



TYPE I HOUSES

IMPORTANT NOTE:

Variation to the guidelines may be permitted by the Garlington Architectural Review Committee (GARC) on the basis of Architectural merit.

The guidelines are a living document and changes and additions may be made from time to time. Please ensure that you familiarise yourself with all amendments, which may be obtained from GARC.

A TIMELESS ARCHITECTURE

The founders of Garlington have set out to re-discover the beauty of scale and proportion, as well as the feeling of permanence which belongs to the vernacular architecture, so admired in the Western Cape and old farmhouses of KwaZulu-Natal.

Their inspiration was derived from the surrounding area. After carefully researching the architecture of Hilton, it was decided that the dominant architectural statement was made by the Cape architecture of Hilton College. It seems even more appropriate that Garlington should derive its inspiration from Cape architecture when it was discovered that the original farmhouse built by Mr Otto in the shadows of Otto's Bluff had a Cape Dutch gable.

The ambience of Garlington is to be one of timelessness. To achieve this, it is necessary to not only focus on the architecture, but the public spaces, the streets and the connection between the houses and the streets.

The urban planning has taken into account the founders' objectives. In addition to the streets and the public spaces, the founders have attached importance to the open spaces and the views at Garlington.

The design has ensured that all those living at Garlington will have the opportunity to enjoy "the feeling of being in the country", as well as the magnificent views of Otto's Bluff (KwaQuela, as it was known by the local Zulu people)' Albert Falls Dam and the surrounding countryside.

The layout of the promenade is an acknowledgement of the importance of these views.

It has been positioned in such a manner that those living in the village will share the enjoyment of this special amenity with those who are fortunate enough to have properties with views over Otto's Bluff and Albert Falls Dam.

The individual homes will also contribute to the harmony and beauty of the whole. Each house should be seen as part of the greater picture. It is therefore important that all the homeowners join the founders in realising their vision.

In so many modern towns and cities, we find ourselves in a theatre, from which the scenery has been lost, leaving only a bare structure littered with billboards, cheap advertisements and incompatible buildings designed with cost as the main criterion, rather than beauty and quality.

In order to develop a timeless architecture - one that embodies simplicity, beauty and a relaxed atmosphere of community - all home owners must subscribe to the overall objective; they must subordinate their personal interest to the interests of the community as a whole.

BACKGROUND TO THE ARCHITECTURAL GUIDELINES

Garlington has been divided into four distinct zones. In the centre of Garlington is the heart of the development, where The Avenue and Garlick Avenue intersect.

Here, one finds the community buildings such as the gym, the coffee shop and other common amenities, as well as the denser, residential development. The architecture for this zone has been inspired by the old homes of de Waterkant and Bo Kaap in the Cape.

To the north and east of the central zone is the village component of Garlington. Here the architecture draws its roots from the vernacular architecture of Stellenbosch.

The first Stellenbosch houses were modest, single-storey thatched cottages. They were designed as simple rectangles on plan. These later evolved to what is commonly referred to as the "lettered Architecture". This is not only dominant in the Western Cape, but also in most of the old farm houses of the Midlands.

Major characteristics of Stellenbosch architecture are:

- strongly walled architecture;
- symmetry;
- pleasant proportions;
- narrow primary spaces.

These features will form the core of the architectural guidelines.

Surrounding the village to the north and east are the larger properties, which are divided into two categories. The first zone comprises properties which abut the village zone and vary in size from approximately 2 000m² to 5 000m².

The second zone contains those properties which have been laid out on the slopes facing KwaQuela and Albert Falls Dam. These are the large properties which form the connection between the village and the surrounding countryside. Here, the architectural inspiration is primarily the farmyards and rural architecture of the Midlands and the Western Cape. The architecture in this area allows for large verandahs, wrapping around barn like structures where the primary building runs parallel to the contours.

In the case of the public buildings, the architects have been given freedom of expression so as to ensure that the buildings adhere to the principles of civic buildings in towns. These structures must respond to public spaces and create legible landmarks.

The guidelines encourage a fragmentation of buildings, or the traditional lettered architecture, with secondary spaces at right angles to the primary buildings. The majority of the farmhouses of KwaZulu-Natal were single-storey with a few making use of the roof spaces.

TYPE 1 HOUSES – ARCHITECTURAL GUIDELINES

Type I houses shall be found in the central core of the development around Crowe Square and along Garlick Boulevard.

The architecture for the Type I houses has been inspired by the architecture of de Waterkant and Bo-Kaap in Cape Town.

As the houses in this area will be developed by the Garlington Development Trust, details of this zone have been excluded from these guidelines. Should any person acquire an undeveloped property in this zone, they will be obliged to have their plans first approved by the Garlington Development Trust before submission to GARC. Please note that the onus is on the architect to advise GARC in writing of any deviations/relaxations which are required.

EXTERIOR WALLS:

Plastered exterior walls, including boundary walls and columns must be painted one of the lighter colours, as set out on the approved list of paint colours. GARC will allow certain buildings – which they identify as special buildings – to be painted a dark colour, which colour will be approved by GARC.

UMGENYANE ROAD – STORMWATER

When building above or below Umgenyane Road, owners must be conscious of stormwater drainage and must not interfere with the water flow. When making submissions to GARC, a stormwater plan must be submitted, as must a design of the access from the driveway to Umgenyane Road.

SWIMMING POOLS

1. Swimming pools shall be considered as part of the house design and should be located anywhere in the placement area for swimming pools. The design should be integrated and structural and privacy requirements will be considered when approving swimming pools.
2. If a pool is built less than 3m from a boundary, a high boundary wall is to be built.
3. Relaxations will be granted with the consent of neighbours, as long as the Review Committee considers the position to be reasonable.