



ARCHITECTURAL GUIDELINES

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Prepared by Walker Smith Architects

INTRODUCTION

The architectural guidelines for Bushbuck Hills Private Estate sets out the broad parameters governing the siting, appearance and landscaping of individual houses. It recognizes the individuality yet promotes the overall integrity of the project. It aims to ensure all property values are maintained as the development process proceeds.

Management of the development is controlled and managed by the developer or his nominee. The developer will review these regulations in the best interest of all parties from time to time and make such amendments as are deemed necessary. The Architectural Review Committee (ARC) will approve all building plans prior to commencement of construction.

BY-LAWS, REGULATIONS AND AMENDMENTS

These guidelines do not absolve the house owner from complying with the National Building Regulations and the requirements of the Local Authority. Approval by the Home Owners Association does not absolve the owner from complying with the standards set out in the Architectural Guidelines.

Specific exclusions referred to in these guidelines are without exception and an owner may not include any of the specific exclusions in any building plan submitted for approval.

The Home Owners Association reserves the right to make minor adjustments and amendments to the design standards, as incorporated in these Guidelines, as it deems necessary from time to time prior to approval by the Local Authority.

SERVICES

Electricity

The electrical connections for the property are all supplied by the developer at the owner's own cost with the understanding that the development is an eco estate and that the supply of electricity is not essential for the development of the estate. Each unit may install gas or solar equipment at the owner's own cost.

Sewerage

One standard septic tank with French drain design, will be permitted per site throughout the development. The design and detail are to be submitted to the Local Authority for approval. (Pre-approved septic tanks will be allowed).

Water

Water for household use on the property is supplied by the developer at the owner's own cost. All stands on the property are serviced for water supply. It is recommended that each owner will at his own cost install a 1000 litre tank. It is also recommended that each stand will install a water purifier, as we make use of borehole water.

Telephone

No landlines will be allowed within the property. Communication via Internet must be negotiated through satellite or cellular systems available. An application will be lodged to install a pay phone at the gate.

ENVIRONMENTAL DESIGN CONTROLS

- Climate
 - An estate of this nature calls for an architectural response that works with, and is informed by, its climate- one that is energy efficient and ecologically appropriate. Natural ventilation achieved through appropriate design is preferred to the indiscriminate air -conditioning of buildings. Being a region that experiences a hot summer and cold winter, solid stone walls and

insulated cavity walls are ideal because they create coolness in summer and optimum insulation in the cold winter.

- Orientation in regards to the sun, wind and rain direction must be taken into consideration.
- Natural ventilation and lighting is encouraged. this can be achieved through appropriate design. Large eave overhangs and roof vents will aid climate control.
- Verandahs are encouraged as they protect the interior of the building from the summer heat gain, provide shelter from sun and rain and ensure an indoor-outdoor relationship.
- Wind
 - Prevailing winds to be taken into account during design. As far as possible, the building is to be designed to shelter usable outdoor spaces.
- Topography & Vegetation
 - Positioning of dwellings must be done in such a fashion as to incorporate natural features and vegetation as far as possible. Natural features and vegetation must be indicated on the building plans submitted to the ARC for approval.
 - Buildings to hug the natural topography as far as possible to avoid extensive retaining walls and terracing.

SITE DEVELOPMENT CRITERIA

- Town Planning
 - The guidelines set out below, are in addition to any restrictions/requirements imposed by the conditions of title, town planning schemes or national or any other building regulation. Notwithstanding that any plans or improvements shall comply with any such restrictions/requirements imposed by third parties, the approval of all or any improvements within the property shall be at the sole discretion of the ARC. Similarly, compliance with the guidelines imposed by the ARC shall under no circumstances absolve the shareholder from the need to comply with the restrictions/requirements imposed by third parties, nor shall ARC approval be construed as compliance with the requirements imposed by town planning schemes, building requirements or as permitting any contravention of restrictions of any authority having legal jurisdiction.
- Use zoning
 - One dwelling is permitted per stand. The dwelling may only be used for residential purposes by the owner or his relatives and guests. Maximum sleeping accommodation for 12 people is permitted per stand. Domestic quarters not exceeding 40m² and representing accommodation designed primarily for the housing of domestics will be permitted.
- Coverage
 - Maximum coverage as per the town planning scheme is 50%. The building area of the houses will not be less than 50m² and a maximum of not more than 500m². This includes all roofed areas and is measured to the external face of the outside walls.
- Heights and setbacks
 - Buildings may be single or double storey only.
 - Maximum height above NGL not to exceed 9.5m. Architectural projections e.g. chimneys are excluded from this limitation. First floors must be designed in such a fashion that horizon lines surrounding the property may not be broken at all.
- Views
 - The primary panoramic views should be taken into account in the positioning and design of the dwelling. Design to take into consideration the views of neighbouring sites.
- Building lines
 - To be confirmed.

ARCHITECTURAL DESIGN CONTROLS

- **Overall design intention**
 - Contemporary Bush Lodge Aesthetic.
 - The design of all dwellings must show sensitivity to the existing natural features, flora and topography.
 - The aesthetic is based on clean and modern forms while the material and colour palette is earthy and natural, blending into the bush landscape.
- **Principle forms**
 - Dwellings are encouraged to be comprised of uncomplicated building forms that are connected via linking elements creating courtyards and open spaces. This allows the natural landscape and planting to be drawn into the building and encourages natural ventilation and a variety of unique views. It also creates opportunity to accommodate level changes within the linking elements allowing the dwelling to "hug" the natural ground.
 - It is preferable that dwellings be composed of a variety of simple forms with pleasing proportions, clean lines and well defined building elements. A single mass is not encouraged.
 - Links to be recessed and treated separately from the rest of building. I.e.: painted 'dark grey', stone clad or with full glazed walls.
 - Spaces are defined by planes (instead of floor, walls and roof) which are expressed individually through the use of material, finish, colour etc. The connection between planes to be carefully considered and expressed.
 - The use of solid & void / light & dark building elements creates interesting contrast and definition.
 - Semi transparent screens and pergolas create layering and depth to the elevations and are effective in assisting climate control and privacy issues.
 - Indoor / outdoor relationship is encouraged through extensive use of glass and outdoor living spaces. (Verandahs, courtyards etc)
- **Roofs (Pitch, material, eaves, gutters)**
 - The major form - roof must be double pitched and simple in shape. Pitch at 30-35°
 - The secondary roof form over verandahs or linking elements to be 5-10° pitch.
 - Roofs must have gable ends and must overhang over the external walls. Clipped eaves are not permitted.
 - Any flat roof is limited to a minor element within the overall composition of buildings on a site. Parapets only allowed in this instance. Flat roofs shall be finished in stone chips.
 - Barge boards and fascias to be painted to match roof colour.
 - Roof material to be:
 - o Corrugated S-profile steel roof sheeting. Colour- medium to dark charcoal grey.
 - No other roof finish is permitted. Thatch will only be considered on individual merit but is not encouraged.
- **Windows, doors**
 - Natural timber
 - Matt bronze, wood grain or charcoal powder coated aluminium
 - Internally mounted burglar bars (design to be approved by the Design Review Committee).
 - Large expanses of glass are encouraged. Sandblasted glass is permitted where required for privacy.
 - Steel frames, painted frames, tinted, reflective or coloured glass and cottage pane windows are specifically excluded.
- **Materials and colours**
 - Materials and colours to be earthy and blend in with the surrounding landscape.
 - Clay or concrete brick plastered and painted.
 - Dry packed or mortar jointed natural stone cladding is encouraged.
 - Rough textured plaster / Marmoran wall coating or equally approved.
 - Timber clad features and slats and encouraged.
 - Approved face brick may be used on individual building elements.

- A variety of building materials defining building elements is encouraged.
- **Gates, screens, pergolas**
 - Gates, screens and pergolas to be natural hardwood or steel framed and slatted. Pergolas are encouraged to soften the transition between indoor and outdoor spaces and provide sun control.
 - Natural toned canvas and bamboo blinds permitted.
 - No decorative wrought iron is permitted.
 - Brightly coloured canvas and aluminium awnings are not permitted.
- **Balustrades**
 - Balustrades must be in keeping with the architecture of the house, and must either be in natural hardwood or metal powder coated matt bronze or charcoal.
 - Stainless steel horizontal cables as infill is permitted.
 - Glass and stainless steel balustrades will be considered at the discretion of the ARC.
 - No decorative wrought iron or reflective metal is permitted.
- **Garages, carports**
 - Garages and carports to be in keeping with the architectural design of the main structure.
 - Carports are allowed but must have a flat-pitched shade cloth roof that is hidden behind a timber fascia and suitably landscaped with creepers or climbing plants. Supports must either be in big timber/steel sections or brick columns. The sides may be slatted and planted.
 - Patented prefabricated carport systems may not be used.
 - Awnings, lean-to and temporary carports not complimenting the building structure are not permitted.
- **Kitchen yards**
 - Washing-lines to be concealed behind screen-walls at the discretion of the ARC.
 - All services to be kept out of visibility.
 - All plumbing to be chased into walls or concealed in ducts.
 - A/C units to be suitably concealed or positioned so they are not visible from neighbours. All surface trunking to be chased.
 - All machinery, (i.e. pool-pumps, air-conditioners, generators, etc) to be invisible & inaudible, i.e. to be located inside a masonry structure.
- **Boundaries & Edge conditions**
 - No structure shall be erected outside the boundary lines of the stands.
 - Ideally no walling or fences should be constructed between stands, the road reserve and onto open spaces.
 - If some form of boundary fencing is essential, the use of powder coated steel palisade fencing shall be permitted. Colours to blend into the natural landscape: i.e. dark green, grey or charcoal.
 - To soften the aesthetical look of any fence adjoining open spaces or the road reserve, shrubs shall be planted to the approval of the ARC.
 - If solid walling is required to enhance the privacy of certain parts of the stand, such walling shall be a maximum height of 1.8m above NGL and shall not extend for more than 50% of its length. A stepped back, articulated wall is preferred and needs to be indicated and detailed for review by the ARC.
- **Pools**
 - No pools with more than 50% above natural ground level shall be permitted. Pool sizes shall be to a maximum of 5m x 4m x 1.5m. Pool designs must form an integral part of the dwelling and must be properly enclosed to the approval of the Local Authority.
 - Pools are to blend into the natural landscape as far as possible.
- **Sustainability (Water tanks, solar panels, alternative energy etc)**
 - Rainwater tanks are encouraged and should be expressed as part of the architectural character.. They are to be galvanised with the profile to match the roof sheeting.
 - Solar panels must be placed flat against the north facing slope and may not have externally mounted storage tanks.
 - Gas bottles are to be housed in enclosed courtyards or suitable screened from view. Placement to meet Local Authority approval.

- As far as possible, local materials are to be used.
- **Landscaping**
 - All shareholders are encouraged to plant exclusively indigenous trees and shrubs in their private gardens to assist in collectively attracting bird and animal life to the property.
 - The landscaping of the open spaces shall be approved by the duly authorized representative of the Parks Committee, which will be appointed by the developer.
- **Miscellaneous (Pets, lighting, security)**
 - Pets are not permitted under any circumstances on the Estate.
 - Lights to be low energy bulbs where ever possible.
 - External house lighting to be shaded such that the illumination is not emitted horizontally with low impact lighting.
 - It will be ideal, but not essential that the standard burglar alarm systems installed are compatible with the electronic monitoring system installed at the main gate of the Estate in order to offer a comprehensive alarm monitoring system and armed response facility.
 - Burglar bars and security gates (if any) shall be installed on the internal face of the window or door opening and shall be of a simple pattern, purpose made to suit the opening size.

THE APPROVAL PROCESS

The procedure to be followed and steps to be taken for the approval of all building plans are set out below:

Stage 1- Submit detailed plans prepared by registered architect to ARC for approval. These plans must clearly indicate:

- Site development plans and sketches of both the proposed floor plans and the elevations of buildings
- Area of dwelling including patios and outbuildings (Coverage & FAR).
- External finishing, including colour specifications and materials.
- Driveway finish & layout proposed
- External lighting

Accompanied by submission of plans must be the confirmation of acceptance and compliance with all regulation- Annexure A hereto and the plan scrutiny fee payable to the ARC

Note: A shareholder shall not be entitled to submit his building plans to the AC, unless and until he has paid all levies and any other amounts due and payable to the Association in full, from whatsoever cause arising.

Stage 2- Submission drawings will be prepared so as to comply with the conditions of approval issued by the ARC in respect of Stage 1 plans. These stage 2 drawings shall also be submitted to the ARC for its consideration. Where alterations or amendments are required, these too shall be shown on revised drawings.

Note: Stage 1 and 2 submission could be undertaken in one step.

Information to be provided on drawings for Stage 1&2:

- **Site Plan-** Parking for minimum 2 vehicles, open spaces, position of buildings, contours at 1m intervals, storm water plan, sewer layout, permitted & actual coverage & FAR, cadastral information, existing trees and those proposed to be removed.
- **Floor Plan-** All room designations, finished floor levels, dimensions.
- **Sections-** Sections to clearly show natural ground level and height of structure above. Retaining walls and heights to be indicated.
- **Elevations-** Elevations of all buildings facades to be provided. Elevations to give clear indication of materials, specification of finishes and colours proposed.

Stage 3- After the ARC has approved the detailed drawings; the appointed architect shall submit the approved drawings, together with the prescribed plan fees and required documentation to the Local Authority for approval. No plans will be submitted to the Local Authority without prior written approval of such plans by the ARC. The Local Authority will refuse to accept plans, submitted for approval without the necessary stamped approval of the ARC.

THE CONSTRUCTION PROCESS

On receipt of the Local Authority's approval of the building plans, shareholders may proceed with the construction of the building in accordance with the building regulations and the approved building plans. All contractors are subject to the rules and regulations as determined by the home owners association

A copy of the Local Authority approved plans shall be submitted to the ARC for record.

Prior to work commencing, a refundable non-interest bearing "Development Deposit" of R10 000,00 shall be paid by any and all building contractors to the ARC. Such deposit shall be refunded to the contractor on request, upon completion of the building activities, and after the contractor has fully complied with the following requirements:

- Repairs of any damage to the roads and services, caused as a result of building activities.
- Removal of rubble or rubbish left on site or adjoining land.
- Repairs to any damaged paving and concrete split on paved surfaces and not cleaned up properly.
- Repairs to any cable or pipes damaged during any excavation activities.
- Submission of an Occupation Certificate issued by the Local Authority.
- Boxing in of all plumbing exposed from the total building.
- Removal of all signboards.

Time Limits for Construction & Occupation

There is no time limit on the commencing of the construction a dwelling, but the building period per approved phase shall be completed within 12 (TWELVE) months from the date of commencing with building work. No owner shall be entitled to occupy any dwelling without an Occupation certificate.

UPON COMPLETION

A final SG Diagram prepared by a professional Land Surveyor shall be submitted to the ARC showing all dimensions and exact areas of individual portions, for submission at the SG Office for registration by the Land Surveyor.