

The guidelines below were received from the Kouga Municipality on 06 April 2006.

## **ST FRANCIS BAY VILLAGE**

### **Architectural guidelines for the townships of St Francis Bay Village.**

No person shall develop any vacant property in St Francis Bay Village, nor extend alter any existing development thereon in a manner or style inconsistent with the general prevailing "St Francis" style of the area.

### **Architectural character and vision for the St. Francis Bay Village**

#### General

The "St. Francis Style" shall be characterised by a white walled building with a 45° to 60° high double pitched thatch or black tiled roofs.

#### Silhouette

Roofs, chimneys, dunes and vegetation shall form a unique cohesive element. Masonry or block plastered boundary walls should where possible be used to link buildings and so provide a cohesive town or streetscape.

#### Shape

Buildings must conform to the levels and natural contours of the site and symmetrical rooflines and shapes is encouraged.

#### Form

Long forms, but articulated and undulated to avoid over scaling, with low horizontal aspects shall be deemed appropriate for this particular type of development.

#### Roofs

Roofs lines must be long and unbroken but may be moulded and shaped in symmetrical shapes.

### **Building requirements for St Francis Bay Village**

#### Colour of walls

Only white paint on external plastered walls will be allowed.

No stone or face brick may be used in the construction of chimneys.

#### Height

The maximum permissible height of a building measured from natural ground level shall be two storeys. However the first floor shall have a wall plate not exceeding 1200mm high.

No part of a building, including chimneys, may exceed 8,5m above the natural ground contour level at any point.

#### Balconies, outdoor living areas and carports:

Balconies are allowed only if directly accessible from a habitable room.

No wrought iron railings will be allowed for balconies and stoep areas. Glass panels will not be allowed in a balustrade.

Outdoor living areas and car ports may be covered with other approved materials provided the roofing is concealed to the approval of the Council.

### Roofs

The roof pitch shall be between 45° - 60°, except where balconies or dormer windows are permitted at the discretion of the Local Authority in which case an alternative pitch may be allowed but not less than 30° in the case of a thatch roof.

Roof trusses shall not be more than 8 metres wide measured from inside wall at wall plate height. The proportion of roof height to wall height must fall within the range of 1: 1 to 2: 1.

No flat or mono pitch roofs are permitted.

Where the roof structure of an existing flat roofed outbuilding is altered in any way, the entire roof structure shall be replaced with a pitched roof that matches the main building roof profile.

The preferred roofing material is thatch. Other roofing materials which are allowed are natural slate, as well as black cement tiles. The Local Authority may approve other roofing material at its discretion.

A thatch roof ridge line must be capped neatly with cement mortar.

No bargeboards, gutters or down pipes may be fitted onto thatch roofs.

In the case of other approved roofing materials, detail for bargeboards, gutters and down pipes shall be submitted for approval.

Hipped roofs will only be allowed for thatch roofed buildings.

Where thatch is used as roofing material the roofing of the dormer must originate from the ridge line of the main roof.

Tiled roofed dormers shall have a 45 degree pitch. The discharge of the valley gutters must be designed technically correct to allow for the adequate discharge of rainwater.

Dormers may not exceed 40% of the roof area.

Roof glazing and ridge glazing will be permitted at the discretion of the Council on submission of full details.

The eave line for all roofing materials shall not be higher than the general soffit line of window and door openings on a single storey building.(i.e. +/- 2.175m from finished floor level).

An increase in eave line over openings will be allowed for thatch roofs.

### Exterior walls

Walls must be constructed of brick, plastered or bag washed.

No stone or face brick chimneys or panels are allowed.

Face brick or stone plinths are permitted, but may not exceed 270mm -three courses of brickwork at any point from finished ground contour level.

Wooden panels, as an architectural feature, will be permitted on merit at the discretion of the Council.

All drainage above 1 m must be in serviceable ducts.

### Outbuildings

The finishes to outbuildings shall match the main building in all respects.