

Urban Design and Architecture Guidelines for **GEORGE**  
THE CITY FOR ALL REASONS



**ANSWER SHEET**

prepared for: **The George Municipality**

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date: **May 2011**

## INTRODUCTION

The following **sixteen questions** are designed to assist applicants in assessing whether a development conforms to the desired minimum urban design and/or architectural guidelines. Each question is linked to one of **five categories** in order to provide clarity as to what aspect of a development is to be considered:

|                                   |                 |
|-----------------------------------|-----------------|
| <b>A. SENSE OF PLACE</b>          | one question    |
| <b>B. NATURAL CONTEXT</b>         | three questions |
| <b>C. PLANNED CONTEXT</b>         | six questions   |
| <b>D. DESIGN AND CONSTRUCTION</b> | three questions |
| <b>E. HERITAGE</b>                | three questions |

The response for Question 01 must be made by acknowledging the relevant statements in each category of the table. The remainder of the questions must each to be answered with an explanatory paragraph of a maximum of **150 words**.

In order to assist in completing this Answer Sheet, the specific **guidelines** and **recommendations**, related to the intent behind each question, are explained in the supporting document, "Urban Design and Architectural Guidelines for George: Supplement."

If necessary, further clarity can be obtained by referring to the complete document "Urban Design and Architectural Guidelines for George" that describes, among other things, how the guidelines were derived.

## COMPULSORY SUPPORTING DOCUMENTS

The following documentation must be submitted by the applicant in order to validate any application:

- a. **Urban Design and Architecture Statement:** Completed Questionnaire
- b. **Drawings:**
  - Elevations, Plans and Sections at a scale of 1:100 (or 1:200 if the individual drawings cannot fit onto a sheet size of A0).
  - Context (street-facing) Elevation(s), including the elevations of a minimum of two adjacent buildings on each side of the development (where applicable), at a scale of 1:200.
  - Context Plan clearly illustrating the footprint of the proposed development as well as footprints of adjacent buildings, at a scale of 1:500.
- c. **Contextual Photographs**

## DEFINITIONS AND EXPLANATORY NOTES

The following explanatory notes and definitions define the parameters within which the Guidelines are intended to operate:

- "Development" refers to structures (e.g. buildings, etc.) and/or spaces (e.g. parks, squares, car parking, etc.)
- The "Private Realm" refers to the space within the cadastral boundary of an erf.
- The "Public Realm" refers to space beyond the cadastral boundary of an erf.
- "Defensible space" refers to privately owned land which is bounded by the public realm.
- Major planning applications are defined as:
  - schemes of ten or more units, in residential developments;
  - schemes with a total floor area of equal to or greater than 500m<sup>2</sup>, in non-residential buildings.
- Significant civic and public buildings must to be designed by architects registered with a recognized professional organisation.
- Deviation from the Guidelines is only permitted in special circumstances and with special permission. Deviations must, however, still contribute to achieving the overall goal of the Guidelines.
- These Guidelines take precedent over corporate branding and styles.
- These Guidelines take precedent over any other development-specific (architectural) guidelines.



## A. SENSE OF PLACE

### QUESTION 01: IS THE DEVELOPMENT IN A PRIMARY, SECONDARY OR TERTIARY PLACE?

| section | aspect                                 | place type   |  |  |  |   |  |
|---------|--|--|--|--|--|---|--|
|         |  | PRIMARY  | <input type="checkbox"/>   | SECONDARY  | <input type="checkbox"/>   | TERTIARY  | <input type="checkbox"/>   |
| 01      | Movement                               | <p>Pedestrian movement must be given considered over vehicles (e.g. shared surfaces where foot traffic has the priority).</p> <p>Public transport must be the primary mode of vehicular transport.</p>   | <input type="checkbox"/>   | <p>A clear distinction must be made between facilities for pedestrians and vehicles (e.g. well articulated pedestrian crossings and sidewalks).</p> <p>Public transport must be an important aspect of vehicular transport.</p>  | <input type="checkbox"/>   | <p>The distinction between pedestrians and vehicles is not as important due to the reduced occurrence of the former.</p> <p>Public transport feeder routes on feeder roads.</p> | <input type="checkbox"/>   |
| 02      | Traffic                                | <p>Intense traffic calming measures must be implemented.</p>   | <input type="checkbox"/>   | <p>Traffic calming measures at significant spaces (e.g. large intersections and schools etc.).</p>   | <input type="checkbox"/>   | <p>Reduced occurrence of traffic calming measures, where required.</p>  | <input type="checkbox"/>   |
| 03      | Sense of Enclosure<br>Defensible Space | <p>Buildings must align with predominant building plane.</p> <p>Buildings must be flush with boundary line between public and private realm.</p> <p>Defensible space must be minimized so as not to erode boundary definition.</p> <p>Sense of enclosure must be reinforced by minimum height of three storeys (10.0m) along the York Street frontage.</p> <p>All other primary areas to have a minimum of height of two storeys along the street frontage.</p> <p>This applies to new buildings only.</p> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p>Buildings must align with the predominant building plane.</p> <p>Buildings must set back from boundary line between public and private realms and respond to the regulation building line.</p> <p>Defensible space must be a maximum of 10m.</p> <p>Sense of enclosure must be reinforced by a minimum height of two storeys (6.5m) along the street frontage.</p> <p>This applies to new buildings only.</p> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p>No minimum building height.</p>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| 04      | Boundary Treatment                     | <p>Boundary treatment must have a minimum transparency of 55% if no higher than 1.2m.</p> <p>Boundary treatment must have a minimum transparency of 70% over 1.2m to the maximum of 1.8m.</p>  | <input type="checkbox"/>   | <p>Boundary treatment must have a minimum transparency of 40% and a maximum height of 1.8m.</p>  | <input type="checkbox"/>   | <p>Boundary treatment must have a minimum transparency of 20% and a maximum height of 1.8m.</p>   | <input type="checkbox"/>   |

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|    |                              |   |  |   |  |   |  |
|----|------------------------------|---|--|---|--|---|--|
| 05 | Significant Corners and Axes | Respond appropriately to the context in terms of form and scale.  | <input type="checkbox"/>                             | Respond appropriately to the context in terms of form and scale.  | <input type="checkbox"/>                             | No need to address significant corners and axes.  | <input type="checkbox"/>                             |
| 06 | Orientation                  | Buildings must be orientated parallel to street edge.   | <input type="checkbox"/>                             | Buildings must be orientated parallel to street edge.   | <input type="checkbox"/>                             | Buildings must respond to natural context rather than to street edge.   | <input type="checkbox"/>                             |
| 07 | Entrances                    | Main entrances must be articulated with recessed and/or projecting elements.  | <input type="checkbox"/>                             | (Main) entrances can be flush or articulated with recessed and/or projecting elements.  | <input type="checkbox"/>                             | (Main) entrances can be flush or articulated with recessed and/or projecting elements.  | <input type="checkbox"/>                             |
| 08 | Trees                        | Indigenous and/or exotic trees can be planted in the Public Realm.<br><br>Rings and guards must be used where trees are planted in hard surfaces.   | <input type="checkbox"/><br><input type="checkbox"/> | Only indigenous trees can be planted in the Public Realm.<br><br>Rings and guards can be used where trees are planted in hard surfaces.   | <input type="checkbox"/><br><input type="checkbox"/> | Only indigenous trees can be planted in the Public Realm.<br><br>Rings and guards can be used where trees are planted in hard surfaces. | <input type="checkbox"/><br><input type="checkbox"/> |
| 09 | Advertising                  | Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."   | <input type="checkbox"/>                             | Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."   | <input type="checkbox"/>                             | Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."                 | <input type="checkbox"/>                             |
| 10 | Street Furniture             | Quality elements, of the highest aesthetic value (benches, bins, bollards etc.), must be provided in public spaces.   | <input type="checkbox"/>                             | Quality elements (benches, bins, bollards etc.), must be provided in at significant spaces.   | <input type="checkbox"/>                             | Quality elements (benches, bins, bollards etc.), can be provided in at significant spaces.  | <input type="checkbox"/>                             |
| 11 | Lighting                     | Poles and fittings must be of a high quality and aesthetic value for lighting both vehicular and pedestrian routes in public spaces.  | <input type="checkbox"/>                             | Poles and fittings must be of a high quality for lighting both vehicular and pedestrian routes in public spaces.  | <input type="checkbox"/>                             | As a minimum; functional poles and fittings must be provided for lighting both vehicular and pedestrian routes.                         | <input type="checkbox"/>                             |
| 12 | Road Surfaces                | Surfaces must be of a high quality and aesthetic value (e.g. clay or concrete pavers and cobbles in articulate patterns) for areas of greater pedestrian importance (e.g. surfaces shared with vehicles and sidewalks). | <input type="checkbox"/>                             | Surfaces must be of a high quality (e.g. clay or concrete pavers and cobbles in articulate patterns combined with concrete or asphalt) for areas of greater pedestrian importance (e.g. sidewalks). | <input type="checkbox"/>                             | Although surfaces must be of a high quality, the surfaces need not be significantly articulated.  | <input type="checkbox"/>                             |

Table 1: Sense of Place Questionnaire.





















