

**APPENDIX 15.19**

**ARCHITECTURAL DESIGN CODE**

**BY**

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# **HILCOVE HILLS - DESIGN REPORT**

## **INTRODUCTION**

The built environment is currently controlled in two ways. Nationally it is controlled by the minimum norms and standards, currently the SANS 10-400, and locally by the local authority controls and regulations.

Over the last 15 years, developers have seen fit to go beyond these minimum norms and standards and create additional controls for the built environment within a particular precinct. These take the form of:

1. Planning controls which may restrict building lines, side spaces, bulk, height restrictions, coverage and view control.
2. Aesthetic controls which may designate building form, materials, colour and composition of the built form.
3. Operational management which may stipulate sustainable energy use, protection of sensitive environments and other lifestyle aspects.

These controlled built environments are very popular among new developments and in fact are currently the norm for any new development. This report will not go into all the reasons why, but the advantages certainly outweigh the disadvantages.

Hilcove Hills will be established as a controlled environment. It is a mixed use development so the building controls would need to be appropriate.

## **SITE OBSERVATIONS**

1. Incredible landscape and views.
2. Unique position.

Based on the information available, and the observations and experience of the appointed design team, controls will be established to conceive a basic structure to lead to an urban quality which will enrich the existing environment.

It is imperative that these controls need to be simple, easy to understand and appropriate, to make it successful as a set of building controls.

## **URBAN QUALITY**

### **ROADS**

1. They should be of a quality appropriate to the site and the product should be a variety of surfaces to make it successful. Mixture of pavers

and pebbles/ rocks in concrete as well as tarmac. Widths can vary according to use eg: Footprint areas for Lodges should be narrow with passing areas in pavers and gravel in places.

2. Appropriate for vehicles and pedestrians. Wide enough in busy areas eg: 5,5m with mountable kerbs. Hardened/ paved areas at intersections where pedestrians could safely wait.
3. Road lighting should be sufficient but appropriately fitted at low level and aimed at the ground.

## POSITIONING OF HOUSES

### LIFESTYLE

1. Lifestyle village would have nil building line for parking
2. It would have side spaces of 2m on either side.
3. It would be restricted to single storey.
4. Garages/ parking spaces would be back to back to increase open frontage.
5. Walling would only be permitted 8m from the road.
6. 1 storey height restriction.

### LOW DENSITY

1. Building line of 5m to road. 8m to walling facing road.
2. Courtyards to only be walled on 2 sides. Other materials used for other enclosures.
3. All other fencing to be transparent/ hidden. No walling to open spaces.
4. Allow the natural landscape in.
5. Landscaping would strive to be 100% indigenous outside of any courtyard.
6. Height restriction as per Town Planning Scheme "TPS".

### FOOTPRINTS FOR LODGES

1. Allow the natural landscape in.
2. Height restriction as per TPS.

### PUD SITES

1. Height restriction as per TPS.
2. Same design intent applies.

### COMMERCIAL

1. Height restriction as per TPS.
2. Avoid tarmac if possible.

3. No tarmac/ paved areas to meet the building envelope

## **THE ARCHITECTURE**

The architecture has been named "AFRICAN SAVANNA" as it is visualized as a sea of tents in an African landscape.

To achieve this the architecture should consist of:

1. Simply shaped low pitched roofs
2. Large overhanging eaves including verges.
3. Horizontal lines
4. Vertical fireplace elements.
5. Open floor plan
6. Clerestory windows.

In more detail:

### **Roof**

1. Square profile sheeted roof with minimum 1m overhangs all round.
2. Expression of the support structure internally and externally.
3. Light colour to roof sheeting, romantic sound of raindrops.
4. Crisp neat lines following the simple shape.
5. Flat concrete roof connections of forms.
6. Concrete roofs planted or covered in rocks and pebbles.
7. Clerestory windows to enable the roof to float.

### **Walls**

1. Seen as panels as opposed to one surface punctured with windows.
2. Windows are a panel with horizontal mullions.
3. Corner windows encouraged.
4. Textured rough plaster, smooth plaster, timber slats and stone are the only appropriate materials.
5. Colours to take their cue from the natural grass and rocks in the area.

### **Base**

1. Stone base to buildings to account for slope.
2. Stone walls in garden as retaining walls.
3. Gabion baskets used as retaining walls.

## Landscaping

1. Freedom in courtyards
2. Strive to be 100% indigenous in all other areas.
3. Encourage hard landscaping such as rocks and pebbles in appropriate colours.

## IMPLEMENTATION

1. The guidelines would need to be compiled and then tested against the design of a building for each different area. This would then need to be refined and then included in the Sales Agreement.
2. Consultation and design of elements that affect the built environment need to be done at this time.
3. The guidelines can then be tested under the direct control of the developer and the professional team before a panel of other professionals are appointed.



