

ARCHITECTURAL GUIDELINES

GAPP ARCHITECTS & URBAN DESIGNERS

www.gapp.net



INTRODUCTION

1.1 CONCEPT STATEMENT

The Arabella Estate is located within an environmentally sensitive area adjoining the Bot River Estuary. An organic style of architecture has been adopted using natural materials, slate roofs and subdued earth colours in harmony with the surroundings. High standards of architectural and environmental quality will be maintained.

Environmentally sensitive design and energy efficiency should give emphasis to:

- *Correct orientation of the house (see 2.4 below)*
- *Use of wide, low eaves and pergolas to shade walls*
- *Proper thermal insulation of roof areas*
- *Use of solar energy and solar boosted water heating*
- *Use of heat pumps for water heating and air conditioning*

1.2 BY-LAWS AND REGULATIONS

These Architectural Guidelines ("Guidelines") establish the architectural character of the scheme and are in addition to local authority by-laws and the National Building Regulations.

1.3 AMENDMENTS TO ARCHITECTURAL GUIDELINES

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 the approval by the Local Authority.

2. ENVIRONMENTAL DESIGN DETERMINANTS

2.1 SUN

Sunshine occurs in this region for approximately 67% of daylight hours each year, averaging between a maximum of 10,5 hours per day during summer, and 6 hours per day during winter.

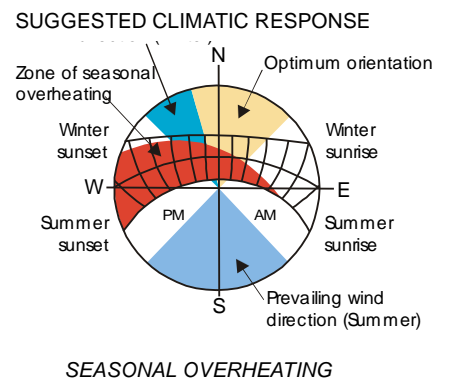
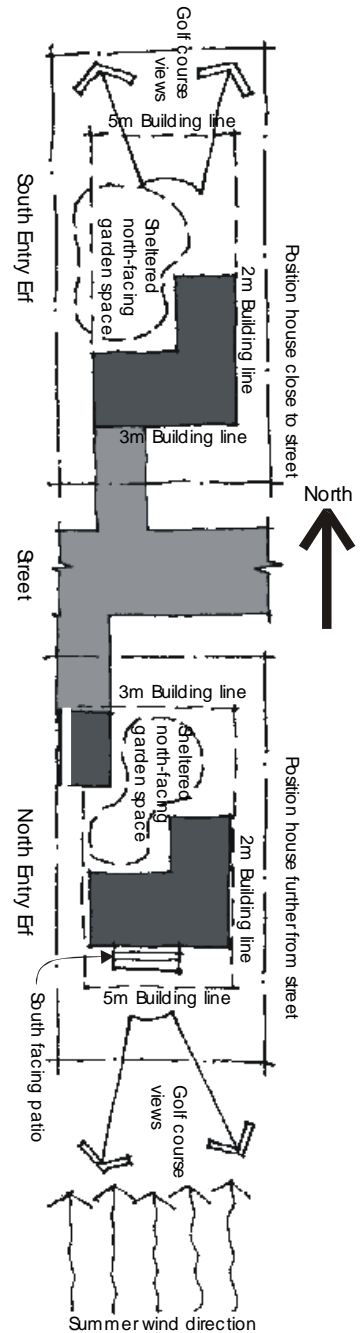
Optimum sun orientation for heat control is north with outdoor living orientated between northeast and northwest. Seasonal overheating occurs on the northwestern aspect of the building.

The most comfortable orientation for views and vistas varies between southeast and southwest. With the sun from behind there is no glare or reflection. Glare poses problems during sunny winter days with the sun low on the horizon.

Where properties have a road access from the north, with views to the south, it is recommended that the house be positioned on the site to have a sheltered north facing outdoor living space, as well as south facing outdoor space. Houses on properties having road access from the south should be built close to the road to provide a sheltered north-facing garden facing the golf course. Where properties have road access from the east or west, the house should be sited close to the south boundary, to provide a sheltered north-facing garden.

2.2 WIND

The prevailing winds are from the south to southeast during the summer months, and from the northwest during the winter months. Landscaping will reduce wind velocity at ground level, and buildings should form sheltered north facing outdoor spaces.



2.3 RAINFALL

Typical of the Cape climate, most of the rain falls between May and September whilst the summer months are generally dry.

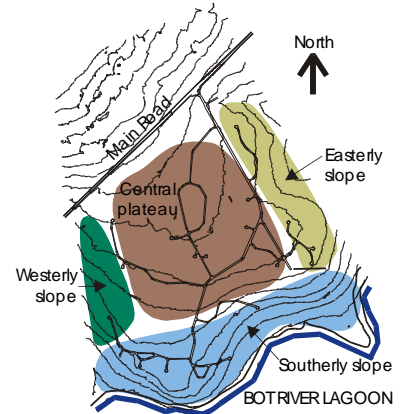
2.4 TOPOGRAPHY AND MICROCLIMATE

The site has a centrally located relatively flat plateau progressing into steep slopes to the south, east and west. The slopes vary between 1 in 12 and 1 in 6. This has specific design and site works implications.

The different parts of the site would each have a particular microclimate.

South slopes - these would tend to be cooler than the rest of the estate, and are also more exposed to the southerly winds. However, these slopes offer the best views of the golf course, lagoon and mountains in the distance. Special care needs to be taken with the design of units on south facing slopes to create wind sheltered north facing outdoor space while optimizing southerly views.

East and West slopes - the micro climates of east and west slopes are different from each other, with east slopes being warmer than south slopes, while west slopes are the warmest of all, as the sun shines on the west slopes during the overheated period of the day, which occurs during the afternoon. It is recommended that large picture windows should not face east or west, or if they do, there should be efficient sun protection such as sliding louvre doors and landscaping.



The estate is located in a natural biosphere reserve with a possibility of mosquito and midge irritation. Additional architectural design for protection may be advisable.

3. SITING CONTROLS

3.1 ESTATE MANAGEMENT

The Home Owners Association will manage the Estate. All building work must comply with the approved plans and the requirements of the Estate Manager.

3.2 ZONING

The residential area is zoned for single residential use only.

3.3 COVERAGE

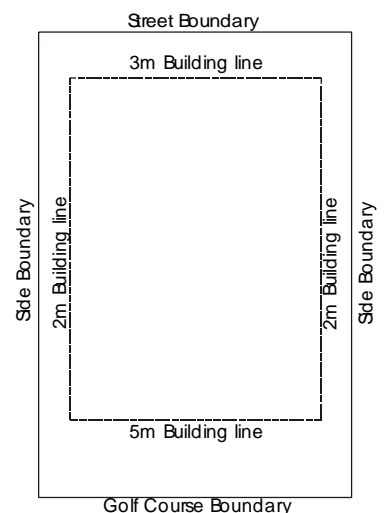
Maximum coverage is 50% of the site. This includes all roofed areas and is measured to the external face of the outside walls.

3.4 HEIGHTS AND SETBACKS

The maximum height of any residential building is 7.5m above natural ground level measured from the average height of the area surrounding the building (see also 3.7.1). The building must setback at an angle not exceeding 45° from the street boundary and 40° from the golf course boundary.

3.5 VIEWS

The primary view lines are indicated on each standard site plan to assist in the positioning and design of the house.



TYPICAL BUILDING LINES

3.6 BUILDING LINES

Building lines are predetermined for each site and are indicated on the relevant site plans. Certain sites have special building lines related to their shape or size. Generally building lines are 3m on the street boundary, 5m on the golf course boundary, and 2m on the side boundaries. The roof overhang may project over the prescribed building lines by 800mm.

3.6.1. STREET BUILDING LINE

The street building line is 3m within which no structures apart from garden walls, paved areas and steps may be built.

3.6.2. SIDE BOUNDARY / GARAGES AND CARPORTS

A Building line of 2m may be exceeded by garages and carports with flat roofs (see also 4.2.2 below) built up to 800 mm from the side boundary with a total wall length not exceeding 8m and height not exceeding 3.0 m measured from finished floor level to the highest point. Floor level not higher than 300mm above natural ground level. Carports may be built on the boundary. No window or door opening allowed in walls nearer than 1 metre from any boundary. (see also 4.9.3)

3.6.3. GOLF COURSE / COMMON AREAS INTERFACE

The architecture of any building should be designed to minimise the visual impact on the golf course.

There is a building setback line of 5m along the golf course boundary. Within this 5m zone no terrace or retaining walls higher than 1m above natural ground level will be permitted and such walls are to be sloped at an angle not exceeding 40° towards the boundaries of the 5m zone. (see also 4.12)

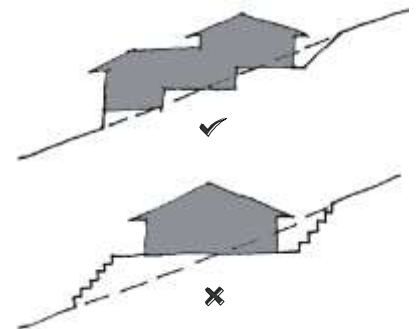
3.7 SLOPING SITES

3.7.1. GENERAL

Units designed for level even cannot be used for sloping sites, as it would be an inappropriate environmental response, requiring expensive site works and possibly unsightly retaining structures and embankments.

Units on slopes must be designed with terraced levels in response to the topography and the ground floor may not exceed 0,8m above natural ground level. Floor levels to be indicated by temporary benchmarks or pegs with blue heads.

A Land Surveyor must confirm the levels and/or contours shown on the Site Plan of the proposed house.



SELECT APPROPRIATE HOUSE DESIGN
TO MATCH SITE CONDITION

3.7.2. RETAINING AND/OR UNDERGROUND STRUCTURES

Retaining structures must be in natural sandstone, earth-coloured, concrete or plastered and painted brickwork. Limited use of earth-coloured retaining blocks may be made. Adequate and effective structural waterproofing and ventilation must be provided for underground rooms, cellars or storage.

4. ARCHITECTURAL DESIGN CONTROLS

The elemental composition of the building shall be a clearly articulated horizontal ratio of a roof zone and, a glazed/solid wall zone. Any loft space should not exceed 30% of the ground floor area excluding the garages. **The upper accommodation must form part of the overall roof design and not be presented as a double storey building.**

4.1 SPECIFIC EXCLUSIONS

The 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.

4.2 ROOFS, EAVES

The roof should be double pitched and simple in shape. Single pitched roofs may be permissible in certain instances. Roofs may be hipped or gable ended and must extend over the external walls. Lofts must conform to the restrictions in 4 above. Upper walls (except gable ends) and dormer construction must be clad in slate, glass or horizontal timber shiplap boarding. The shiplap boarding must be painted two shades darker than the lower walls

4.2.1 PITCHED ROOFS

Roof material must be a natural slate colour to be approved by the HOA. No other materials shall be allowed. Mono-pitched roofs with full height side and gable walls are discouraged and require clerestorey glazing if utilized.

4.2.2 FLAT ROOFS

Flat roofs (with an angle less than 7°) must be limited in extent, and may not exceed 40m². These could be used for garages and bathrooms. All flat metal roofs must be finished in a non-reflective paint.

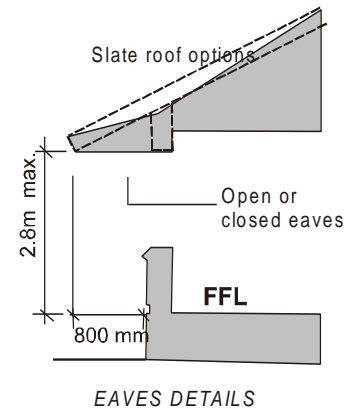
4.2.3 EAVES

Eaves may be closed or open. Maximum height above finished floor level is not to exceed 2,8m. Hipped roofs to project over the walls by a minimum of 800mm and a minimum of 400mm for gable-end roofs. The overhang may be reduced to accommodate architectural features and projections within the building line, these may not constitute more than 15% of the total eaves perimeter. See 4.18 for colour.

4.2.4 GUTTERS

Because of the wide eaves, gutters are optional. Where not used, provision must be made for a splash apron to dissipate the water. Storm water may be dispersed over the golf course depending on the soil conditions.

Gutters should be concealed either within the roof or behind fascias and the connector branches to the down pipes must be concealed within closed eaves. Down pipes must be mounted flush on walls and match the colour of the external wall. Any external gutter must be in seamless aluminum matching the house colour. However no stormwater may be channeled into the estate sewage system.



SPECIFIC EXCLUSIONS

- Exposed PVC and fibre cement gutters and rainwater pipes.

GENERAL INCLUSIONS

- Natural slate of approved colour.
- Stained hardwood fascias or fibre cement fascias painted to match display sample.

SPECIFIC EXCLUSION

- UPVC or plastic gutters
- Angled connector branches to downpipes

4.3 EXTERNAL WALLS

Walls must be plastered and painted. Plinths of stone or textured plaster may be used. No face brick or semi-face brick or exposed concrete blocks may be used.

High-quality burnt clay bricks laid fair face with flush joints and skim plaster of high quality may be allowed after written application and approval by the Home Owners Association. A display sample is to be seen at the estate office.

(See also 4.12)

4.4 WINDOWS, DOORS, SHUTTERS

Openings should be large to generate a spacious and airy quality, and to optimise on views. Openings should be protected from sun and rain by large overhangs, sliding shutters and/or pergolas. All glass to be approved and to conform to National Building Standards.

4.5 WINDOWS

Window frames must either be in timber, anodised/powder-coated aluminum, or a combination of the two. Window frames must be in terms of the prescribed colour range and to approval by Arabella Estate (grey, brown, bronze and natural). No steel window frames or precast concrete window systems may be used. Reflective glazing is not allowed. (see also para. 4.16). Non-reflective tinting will be allowed

4.6 DOORS

Doors facing the street must be in natural timber with or without glass inserts or sidelights.

4.7 SHUTTERS

Shutters may be used for sun control and/or privacy. Shutters must either be in aluminum or timber to match the colour of the window frames. Shutters must be of the horizontal sliding variety. No cottage or Cape Dutch type shutters may be used.

4.8 GATES, SCREENS, BALUSTRADING, PERGOLAS & AWNINGS

4.8.1 GATES & SCREENS

Gates and screens must be dark brown slatted hardwood in a colour to match the garage door. No creosote treated timber may be used.

Burglar Bars are allowed providing they are of a clear bar type and Safety Doors are discouraged and any exceptions will have to be approved by the HOA.

SPECIFIC EXCLUSIONS

- *Decorative plaster such as Spanish plaster*
- *Ornate mouldings*
- *Face or semi-face brick*
- *Bagged brickwork*

GENERAL INCLUSIONS

- *Smooth or textured plaster in earth colours approved by the HOA*
- *Approved coloured plaster*

SPECIFIC EXCLUSIONS

- *Mirror/reflecting tinting*
- *Small paned windows*
- *Tinted reflective glass*
- *Steel frames*
- *Fake shutters*
- *Highly decorative doors*
- *White frames*

GENERAL INCLUSIONS

- *Powder coated/anodised aluminium frames*
- *Natural or painted timber windows*
- *Aluminium sliding/folding shutters*
- *Sliding/folding aluminium doors & windows*
- *Sliding mosquito screens fitted to the interior frames of windows & sliding doors*

SPECIFIC EXCLUSIONS

- *Decorative wrought iron/cast aluminium e.g. Victorian brookie lace*
- *Concertina or other type steel security gates*
- *Gum pole pergolas*
- *Exposed translucent sheeting*
- *Fixed or fold-away aluminium awnings*
- *Bright/striped canvas*

4.8.2 BALUSTRADES AND BALCONIES

Balcony and verandah balustrades must be in keeping with the architecture of the house, and must either be in natural or painted hardwood or metal and/or glass to comply with approved colours. Brickwork balustrades must have a timber or metal handrail.

Balconies within the pitched roof must be fronted in slate. Those on gable ends must be fronted with balustrades. Balconies must not exceed 30m² in total area.

4.8.3 PERGOLAS, DECKS AND TERRACES

Pergolas must be constructed in natural hardwood and supported on either timber, brick or natural sandstone columns. Brick or stone columns may not be less than 345mm² and are limited to the ground floor only. Pergolas to balconies at loft level must be in timber. Decks and terraces may be constructed beyond the building line provided they are no higher than 1m above the natural ground level. Pergolas may be constructed beyond the building line but may not be covered or closed in at any stage. Provided the pergola is attached to the house it may be painted in matching house colours and may be covered with concealed translucent sheeting.

See 4.9.3

4.8.4 AWNINGS

Sun control shall be by means of a wide overhang, shutters or planting. No clip-on aluminium or canvas awning systems may be used over windows or doors. A horizontal folding or sliding canvas system for patios and pool decks is allowed. No brightly striped canvas may be used. Any shade cloth structures to be erected must have the approval of the Aesthetics Committee.

4.9 PARKING, GARAGES & CARPORTS

4.9.1 PARKING

Parking for three cars must be provided on each erf.

4.9.2 GARAGES

A maximum of one double garage may be built per erf. Garage doors must be in natural timber.

4.9.3 CARPORTS

Carports must have a flat-pitched translucent roof that is hidden behind a timber fascia. Supports must either be in big timber sections or brick columns. The sides may be trellised and planted with creepers. Patented prefabricated carport systems may not be used. Carports may be painted in matching house colours provided it is attached to the house. See 4.8.3

4.10 KITCHEN YARDS

Kitchen yards with access from the street - must be provided and be enclosed with a fence or wall on all sides. Wash lines, garbage bins and gas containers may not be visible from either the road or golf course.

GENERAL INCLUSIONS

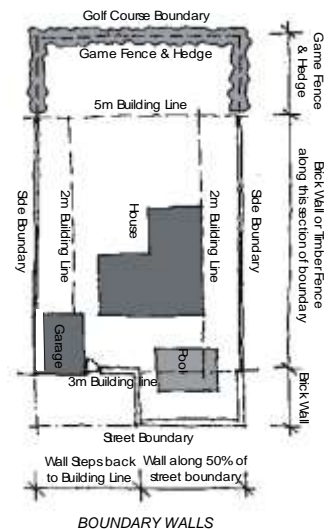
- Timber, painted steel, brass aluminium or stainless steel balustrades
- Concealed translucent sheeting under pergolas
- Horizontal folding/sliding canvas shade system
- Plain colour canvas

SPECIFIC EXCLUSIONS

- Prefabricated garage/carport units
- Visible translucent sheeting
- Temporary/makeshift structures

GENERAL INCLUSIONS

- Construction and finishes to match main structure



4.11 OUTDOOR LIVING AREAS & PRIVATE GARDENS

Privacy – It is a recommendation that outdoor living areas such as pool decks and terraces should as far as possible be positioned such that the building shelters it. Additional walls and fences may be erected to secure privacy, provided these comply with the guidelines in respect of walls and fences.

Orientation - It is recommended that outdoor living spaces are oriented to the benefits of sun, wind, shelter and views as covered in full under the climate section. (See 2.1, 2.2.3 and 2.4)

Construction - Materials and finishes must match those of the house.

Private gardens – must be managed and maintained by the owner or his appointee. Plants must comply with the Landscape Architect's approved plant list available from the Home Owners Association.

4.12 BOUNDARY WALLS AND FENCES

As a general rule boundary walls are not encouraged. However, where it is a matter of privacy such as around swimming pools, boundary walls may be built according to the following guidelines:

Plastered and painted walls may be built on the street boundary for a distance not exceeding 50% of the length of that boundary. The height of the boundary wall may not exceed 1.8m above N.G.L.

Along the side boundaries, behind the street building line, dark brown timber picket fences may be erected as an alternative to plastered and painted brick walls. The height may not exceed 1.8m above N.G.L. and it may not project beyond the golf course setback line.

No wall or timber fences are permitted on the golf course boundary. Where approved steel fences are used e.g. securing swimming pools, planting along this fence must conform to the landscapers approved plant list.

Boundary walls and fences must be approved by the Home Owners Association before being submitted to Kleinmond Municipality for approval.

SPECIFIC EXCLUSIONS

- Concrete panel walls
- Barbed wire fencing
- Diamond mesh fencing
- Unplastered brick or block walls
- Face brick walls
- Log type fences
- Concrete or steel palisade fencing
- Walls or fences along golf course boundary

GENERAL INCLUSIONS

- Dark, brown timber fencing (picket or lattice)
- Plastered brick or block walls

4.13 CHIMNEYS

Chimneys – These must be important elements in the architectural composition and it is recommended that each house has a chimney as an architectural focus.

Material - Chimneys must be built in natural sandstone or look-alike sandstone tiles laid in a horizontal random pattern. Sandstone to be between 60 to 150 millimeters in thickness.

Cowls – Wind cowls must be made of a non reflective/non-corrosive material.

Height – In terms of efficient operation, chimneys should be higher than the nearest ridge however the chimney height may be varied at the discretion of the architect, provided that the responsibility for its proper function will be his.

Stove Type Fire Places - External pipework not to extend more than 1m from roof exit and diameter not to exceed 200mm. To be painted to match the roof colour and not to exceed total roof height anywhere.

SPECIFIC EXCLUSIONS

- Exposed metal flues
- Exposed fibre cement flues & cowls
- Smooth sandstone tiles

GENERAL INCLUSIONS

- Natural sandstone 60 to 150mm thick

4.14 SWIMMING POOLS

Filtration Units – Only salt water filtration systems may be installed. These may not be visible from the road, golf course or adjacent properties. Filtration units must be hidden behind a plastered and painted brick or stone wall. Backwash pipes to be connected to the sewerage system of the dwelling.

Safety - Pools and safety fences must comply with SABS 0400/DD4. Safety fences within the 5m zone must be in painted steel. Colour - dark green. 1.2m above natural ground level (see also 3.6.3). Elsewhere on the erf plastered and painted walls, timber and safety glass may be used. All of the above must conform to SABS 0400/DD4. Walls and fences may not exceed 1,8m above natural ground level (NGL). Elevations of these walls and/or fences must be shown on the building plans submitted for approval.

Planning – Pools must be constructed to local authority approval. As per South African Standard SABS 0134-1997 Code of Practice for “The safeness of private swimming pools”, pool nets and covers are not considered as providing adequate safety on their own and may only be used in conjunction with the standard pool safety fence.

Capacity – Pool capacity may not exceed 60 000 litres, irrespective of pool size.

SPECIFIC EXCLUSIONS

- *Portable pools above ground level*
- *Visible pump and filtration units*

GENERAL INCLUSIONS

- *SABS 0400 / DD4*
- *Concealed filtration units*
- *Pool surrounds to match general paving*
- *Standard pool safety fences and gates*

4.15 SIGNAGE & HOUSE NAMES

Size - House numbers and letters must be acceptable to the H.O.A. and not be smaller than 80mm or larger than 160mm.

Position - House numbers must either be placed on the house or on the garden wall in a visible position and lit at night.

Post boxes – Post boxes at the houses will not be required, as there will be a central post facility.

4.16 INTERIOR DESIGN

There are, in principle, no constraints on interior design, however the use of white as a colour is discouraged when viewed from the exterior. White curtain linings, shutters and blinds present too harsh a view in relation to the earthy colours approved for the exterior and should not be used.

4.17 PAVING MATERIAL

Paving within the street building line shall be either in concrete or brick pavers to match what is used at road intersections. Materials and colours must be to approval of the Estate Manager (see also 4.19 Electrical Supply).

SPECIFIC EXCLUSIONS

- *Building- or half bricks*
- *Tarred driveways*

4.18 COLOURS

External colours must reflect soft subdued earthy tones such as ochre, sandstone, beige, grey and autumn shades. Bright and contrasting colours must be avoided. These include red, orange, yellow, blue, purple, pink and black.

A range of approved colours are displayed at the estate office.

Plaster bands, window sills may be painted two tones darker than the colour of the walls. For approval by the Committee.

SPECIFIC EXCLUSIONS

- *Bright primary colours*
- *Large areas of black and white*

GENERAL INCLUSIONS

- *Earthy tones*
- *Darker primary colour accents*

- A sample within that range should be chosen
- 1m² to be painted on the house
- Estate manager to approve

When repainting, colour of houses to be approved by the Estate Manager

All external colours must conform to the display samples at the HOA Office.

4.19 MISCELLANEOUS

Plumbing

Exposed plumbing is discouraged, however, if used it must not be visible from either the road or the golf course.

Aerials

Position of satellite dishes and aerials must be positioned to approval of the Estate Manager and painted the same colour as the walls where visible

Refuse

Refuse bins must be hidden behind walls or structures.

Air conditioning and Heat Pumps

Air conditioners or heat pumps may **NOT** be visible from the street, the golf course or neighbouring properties. The enclosure to be painted in matching house colours.

Alternative Energy Saving Products

Installation of environmentally friendly, alternate energy saving products will be encouraged. Consideration will be given and application should be made at the HOA for approval.

Solar Panels

Solar Heating panels must be placed flat against the north facing roof slope and may not have external tanks. Freestanding solar panels on flat roofs are not permitted. Pipework on the roof must be black and on walls, the same colour as the wall

Electrical Supply

Property owners must comply with the Standard Conditions of Electrical Supply as issued from time to time by the Estate Manager. Only 60 amp single phase electricity supply can be guaranteed. Provide three 110mm diameter PVC conduits under the paving that crosses the sidewalk. Conduits to be at 600mm below NGL.

New legislation for houses exceeding the market value of R750 000 will be affected by new legislation – (see Department of Minerals and Energy – Electricity Regulations Act 2006)

External Lighting

To avoid light pollution and light nuisance, external lighting should be low voltage and energy efficient. External lighting for houses and gardens must be subdued (+/- 1 lux) and be directed downward (or upward) to prevent glare and to avoid throwing light onto neighbouring property. Lights should not be set higher than 1200mm above ground level.

Noise

All external equipment, generators, pool pumps, etc. should be enclosed to ensure that noise levels are within legal controlled limits.

4.20 RESPONSIBILITY

The Guidelines

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 by the Architectural Guidelines.

4.21 APPROVALS

All building plans for new work as well as for alterations to existing structures must be prepared by Professional Architects registered with the South African Council for the Architectural Profession. Completed plans, including Appendix 1 are to be submitted to GAPP Architects & Urban Designers at 150 Longmarket Street, Cape Town together with proof that the requisite scrutiny fee payable to the Arabella Country Estate Home Owners Association, and has been paid.

GAPP Architects and Urban Designers have been appointed by Arabella as the Consulting Architects and will examine these plans and make recommendations in regard to approval, interpretation, exceptions and waivers.

Only after approval by the Home Owners Association must the owner submit these plans to the relevant local authority (Kleinmond). Approved plans must be acted upon within 12 months or approval will lapse and have to be sought again

4.22 DISCLAIMER

It should be noted that these updated Guidelines have resulted from an evaluation by Arabella Country Estate of houses designed and built to date. Modifications have been introduced to further clarify the intent and character of the original concept. Certain design features of existing buildings that were approved and built before the above date may not be used as precedent nor may the previous guidelines, illustrations and sales literature be used to justify departures. Any plan submitted after August 2012 is obliged to comply with these updated Guidelines.

4.23 GENERAL

The site must be protected during construction by a 1.5m high shade-cloth fence firmly fixed along all boundaries.

During construction the Building Contractors Code of Conduct must be followed and on completion, Certificates must be obtained confirming compliance with the Architectural Guidelines and the Building Contractors Code of Conduct. A Certificate of Occupation must also be granted by the municipal authority before the HOA will agree that the build is complete.

Arabella Country Estate

Application for Plan Approval

This application must be completed and submitted with dimensioned and annotated drawings prepared in accordance with the Architectural Guidelines so as to fully illustrate the proposed design in plan, elevation and section at a scale of 1/100.

Erf No _____ Owner _____

Erf Size m²

Coverage / m² + % of site area (limited to 50% of site area)

Ground floor / m²

Garage / m²

Upper floor / m² + % of ground floor (excluding garage)

Balconies / m² total area

Max height permitted (av. NGL * for this building + 7.5 m)

M2	%
	MSL

* Ground levels at each corner of the building

Attach contour plan by Land Surveyor and letter confirming levels from Architect

Scrutiny fee paid to Arabella Country Estate H.O.A. by cheque or

Scrutiny fee paid to Arabella Country Estate H.O.A. bank account

First National Bank / Caledon

Branch Code: 200212

Call Account: 62045844041

I confirm that the information provided in this application and the attached drawing is in full conformity with the Architectural Guidelines as set out on the current Arabella Web Site at www.arabellacountryestate.co.za

Name of Architect/Registration No.

Signed

Date

Gapp Architects and Urban Designers

Tel: (021) 424 2390

Fax: (021) 426-1324

150 Longmarket Street, Cape Town, 8001

Email: office@ctn.gapp.net

PO Box 15998, Vlaeberg, 8018

Web: <http://www.gapp.net>