



Architectural Guidelines 006

Building(s) Design

Document Control

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Important notice

The Development Control Company (DCC) reserves the right to amend or update any information contained in this document as and when necessary.

Only the “latest version” of this document will be valid to guide owners through the design, construction, and maintenance phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines was created to address architectural inconsistency, inappropriate colour choices, and lack of integrated landscape planning.

Introduction

These guidelines are intended to show the general spirit of the type of architecture proposed in Tatu City residential developments. All images portrayed in this document, may not be copied or reproduced and remain the sole property of the original architects and these visuals are intended to show the spirit of the architecture proposed. The DCC handles architectural controls for Tatu City. This is to maintain high standards governing Tatu City and is important to be aware of the Design Approval processes.

1. Building design

1.1. Community-scale

Design Intent; to visually integrate large buildings into the community when viewed from City streets and from other areas that overlook multiple building lots by reducing the scale of large residential buildings.

- 1.1.1. Landscaped areas shall have not less than three large-scale trees that will attain a height of not less than 6m.
- 1.1.2. Incorporate wall treatments so the maximum area of a blank wall is less than 60 sqm.
- 1.1.3. Multiple building lots adjacent to low-density zones shall locate low-rise buildings on boundaries shared with low-density residential areas.

1.2. Architectural scale

- 1.2.1. Designs should encourage residential developments to be compatible with adjacent areas' architectural size and character and encourage human scale where structures accommodate pedestrians such as entries, public walks and trails.
- 1.2.2. There shall be no excessive blank walls on building elevations facing the street depending on building orientation.
- 1.2.3. Building designs are to provide visual interest to the street by creating active building façades (predominantly glazed and preferably with visible access points or openings) and/ or other creative solutions that engage and respect the streetscape.

1.3. Architectural Style

- 1.3.1. **Modern Architecture** - Simplicity in design; Clean lines, basic shapes, and forms - Thus, simple, plain, geometric forms, rectangular shapes, and linear elements make the characteristics of Tatu City residential architecture.

Examples



- 1.3.2. **Contemporary Architecture**: Larger windows, the composition of volumes, form, new materials, Environmental considerations.

Examples



1.3.3. Acceptable cladding: natural stones shall be acceptable e.g., brownstone, Mazeras, coral stone blue stone.



1.3.4. Roofs shall be simple and basic in form and design and of a neutral color. Flat roofs are acceptable.

1.3.5. Fenestration; openings should be large to generate a spacious and airy quality and optimize views. Openings should be protected from the sun and rain. Window and door frames must be either timber, anodized/ powder coated aluminum, and mild steel or UPVC. Color range: Brown, White, bronze, silver, natural.

These guidelines do not absolve the owners/ developers from complying with national building regulations and the requirements of statutory authorities

1.3.6. Specific exclusions; Mirror/ reflecting tinting, Small paned windows, Tinted reflective glass, and highly decorative doors.



1.4. Colors:

External wall colors must reflect soft subdued earthy tones such as ochre, sandstone, beige, grey, and autumn shades. Bright and contrasting colors must be avoided; e.g., orange, red, yellow, blue, pink and purple.



1.4.1. Specific exclusions:

- Exposed PVC gutters, rainwater downpipes, water tanks, AC units, and other external plumbing and electrical works.
- No external nor internal visible burglar bars will be allowed
- ‘Keyed’ external facades with only beams and columns plastered and painted. External walls must be plastered and painted or clad with natural stones.



1. Curved and ornamented beams/ columns junctions and concrete balustrades.
2. Painted beams and columns.
3. Exposed services (e.g., satellite dishes)
4. "Keyed" stone finish.
5. Small pane steel casement windows.



Ornamental designs



Highly decorative and "keyed" houses



Colorful houses

1.4.2. Verandas and Pergolas

These guidelines do not absolve the owners/ developers from complying with national building regulations and the requirements of statutory authorities

- 1.4.2.1. Openings between supports should be no greater than 2X the height of the veranda support. Timber lattice enclosures, or masonry enclosures to either end, as per balconies may be used.
- 1.4.2.2. Shade cloth on pergolas is allowed however color should be harmonized with the main building color theme.
- 1.4.2.3. Verandas may run either full length or portion of the length of one side of the house form and can be up to 5.0m deep.
- 1.4.2.4. Support / Column Types
 - Natural dressed sandstone or equally approved natural stone cladding – or plastered & painted.
 - Veranda posts and pergolas' colour finish to the approved color scheme and conform to the main residence. Plastered columns to be according to colour variances (tints) within the approved colour scheme and conforming to the house.
 - **Note: Classical design elements to be reviewed and approved by the DCC on a case-by-case basis.**

1.5. Architectural design controls

1.5.1. Roofs, eaves

- 1.5.1.1. Flat roofs are acceptable (fully waterproofed with approved finishes).
- 1.5.1.2. Pitched roofs: double pitched and simple in shape and Single pitched roofs are permissible;
 - A maximum roof pitch of 20° for single/mono-pitched and 35° for the double pitched roof is permitted on major plan forms.
 - The architect is to ensure that the building complies with a height restriction, in all circumstances.
 - Major plan roof elements may have eaves that extend no more than 1200mm measured horizontally between plaster finish and eaves plate/fascia board, and shall not encroach the set-back and building line.
 - Lean-to Veranda Roofs: It is encouraged that lean-to and veranda roofs be connected to major plan forms and where possible be used to connect individual major forms or to outbuildings.
 - Lean-to and veranda roofs are to abut vertical walls of major forms, mono-pitched straight at 20° to 35°.
 - Level Changes: On steeply sloping sites it might be necessary to use a composite of roofs in order to remain within the height restriction.
 - Attached Car Port Roofs: Car Port roofs may form part of the main building's roof, where the open-sided carport lies within the major plan form. If a carport utilizes a pitched roof (20° to 35°pitch), it must conform to the same building lines, and plan shape requirements as the main house.
 - Stand-alone Car Port roofs: Standard prefabricated patent design steel-framed fabric-covered carports/ shades (by leading manufacturers) are permitted, on condition that the fabric and colour finish conform to the main house character and colour scheme. The architect may, however, elect to design a bespoke carport unit to match the main house character and colour and open on all sides.

1.5.2. Roof coverings;

- 1.5.2.1. The use of simple roof forms that are broken up and joined by flat roof links is highly recommended

- 1.5.2.2. Floating mono-pitched roofs can be between 5 –7 degrees. Slopes of mono-pitched roofs to slope with contours, not contradict them as a general rule.
- 1.5.2.3. Double-pitched roofs can be between 20 – 35 degrees
- 1.5.2.4. If a double-pitched or gabled roof, the permissible wall width shall be as per the structural design.
- 1.5.2.5. Flat Roof areas (slab) may be 100% of the total roofed area.
- 1.5.2.6. If skylights are used, they should conform to the building design.
- 1.5.2.7. The drainage slope of flat roofs must be concealed. Waterproofing must be incorporated.
- 1.5.2.8. Clay tiles, concrete tiles and stone coated, tile profiled steel sheets should be used. Newer sustainable roofing technologies to be reviewed and approved by the DCC on a case-by-case basis.
- 1.5.2.9. Colour: Reds, Greys, or any other colour as specified by and approved by the Development Control Company.



1.5.2.10. Roof tiles to be installed complete with matching manufacturer-supplied accessories (bargeboards, hip caps, ridge caps, valleys, end closers). Dissimilar materials/profiles may not be used.

1.5.2.11. Thatched roofs and/or thatched 'bandas', shingles will not be allowed.

1.5.3. Roof Water Drainage;

- **Roof designs must incorporate rainwater harvesting.** However, specified rainwater goods are to be concealed.

Each plot has to incorporate **underground rainwater harvesting tank** for the collection of the rainwater from the roof.

Specific exclusion: No overhead water tank structures shall be allowed in residential developments unless approved by DCC for multiple dwellings.



Water tanks above ground may not be visible from neighboring properties. If tanks are not below ground or inside the building structure, all the sides and top should be concealed with natural material like wood i.e., powder coated mild steel louvered panels fixed on roof upstands.

1.6. External walls and plinths

- 1.6.1. All external walls to be of masonry construction as specified by the National Building Code or alternative approved new construction materials (e.g., precast panel systems, in-situ cast panel systems, subject to verification of structural soundness and approval by the DCC)
- 1.6.2. External walls must be plastered. No face-brick or exposed concrete blocks may be used. The main facades shall have a **feature wall** to define the character of the development. Use of zero jointed natural stone cladding is encouraged for the feature wall.
- 1.6.3. Colored plaster bands or moldings are allowed subject to approval by DCC.
- 1.6.4. External wall Colors: External colors must reflect soft subdued earthly tones such as ochre, sandstone, beige, grey, and autumn shades. Bright and contrasting colors must be avoided. These include red, orange, yellow, blue, purple, pink, and black.

1.7. Balustrades

- 1.7.1. 6-12mm frameless clear glass, mild steel, polished stainless-steel rod, or pipe is recommended.
- 1.7.2. Concrete types will not be allowed.
- 1.7.3. Only horizontal or vertical slats are allowed in powder-coated mild steel with subdued earth tones mentioned.
- 1.7.4. All other patterns are subject to DCC approval.

1.8. Windows, doors, and shutters

- 1.8.1. Windows; openings should be large to generate a spacious and airy quality and optimize views. Openings should be protected from the sun and rain.
- 1.8.2. Window and door frames must be either timber, anodized/ powder coated aluminum/mild steel, UPVC or a combination.
- 1.8.3. Color range: Brown, White, bronze, silver, natural.
- 1.8.4. Bay windows are not allowed.
- 1.8.5. Burglar proofing, if required, shall be installed on the inside of windows and shall be of a simple design, with the minimum visual impact from outside.

1.8.6. Specific exclusions

- Mirror/ reflective tinting.
- Small paned windows.
- Tinted reflective glass.
- Highly decorative doors.

1.9. Human scale

- 1.9.1. Incorporate human-scale building elements in all buildings.
- 1.9.2. Provide weather protection at all entries designed for people.
- 1.9.3. Comply with accessibility requirements at the principal entry(s) of the building.
- 1.9.4. Provide at least 20 sqm of sidewalk area or pedestrian-oriented open space at the principal entry(s) of buildings.

1.10. Building Materials and structural standards

Intent: To encourage the use of high-quality compatible materials that upgrade the visual qualities of residential developments.

1.10.1. Structures to comply with locally acceptable design standards, topographical land survey and to conform into Tatu City infrastructure design.

1.10.2. Design loads taking into account building functionality, wind, machinery, and seismic as captured in the locally acceptable design code seismic data and standards outlined in Section F: National Planning & Building Authority - Kenya Planning & Building Regulations 2009.

1.10.3. **Cladding materials**

Building designs are to provide visual interest to the street by creating active building façades (predominantly glazed and preferably with visible access points or openings) and/ or other creative solutions that engage and respect the streetscape.

1.10.4. **Accent colors and finishes**

Developments that apply feature materials and colors to elements of the built form to provide visual amenity are encouraged.

These guidelines should be read jointly with the following guidelines;

- a) DCC Process.
- b) Statutory drawings checklist.
- c) Vehicular and Pedestrian Access.
- d) Siting controls.
- e) Relationship to street front.
- f) Fire, safety and environmental standards.
- g) Signage and building names.