TWEESPRUIT

STELLENBOSCH

Design Framework

Building Design Guidelines

25 NOVEMBER 2011

SECTION II – TABLE OF CONTENTS

NOTE: The following Design Guidelines is applicable to the approved Tweespruit Private Estate Site Development Plan.

1. INTRODUCTION

The main purpose of these guidelines is to control the architectural and environmental identity of Tweespruit Private Estate in order to establish a timeless and collective architectural identity and protect homeowner's investment in their property.

These guidelines have been prepared to ensure that all the architectural elements that make up the built environment, harmonize to achieve the sense of place qualities and genius loci (spirit of place). In the latter regard, aspects that promote the unique qualities for Tweespruit through the implementation of planning and design principles such as identity, legibility, congruency, transparency, structure etc. in context of the principles of "Critical Regionalism" were considered.

The objective is to assist the various role players engaged in the development of the Estate to build up an understanding for the "Tweespruit architectural language" in order to ensure that their individual and collective contributions promote a qualitative development known for its charm, beauty and ultimately, its own unique "sense of place".

It must be emphasized that these guidelines are not intended to stifle or inhibit innovative design and/or original thought but rather to serve as an instrument to guide and maintain the external appearance and positioning of buildings and structures. The decisions of property owners are unrestricted with regard to the interior layout, interior finishes and interior colours of their homes.

In order to achieve these objectives, the conditions and guidelines as set out below are binding upon all erven in the Estate. In respect of the interpretation of these guidelines and with regard to any aesthetic and design matters not covered in the guidelines, the decision of the Control Architect appointed for aesthetic control by the Tweespruit Private Estate Home Owner's Association (hereafter referred to as **TPEHOA**), will be final and binding.

NOTE: These guidelines will be subject to periodical revision.

2. GENERAL CONTROL CONDITIONS

i) All building plans must be prepared in accordance with these guidelines and comply with the Local Authority and National Building Regulations (SABS 10400) and any other applicable legislation.

ii) All building plans must be submitted to the controlling Architect/s appointed by the TPEHOA for aesthetic and colour scheme approval PRIOR to the Local Authority submission. This also applies to all future additions and alterations.

iii) The design of all dwellings and structures and the preparation and submission of building plans may only be undertaken by professional Architects and Senior Architectural Technologists registered with the South African Council for the Architectural Profession.

3. CONTROL OF BUILDING WORKS

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abide by the conditions as set out below as well as any additional conditions laid down by the TPEHOA : -

i) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.

ii) The Contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed weekly. The rubbish may not be burnt on site.

iii) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.

iv) Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remain on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations. Skips for storage of materials is mandatory.

4. BUILDING PLAN APPROVAL PROCEDURE

4.1 Aesthetic Approval

Building plans are subject to aesthetic and colour scheme approval prior to the Local Authority submission. The process is as follows:-

i) Six coloured copies of the building plans, together with a site development plan and colour swatches of the proposed colour scheme to be used on the exterior of the building must be

submitted to the controlling Architect appointed by the TPEHOA for aesthetic approval PRIOR to the Local Authority submission.

ii) A non-refundable scrutiny fee (amount to be determined by the TPEHOA) will be payable BEFORE any plans can be accepted.

iii) Size of drawings are limited to A1, A2 and A3 format only, all to be folded to A4 size with the title block on top and the Owners and Architects names clearly recorded in the title block with the erf reference number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on every drawing. NOTE - All plans must be signed by the responsible Architect.

iv) For colour approval procedures, please refer to the notes included under section 6.7, Exterior Colour Selection.

v) The architectural character of all new building/s will be considered in relation to that of the development guidelines and other dwellings in the area as well as the aesthetic appearance, colour scheme and proposed location of the building/s and any other such factors that the controlling architect/s at its entire discretion, may deem suitable at the time of aesthetic approval.

vi) Notwithstanding the fact that the building plans may comply with all Regulations and By-Laws of the Local Authority, the aesthetic approval or rejection of such plans, shall be at the sole discretion of the controlling Architect/s and the approval thereof, shall not unreasonably be withheld.

vii) Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

4.1.1 SUMMARY OF INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR AESTHETIC APPROVAL

i) Site development plan at scale 1 : 200 with cadastral information (i.e. erf number, north point, boundaries, contours indicated at 1000 or 500mm intervals, building lines & setbacks, building areas, coverage, etc.); erf numbers of adjoining properties; location of all structures on site; the driveway (designated vehicle access); hard/soft landscaping (where required); retaining structures; boundary walls, and gates; building services, e.g. storm water reticulation, drainage etc. The primary view lines on each erf must also be indicated on the site development plan submitted for aesthetic approval in order to control and maximize the views of all residential dwellings.

ii) Detail breakdown of building area's per floor, including the total building area. All area measurements in m^2.

iii) Total site area, permissible coverage and actual coverage expressed as a percentage of the total area of the site.

iv) Total height of the building measured from the mean natural ground level to the ridge of the roof and wallplate height from TOC of the surface bed.

v) All floor plans (including roof plan), elevations and a minimum of two sections through the site at scale 1 : 100. One of these sections

must be a long section through the erf, clearly indicating the bulk earthworks and cut and fill.

vi) Detail plans, elevations and sections through all boundary walls, retaining structures, chimney and cowl, balustrades, railings and timber decks at scale 1 : 50 or 1 : 25, complete with specifications and finishes.

vii) Complete door, window and shutter schedule showing elevational dimensions, material description, manufacturer and finishes at scale 1 : 50 or 1 : 25. Window and door positions to be identified and cross referenced on every building plan and elevation.

viii) Schedule of external finishes and colour specification.

4.1.2 DEVIATIONS FROM AESTHETICALLY APPROVED BUILDING PLANS

i) It is the responsibility of the Homeowner; Developer and Homeowner's Association to ensure that any deviations from aesthetically approved building plans be re-submitted to the controlling Architect/s for scrutiny PRIOR to implementation on site. All such applications MUST be in writing and NO telephonic correspondence will be accepted in this regard. The costs for rectification of any exterior elements, colours and materials not complying with the guidelines and implemented on site without prior written approval from the controlling Architect/s will be for the account of the respective Homeowner.

4.2 Local Authority Submission

i) Only after aesthetic approval has been obtained in writing may the building plans with a letter from the controlling Architect/s be submitted to the Local Authority for municipal building plan approval approval.

ii) It is emphasised, that final municipal approval of all building plans, ultimately vests in the Local Authority.

5. TOWN PLANNING CONTROLS AND GUIDELINES

5.1 ZONING

All erven is zoned Residential Zone III for group housing purposes in terms of Section 8 Regulations (LUPO) no 15 of 1985.

5.2 SIZE OF DWELLING

Only one residential dwelling (core building) per erf is permitted. One freestanding building no larger than 6% of the erf's area will be allowed. The minimum size of the core building inclusive of the garage/s, outbuildings and roofed verandas/stoeps that must be built is 80 m^2.

5.3 COVERAGE

MAXIMUM 50% of erf size for a residential dwelling including the garage and outbuildings but excluding covered carports. Coverage is calculated as the total building area under roof excluding covered carports .

5.4 BUILDING LINES

As prescribed under par. 5.4.1 – 5.4.4 .

5.4.1 Core Building

(i) Core Building: 2.0m from street boundary.
(ii) Garage/Carports: 4.0 m from street boundary.
(iii) Parking for a minimum of 2 cars must be provided on the erf.

5.4.2 Rear building line

(i) Zero except where a erf abuts on another.

5.4.3 Side building line

(ii) Zero except where a erf abuts on another.

5.5 BUILDING HEIGHT RESTRICTIONS

5.5.1 Building Height:- Building heights are restricted to a maximum height of two storeys. (refer Figures 1 & 2 below). Single storey dwellings will only be permitted subject to approval of the Control Architect.

5.5.2 Wallplate Height of the Core Building:- The wallplate of a single storey dwelling may not exceed 3060mm and the wallplate of a double storey dwelling may not exceed 5610mm (66 brick courses) as illustrated in Figures 1 & 2 below.

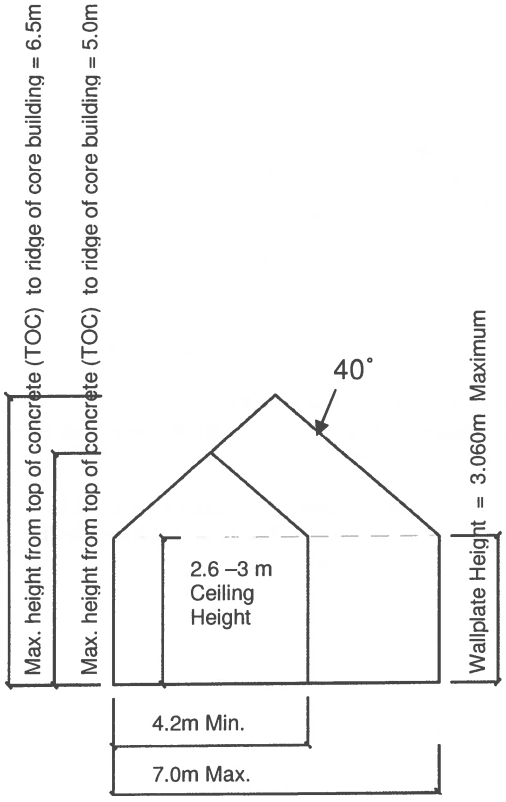


***Figure 1:** Prescribed wall plate height and gable widths for SINGLE STOREY dwellings*

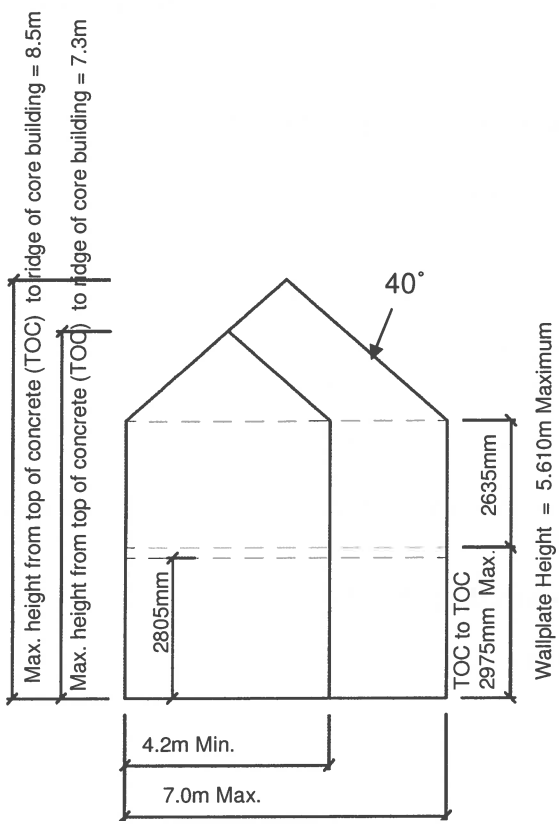


***Figure 2:** Prescribed wall plate height and gable widths for DOUBLE STOREY dwellings*

5.5.3 Max. Abutment Height:- An abutment is defined as a rectangular, single storey extension to the core of a building. The maximum height of an abutment may not exceed 3060mm above the finished floor level (Figure 3).

5.6 BUILDING WIDTH RESTRICTION

5.6.1 Core Building Width:

i) Single Storey Dwelling:
4.2 m min. – 7.0m max (refer Figure 1).

ii) Double Storey Dwelling:
4.2 m min. – 7.0m max (refer Figure 2).

5.6.2 Abutment Width:

i) The width of any abutment to the core building may not exceed 4.5m (refer Figure 3).

5.6.3 Free-standing Building Width:

i) 3.0m min. – 6.0m max.

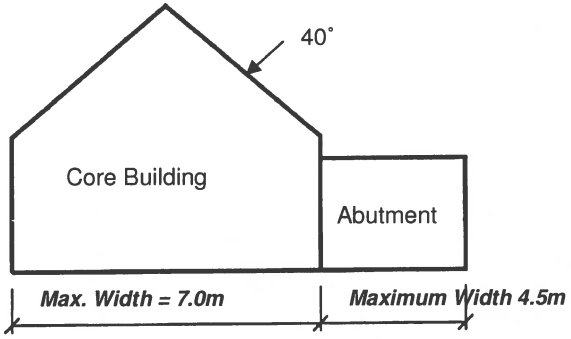


Figure 3: ***Section showing maximum width allowed for abutments to the core building***

6. ARCHITECTURAL STYLE AND ELEMENTS

In order to achieve the objectives as described in the introduction to this document, designs derived from regional Cape architecture that is in harmony and complement the local vernacular of Stellenbosch is preferred. The maintenance of edge continuity is of critical importance in the latter regard. Cape architecture is, in essence, a wall architecture.

It must be noted that regional Cape architecture i.e. "Cape Dutch", "Cape Victorian" or "Cape dorpshuis architecture" in its pure traditional form will not be appropriate as it is proposed that a style of architecture unique to Tweespruit Private Estate in which traditional Cape proportions, architectural elements and colours feature, be promoted.

The intention is not to replicate traditional houses, but rather to adopt and use the traditional elements derived from regional Cape architecture, such as the proportions, simplicity, scale, massing, traditional plan form, vertical proportions, human scale, detailing and colours in a unique and cohesive manner to achieve an attractive homogenous architectural language. No Victorian embellishments will however be allowed.

Scale and proportion are crucial in the establishment of a cohesive architectural language. Careful consideration should therefore be given to the articulation of the building forms, their roofs, wall openings and detailing in order to achieve an attractive homogenous architectural language.

Focal features such as fountains, traditional Cape chimneys, low Cape walls, pergolas, verandas in conjunction with indigenous planting and trees to mention just a few, will enhance and complement the character and promote a qualitative development known for its charm, beauty and ultimately its own unique "sense of place".

It is believed that flexibility of interpretation is important to encourage variety within the constraints of these guidelines. However, specific elements not allowed in the development are clearly specified under the heading PROHIBITED.

PROHIBITED:-

- Cape Dutch Copies; Mediterranean/Spanish Style Architecture; Tuscan Style Architecture; Conservatory Structures; Post Modern Elements and the preferential use for horizontal proportions prevalent in Modern Architecture.

6.1 BUILDING FORM

Building form shall consist of the main building structure, which is expressed as a **core building** with **abutments** and **free-standing buildings.**

6.1.1 CORE BUILDING

i) The **core building** must conform to the traditional "letter of the alphabet" building form. In this particular typology, the plan form of the **core building** resembles the letters I, T, L, H, U or variations thereof (refer Figure 4). The latter constitutes the main body of the buildings on an erf.

ii) **Core buildings** may only be roofed with double pitch roofs.

iii) Extensions to the **core building** MUST be rectangular in form and be built perpendicular to the **core building**. NO variation on this condition will be considered.

iv) **Core buildings** may not exceed the dimensions as prescribed in this document (refer Figures 1 & 2).

v) In order to create larger floor plans than what the prescribed dimensions for a **core building** allow, the plan of the **core building** may be extended by adding abutments as discussed below (refer Figure 5; 10a & 10b).

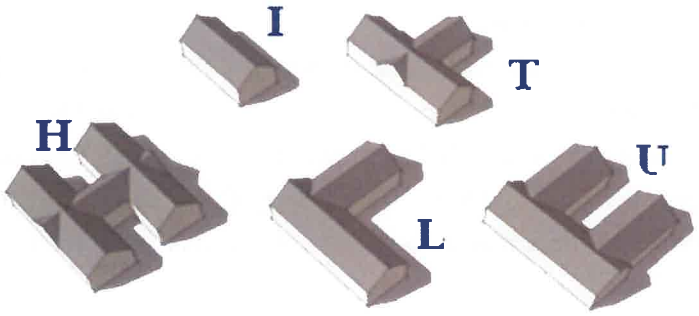


***Figure 4**: Illustration of the letter of the alphabet building form*

6.1.2 ABUTMENTS

i) An **abutment** is defined as a rectangular single storey extension to the core of a building as illustrated below.

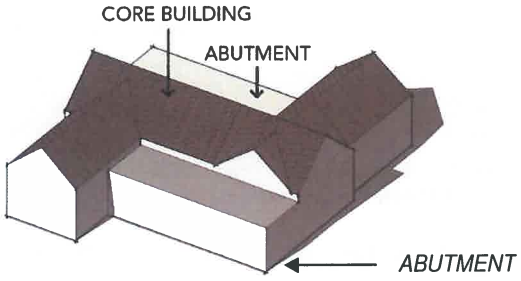


***Figure 5**: Extensions to the letter of the alphabet core building form through the use of abutments*

ii) **Abutments** may only be built to the dimensions prescribed in this document (refer Figure 3).

6.1.3 FREE-STANDING BUILDINGS

i) **Free-standing buildings** are defined as garages and/or carports. These structures may only have flat roofs hidden behind horizontal parapet walls (refer Figure 6). **Free standing buildings** need to be linked to the core building with yard walling for edge continuity.

ii) The permissible size of **free standing buildings** is prescribed under par. 5.2 and 5.6.3 i).

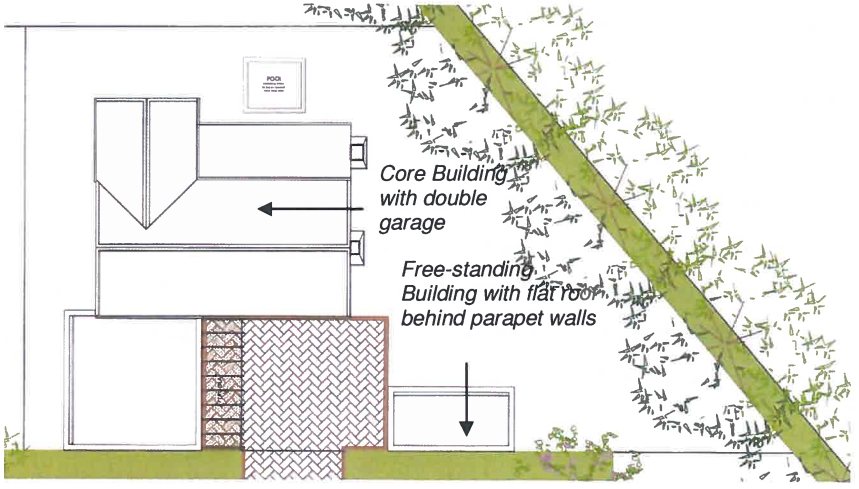


***Figure 6**: Illustration showing the core building and additional garage or carport as a free-standing building*

6.2 BUILDING PLATFORM

6.2.1 RETAINING STRUCTURES

i) Retaining structures must preferably be vertical built walls, plastered and painted.

ii) Stacked retaining systems, such as "Terraforce" or similar of an approved colour for the development will be allowed subject to prior approval by the Control Architect.

6.3 ROOFS

6.3.1 ROOF CONSTRUCTION

6.3.1.1 Core Buildings

i) Only double pitched roofs are permissible on the core building and the roof pitch is prescribed to be 35°.

ii) The roof on core buildings must be symmetrical .

iii) No parapet walls on the gable ends of the core building is allowed. Roofs to core buildings must have clipped or flush eaves with fascias on the longitudinal side of the building.

6.3.1.2 Abutments

i) Flat roofs with a pitch of less than 10° may only be used for abutments behind a horizontal parapet wall all round to conceal the roof as illustrated in Figure 7a below. These roofs must have a concealed box gutter/s. The colour of the roof used for the abutment must match the colour of the roof used on the core building.

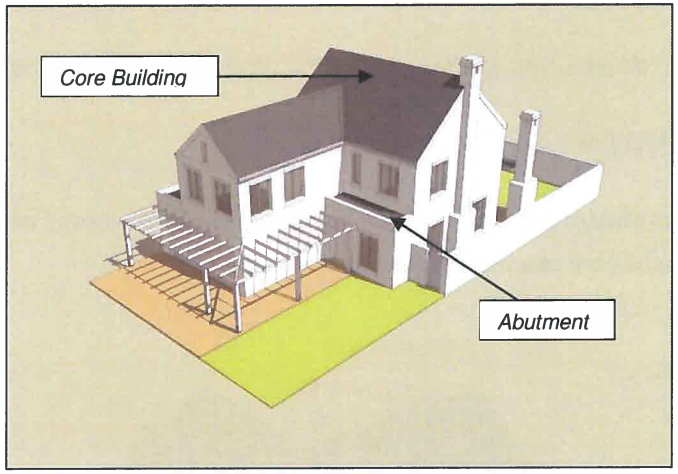


Figure 7a:* Abutment to core building - *flat roof behind parapet walls all round

ii) Where roofs to abutments and stoeps are exposed, the roof pitch have a prescribed gradient of 10° as illustrated in Figure 7 b below.

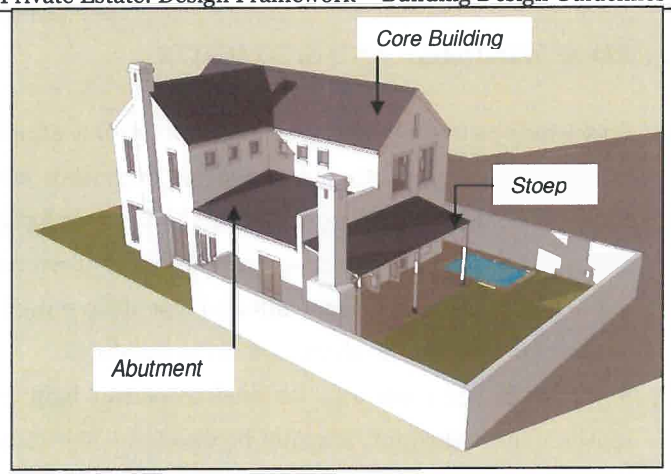


Figure 7b : Abutment to core building with exposed mono pitch roof at 10°

6.3.1.3 Free-standing buildings

i) Roofs to freestanding buildings (garages and carports) may only be flat roofs with minimum gradient falls behind horizontal parapet walls all round to conceal the roof and have concealed box gutters as illustrated in Figure 6 above.

6.3.2 ROOF MATERIAL

6.3.2.1 Pitched Roofs

i) The same roofing material is to be used for all pitched roofs on a particular dwelling.

ii) Corrugated Victorian S-profile metal or aluminium roof sheeting with pre-painted 'Colourbond' or Chromadek finish is prescribed to be used for pitched roofs

iii) PRESCRIBED ROOF SHEETING COLOUR:- Only 'Colourbond' colour Cape Charcoal or Chromadek colour dark dolphin is allowed.

6.3.2.2 Flat roofs

i) Kliplock or similar approved metal roof sheeting with pre-painted 'Colourbond' finish in colour Cape Charcoal or Chromadek Colour Dark Dolphin OR

ii) Reinforced concrete flat roof with waterproofing to falls and covered with crushed stone chips may be used.

iii) <u>PROHIBITED:-</u>

- Big Six or any other profiled roof sheeting other than the prescribed roof sheeting is not allowed;
- Shade cloth on the main dwelling or any of the outbuildings, carports or freestanding buildings is not allowed;
- Perspex, fibreglass and polycarbonate sheeting may not be used;
- Pergolas may not be covered with shade cloth.

6.3.2.3 Gutters & Rainwater Down pipes

i) Seamless 'Watertite' Aluminium or similar, standard domestic Ogee gutters with rectangular down pipes, pre-painted.

6.3.2.4 Fascias & Barge Boards

i) Preferably timber hardwood fascias and bargeboards, size planed all round, 22 OR 32 x 220mm or similar, painted OR

ii) 'Everite' or similar approved plain fibre cement fascia, size 225 x 15mm, 150 x 15mm or similar, painted.

iii) PROHIBITED:- Victorian type profiled fibre cement fascias.

6.3.3 ROOF WINDOWS AND SKYLIGHTS

i) Roof windows and skylights are subject to prior aesthetic approval. Only vertically proportioned windows (maximum size 1000mm wide x 1500mm high) (ratio 1:1,5 or 1:2) with clear flat glass will be permitted. Velux or similar approved type roof windows may be used. The position of these windows must always align with doors and/or windows on the elevations of the building.

ii) Skylights in flat roofs may be used to permit light into interior spaces. These skylights may not be visible on elevation. Dome or any other shaped skylights will not be permitted unless totally hidden by parapet walls.

iii) The area of roof windows and skylights may not exceed 10% of the roof area and must be placed at least 2.0m apart. A maximum of three per core building roof is permitted. Roof lights must be set in the same plane of the roof and frames must be powdercoated to match the roof colour.

iv) PROHIBITED:- Dormer windows.

6.4 EXTERIOR WALLS, WINDOW SILLS AND PLASTER BANDS

i) Exterior walls, window sills and plasterbands must be plastered with a smooth wood trowel finish and painted. Colour as specified in Section 6.7, Exterior Colour Selection.

ii) Simple plaster bands, 100mm high, above doors, windows and openings may be used (refer Figure 11 & 12). However, plaster quoins, rustication and decorative mouldings are not permitted. A plaster recess below windows to lengthen the vertical proportion of the window is allowed below windows 600, 900 and 1200mm long (refer Figure 8 & 9).

Figure 8: Typical elevation illustrating simple plasterbands above windows and doors and recess below 1200mm long window

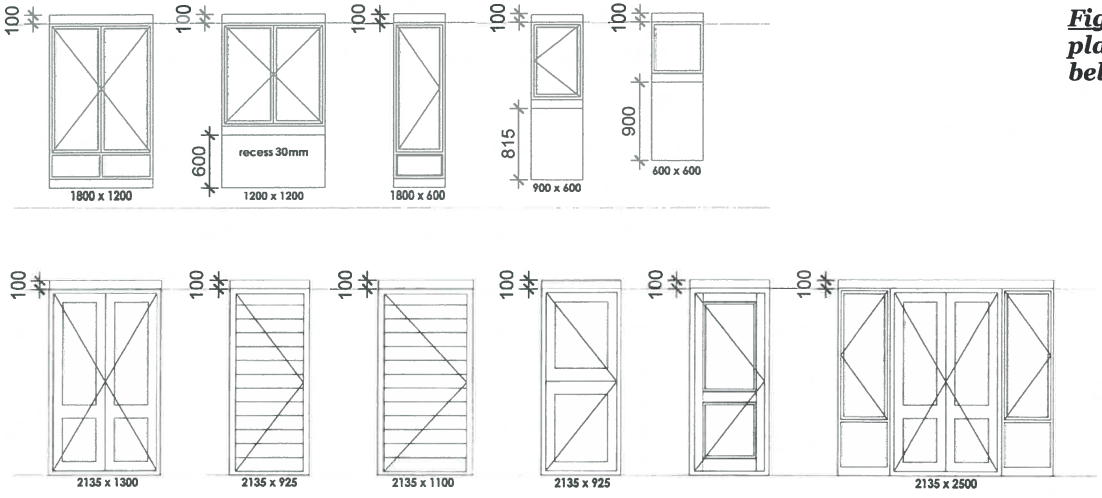


Figure91: Simple plaster band above windows and doors

iii) PROHIBITED:-

- Face brick walls;
- Timber log walls;
- Timber plank or "handiplank" or similar wall treatment;
- Smartstone, sandstone or similar wall cladding products; and
- Bagged and painted exterior brickwork.

6.5 WINDOWS AND DOORS

Windows and doors are one of the most important elements in the building envelope defining the character, scale and proportion of the dwelling. In keeping with the vernacular of Cape Colonial proportions, window and door openings must predominantly be vertically proportioned. Windows and doors should form individual openings in the wall plane and may not exceed 50% of the wall area of each façade.

6.5.1 WINDOWS

i) Only windows in which the vertical dimension exceeds the horizontal dimension are allowed. The ratio of horizontal dimension to vertical MUST be 1 : 1.5 ; 1 : 2 or 1 : 3 . The exception is 600 x 600mm square windows on elevation as approved by the controlling Architect. Windows shown in Figure 10 below is preferential. All windows subject to approval of the controlling Architect.

ii) PRESCRIBED WINDOW TYPE - White powdercoated aluminium side hung casement windows as illustrated in Figure 13. The 600 x 600mm square windows is the only windows that may be top hung. The proportion and style of window selected should be consistent throughout the building.

iii) Larger purpose-made windows will be allowed if designed according to the same criteria for windows prescribed under 6.5.1 i). These windows will be subject to the approval of the Control Architect .

iv) GUIDELINES FOR WINDOW PLACEMENT: –

- Taller on the ground floor, than on the 1st floor;
- Kept on the same head height throughout the same storey;
- Of the same width in vertical succession, lined up above each other;
- Arranged in groupings of twos and threes to create a rhythmic pattern;
- Used in families, sharing the same proportions;
- Not be used to form an external corner of the building.

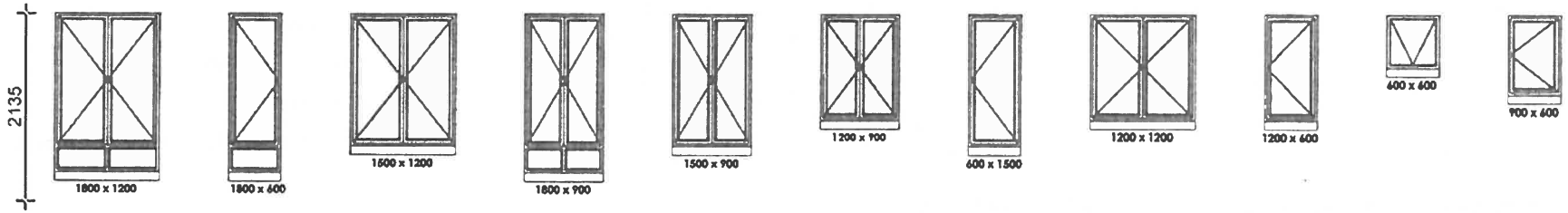


Figure 10: ***Suitable window types (not exhaustive or all inclusive)***

6.5.2 DOORS

i) Front doors to be hardwood doors with wide horizontal wide slats as illustrated in Figure 14 & 15 below.
ii) Kitchen and garage backdoors to be hardwood.
iii) All Hardwood doors to be painted white.
iv) Stoep/Patio doors to be aluminium powdercoated white.
v) Door types shown in Figure 11 below is preferential. All doors subject to approval of the controlling Architect.

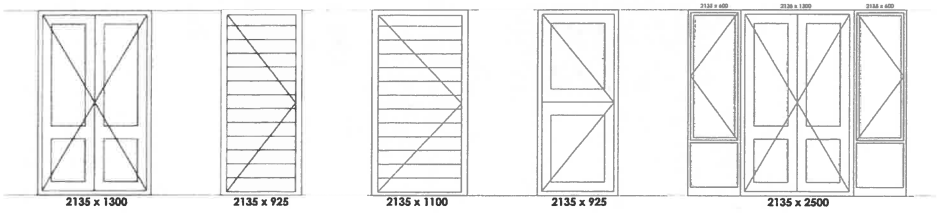


Figure 11: ***Suitable door types (not exhaustive or all inclusive)***

vi) PROHIBITED FOR WINDOWS AND DOORS: -

- Horizontally proportioned windows or doors;
- Mock sash, horizontal or vertical sliding or top hung windows;
- Natural or bronze anodised aluminium;
- Winbloks or similar;
- PVC and/or steel window and door frames;
- Ornate or carved doors;
- Mock Shutters;
- Non- rectangular or oddly shaped or proportioned windows, e.g. triangular or round;
- Sandblasted glass, reflective mirror glass or adhesive film on glazing.

6.6 GARAGES AND CARPORTS

6.6.1 DOORS GENERAL

i) Garage door openings may only be for double garage doors. No more than one double garage door may face or be visible from the street.

ii) The pattern on the doors may ONLY be horizontal. Garage doors to match Coroma Corolux or similar approved aluminium/metal garage door, powdercoated in colour white (refer Figure 15).

iii) Garage doors should always be set back from the street boundary to provide an additional parking space in front of the garage and must be screened with a pergola (refer Figure 16). Aforementioned is prescribed and must be constructed under all circumstances.

iv) The growth of vines on pergolas in front of garages is encouraged.

v) PROHIBITED:- Any form of glazing in garage doors.

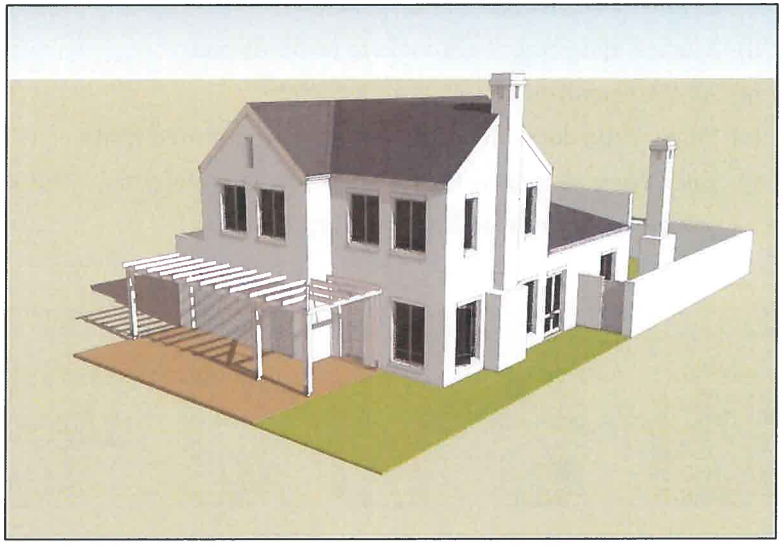


Figure 12: ***Double garage door screened from view with pergola***

6.6.2 ADDITIONAL GARAGES

i) One additional single garage is permitted on the erf. Such structure must be built separately from the core building as a free standing building and the garage door must be positioned not to face directly onto the street (refer Figure 6 above) or the garage be treated as an abutment to the core building.

6.7 EXTERIOR COLOUR SELECTION

All new structures to be painted and existing structures to be repainted in accordance with the following prescribed colour selection for the Development:

6.7.1 ROOF SHEETING

i) PRESCRIBED ROOF SHEETING COLOUR:- 'Colourbond' colour Cape Charcoal or Chromadek colour Dark Dolphin is allowed.

6.7.2 EXTERIOR WALL COLOUR

i) The colour for exterior walls are prescribed to be STANDARD white.
ii) Plasterbands and windowsills must be painted to match the colour of exterior walls.

6.7.3 WINDOWS and DOORS

iii) Timber doors must be painted STANDARD white to match the walls.
iv) Aluminium frames, windows and doors must be epoxy powder coated white.
v) Aluminium/metal garage doors must be epoxy powder coated white.

6.7.4 OTHER

i) Plastered boundary walls, their copings and plasterbands must be painted to match the prescribed exterior wall colour.
ii) Palisades, wrought iron or steel gates must be painted in the colour Gunpowder, 'Plascon' code E 28-6 to match the palisade around the development.
iii) Timber gates must be painted STANDARD white.
iv) Handrails and balustrades must be painted STANDARD white.
v) Timber columns, verandas and pergolas must be painted STANDARD white.
vi) Roofs, if painted, must match 'Colourbond' finish colour Cape Charcoal or Chromadek colour Dark Dolphin is allowed.
vii) Chimneys must be painted to match the wall to which they are attached.
viii) Fascias and bargeboards must be painted STANDARD white to match the walls.
ix) Gutters and downpipes must be pre-painted/powder coated white.

6.8 STOEPS AND VERANDAS

6.8.1 STOEPS AND VERANDAS - GENERAL

i) The maximum allowable finished floor height of a veranda and/or stoep facing onto the street is a maximum of 1000mm and the minimum of 450mm above the natural ground level directly adjacent to the stoep.

ii) Stoeps may be covered with a pergola with evenly spaced rafters or left uncovered. Vines or other suitable creepers are encouraged to be grown to cover pergolas.

iii) Stoeps may be covered with a lean-to roof of which the prescribed gradient is 10° to create a veranda. The roofing material must match the roofing material on the core building in material and colour. The underside of the roof structure to verandas may be exposed below the roof sheeting or a suitable ceiling may be installed.

iv) Stoeps or verandas located on the private side of the core building as illustrated in Figure 17 below is defined as a private stoep. The total width of a private stoep or veranda may not exceed 5000mm.

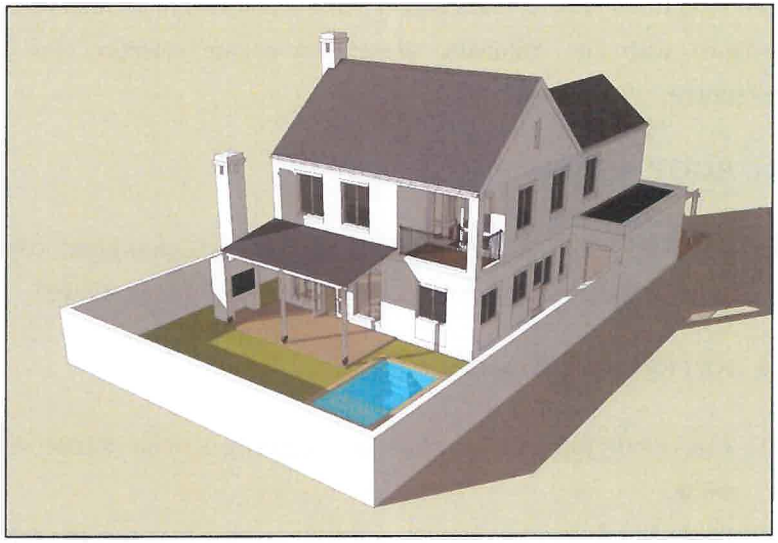


***Figure 13:** Covered stoep on private side of dwelling with 10° lean to roof.*

6.8.2 STOEPS AND VERANDA COLUMNS

The following column structures will be allowed for stoeps and verandas:

i) Double hardwood timber posts of size 44 x 144 – 220mm as illustrated in Figure 18 is preferential, however brick columns to the sizes prescribed below will be allowed.

ii) 220 x 220 mm square masonry columns with a base size of 340 x 340mm, plastered and painted.

iii) 340 x 340 mm square masonry columns, plastered and painted.

iv) PROHIBITED:-

- Metal or aluminium columns;
- Precast concrete columns in any form or concrete pipe sections;
- Timber, wrought iron, steel, cast aluminium or decorative corner brackets.

***Figure 14:** Covered stoep on private side of dwelling with double hardwood columns.*

6.9 BALCONIES

6.9.1 GENERAL

i) It is noted that these guidelines, the Control Architect of Tweespruit Private Estate or the Home Owners Association cannot guarantee visual privacy.

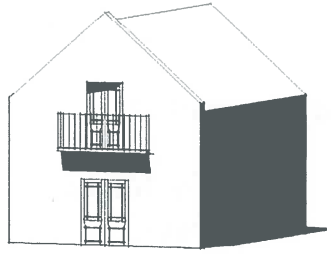
ii) Special precaution must be taken by each individual to ensure that the placing of balconies does not compromise the privacy of neighbouring dwellings.

iii) Written permission will have to be obtained from the Control Architect for the positioning and design of balconies.

iv) Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

v) Timber decks may not be visible on elevation and MUST be enclosed on all sides to match the wall surface to which they attach.

vi) The following type of balconies are permitted:



6.9.2 TYPE A

i) The slab may protrude a maximum of 200mm past the exterior face of

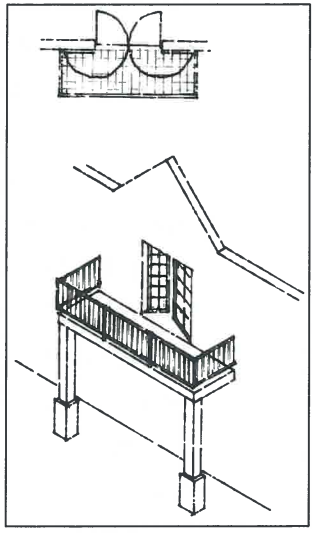
the building. The width of such balcony may not exceed 1500mm. This is your typical 'Romeo and Juliet' type balcony.

ii) A handrail may be fixed onto the side or top of the slab. The doors giving access to the balcony must open inwards.

6.9.3 TYPE B

i) The balcony slab may protrude a maximum of 1000mm past the exterior face of the building, and the width of the balcony may not exceed 3200mm.

ii) The handrail may be fixed onto the side or top of the slab. The doors giving access to the balcony may open inwards or outwards. The supporting columns must be plastered and painted brickwork and the size must conform to the general provision for brick columns contained in section 6.8.2 of these guidelines.



6.9.4 TYPE C

i) Larger balconies are permitted, provided that the following conditions are complied with:

ii) The maximum area of such balcony is limited to 22sqm.

iii) Where these balconies are constructed on shared boundaries, the balustrade on the shared boundary side must be constructed in solid brickwork to a maximum height of 1,1m high as illustrated in Figure 19. Additional screening on the wall for privacy to a maximum height of 1,5m with approved trelliswork that can be planted as illustrated in Figure 27 will be permissible.

iv) The balustrade must be fixed on the top of the slab.

v) Alternatively, brickwork to a maximum height of 1000mm may be constructed and a simple round handrail fixed on top of the brickwork.

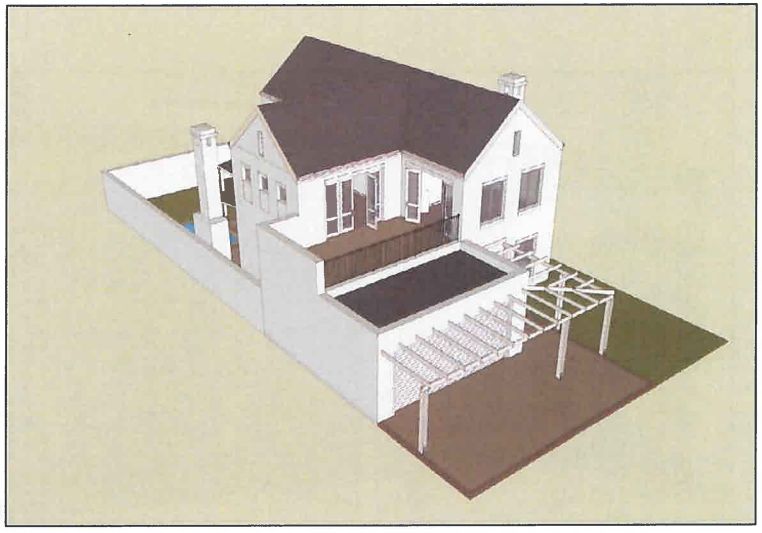


Figure 15: ***Typical Type C balcony with 1,1m high wall on shared boundary side.***

6.10 BALUSTRADES

Balustrades must always conform to the National Building Regulations (SABS 0400).

In addition, the following conditions apply to handrails and balustrades:

i) The height of the top of all handrails, including those mounted on brickwork, must be maximum 1100mm above the floor finish of the balcony slab.
ii) Balusters MUST always be positioned vertically.
iii) Hardwood timber balusters are allowed, painted the colour prescribed in Section 6.7, Exterior Colour Selection, par. 6.7.4.
iv) Square mild steel tubing and flat balustrades are allowed, painted the colour prescribed in Section 6.7, Exterior Colour Selection, par. 6.7.4.
v) Additional ranges and purpose-made balustrades will be subject to the approval of the Control Architect.
vi) PROHIBITED: -
    - Detailed/moulded wrought iron, cast aluminium or stainless steel,
    - Any form of solid sheet panelling;
    - Stainless steel cabling or 'yacht' handrail details;
    - Modern type handrails with balusters positioned horizontally ;
    - Balustrades fixed in a cross pattern.

Figure 16: ***Elevation of typical Type C balcony with 1,1m high wall on shared boundary side and vertically positioned balusters***

6.11 BOUNDARY WALLS AND PALISADES

6.11.1 BOUNDARY DEFINITIONS

For the purposes these Guidelines, the following boundary wall conditions have been defined:

6.11.1.1 Shared Boundary (Side Boundary)

Any single boundary, which separates two residential erven.

6.11.1.2 Rear Boundary

A boundary situated on the opposite side of a street boundary unless such a boundary is classified as an open space boundary.

6.11.1.3 Street Boundary

A boundary facing onto a street. Where an erf is situated on a corner the Control Architect will determine the boundary to be defined as the back boundary.

6.11.1.4 Open Space Boundary

A boundary facing onto any open space.

6.11.2 GENERAL CONDITIONS IN RESPECT OF BOUNDARY WALLS

i) Walls not built on an actual boundary line, but fulfil the function of a boundary wall in relation to a boundary or a house, are deemed to be boundary walls for the purposes of this document and as may be determined by the Control Architect.

ii) A number of boundary wall types are identified i.e. A, B, C1 & C2 (refer Figure 21 below). Their design applications are noted below:

iii) All boundary walls and built masonry columns between palisade fencing must be plastered both sides and incorporate saddle copings projecting no more than 20mm on either side of the wall.

iv) The texture of the plaster finish to all wall faces other than in cases of wall faces internal to the erf must be a smooth wood trowel finish.

v) Internal boundary walls around an erf are prescribed to be built to a min. width of 190mm. Concrete blocks may be used.

vi) Where boundary walls incorporate masonry columns, such columns must be square and protrude no more than 100mm on either side from the face of the wall. Walls may have a plinth not more than 1000mm high.

vii) Boundary walls must be simple in design as illustrated in Figure 21 and may not incorporate any raised or recessed panels, or any other form of embellishment.

viii) Any reference to the maximum height of a wall shall be taken as a measurement to the top of any plastered coping forming part of the wall.

ix) No boundary wall may be higher than 1.8m, except where such a wall is used as a linking element between buildings as discussed under section 6.13 Linking Elements.

x) All walling to be designed and built to comply with the National Building Regulations (SABS 0400) and checked and verified by a Structural Engineer where required.

xi) PROHIBITED - BOUNDARY WALLS (PRIVATE ERVEN) :-

- Prefabricated walling systems or similar,
- Face brick,
- Natural stone walls or stone cladding,
- Timber fencing,
- Sheet material,
- Wire mesh fencing,
- Gumpoles or
- Barbed wire.

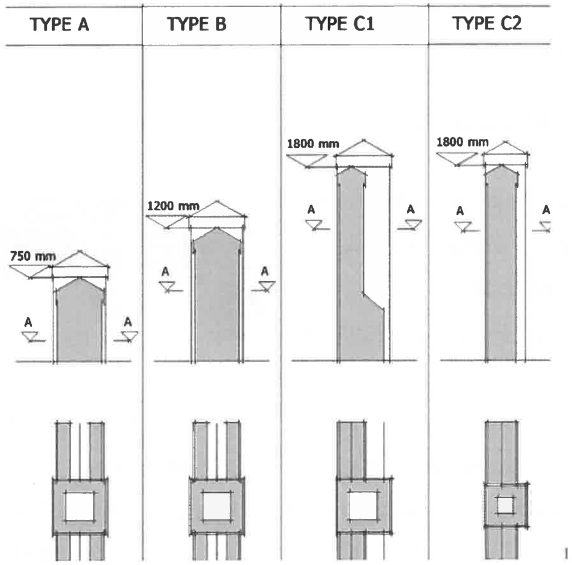
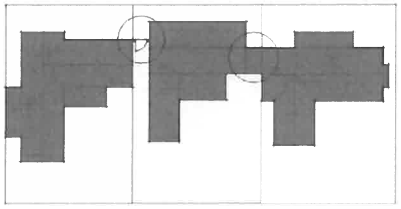


Figure 17: ***Typical approved boundary wall types***

6.11.3 APPLICATION OF BOUNDARY WALLS AND PALISADE TO SPECIFIC BOUNDARIES

6.11.3.1 Shared (Side) Boundary:



i) No walling is obligatory, however when walling is built, any one of the wall types A, B or C may be employed.

ii) Shared boundary walls may not exceed 1800mm in height, measured from any one side of the erf boundary.

iii) It is required that shared (side) boundary walling forming part of the street domain, i.e. walling on side boundaries on the street side of the core building and garage be kept low at a max. 1200mm high to allow physical as well as visual interaction with the street that is essential to retain the quality and character of the Development. Also refer par. 6.11.3.3. Street Boundary and par. 6.11.3.4 Open Space Boundary conditions.

iv) Building structures on shared building lines can be linked with linking elements as discussed under section 6.13 Linking Elements.

v) The Control Architect of Tweespruit Private Estate may consider deviations to the conditions prescribed above.

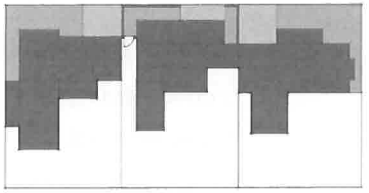
6.11.3.2 Back Boundary:

i) No walling is obligatory, however when walling is built, any one of the wall types A, B or C may be employed.

ii) Back boundary walls may not exceed 1800mm in height.

iii) The Control Architect of Tweespruit Private Estate may consider deviations to the conditions prescribed above.

6.11.3.3 Street Boundary:



i) No walling is obligatory, however when walling is built, any one of the wall types A or B may be employed.

ii) As a rule no high walls on the street side will be allowed, except where privacy is required in the case of courtyards and swimming pools and where screening is required for service areas such as kitchen drying yards, refuse bins, etc. only type C2 boundary walling to a maximum height of 1,8 m for a maximum length of 30% of the length of the street boundary may be built. Type A or B boundary walls to a max height of 1200mm must be used for the remaining length of the street boundary.

iii) No deviations to the above conditions may be considered.

6.11.3.4 Open Space Boundary:

i) Only boundary walls type A and B or palisade fencing may be used on the open space boundary side of an erf.

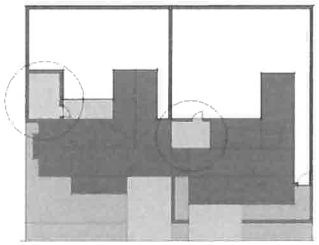
ii) A steel palisade type fence may be mounted on top of type A or type B walling to a maximum total height of 1,8m. If adjoining a shared boundary, the type A or type B walling and palisade fence must return at least 1,5m on such shared boundary and abut with a square plastered column conforming to the general condition laid down in Par. 6.11.2 vi).

iii) Where palisades are used, all balusters must be vertical, solid, and min. 10mm x 10mm in section between min. 75 x 75mm metal posts. Maximum overall height of the fencing may not exceed 1,8m.

iv) Where palisades are constructed on the top of a type A or type B wall, square brickwork columns spaced at approximately 3 – 5m centres, conforming to the general condition laid down in Par. 6.11.2 vi) may be used instead of the palisade posts described in iii) above. In such event, the total maximum height of 1,8m shall apply to the top of the palisade.

v) No deviations to the above conditions may be considered.

6.11.4 SERVICE YARD WALLS



i) Service yard walls may only be type C2 walling to effectively screen any items contained in the service yard from the view of any persons outside or adjacent the erf.

ii) For conditions applicable to service yard walls facing the street refer par 6.11.3.3 ii) above.

iii) No deviations to the above conditions may be considered.

6.12 GATES AND ARCHWAYS

i) Wrought-iron, steel or timber gates with a painted finish may be used.
ii) Pattern on metal gates must read vertical to match the palisade fencing.
iii) Pattern on timber gates must read horizontal to match the garage and front door.
iv) Gates may be incorporated in low or high walls in combination with or without an archway.
v) Gates may never be higher than the adjoining wall as illustrated below in Figure 22.
vi) In cases where palisade fencing is used the material used for the gate must match the fence in material and colour.

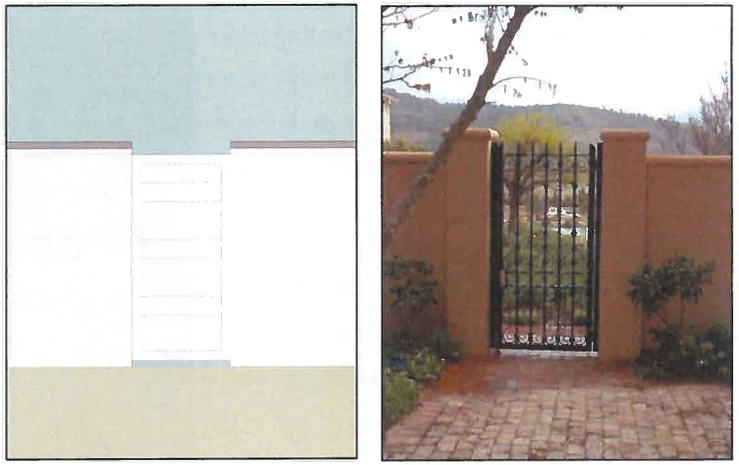


Figure18: ***Example of typical timber and metal gates (not exhaustive or all inclusive)***

6.13 LINKING ELEMENTS

i) There are a number of ways of achieving edge continuity by linking facades of individual buildings to define the street edge and create edge continuity. The following, are examples of such linking elements:

- Archways or coachman's entrances - Openings may be closed with stable doors
- High walls with or without gate openings and doors,
- Planting, especially hedges.

ii) A wall that serves as a linking element on the street façade may be built up to the same height as the first floor of the building next to it or the wall plate height of a single storey core building which is a maximum height of 3060mm, pending the condition applicable.

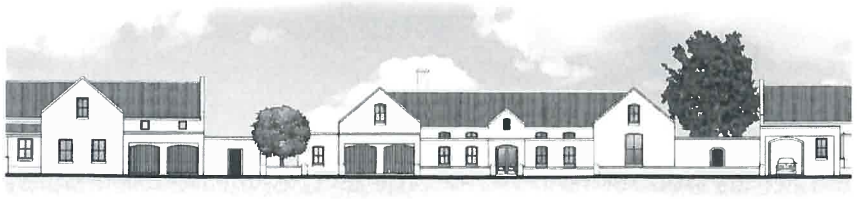


Figure 19: ***Typical illustration of linking elements used to connect individual houses and create edge continuity***

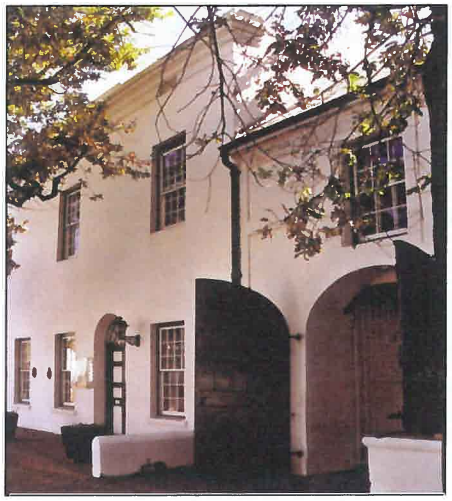


Figure 20: ***Typical coachman's entrance with stable doors***

Figure 21: ***Two buildings linked with a wall element***

6.14 MISCELLANEOUS AND GENERAL

i) The location of all **television aerials or satellite dishes** should not be visible from the street or potentially in view or hazardous to adjoining properties or residents. The final position, size and location of all satellite dishes and television aerials are subject to final approval by the TPEHOA. The latter should preferentially be fixed below the eaves line of the main dwelling or inside the roof space if possible. Satellite dishes must be white composite or approved equivalent as approved by the TPEHOA. Special permission for positioning is required.

ii) All **telephone and electrical cable reticulation** on the property MUST be underground. No overhead masts or wires are permitted.

iii) All **gas cylinders, refuse bins, compost piles and clothes lines** must be screened within service/drying yards in order not to be visible from the neighbouring properties, or the street.

iv) **House numbers** may not be larger than 150mm high and 100mm wide. The prescribed lettering style is Verdana Bold and the colour is charcoal to match the roof sheeting. All lettering and numbering to conform to the approved design for the development. All lettering and numbering to be understated and positioned horizontally and in line. The size and location of all house names, numbers and **letter boxes** are subject to the final approval of the TPEHOA.

PROHIBITED: -

- Ceramic, Italic and freeform lettering;
- House names.

v) All **exterior lighting** should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic. Exterior lighting should shine down or be of the hooded eyelid type. It is recommended that all exterior lights be fitted with energy saving bulbs. Security lights may not cast direct light outside the erf upon which they are situated, and must be activated by movement sensors. All exterior light fittings MUST be pre- approved. The approved colour for exterior lighting is white.

PROHIBITED: -Floodlights.

vi) **Burglar bars** must be of a simple rectangular form and ALWAYS be internally mounted to suit the window proportions. Members should ALWAYS be hidden behind window mullions where applicable. The aesthetic approval of all burglar bars and security gates are subject to the approval of the TPEHOA. Security gates are only permissible if mounted internally behind a solid door to be not visible from the exterior of the building.

vii) **Awnings** are acceptable if in a plain design without stripes and scallops in the fabric and of a single approved colour such as in a natural canvas colour as approved by the TPEHOA. Aluminium or fibreglass awnings and canopies are NOT permitted. Plans/designs for awnings must be submitted to the TPEHOA for approval prior to installation.

viii) **Solar thermal water heating systems** is mandatory and must be installed. The criteria is that ONLY the remote tank and evacuated tube type solar panel system may be used. The solar tank must always be mounted inside the roof. Any remote equipment and the geyser must be fitted inside the roof space or within service yards. The angle at which the panel is mounted must lie flush with the roof and the frame and fittings must be powdercoated to match the roof colour. Detail fitting arrangement and position of solar equipment must be shown on plan and elevation and be submitted to the control Architect for aesthetic approval prior to installation. The installation of solar thermal water heating systems will be regulated by the TPEHOA.

ix) **Swimming Pools**: - No 'Porta Pools' or similar equivalent above ground pools is permitted. The position, colour and design of all swimming pools are subject to the final approval by the TPEHOA. The final position of the pool, pump and filter must be located within the building lines and must be shown on plan, elevation and section submitted for approval prior to installation.

x) No **sewer, vent and water pipes** are allowed higher than one metre above ground level. Stub vent stack systems to be used. All such piping must be painted to match the wall colour onto which the pipe sits.

xi) Only plastered and painted masonry **chimneys** are permitted in accordance with or similar to the chimney illustrated in Figure 26. The latter must be painted to match the main dwelling in colour.

PROHIBITED: -

- Exposed fibre cement or steel flues;
- Fixed or rotating metal cowls.

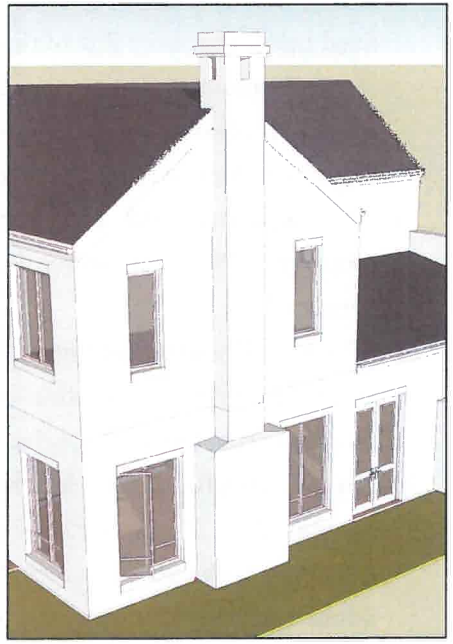


***Figure 22:** Illustration of approved chimney type*

xii) It is required that suitable allowances be made in the design for **mechanical equipment and plant such as air-conditioners (ducts,**

grilles and condensers), etc. to be concealed behind walls, as the former may not be visible/exposed on the exterior façade of the building. Air conditioning condenser units must always be installed low at a height not higher than 1200mm above ground level. These units must be entirely screened off within service yards or enclosed by a plastered brick wall of finish and colour to match the main dwelling.

- PROHIBITED: - Window mounted air-conditioning units.

xiii) No **garden sheds or wendy houses** allowed.

xiv) No **dog kennels and covered facilities for caravans, boats or trailers** may be visible from the street.

xv) No **staff accommodation** should be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design. **Staff accommodation and kitchen areas** should open onto screened yards or patios.

6.15 PRIVACY AND NOISE

6.15.1 VISUAL PRIVACY

i) It is important that individual property owners ensure that houses are designed in such a manner that respect and take into consideration the location and need for private outdoor living spaces of neighbouring properties.

ii) These guidelines, the Control Architect of Tweespruit Private Estate or the Home Owners Association cannot guarantee visual privacy.

iii) Each property owner must motivate and illustrate how the aforementioned objective will be met when building plans are submitted for aesthetic approval to the Control Architect.

6.15.2 NOISE

i) While visual privacy can be achieved by providing screen walls and locating windows and balconies in areas where privacy of the next-door neighbours are not compromised, noise is a potential problem that must be managed. Good neighbourliness requires noise levels to be kept low by individual households.

ii) The following measures are recommended to regulate and reduce noise levels through technical and design intervention, namely:

- Ensure that outside living spaces of houses are not located directly alongside one another, but where buildings separate individual outdoor living spaces.
- Additional noise screening devices can be utilized, such as planters, hedging, double walls, pergolas and garden seats along boundaries as illustrated in Figure 27.
- The sound of falling water from water features located along boundary walls is another effective method of reducing noise from external sources.

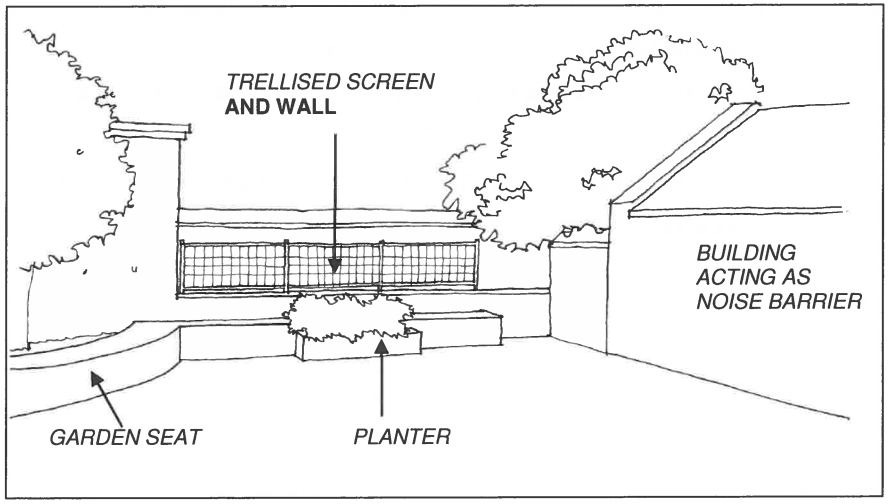


Figure 23: ***Illustration of softening boundary wall edges***

7. DESIGN GUIDELINES FOR FUTURE ALTERATIONS AND ADDITIONS

i) It is prescribed that all future alterations and additions comply with this design framework. Additions should match the original building design in style, elevation and material usage.

ii) Building plans must be prepared in accordance with these guidelines for evaluation and aesthetic approval by a professional Architect appointed by the Home Owners Association to specifically assist them with this task.