

# GREYTON AESTHETIC GUIDELINES

## Introduction

The overriding consideration in establishing Guidelines for Greyton is to provide for and control the built environment in a sustainable and responsible manner by preserving the unique combination of a natural pristine setting and a substantially un-spoilt architectural heritage.

Greyton's attraction to residents and visitors alike is based upon a unique mixture of un-spoilt mountain views, 'old world' village charm including narrow leafy lanes, morning and week-end markets and a variety of street-side 'cafes', open spaces for the grazing of animals and parkland and river frontage, an absence of 'commercial clutter' and the noises associated with it and a community with strong agricultural connections or aspirations.

Specifically, the essence of Greyton lies in it's typical folk architecture with 19C double-pitched roofed cottages as well as Cape Victorian with a few Georgian/Edwardian and other houses and buildings, well-spaced in long erven with mature trees and patches of woodland.

The original planning intention of the founder of the village [Herbert Vigne in 1854] was to establish a large disparity of erf sizes allowing for both higher density areas with smaller cottages and gardens as well as larger 'estates' and the Guidelines seek to preserve this historic layout.

Generally the traditional cottages present a symmetrical 'front entrance' to the street and the Victorian houses present their 'best face' to the street.

## Objectives

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

- existing old buildings and natural areas including trees and sites with historic or aesthetic importance.
- the existing building lines and set-backs conforming with the pattern of the area.
- the rural character of the village
- the control of design in the case of new buildings on vacant erven as well as existing buildings being extended or replaced.

## Design Philosophy

The basic philosophy behind these Guidelines is to emulate the form and massing of the existing Greyton tradition of folk architecture and where required, to develop it in a relevant and contemporary manner.

Folk architecture also centres on 'place' and is seldom just a single building and so the Guidelines also include provision for the siting of individual buildings within their context as well as groups of buildings.

The Guidelines also address the issue of the preservation of the 'public realm' and the way in which buildings 'address the street' and develop the 'street picture'.

Side-space relaxation can, in some instances, be particularly 'harmful' in achieving these ambitions and so particular attention will be given to side-space reduction applications.

## Designated Area

The proposed 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 and defines the area within which the Greyton Aesthetics Guidelines document will be the definitive guide to building control in the Overlay Zone.

## **EXISTING TRADITIONAL FOLK ARCHITECTURE [form, scale & materials]**

### **Cape Vernacular and double pitched Cottages**

#### **Form:**

- A rectangular or T-shaped plan form with 'afdak' extensions.
- A main facade symmetrical and orientated towards the street.
- Stoeps & verandahs: timber construction, uncomplicated balustrading, traditional latticework
- Steep pitched roofs [max 45deg.]
- Longitudinal street frontage
- Vertical window proportions
- Chimney on exterior of end gable wall [abbatjie-type]
- Centre gable over front door [where applicable]

#### **Scale:**

- Single storey
- Small cottage proportions
- Extensions rearwards by means of 'afdakke'
- Traditional verandahs front and/or rear

#### **Materials:**

- Casement timber windows 6,9, or 12 pane
- Sash or mock-sash timber windows 2 or 4 pane
- Plastering to be rough or 'traditional'.
- Roofing to be thatch or Victorian pattern corrugated iron
- External painting: roofs: dark grey or heritage green, walls: off-white or pale 'earth shades'

### **Cape Victorian House**

#### **Form:**

- Square or rectangular plan with 'afdak' section forming an 'L' or a 'U'
- Stoep with full traditional verandah
- Hipped roof
- Decorated trellises

#### **Scale:**

- Single storey

#### **Materials:**

- Windows: 2 or 4 pane sash or mock sash
- Plastered walls: rough or 'traditional' plaster
- Roof sheeting: Victorian profile corrugated
- **Exterior** painting: off-white or pale 'earth' shades

### **Further Land Use Restrictions and Development Rules**

The TWK Municipal Zoning Scheme By-Laws [IZS] apply to the Greyton Overlay Zone area

as described in the TWK Integrated Zoning Scheme By-Law of 2012. However, to achieve the aesthetic goals described in the specified Policy above, the By-Laws listed below are recommended to be 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 areas.

Single Residential Zones:

- Primary use: dwelling houses
- Consent uses: second dwelling unit, guest rooms [incl. self-catering], guest house, day care, home occupation-centre, house-shop, home occupation.

### **General residential Zones**

- Primary use: dwelling house, group houses, home occupation, retirement village
- Consent uses: unlicensed hotel, institution, place of instruction, place of assembly, flats comprising not more than three [3] dwelling units, conference-centre

### **Business Zones**

- Primary use: business premises, offices, public parking, dwelling house, guest house
- Consent Use: restaurant, bottle store, service trade, licensed hotel, service station

### **Industrial Zone**

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

### **Environmental Planning**

Refer Chap.4 of the TWKM Zoning Scheme By-law with specific ref. to 4.4 and 4.5.

### **Development Management Provisions**

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

- **Coverage:** see 21.2 in [2] and 7[b] in [1]
- **Floor factor:** Floor factors do not apply in this overlay zone.
- **Building Lines:**
  - Side:** 2m from the common boundary
  - Main Road:** 10m from erf street boundary or 'average existing' whichever is the greater dimension.

All buildings to fall within 38m of the Main Road boundary line and 40m of the Park Street boundary line.

On **all other streets** buildings to fall within 35m of the main street boundary.

**Other Streets:** 5m from erf street boundary or 'average existing' whichever is the greater dimension.

**Rear boundary:** 3m from rear boundary.
- **Height:** No building shall exceed one storey or a maximum height of 6.5m above finished floor level which floor level may not exceed 500mm above the natural mean ground level adjacent to the building.  
Garage roofs may not exceed a maximum height of 5m above finished floor level  
Loft-rooms [in the roof of the main dwelling only] are acceptable conditional upon

their complying with the max. roof-height restriction as above.

However, in the event of buildings in the area having a uniform height, new buildings should conform to that uniformity.

- **Adjoining Properties:**

Where a land unit is zoned for any other use than residential, its side and rear boundary lines must be a minimum of 4m if the adjoining land units are zoned residential.

**Parking & Access:**

- All erven are required to provide off-street parking for at least 2 motor vehicles
- Parking and access is to be provided in accordance with section 17.1 of the TWKM by-law.
- **Business Uses:** In order to enhance amenity at street level, the Municipality may require that no parking within a land unit or within the building at ground level may be located closer than 10m measured from the street boundary.
- The Municipality may require that any part of the land unit which is used for storage or loading of goods be shielded from view.

**Building Design Standards**

**Historic Buildings:**

In terms of the Heritage Western Cape regulations 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.

**Size:**

- New buildings should respect any established pattern of massing in that area.

**Roofs:**

- All roofs to be double-pitched. The maximum pitch of a roof should be not more than 45deg.
- Flat roofs [defined as 5deg. or less] should [except for verandah roofs] be concealed behind parapets on all sides.
- 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.
- Roofs may be half-hipped or gabled. Gabled roofs are encouraged and hipped roofs discouraged excepting where existing gable roofed dwellings are being extended.
- Gables where used should be simple, no curved or decorative gables will be permitted.
- Street elevations may not include gable ends with the exception of buildings of a Victorian nature, where centralized gables above the front door are permitted.
- Eaves are to be clipped and there should be no excessive overhang of any roofs.
- Wall height to roof height ratio should be between 1:1 and 1:2.
- Roofs may be stepped.
- Roof materials shall be thatch or Victorian profile corrugated iron. IBR or Kliplik or other sheeting materials will only be allowed if concealed behind parapet walls.

**Chimneys:**

Chimneys are important formal elements in traditional building types.

Traditional forms with or without moldings are recommended. [\[see sketches\]](#)

**External Walls:**

- External walls are to be plastered with a slightly irregular 'traditional' finish and painted white or off-white or pale 'earth' shades.
- Unpainted face-brick, cement brick or concrete bricks are not permitted.
- External timber 'log-wall' construction or vibra-crete is not permitted.
- 'Cob [Adobe] , earth-bag, rammed-earth, jute and straw-bale external walls are permitted.
- Timber frame and prefabricated fibre-panel walls are permitted on condition that the external finish of the finished product resembles a 'timber-lapped' or 'traditionally plastered' wall.
- Prefabricated timber garden sheds are permitted on condition that they do not exceed a maximum floor area of 9m<sup>2</sup> [3mx3m].

### **Boundary walls, fences & gates:**

- No precast vibracast concrete walls will be permitted.
- Front boundary walls may not exceed 1.2m in height.
- Pillar caps on boundary walls may not exceed 1.5m in height.
- Side boundary walls may not exceed 1.8m in height.
- Walls should be constructed with bricks or blocks and should be plastered and painted to match the dwelling unit.
- Dressed, packed or ashlar stone and traditional stone construction is permitted if contextual.
- Timber fences are permitted on condition that they are of simple design and that they conform to boundary wall height restrictions.
- Well-maintained wire fencing is permitted.
- Motor and pedestrian gates are to be of simple steel or timber construction and may not exceed 1.5m in height.
- Electric fencing and razor wire is not permitted.

### **Doors, Windows & Shutters**

- Doors, windows and shutters should be informed by and where appropriate, replicate traditional styles and finishes.
- Timber windows are preferable to metal or aluminium frames.
- Windows should be sash or mock sash with 2 or 4 panes or small paned casement windows.
- Windows should preferably be clear varnished [wood dressed] or painted brown, green or white.
- Windows should be symmetrical and vertically proportioned.
- No large doors or sheets of glass will be permitted on street elevations.
- Doors, windows and shutters should respect their immediate context and be of traditional proportions.
- No glazed 'window-walls' will be permitted
- Where steel or aluminium windows are used, the frame dimensions should be similar to those of timber frames.

### **Balconies & Terraces** [see sketches]

- Balconies and terraces should have clean lines with plain railings, simple balustrades or traditional pillars and coping walls
- Heavy masonry pillars should be avoided unless a specific contextual precedent exists.
- Balconies may not protrude beyond the line of the main dwelling.

### **Shade provision:** [see sketches]

- Traditional style verandahs or pergolas are preferred, no excessively structured or

- monolithic concrete beam and column construction will be permitted.
- Pergolas on the street façade may not be covered with opaque or translucent 'plastic' [PVC], poly-carbonate or fibre-glass sheeting.
- Victorian style buildings should have a 'stoep' covered by a full-length verandah.

#### **Building Facades:** [see sketches]

- Historic street facades should be preserved.
- Where modifications are made to such buildings they should as far as possible be sensitive and sympathetic to the existing context.
- Where buildings in an area have a uniform architectural theme, new buildings should respect the established pattern of the area.

#### **Yards:**

- All yard walls should be plastered brick or block, painted to match the house.
- Dustbins, washing lines, gas bottles, storage and outbuilding entrances, machinery, caravans, horse-boxes, trailers etc. should not be visible from the road.

#### **Services:**

- Externally mounted air-conditioning units, aerials, satellite dishes and solar water heater panels and photo-voltaic panels should be sited as unobtrusively as possible away from public view.
- Sewer vent pipes and externally mounted hot-water cylinders should not be visible on the street-frontage of buildings. Where applicable sewer and vent pipes should be ducted or built into the walls.

#### **Security**

- Burglar bars should be constructed with vertical elements and where possible line up with window mullions. Elaborate 'twirly-whirly' burglar bars are discouraged.

#### **Swimming Pools and Tennis Courts:**

- All swimming pools and tennis courts must be indicated on the plans.
- They should be screened from the street and sited with the least inconvenience to neighbours and in accordance with TWKM Building and Zoning regulations.

#### **Siting of Buildings**

##### **General Impact Assessment:**

- Every attempt should be made to provide a built-environment with no single element dominating the surroundings. Single, monolithic structures are not acceptable and are to be avoided.
- The primary element in a group of structures should be limited to 6m in width.
- Where additional accommodation is required this should be achieved by lean-to extensions to the main element or the creation of adjacent double-pitched units linked to the main structure.
- The siting of buildings should be arranged so as not to unreasonably affect the amenities of any other property in the vicinity. Panoramic views should be protected and the overlooking of neighbours should be avoided.
- Large or eye-catching elements should be carefully sited so that they are obscured from the road and do not intrude on established patterns in the neighbourhood.
- Structures on elevated terrain have a greater visual impact than those on flat terrain and so pay particular attention to the design and siting of structures and

the impact of roof-scapes and elevations which are raised above natural ground or are situated on steeply-sloping sites.

- Buildings situated on elevated terrain should be sited parallel to the contours and not diagonally across them.
- No buildings may be constructed below the 50 year flood-line.
- The established pattern of the spaces between buildings should be respected and inappropriate side-space relaxation applications will be viewed unsympathetically.
- New buildings must respect the predominant orientation of buildings in the street and where a uniform set-back occurs in a particular situation, they must conform to that uniformity.
- In the case of 'long erven', the longest dimension of the building should be parallel to the street.
- Proposed subdivisions must respect the established pattern and density of the area. In evaluating their appropriateness, any adverse impact on the overall character of the area will be considered.
- No pan-handle erven are permitted in Greyton.

### **Garages, Outbuildings, Carports & Parking**

- These may be erected within the building lines providing that:
- Garages, Carports & Outbuildings should be designed 'in harmony' with their 'parent' building and should not dominate the main dwelling in mass or in form.
- Parking areas should be 'softened' and 'fragmented' to limit their visual impact from the street.
- Detached outbuildings, carports and garages should not be located in front of the main dwelling, should have the same style and finish as the main building and should strive to form part of the main building.
- Double pitched roofs to double garages are not permitted.
- Where two garages are required, two single, attached or detached garages should be arranged. Alternatively the two garages should have a 'flat' [5deg. pitched] roof behind parapets, or be formed by means of a single pitched roof and an adjacent 'afdak' roof. [see sketches]
- Double garage doors are not permitted. Two single doors separated by a 350/500mm centre pillar are permitted.
- Garage doors should preferably have vertical slats. The proportion of garage doors should be square or with the vertical the larger dimension.
- Flat or flat arched tops to garage door openings are acceptable.
- **Carports should be built with plastered brick piers** and attached to the main building directly or by means of garden walls. Where roofed, the sheeting must be screened from the street by means of fascias or parapets.
- **No lightweight carport structures in steel or timber will be permitted.**
- Outbuildings should not dominate and should be integrated into the main building as far as possible.
- Rainwater management should be arranged so that no rainwater or run-off from the roof shall discharge onto any adjoining land unit.
- On erven where horses are permitted to be stabled and where it is not practical for the stables to be sited in accordance with the above stipulations for "outbuildings", or where the above siting is not possible, such stables are to be constructed as temporary timber or timber frame structures in such a manner that they can be easily demounted when they are no longer required for the stabling of horses.



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## Preservation of the Public Realm

### Street works, paving and traffic control

Maintenance work such as resurfacing and repairs to streets and pavements should be done in the same materials and to the same detail as existing finishes and consideration should be given to altering existing features which are not in character with their surroundings, to make them more compatible.

Items associated with traffic control such as signage, traffic signals, road closures, hazard warnings and the construction of speed humps, medians and crossings should follow the following recommendations:

- they should be as unobtrusive as is consistent with safety standards
- where possible signs should be grouped on one support
- painting of general signage should be limited to heritage green and white

### Vegetation in Street reserves and public areas

Existing planting in public areas such as trees grass verges etc. should be consistently maintained.

New planting should be compatible with historic themes or elements

### Services

Where possible historic light fittings should be restored and maintained.

New lighting should be of simple design and the colour of standards and brackets should be compatible with the established format for the area

Fittings emitting white light are preferable and light levels should be only what is required to establish reasonable levels of security

Services such as electrical sub-stations, meter boxes, etc. should be unobtrusive and painted dark green and telephone lines, electrical cables etc. should be as unobtrusive as possible.

### Street Furniture

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

### Historic Green Belt

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

No further building activity should be allowed in the green-belt areas

### Sidewalk appearance

Existing Regulations regarding dumping on sidewalks and street edges of household rubbish, garden refuse, sand, gravel, bricks, stone, building rubble etc. must be enforced by the Local Authority

### Unightly and unkempt erven

Existing Regulations in respect of unightly and unkempt erven should be enforced in particular:

- where overgrowth and vegetation constitutes a fire hazard
- where vegetation, rubbish etc. constitutes a health hazard
- where the aesthetic appearance of the area is jeopardized

### Outdoor Storage and placement of vehicles



Refer section 16.3.1 in the TWKM By-Laws

**Lei-water System**

To be retained and preserved as a priority because the system contributes to the visual and historic character of Greyton village.

The lei-water channels may not be covered over. Where carriageway crossings are required open steel grating may be used.

**Domestic and Commercial external lighting**

May not generate excessive brightness that will affect neighbouring properties

**Signage and Outdoor advertising**

Refer section 16.4 of the TWKM By-laws plus special provisions for Greyton.

**Greyton Nature Reserve**