

Greyton Aesthetic Guidelines

Introduction

The overriding consideration for the Greyton Aesthetics Guidelines is to provide for, and control, the sustainable development of the area, with particular emphasis on improving employment, by preserving the unique combination of a natural pristine setting and a predominantly unspoilt architectural heritage.

Greyton's attraction to residents, retired or working, and also visitors, is based on a unique mixture of unspoilt mountain views, 'old world' village appearance, which includes leafy lanes, open spaces with grazing animals, parkland and river features, an absence of commercial clutter found in larger towns, and a community with strong agricultural connections.

Specifically, the essence of Greyton lies in its typical folk architecture, with 19th century double-pitched cottages and other Victorian houses and buildings, well-spaced in long erven with mature trees and patches of woodland. There are also higher density areas with smaller cottages and gardens.

Objective

The purpose of these guidelines is to ensure that while supporting responsible, sustainable development, the special aesthetic appearance and cultural, historical and architectural character of Greyton, together with the environmental nature of the place, will be conserved and promoted by the preservation of:

- a) Existing old buildings and natural areas, including trees, with historical or aesthetic importance.
- b) The existing building lines conforming with the pattern in the area.
- c) The rural character of the village.
- d) The control of design in the case of new buildings on vacant erven as well as existing buildings being renovated, extended or replaced.

Design Philosophy

The basic philosophy behind these guidelines is to use the Greyton tradition of folk architecture in a relevant and contemporary way.

Folk architecture also centres on 'place' and seldom just a building, so the guidelines also include provision for the siting of individual buildings as well as preservation of the public realm.

Traditional Folk Architecture [form, scale & materials]

Cape Vernacular Double Pitched Cottage

Form:

Rectangular or T shaped plan form
Main facade symmetrical
Stoep & verandah
Steep pitched roof [max. 45deg]
Longitudinal street frontage
Vertical window proportions

Chimney on exterior of end gable wall
Centre gable over front door

Scale:

Single storey
Small cottage
Extensions rearwards by means of 'afdakke'

Materials:

6,9 or 12 pane sash or mock sash windows
Painted or treated timber window & door frames
'Rough' [traditional] plastered walls
Thatch or corrugated iron roofing
Paint: off-white or very pale 'earth colours'

Cape Victorian House

Form:

Square or rectangular plan or with afdak section forming an L
Stoep with full verandah
Hipped roof
Decorated trellises

Scale:

Single storey

Materials:

Windows 2 or 4 pane sash or mock sash
'Rough' [traditional] plastered walls
Victorian profile corrugated sheet roofing
Paint: off-white or very pale 'earth' colours

Designated Area

The Greyton Overlay Zone as indicated on Map (Zoning plan B. plan 2.) incorporates the historical precinct of Greyton, the old Commonage and the Nature Reserve. The Greyton Aesthetics Guidelines document will be the definitive guide to building control in the overlay zone.

Greyton Aesthetics Committee

- a) Selection of a committee - see 2.12 and 3.12 of the By-Laws
- b) Mandate of the committee - all new plans must first be submitted to the Greyton Aesthetics Committee for comment and recommendation to the Threewaterskloof Municipal Council. Following the GAC recommendations, fees relevant to the plans will be payable. Plans will then be forwarded to the TWK Municipal Council.

Alternative land use restrictions and development rules

The Threewaterskloof Municipality Zoning Scheme By-Laws apply to the Greyton Overlay Zone (see 3.9.1 TWK Draft Zoning Scheme By-Law to be updated later).

However, to achieve the aesthetic goals described in the specified Policy above, the By-Laws listed below are amended as indicated.

Use of Property

Over and above the use restrictions of properties as specified in the TWK Municipality Zoning Scheme By-Laws, the following use restrictions shall apply to property in the Greyton Overlay Zone.

a) **Single Residential Zones**

- i) **Primary Use:** dwelling house
- ii) **Consent Uses:** second dwelling unit, guest rooms (including self-catering), guest house, day care, home occupation, centre, house shop, home occupation.

b) **General Residential Zones**

- i) **Primary uses:** dwelling house, group houses, home occupation, retirement village
- ii) **Consent uses:** unlicensed hotel, institution, place of instruction, place of assembly, flats of not more than three (3) dwelling units, conference centre.

c) **Business Zones**

- i) **Primary Uses:** business premises, offices, public parking, dwelling house, guest house
- ii) **Consent uses:** restaurant, bottle store, service trade, licensed hotel, service station

d) **Industrial Zones**

No light or heavy industries are permitted within the Greyton Overlay Zone.

Environmental Planning

Refer to Chapter 4 of the TWKM Zoning Scheme By-Law with specific reference to 4.4 and 4.5.

Development Management Provisions

Over and above the development rules specified in the TWK Zoning Scheme By-Law, the following development rules shall apply to property in the Greyton Overlay Zone.

a) **Coverage:** See 21.2 in (2) and 7b) in (1)

b) **Floor Factor:** Floor factors do not apply to this overlay zone.

c) **Building Lines:** Unless exemption is given by the Local Authority, the following building lines must be adhered to:

- i) **Side:** 2 meters from the boundary
- ii) **Main Street:** Frontage to be a minimum of 10 meters from the erf boundary and conforming with the existing street scape. The building to lie within 38 metres from the street boundary. (or street centre?)
- iii) **Other Streets:** Frontage to be a minimum of 5 meters from the erf boundary and conforming with the existing street scape. The building to lie within 35 metres from the erf boundary.
- iv) **Rear Boundary:** Notwithstanding the above buildings to be a minimum of 3m from the rear boundary.

d) **Height:**

- i) No building shall exceed one storey or a maximum height of 6.5 metres above floor level which floor level may not exceed 500mm above the natural mean ground level adjacent to the building. Loft rooms in the roof are acceptable.

- ii) In the event of buildings in the area having a uniform height, new buildings should conform with that uniformity.
- e) **Adjoining Properties:** Where a land unit is zoned for any other use than residential, its side and rear building lines must be a minimum of 4 metres if the adjoining land units are zoned residential.
- f) **Parking and Access:** All erven are required to provide off-street parking for at least 2 motor vehicles.
 - i) Parking and access must be provided on the land unit in accordance with section 17.1 of the TWK By-Law.
 - ii) **Business Users:** In order to enhance the amenity of the street level, the Council may require that no parking bays on the land unit or within a building at ground level, shall be located closer than 10- meters to the street boundary.
- g) **Screening of Business Units:** The Council may require any part of the land unit which is used for storage or loading of goods to be shielded from view from the street.

Building Design Standards

- a) **Historic Buildings:** in terms of the Heritage Western Cape any structure 60 years or older, may not be demolished, added to or altered without the permission of the Local Authority and Heritage Western Cape.
- b) **Size:** New buildings should respect any established pattern of massing in that area.
- c) **Interiors:** The interior design and interior decoration of building are unrestricted.
- d) **Roofs:**
 - i. All roofs should be pitched. The maximum pitch of a roof should be 45Deg, except for verandahs which may be less. Flat roof, defined as 5Deg or less should be concealed behind a parapet on all sides.
 - ii. In the event of buildings in an area having a uniform profile, the roofs of new buildings should respect the established pattern of that area.
 - iii. Roofs may be half-hipped or gabled.
 - iv. Gable ends are encouraged. Gables where used must be simple. No curved or decorative gables will be permitted.
 - v. Street elevations may not include gable ends with the exception of buildings of a victorian nature, where centralised gables above the front door, are permitted.
 - vi. Eaves should be clipped and there should be no excessive overhang on any roofs.
 - vii. Roof height to wall height ratio should be between 1:1 and 2:1.
 - viii. The following roofing materials are permitted:
Traditional thatch or pattern corrugated iron pre or post painted
IBR sheets behind parapet walls
 - ix. Roofs may be stepped [see sketch]

- e) **Chimneys:**

Chimneys are important formal elements in traditional building types
Traditional forms with mouldings are recommended [see examples]

- f) **External walls:**
 - i. External walls should be plastered with a preferably slightly irregular 'traditional' finish.
 - ii. External walls should be painted white or off-white or pale 'earthy' colours.
 - iii. Unpainted face brick, cement brick or concrete bricks will not be permitted. Neither will timber log construction, vibracrete or timber walls.
 - iv. No prefabricated habitable buildings are allowed. Prefabricated timber garden sheds are allowed.

g) **Boundary walls, fences and gates:**

- i. No precast (vibracrete) walls will be permitted.
- ii. Front boundary walls may not exceed 1,2 metres in height and the maximum capping height for the support pillars may not exceed 1.5m.
- iii. Side boundary walls may not exceed 1,8 metres in height.
- iv. Walls should be built with bricks or blocks plastered and painted. Dressed or packed stone and traditional stone construction is also permitted.
- v. Timber fences are permitted provided they conform to height regulations and are of an acceptable design. [see sketches]
- vi. Wire fences are permitted, but must be well maintained.
- vii. Gates are to be of simple timber or steel construction and may not be higher than 1.5m in height.
- viii. Electric fencing and razor wire will not be permitted.

h) **Doors, windows and shutters:**

- i) Doors, windows and shutters used in new buildings should replicate traditional styles and finishes. [see sketches]
- ii) Timber windows are preferable to metal or aluminium.
- iii) Windows should be sash or mock sash windows with 2 or 4 panes or small paned casement windows.
- iv) Windows should preferably be varnished natural timber or painted white, green or black.
- v) Windows should be symmetrical and vertically proportioned.
- vi) No large doors or sheets of glass should be permitted in the frontage of buildings.
- vii) Doors windows and shutters should be of traditional proportions and respect their immediate existing context on the street frontage.
- viii) Domestic staff ablution facilities must be adequately screened from neighbouring properties.

i) **Balconies and Terraces:**

- i) Balconies and terraces should have clean lines with plain railings, simple balustrades or the traditional pattern pillars and coping wall. Heavy brick pillars should be avoided unless a specific contextual precedent exists.
- ii) Balconies should not protrude beyond the main building lines.

j) **Shade Provision:**

- i) Traditional style verandahs or pergolas are preferred.
- ii) Pergolas on the street frontage may not be covered with opaque or translucent plastic sheetings.
- iii) Victorian style buildings should have a stoep covered by a full length verandah.

k) **Building Facades:**

- i) Historic street facades should be conserved. Where alterations are necessary to such buildings they should as far as possible be sensitive and sympathetic to their existing context.
- ii) In the event of buildings in an area having a uniform architectural theme, new buildings should respect the established pattern for the area.

l) **Yards:**

- i) All yard walls should be plastered brick or block, painted to match the house.
- ii) Dustbins, washing lines, gas bottles, storage areas, machinery, caravans, horse boxes, trailers etc, should not be visible from the road. They should also not constitute a nuisance to neighbours.

m) **Services:**

- i) Aerials, satellite and solar water heaters and panels should be sited as unobtrusively as possible away from public view.
- ii) Sewer, vent pipes and externally mounted hot water cylinders should not be visible on the street frontage of buildings. In such situations sewer and vent pipes should be built into walls or ducted.
- iii) Air conditioners and generators are permissible away from general view.

n) **Security:**

Burglar bars should preferably be constructed with vertical elements. If possible they should line up with the window mullions.

o) **Swimming Pools and Tennis Courts:**

- i) All swimming pools and tennis courts must be indicated on the site plan.
- ii) Swimming pools and tennis courts should be screened from the road and sited with least inconvenience to neighbours.

Site of Buildings:

a) **General Impact Assessment:**

- i. Every attempt should be made to provide a building environment with no single element dominating the surroundings. Single monolithic structures are not acceptable and should be avoided. The primary structure in a group should be limited to 6m in width and where additional accommodation is required this should be achieved by means of lean-to extensions or adjacent double pitched units.
- ii. The siting of a building must not unreasonably affect the amenities of any other property in the vicinity.
- iii. Large or eye-catching facilities should be carefully sited so that they are obscured from the road and do not intrude on established patterns in the neighbourhood.
- iv. Elevated terrain is visually more sensitive than flat areas. In such situations the design and siting, including the design of the back and roof elevations, are important.
- v. Buildings situated on elevated terrain must be sited parallel to the contour lines, rather than diagonally across them.
- vi. Panoramic views should be protected as far as possible and the overlooking of neighbourhood properties avoided.
- vii. No buildings may be erected below the 1:50 year flood line.
- viii. New buildings should respect any established pattern of spaces between buildings.
- ix. New buildings must respect the predominant orientation of buildings in the street and, in the event of buildings in the area having a uniform setback from the street, should conform with that uniformity.
- x. In all cases the longest dimension of the building should preferably be parallel to the street boundary.
- xi. Proposed subdivisions must respect the established pattern and density of the area.
- xii. An increase in density and coverage should adversely affect the overall character of the area.
- xiii. No panhandle erven are permitted.

b) **Garages, carports, outbuildings and parking:** may be erected within the building lines provided that:

- i. Garages, carports, outbuilding and parking areas should be designed to respect the established pattern for that area and should be harmonious with their 'parent' buildings.

- ii. Detached garages, carports and outbuildings may not be located in front of the main building; should have the same style and finish as the main building and should preferably form part of the main building.
- iii. Double garage doors are not permitted. Only two single doors separated by a pillar are permitted.
- iv. Doors should preferably have vertical slats. The proportion of all garage doors should be such that there is always a larger vertical dimension. They may have flat or flat arched tops.
- v. Carports should be built in brick or plaster and be attached to the main building or to garden walls. The carport should preferably be designed to match the finishes of the main building. No light carport structures will be allowed in steel or timber.
- vi. Outbuildings should be integrated into the main building as far as possible.
- vii. No runoff or rainwater from the roof shall discharge onto any adjoining land unit
- viii. The Local Authority can, depending on the circumstances, elect to modify standard parking requirements in order to preserve the character of the area.

Preservation of the Public Realm:

a) **Street works, paving and traffic control:**

- i) Maintenance work such as resurfacing and repairs to streets and pavements should be done in the same materials and with the same details as existing finishes.
- ii) Consideration should be given to altering existing features which are not in character with the surroundings, to make them more compatible.
- iii) Items associated with traffic control, such as signage, traffic signals, road closures, the construction of speed humps, medians and crossing may be necessary.
The following points should be considered:
 - they should be as unobtrusive as is consistent with safety standards.
 - where possible, signs should be grouped on one support
 - materials which are consistent with the colour and texture of those in the area should be used.
 - the traditional street pattern should be respected.
- iv. Off-street regulations should be enforced, particularly in narrow lanes.

b) **Vegetation in street reserves and public areas:**

- i) Planting in public areas, such as avenues of trees and grass verges should be maintained.
- ii) New plantings should be compatible with historical themes or elements.

c) **Services:**

- i) Where possible, historical light fittings should be maintained.
- ii) New lighting should be kept simple. The colour of standards and brackets should be compatible with the established format for the area.
- iii) Fittings emitting white light are preferable. Light levels should not be excessive but within the limits of public safety.
- iv) Services such as electrical substations, meter boxes, telephone lines, electrical cables etc. should be as unobtrusive as possible and painted dark green.

d) **Street Furniture:**

New street furniture should be kept simple. The materials, texture and colour used should be compatible with those in the surrounding area.

e) **Historical Green Belt:**

- i) Subdivisions and siting of buildings must be controlled to ensure the preservation of historic green belts in the village.

f) **Sidewalk Appearance:**

Regulations regarding dumping on sidewalks/street edges of household rubbish, garden refuse, sand, gravel, bricks, stone, building rubble etc. should be enforced.

g) **Unightly and Unkempt Erven:**

Regulation regarding unightly and unkempt erven should be enforced. In particular:

- Where overgrown and vegetation constitutes a fire hazard
- Where vegetation, rubbish etc. constitutes a health hazard
- Where the aesthetic appearance of the area is jeopardised

h) **Outdoor Storage and Placement of Vehicles:** See section 16.3.1 in the TWK By-Law.

i) Lei water system: To be retained and preserved as a priority. Aesthetically the system contributes to the visual and historical character of Greyton village.

j) **Exterior Domestic and Commercial Lighting:** Must be established so as to avoid excessive brightness that will affect neighbouring properties.

Signs and Outdoor Advertisements:

See 16.4 in the TWK By-Law - and special provisions for Greyton.

Greyton Nature Reserve

The existing Greyton Nature Reserve as indicated on Plan (name of number of plan) is defined as

Conservation Zone 1: Wilderness Area (CON1). It's existing own Advisory Board is retained.

- i. **Primary Use:** nature conservation
- ii. **Consent Uses:** hiking, walking
- iii. **Management Provisions:** as specified in section 12.1 of the TWK Zoning Scheme by-Law.

Public Open Space:

Primary Use: public open space

Consent Uses: walking, hiking (grazing of animals, sporting facilities, tourist facilities, sustainable resource usage ?)