



DESIGN PRINCIPLES
FOR WLOTZKASBAKEN
HOME OWNERS

A Guide Plan for Physical Development within the Wlotzkasbaken Conservation Area.

Version 1.

Introduction

This Design Principles document aims to serve as an enabling mechanism for the built environment of Wlotzkasbaken. It is intended to assist and guide both current and future home owners in ensuring the unique urban character of Wlotzkasbaken is preserved and enhanced.

1.1 Overall Design Objectives

1.1.1 Dominance of Open Space

- A unique Namibian sense of place and urban setting within the beautiful skeleton coast landscape.
- A town knitted together by responsive design in a shared landscape.

1.1.2 Main Urban Features

- Modest private residences designed in context with great respect for the community.
- No fences only rocks to determine the erven boundary.
- Respect for the local desert flora and fauna.
- All space between houses is 'shared' space, a unifying aspect in the community.
- No commercial, retail or public facilities create a unique simplicity.

1.1.3 Maintain Innovative contextual architectural opportunities

- Promote the widest range of innovative architectural opportunities,
- Optimising site topography, orientation and views wherever possible.
- Preserve natural features such as 'poms poms', rocky outcrops, natural vegetation and the desert.
- The Design Principles aim to create an understanding of the core concepts that make this unique urban environment of Wlotzkasbaken.

1.2 Stakeholders

The following stakeholders are instrumental to the conservation and management of Wlotzkasbaken.

1.2.1 Homeowners

The buyers and owners of property within Wlotzkasbaken.

1.2.2 Home Owner's Association

The Wlotzkasbaken Home Owner's Association

1.2.3 WAC – Wlotzkasbaken Aesthetics Committee

The Wlotzkasbaken Aesthetics Committee

1.2.4 Local Authority

The Erongo Regional Council

1.3 Design Approval & Control Process

The Wlotzkasbaken Home Owner Association has established an Aesthetics Committee, **WAC** (Wlotzkasbaken Aesthetics Committee) which has the responsibility to scrutinize and evaluate applications for changes to, additions to existing buildings as well as the erection of new buildings within the Conservation Area of Wlotzkasbaken. Factors to be considered by the committee are appropriate visual setting i.e. bulk, form, scale, height and character.

The objective is to protect the existing character of the town and so to ensure that future houses and built structures within this area enhance the built environment and create a harmony amongst existing buildings that will not negatively affect the existing character of Wlotzkasbaken.

All applications within the Conservation Area of Wlotzkasbaken must be considered by **WAC**.

Any new structures and or external renovations must be submitted to **WAC**.

Control Process

- 1 The applicant must submit a detailed written application to the Secretary of **WAC**. (See below for requirements for such applications).
- 2 The application, if complete and if it meets the submission requirements, will be registered.
- 3 The application will be scrutinized by a member of **WAC**.
- 4 Applications that do not meet the requirements of this document will be returned to the applicant.
- 5 Qualifying applications will be submitted to and be evaluated by **WAC**.
- 6 Should an application not be approved by **WAC** it will be returned to the applicant with comments on the identified shortcomings that have to be addressed before a re-evaluation.
- 7 Should an application be approved it will stamped and forwarded to the applicant for submission to the Erongo Regional Council for approval in terms of the Town Planning Scheme and the Building Regulations.
- 8 Approved aesthetical plans will lapse after 12 months from the date of such approval, if construction has not commenced.
- 9 That any aesthetical submission, which was approved may not be altered or modified after the approval. If alterations become necessary these must be submitted for aesthetical approval prior to any of these alterations being carried out on site.
- 10 That any building 50 years old or older which requires to be demolished for new developments within the Wlotzkasbaken area be submitted to **WAC** for aesthetical approval, together with plans for the required new development.
- 11 It is also important to note that under no circumstances may the sequence of the above process be deviated from for example where an application is first submitted to the Erongo Regional Council before and only then submitted for evaluation by **WAC**. In such cases the process will be repeated and valuable time will be lost.

1.4 Submission Requirements

Submissions for consideration must meet the following requirements:

- 1 Written letter motivating the project.
- 2 Location Plan showing the position of the erf in Wlotzkasbaken and erf number.
- 3 Site plan with building lines and erf boundary dimensions, also showing new and existing structures.
- 4 Plans of all floors of the building/s.
- 5 Elevations of all sides of the building/s (also "back" elevations)
- 6 A section through the building showing all relevant heights especially overall heights to roof tops + towers.
- 7 Artist's impression of the building showing the building in context with its neighbouring buildings.
- 8 Digital Photograph/s of the site before any demolitions, or new work has taken place.
- 9 Electronic copy of the complete application for e-mail distribution, with a total file size of no more than 2Mb.
- 10 All submissions must adhere to the below design parameters.
- 11 Proof of payment of WAC Scrutiny Fee **N\$500** to accompany submission. (fee to be paid into Wlotzkasbaken Home Owners Association bank account).

Submissions to be e-mailed to wac@wlotzka.com.na

1.5 General Design Strategy

All structures and buildings within Wlotzkasbaken are to enhance, complement and promote the three overall design objectives listed in 1.1 above. In order to do so without being overly prescriptive the controls are structured to focus primarily on the contribution that each structure and or building makes to the urban environment and public domain.

1.6 Professional Designers

Home Owners are urged to appoint professional architects registered with the Namibian Council of Architects and Quantity Surveyors (NCAQS) for the design and contract administration of their developments.

1.7 Standards

All developments have to conform to the requirements of the Erongo Regional Town Council, the National Building Regulations and associated SABS standards. As with any other development within the Erongo region, the control & approval function for these requirements resides with the Erongo Regional Town Council and a Building Permit from them is required before any construction can proceed. In addition thereto, and as a prerequisite to their approval, all developments within the Wlotskzabaken Conservation area must be reviewed and approved by **WAC** before being submitted to the Erongo Regional Town Council for approval.

1.8 Preservation of Natural Features

Insofar as it is reasonably possible, natural features such as 'poms poms' and rock outcrops are to be preserved and integrated into the development of each property in order to preserve the natural character of the overall development.

1.9 Boundary Treatment

Buildings are to remain as far from boundaries as possible. All property boundaries can only be demarcated by black rocks as used by existing properties. Any restrictive boundary fences and walls will not be accepted.

1.10 Planning Design Principles

Planning and building location should be sensible and take into account the neighbouring structures.

1.10.1 Site Utilisation

Intent: To ensure the conservation of the current urban and open space condition.

- Buildings on one property should remain as clustered as possible but as far away from the neighbour as possible. This will maintain the open space aspect between the houses.
- Garages should be positioned against the main structure and not as a separate structure. A single outside toilet away from the main house is a traditional feature which will be allowed.
- No structure may be built within 7m of the property boundary.

1.10.2 Privacy

Intent: To afford each property owner the right to visual privacy

- The manner in which a site is developed must respect the visual privacy of the neighbouring residents.

1.10.3 Height and Coverage

Intent: To create and form a coherent visual urban environment where the collective creates the unique and spectacular visual experience of the town.

- All houses: Maximum two storeys.
- Highest Structure to not be more than 8m high.
- Upper floor to be a maximum 40% of the area of the ground floor.
- Classical Water towers are encouraged to protrude beyond the upper floor as needed.
- Maximum coverage of all buildings / structures combined not to exceed 500m².
- Fenced or walled courtyards are not to exceed 200m².

1.10.4 Services Treatment

Intent: To maintain a visual public environment that is uncluttered with poorly considered services.

- No surface-mounted drainage pipework apart from gutters and downpipes is permitted unless enclosed in a shaft or hidden from view.
- No surface-mounted air conditioners are permitted within view from public spaces and the street, unless screened or enclosed.
- No satellite dishes or antennae are permitted within view from public spaces and the street, unless screened or enclosed.
- Refuse bins must be accommodated out of view from the public domain.

1.10.5 Outbuildings

Intent: To ensure visual coherence

- Any outbuildings are to be architecturally coherent with and sympathetic to the main building.

1.11 Scale & Proportion

Intent: To promote character, richness, innovation and variety; to ensure an appropriate built fabric that respects and adds to the existing urban character of Wlotzkasbaken.

- Scale and proportion must be sensible and in keeping with the residential nature of Wlotzkasbaken.

1.12 Exterior Material Use

Intent: To promote richness & diversity; to complement the indigenous natural character Wlotzkasbaken.

- Exterior materials should be chosen to minimize maintenance and complement the natural setting.
- There are no restrictions on materials that may be used.
- Timber is encouraged as a building material.

1.13 Colour Use

Intent: To promote a harmonious visual environment; to encourage a bold use of colour.

- Wlotzkasbaken is a colourful place full of character. Various and bold colours are encouraged and can be considered as a resource that can be used to enhance character.

1.14 Landscaping

Intent: To enhance the indigenous character of the place; to protect the natural desert and coastline.

- No invasive exotic vegetation.
- Planting of lawns and plants is discouraged except within courtyards and close to the main structure.
- The desert landscape between houses is to be maintained with a respect for its existing vegetation.

1.15 Density

Intent: To promote and conserve the existing character and to ensure an appropriate built fabric texture within Wlotzkasbaken.

- Density is set at one dwelling per 2500m², no erf may be subdivided into portions.

Conclusion:

Wlotzkasbaken is a unique urban environment that can be found nowhere else in the world. It has grown slowly over time with an incredible response to its context and sense of community. Its unique character is what has drawn you the property owner to this particular place.

Your investment into Wlotzkasbaken is as much as an investment into yourself and your family as it is into the community and character of Wlotzkasbaken. It is your respect for this place and respect for this urban environment that is critical to the preservation of this incredible piece of urban development on the skeleton coast of Namibia.

Stand back, take a look at what makes Wlotzkasbaken unique, then add to it lightly and sensitively and in doing so you will preserve and enhance the collective urban experience that is Wlotzkasbaken.