

ERF 66 & 67 OF FARM BRAKKLOOF 443
PLETTENBERG BAY

ARCHITECTURAL DESIGN MANUAL

REVISION - A

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Athena Estate



Compiled By:

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1. INTRODUCTION

- 1.1. This development is a 2,68 hectare Group housing development, restricted to a maximum of nine single residential homes. The property is uniquely situated between the iconic Beacon Isle Hotel and the Robberg Nature Reserve, overlooking the ocean towards the East and the Robberg Ridge towards the West. Five of the units are equally spaced along the Eastern boundary overlooking the ocean. The remainder of the four units are spaced in quarters on the Western side of the property, mostly sloping towards the West. Each stand has a disturbance area (build platform) identified on the Site Development Plan, while the balance of the property is to be rehabilitated according to the environmental management plan with indigenous vegetation. The entrance road is paved leading to a small gate house for controlled entrance. The development is fenced in with a 1,8m high 'Clearview' security fence.
- 1.2. The gate house is designed to match the 'look and feel' of the development.
- 1.3. The property is to be re-zoned to 'Sub divisional', with an associated Architectural Design Manual to manage the architectural expression and coherence of the development.
- 1.4. Focus is turned on the landscaping and positioning of homes to achieve maximum mutual privacy, while at the same time, capitalizing on the views, which are an important feature of the property.
- 1.5. Each purchaser of a stand, will be required to prepare and submit a layout plan, indicating the house's position within the disturbance area, in relation to the site co-ordinates (co-ordinates are available from VPM Surveys).

2. DESIGN CONCEPT.

- 2.1. The tone of the architectural concept has largely been influenced by the location and the close proximity of the coast.
- 2.2. The architectural concept of the development will therefore be classified as 'Venacular Coastal Architecture'.
- 2.3. The elements within this style are defined as follows:
 - 2.3.1.1. Natural hues of sandstone colour.
 - 2.3.1.2. Natural textures.
 - 2.3.1.3. Predominantly double pitched roofs at 35 degrees in standing seam, with a dove grey finish, combined with some concrete flat roof areas behind parapets, however flat roofs with sandstone pebbled roofs will also be acceptable.
 - 2.3.1.4. Large under-cover verandas linking the inside to the outside.
 - 2.3.1.5. Natural indigenous coastal vegetation.
 - 2.3.1.6. Light coloured timber decking – weathered Balau or Iroco.
 - 2.3.1.7. Sandstone coloured large scaled tiles.
 - 2.3.1.8. Outside living areas with pergolas, gazebos and fire pits.
 - 2.3.1.9. Plastered walls with watery hues of sandstone colours.
 - 2.3.1.10. Shutters can be introduced to enhance the theme.

- 2.3.1.11. Large aluminium sliding / folding / stacking doors and window elements linking the inside to the outside.
- 2.3.1.12. Traditional over-sized fireplaces and flues. Flues may not be higher than 1m above the ridge line or flat roof associated with the flue.
- 2.3.1.13. Deep reveals for doors and windows
- 2.3.1.14. Emphasis should be placed on optimising views, and outdoor living, by the use of generous verandas under lean-to roofs, and close contact with the landscape.
- 2.3.1.15. Herringbone exposed aggregate grey cement pavers framed with cobble paving in a charcoal colour.

3. TOWN PLANNING REQUIREMENTS AND CONDITIONS.

- 3.1 Each house must be positioned within the pre-defined disturbance area, – see the site development plan, as well as the exception of garages and outbuildings.
- 3.2 The building lines will be the disturbance area, with the exception of outbuildings and garages approved by the Home Owners Association – see Item 3.4 below.
- 3.3 Only one main building and one outbuilding on each stand will be permissible. Outbuildings must be linked to main buildings with walls and pergolas and may only be single storey.
- 3.4 Garages and outbuildings may be positioned outside the disturbance area with the consent of the Home Owners Association (see the SDP), however they still need to comply with the Municipal Building Lines.
- 3.5 The maximum bulk of the homes will be restricted to 850m² per stand. Articulation of form and the use of open verandas are encouraged. First floor areas will be restricted to 70% of the ground floor area (garages excluded)
- 3.6 Second dwellings will be restricted to a maximum footprint of 60m².
- 3.7 A contour plan, as well as co-ordinates of the house's position within the disturbance area, must be submitted to the Home Owner's Associations Architectural Committee and the Local Authority for approval.
- 3.8 Height restriction:
 - 3.8.1 All houses are limited to two storeys, up to a maximum height of 8m for the five front (sea row) and 8,5m for the other four units, above natural ground level (NGL).
 - 3.8.2 Outbuildings may only be single storey.
- 3.9 The five units along the sea front will require a setback of 2m at the first floor level along the East side of the disturbance area.
- 3.10 Basements will be restricted to non-habitable spaces with a ceiling height of not more than 2,6m.
- 3.11 Building forms must be broken up in stepped levels and platforms in order to reduce the need for excessive excavations and retaining walls.
- 3.12 Site retaining walls must be finished in a natural rock cladding (or gabions). Retaining walls must be stepped in not more than 2m heights with a step of at least 500mm. Sholin or Loffelstein patent-type retaining walls may also be used at slopes not exceeding 45 degrees and must be covered in indigenous plant species on completion, based on a landscape plan to be submitted for approval by

the HOA. These walls must be completely covered in indigenous plants within two years of occupation.

- 3.13 Ground floor levels of any buildings (including verandas on ground-floor level) may not exceed 1,8m above NGL.
- 3.14 Roof overhangs and/or pergolas (of at least 1,5m in depth) shall screen off large expanses of glazing, exceeding 1,8m in width.
- 3.15 Only designs of timber and glass handrails of 1m height may be used.
- 3.16 All other design parameters taken up in this Architectural Design Manual shall be adhered to.
- 3.17 All designs must comply with the Local Scheme Regulations as well as the National Building Regulations.
- 3.18 Outbuildings must be subsidiary to the main buildings in height and massing.
- 3.19 Plan forms must be made up of square, rectangular, 'L'-shaped, 'I'-shaped, 'T'-shaped, 'U'-shaped, components. Organic shapes like circles, triangles and free forms will not be allowed.
- 3.20 All lean-to roofs must match the material of the main roof.

4 DESIGN PARAMETERS.

4.1 Roofs:

The following roofs are acceptable:

- 4.1.1 Flat concrete slabs behind parapet walls, with built-in full-bore outlets and downpipes. All flat roofs must receive patent-type torch-on waterproofing and insulation, as well as a 120mm layer of beach pebbles of no larger than 50mm diameter.
- 4.1.2 Standing Seam patent-type main roofs at 35-degree slopes.
- 4.1.3 Standing Seam lean-to roofs between 5 and 7 degrees.
- 4.1.4 All exposed roof beams must be planed all round.
- 4.1.5 Roof colours will be restricted to charcoal.
- 4.1.6 Roof pitches must be consistent on each property.
- 4.1.7 Only patent-type roof windows will be allowed in the same plane as the roof.
- 4.1.8 PV and solar panels may only be installed at the same plane of the roof it is mounted to. All solar panels and mounting racks must be charcoal. Preference will be given to solar installations on flat roofs, appropriately screened by parapet walls.
- 4.1.9 Roof Gardens will be considered on merit.
- 4.1.10 Geysers and heat exchangers may not be installed on roofs.
- 4.1.11 Wind turbines are not allowed in this development.

4.2 Fascia's and Bargeboards:

- 4.2.1 Only Nutec fascias and bargeboards of no less than 12mm thick and at least 150mm deep will be allowed.
- 4.2.2 All fascia's and bargeboards must be light grey or sandstone in colour.

4.3 Gutters and Downpipes:

- 4.3.1 All exposed gutters must be aluminium extruded Ogee profiled residential gutters with round downpipes.
- 4.3.2 All exposed gutters must match the roof colour and downpipes must be in a colour to match the wall colours.
- 4.3.3 All flat roofs must have patent-type 'Full-bore' outlets and concealed downpipes.
- 4.3.4 All downpipes must be connected to a rainwater collection system with underground rain water tanks, pumps and overflows to a soak-away system.

4.4 Walls:

- 4.4.1 Walls can be in natural stonework, plastered and painted brick, painted or pre-coated standing seam, or natural timber. Cladding in stone, Nutec Shiplap, standing seam or timber will be restricted to accent elements of not more than 20% of the wall surfaces.
- 4.4.2 Plastered walls must be painted to a natural colour and hue in a sandstone colour, blending in with the surrounding vegetation. Standing Seam cladding must match the roof colours. Colours submitted for approval, will be evaluated to the total discretion of the HOA.
- 4.4.3 Smaller windows must be in a traditional vertical accent, i.e. the horizontal dimension must be at least 2/3rds of the vertical dimension.
- 4.4.4 The use of over-sized fireplaces and chimneys is encouraged.
- 4.4.5 The placement of windows and doors in façades must be well proportioned within each elevation.
- 4.4.6 Windows and doors of a consistent type must be used in one design.
- 4.4.7 The use of feature timber solid doors with traditional wrought iron ironmongery is encouraged.
- 4.4.8 Traditional functional timber or anodised aluminium window shutters, and gable ventilators are encouraged.
- 4.4.9 Burglar bars must be co-ordinated within the window design, and must be installed internally.

4.5 Yard Walls:

Service yard walls must be in 220mm plastered and painted brick walls, or natural stone clad walls of 2,1m high.

4.6 Pergolas:

- 4.6.1 Pergola supports can be in brick, stone, steel or timber columns.
- 4.6.2 Pergolas must have a composite of primary, secondary and tertiary members.
- 4.6.3 Pergolas can be made up of timber, aluminium and/or galvanised steel with timber proportions.

4.7 Screens and Shutters:

4.7.1 Screens and shutters can be manufactured from timber or anodised aluminium.

4.7.2 Screens and shutters must match the colour of the walls or the roofs.

4.8 Verandas and decks:

Preference will be given to verandas manufactured out of timber (Balau or Iroco)

4.9 Swimming Pools:

4.9.1 Swimming pools must comply with the appropriate Public Safety and National Building Regulations, and built within the disturbance area.

4.9.2 All pool pumps must be screened off and installed in built enclosures to match walls and roofs.

4.10 Parking:

4.10.1 Sufficient space has been provided for visitors parking in the common areas. These parking bays may not be used for boats, trailers or caravans.

4.10.2 All boats and caravans must be parked in garages or under car-ports.

4.11 Services:

All services have to be built into the wall thicknesses or accommodated in service ducts.

4.12 Generators:

Generators and wind turbines will not be allowed in this development.

5. **GARDENS / LANDSCAPING.**

5.1 Roads, verges and common property:

5.1.1 The main access roads will be paved with interlocking grey cement bricks with exposed aggregate and framed with charcoal cobbles.

5.1.2 Internal driveways must be finished with the same materials as the main access roads.

5.1.3 The developer will landscape the common main access roads' verges with indigenous vegetation and a programme will be established to eradicate alien species.

5.1.4 All external lighting must comply with the 'dark sky' policy, restricting the light downwards.

5.2 Private property:

5.2.1 The disturbance area of each property is to be re-established after the buildings have been completed, using indigenous plants, vegetation and trees.

- 5.2.2 Driveways shall be constructed to provide easy access and egress from each property.
- 5.2.3 Caravans, trailers and boats may be parked on the purchaser's site, under cover, preferably out of sight, in a garage or under a pergola or a carport.
- 5.2.4 Pools are permissible, and must be landscaped to provide privacy.
- 5.2.5 Boundaries of properties need not be fenced at all, and may be landscaped to emphasise the feeling of space and unrestricted movement.
- 5.2.6 Boundary fencing of not more than 1,5m high may be erected along not more than 40% of the boundary line.
- 5.2.7 Homes with dogs are to be fenced around the disturbance area. Any garden walls or fences may not exceed 1,5m high, and must comply to the following material and design parameters:
 - a) Plastered brick or stone-clad pillars and plinth walls with picket or square mesh fencing, or
 - b) Square mesh fencing between timber posts, or
 - c) Hedges with square mesh cores, or
 - d) Patent-type 'Clear-view' fencing.
- 5.2.8 New trees should be planted with due consideration of views, shadow lines and privacy, not only for each property owner, but also for the neighbours.

6. **PLAN SUBMISSION PROCEDURES.**

- 6.1 Digital A1 sized sketch plans must be Prepared by the applicant's SACAP registered consultant, and submitted to the Home Owner's Associations Architectural Committee for approval in principle, before Technical documentation submission drawings are prepared. The Sketch Plan Submission must consist of the following:
 - 6.1.1 Proof of payment of R35,000.00 to the HOA for new building plans, or R15,000.00 for any alterations or additions, for the plan scrutiny process.
 - 6.1.2 Contour plan.
 - 6.1.3 Site Plan with north sign, stand number, annotated dimensions, disturbance area, retaining walls, fencing, driveways, paving, rain water storage tanks, French drains, etc.
 - 6.1.4 Floor plans with overall dimensions.
 - 6.1.5 All elevations.
 - 6.1.6 Landscape Plan.
 - 6.1.7 Architect's registration details and logo's, as well as client's name and contact details, and signatures of both architect and client on the plans.
 - 6.1.8 The Home Owners Association may call for more information if required.
- 6.2 On approval of Sketch Plans by the Home Owner's Associations Architectural Committee, the following technical documentation is to be submitted to the HOA for further approval. This must be in A1 format and coloured in according to the NBR guidelines:
 - 6.2.1 The receipt of Item 6.1.1 above.
 - 6.2.2 Contour plan.

- 6.2.3 Beacon certificate.
- 6.2.4 Site plan (1:200), with erf number, building lines, contours, outline of building placement, disturbance area, fences, yard walls, pools, driveways, north point, etc.
- 6.2.5 Floor plans with dimensions and section lines.
- 6.2.6 Elevations with height restriction lines, floor levels, annotated materials and finishes.
- 6.2.7 Appropriate sections, indicating sufficient detail for windows, doors, balustrades, stairs, pergolas, floors, floor levels (relating to the contours) height restriction lines, etc.
- 6.2.8 Sewer, gas and rain water management plans.
- 6.2.9 Electrical layout, including specification of external lights.
- 6.2.10 Hot and cold water reticulation layouts.
- 6.2.11 Additional details not covered in elevations, i.e. flues, fences, gates, balustrades, roof lights, solar panels, finials, gable features, concealed elevations, etc.
- 6.2.12 Architectural specification to identify materials and finishes and colours (attach colour samples).
- 6.2.13 Energy Efficiency Calculations.
- 6.2.14 The author of the plans must sign all plans and documents, with the date and the version number of the plan.
- 6.3 On approval by the Home Owner's Associations Architectural Committee, the approved plans can then be submitted to Bitou Municipality for further scrutiny and approval.
- 6.4 All requirements of the National Building Regulations as well as the Municipal Regulations and By-laws shall be met in addition to these guidelines.

7. **DESIGN.**

Ultimately the success of this project lies in the interpretation of this design manual, and how it is accommodated in the design and technical development of the project. It is imperative for the author of the design, to have knowledge of the local conditions.

The project architect (still to be appointed) will be responsible to scrutinize the plan submissions together with the HOA's Architectural Committee and to assure compliance to the Architectural Design Guidelines.

The HOA may black-list authors of plans that are not able to interpret the architectural Design Guidelines appropriately.

8. **GENERAL.**

The Homeowners' Association reserves the right to amend these requirements, procedures and rates as, and when it desires. The Home Owner's Association and their project architects have absolute discretion in the approval or rejection of any designs plans or specifications submitted for consideration.

Commencement of construction work is to start within 24 months of transfer. Late start-up will be subject to penalties.

Construction has to be completed within 16 months after breaking ground. Landscaping is to be completed within 3 months of occupation.

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