

CITY OF CAPE TOWN | HERITAGE SECTION | STED MANIFESTO

THIS CITY WORKS FOR YOU

DORMERS & SKYLIGHTS



NEW DORMER FITS HOUSE IN SIZE AND SIMILAR DETAILING. ALSO DOES NOT COMPETE WITH OLD GABLE.



DORMER WINDOWS & CONSTRUCTION TOO LARGE AND OVERPOWERS ROW OF COTTAGES



DORMER WINDOWS, GABLE WINDOWS AND SKYLIGHTS

The following are guidelines for the design of dormer windows and skylights:

- Dormer windows can be built into the roof or built up from the exterior wall or can start partially below the eaves line. Whichever method is used, the alterations should be sensitive to the existing roof, which should retain its importance.
- Certain pitched roofs may, however, not be able to accommodate dormer windows for example, the roof pitch may be too low to comply with legal minimum floor to ceiling heights. Changing the height of the main roof may give better internal space than too many new dormer windows.
- To reduce the scale and impact of dormer windows on a roof, they should not exceed 1,5 m wide for larger roofs or 1,2 m wide for smaller roofs. Dormer windows should not extend up to the apex of the roof and should remain subsidiary to the main roof.
- The number of dormer windows or skylights should be restricted to avoid crowding the old roof with too many openings, and to allow "breathing" space for other roof elements such as chimneys, gables and turrets.
- Dormer windows should be matching in size and style and be evenly spaced.
- Dormer windows can highlight important elements of the house for example, they can be placed over front doors or above bay windows. The layout of the existing building will give clues about how this could be done.
- Existing, original roof elements such as fascias, timber fretwork and finials should be protected, restored and replaced after fitting new dormer windows.
- Small windows serving the roof space can be placed in gable walls. Proportionally they should not be bigger than a quarter of an existing window below.
- Skylights work best when not very visible from the street.



NEW DORMER FITS SIZE AND DETAILING OF EXISTING ROOF



DORMERS ONLY DEAL WITH INTERNAL FUNCTIONS. DORMERS UNSUCCESSFULLY HIDE DOUBLE-STORY FUNCTION



ROOF MATERIALS AND COLOUR

Materials and detailing should match those of the existing buildings or interpret them in a contemporary manner. The following are considerations in the choice of materials and colours:

- Slate, tiles, corrugated iron and thatch are typical materials found in Heritage Areas and have their own inherent natural colours, for example dark greys or terracotta.
- Different kinds of roofs could have different materials for example, the main roof could be slate, and the verandah roof could be covered in corrugated iron.
- Corrugated iron should be used rather than commercial ribbed metal sheeting for main roofs and light weight materials like timber or glazing should be used for the cladding of dormer windows.
- Corrugated iron roofs should be painted in sympathetic natural colours such as shades of grey or deep green to prevent glare. Bright primary colours should be avoided. White or very light colours are reflective and can cause disturbance to neighbours.

FLAT AND LOW-PITCHED ROOFS

Low-pitched roofs screened with parapets are common in older residential areas of Cape Town such as de Waterkant, Bo-Kaap, Woodstock and Observatory. As a guide:

- The parapets are often decorated with plaster cornice mouldings, which should be retained and repaired if necessary. New buildings should be provided with new mouldings which are simpler than the historic mouldings.
- In certain instances an addition of another floor should be set back behind the parapet to reduce its impact on the street and maintain the original roof line.

ROOF DECKS AND ENTERTAINMENT DECKS

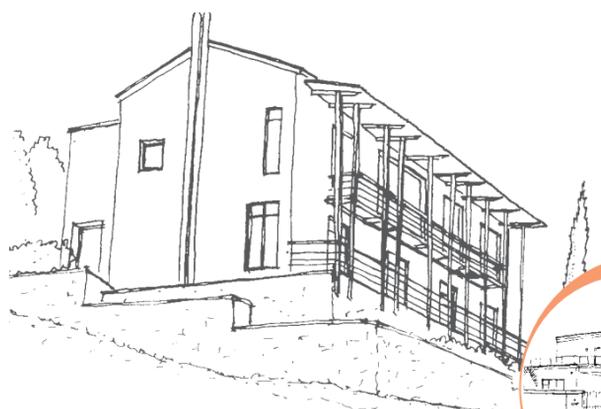
In certain historical areas, timber decks extending out from buildings have little historic precedent and can easily disrupt the relationship between the street and the building. In some circumstances covered stoeps and verandahs, integrated into the overall building design are typical for enjoying views and the outdoors and should be used in preference to a deck. As a guide:

- When portions of a roof are removed in order to create an outdoor area, care needs to be taken to preserve the overall character and shape of the roof.
- Where the Zoning Scheme permits a rooftop to be used as a deck without overlooking the neighbours, it should be designed to have the least visual impact possible.

NEW ROOFS



CONTEMPORARY CORRUGATED IRON ROOFING. SIMILAR SCALE TO EXISTING HOUSES. FITS INTO CONTEXT WITHOUT COPYING ANY STYLE



INAPPROPRIATE NEW BUILDING. DESIGN AND ROOF UNCONNECTED TO SCALE OF CONTEXT



DECKS



ROOF OF GARAGE DESIGNED AS PERGOLA 'OUTSIDE ROOM'. FITS THE SCALE OF THE HOUSE AND RELATES TO THE STREET



TIMBER DECK OUT OF SCALE WITH REGARD TO HOUSE & STREET



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 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:

- Heritage Advice Pamphlet No. 1 Heritage Resources
- Heritage Advice Pamphlet No. 2 Heritage Areas
- Heritage Advice Pamphlet No. 3 Cultural Landscapes and Historic Vegetation
- Heritage Advice Pamphlet No. 4 Design Guidelines for a Heritage Context
- Heritage Advice Pamphlet No. 5 Boundary Enclosures in Heritage Areas and to Historic Buildings
- Heritage Advice Pamphlet No. 6 Garages and Carports in Heritage Areas and for Historic Buildings
- Heritage Advice Pamphlet No. 7 Roofscapes in Heritage Areas and of Historic Buildings
- Heritage Advice Pamphlet No. 8 Security in Heritage Areas and for Historic Buildings
- Heritage Advice Pamphlet No. 9 Langa Heritage
- Heritage Advice Pamphlet No.10 Company's Gardens

Contact details tel. (021) 400 3912 fax (021) 425 4448 email: heritage@capetown.gov.za

Contact details
Environmental Management Section
Heritage Resources Section
PO Box 4518
Cape Town 8000

Tel (021) 400 3912
Fax (021) 425 4448
E-mail: heritage@capetown.gov.za



FREESTANDING HOUSE WITH APPROPRIATE SCALE DORMER WINDOWS



BARN-STYLE ROOF INAPPROPRIATE IN HERITAGE AREA



INTRODUCTION

Roofscapes contribute greatly to the character of Heritage Areas and historic buildings. Changing the shape, form or materials of any roof needs to be done with care, so that the character of the individual buildings as well as the streetscape can be conserved.

This Heritage Advice pamphlet advises on the care designers need to take when planning new roofs or alterations and additions to existing roofs within Heritage Areas, or historic buildings outside of Heritage Areas.

REGULATIONS

Heritage resources and Heritage Areas are protected by law at local, provincial and national levels:

- At local level, the Zoning Schemes applicable to particular parts of the City define property rights and areas of special character. In certain areas the Zoning Scheme provides for the management of new development work, alterations and additions to the built fabric as well as the protection of mature trees and hedges.
- At local, provincial and national level, the National Heritage Resources Act (No. 25 of 1999) provides for the conservation and management of heritage resources and empowers society to assist in this management. This Act is administered by the South African Heritage Resource Agency (SAHRA) at national level and Heritage Western Cape (HWC) at provincial level. Local Heritage Areas and related aspects of heritage resources are administered by the City of Cape Town.
- New roofs and alterations to existing roofs may be affected by legislation governing bulk, setbacks, overlooking features, obstruction of views and height restrictions.

DESIGN CONTEXT

If a roof is designed in such a way that it addresses both the requirements of the owner as well as the particular character of the surrounding built environment, it will add value to both the environment and to the owner's property.

As a guide:

- Historic buildings in the Heritage Area are most likely to express the architectural character of the area and should be used as precedents in the design of roofs.
- Roofs or alterations to roofs which are unsympathetic to the character of the particular Heritage Area will generally have been built before the identification of the area as a Heritage Area and should not be used as precedent.
- Cities are living entities and change over time. The Heritage Resources Section of the City of Cape Town will support proposals which are contemporary in style or use modern materials, provided that they are contextually sensitive, and maintain or enhance the character of the Heritage Area (see Heritage Advice Pamphlet No. 4: Design Guidelines for a Heritage Context).

GENERAL DESIGN APPROACH

Scale, proportions, bulk, massing and levels of detail of roofs need to be consistent with the existing building/s and the street and reinforce the historic precedent of the Heritage Area.

Some useful questions for the designer to ask are :

- What is the predominant roof type in the area? Are there flat roofs with parapet walls? Are the roofs hipped or gabled? Are the roofs asymmetrical, iron metal hip roofs as are found on Victorian terrace houses?
- Are there generally stoeps or verandahs in the area? How are they roofed? Does the pitch on the verandah roof differ from the pitch on the main roof?
- What materials and colours are generally used?
- What are the predominant roof pitches, heights and widths of roof and/or of dormer windows?
- How have the roofs of the historic buildings been designed to avoid the unnecessary obstruction of views and sunlight penetration to the neighbours?
- Determine your space requirements. Must the whole roof be removed and a new floor added, or can the existing roof space accommodate the spatial needs? Sometimes it is very difficult to add on or change an existing roof without major remodeling or redevelopment.

NEW ROOFS

The following are guidelines for new roofs and double-storey additions:

- Generally it is advisable that the design of the roof of a double-storey addition follows the pattern of the roof of the original building.
- Alternatively the design of the roof could follow predominant patterns in the area for example, if the area generally has a tiled hip roof at a certain degree, try to emulate this pattern.
- Reduce the height and visual impact of the new double-storey extension and be aware of the historic roofscapes and patterns.
- Avoid roofs that are totally different to the ones in the neighbourhood for example, steep mono-pitches, high gable walls, flat concrete roofs, barrel vaulted or barn-shaped roofs.

PARTIAL ROOF ADDITIONS

Sometimes owners want to remove part of the roof. This is generally difficult to resolve satisfactorily as too little remains of the existing roof and the existing and new roof do not present a unified design.

These additions do not fit easily into the existing urban fabric. As a guide:

- Retain as much of the original roof as possible by keeping the extension small, so as to reduce the impact on the existing & surrounding buildings.
- The old roof should remain the important element. Avoid an extension that will reduce the existing roof to a "skirt" around the addition.
- Let the existing building give you clues where to place the extension so that the integrity of key heritage elements is strengthened and retained.
- If a building has a strong axis, work with this feature. New parts of the roof should respect such a dominant feature.
- Avoid placing new flat viewing decks over existing building roofs. Verandahs or decks if required, should be concealed behind the roof line.



BO-KAAP: TYPICAL PARAPET WALLS OF OLD CAPE TOWN



HOUSE TOO WIDE FOR GABLED ROOF. GABLE WINDOW TOO LARGE AND SIMILAR TO GROUND-FLOOR



TYPICAL GABLED ROOFS OF VICTORIAN TERRACE HOUSING.



LARGE WIDELY-SPACED DORMER WINDOWS DOMINATE ROOF



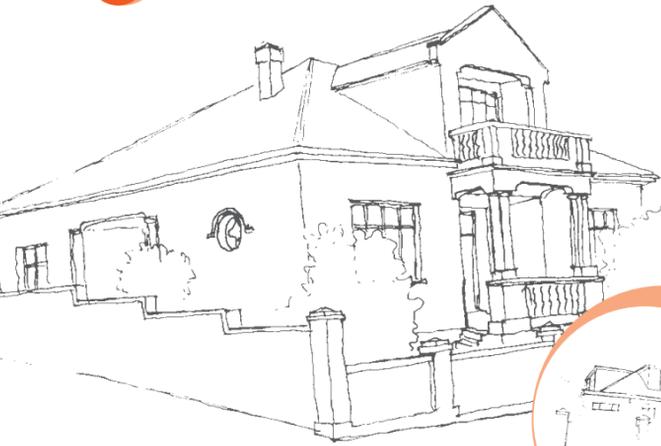
NEW ROOF EXTENTIONS IN SCALE & SIMILAR TO OLD ROOF



LARGE WIDELY-SPACED DORMER ROOMS DOMINATE ROOF



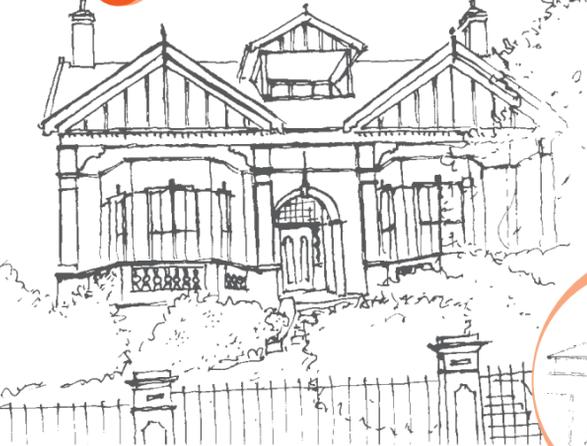
ROOF EXTENDED PARTIALLY, RETAINING CHARACTER OF OLD ROOF EXTENSION REINFORCES SYMMETRY OF EXISTING HOUSE AND ROOF



EXISTING HOUSE DEGRADED BY SECOND FLOOR EXTENSIONS DORMER TOO LARGE, UNSYMPATHETIC TO HOUSE



NEW DORMER POSITIONED TO REINFORCE STRONG SYMMETRY OF HOUSESIZE AND DETAILING FOLLOW EXISTING GABLES.



ROOF ADDITION NEGATIVELY AFFECTS THE EXISTING GABLE AND HOUSE. WRONG POSITION AND DETAILING

