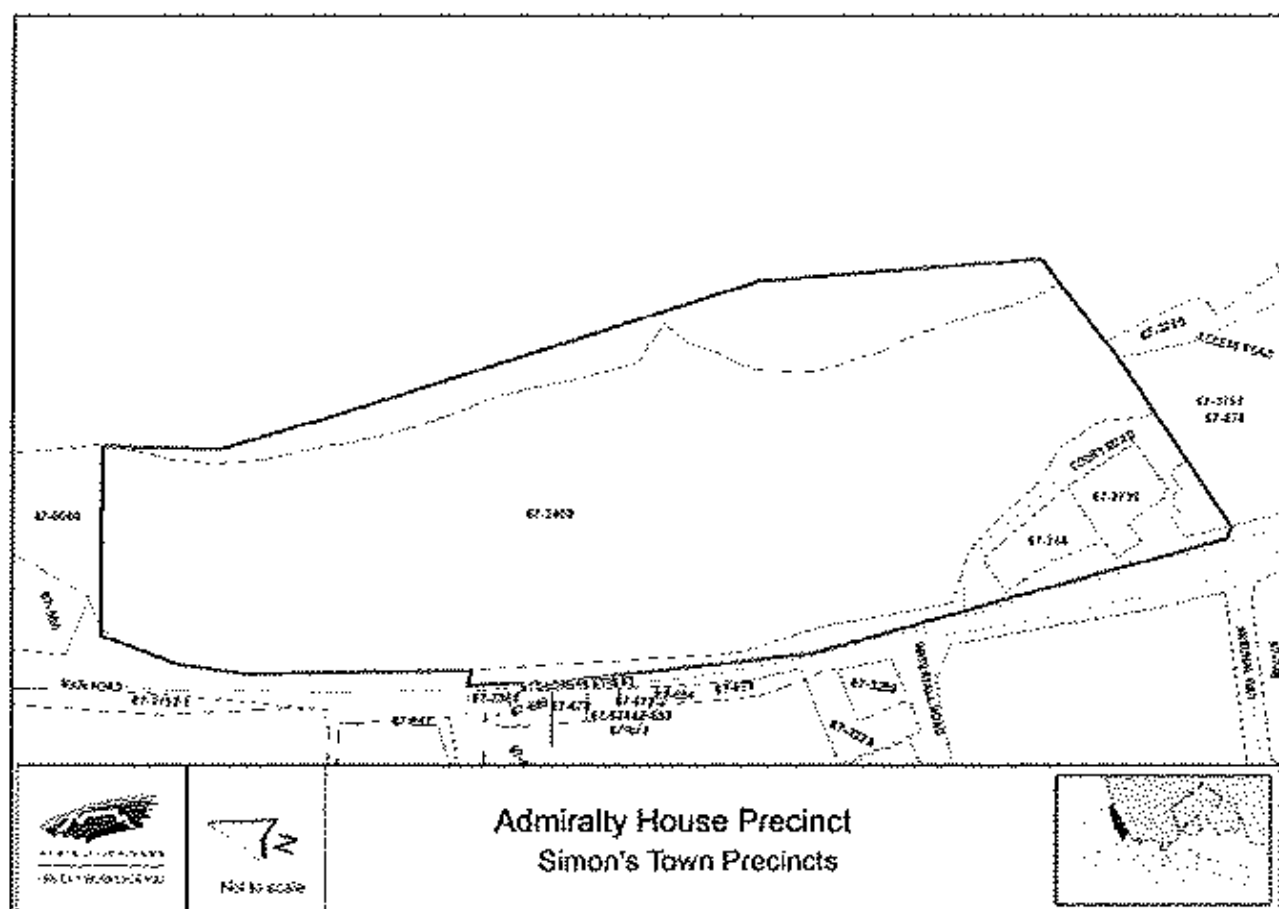
Conservation Objectives

- The station buildings should be protected.
- Any new development around the station and to the north must respond to the landmark status of the site both in terms of distant view from Glencairn and Runciman Drive and nearer views approaching the complex.
- Any new development around the station should strengthen physical linkage to the beach and contribute to creating usable and memorable public places.

- Any development around or involving the Palace Barracks should be subject to a rigorous design process, which examines the site's development history and cultural significance. Trees in the area should be protected.

6.3. ADMIRALTY HOUSE PRECINCT

841

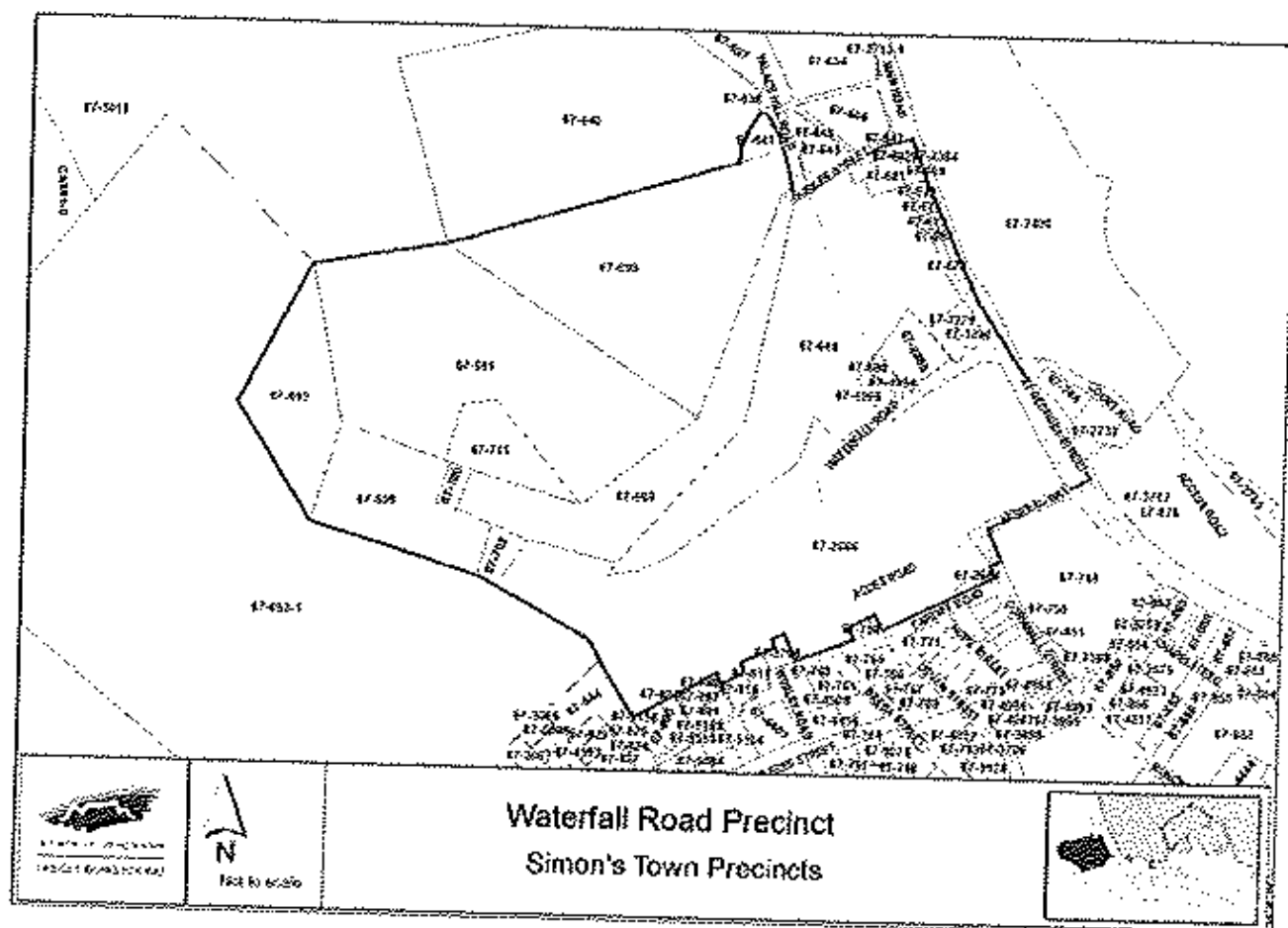


This area contains some of the oldest buildings in Simon's Town and is therefore of great historical significance. There is a strong visual link between the mountain and the sea.

Conservation Objectives

- Maintain the strong visual link from mountain to sea.
- Open spaces and corridors are important elements.

5.4. WATERFALL ROAD PRECINCT



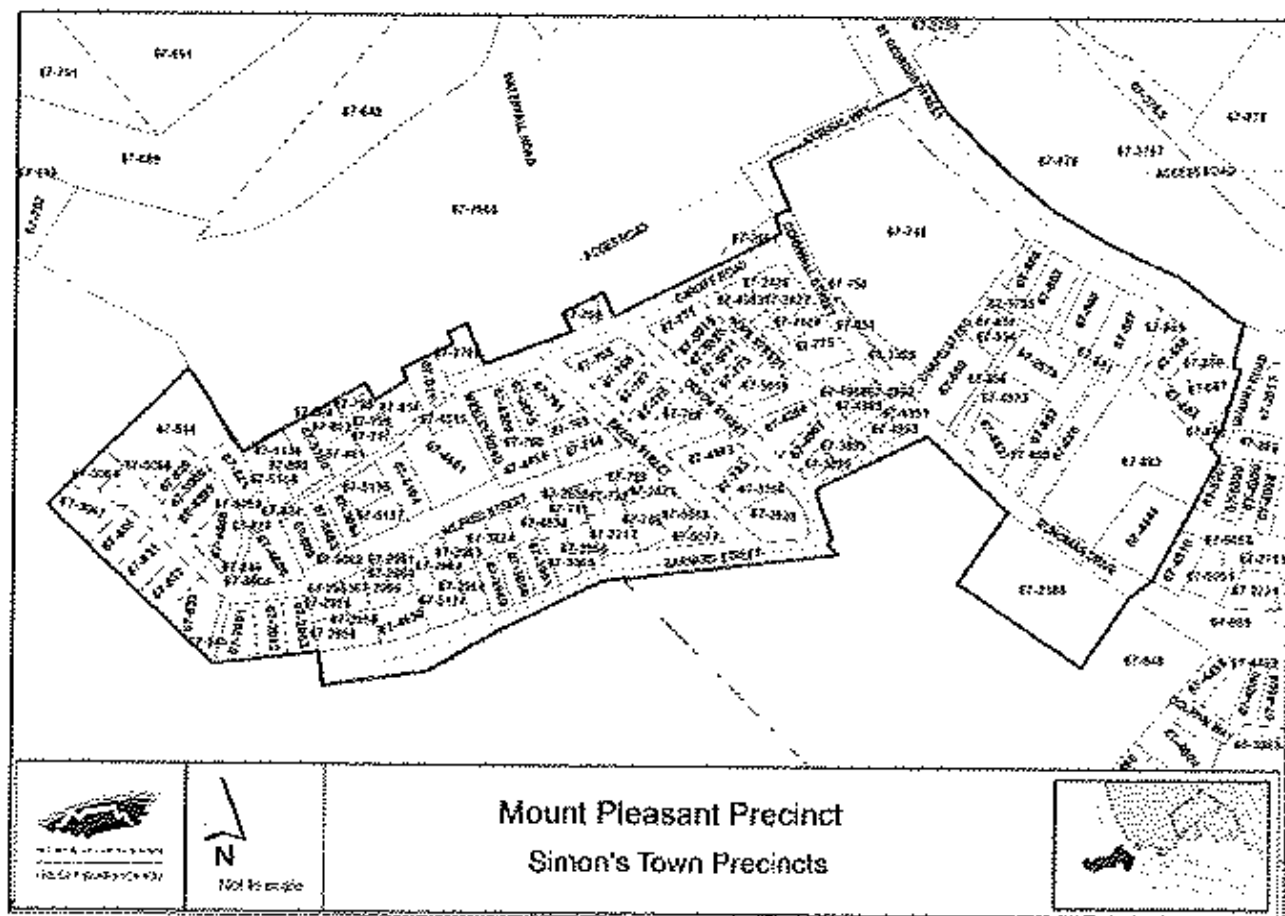
There are some isolated buildings of historical significance and vast areas under naval control with large-scale structures, few of any architectural significance other than the old munitions magazine.

Conservation Objectives

- Any redevelopment should retain buildings of cultural significance. Strong linking corridors of open spaces should be introduced.
- Public access to the waterfall area should be provided possibly through a walkway system.

5.5. MOUNT PLEASANT PRECINCT

843



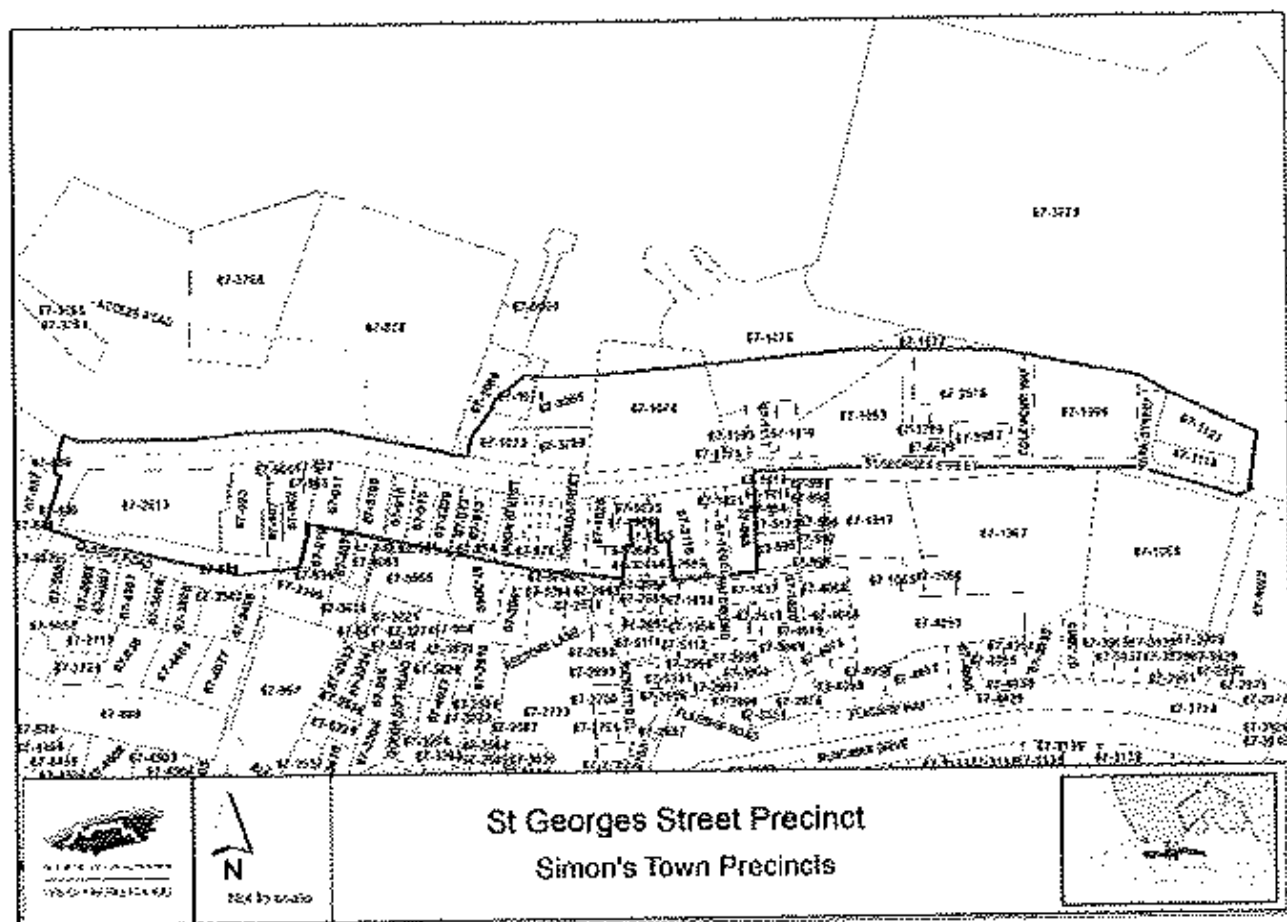
This area contains a tightly knit complex of Victorian villas, terraces and semi-detached houses. Its largely wind free climate and wonderful views makes it a highly desirable residential area.

There is little vacant land in Mount Pleasant itself but up the valley and in the Admiral's Kloof township there are vacant erven on extremely steep sites.

Conservation Objectives

- The integrity of the historic Victorian neighbourhood must be retained.
- Fencing and walling must be strictly controlled.
- Housing in the Admiral's Kloof township must respond sympathetically to the topography if possible.

5.6. ST GEORGES STREET PRECINCT (HISTORICAL MILE)



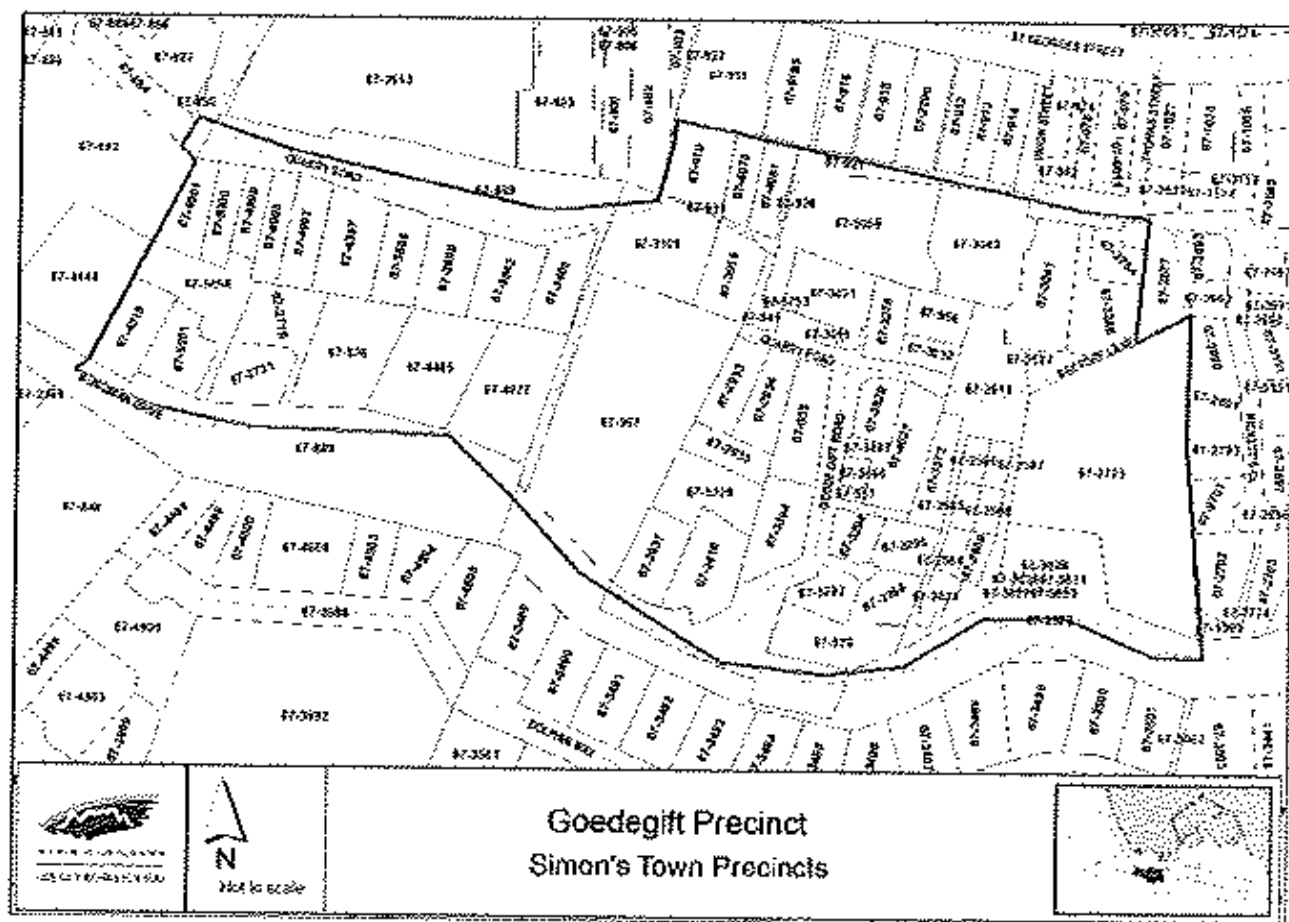
This is the commercial heart of the town. Its Victorian colonnaded shop and residential parade retains its cohesion. On the seaward side the walls of the West Dockyard and the glimpsed views of buildings and sea are important elements. The quay, Jubilee Square, Albertyn's Stables and other historical buildings on the seaward side of St Georges Street create a special pedestrian environment of delicate human scale and great charm.

Conservation Objectives

- Any new development should contribute to the streetscape and visual cohesion of St Georges Street.
- No building development should be permitted in the Cole Point area, which would impede views.
- The pedestrian environment, with particular emphasis on the historic lanes, must be maintained, should be extended and should contribute to the visual experience.
- Street furniture elements and signage must be closely controlled.

5.7. GOEDEGIFT PRECINCT

345

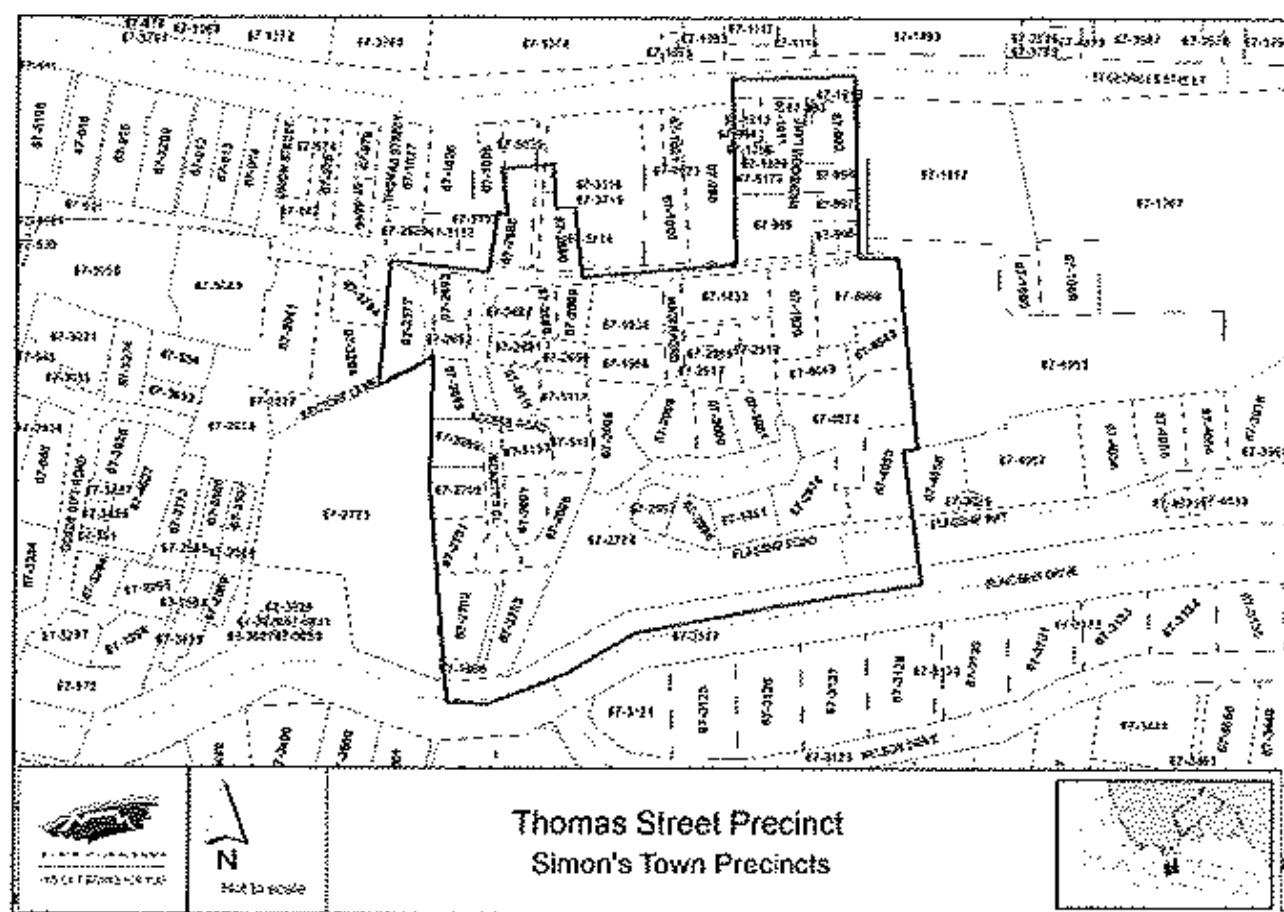


This area is characterized by tightly knit development both historical and new. Large tracts of vacant land, much steeply sloping, and covered with mainly indigenous bush.

Conservation Objectives

- As much vegetation as possible should be retained if new development takes place.
- New development should be heavily landscaped.
- Buildings should respond in scale to historic and existing fabric.

5.8. THOMAS STREET PRECINCT



This small precinct of historical buildings is of great cultural significance with the mosque and neighbouring buildings. The townscape of narrow lanes and broader public places is of significance.

Hospital Terrace is a group of buildings of great architectural significance.

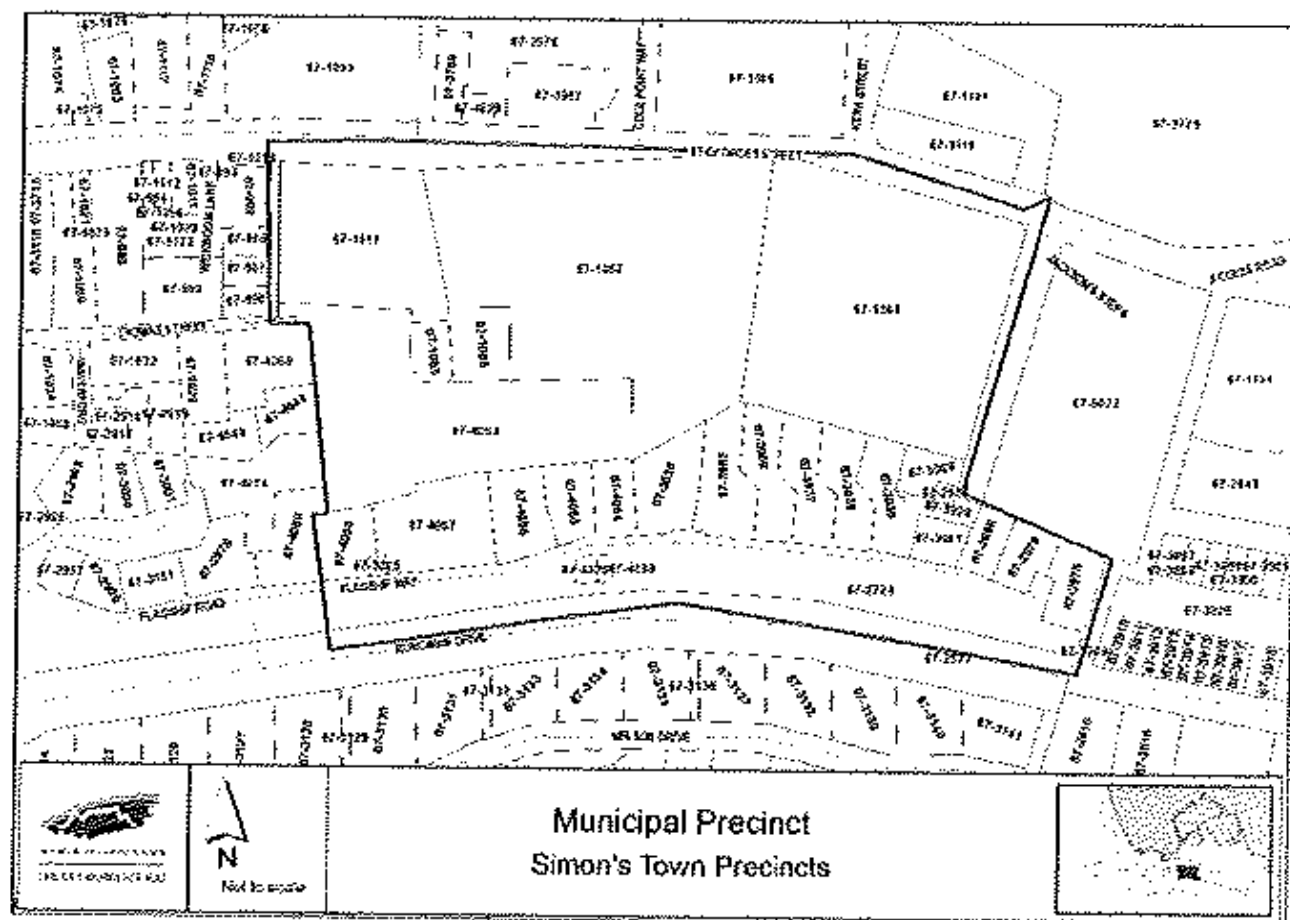
Old trees contribute to the character.

Conservation Objectives

- Any new buildings must be very carefully controlled Height and bulk must be controlled.
- Historic buildings and old trees must be protected.

5.9 MUNICIPAL PRECINCT

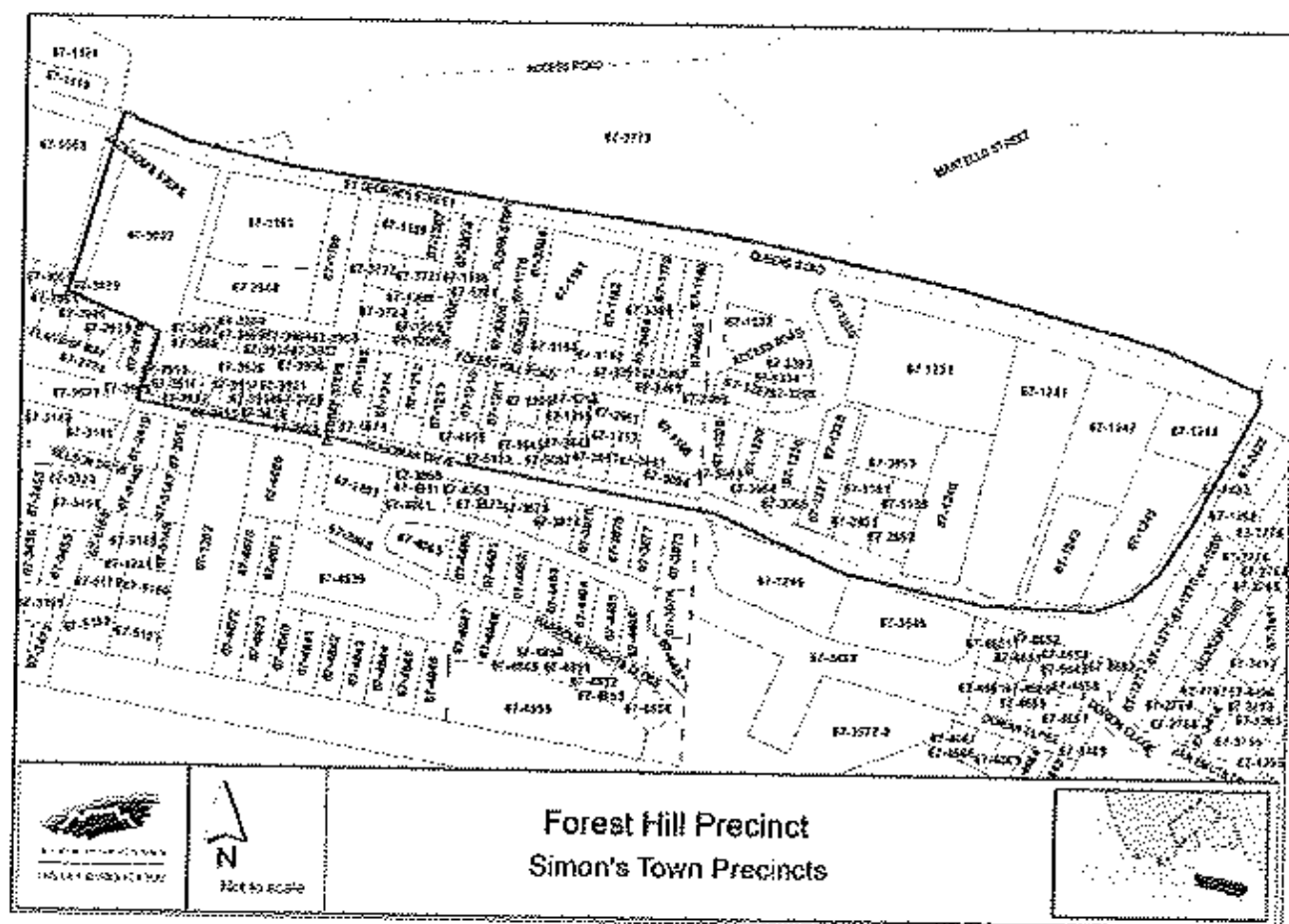
847



A series of institutional buildings including the old municipal offices and church buildings fronting St Georges Street with fine sandstone retaining walls and mature trees, notably palms, create a particular character behind this band lies a series of recently built townhouse complexes taking access off Runciman Drive.

Conservation Objectives

- *New development forming the backdrop to the band of institutional buildings should be carefully designed. Significant amounts of vegetation should be retained and augmented.*
- *Pedestrian routes from Runciman Drive should be created and existing ones maintained.*



This small precinct contains the fine-grained residential neighbourhood centred on Forest Hill Road that is intersected by Nerina Steps, Flora Steps, Tredree Steps and Clarks Steps. Houses in the precinct mostly date the first half of the 20th century.

The precinct also contains the Old Burial Ground.

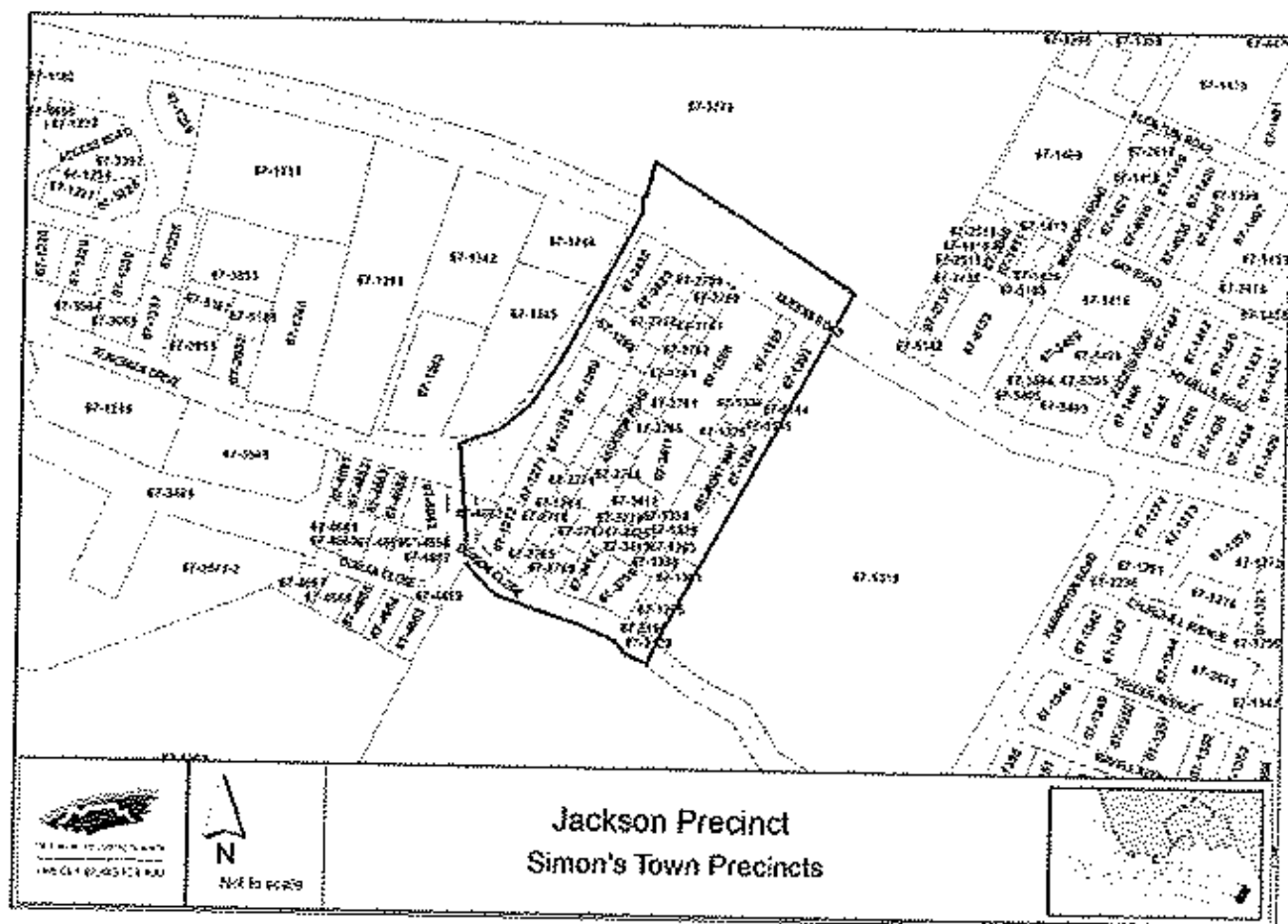
Many mature trees unify the precinct.

Conservation Objectives

- Any new development should be of the same scale as the existing.
- Trees must be preserved.

5.11. JACKSON STREET PRECINCT

849



This is the smallest precinct lying to the east of Runciman Drive. Jackson Street and Belmont Road provide access to a tightly knit group of linked Victorian villas with a distinct visual profile. There are few vacant erven.

Conservation Objectives

- The integrity of the streetscape must be protected. The introduction of high boundary walls is discouraged.
- The intrusion of garages should be carefully controlled.
- Additional floors are not recommended.

6. BUILDING GUIDELINES FOR NEW WORK 850

The design framework has been described in the previous section. In this section more detailed guidelines on building are given. *These guidelines are concerned with creating good contemporary design complimentary to the character of Simon's Town and not poor imitations of past styles, an approach that must be avoided.*

6.1. Design Factors

The physical environment and climate has played a major role in shaping buildings in the conservation area.

6.1.1. Topography

Sites in most precincts of the conservation area are generally sloping, some very steeply. The traditional response to this has been to create small terraces by means of cut and fill and the use of retaining walls mainly built of stone. New buildings should follow this tradition.

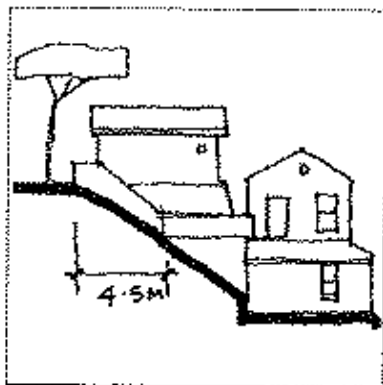
6.1.2. Geology

Most of the area consists of very thin topsoil on decomposing granite or clay. This makes building and landscaping difficult. A geotechnical investigation and report on foundations for all sites within the conservation area is required.

6.1.3. Climate

There is considerable variation within the conservation area, Mount Pleasant for example, is largely unaffected by the prevailing South-Easter, while properties at the southern end of the conservation area are exposed to sometimes gale force conditions. Careful consideration should be given to placing the elements of the new building to provide wind shelter.

6.2. Building Lines



Departures from the Zoning Scheme Regulations may be required so that new buildings or alterations will be appropriate in conforming to existing historic urban patterns.

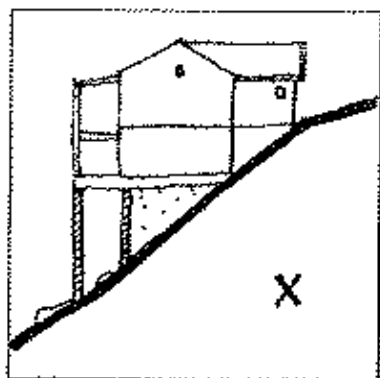
6.3. Building Forms (Response to Slope)

Small scale rectangular, articulated forms are appropriate. Therefore if a large house is planned it should be made up of several smaller elements aligned with each other. On steep slopes these small elements should be stepped down the site.

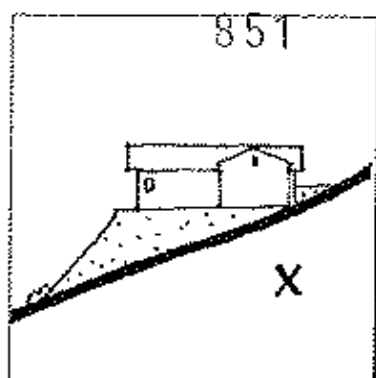
Guidelines

- Houses built on stilts are not permitted. Houses on excessively wide or high platform structures are not permitted. The use of masonry or stone plinths at the base of buildings 'grounds' the building visually and architecturally and is the correct approach.
- Stepping buildings with cut and fill results in buildings with floor levels close to natural ground levels. This assists with breaking up the mass and visual impact of the building.

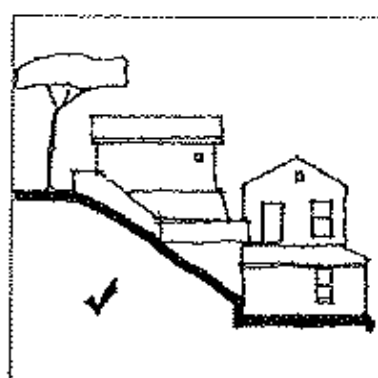
- The orientation and siting of new buildings should reflect those in the immediate vicinity of the property and the streetscape.



Stilts are inappropriate



Excessively high platform



Appropriate handling of slope

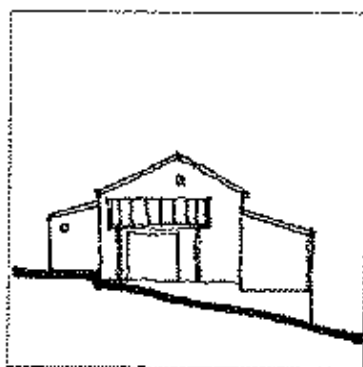
6.4. Roofs

Scale, proportions, bulk, massing and levels of detail of roofs need to be consistent with the existing buildings in the street and reinforce the historic precedent of the Heritage Area. A key element unifying Simon's Town is the pattern of double pitched roofs with verandas and lean-to additions and a limited usage of materials and colours. This pattern is to be followed in new buildings.

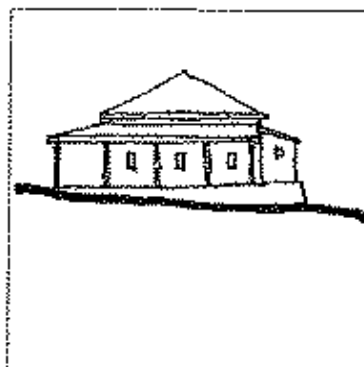
Guidelines

- Roofs are to be double-pitched, minimum 25 degrees and maximum 40 degrees.
- If wider sections than 6 metres are required (Section 5.5) lean-to additions must be used. Roof pitches can range from 5 degrees to 15 degrees.
- Lean-to elements should be subsidiary to its main pitched roof.
- Different kinds of roofs could have different materials. For example the main roof could be slate and the verandah could be corrugated iron.
- Simple gabled or hipped ends to roofs are to be used.
- Roofs must be of Victorian profile painted corrugated sheeting or of slate or fibre cement shingle.
- Colours are to be in the grey and black range.
- Flat roofs can be used if screened by a parapet.

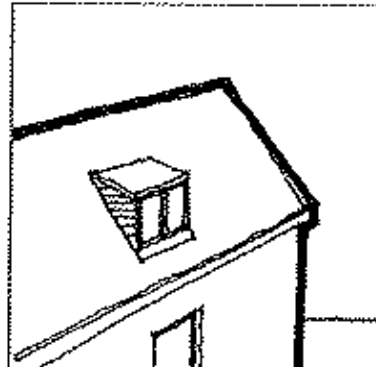
A limited range of traditional roofing materials has been used, typically painted corrugated iron or slate.



Double pitch with lean - to



Lean- to's are subsidiary elements



Dormers max. 1/4 of roof area

6.5. Dormer Windows, Gable Windows and skylights

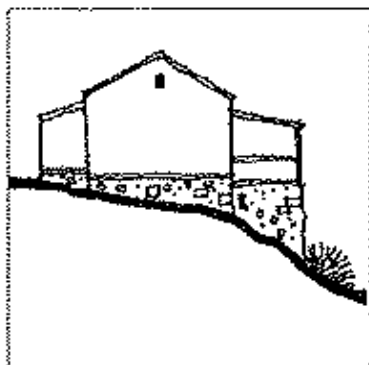
Guidelines

- Dormer windows in roofs should be subsidiary elements.

- *Dormer element aggregate length should not total more than ¼ of the roof length.*
- *Dormer windows can be built into the roof or built up from the exterior wall or can start partially below the eaves line. Whichever method is used, the design should be sensitive to the existing roof, which should retain its importance.*
- *Certain pitched roofs may not be able to accommodate dormers because they are too low. Changing the height of the main roof may give better internal space than too many new dormer windows.*
- *To reduce scale and impact, dormer windows should not exceed 1,5m wide for larger roofs or 1,2m wide for smaller roofs. They should not extend to the apex of the roof, but remain subsidiary to it.*
- *Avoid crowding the roof with too many dormer windows or skylights. Allow 'breathing space' for other roof elements like chimneys and gables.*
- *Dormer windows should be matching in style and be evenly spaced. They can be positioned to highlight important elements of a house, for example over front doors, or above bay windows.*
- *Existing, original roof elements such as fascias, timber fretwork and finials should be protected, restored and replaced after fitting new dormer windows.*
- *Small windows serving the roof space can be placed in gable walls. Proportionally they should not be bigger than a quarter of an existing window below.*
- *Skylights work best when not very visible from the street.*
- *When portions of a roof are removed in order to create an outdoor area, care needs to be taken to preserve the overall character and shape of the roof.*

6.6. Walls

Walls in Simon's Town are mostly of plastered and light painted masonry although stone was widely used for plinths and basement levels.



With most sites being steeply sloping, a stone-faced basement plinth can reduce the impression of height.

Dark coloured rough plaster can achieve the same effect.

Guidelines

- *Walls are to be painted and plastered masonry.*
- *Painted shiplap boarding is allowed for subsidiary elements.*
- *Natural stone may be used for plinths.*

6.7. Verandahs and balconies

Many buildings in Heritage Areas have balconies and verandahs. These areas are designed as private outdoor spaces that are protected from the weather and from which views and fresh air can be enjoyed. They are regarded as important design elements with specific characteristics that make them different from the rest of the building. The enclosure of balconies and verandahs is generally not supported as this has a negative impact on the identified character of the building and Heritage Area.

If enclosure is necessary, the following points should be followed:

Guidelines

- *The enclosure should be as lightweight and transparent as possible, for example timber or metal frames with glass infill panels to reflect that it was an 'open' space*
- *The new enclosed spaces should be designed as general living spaces such as living rooms or studies. These spaces are more suited to lightweight, transparent enclosures than bathrooms or bedrooms that require more privacy.*
- *The frames and glazing of the enclosure should be designed so that they can be fitted behind the existing structure. Enclosures can be recessed to let the original stoep predominate.*

- The frames used for the enclosure should match the materials of the windows of the historic structure.
- Complex designs and structures that enclose a verandah at awkward angles should be avoided.

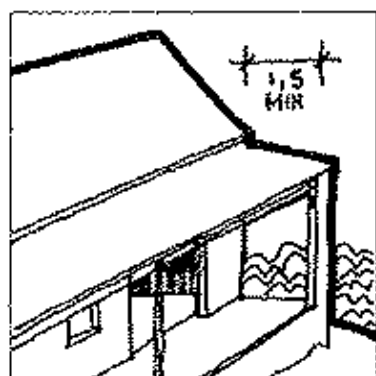
853

6.8. Windows and Doors

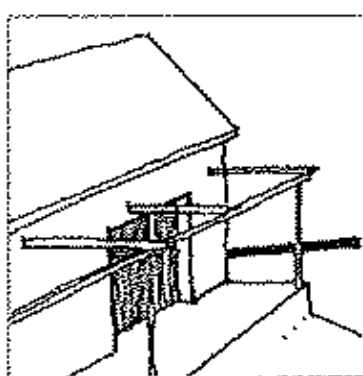
Windows and doors have predominantly vertical proportions in the conservation area despite a wide variation in architectural fashions. This element creates visual unity and should be reflected in new design. Painted wood joinery is traditional in the conservation area. New materials such as aluminium can be used but should be powder coated.

Guidelines

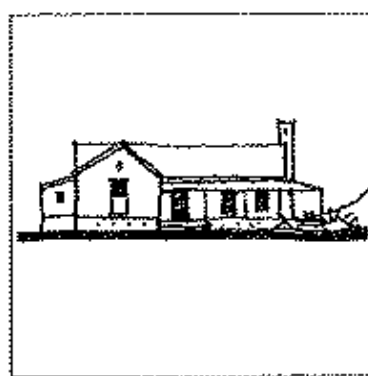
- Vertically proportioned openings should be used.
- Large openings such as sliding doors should be set back from the façade by at least 1,5 metres or screened by verandas or pergolas.
- Painted wood joinery is preferred but contemporary materials may be used if coated or painted.
- Consistency in fenestration must be maintained.
- Corner windows are not allowed, unless provided with a min. 100mm x 100mm corner post.



Large openings set back 1.5m



Alternative set back with pergola



Vertically proportioned openings

6.9. Radio and TV, Solar Panels, Telephone and Electrical Services, Satellite Dishes, Lift Shafts, Funiculars, Cell & Radio Masts and Wind Turbines

These elements detract from the simple clean lines of the building forms and must be as inconspicuous as possible.

Guidelines

- All such electronic devices must be carefully placed in relation to the form of the building.
- Solar panels must be flush with the roof and as inconspicuous as possible.
- Telephone and electrical cables must be underground and built into the building.
- Lift shafts may not project above the roof line.

6.10. Service / Rainwater pipes

Guidelines

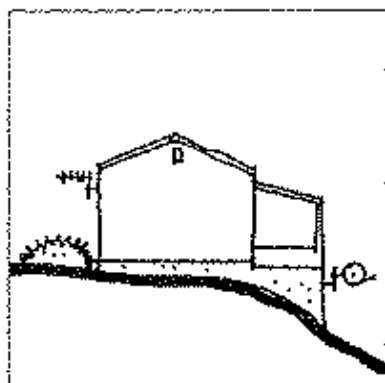
- Water supply and drainage pipes must be fully concealed.
- Rainwater downpipes must be carefully placed and finished to tone in with walls.

6.11. Chimneys

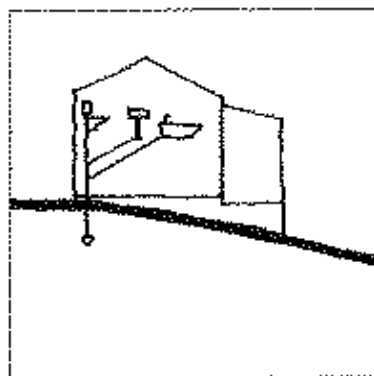
854

Guidelines

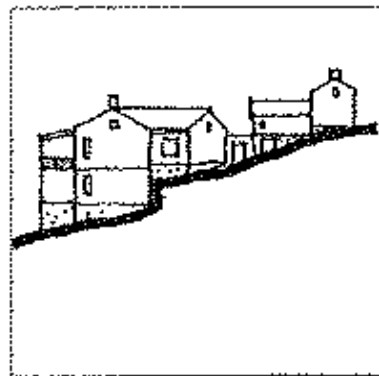
- Only painted and plastered masonry or stone faced chimneys are permitted.



Electronics etc. to be inconspicuous



Plumbing to be concealed



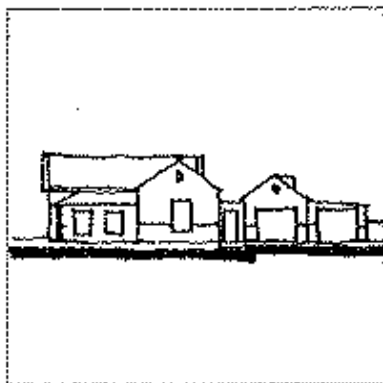
Traditional roofscape with chimneys

6.12. Outbuildings, Garages and Carports

The special character of Heritage Areas is defined, amongst others, by the high quality of its streetscapes. On site parking and garages on the sensitive boundary between public and private, are rapidly changing the character of these streetscapes. With thought and care, these changes can retain and enhance the character of our streets.

Scale, proportions and level of detail of carports and garages need to be consistent with the existing building and the street and reinforce the historic precedent of the area.

Guidelines



- Outbuildings must be related in design to the main building and preferable linked by walls.
- New garages and carports should be built on the least sensitive side of the site and not directly in front of the main street façade.
- They should take up a minor portion of the façade and not dominate street frontage or the garden of a property. In some cases only a single garage, or no garage can be accommodated.
- Tandem parking reduces the impact of the off – street parking on the streetscape.
- The provision of garages and carports should avoid the loss of habitable rooms and verandahs.
- Building lines which set garages back from the front boundary should be respected. Ideally the garage should be set back from the main façade of the house.
- The impact on the street boundary may be lessened by setting the garage back slightly, so that the existing wall or fence retains its visual dominance. (This also improves access and protects pedestrians on the pavement).
- If a section of a boundary wall needs to be removed, remove it between two piers or columns. Retain as much of the wall and vegetation as possible.
- New garages and carports should not obscure essential and important features of a building, nor disturb existing historic architectural patterns eg. Symmetry of an existing façade. Try to relate the addition to heights and lines such as facias, parapets and cornices of the existing walls and buildings.

Guidelines

- *Materials and detailing should match those of existing buildings, or interpret them in a contemporary manner. Materials foreign to historic environments should be avoided.*
- *In general, plaster detail seen in older buildings and walls is a response to climate, for example plaster copings on the top of walls protect them from rainwater penetration and staining.*

6.12.2. Garage doors

Guidelines

- *Garage doors in Heritage Areas are generally single doors. Double garages should have two single doors with a masonry pillar between.*
- *Doors are usually made of timber and painted. Powder or epoxy coated aluminium doors in an appropriate colour could also be used.*
- *Traditional garage doors often had glass panels in the top half. A contemporary interpretation of this is appropriate.*
- *The door should have either vertical or horizontal divisions, depending on the existing garage doors on the street. Diagonal divisions should be avoided.*
- *Existing parapet walls on garages in the area could provide ideas for the new garage.*
- *For public safety, garage doors are not allowed to open onto the pavement.*

6.12.3. Driveway and Carport Gates

Gates in Heritage Areas are generally cast iron or timber and are well detailed. Contemporary interpretations of this traditional level of detail enhances the quality of the gate.

Guidelines

- *Existing and original gates with distinctive historic character should be repaired or remade to match existing gates wherever possible.*
- *Gates should be visually permeable to retain a visual link between the street and house.*
- *Driveway gates should be compatible with pedestrian gates in their materials, design and character.*
- *Gates may not open outward over the pavement.*

6.13. Laundry and Refuse Areas

Guidelines

- *A screened refuse and laundry area for hanging washing must be provided.*

6.14. Signage

Signage bylaws control all signage in Simon's Town and separate plans must be submitted. Within the conservation area additional controls are applied.

Guidelines

- *Signs on residential buildings should consist of the number and name in letters not exceeding 200mm in height.*
- *No illuminated box signs are permitted.*

6.15. Lighting

Guidelines

- *Exterior lighting must be low-keyed and unobtrusive.*
- *The choice of external light fittings should be in keeping with the identified character of the area.*
- *Lighting must always be carefully positioned to prevent light pollution to neighbours.*

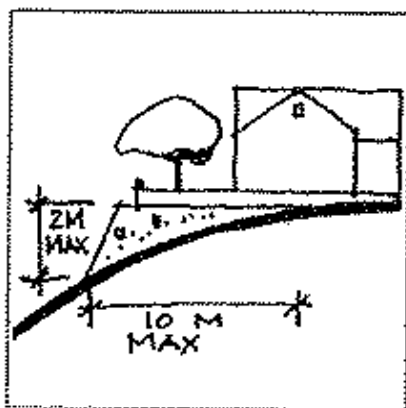
- Bright security lights should only be used if connected to movement detectors.

7. LANDSCAPING

856

The erection of gardens is difficult with steep slopes, poor thin top soils and possibly a bad microclimate. The extensive planting of gum trees in most of the conservation area in the past has led to the disappearance of the original indigenous vegetation. It is advisable to commission professional Landscape designers and contractors.

7.1. Siteworks



The visual impact of poorly stabilized slopes and excessively high or long retaining walls is of concern.

Guidelines

- Exposed cut and fill slopes are to be stabilised with dry pack stone walls and vegetation.
- Retaining walls must not exceed 2 meters in height and 10 meters in length.
- Gabion retaining systems, without stepping or with gabions back a maximum of 50mm, may be used but are also not to exceed 2 meters in height and 10 meters in length.

7.2. Boundary Walls and Fences

The visual impact of long boundary walls, particularly on steep slopes, is carefully assessed by the AAC. Fencing hedging is preferable on certain visually exposed sites. Pre-cast walling is not allowed. Size, height, width, proportions and levels of detail of boundary walls need to be consistent with the architectural character of the existing building and street and should reinforce the historic character of the Heritage Area.

7.2.1. Materials and detailing

Guidelines

- Materials and detailing should match those of existing buildings, or interpret them in a contemporary manner. Materials foreign to historic environments should be avoided.
- Walls should be at least 230mm thick.
- Replicate details evident on site, or on older buildings in the area. eg. Plaster copings to protect the wall from rain, or a stone plinth to act as a natural damp proof course.
- Use hard wood like Meranti for exterior work to be durable. Timber fences should have vertical slats with gaps between, to allow visual permeability.
- Gates should be made of open steel railings, wrought iron or open timber slats, to retain a visual link between the street and house.
- Traditionally styled palisade fencing is preferred.

7.2.2. Sloping sites

Sloping sites often give rise to high boundary walls that obstruct views to and from the house. Gardens of sloping sites should be terraced and not be raised artificially. This has the added benefit of avoiding erosion and risking potential structural collapse.

Guidelines

- Where retaining walls are required, a combination of solid and metal fencing reduces the scale and impact on the street.
- Pillars or piers should be used where there is a step or a change in direction in the wall. Articulation of the wall with piers also assists to reduce the scale of the wall.
- Walls on a sloping boundary should either follow the slope or be stepped, to avoid a resulting high wall at the bottom.
- Retaining walls made from interlocking retaining blocks are visually disturbing and damage the integrity of Heritage Areas. Retaining walls should be based on traditional solutions.
- Gabion retaining systems, without stepping or with gabions back a maximum of 50mm, may be used but are also not to exceed 2 meters in height and 10 meters in length.
- Existing retaining walls and terracing on a site should be restored and used as a design constraint / informant for new construction.

7.3. Security

7.3.1. Raising the height of enclosures

The desire for privacy and security has resulted in the need to increase the height of existing boundary walls. High solid walls can result in a bland and hostile street environment and can conceal intruders from the street.

Guidelines

- If it is permissible to raise a wall, the character of the existing wall should be kept intact.
- Most low, masonry or stone walls can be raised with open steel railings, wrought iron or open timber slats, maintaining the visual link with the street.
- If an old wall has elaborate mouldings or historical detail that would be destroyed by an alteration, it is preferable to build a new wall or palisade fence behind the existing wall. This could be covered with planting.
- The recommended maximum height of any boundary enclosure in Heritage Areas is 1.8m. At least a third of this height should be visually permeable. (open steel railing or open timber slats).

7.3.2. Security

The desire for privacy and security has resulted in the perceived need to increase the height of existing boundary walls. High walls can result in a bland and hostile street environment. Boundary walls in Heritage Areas are generally low and / or visually permeable, allowing views of the building beyond and allowing surveillance by neighbours, making the area safer and more enjoyable.

Guidelines

- Electric fencing must be within the property boundary and not be visible from the exterior.
- Intruder prevention elements must be carefully assessed. Razor wire is not recommended.
- Sliding concertina – type security gates should not be used in front of old doors. Try to design a security gate to conform to the main subdivisions of the door and paint it a similar colour.
- Burglar bars for living areas should be fitted to the inside of the window frames.
- External bars that protrude beyond the window reveals can be visually disruptive and need to be carefully designed.
- Burglar bars that follow the divisions of a window are less visually intrusive.
- Dark or black burglar bars visually 'disappear' when viewed from outside and are much less disruptive of the view from inside.
- Unobtrusive deterrents such as commercially produced spikes can be installed around down pipes or along the tops of walls. Designs are available that are complimentary to a Heritage Area.

8. NEW HOUSING COMPLEXES & SUBDIVISIONS

8.1. GENERAL

858

Any subdivision of two or more erven may necessitate a Heritage Impact Assessment.

The predominant pattern of subdivision is the rectangular gridiron. This is infinitely flexible and is appropriate on flat or steeply sloping sites. The following factors must be considered in the design:

8.1.1. Slope

Sites steeper than 1:4 are not suitable for subdivision into small units, as road access will involve cut and fill and retaining structures.

Roads should be aligned diagonally up steep slopes to prevent excessive cut and fill embankments. Width should also be evaluated.

Special measures must be used to prevent slope failure and erosion such as terracing and benching on steeper sections of a site. Planning must allow for buildings to step down slopes in a series of platforms.

8.1.2. Geology

The thin topsoil on decomposing granite and clay makes development difficult. Geotechnical investigations must be undertaken prior to all subdivisions and development.

8.1.3. Surface and Ground Water

The geotechnical investigation should reveal the presence of groundwater and advise on design implications. The management of storm water must be carefully considered particularly on steeper sites. Drainage retention ponds may have to be considered.

Drainage of underground water may be affected by retaining walls.

8.1.4. Vegetation

Very little of the original indigenous vegetation remains due to the extensive planting of gums in the past.

There are also non-invasive exotic trees of historical and visual significance. These must be retained. (Refer to the Simon's Town Tree List).

8.1.5. Erf Shape and Size

The contours must be considered in subdivisions.

No Erf should be less than 12m wide. The size of the Erf will depend on many factors. The most important of which, is the relationship in size to surrounding development. It is important to ensure that the texture or grain of new development is consistent with older development in the conservation area.

Submission of the maximum building envelope will be required, with contour lines at 1/2m intervals.

8.1.6. Massing, Development Patterns

Historical patterns from Simon's Town or row housing and semi-detached housing should be studied. Rhythms of positioning, the use of materials and colour are important factors.

The building lines as prescribed in the Zoning Scheme Regulations are applicable. Applications for departures must be fully motivated.

8.1.8. Streetscape

The treatment of the public space is a major contributor to Simon's Town's character. Careful design is therefore required for hard and soft landscape areas and street furniture and signage.

8.2. GROUP HOUSING

The tightly knit character of Simon's Town makes well-designed group housing schemes particularly appropriate. In addition to the consideration of factors such as geology, topography, response to slope, ground and surface water and vegetation, the following factors must be considered in their design.

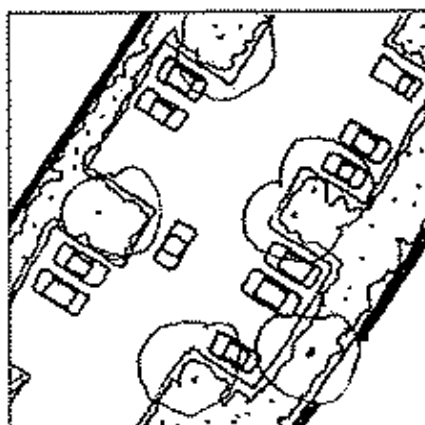
8.2.1. Layout

The gridiron pattern of subdivision largely dictates the layout pattern of group schemes.

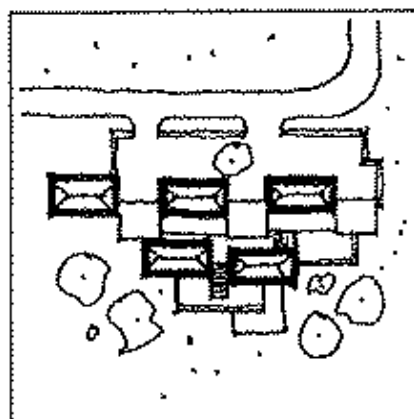
8.2.2. Access and Parking

If internal vehicular access arrangements are made these road areas must be broken up with pockets of landscaping and tree planting to reduce their potentially negative visual impact.

Public parking areas in such schemes should be broken up into units of not more than four bays. Parking should be screened.



Pockets of landscaping



Parking should be screened

8.2.3. Linkage

Buildings in the conservation area are frequently linked. Even if freestanding units are built these should be linked by garaging, courtyard walls and other subsidiary architectural elements.

8.2.4. Building Forms

Small scale rectangular, articulated forms are appropriate. If large complexes are planned, the scale must be broken down by using small elements in combinations.

On steep slopes these small elements should step down the site in a series of terraces. Units on stilts or excessively wide and high platform structures are not permitted.

A key element unifying Simon's Town is the pattern of double-pitched roofs with veranda and lean-to additions and a limited usage of materials and colours.

This pattern is to be followed in new buildings.

Guidelines

- *Roofs are to be double-pitched, minimum 25 degrees maximum 40 degrees. If wider sections than 6 meters are required lean-to additions must be used.*
- *Lean-to elements should be subsidiary to its main pitched roof. Roof pitches can range from 5 degrees to 30 degrees.*
- *Simple gabled or hipped ends to roofs are to be used.*

A limited range of traditional roofing materials has been used, typically painted corrugated iron or slate.

Guidelines

- *Roofs must be of Victorian profile painted corrugated sheeting or of slate or fibre cement shingle.*
- *Colours are to be in the grey and black range.*
- *Dormer windows in roofs should be subsidiary elements and should not exceed 25% of the aggregate.*
- *Flat roofs can be used if screened by a parapet but these should not exceed 40 square meters in extent.*
- *Skylights are permitted.*

8.2.6. Walls

Walls in Simon's Town are mostly of plastered and light painted masonry although stone was widely used for plinths and basement levels. With most sites being steeply sloping a stone-faced basement plinth can reduce the impression of height. Dark coloured rough plaster can achieve the same effect. Painted shiplap boarding may be used on subsidiary elements.

Guidelines

- *Walls, of whatever construction, are to be plastered and painted to look like masonry.*

8.2.7. Windows and Doors

Windows and doors have predominantly vertical proportions in the conservation area despite wide variation in architectural fashions. This element creates visual unity and should be reflected in new design.

Guidelines

- *Vertically proportioned openings should be used.*
- *Large openings such as sliding doors should be set back from the façade by at least 1,5 meters or screened by verandas or pergolas.*
- *Consistency in fenestration is required.*

Painted wood joinery is traditional in the conservation area, and is therefore preferable. New contemporary materials such as aluminium may be used but must be powder coated.

Corner windows are not allowed unless provided with a min. 100mm x 100mm corner post.

8.2.8. Radio and TV, Solar Panels, Telephone and Electrical Services, Satellite Dishes, Lift Shafts, Funiculars, Cell & Radio Masts and Wind Turbines

861

These elements detract from the simple clean lines of the building forms and must be as inconspicuous as possible.

Guidelines

- All such electronic devices must be carefully placed in relation to the form of the building.
- Solar panels must be flush with the roof, be below the roof line and be as inconspicuous as possible. Storage tanks are to be internal.
- Telephone and electrical cables must be underground and built into the building.
- Lift shafts may not project above the roof line.
-

8.2.9. Service / Rainwater Pipes

Guidelines

- *Water supply and drainage pipes must be fully concealed.*
- *Rainwater downpipes must be carefully placed and finished to tone in with walls.*

8.2.10. Chimneys

Guidelines

- *Only painted and plastered masonry or stone faced chimneys are permitted.*

8.2.11. Outbuildings Including Pool Houses and Guard Houses

Guidelines

- *Outbuildings must be related in design to the main building and preferably linked by walls.*
- *External structures such as braai places, pizza ovens, decks and, carports must also be assessed.*

8.2.12. Drying Area and Refuse Areas

Guidelines

- *A screened refuse and drying area for hanging washing must be provided.*

8.2.13. Signage

Signage bylaws control all signage in Simon's Town and separate plans must be submitted. Within the conservation area additional controls are applied.

Guidelines

- *Signs on residential buildings should consist of the number and name in letters not exceeding 200mm in height.*
- *No illuminated box signs are permitted.*

8.2.14. Lighting

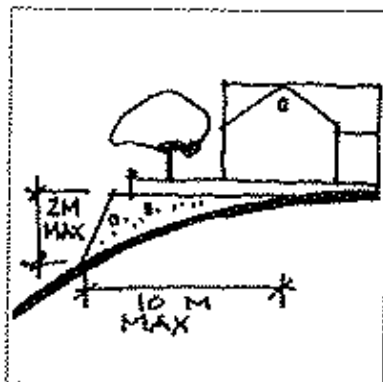
Guidelines

- *Exterior lighting must be low-keyed and unobtrusive.*

8.2.15. Landscaping

8.2.15.1. Siteworks

862



The visual impact of poorly stabilized slopes and excessively high or long retaining walls is of concern.

Guidelines

- Gabions are supported, where they are filled with natural stone.
- Exposed cut and fill slopes are to be stabilized with dry pack stone walls and vegetation.
- Retaining walls should not exceed 2 meters in height and 10 meters in length.
- Pre-cast concrete retaining systems may be used but are also not to exceed 2 meters in height and 10 meters in length and are to be planted.

8.2.15.2. Boundary Walls and Fences

The visual impact of long boundary walls, particularly on steep slopes is carefully assessed by the AAC. Fencing hedging may be preferable on certain visually exposed sites. Pre-cast walling is unacceptable.

8.3. MULTI RESIDENTIAL COMPLEXES INCLUDING FLATS AND TOWNHOUSES

Complexes of more than three stories in height are inappropriate in the conservation area. They impact on surrounding spaces and it is essential that they be visually integrated into their settings.

In determining the number of storeys in a building, and in determining the designation of a particular storey, the following provisions shall apply -

(a) Basement storeys and mezzanine storeys shall be disregarded in counting the number of storeys.

(b) Any storey (not being a basement or mezzanine storey) having a floor-to-ceiling height exceeding 4.8 m shall be taken as two storeys; if exceeding 7.2 m three storeys, and so on; provided that where the floor or ceiling of a storey is not level, or has different levels, the mean level shall be taken.

"Mean Level"

(a) For the purpose of defining which storey of a building or a division thereof is "mean level of the ground" means - the basement storey, the ground storey and so on; the mean level of the ground immediately abutting such building or division, averaged around the perimeter of such building or division;

(b) for the purpose of determining the height of a building or portion thereof in order to apply any provision of the Scheme other than one referred to in paragraph (c); the mean level of the ground determined as in paragraph (a); and

(c) for the purpose of determining the height of a point on a building or a division thereof in order to apply any provision of the Scheme which limits the height of such point in relation to its distance from a boundary: the mean level of the ground immediately abutting that elevational plane of such building or division which contains such point or lies between such point and the boundary concerned, averaged along such elevational plane

The following factors should be considered in breaking down the scale, modifying bulk and helping the complex to fit into its setting:

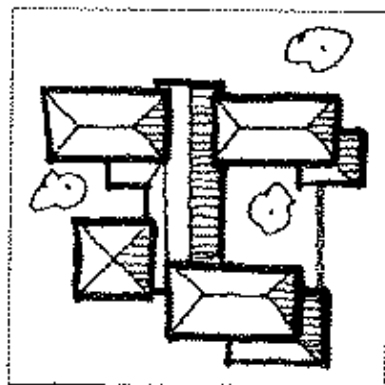
863

8.3.1. Massing

The complex should be made up of a combination of small elements. Its various parts such as circulation should be picked out and made identifiable.

Emphasizing the plinth or base, the central or shaft area and the capital and roof can further break down the bulk.

These should be strongly articulated in choice of materials and colour. Entrances should be emphasized which would assist break up of the building bulk.



8.3.2. Silhouette: Roofing

Pitched roofs predominate in the conservation area. The use of a system of pitched roofs will help to break down the scale and bulk of a complex. The silhouette of such a complex will be more appropriate.

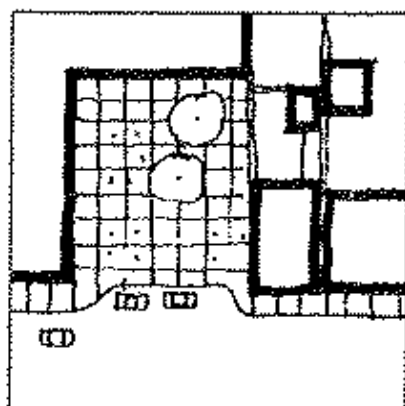
Flat roofs of a small scale are acceptable as linking elements.

Roofing material should be painted Victorian profile corrugated iron in grey to black tone or slate. See the General Guidelines.

9. COMMERCIAL BUILDINGS

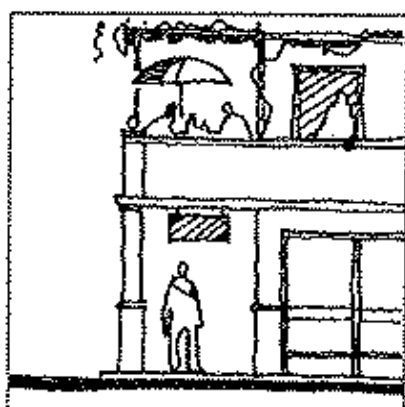
864

9.1. EXTENSION OF PUBLIC AREAS



New development should extend the public realm through the creation of small public places and lanes.

9.2. SHOPFRONTS



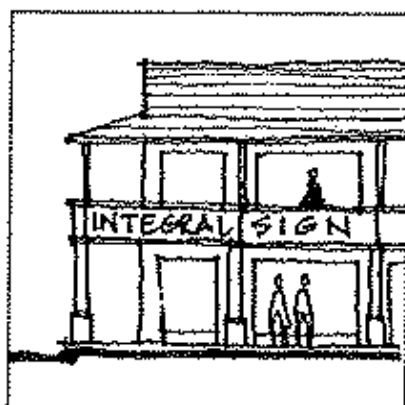
Traditional human scaled shop fronts should be used. Dead frontage must be avoided.

Canopies, colonnades or verandas should protect shop fronts.

9.3. UPPER FLOORS

Balconies and verandas should be included on upper levels.

9.4. SIGNAGE



Signage on new buildings should be integrated into the building design.

Signage may not obscure architectural features.

Guidelines

No internally illuminated signs.

See Appendix 1.

Scenic routes contribute substantially to the way in which the character of the place is experienced by both local inhabitants and tourists. They play a vital role in the local and national tourist industry and can thus contribute to the economic base of the area.

Red Hill Road is a scenic route of metropolitan significance which penetrates into the urban conservation area. Runciman Drive is a scenic drive of local significance. View lines to the sea and dockyards must be preserved.

This section deals with guidelines for land adjacent to Scenic Drives. For the sake of clarity these guidelines have been developed for the public authority and for private development.

10.1. RETENTION OF PUBLIC LAND ADJACENT TO SCENIC DRIVES

Existing portions of public held land adjacent to scenic routes, either in the form of road reserves or public open spaces, contribute substantially to the experience of mountain and views. As a matter of policy Council should retain these portions of land or acquire them from other state or parastatal agencies. Only in exceptional circumstances should they be alienated. Where development pressures exist Council should retain ownership and lease land with strict environmental parameters established to ensure view preservation.

10.2. DEVELOPMENT OF PUBLIC LAND ADJACENT TO SCENIC DRIVES

Where deemed appropriate, Council may develop its own land adjacent to scenic drives for public use. New development should be constructed in a sensitive manner so that important views from Scenic Drives are not impaired. Such development should reflect a sense of place and reinforce local identity as elaborated elsewhere in this document. Innovative architectural approaches should be subjugated in favour of development that respects traditional forms and materials. The overall conservation principles identified earlier in this document apply.

10.3. CONTROL OF INTRUSIVE ALIEN VEGETATION ON PUBLIC LAND ADJACENT TO SCENIC DRIVES

Alien vegetation in many instances blocks important views along Scenic Drives. It also detracts from the "sense of place" which these routes are supposed to enhance. Red Hill is particularly badly affected. The negative effect of alien, invasive vegetation has been cited by the South African Nature Foundation as a major threat to scenic views in the Western Cape as a whole.

Non-invasive alien vegetation, such as stone pines, palms and some gums, along Scenic Drives are often an important element of the "cultural landscape" and should be protected.

10.4. CONTROL OF SCENIC ROUTE AESTHETICS

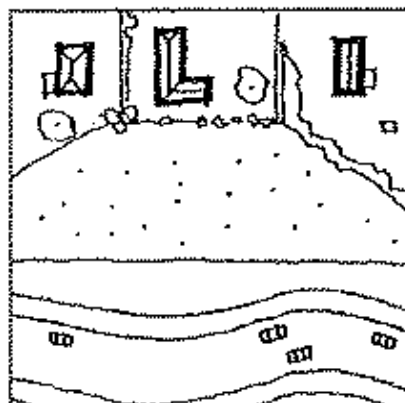
The route is essentially a linear element cutting through a variety of elemental conditions (pristine nature, significant cultural landscape, historical architectural quarter), and can frequently be out of scale with them. Roads cannot vary in standards as safety is of paramount importance. Every effort should therefore be made to reconcile this potential conflict between the unchanging linear road and the ever-changing landscape.

The following general objectives or guidelines apply for shaping and enhancing the visual experience of scenic drives.

- To present the viewer with a rich, coherent sequential form, a form which has continuity and rhythm and development, and which provides contrast, well-joined transitions and a moving balance.

- To clarify and strengthen the driver's (and pedestrian's) image of the environment to present a picture which is well structured, distinct, and as far-ranging as possible.
- To keep the observer's grasp of the meaning of the environment; to present an understanding of the use, history, nature or symbolism of the drive and its surrounding landscape.
- The primary objective is to ensure that the route is as interesting and stimulating as possible.

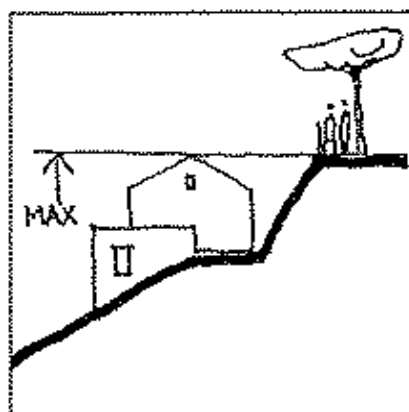
10.5. GUIDELINES FOR PRIVATE DEVELOPMENT ADJACENT TO SCENIC DRIVES (including the control of development on even close to, but not immediately adjacent to Scenic Drive)



Views are obviously potentially affected by development on all portions of land between the drive and the visual amenity, not only developments immediately adjacent to the scenic drive.

Existing scenic drive regulations regulate only development immediately adjacent to scenic drives. To this end it is recommended that the area controlled by existing regulations be extended to include all public or parastatal land adjacent to the Scenic Drive and the immediately abutting private land. Within the designated conservation area the Council should also control the nature and form of private development that in its opinion would impact on the view from the Scenic Drive.

10.6. CONTROL OF DOWNWARD VIEWS



As a general guideline development on the seaward side of Scenic Drive should not project above the back or footway level. While this protects horizontal views it does not protect downward views. The increasing use of driveway platform along Runciman Drive, and their negative impact on views, illustrates the problem.

10.7. CONTROL OF UPWARD VIEWS

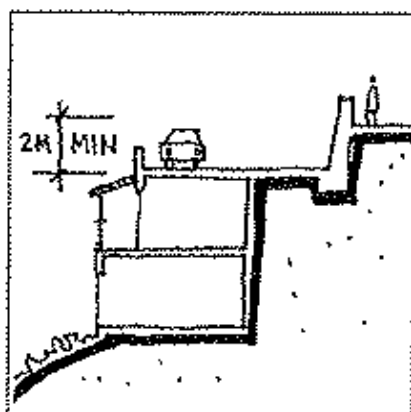
Existing regulations only control development on the lower side of Scenic Drives, largely due to the coastal nature of existing drives. However, upward views of the mountain are also regarded as significant.

As a general guideline, sub-division on the upper side of Scenic Drives should allow long deep plots to enable a staggered system of terraces, a more gradual vegetated slope than the canyon effect often created, and thus the preservation of mountain views.

No boundary wall on the upper side of a Scenic Drive should be higher than 1.5m from the top of the boundary wall determined by maximum height above natural ground level (e.g. 8m) should be stipulated which no development should be allowed to occur.

Consideration should be given to the imposition of a condition for all developments adjacent to a Scenic Drive that a landscape plan be formulated to indicate view preservation and enhancement and the nature of boundary walls and planting.

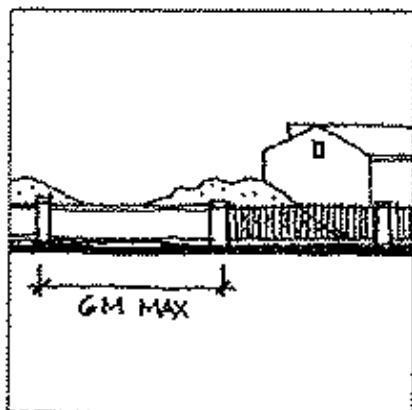
10.8. CONTROL OF ROOF DECKS FOR PARKING AND ACCESS DRIVES



Roof decks, often with shade cover for parking, access drives, rails and balustrades impact negatively on the view from Scenic Drives.

As a general guideline it is recommended that roof parking at street level, on the downward side of the Scenic Drives, should not be permitted. If roof deck parking is required, this should occur at a level not less than 2m below existing footway level.

10.9. CONTROL OF BOUNDARY WALLS AND FENCING



The nature of fencing, particularly when comprising closely spaced vertical components, can have a negative impact on views particularly when viewed at relatively high spots. Fencing, railing and gates should be visually permeable so as not to affect the view materially.

Controls contained in Section 9.6 of the Simon's Town Zoning Scheme apply: Fencing, railings, gates and similar structures which:

- do not exceed a maximum height at any point of 1,2m above the nearest point on the footway of such Scenic Drive;
- have maximum finished external measurement of not more than 80mm in the case of the diameter of any vertical or horizontal cylindrical element, and not exceeding 80mm in the case of the cross-sectional measurement of any vertical or horizontal rectangular element;
- have vertical elements which are not less than 1,5m from any other such vertical element;
- have horizontal elements which are not less than 300mm from any other horizontal element;
- have infill material between and horizontal and vertical elements which if of mesh or mesh-type material and which is galvanized and so constructed that the solid portions thereof do not exceed 5% of the total thereof, may with the consent of Council be constructed above the level of the nearest point on the footway of such Scenic Drive.
- No continuous solid material, timber, brick vibracrete or glass, should be permitted as a boundary wall treatment on the downward side of Scenic Drive. Low stone walls, or plastered brick (max. 600mm) and widely spaced pillars (min. 4m) should be permitted.

10.10. CONTROL OF VEGETATION

While trees and hedges can sometimes frame and emphasize a particular view or create an avenue, they can also function to screen a route from private landowners. No vegetation within the scenic reserve, (the road reserve and adjoining public and private property) should be permitted to grow above footway level in such a manner that it would, in the Council's opinion, detrimentally impair the view from a Scenic Drive.

Similarly important landmark vegetation and tree-lined avenues require protection.

10.11. CONTROL OF NEW, LARGE-SCALE AND NON-RESIDENTIAL ACTIVITIES AND LAND USES

The siting and form of new, large-scale and often inappropriate land uses, primarily due to their character, mass or commercial / industrial nature, can have a negative impact on the scenic experience.

Site development plans for the large-scale uses including group housing should:

- *inform the siting of any development with the intention of minimizing visual impact;*
- *inform the height, setbacks, massing and proportions of any development to reduce the potentially obtrusive impact;*
- *inform the appropriate location and nature of access roads and pathways to reduce excessive cutting, and filling and to ensure harmonious adaptation to existing topography;*
- *inform appropriate landscaping treatment to shield potentially intrusive land trees and to ensure adequate soil and vegetation stability.*

The following general principles should be adhered to:

10.11.1. Locational Guidelines

- *Design briefs should be prepared specifying development requirements and assessing the capacity of the landscape to absorb these. The natural and cultural heritage should be respected in all instances.*
- *Rehabilitation of any available existing building should be considered as a preferable alternative to new development.*
- *In most instances it is preferable for new buildings to be associated with existing settlements, rather than to use isolated sites on undeveloped land.*
- *A landscape and townscape analysis should be undertaken to identify features that give a locality its character and sense of place and to assess the likely impact of development.*
- *Ridges and elevated positions should be avoided for visual and climatic reasons.*
- *Buildings should be located and designed to fit the scale of the surrounding landscape.*

10.11.2. Landscaping and Architectural

Guidelines

- *The whole site should be considered as an entity, with all elements of the development, buildings and outdoor spaces, being conceived and planned together.*
- *Buildings tend to blend more successfully with the landscape when aligned parallel to contours. Planting and walls can be used to tie buildings into landscape.*
- *Platforms on sloping sites should be kept to a minimum, and new levels should be designed to fit into the surrounding landform.*
- *Outdoor spaces should be designed so that the landscape appears to flow right through the site.*
- *The layout and design of new buildings should respect local tradition.*
- *Design themes and functions of outdoor spaces should be kept to a minimum and there should be a clear distinction between public and private space. The emphasis should be on simplicity.*
- *The scale of buildings should be appropriate for their uses and should relate to that of their neighbours.*
- *Extensions and modifications to existing buildings should respect existing styles, detail and materials.*
- *Materials should be appropriate for the climate, ecology, texture and scale of the site and should be capable of weathering well over time. The general urban conservation principles contained in Section 3 apply.*

- *Planting should be used to integrate the route into the landscape. Plant types should not be used to decorate the route, particularly in rural areas. They should rather reflect the indigenous flora through which the route passes.*
- *The landscape should be brought as close as possible to the essential boundary of the road.*
- *Every effort should be to build new planting into the structure of existing vegetation. Plant communities should be established which are characteristic of the local ecology.*
- *Plant communities and groupings are more important than individual species although these too are important. Planting should thus occur in colonies rather than single specimens of trees or shrubs. Uneven spacing and a mixture of different sized plants should be used to create a natural appearance.*
- *Landscaping should be used to improve the visual quality of environmentally impoverished areas.*
- *Landscaping should be used to screen service areas and help absorb them into the landscape.*

10.13. SIGNAGE AND ADVERTISING GUIDELINES

Signage and advertising guidelines as they relate to urban conservation areas are dealt with elsewhere in this document. The South African Manual for Outdoor Advertising Control (SAMOAC) defines different types of landscape and area of control

Scenic drives are classified as areas of maximum control. The Manual should be consulted for the identification of appropriate signage opportunities adjacent to scenic drives.

11. PUBLIC REALMS

Simon's Town's historical development has created a wonderful human scaled public realm of narrow lanes, walkways, stairs, streets and squares strongly related to the buildings around them.

St Georges Street with its colonnaded pavement and shops contrasts sharply with the old residential areas and their narrow lanes and streets like Thomas Street. The character of these public areas is as important to the character of Simon's Town as the historic buildings.

Key elements affecting this streetscape as it is known are:

11.1. STONE

The use of flagstone and stone setts for paving trafficked areas is characteristic. Stone kerbs, steps and retaining walls are widely used.

11.2. PAINTED AND PLASTERED MASONRY

Whitewashed masonry is found throughout Simon's Town. It is used for retaining walls to terraces and garden walls as well as for buildings. Lime wash gives it a distinctive character.

11.3. IRON AND STEEL

These materials were also widely used for lampposts, veranda supports, bollards, railings and gates. Cast-iron decoration was also widely used.

11.4. TREES

The canary palm or, *Phoenix canariensis* is, probably the most characteristic tree of Simon's Town both in the streets and public areas and in gardens.

Various species of fig, gum and other exotics like the Belhambre or Le Bella Sombra, *Phytolacca dioica* add complexity.

870

Some indigenous trees like the wild olive, milk wood and rhus species are also widely used.

11.5. SHRUBS

Cape honeysuckle, *Tecomaria capensis*, and *Plumbago* are wide spread, being used as hedges and screens to gardens. *Protea* species like the leucodendrons once plentiful on the mountainside before the planting of gums, remain in pockets as well as rhus species.

11.6. SIGNS

Simon's Town is relatively free of strident billboards and aggressive advertising through the careful control exercised in the town.

Many of the signs are well designed and have been integrated into the building design.

11.7. NEW AREAS

If new public areas are created such as a township street, design effort must be made to ensure that these are of a character appropriate to Simon's town.

As discussed above, the choice of materials and use of particular trees and shrubs can bind new areas into the old.

The relationship of buildings to these spaces must also be carefully considered.

RELEVANT PARTIES

Applicants

Joshua Conrad Architects
rafiek@joshuaconrad.co.za

Oral hearing requested

Objectors

1. Kelly Riches and Gilda Belo
kelly.riches@telkomsa.net
2. B.A. Harlwell
zebrose@gmx.co.uk
3. Michael John Wesson
gaellawesson@gmail.com
4. Jonathan Brand
Bradjon1@yahoo.co.za
5. Godfrey Raymond Greyling
donny@fbvending.co.za
6. EW Mawhinney
maws@cybersmart.co.za
7. Grant Duncan
grantdoesdeco@gmail.com
8. Kaye Foskett
kaye7foskett@gmail.com
9. Liesel Coetzer
lieselmariner@gmail.com
10. Elmarie Horak
elmarie@capeholidays.info
11. Christina Morris
cmorris@vodamail.co.za
12. Ronald Rosenberg
stonepine@mweb.co.za
13. Elizabeth Cotton
info@somersetfours.co.za

14. CJ Erasmus
info@dadaweb.co.za
15. Patricia E. Smith
patsmith@absamail.co.za
16. Gary Carllon
gary.carllon@retalsdolcom.co.za
17. Jonathan and Val Wild
valwild@postnet.co.za
18. R.E.F. Fenemore
regf@axxess.co.za
19. Rachel Patricia Browne
rachelbrowne59@gmail.com
20. Richard Crowther
richardcrowther1978@gmail.com
21. Richard Wilson
ricwilson@iafrica.com
22. Mike Geddes
mig346@qfrihost.co.za
23. Patricia Anne Schroder
patanneq@yahoo.com
24. Robin Borden
borden@mweb.co.za
25. Roger de Szathmory & Neil Simpson
deszath@gmail.com
26. Rosemary Borden
borden@mweb.co.za
27. Susanne Matthews
susannem@telkomsa.net
28. Stephen Stafford Hine
stevehine10@gmail.com
29. Stephan CB Buck
sqbbuck@me.com
30. Adam Browne
adambrowne57@gmail.com

872

OBJECTED TWICE

31. Amanda du Plessis
mandy.duplessis@tigerbrands.com
32. Antonie Van Niekerk
tony@cover.co.za
33. Bydie Goltgens
bydie@kingsley.co.za
34. Bridgille Murphy
brigille.murphy.couet@gmail.com
35. Bryan Gibson
bryan@thirdwavemedia.co.za
36. Colin Blaikie
colinfraser.blaikie@gmail.com
37. David John Erickson
erickson@telkomsa.net
38. D. Hurwitz
dhurwitz@iafrica.com
39. David Paynter
poynterpics@hotmail.com
40. Deric von Staden
deric.vonstaden@wsp.com
41. Dexter Moren
dm@dextermoren.com
42. Diana Leighton-Morris
dianalm@live.co.za
43. Diane Hau
di hau103@me.com
44. Dinah K. Mills
diah.mills567@gmail.com
45. Dirk and Julia Schoombee
svperegrine@yahoo.com
46. Dirk Schoombee
svbreakaway@yahoo.com
47. DST Tunbridge
dugbar@mweb.co.za

873

- | | | |
|-----|--|----------------------------------|
| 48. | Edward Smit-Wright
edwardsw@telkom.net | 874 |
| 49. | Ena Stötzel
enastotzel@gmail.com | |
| 50. | Erik van Vlaanderen
erik@4digroup.com | |
| 51. | Gail Duncan
gail@straussarl.co.za | |
| 52. | Gary Douglas
dougiegoz@msn.com | |
| 53. | Gavin Hochfelden
hochies@global.co.za | |
| 54. | Georgina Jones
georginajones71@gmail.com
esther.teroux@pamgolding.co.za | |
| 55. | Gerhard Stotzel
gslotzel@iafrica.com | |
| 56. | Horry William John Croome
croome39@telkomsa.net | |
| 57. | Ian Botha
ibotha@abakali.co.za | Objected twice, 1 late objection |
| 58. | Ingrid Simpson
simpson.ingrid1@gmail.com | |
| 59. | Ian RM Law
gesetz@tiscali.co.za | |
| 60. | J. Berry, B. Robinson, K. Bromehead, L. Berry, V. Robinson, T. Robinson
geitfolhefarm@gmail.com | |
| 61. | Jennifer Poynter
Jenpaynter72@gmail.com | |
| 62. | John Dermot Magowan
jdmagowan@gmail.com | |
| 63. | John Newton
jnewton@nwweb.co.za | |

64. John R Ramsay
johnr@delrio2001.com
65. Judy Hodson
judyhodson@icon.co.za
66. Julia Schoombee
jschoombee23@gmail.com
67. Karen and John Cross
kaysee@megaweb.co.za
thecrux@megaweb.co.za
68. L.E.A. Tonkin
wildebeest@mweb.co.za
69. Margot Rudolph
mrudolph@iafrica.com
70. Mark and Robyn Cowie
mark.cowie@mweb.co.za
71. Martin Bramwell
mbramwell@global.co.za
72. Michael Paterson
mike@jarrmarin.co.za
73. Michael van Kralingen
mvankralingen@gmail.com
74. MJ Geddes
mjg346@afrihost.co.za
75. Mr. and Mrs. J.L. Newton
jnewton@mweb.co.za
76. D. James and A.J. James
alisonDoug@telkomsa.net
77. Graham and Brenda Bell
klokbell@gmail.com
brendabellocapetown@gmail.com
78. Ian Botha
ibolha@obakali.co.za
79. Genine Shuttleworth
lopshuffles@kingdom.co.za

875

80.	Nel Simpson ngador@me.com	876
81.	Nikki Holderness nholderness@mweb.co.za	
82.	Nicolaos Panagiotopoulos nico@twendeafricagroup.com	Objected twice
83.	Norma Molyneux normamx@mweb.co.za	
84.	Steph Venter brands@retail-fmcg.co.za	LATE
85.	Terence Murphy bricomu@gmail.com	
86.	Timothy James timoljames@gmail.com	LATE
87.	A. Bannister albannister@worldonline.co.za	LATE
88.	J. London alondon@mweb.co.za	LATE
89.	Judith Thomson judyathomson@gmail.com	
90.	Avryl-Ann Coffee avrylcoffee@gmail.com	
91.	Norman Thomson normanwthomson@gmail.com	
92.	Barbara Peirson barbara@ambercomm.co.uk	LATE
93.	N. Panagiotopoulos, G. Douglas (on behalf of Simonskloof Neighbourhood Committee) nico.panagio@gmail.com	
94.	Georgina Jones Georginajones71@gmail.com	
95.	Kelly Riches and Gilda Belo Kellyriches307@gmail.com	

- 877
96. Simon's Town Historical Society
erikson@telkomsa.net
 97. Simon's Town Architectural Advisory Committee
erikson@telkomsa.net
 98. Councillor Simon Liell-Cock
simon.liell-cock@capetown.gov.za