



CHECKLIST: AESTHETICS COMMITTEE

ERF NO: STREET ADDRESS:
SUBURB/OUTLINE AREA..... DATE SUBMITTED:

The said submission has been scrutinized and the following items were found to be in conflict with the CITY OF uMHLATHUZE AESTHETICS BYLAW 1ST NOVEMBER 2018.

Corrections must be done and application returned 2 days prior to Aesthetics Committee Meeting.

1. COMPLETED APPLICATION FORM		4.2. INDICATED WHICH ENTRANCES ARE STREET VIEWS	
2. PLANS DRAWN BY COMPETENT PERSON		4.4. SCREENING OF UTILITY FACILITY'S ETC BIN AND LOADING BAY AREAS, AIRCONDITIONING.	
3. SITE DEVELOPMENT PLAN:		4.5. SIGNAGE INDICATED IN 3D'S (IF APPLICABLE)	
3.1. DOCUMENTS AND PLANS		4.7. STREET FURNITURE	
3.7. BUILDING LINES & SERVITUDES INDICATED		5. LOCALITY PLAN WITH AERIAL IMAGE REQUIRED FOR TRADITIONAL AREAS	
3.4. PARKING LAYOUT		6. COMPLIANCE TO CLAUSE 9. DESIGN GUIDELINES SECTION A TO U IN, AESTHETICS BYLAW	
3.5. NORTH SIGN		7. LANDSCAPING PLAN	
3.8. DRIVEWAY AND ENTRANCE & EXIT SHOWN			
4. (3D) COLOUR DRAWINGS TO INDICATE			
4.1. ELEVATIONS			
NOTES/COMMENTS:			
FOR OFFICE USE ONLY	Checklist	Documents	Recommended For Submission
COMMITTEE			
(Print Name & Sign)			
CHAIRPERSON			
(Print Name & Sign)			
DATE OF ASSESSMENT:			

Attached on page 2 & 3 is a quick reference guide to Aesthetics Bylaw, clause 9 design guidelines.

9. DESIGN GUIDELINES

- a. Building designs must incorporate transparent/ glass elements (glass on windows and doors) on main and street facing facades of the building.
- b. Building designs must incorporate glass at the ground level on buildings situated along pedestrian walkway (glass to be clear and unobstructed unless required for privacy purposes).
- c. Designs of buildings situated along pedestrian walkways must at the ground level, incorporate sculptural artwork and horticultural landscaping or other design features along that facade, on or against the exterior of the building.
- d. Building designs must, from the first floor and up, incorporate clear glass or other cladding systems on street facing facades (obscured/tinted glass may be used for privacy but must remain aesthetically appealing).
- e. Design of building entrances must be oriented to face public streets or prominent public area and must incorporate architectural elements such as raised corniced parapets, arches, lattice or tile work and mouldings which must be integrated into the building structure and design.
- f. Building designs must feature exterior weather protection i.e. awnings and overhangs on building facades adjacent to pedestrian walkways.
- g. Building designs must on the first floor of all street facing facades feature wall-mounted light with decorative features, such as lights with decorative shade or mounting.
- h. Building designs must incorporate architectural elements on the building façade such as decorative surfaces such as patterned concrete masonry, stone, or brick work or sculptures, mosaics and artwork.
- i. Building designs must incorporate texture into the architectural design of any street facing facade of the building to avoid monotonous surfaces.
- j. Building designs must ensure that there is change in direction or step at least at every 15m to 20m of a minimum 1.5m on any street facing building wall to prevent straight monotonous buildings.
- k. Building designs must feature alternate materials such as cladding or alternate colours at every 15m to 20m on any street facing building wall to create a break in continuity to prevent monotonous buildings.
- l. Building designs must ensure that building faces on flat-roofed buildings should have a parapet wall that is consistent with the design of the building. Roofs that flow over the top of the wall will not be acceptable.

- m. Building designs must avoid blank, massive building faces along street frontages that are monotonous.
- n. Building designs must incorporate measures that effectively and attractively screen all service utility and refuse areas.
- o. Building designs must ensure that all service doors are located on the side of the building with no direct access or view from the road. Where service doors will be visible from any street side, service areas should incorporate some decorative features to disguise the service doors.
- p. Building designs must ensure that all loading areas are screened from any street frontages; decorative screening walls must be incorporated into the design of the building where loading areas are located along street frontages.
- q. Building designs must ensure that all refuse areas are screened from any street frontages, decorative screening walls must be incorporated into the design of the building where refuse areas are located along street frontages.
- r. Building designs must ensure that all building services such as water pipes, sewerage, storm water drains are in ducts or covered and are not exposed from any façade of the building.
- s. Boundary walls of properties are to incorporate design elements stated in this bylaw and are limited to a height restriction of 2.1m.
- t. All designs must incorporate landscaping/horticultural elements on all public access/ gathering places, open areas and parking lots. Detailed landscaping/horticultural designs must be submitted by the applicant.
- u. All building designs with alternate colours on any street facing building must ensure that they are maintained every 7 to 8 years.