

GROENKLOOF

Vredenburg



ANNEXURE "B"

Architectural Guidelines

Compiled by Lienkie Troskie Architect
April 2008

1. INTRODUCTION

The objective of Architectural Guidelines is to create an aesthetically pleasing environment which enhances property value, but without increasing building cost. The Architectural Guidelines for Groenkloof is not unnecessarily restrictive, but rather offer guidelines which will avoid the construction of houses which may adversely affect the appeal or investment value of properties in Groenkloof.

In order to achieve these objectives, the conditions and guidelines as set out below, are binding upon all erven in Groenkloof. In respect of the interpretation of these guidelines the decision of the architect appointed for aesthetic control, Lienkie Troskie, will be final and binding.

The Architectural Guidelines may periodically be revised if necessary.

2. GENERAL CONDITIONS

- All building plans must be designed and constructed according to the Architectural Guidelines for Groenkloof as well as comply with the Local Authority and National Building Regulations and any other applicable legislation.
- All building plans (including future additions and alterations) must be submitted to the overseeing architect, Lienkie Troskie (plans to be emailed in PDF format to admin@pdv.co.za), for aesthetic and colour scheme approval prior to the Local Authority submission.

3. BUILDING PLAN APPROVAL

3.1. Aesthetic Approval

Sketch plans have to be approved by the overseeing architect before the submission to the Local Authority and/or the commencement of working drawings. Aesthetic approval shall not be withheld unreasonably.

The overseeing architect will approve or comment on the sketch plan submission within 5 to 10 working days. A scrutiny fee of R950.00 per sketch plan submission is payable to Lienkie Troskie before aesthetic approval will be . All required drawings in PDF format have to be e-mailed to admin@pdv.co.za (or contact Partnership De Villiers on 021 9196976 to arrange for aesthetic approval by overseeing architect).

The aesthetic appearance and architectural character will be examined for approval.

Note: The overseeing architect's fee will escalate by 10% per year as from 1 January 2009.

Requirements for a sketch plan submission to the overseeing architect, Lienkie Troskie:

- **Site development plan at scale 1:100** with cadastral information (including erf number, north sign, site boundaries, contour lines, setbacks and building lines). Location of all structures on site to be indicated: driveways, hard/soft landscaping, boundary walls and gates; etc.
- **All floor plans, a roof plan, all elevations and a minimum of two sections** through the dwelling and site (clearly indicating where the site will be cut and fill)
- Detail plans, elevations and sections through all boundary walls and retaining walls, with finishes and colour specifications.
- All external finishes and colour specifications have to be noted on all applicable plans and elevations. Colour swatches of the proposed external colour scheme must also be submitted in digital format to admin@pdv.co.za.
- Sections to indicate height in relation to existing adjacent properties.
- Door and window schedule with description and finishes

Note: If deviations from aesthetic approved plans are made, building plans (clearly indicating the deviations from the aesthetic approved plans) have to be re-submitted for scrutiny to the overseeing architect (prior to construction on site).

3.2. Local Authority Approval

- After aesthetic approval is obtained and before submission to the Local Authority for approval, one set of drawings as prepared for the Local Authority submission and amended to incorporate comments by the overseeing architect, Lienkie Troskie, have to be submitted in PDF format to admin@pdv.co.za. This set of drawings will be kept for record purposes to update the masterplan of the development.
- A letter of approval from the overseeing architect has to accompany all submissions to the Local Authority.
- All building plans have to be approved by the Local Authority.
- Upon completion of construction, a completion certificate will only be issued by the local authority upon certification by the architect that the building fully complies with the approved plans in accordance with the architectural guidelines.

4. ARCHITECTURAL STYLE & ELEMENTS

Designs derived from regional Cape architecture is preferred and encouraged in Groenkloof. However, replicas of traditional Cape architecture such as 'Cape Dutch', 'Cape Victorian' or 'Cape dorpshuis architecture' in its pure form will not be allowed in Groenkloof. The objective is rather to implement an architectural style that is unique to Groenkloof while traditional Cape proportions, scale and architectural elements are used and adapted in a contemporary way.

Flexibility of interpretation is allowed to some extent in order to achieve variety and individuality within the constraints of these guidelines. Instead of being prescriptive about what is required, elements specifically excluded are listed under 'exclusions' under every subheading that follows.

Please note: these exclusion lists are kept as short as possible and should there be any matters not covered in this document and should any differences in the interpretation of these guidelines arise, the decision of the overseeing architect will be final and binding.

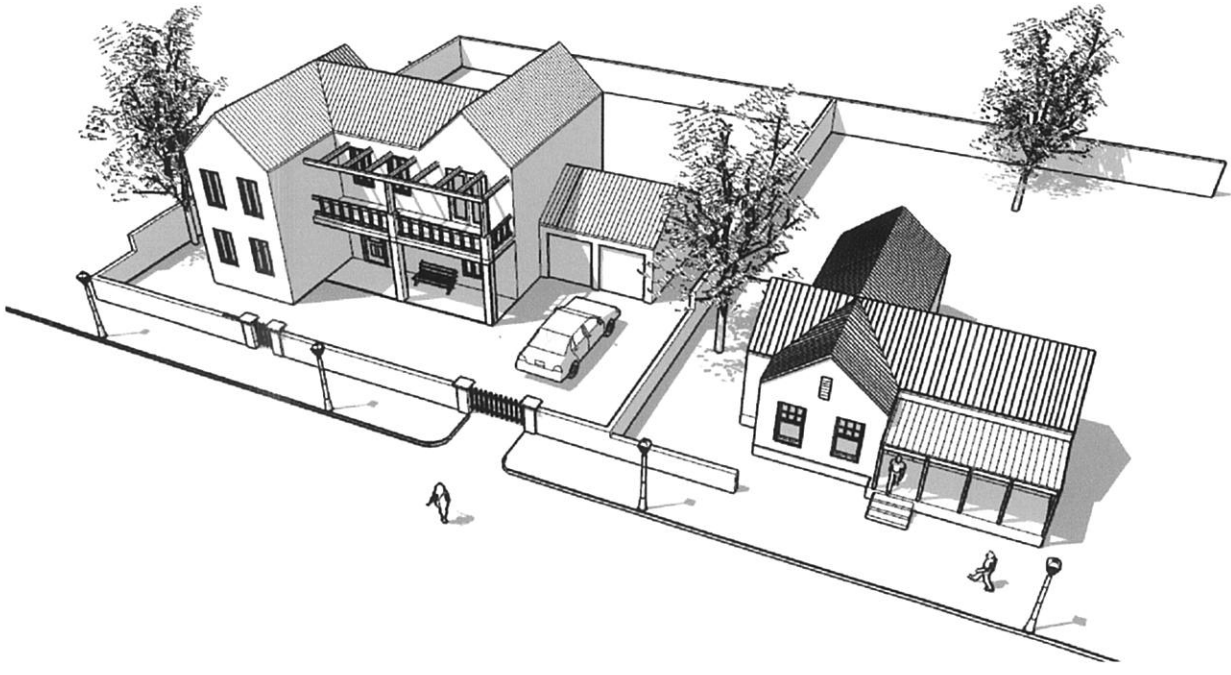
Exclusions:

- Cape Dutch, Victorian or Georgian replicas
- Tuscan, Mediterranean or Spanish Style architecture
- Post-modern style dwellings or elements



The following sketches and photographs illustrates the proposed Groenkloof architectural character



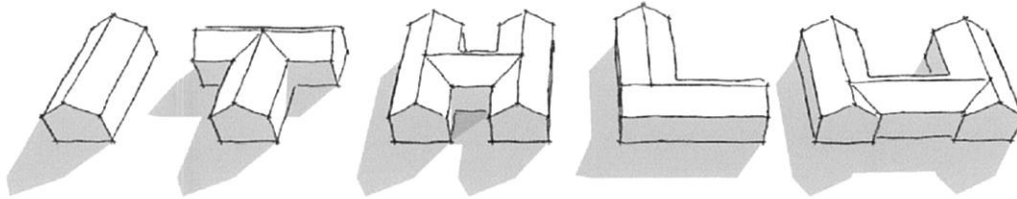


4.1. Built form

Careful consideration should be given to the scale, proportions and use of building forms, as these, together with size of openings in walls, colour schemes, etc. are very important in creating a uniform architectural character.

4.1.1. Plan shapes

Plan shapes are to be composed of a single rectangle or a series of rectangular forms to resemble the letters H, I, L, T, U or variations thereof (refer to sketches below).



Letter of the alphabet plan shapes

4.1.2. Roofs & Gables

- Simple, symmetrical double pitched roofs with or without gable end walls are prescribed
- When gable end walls are used, the following guidelines apply:
 - Gable end walls have to be kept simple – no elaborate decoration is allowed.
 - The line of the gable wall has to follow the pitch of the roof line
 - Gable ends must be symmetrical
- Flat and/or mono pitched roofs (maximum pitch 10 degrees) are only allowed for garages or carports and must be enclosed with a horizontal parapet wall on all sides (i.e. roofing material of flat and/or mono-pitched roofs is not visible). The roof material used for these flat or mono pitched roofs must match the main dwelling.
- Roof pitch of the main dwelling should be between 30 and 45 degrees.
- The preferred roof pitch is 40 degrees
- Double pitch roofs must be symmetrical, i.e. angles are not allowed to differ.
- Lean-to roofs are allowed for verandas attached to the main dwelling and a roof pitch of 15 degrees is preferred.

Exclusions:

- Flat and mono pitched roofs on main dwelling
- Asymmetrical double pitched roofs
- Curved and decorative parapets and/or gable end walls
- Hipped roofs
- A-frame dwellings

4.2. Wall Finishes

- Plaster and paint
- Plastered or natural stone plinths are encouraged
- Colours of external walls to be Plascon's 'Natural' range or similar approved earthy colours.

E14-3 Papyrus	E12-2 Degas
D15-4 Sasquatch	E15-2 Landing
C14-3 Blonde Wood	NEU04 Floating Feather
NEU08 Worn wood	NEU11 Dust stone
NEU09 Stone Wall	
D15-4 Cream of Mushroom	WAA 8 Camel

Exclusions:

- Spanish plaster
- Tuscan type plasterwork on corners, on pillars, etc.
- Bright coloured external walls



- Facebrick generally
- Smartstone or similar artificial stone cladding on elevations (natural stone cladding are permitted if used in restricted areas, e.g. on plinths and chimneys)
- Timber log homes

4.3. Roof finishes

- Corrugated S-profile metal roof sheeting with pre-painted *Chromadek / Colomet* finish or similar
- 'Everite' Victorian S-profile roof sheeting or similar, painted.
- Roof sheeting colours: Only Chromadek / Colomet Dark Dolphin and Charcoal may be used.
- Flat profiled Coverland Elite tile from the Lafarge Concrete roof tile range in grey colour (not light grey that will be reflective)

Exclusions:

- Thatched lapa structures
- Any Terracotta or Mediterranean style roof tiles

4.4. Eaves, Parapets & Gutters

- Gutters generally to match roof colour.
- Plain parapet walls are allowed

Exclusions:

- Decorative or curved parapet walls

4.5. Chimneys

- The use of chimneys is strongly encouraged.
- Chimneys are to be plastered and painted masonry or natural stone
- Colour of chimneys generally to match the main dwelling

4.6. Windows & Doors

- Window and door openings generally to be square or vertically proportioned
- Vertical Sliding Sash type hardwood timber windows as per *Swartland Timber* or vertically proportioned side hung casement windows are preferred.
- Aluminium windows and doors to be epoxy powder coated dark brown or to match prescribed Dark Dolphin or Charcoal roof colour
- Timber windows, doors and shutters can be varnished or painted to match Dark Dolphin or Charcoal of roof colour.
- Garage door finish to match doors and windows generally.

Exclusions:

- 'Winblok' or other precast concrete windows, glassblocks or leaded windows with coloured glass patterns
- Natural or bronze anodised Aluminium
- Steel window or door frames
- Fake/mock shutters
- Bright coloured window and door frames or shutters



4.7. Boundary Walls, Fences & Gates

- Street boundary walls are not encouraged, but will be allowed.
- If a street boundary wall is required, the following guidelines apply:
 - All walls to match the finish of the main dwelling
 - The boundary wall may only comprise 75% of the street boundary length after which it has to be returned into the property to a gate or building which is at least 3m further away from the erf boundary.
 - No over-designed and/or decorative solid walls or precast decorative wall elements will be allowed
- Washing yards must be screened with a wall of 1.8m max. in height.
- Hedges and plant draped fences are encouraged
- All palissade fencing to be painted grey
- Gates generally have to match either the fencing or the garage doors
- Sheeting in any form, metal, plastic or fibre cement, etc. Is not permitted in the construction of gates.
- Timber gates are allowed

Exclusions:

- Unpainted palissade fencing
- Sheet materials; barbed wire
- Precast walling systems except beyond 6.0m from the street boundary & not visible from the street.
- Very ornate palissading

In respect of Erven 16201 to 16208 and Erven 16237, 16245, 16246 and 16247 the rear boundary walls have to conform to the design as per the Architect. It is 1,8 metres high and basically consists of piers at 5 metre spacing with wall panels between. Walls panels are to be plastered and painted on both side with a plastered coping.

4.8. Height restrictions

- Double storey maximum
- 8.5m maximum from the natural ground level to the top of the roof structure



The impact of the second storey on the right of privacy of surrounding property owners and the views from surrounding dwellings will be considered with sketch plan approval by the overseeing architect.

4.9. Plumbing

- Plumbing must be handled sensitively and where possible not be exposed on the street elevation.
- Colour of exposed plumbing to match main dwelling



4.10. Post Boxes & Street Numbers

- Post boxes to be brass slot-in-wall type; or timber or black/grey painted metal
- Street numbers to be horizontally aligned, maximum height of 200mm, in brass or matt black/grey lettering only, in plain font

4.11. Garages & Carports

- Garages and carports should form part of the overall architectural design
- Each erf may have a maximum of two garage doors facing onto the street

Exclusions:

- Pre-fabricated garages and carport structures
- Steel garage doors
- Temporary / shade cloth carports

Note: Chromodek steel garage doors will be allowed

4.12. Pergolas & Verandas

- The use of pergolas and verandas on the street elevation is strongly encouraged.
- Pergolas and verandas should form part of the overall architectural design
- Natural timber to match windows and doors

Exclusions:

- Polycarbonate sheeting, Perspex or Fibreglass visible from the street

4.13. Balconies & Balustrading

- Balconies must form an integral part of the design and the sides must be plastered and painted to match exterior wall colour.
- Balustrading colour: Timber: Varnished
Steel: Painted or epoxy powder coated to match Charcoal, Dark Grey or Dark Dolphin colour of roof.

Exclusions:

- Glazed, aluminium framed balustrades
- Decorative or elaborately designed balconies and balustrading
- No bright coloured balustrading
- Wrought iron

4.14. Building Lines

- All building lines as per Local Authority Regulations.
- Building lines have to be submitted on sketch plans to overseeing architect.

4.15. Bulk & Coverage

- Only one dwelling per site
- As per Local Authority rezoning approval

