

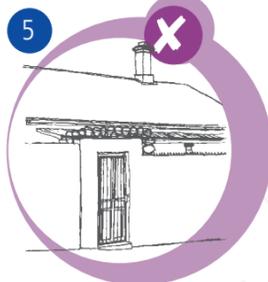
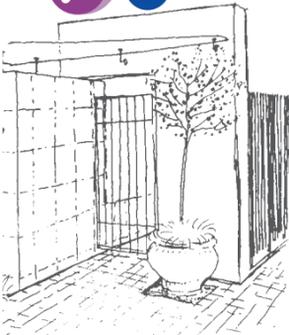
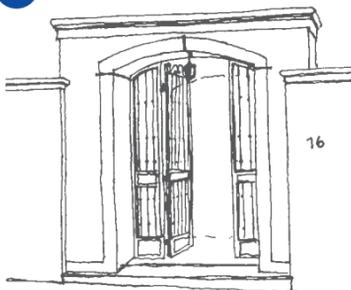


THIS CITY WORKS FOR YOU



SECURE GATES

1-4 DIFFERENT ENTRANCE GATES REFLECT THE CHARACTER OF EACH BUILDING, BUT ALL ALLOW AN INTERACTION BETWEEN THE HOUSE AND STREET.



5. HOSTILE ENTRANCE GATE WITH BARBED WIRE AND NO VIEW.

BURGLAR PROOFING OF WINDOWS

Many historic buildings have burglar bars fitted to basement windows. Traditionally these burglar bars were square or round iron bars, painted black and were built into the window reveals. The need for burglar proofing of windows provides the designer with an opportunity to explore and express the architectural character of the building. As a guide:

- Burglar bars for living areas should be fitted to the inside of the window frames to reduce their impact on the character of the windows.
- External bars that protrude beyond the window reveals or overlap onto the external walls can easily be visually disruptive and these types of burglar bars must be very carefully designed.
- Burglar bars which are made with divisions to match the window mullions are less visible from the outside.
- Dark coloured or black burglar bars visually “disappear” when viewed from the outside. From the inside, darker bars recede and are less disruptive to the view.

INTERNAL AND EXTERNAL SHUTTERS

Timber shutters were widely used both internally and externally for doors and windows in older buildings to screen the sun and regulate the temperature inside buildings. Internal shutters were usually made up of solid folding panels with different control positions.

Many older buildings still have timber shutters, which are now used as effective security devices. Purpose-made shutters can be made to fit any particular opening. As a guide:

- New shutters for historic buildings should follow the examples found on older buildings.
- If shutters are in a poor condition, they should be repaired, rather than replaced or removed. Ironmongery items, such as hinges, shutter hooks and catches in traditional designs are available from specialist ironmongery suppliers.
- Traditionally shutters were made of timber and were painted rather than varnished.
- Any existing plaster mouldings should be carefully protected when fitting new shutters.

LIGHTING FOR SECURITY

Lighting improves safety and security at night. Traditionally light fittings are positioned on/against piers or columns at entrance gates or fixed to the side of the wall. As a guide:

- The choice of light fitting is very important in Heritage Areas and should be in keeping with the character and style of the house.
- Lighting must always be carefully positioned to prevent light pollution to neighbours and designed to prevent private lights from shining beyond the individual property.
- Spot lights and flood lights are generally considered inappropriate for historic areas and buildings. Bright security lights should only be used if connected to movement detectors so that they switch off automatically after a few minutes. A normal bulb is usually sufficient for visibility and security reasons.
- Lighting can also be used creatively to light buildings and trees, adding interest and value to the area.

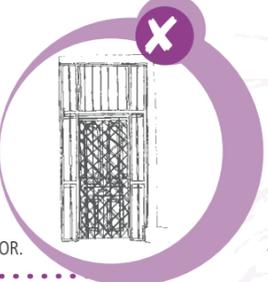
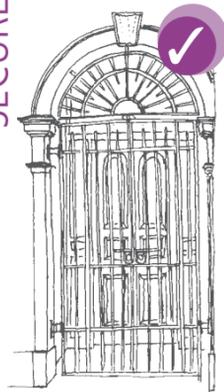
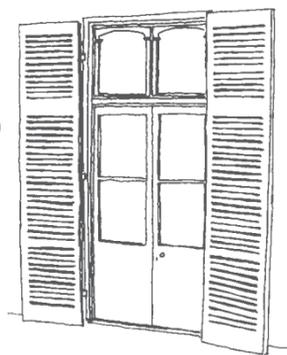
ADDITIONAL SECURITY MEASURES

The following are simple precautions and devices for improving security.

- Unobtrusive deterrents such as commercially produced spikes can be installed around down pipes or along the tops of walls. These spikes are available in designs that are compatible with the character of Heritage Areas.
- Tree branches that hang low over roofs can be cut back with permission if needed.
- Spaces in gardens or buildings where someone might hide unobserved can be closed off.
- Alarms can be installed and signs (one sign per boundary) can advertise that this security measure is in place. Signs should be carefully positioned to be visible while being as unobtrusive as possible.
- Intercoms at the front gates, which identify visitors, can be installed along with a remote electric lock (even in the case of a low gate, a locked gate is a deterrent).
- Visible street numbers ensure that buildings are easily identifiable for emergency personnel. The style of the house names and numbers should be carefully designed to be in keeping with the Heritage Area.
- Doors should have proper locks and bolts and windows should have proper safety latches.
- Laminated safety glass can be installed in windows and doors. The level of security provided by the glass depends on the thickness of the inner layer of film specified by the designer.
- Selective planting of high, dense hedges or other vegetation directly behind existing or new low walls is an environmentally sensitive device for obtaining more privacy and security. Roses and other thorny plant species have traditionally been used as boundary enclosures and are effective security barriers.
- Electrical fencing, where permitted, is visually permeable and can be discreetly placed vertically above the boundary wall (avoid installing the wiring at an angle). Metal support rods should be painted black to reduce the visual impact.

SECURE DOORS

1-2 SECURITY DOORS: EXTERNAL SHUTTERS OR METAL GATE IN ENTRANCE NICHE RESPONDING TO THE LINES OF THE DOOR BEHIND.

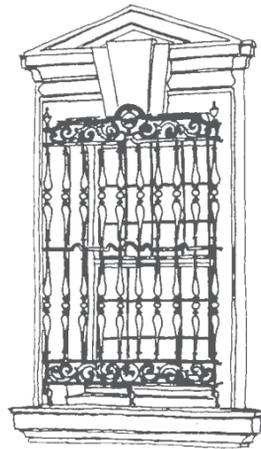
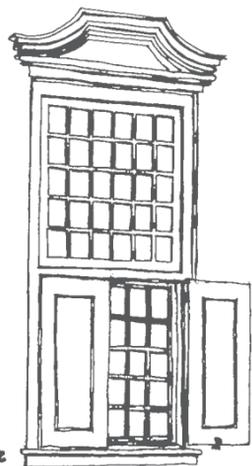


3. CONCERTINA SLIDING SECURITY GATE OBSTRUCTS THE MAIN DOOR.

SECURE WINDOWS

SECURITY WINDOWS: SHUTTERS ALSO HELP TO REGULATE INTERNAL CLIMATE

BURGLAR BARS CAN BE DESIGNED TO COMPLEMENT THE CHARACTER OF THE BUILDING



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 for Historic Buildings
- Heritage Advice Pamphlet No. 6 Garages and Carports in Heritage Areas and for Historic Buildings
- Heritage Advice Pamphlet No. 7 Roofs 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

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SECURE ENVIRONMENT IN THE BO-KAAP
CLOSE RELATIONSHIP BETWEEN PRIVATE HOUSES AND PUBLIC STREET



GARAGING DOMINATING THE STREETScape,
LOSS OF HUMAN INTERACTION

INTRODUCTION

The need for improved security can have a dramatic effect on the special character of Heritage Areas and historic buildings. In the past, high boundary walls and metal fences have been built around many of our City's buildings and houses and burglar proofing measures have been introduced to doors, windows and verandahs.

This Heritage Advice pamphlet advises on the care designers need to take when considering the improvement of security for buildings and properties within Heritage Areas, or to 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.

DESIGN CONTEXT

If a security measure 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 security measures.
- Security measures which are unsympathetic to the character of the particular Heritage Area will generally have been put into place 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).

SECURING THE BOUNDARY:
VISIBILITY AND SURVEILLANCE

The boundary is the threshold between the public world (the street) and the private world (the home). Boundary walls in Heritage Areas are generally low and/or visually permeable, allowing views of the building beyond and ensuring surveillance by neighbours.

This permeability ensures a sense of "ownership" of the public domain by the residents. This makes the area safer and more enjoyable, as can still be experienced in parts of the City where children still play safely in the streets.

The desire for privacy and security has resulted in the perceived need to increase the height of existing boundary walls. High, solid walls can result in a bland and hostile street environment and can conceal intruders from the street. As a guide:

- Make sure that the street is visible from the building. Surveillance by neighbours is an excellent crime deterrent.
- If it is permissible to raise a wall, the character of the existing wall should be kept intact. Most low, masonry or stone walls can be raised with timber or metal (palisade) fences, which are visually permeable and permit a visual link between the building and the street rather than solid brickwork.
- Use visually permeable metal gates rather than solid doors for carports and pedestrian entrances. The need for security gates provides the designer with an opportunity to explore and express the architectural character of the building.
- Ensure that there are good views of the property and the street from inside the building. Visually permeable fencing and an orderly garden will ensure that property owners are in touch with and aware of activities in the environment.
- Any side spaces often found between buildings can be secured with metal fences and gates. This will increase visibility and ensure surveillance.

For more information on boundary walls and fences, please see Heritage Advice Pamphlet No. 5: Boundary Enclosures in Heritage Areas and to Historic Buildings.

SECURITY GATES FOR FRONT DOORS

Traditionally front doors were seen as an important element in the interaction between the private and public worlds and many older buildings have articulated and elaborate front doors. The need for security gates provides the designer with an opportunity to explore and express the architectural character of the building.

As a guide:

- A visually permeable metal gate is the best device because, if correctly treated, will not visually overpower the old door.
- The security gate can be installed to the inside or outside of the front door. The front door can then remain open on warm days with the gate providing security.
- If this is not possible, or the door opens outward, a metal gate can be made that corresponds to the main divisions of the door.
- The colour of the gates should take its cue from the colour of the doors. If the door is varnished, painting the gate a dark colour or black works best. If the door is painted white, the gate should also be painted white.
- Sometimes front doors have side lights and fan lights. Consider these when fixing a gate.
- Sliding concertina-type security gates should not be used in front of old doors.

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LAYERS OF BOUNDARY ELEMENTS SUCH AS BOUNDARY WALL,
PLANTS AND STOEP BETWEEN PRIVATE AND PUBLIC STREET



RELATIONSHIP WITH COMMUNITY LOST WITH HIGH WALL



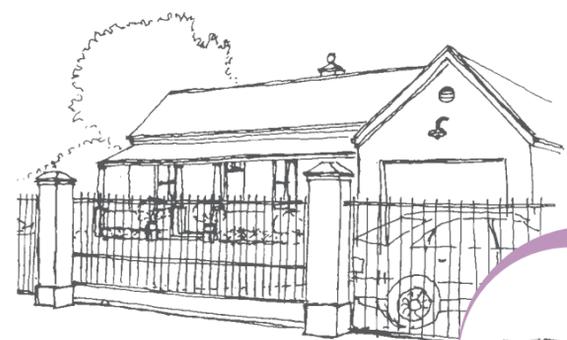
ENTRANCE GATE ALLOWS VISUAL CONTACT BETWEEN IN AND OUTSIDE.
PLANTS PROVIDE PRIVACY YET ALLOW VIEWS



TOO HIGH AND UNARTICULATED FRONT BOUNDARY WALL.
INAPPROPRIATE DIAGONALLY SLATED ENTRANCE GATE



METAL GATES AND FENCE PROVIDE CONTACT
BETWEEN HOUSE, GARDEN & STREET.



HIGH WALLS AND CLOSED GATE
CREATE HOSTILE STREET ENVIRONMENT



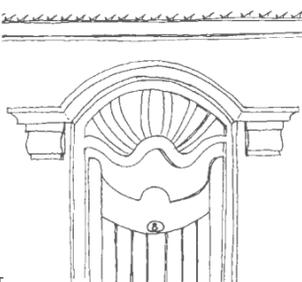
LIGHT FITTINGS ENHANCE THE
SECURITY OF THE GATE AND THE
QUALITY OF THE STREET



INCONSPICUOUS SPIKES
COMPLEMENTING OLDER
SECURITY MEASURES



SPIKES ON WALL COPING



CLOSING GAPS BETWEEN BUILDINGS IN AN
APPROPRIATE MANNER. DISPLAYING STREET
NUMBER AND EXISTENCE OF ALARM.