

**06039**

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Mr Mark Tennant

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Dear Mr Tennant,

**Group House:** Portion 163 Benguela Cove: Block Submission #1

Thank you for the first block model submission.

We have reviewed your proposal, and the following result to report:

1. Proportion of garage roof does not comply with that of minor, flat roof elements, and is limited to a maximum width of 50% of the adjoining major primary element width – ie: 50 % of 5300mm = 2650mm max width of garage allowed. Therefore there is a need to create work / storage space within the garage in order to meet the proportions of a major secondary element, with a separate roof.
2. Proportions of the guest cottage do not comply with the 1:2 ratio specified. A suggestion would be to turn the element by 90°, and extend the roof beyond the building to create a covered patio in front, in order to facilitate proportions.
3. These sites are narrow, and therefore boundary walls are allowed on the boundary line. This will increase the yard / bin area and the pool yard.

NOTE: Please consider garage door design carefully to enable aesthetically pleasing results.

I do trust that you will find all in order.

Please do not hesitate to contact me, should you need any further information.

Kind regards,

A handwritten signature in black ink, appearing to be 'H. van den Berg', with a stylized, cursive script.

Helen van den Berg

dhk Urban Concepts (Pty) Ltd

For and on behalf of the Benguela Cove Urban and Architectural Design Review Committee