

0227720345

**ARCHITECTURAL  
DESIGN  
GUIDELINES**

**FOR**

**ERF 1734, ST. HELENA BAY  
BLUEBERRY HEIGHTS**

0227720345

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# ARCHITECTURAL DESIGN MANUAL

The object of these architectural design parameters is to achieve a cohesive design within this development, and at the same time ensure that the designers is sympathetic to the area by adapting design features common to the West Coast.

## **1. GENERALS**

### **1.1 Building Design Standards**

The following requirements are in addition to the regulations and by laws of the Local Authority and the National Building Regulations which must at all times be complied with. The developers reserve the right to amend these standards as may be necessary to preserve the architectural style and harmony of the development.

### **1.2 Architects**

To maintain the desired standards, all buildings must be designed by a Registered Architect or by a Qualified Designer who is registered with the South African Council for the Architectural Profession.

The following practice is recommended by the Developer:

Create Architects

P.O Box 4  
Langebaan  
7357

Tel/Fax: 022 772 0345  
022 772 0307

E-mail: fvs@telkomsa.net

All proposed development is to be approved by the Developer or his appointed agents (Create Architects) prior to any building work commencing.

### **1.3 Plan Approval**

Three sets of the sketch plans or working drawings signed by the owner must be submitted to the Agent as follows:

The drawings must be to scale and dimensioned and must include the site plan, plans of all level, elevations and sections. Building line, datum's, floor levels, heights, natural ground levels and excavations must be shown together with Colours and material for roofs, windows, doors ,gutters, fascias, pergolas, handrails and awnings for all the buildings on the stand. All areas of site and floors together with coverage and bulk calculations must be shown. Rock formation clearly indicated. Any other information deemed to be necessary by the Developer or his agents.

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## **1.4 Scrutiny Fee**

A fee is payable for each submission to the Agent to scrutinize the documentation. This fee is based on the time charge for two hours by a Principal of an Architectural Practice as recommended by the Institute of South African Architects, and must accompany the submission. Once written approval has been given in the form of an endorsement on the plans, working drawings may be prepared for submission to the Agent for final approval and then plans can be submitted to the Local Authority. Scrutiny fee of R 500 for sketch plans and R 500 for final working drawings is deemed payable.

A building Deposit of R 3 000.00 must be submitted to the Homeowners Association before building commences which will be refunded after completion provided all rubble has been removed and there is no damage to common property.

## **1.5 Power of Veto**

Notwithstanding any aesthetic requirements, the Developer retains the right to approve or disapprove any plans that they may consider appropriate or inappropriate for this development. The approval or rejection of any proposed building by the Agent of the Developer is final and binding by agreement.

## **1.6 Contractors**

A list of Contractors is available from the developer. All Builders and or Contractors must be approved by the Developer or his Agent.

## **1.7 Construction**

Construction, once commenced, must be completed within one calendar year in a workmanlike manner and with the minimum disruption to the surrounding owners.

The site and surrounding land must be kept clear of rubbish at all times and any materials which may be displaced by the wind must be covered while the contractor is not on site.

The contractors working hours are between 06h00 and 18h00 on weekdays and 06h00 and 15h00 on Saturdays, No work is to be done on Sundays and public holidays.

All building, structures and walls are to be built strictly in accordance with the approved plans, and will be inspected periodically for compliance.

All site huts, stores and rubble are to be removed, Kerbs, pavements (and any surrounding stands is affected) are to be reinstated to their former condition at the completion of the contract.

If any of the above conditions are not met the Developer reserves the right to perform any rectification at the Clients expense.

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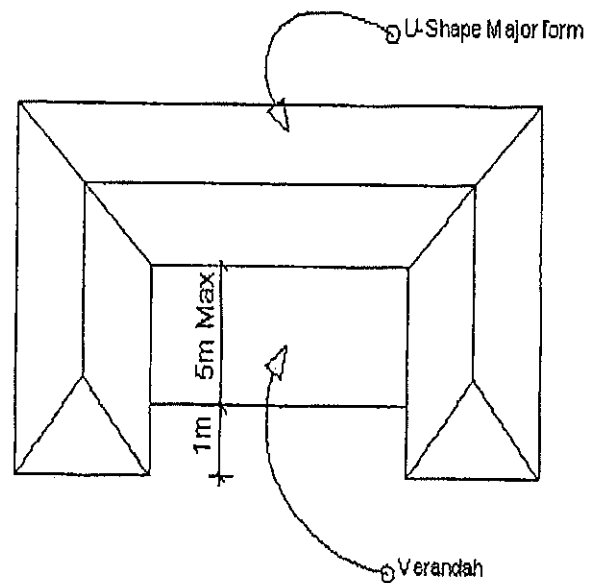
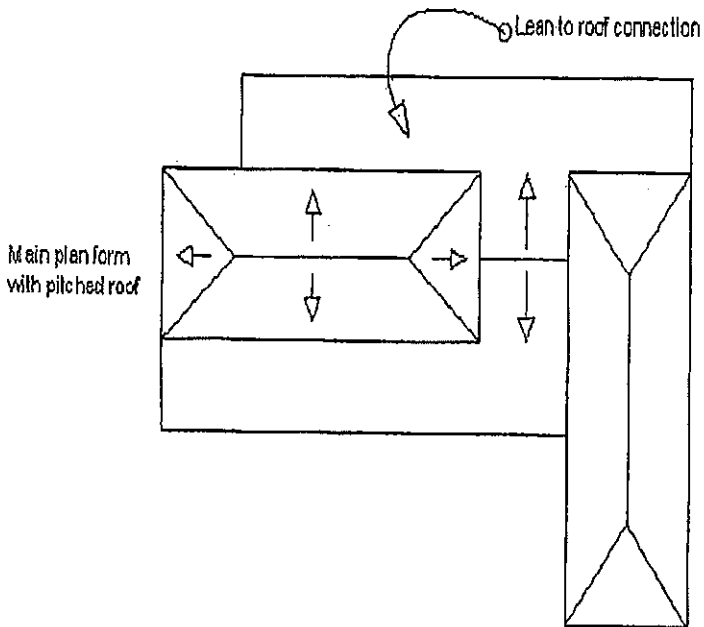
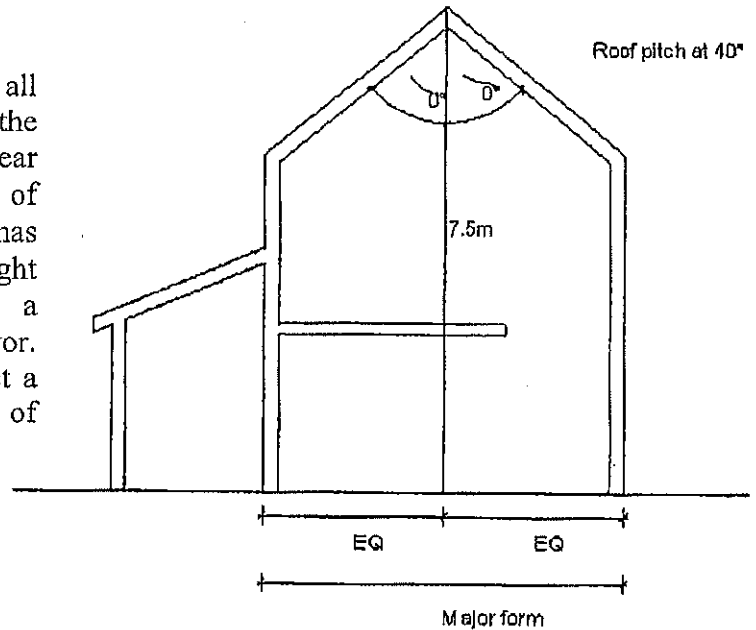
## 2 BUILDING PARAMETERS

### 2.1 Building Lines

4.5m from all road boundaries, 2m side boundaries and 3m from back boundaries. Garages may be built up to the side boundary, but no structure including foundations must encroach over the boundary nor must any rainwater discharge into the adjoining property. Side entry from site may garages be on a zero building line to the street.

### 2.2 Height Restrictions

The height restriction for all buildings is 7.5m measured from the average level between the rear boundary pegs. The remainder of the buildings in the development has a 9m height restriction. A height Certificate is required from a Registered Land Surveyor. Chimneys are permitted to project a maximum of 1m above the ridge of the building.



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## **2.3 Siting of the Buildings**

In order not to unreasonably affect the amenities of nearby properties, owners are requested to liaise with their neighbours when planning their homes, to preserve privacy and complement each other especially with regard to Servant Quarters and Entertainment Areas. To facilitate these plans where available will be able to be reviewed at the office of the Developers Agent. Any decisions made by the Developer or his Agent in this regard will be binding.

## **2.4 House Sizes**

Habitable areas of houses are not to be less than 120sq. per meter. This excludes garages, stores etc.

## **2.5 Outbuildings**

Outbuildings must be designed in the same style and finishes as the main house.

## **2.6 Ancillary Buildings**

No prefabricated garages stores or wendy houses are permitted except during construction.

## **2.7 Garages**

Each property is to have at least one garage and one on site parking bay with paved driveway to road and carriageway crossing. Maximum width of garage is two bays on street frontage.

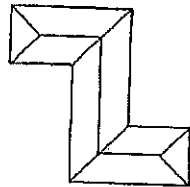
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### 3. AESTHETIC REQUIREMENTS

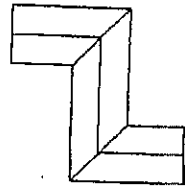
#### 3.1 Plan Forms

Plan forms must be primarily rectangular or composite rectangular. No round or other shapes will be permitted, but shallow curves on balconies will be permitted. Plan forms to be simple and follow the following forms (See Sketch)

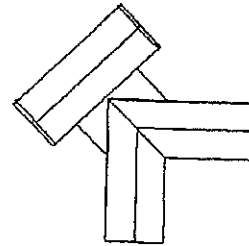
No buildings on stilts, timber houses or A frame houses will be permitted.



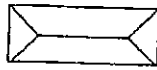
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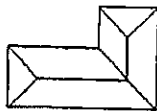
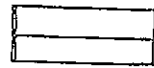
GABLE END POSITIONS



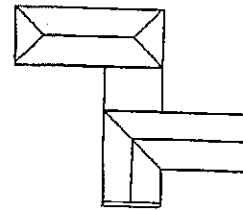
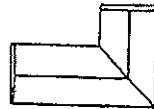
COMPOSITE



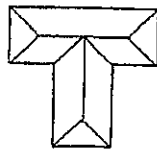
RECTANGULAR



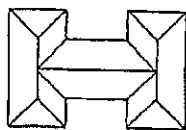
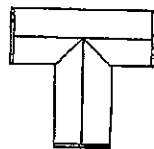
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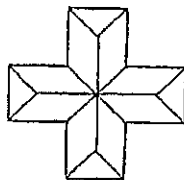
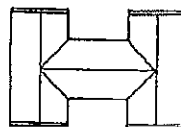
COMPOSITE



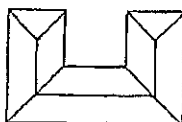
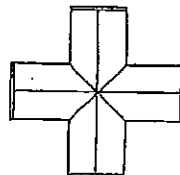
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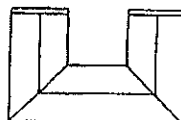
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CROSS



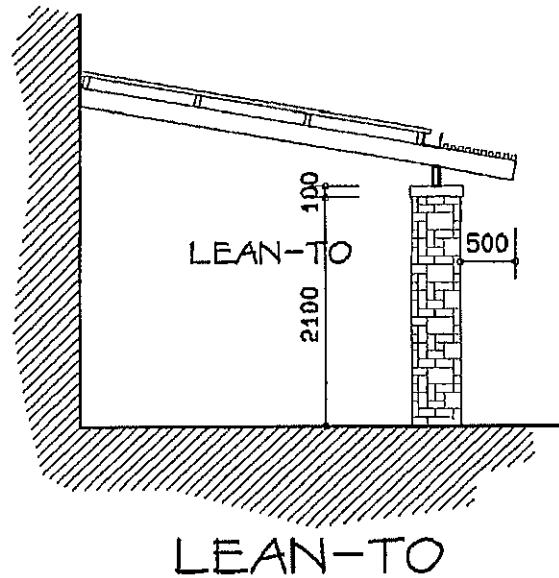
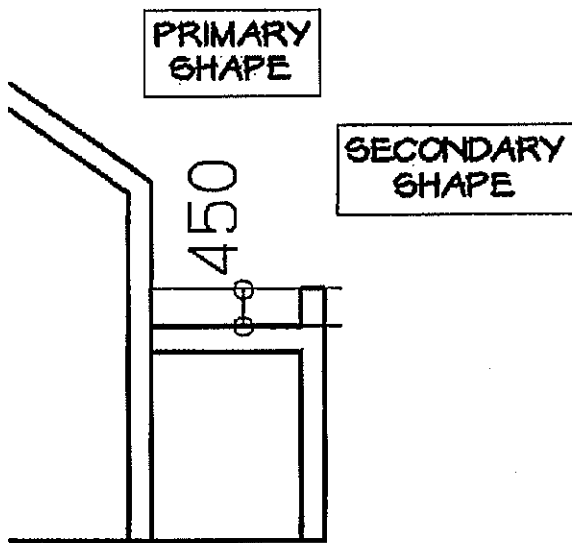
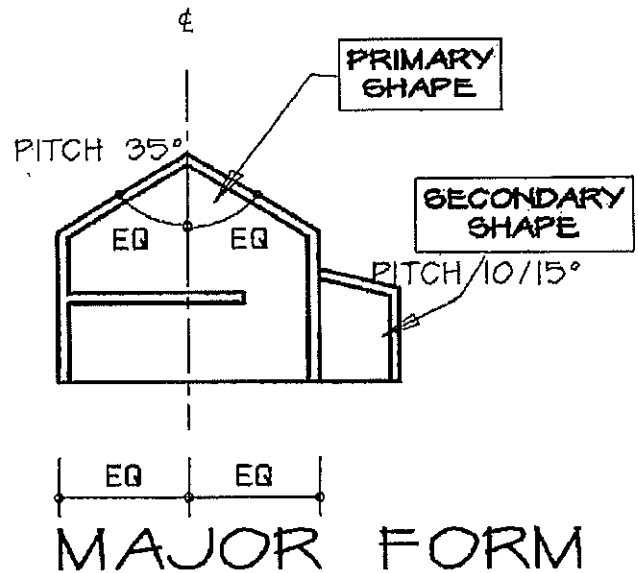
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### 3.2 Roofs

Roofs are to be pitched between 25 and 45°, and flat roofs to a maximum of 40% of the roof area are permitted as observation decks of links between elements. Mansard roofs and half hipped gables are permitted to satisfaction of the controlling architects



**Roof Materials:**

**Permitted:**

- Slate (natural stone)
- Thatch
- Concrete tiles, Black, dark grey profile to be approved
- Fibre cement and concrete shingles
- Victorian profile corrugated iron – (factory painted)

**Not Permitted:**

- IBR sheeting
- Steel Tiles
- Corrugated asbestos
- Foam concrete
- Mediterranean style concrete of clay tiles (round shaped)



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**Thatched Roofs**

All thatched roofs are to be fitted with a fireproof blanket such as Glasstex or treated with a flame retardant approved by the CSIR. This will limit collateral damage in the event of a fire and reduce Insurance premiums.

All thatch roof dwellings must also have a fire hose reel and a roof ridge water sprinkler system fitted.

**Hipped Roofs**

If hipped gables are used, the overhang must be at least 450mm round unless corbelled mouldings are used on the wall in which case the overhang must be a minimum of 200mm.

**Roof Colours**

Natural grey slate, Natural thatch, dark grey or black tiles or shingles.

**Overhangs**

An overhang of 450mm all round is recommended.

**3.3 External Walls**

Walls should have plain smooth plaster and be painted or finished White / Canvas White

Walls are to be constructed in clay bricks or concrete bricks only.

Pre-cast concrete, concrete blocks, timber, plastered straw and its derivatives are not permitted.

Due to problems with poor plaster work the Developer will permit a fine stipple plaster slightly flattened with wooden trowel of Tyrolean Stipple plaster provided a sample panel is first provided for inspection.

Arches, Quoins and plaster relief lines will be considered on special request.

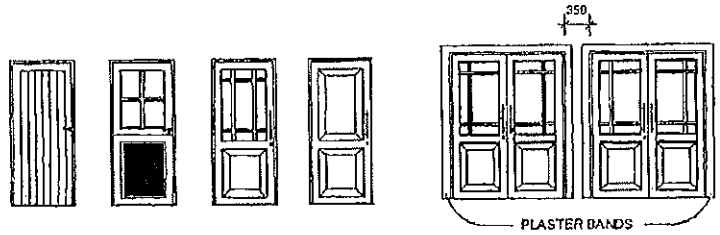
**3.4 Plumbing Pipes**

No plumbing pipes may be visible on the external walls.

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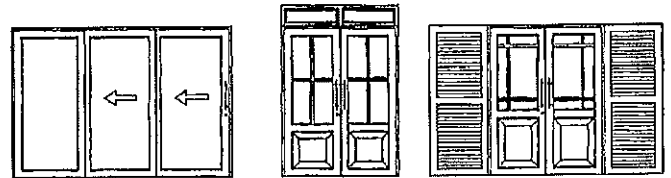
### 3.5 External Doors and Gates

Doors can be in timber, Dark Bronze or Black Aluminium, or White PVC. No steel doors are permitted, but Stainless Steel detailing is permitted.



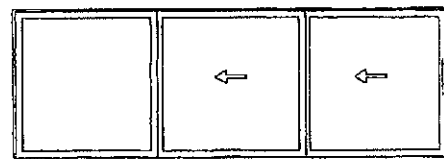
Timber doors should have glass, fielded or flushed panels, or vertical or diagonal planking.

Garage Doors must be maximum 4880mm wide in timber or glass fibre, with horizontal, vertical or diagonal planking or paneled.



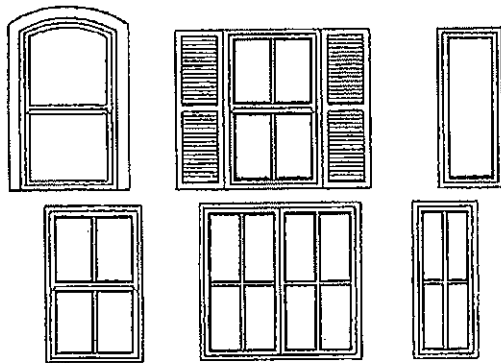
These doors to be used behind pergolas and verandahs

Gates are to be either solid timber framed ledged and braced with horizontal, vertical or diagonal planking or galvanized and painted iron bars of simple design. (See Sketch)



These doors to be used behind pergolas and verandahs

### 3.6 Windows

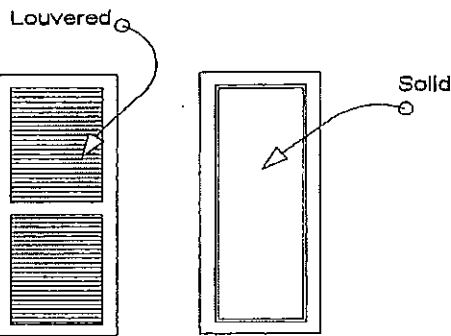


Window proportions should be square or vertical rectangle of moderate size, windows can be joined provided the vertical emphasis is maintained. Arched or Raking heads are not permitted.

Materials are as per doors and steel frames are not permitted.

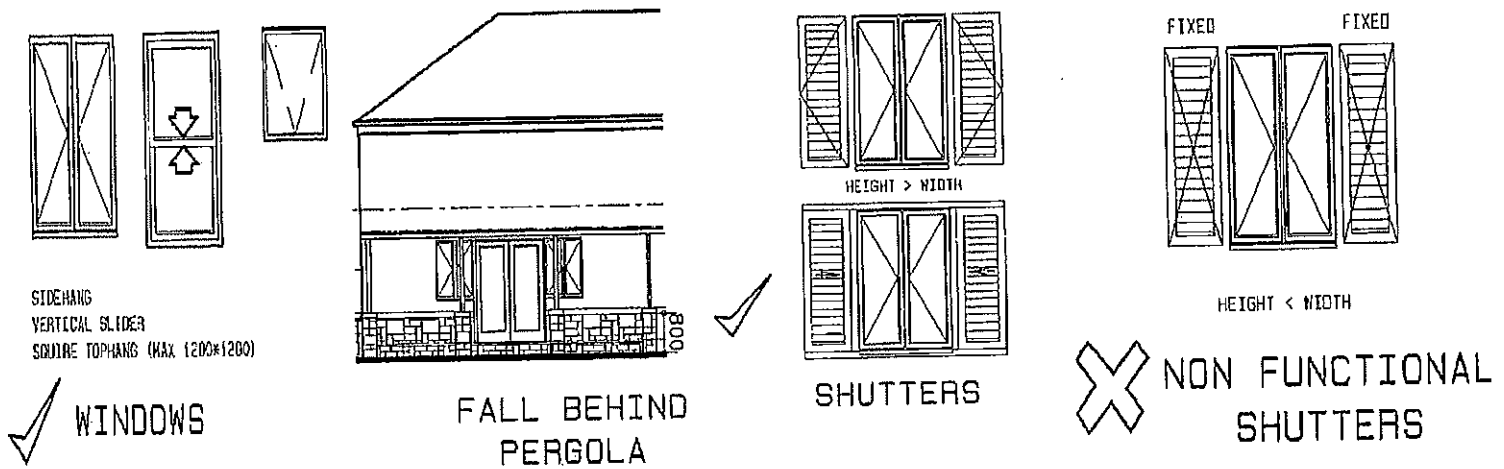
**Glass:** The use of reflective glass or reflective film is not permitted.

**Shutters:** External shutters may only be used if they are sufficient size to cover window.



TYPICAL LOUVERS/  
SOLID PANEL

**Burglar guards:** Only internal burglar guards are permitted with a simple rectangular design.



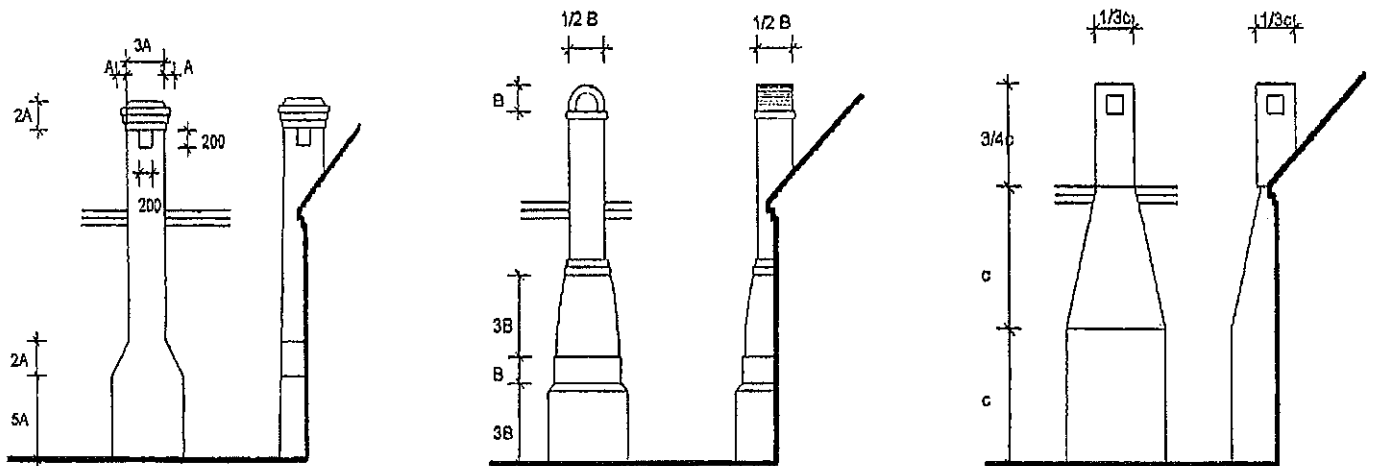
### 3.7 Colours

Doors, Gates, Windows, Fascias, Barge boards, Timber or steel verandah columns and exposed timber can be finished as natural or stained timber or painted black or white.

Balustrades are also allowed in stainless steel. Simple balustrading details recommend.

### 3.8 Chimneys

Chimneys are an important element of the traditional architecture of the area and must be made in rectangular plastered masonry, and preferably forming part of the gable end. All chimneys of open fires and braais must be fitted with stainless steel gauze spark retarders. Chimneys of thatched houses must be higher than the ridge. (See Sketch)



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### **3.15 Sculptures**

If visible from the street or public areas these will have to be approved by Developer.

### **3.16 Boardwalks**

Rock front stands are encouraged to erect boardwalks to access the rocks but these will have to be approved by the Developer and conform to the following specifications:

Material: Good Quality treated timber poles, beams and planks  
Width: 1200mm planks 155mm wide and 55mm thick  
Height: Between 300 and 400mm from natural ground level  
Poles: Poles are to be planted with minimum disturbance to vegetation at 1.5m intervals

Screws, bolts, nuts and nails must be either stainless steel or galvanized.

## **4. DEFINITIONS**

### **4.1 Local Authority**

Saldanah Bay Municipality

### **4.2 Developer**

Bright Spark CC

### **4.3 Client**

The purchaser of an Erf in development.

### **4.4 Approved Drawings**

The Drawing after approval by the Developer or his Agent and the Local Authority and suitably endorsed as such.

### **4.5 Agents**

Registered Architects that are appointed by the Developer to scrutinize and approve drawings.

### **4.6 Building**

Any development including site works or alterations to external colours or finishes being erected or completed with in the development.

### **4.7 Home Owners Association**

The Association which will be formed by the property owners with in the development.