

1.

GOOD PRACTICE GUIDELINES FOR ALTERATIONS, EXTENSIONS, AND NEW BUILDINGS



THE AGA KHAN TRUST FOR CULTURE

INTRODUCTION

RESPECT FOR THE HISTORIC BUILDINGS OF ZANZIBAR

These Guidelines have been drawn up to protect the traditional character of the Stone Town.

The Stone Town is very special. There is nowhere else in the world like Zanzibar Stone Town. Visitors come from all over the world to see it. There is nothing like the Stone Town in the rest of Tanzania. It is one of the things that makes Zanzibar different from the Mainland, and special. It is an important part of the island's unique cultural identity. Zanzibar should be proud of its Stone Town. The Stone Town is the embodiment of Zanzibar's long and great history. It is proof that the island was once the greatest power in Africa, and a great Islamic state.

But the Stone Town is delicate. As times change, people wish to change their buildings, or need to carry out repairs. But these changes, unless properly guided, can destroy the Stone Town's special character. Like a shell on the beach, slowly eroded by the waves, each change takes something away, and soon the Stone Town will lose its beauty and fineness, and become like a pebble. If the Stone Town is destroyed, visitors will no longer come to Zanzibar, and the economy will suffer.

The best way to preserve the special character of the Stone Town is to repair and maintain buildings using the correct methods, but otherwise to leave them as they are. If changes cannot be avoided, then the changes must be influenced by these Guidelines.

The law requires anyone wanting to do building work in the Stone Town to first ask permission from the STCDA. The STCDA's job is to guide people wishing to do building work so that the changes they make and the building methods they use do not destroy the special character of the Stone Town. The STCDA will judge the building application according to these Guidelines.

If the building application follows the **Good Practice Guidelines**, approval by the STCDA will be quicker and easier.

DESIGN GUIDELINES FOR ALTERATIONS AND EXTENSIONS

1. It is mandatory to get permission from the STCDA before carrying out any building work in the Stone Town.

The law says :

« No person shall build, alter, remove or demolish a building, part of a building, an architectural or streetscape feature without first making a building application to the STCDA for written permission. »

This means **ALL** building work.

2. The STCDA will judge all applications for building permission according to the **Good Practice Guidelines**.

All building work in the Stone Town must follow the Good Practice Guidelines.

When thinking about or planning building work,

FIRST look at the Good Practice Guidelines.

DO NOT START any building work before obtaining written permission from the STCDA.

MATERIALS

THE LAW STATES

Part IV, 31

« All repair work to existing buildings including listed buildings and architectural and streetscape features shall use the same, compatible or similar materials and finishes as the original materials and finishes.»

When carrying out repairs or alterations to existing buildings, always follow these key points :

1. First Restore

When repairing existing buildings, always try to restore the existing fabric, rather than replace with new. This saves money and protects the special character of the Stone Town.

2. Like with Like

When carrying out repairs or alterations, ALWAYS use the same materials as the original for the repairs. The repair is more likely to be successful if the materials used for the repairs are the same as the original. In the long term, this saves money and buildings.

In particular, NEVER use cement to repair lime plaster.

3. Quality Control

Poor quality materials will not work. The repair will fail and the work will have to be done again. ALWAYS check that materials have been prepared and stored properly.

This is particularly important with lime. ALWAYS check :

- That the lime is fresh; if it has not been stored as putty, it should be no older than a week.
- Store lime under water as putty. The longer it is kept as putty, the better it will be.
- Remove unburnt lime particles.

4. Use Skilled Craftsmen

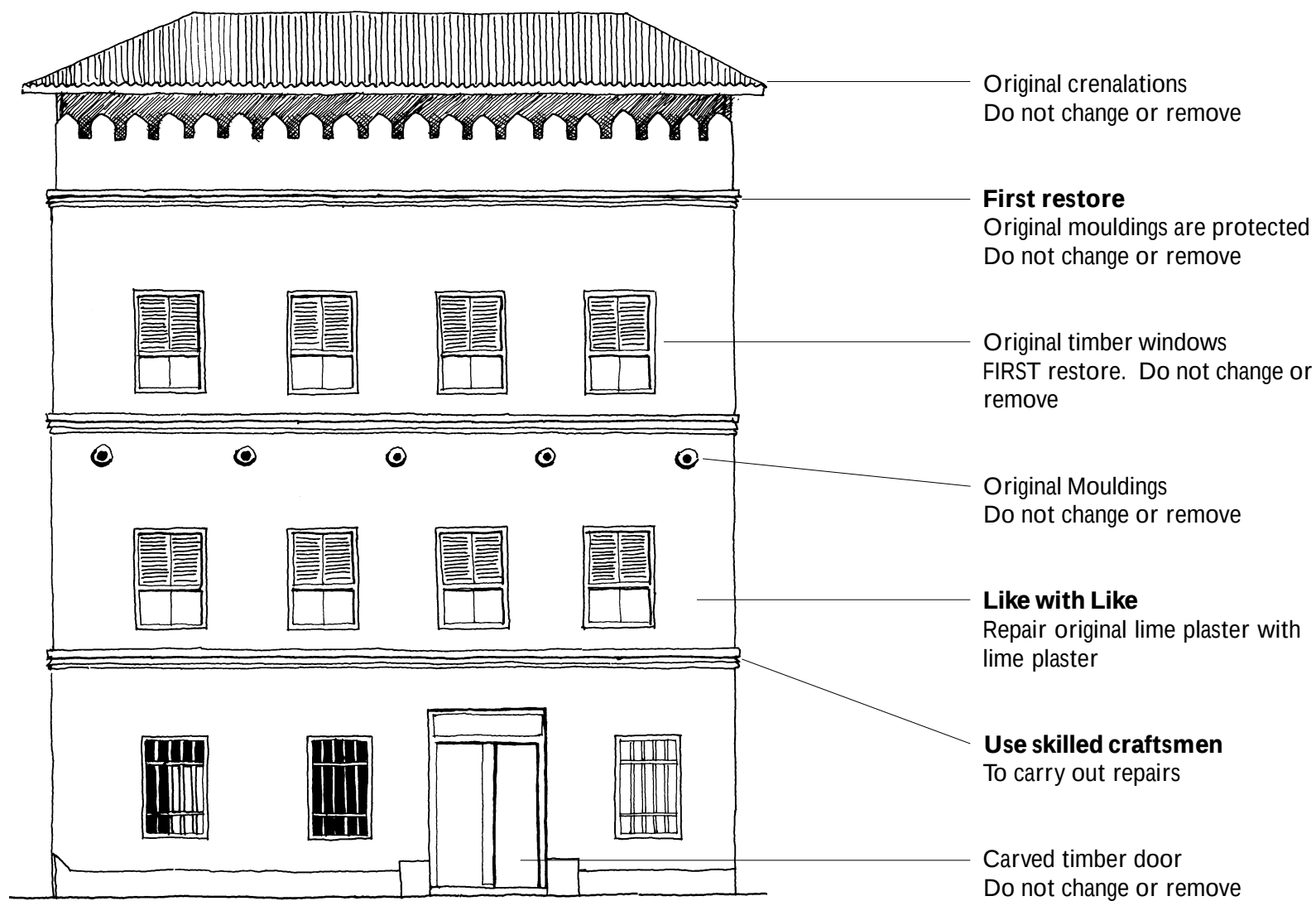
Always check that the craftsmen are skilled. Bad workmanship will fail, costing more money and endangering the building.

Always ask for references, proof of experience, or the names of other people for whom the craftsmen have worked.

5. Always Consult the Conservation Guidelines

The Conservation Guidelines describe repair and restoration techniques. By using this information, the building work will be better, last longer, and cost less.

Applications for Building Permission to the STCDA that refer to the Conservation Guidelines will be processed more easily and quickly.



Inappropriate alterations

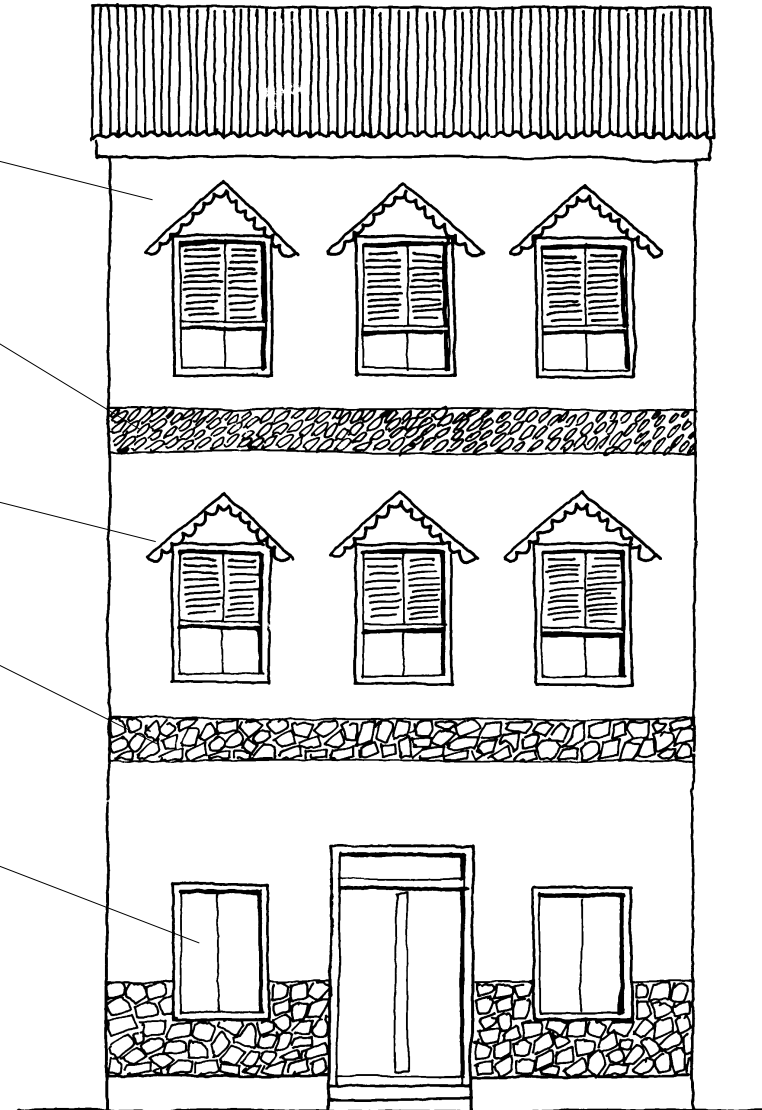
DO NOT use cement plaster

DO NOT use textured finishes to repair plaster

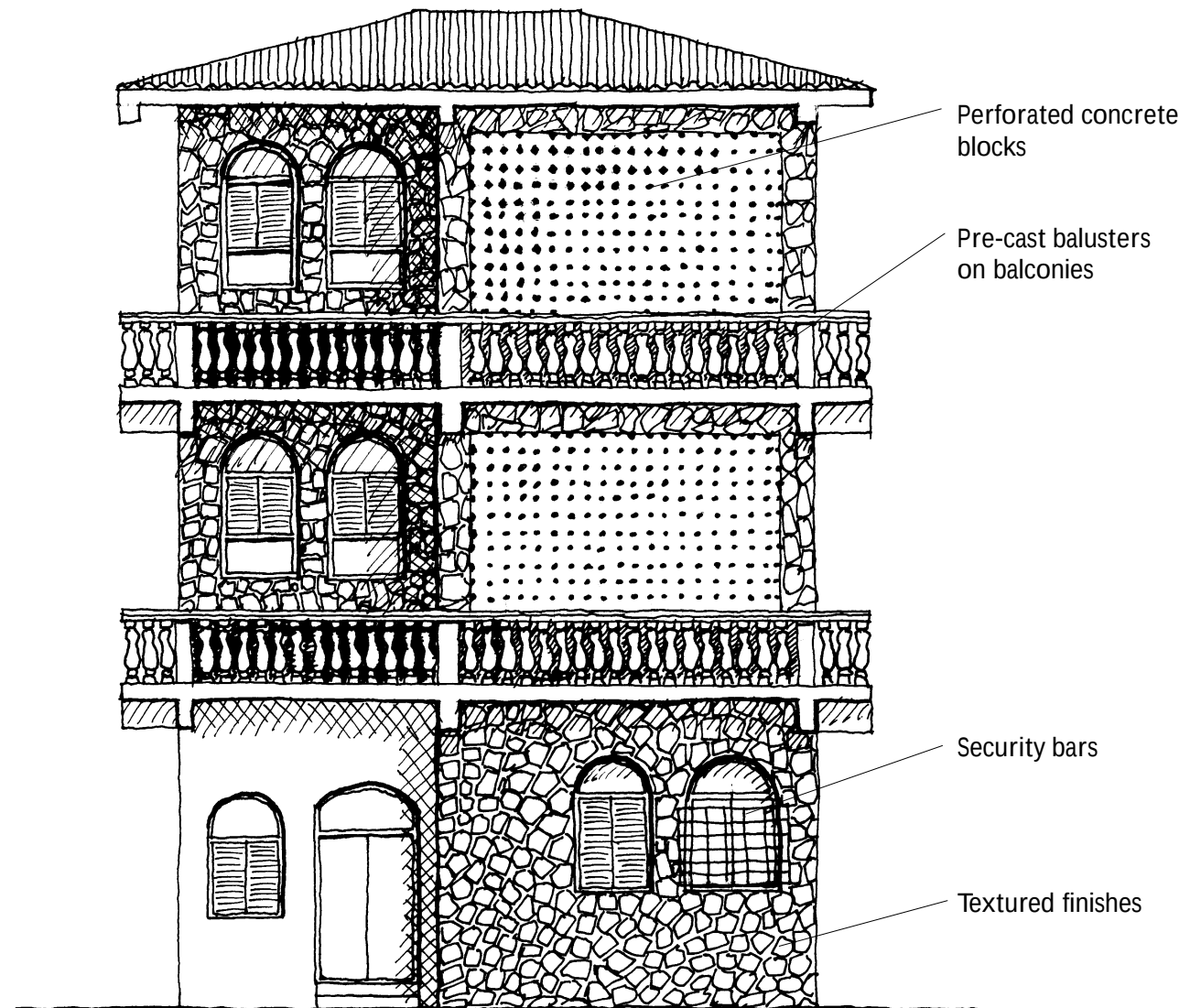
DO NOT add modern features to the front of the building

DO NOT create textured finishes. These are not appropriate to the Stone Town

DO NOT add modern window openings



Inappropriate new building



PROTECTED ARCHITECTURAL FEATURES

THE LAW STATES

Part IV, 33(1),(3)

« Changes to protected architectural features are not allowed except to preserve and/or restore the original design. »

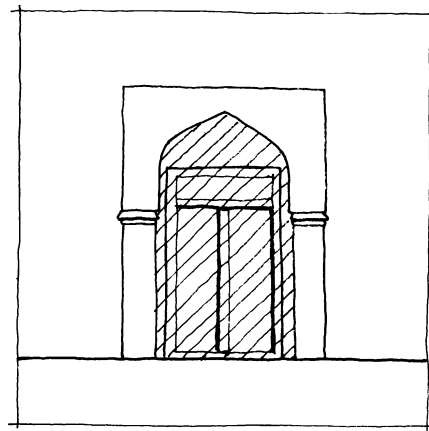
Important Architectural Features both inside and outside are protected by the law.

Examples of Protected Architectural Features are:

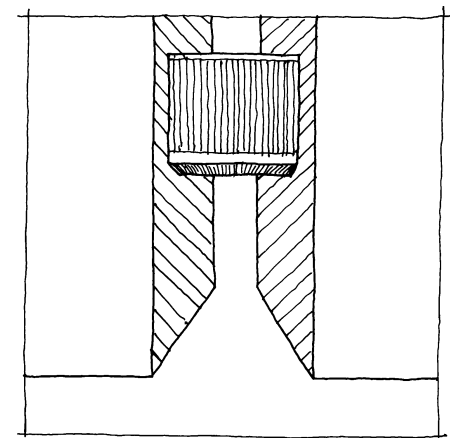
- original doors
- covered passageways (wikios)
- decorative plaster
- decorative tilework
- entry porches
- fascia boards on roofs and canopies
- original windows
- niches and arches
- balconies and teahouses
- timber stairs, etc.



ORIGINAL NICHEs AND ARCHES

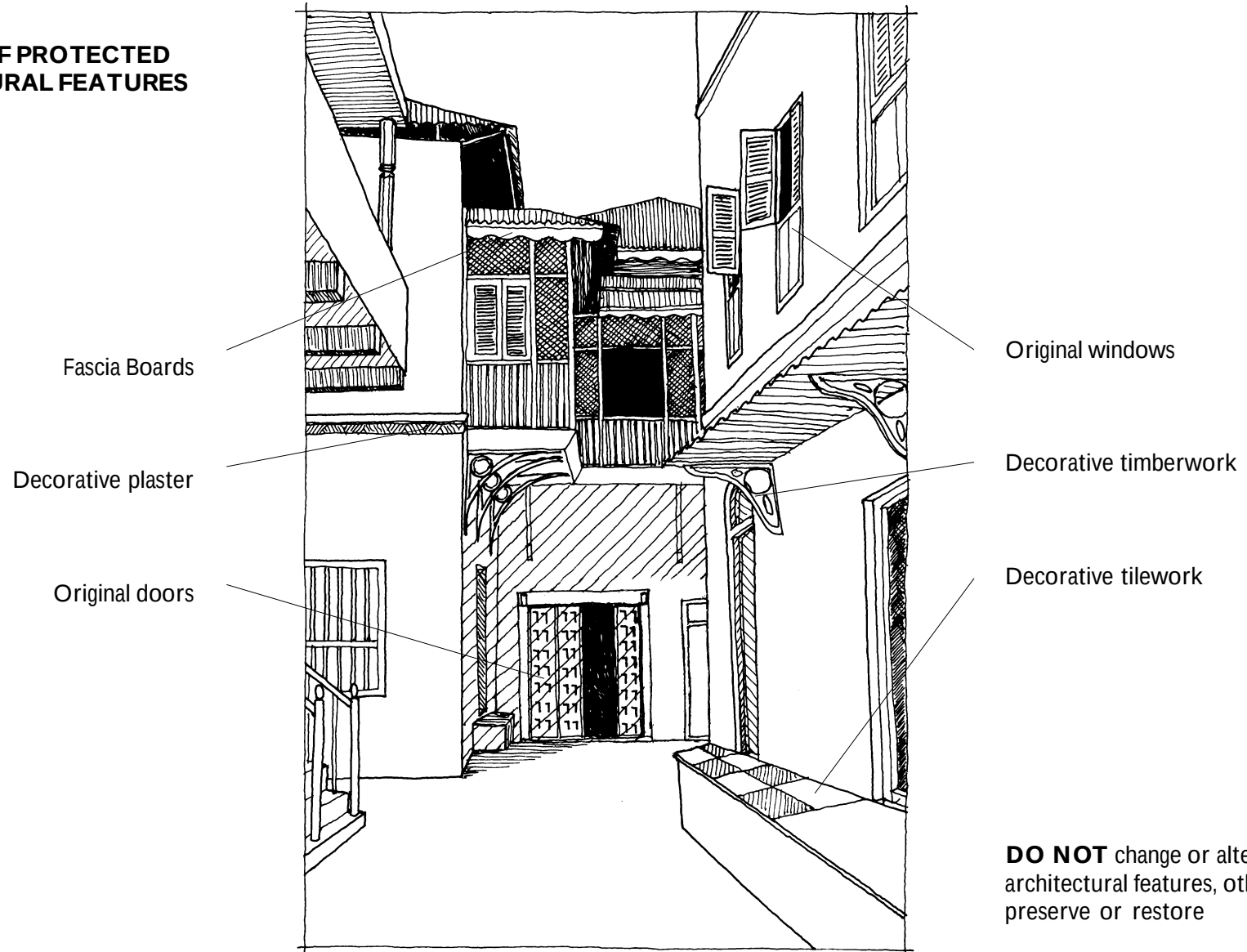


ENTRY PORCHES



COVERED PASSAGEWAYS

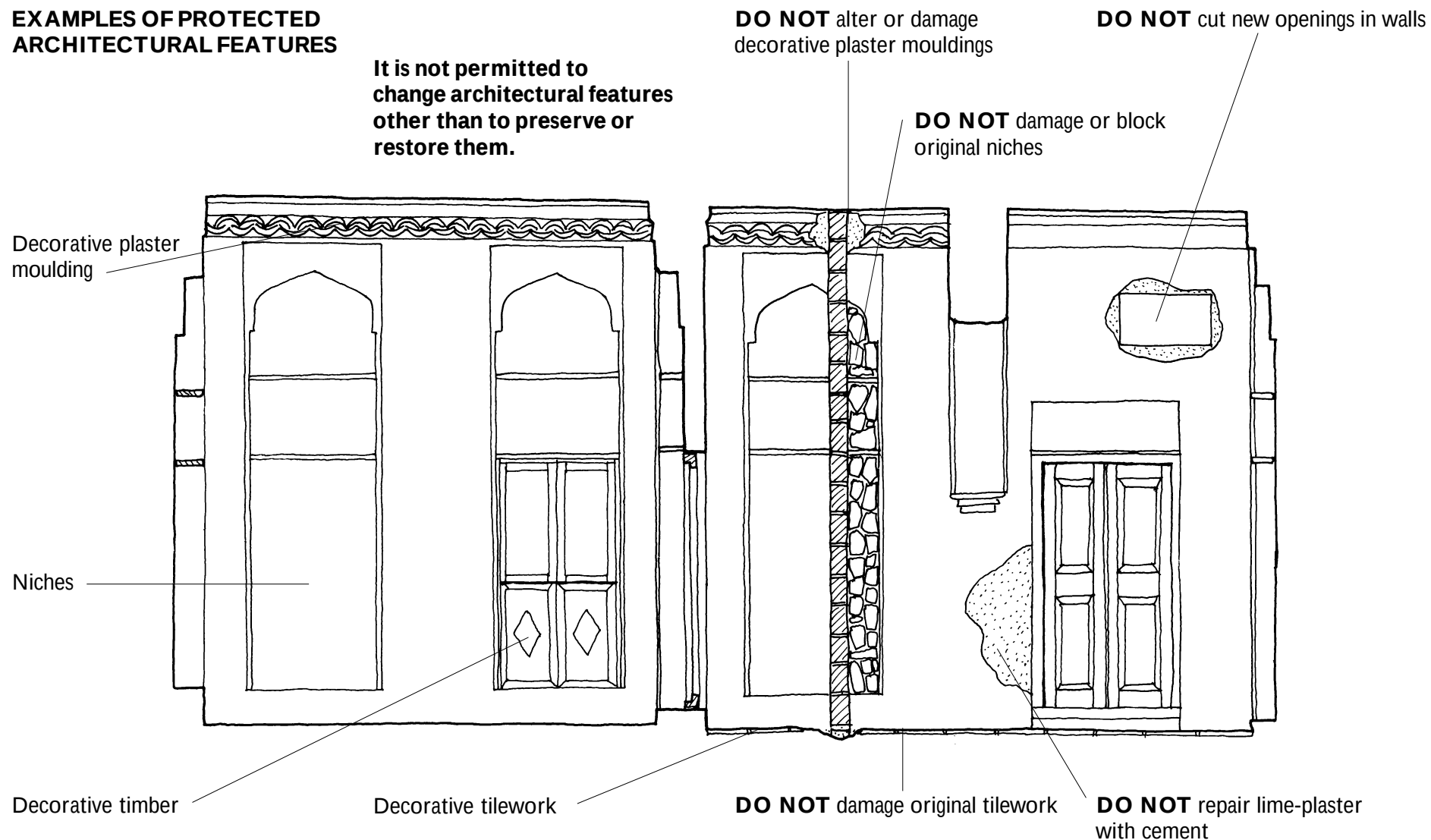
EXAMPLES OF PROTECTED ARCHITECTURAL FEATURES



DO NOT change or alter protected architectural features, other than to preserve or restore

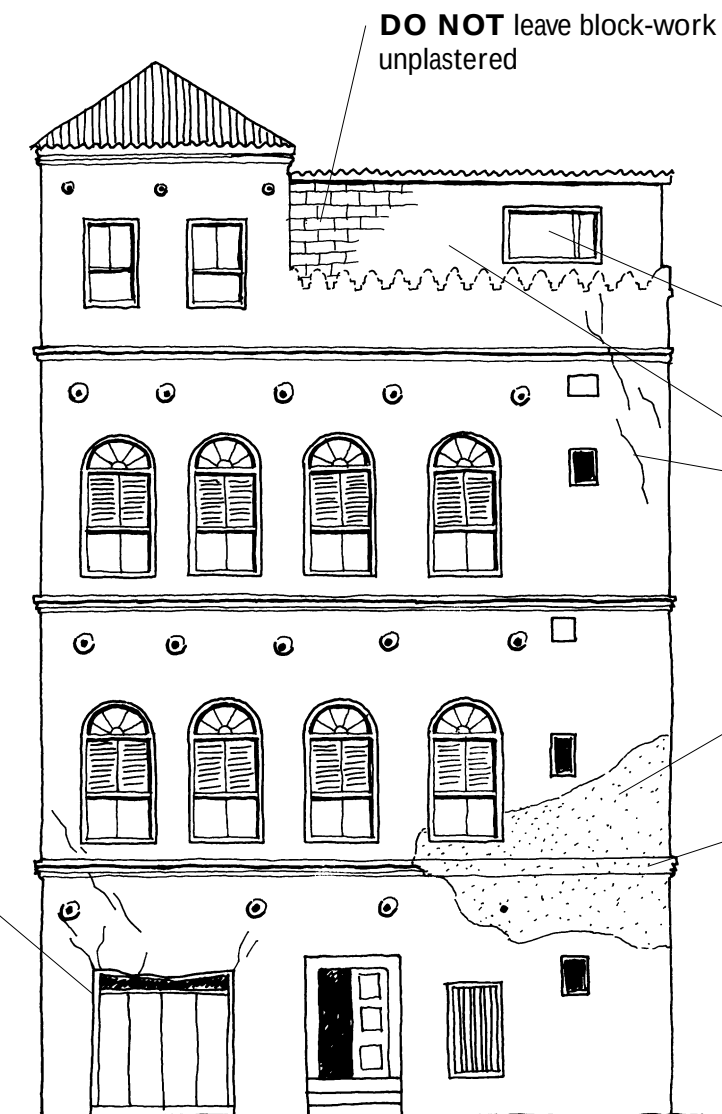
EXAMPLES OF PROTECTED ARCHITECTURAL FEATURES

It is not permitted to change architectural features other than to preserve or restore them.



All materials used to preserve or restore architectural features must be the same as the original. This means using lime to repair lime plaster, and timber to repair timber.

New door opening is not reversible and can cause structural damage



DO NOT leave block-work unplastered

All changes or alterations either inside or outside must be reversible. This means that changes can be removed or reversed without causing permanent damage or alterations to the original building.

Modern window does not match original windows

DO NOT add extra floors. Extra floors can cause structural damage

DO NOT use cement to repair original lime plaster

DO NOT alter or destroy decorative plaster mouldings

DOORS, WINDOWS, BALCONIES

THE LAW STATES:

Part V, 38 (2)

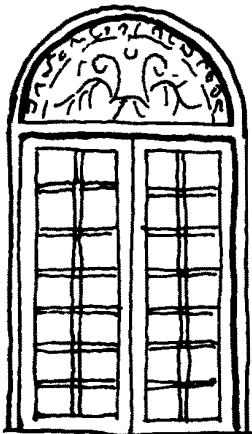
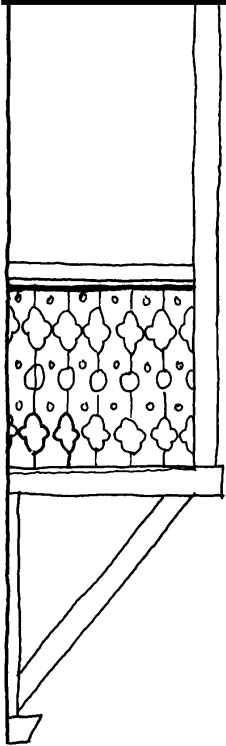
« Details and fittings for new buildings and additions shall be compatible, in appearance and proportion, with the traditional character of the Stone Town. »

The buildings of the Stone Town were built using traditional designs for doors, windows, balconies, and other architectural features. These features are an important part of the town's special character, and must be preserved.

DO NOT use architectural features that are modern in design or out of keeping with traditional buildings.

DO NOT replace original doors and windows with modern ones. First try and repair the originals. If they are beyond repair, replace with copies of the originals made of the same materials.

DO NOT alter, remove or damage balconies or teahouses.



Traditional windows

The shape and design of the modern window is not compatible with the traditional character of the Stone Town

Proportions and design of new windows are not like traditional windows

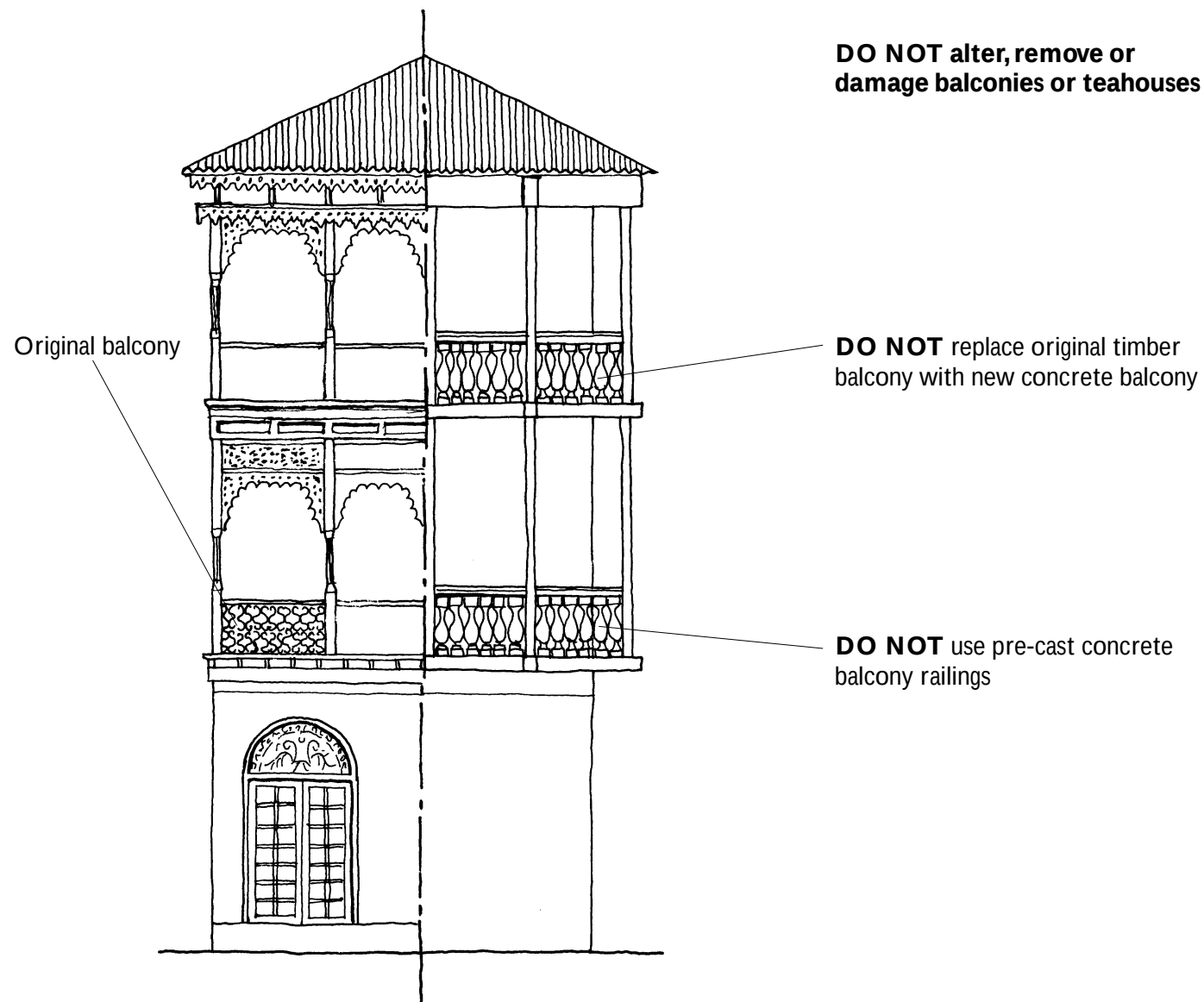
DO NOT use pre-cast concrete railings on balconies or teahouses



Traditional door

The shape and design of a modern door is not compatible with the traditional character of the Stone Town

Proportions and the size of modern doors are not like traditional doors



If the original balcony is damaged, **FIRST** try and repair it. If this is not possible, replace with replica of original.

COLOURS

THE LAW STATES:

Part V, 38 (3)

« Colours : Used on the outside of the building must blend with the range of tones and colours found in the Stone Town. »

First

match original finishes and colours

Acceptable Colors

Roof paint colour

Red oxide
White

Wall finish colours

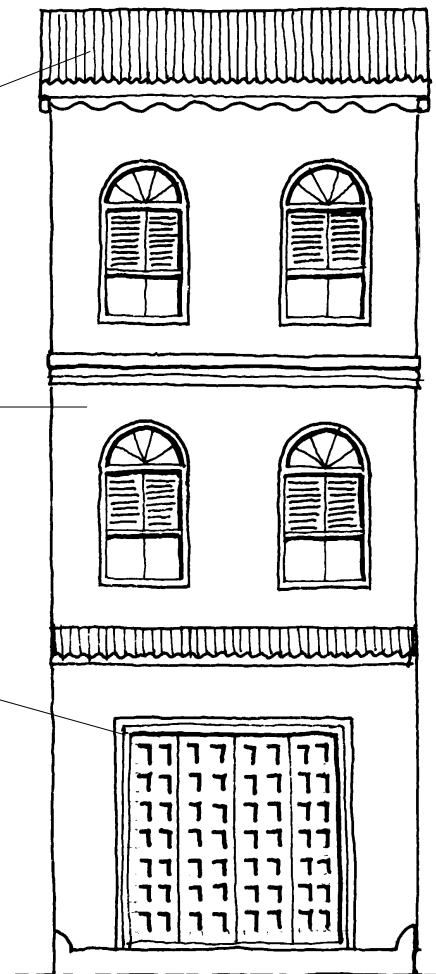
Light blue
White
Light yellow

Joinery finish colours

Green
Blue
Clear

DO NOT use oil paint on plastered surfaces

Use limewash on plaster surfaces,
or paints that can breath



STREETSCAPES

THE LAW STATES:

Part IV, 34 (2)

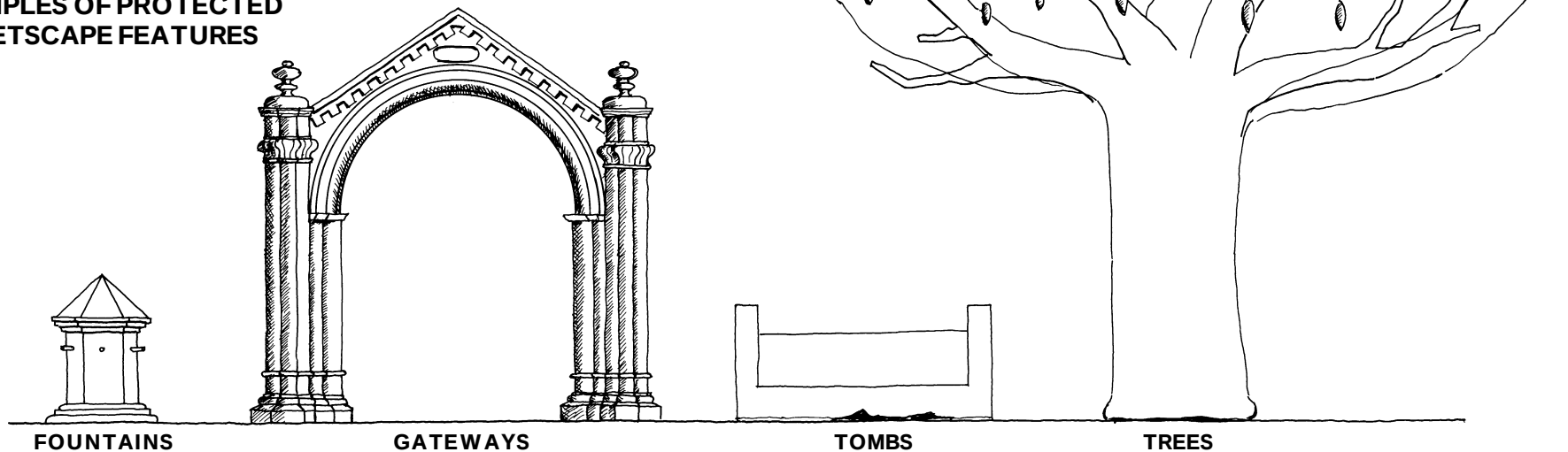
« Changes to protected streetscape features are not allowed except to preserve and/or restore the original design. »

Streetscape features are protected by Law.

Streetscape features are both natural and constructed. They contribute to the character of the street and urban environment. This category includes specific features such as:

- façades
- fountains
- gateways
- external stairways
- tombs
- trees and vistas

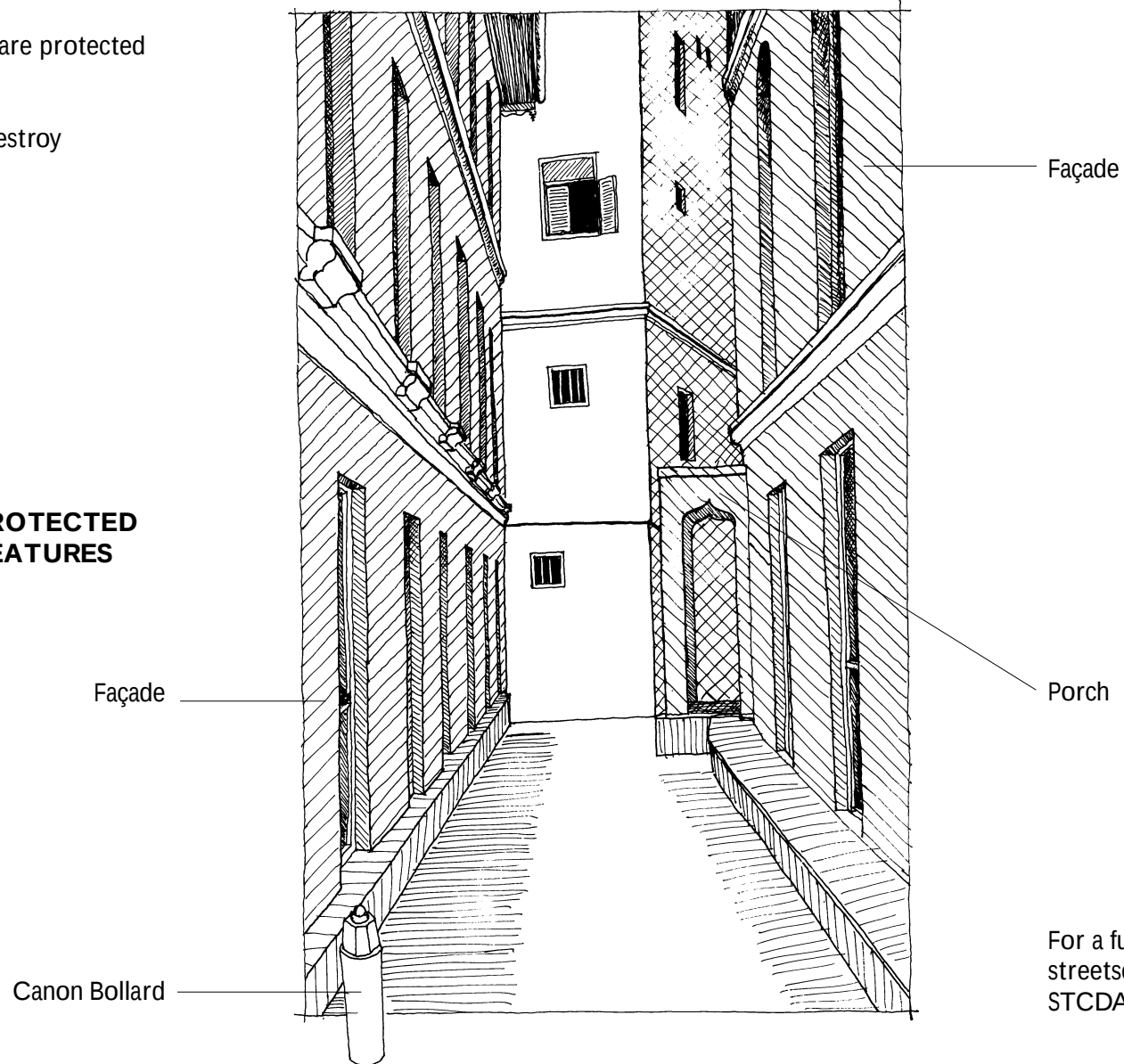
EXAMPLES OF PROTECTED STREETSCAPE FEATURES



Streetscape features are protected by Law.

DO NOT alter or destroy Streetscape features.

EXAMPLES OF PROTECTED STREETScape FEATURES



For a full map of protected streetscape features refer to STCDA.

LISTED BUILDINGS

IF YOUR BUILDING IS **GRADE 1 LISTED**

THE LAW STATES:

Part 1V, 32 (2)

1. No alterations or additions to the building are allowed, either inside or outside.
2. In very exceptional circumstances, the STCDA may allow minor changes, but any building work must preserve and/or renovate the original.
3. This means using traditional materials and techniques (See Constructoin Guidelines). Always follow the Good Practice Guidelines.

IF YOUR BUILDING IS **GRADE 2 LISTED**

THE LAW STATES:

Part 1V, 32 (3)

Inside

1. Changes may be permitted by the STCDA as long as they conform to the Good Practice Guidelines. Where alterations are made, they must be done in such a way that if removed, they do not alter the original design of the building in any way.

Outside

2. No alterations or additions to the structure of the exterior walls will be allowed. In exceptional circumstances, the STCDA may allow minor changes.
3. Any work carried out must involve preserving or renovating the original fabric of the building. The Good Practice Guidelines must be followed at all times.

Some of the buildings in the Stone Town are given extra protection by the law through 'listing'. There are **Grade 1** listed buildings and **Grade 2** listed buildings in the Stone Town.

Grade 1 listed buildings are shown in the plan opposite.

Grade 2 listed buildings are listed with the STCDA, see the map inside the STCDA. Allocate a place, best is just inside the door of the STCDA).

The level of protection is different for Grade 1 and 2 buildings. This means that building work that might normally be acceptable is not allowed on Grade 1 or 2 listed buildings.

First check whether your building has been listed **Grade 1** or **2**.

Grade 1

Listed buildings are:

Grade 2

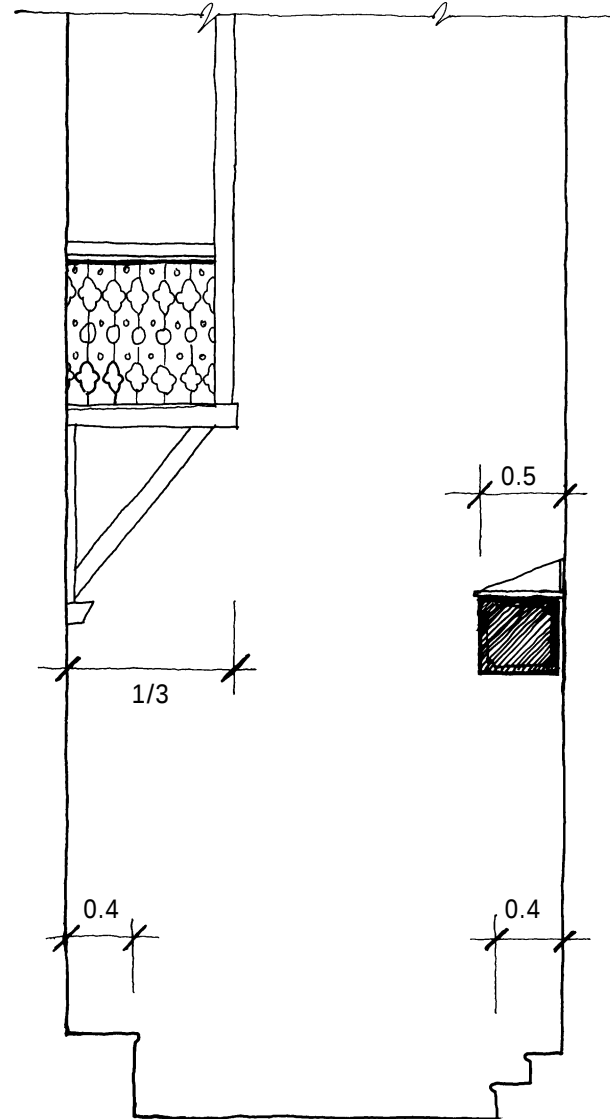


BUILDING LINES

THE LAW STATES:

Part V, 37 (2 a)

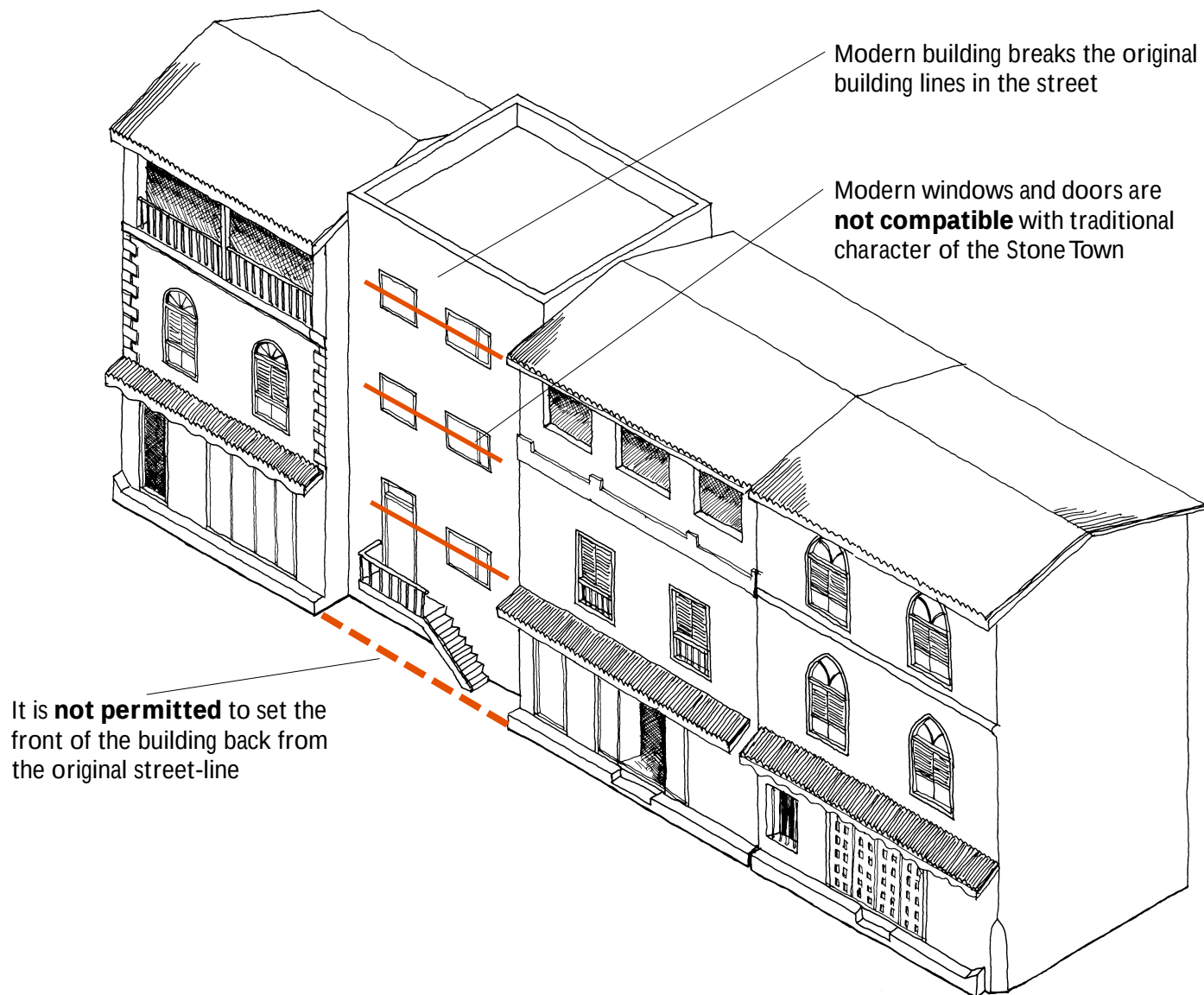
« Balconies, canopies, roof overhangs, and gutters may be built beyond the building lines to a maximum of one third of the width of the street, or in any case not more than one metre. Barazas and steps may be built beyond the building line to a maximum of 0.4m and sign boards to a maximum of 0.5m. »



THE LAW STATES:

Part V, 37 (2 a)

« Any new building or addition shall be sited so that walls and façades facing onto streets are in line with adjacent building lines. This applies to the ground floor and all storeys above. »



HEIGHT

THE LAW STATES:

Part V, 37 (4)

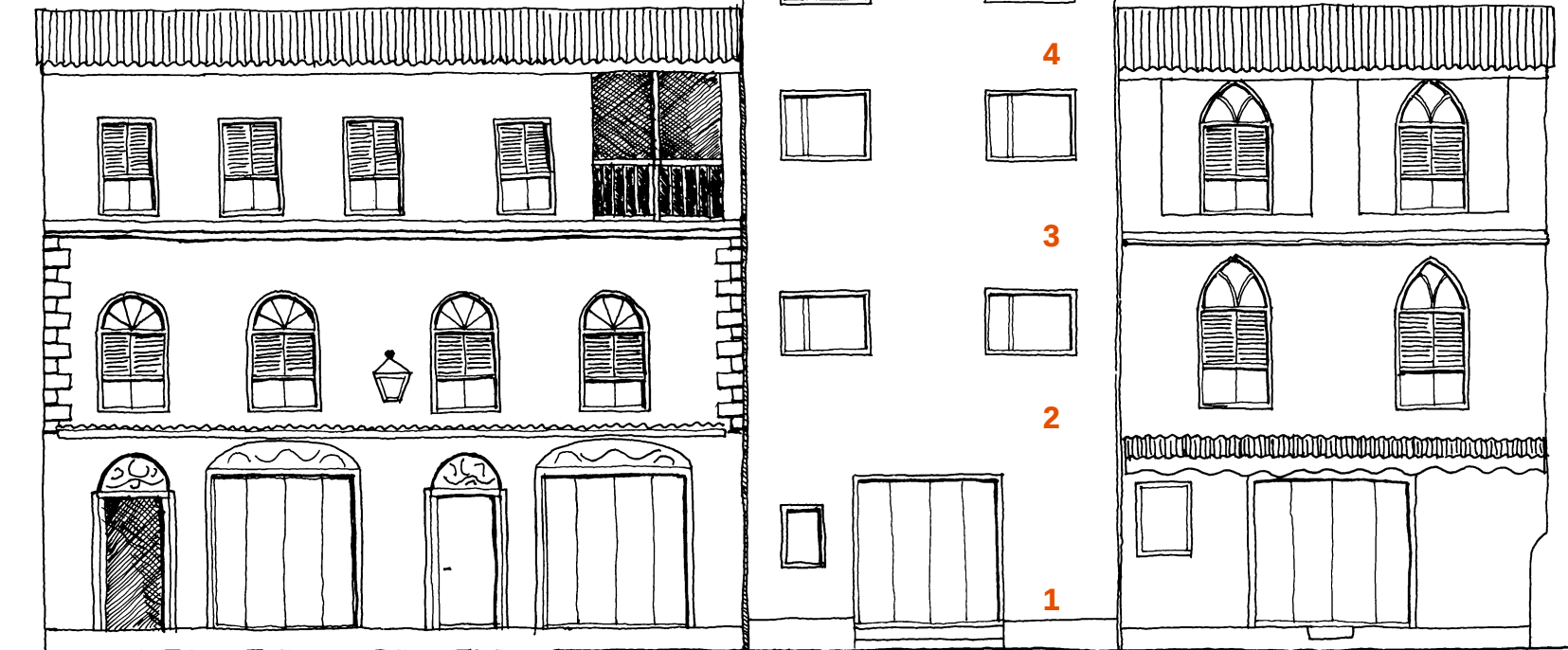
« The height of any permanent addition to an existing building, or of any new building, may not exceed the maximum height of the adjacent buildings, and in any case, may not exceed three

storeys. The Authority may limit the height of a building to protect a Grade I or Grade II listed building or a protected architectural streetscape feature. Penthouses, teahouses, and other such roof-top additions may be permitted subject to the discretion of the Authority. »

DO NOT build higher than adjacent buildings

Buildings may not exceed three floors

Modern building breaks original building lines in the street



SIGNS

THE LAW STATES:

Part VII, 58 (1) (2)

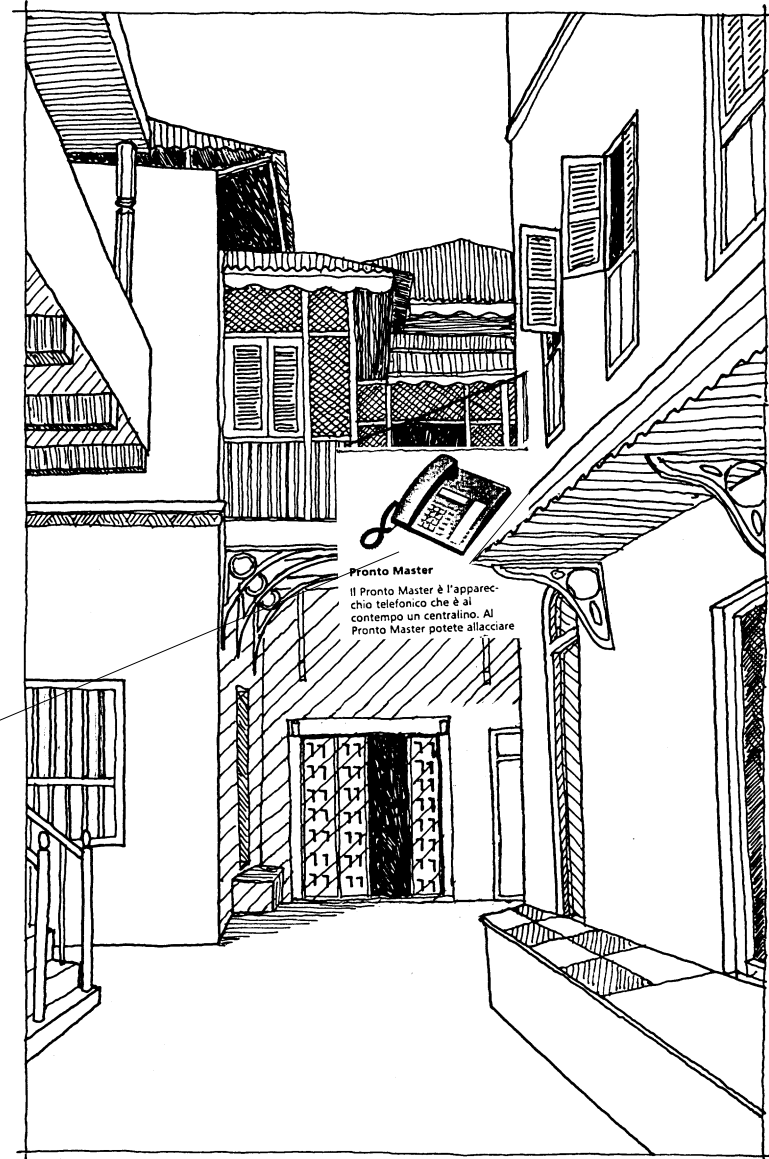
« The use of large projecting signboards, signs made of plastic materials or illuminated signs, as well as any other form of advertising considered inappropriate in character, form or scale for the Stone Town will not be permitted. »

The erection of signs and other forms of advertising are subject to the approval of the STCDA

Signs or advertisements will be rejected if they are:

- Too big
- In the wrong place, e.g., in a Protected Streetscape
- Too bright or dominant
- Illuminated

This sign is not acceptable. It is too big and ruins the streetscape.



SCALE AND MASSING

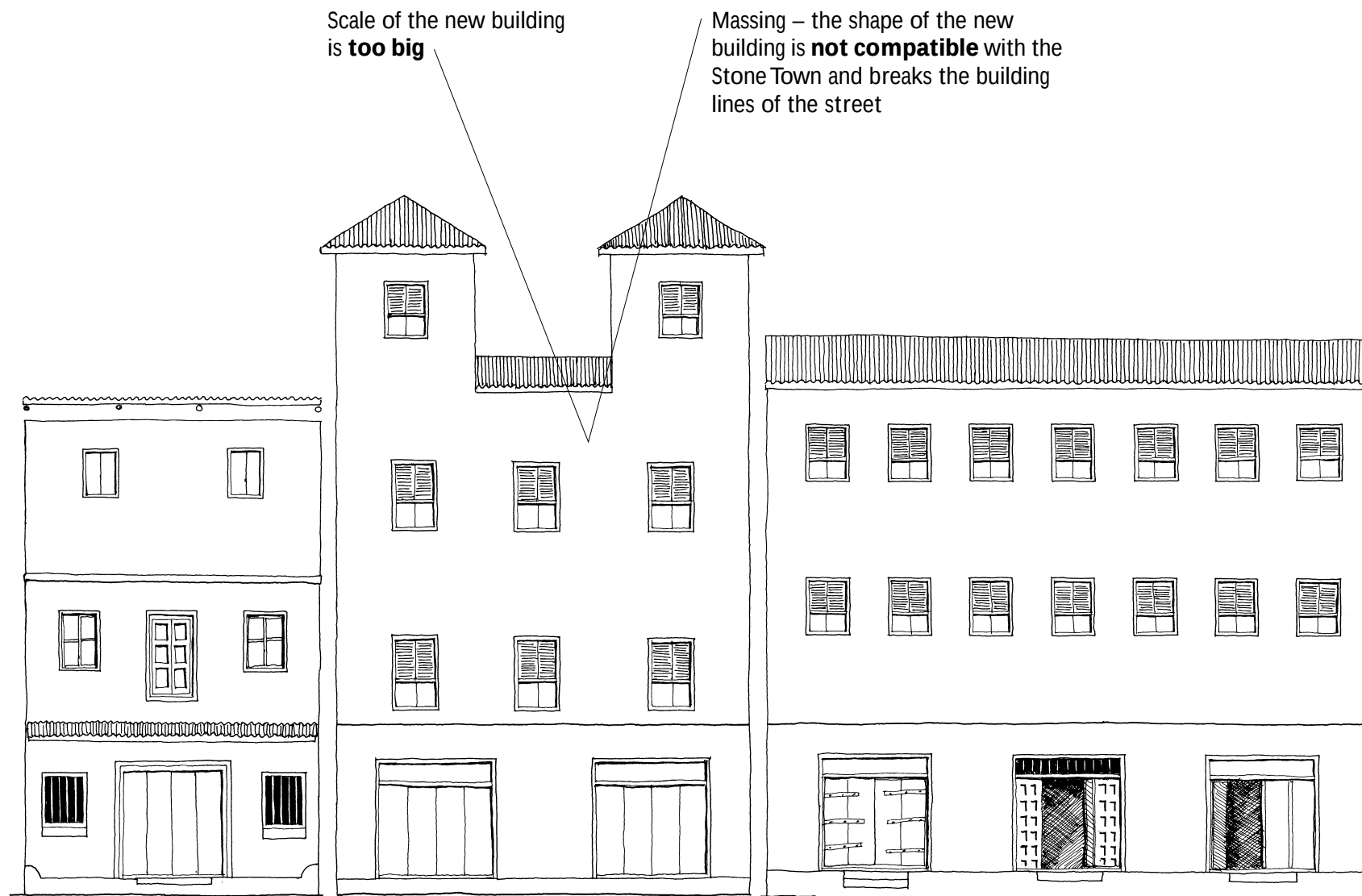
THE LAW STATES:

Part V, 37(5)

« Scale and massing :
New buildings, alterations, and
additions shall be compatible in
scale and massing with the
character of the Stone Town. »

Scale of the new building is
too small





RECOMMENDATIONS

ALTERATIONS AND EXTENSIONS

Note: Alterations and extensions can harm the comfort of neighbours or other inhabitants of the StoneTown.

Always consider the following points when designing :

Privacy

Alterations, extensions or additions must not intrude on another's privacy. In particular, the location of new window openings should be carefully considered so as not to affect the visual privacy of another.

Ventilation

Many houses in the Stone Town rely on the wind for cooling. Alterations, extensions, and additions must not block the wind reaching another.

Noise

Alterations, extensions or additions must not increase the level of noise reaching another, for instance by locating an open restaurant area next to another's bedroom.

Access

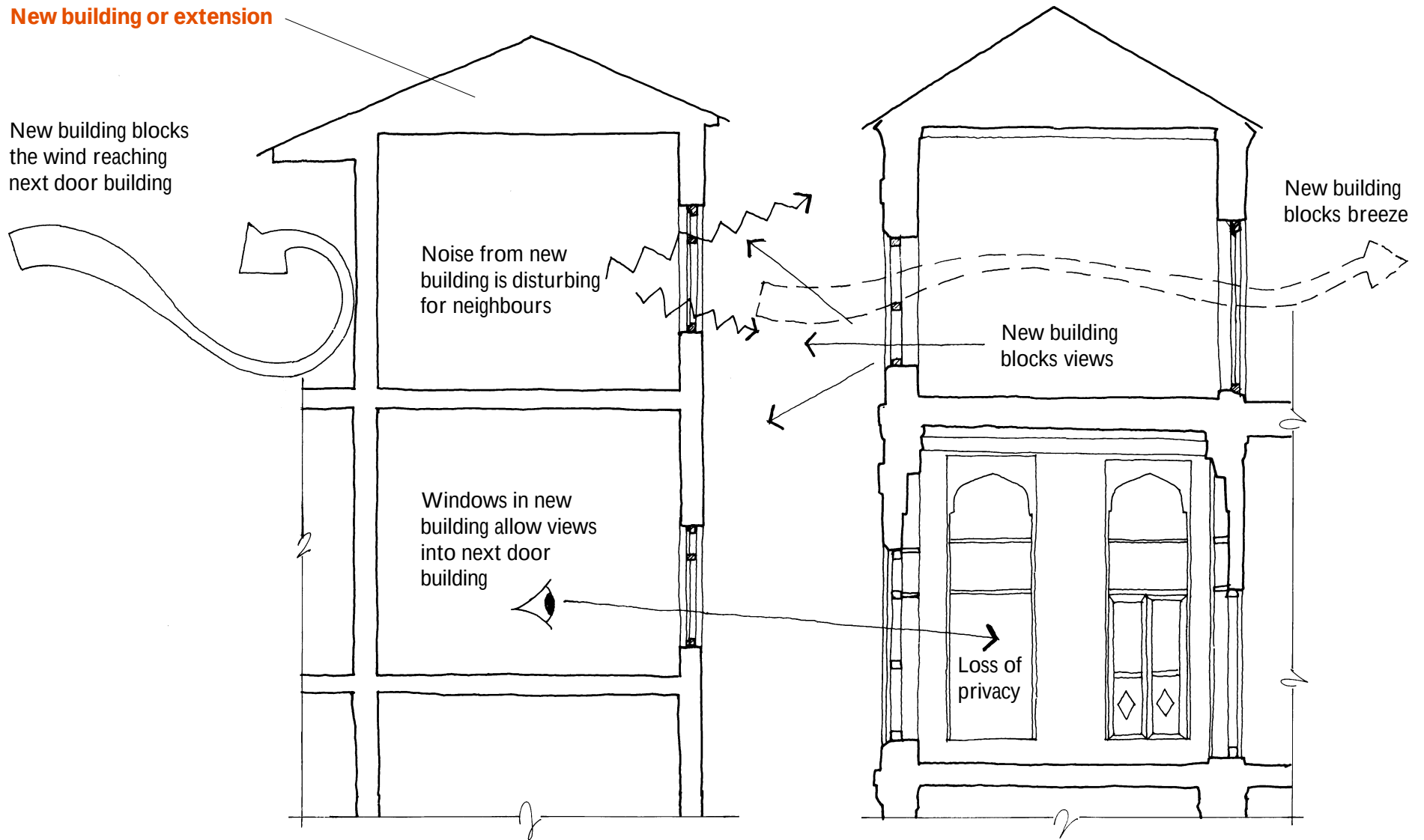
It is not permitted to block or impair access to another property.

Views

Alterations, extensions or additions must not block the views of another, for instance of the harbour or the street.

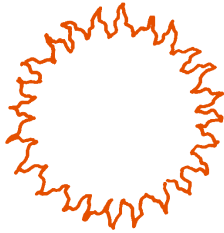
New building or extension

New building blocks
the wind reaching
next door building



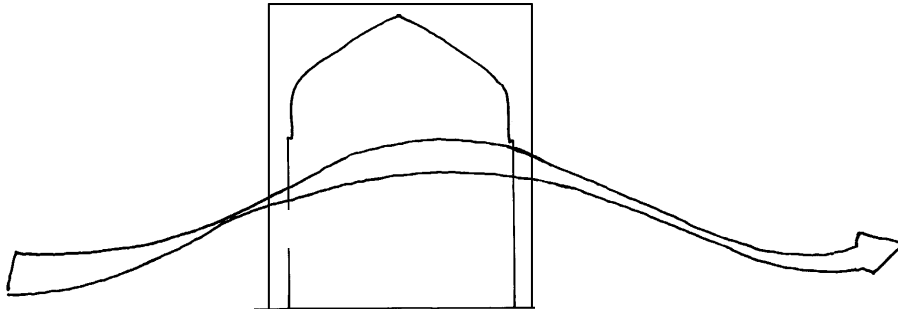
ENVIRONMENT

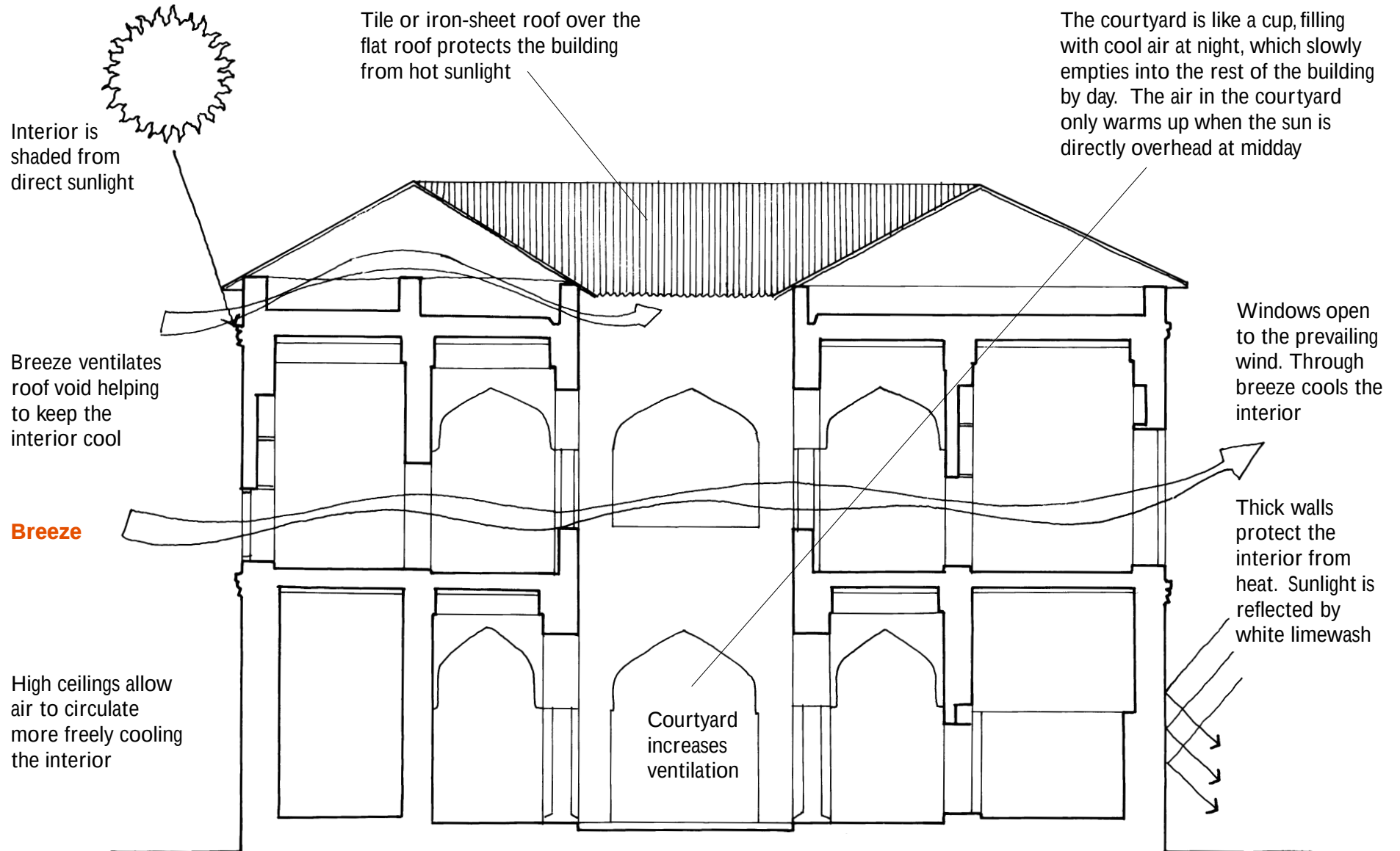
NATURAL CONDITIONS



The old buildings of the Stone Town were designed to cope with the environmental conditions of Zanzibar without resorting to mechanical systems of environmental control, such as air conditioning. They do this by maximising the beneficial aspects of the natural conditions, such as the prevailing wind and night time cool, and minimising those aspects that lead to discomfort, such as direct sunlight.

Old buildings regulate the environment cheaply and without using electricity. There are many lessons that can be learnt from old buildings that can reduce energy consumption and save money.





NEW BUILDINGS

CHECK LIST

When designing new buildings for the Stone Town, always follow these key points.

Respect the Special Character of the Stone Town

When designing a new building, first look at the buildings and the street around. Treat these old buildings with respect. Try to blend in with the character of the street. Do not be intrusive.

Fill the Plot

New buildings must always fill the plot and not leave space around. In particular, the front of the building must be in line with the front of the buildings on either side.

Respect Streetscape and Building Lines

New buildings must respect the building lines of the original buildings in the street. New buildings must follow the lines of adjacent roofs, mouldings, windows, and canopies. Always treat the old buildings with respect.

Do Not Exceed the Height of Adjacent Buildings

New building must not be higher than the adjacent buildings in the street, and in any event, may not exceed three storeys.

Use Traditional Fixtures and Fittings

Always use traditional designs of windows, doors, balconies, roof details, porches, and canopies, etc. Look in the street around and copy.

Where Possible, use Traditional Methods of Construction

Use coral-stone walls and lime-plaster finishes. These often cost less, and the building will use less energy when finished.

Do Not Use Textured Wall Finishes

It is not permitted to use textured wall finishes. Walls must be smooth.

Use Appropriate Colours

It is not permitted to use bright colours on walls or joinery. The colours on new buildings must be the same or similar to those on adjacent traditional buildings.

Always Seek the Permission of the STCDA

The law requires anybody wishing to carry out building work in the Stone Town to first seek permission from the STCDA.

If the Building Application follows these key points, approval by the STCDA will be quicker and easier.