

SECOND STOREY ADDITION SET-BACK IN ORDER NOT TO DOMINATE THE AREA AND ALTER THE HISTORIC STREETScape



NEW ADDITION IS OUT OF CHAREACTER, SCALE AND GENRAL FORM OF HISTORIC NEIGHBOURS



#### Avoid:

- Using plastic or aluminium windows/doors on street façades.
- Use large or horizontal windows or large expanses of glass.
- Using circular and horizontal windows or square windows exceeding 600x600 in street-facing walls.
- Wall openings should not be wider than two thirds of its height.
- Walls should not be built with any face-brick finishes.
- Roofs should not be made of cement- or pressed metal roof tiles and IBR type roof sheets.
- Glass blocks of any kind in external walls must not be used.

#### GUIDELINES for the EXTENDED HISTORICAL AREA:

**GENERAL DEVELOPMENT PATTERN:** Buildings in this area are one to two storeys high with rectangular forms. They mainly have pitched roofs parallel to the street they face, with open verandahs on their main façades. Verandahs are supported on wooden or cast iron posts or pre-cast concrete pillars. Chimneys are important skyline character elements and must be retained. The scale (the relationships between the sizes) of elements, i.e. cornice, windows, doors, stoeps, etc. are all very similar and greatly contribute to the character of the area.

#### Do:

- Maintain street-facing building edges to a maximum of two storeys high from any adjacent street boundary.
- Third storey additions must be avoided.
- Maintain existing street corner entrances.
- Maintain the façade divisions consistent with those of traditional narrow frontages in the area.
- Retain original/early roof shapes, as well as chimneys.
- Retain existing verandahs, boundary walls and front gardens.

#### Avoid:

- Enclosing stoeps. Simple metal railings can be used for security.
- Garages or other structures which obscure historical façades.
- Over-detailed decoration, which is in contrasts with the traditional Victorian style.
- Street boundary walls exceeding 1m high above stoep floor levels.
- Satellite dishes and TV aerials on street-facing walls and roofs.

#### ADDITIONS TO EXISTING BUILDINGS

Adding a second storey depends on the immediate context:

- A road lined with single-storey row-houses needs to be retained.
- Sometimes an additional floor might be considered. It must however be carefully discussed with the HRS official.
- The new second floor addition must have a similar building form and roofline as the original house.
- If the building has a pitched roof, the attic could be converted into extra space - a dormer may be built into the rear facing roof. No dormers are to face the street as this is not typical of the area.
- Doors and windows are to have similar proportions and sizes and are to be similarly positioned as existing ones.
- Some buildings might have a cellar due to the slope. This can be converted into living spaces without having to build up.
- Only in some cases may a full second floor be added. This applies to buildings not older than 60 years or that have been graded 3C.
- The addition should be a double-storey version of the original house. If the neighbours also extend, it will form a harmonious row.
- The new addition must be added onto the existing exterior walls and not change the footprint of the house.
- The new roof is to have the same pitch and the same material as the original roof, with similar roof-edge design and guttering.
- The boundary walls should remain or be restored to its original appearance.
- Verandahs and stoeps cannot be enclosed for extra space or removed to make way for garaging or a carport.
- Care must be taken in the positioning of doors and windows and should be similar in type and materials as the original ones.
- Most flat roofed houses have heavy cornices. The old cornice needs to be removed and replaced on the new second floor parapet.

#### ARCHITECTURAL DETAILS

#### Do:

- Retain and repair plaster cornices and mouldings.
- Retain existing timber, cast iron or pre-cast concrete columns.
- Use timber sash or mock sash windows, as well as solid unglazed doors in street-facing walls.
- Keep all exterior woodwork painted.
- Use traditional Victorian profile corrugated iron for all roofing.
- Use only smooth plaster for walls.
- Retain cobbles and traditional tiled stoep and verandah surfaces.

#### Avoid:

- Using plastic or aluminium windows/doors on street façades.
- Walls should not be built with any face-brick finish.
- Using large or horizontal windows or large expanses of glass.
- Circular and horizontal windows, or square windows exceeding 600x600mm in street-facing walls.
- Wall openings should not be wider than two thirds of its height.
- Roofs should not be made of cement- or pressed metal roof tiles and IBR type roof sheets.
- Glass blocks of any kind in external walls must not be used.

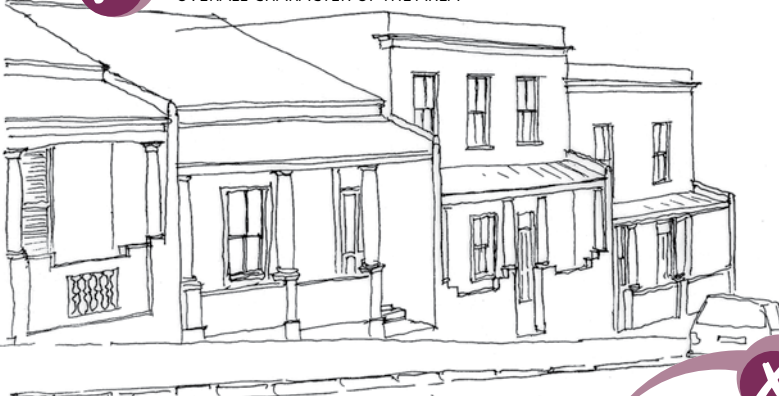
#### NEW BUILDINGS IN THE HERITAGE AREAS

New buildings do not have to copy all the details of historic buildings but should blend into the streetscapes and show respect for their historical neighbours and the character of the area.

- Placing of the new building should follow its neighbours,
- The building should step down the hill if located on a slope.
- The height should be similar to that of its neighbours.
- The roof shape should emulate those of adjacent buildings by either having a parapet or a double-pitched corrugated iron roof.
- The strong "architectural rhythms" in the Bo-Kaap should be incorporated into the design of new buildings. These are repetitions of similar elements in the same positions such as doors, windows, parapets, front stoeps, end walls, etc.
- The scale and size of the cornice, windows, doors, etc. should be the similar as its neighbours.
- Windows and doors should be the same proportions and positioned as traditionally found on older houses.
- Boundary treatment should emulate the older patterns: either a stoep or plastered brick walls with capped piers and metal railings depending on the surrounding area.
- Garages: Any applications for garages will be individually evaluated. Garages are not to be built in front of houses.



NEW ADDITION ADDED ONTO EXISTING HISTORIC HOUSE, RETAINING VERANDAH AND IS ARCHITECTURALLY IN KEEPING WITH THE OVERALL CHARACTER OF THE AREA



NEW ADDITION TOO LARGE AND OUT OF CHARACTER IGNORING EXISTING PATTERNS SUCH AS VERANDAH, ROOF SLOPE ETC.



THE SLOPE COULD PROVIDE USABLE CELLAR SPACE BELOW GRADE, NEGATING THE NEED TO BUILD UP AND DRASTICALLY ALTERING THE HISTORIC SCALE AND CHARACTER OF AREA



GARAGE BUILT INTO EXISTING HOUSE, DESTROYING VERANDAH AND TRADITIONAL CHARACTER OF AREA



NEW BUILDINGS FOLLOWING THE HISTORIC PATTERNS WITH SIMPLE FORMS, ARCHITECTURAL REPETITIVE ELEMENTS, SUCH AS STOEPS, STEPPING WITH SLOPE, HEAVY PLASTER PARAPETS ETC



NEW ADDITION AND TOO LARGE WITH WINDOWS AND ORNATE ARCHITECTURAL ELEMENTS THAT ARE NOT PART OF THE BO-KAAP TRADITION



## REQUIREMENTS FOR PROPERTY OWNERS

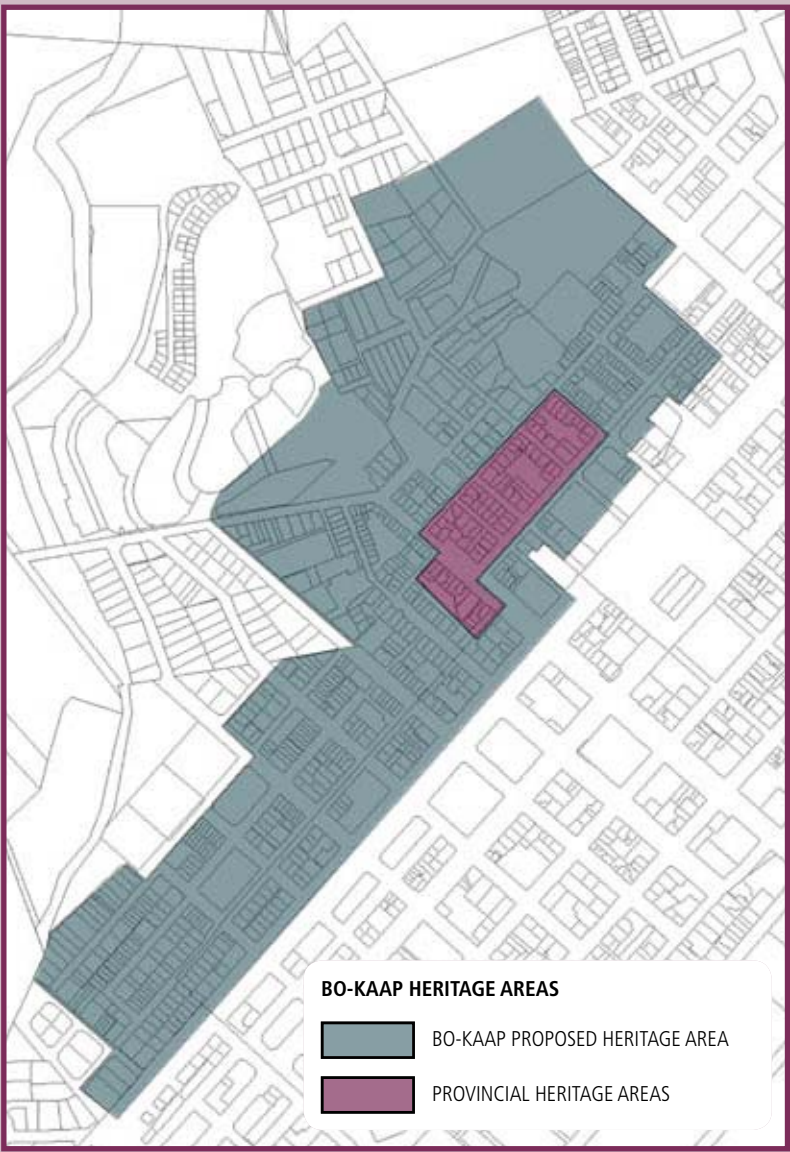
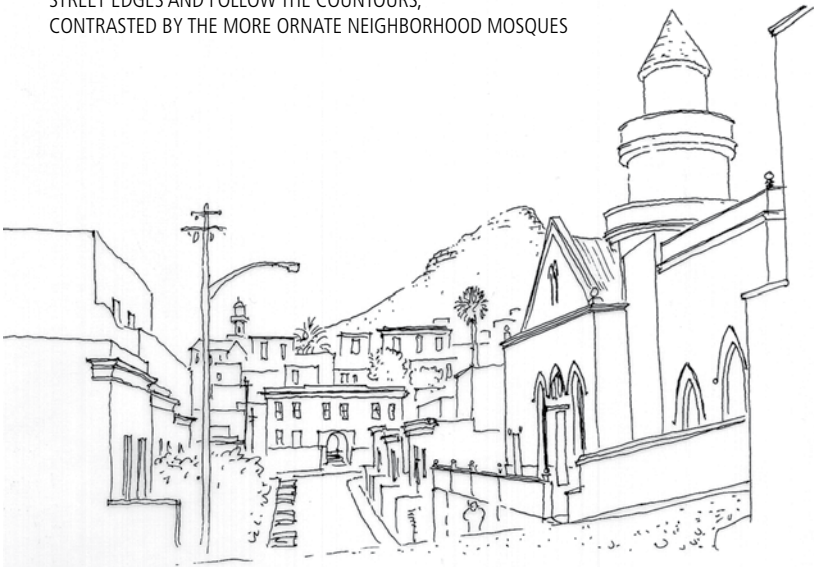
If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local Planning and Environment office and particularly with the Heritage Resources Section, who will advise you about any regulations or laws that might impact on your proposed building work.

The officials of the Heritage Resources Section also advise architects and designers on appropriate designs for Heritage Areas and historic buildings. Other Heritage Advice pamphlets in this series include:

- 1 Heritage Resources,
- 2 Heritage Areas,
- 3 Cultural Landscapes and Historic Vegetation,
- 4 Design Guidelines for a Heritage Context,
- 5 Boundary Enclosures in Heritage Areas and to Historic Buildings,
- 6 Garages and Carports in Heritage Areas and Historic Buildings,
- 7 Roofs in Heritage Areas and of Historic Buildings,
- 8 Security in Heritage Areas and for Historic Buildings,
- 9 Langa Heritage,
- 10 Company's Gardens,
- 11 Alterations and Additions in Historic Residential Areas (Woodstock, Salt River, Observatory and Wynberg East),
- 12 Guidelines for work in St. James & Kalk Bay Heritage Area,
- 13 Guidelines for work in Bo-Kaap Heritage Area,
- 14 Guidelines for work in Bungalows' Heritage Areas,
- 15 Guidelines for work in Mamre Heritage Area,
- 16 Philippi Heritage Information Brochure



HISTORIC STREETSCAPE OF BO-KAAP:  
LOW-SCALE AND SIMPLE HOUSES FORM  
STREET EDGES AND FOLLOW THE COUNTOURS,  
CONTRASTED BY THE MORE ORNATE NEIGHBORHOOD MOSQUES



INTRODUCTION

The Bo -Kaat was established from about 1780 when land was par- celled out for housing against Signal Hill. By 1800, the first mosques and madaris (Muslim schools) were established. Today, it is the only part of Cape Town still retaining a sense of what the city looked like during the 19th century. In fact, it contains the largest concentration of buildings in the city dating back to before 1850.

The Bo-Kaap is home to one of the oldest Muslim communities in South Africa and contains a large number of historic mosques, including the oldest mosque in Cape Town.

This historic uniqueness of the Bo-Kaap has been recognised and a part of the area is a Provincial Heritage Area and the City has demarcated a further part as an Extended Historic Area.

The purpose of these guidelines is to inform owners and designers about the valued qualities of the area and provide information about changes to buildings that would be approved by the authorities.

WHICH BO-KAAP AREAS ARE AFFECTED?

This guideline covers two principal areas of the Bo-kaap: (see Map)

**Provincial Heritage Site** (formerly Bo-kaap National Monument Site): In this area, development is stringently controlled. This area falls between Shortmarket, Rose and Chiappini Streets, as well as half of the block across Wale Street and extending from the uphill boundary of 65 Wale Street to Van der Meulen Street

**The Extended Historic Area:** This area is on the uphill side above Buitengracht Street to Whitford/Carisbrook Streets and extending up the lower slopes of Signal Hill. It is strongly characterized by single/ double storey pitch roofed row- and individual houses with covered front verandahs and either pre-cast concrete pillars, or timber or cast iron posts and railings. Some have plastered boundary walls

WHAT REGULATIONS APPLY IN THE HERITAGE AREAS?

All building work has to be approved by the local authorities (in the Provincial Heritage Area, the Provincial Authority - Heritage Western Cape must also be give consent). All plans are assessed by a special- ist architectural official working within the Heritage Resource Section (HRS) at the City. It is advisable to submit a sketch plan and photo- graphs of the site prior to preparing plans so that recommendations can be incorporated into your final submission.

THE IMPORTANT REGULATIONS CONCERNING WORK IN HERITAGE AREAS ARE:

The **Zoning Scheme** determines the permissible use and size of any building development in the city depending on the location of the property. The Zoning Scheme, however, does include some regulations recognised as being at odds with the aims of Heritage Areas. The HRS is therefore does support departures from the Zoning Scheme if these development proposals are in keeping with the area.

A portion of the Bo-Kaap is a declared Provincial Heritage Site in terms of **The National Heritage Resources Act (1999)**. The Act controls alterations and additions to buildings as well as demolitions of buildings older than 60 years. It also protects any archaeological material found during building work in or on land older than 100 years and it protects graves older than 60 years found outside a formal cemetery. In addition, a Heritage Impact Assessment might also be required on some sites in certain circumstances.

GUIDELINES for the PROVINCIAL HERITAGE SITE

GENERAL DEVELOPMENT PATTERN

The overall development pattern of the Provincial Heritage Site (PHS) is one of evenness of scale and building forms. This is because buildings have almost always been limited to one and two storeys. Many of these are part of continuous rows of buildings, which are similar in height, stepping only in response to the slope of Signal Hill. Bo-Kaap structures are combinations of consistently simple, similarly sized rectangular forms with evenly spaced windows and doors. They combine in numerous ways to form a rich urban landscape, which is unique in the country.

Do:

- Study the overall size and shape of the older buildings in the neighbourhood. These are the basic design indicators for size, shape and scale when considering building work.

Avoid:

- Alterations which will not fit the overall pattern of the area, because they either stick out above the overall roofline, dominate the street in terms of their size and/or architecture or make use of elements and materials which are not traditionally found in the area.

PRESERVING THE STREETSCAPE

The streets and residential buildings in this area have a number of distinctive trademarks. They are characterized by tightly arranged rows of buildings with single or double storey frontages close to street boundaries, or set back only to allow space for a shallow front stoep. In this area, simple but well proportioned forms create the street character. Windows do not dominate the walls and are punctured into them in orderly groups. There is little decoration, mainly limited to the heavy parapet cornice. The rooflines consist of extended rows of flat roofs. By contrast, the vertical and decoratively plastered forms of neighbourhood mosques help to emphasise their landmark status.

Do:

- Maintain street-facing building edges, to a maximum of two storeys high from any adjacent street boundary. Any additional floor must be stepped back from the front façade by at least 2,5m.
- Third storey additions must be avoided.
- Maintain any existing street corner entrances.
- ‘Break up’ the massing of street façades running across consolidated erven. Maintain the façade divisions consistent with those of tradi- tional narrow frontages in the area.
- Retain original/early parapets and roof shapes.
- Retain existing stoeps, boundary walls and front gardens.
- Maintain important vistas.

Avoid:

- Enclosing stoeps, including for security reasons.
- Garages or other structures which obscure historical façades.
- Converting space in house for garages.
- Over detailed decoration which detracts from the simple, uncluttered lines of the majority of traditional street façades.
- Street boundary walls exceeding 1m above stoep floor levels.
- Satellite dishes and TV aerials on street-facing walls and roofs.
- Replacing windows with horizontal windows

ADDITIONS TO EXISTING BUILDINGS

The houses in the PHA are some of the oldest surviving houses in the Bo-Kaap and have significant historic as well as intrinsic value. They are invaluable and form part of our Heritage and should rather be renovated to preserve them for the future.

- This might mean that no alterations of any kind are permitted.
- Houses in this area can only be added to if they have already been substantially altered over time.
- In these cases, an addition can be added with a 2,5m set-back from the front parapet to reduce the impact on the street. If a number of neighbours add an addition, the setbacks should all be the same distance from the parapet. This will preserve the streetscape.
- If the houses are still in a fairly original condition, additions can be added at the rear of the existing house on part of the courtyard.

ARCHITECTURAL DETAILS

Do:

- Retain and repair as much of the original house as possible, especially plaster cornices and mouldings.
- Use only smooth plaster for walls
- Historic windows should be repaired or new copies made of the originals.
- Front doors should remain solid unglazed doors with fanlights.
- Keep all exterior woodwork painted.
- Use traditional Victorian profile corrugated iron for all roofing.
- Retain cobbles and traditional tiled stoep and verandah surfaces.



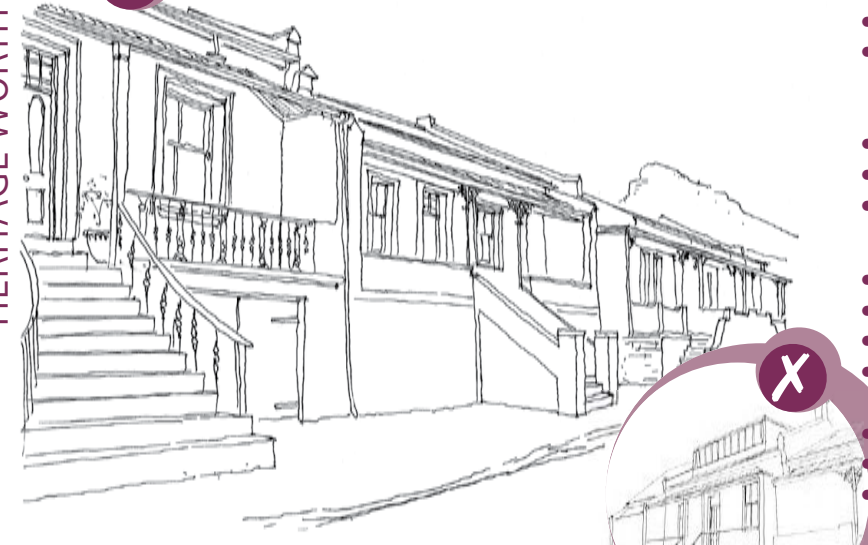
HISTORIC STREET EDGE FORMED BY HOUSES SET CLOSE TO STREETS WITH REPETITIVE ARCHITECTURAL ELEMENTS SUCH AS RAISED STOEPS, STOEP END-WALLS, EVENLY SPACED OPENINGS, AND HEAVY PLASTER MOULDED ROOF PARAPET CORNICES



NEW ADDITIONS BUILT ON HISTORIC HOUSE, INAPPROPRIATELY RETAINING ORIGINAL HEAVY CORNICE



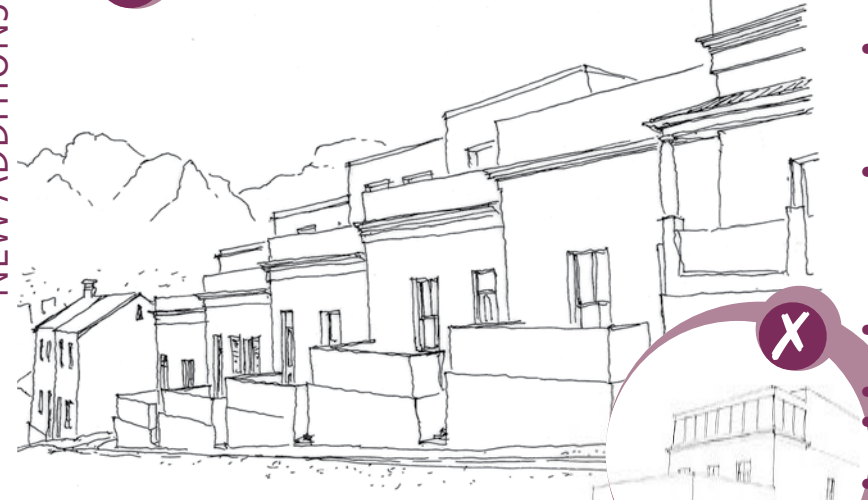
CONSISTANTLY SIMILAR FORMS AND ELEMENTS SUCH AS RAISED STOEP, COLUMNED COVERED VERANDAHS, PLASTER MOULDINGS AND EVENLY SPACED OPENINGS



NEW DORMER CHANGES THE LOW-SCALE CHARACTER OF HOUSE AND NEGATIVELY AFFECTS STREETSCAPE



SIMILAR SINGLE-STOREY ROW-HOUSES HAVE SUCCESSFULLY ADDED A SECOND STOREY WITH SIMILAR SET-BACK AND OPENINGS WHICH HARMONIZES WITH THE HISTORIC FABRIC



TOO LARGE ADDITION FOR HISTORIC HOUSES, DESTROYING ITS VALUE AND UNDERMINING THE STREETSCAPE