

# KLEIN RIVER ESTATE

## ARCHITECTURAL DESIGN GUIDELINES

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This document contains 11 pages numbered consecutively, including this contents page

## **A. INTRODUCTION TO THE DESIGN GUIDELINES**

### **1. Introduction**

- 1.1 The guidelines are intended to provide a framework for the initial design, later alterations & additions, and approval process of the individual houses in the Klein River Estate.
- 1.2 Implementation of these guidelines will facilitate a coherent architectural expression in the residential development in keeping with the proclaimed conservation worthy built heritage of the well preserved historic town of Stanford, as well as archetypical vernacular farm buildings punctuating the surrounding landscape.
- 1.3 The guidelines are supplementary to the requirements of the Local Authority and the National Building Regulations.
- 1.4 All plans must be approved by the Building Committee ( BC ) of the Klein River Estate Home Owners Association [ HOA when duly mandated, in the interim the Controlling Architect ( CA ) will act on the Developer's behalf ], and the Stanford Heritage Committee prior to their submission to the local authority, Overstrand Municipality.
- 1.5 The HOA reserves the right to make changes to these guideline from time to time as deemed necessary to ensure that the stated intensions are maintained.

### **2. Precedent**

- 2.1 Precedent for the planning principles & architectural treatment embodied in the guidelines reinforce those appearing in the document 'Stanford Style - A Guide for Owners & Builders' published in March 2007 by The Stanford Conservation Trust.
- 2.2 The use of linear forms with limited width and double pitched roofs define the barn like primary building elements.
- 2.3 Secondary lean-to elements, often partially enclosed, allow for extended depth in the plan mass of the primary building form, typically expressed as low or mono-pitched, or flat roofs.
- 2.4 Enclosing walls, derived from the "werf" connected primary and secondary building elements, vary in height to facilitate view, security and privacy needs.
- 2.5 Primary building elements are arranged to accommodate the public and private components of a house with each relating to shared or separate outdoor spaces.
- 2.6 Secondary building elements connect and support the primary forms, enhancing the relationship of indoor to outdoor 'rooms', create a layering of public to private domains, and provide enclosure and definition of the residential unit.

### **3. Planning Principals**

- 3.1 The planning principals found in typical 'Stanford Style' architecture, as described above, have been interpreted and developed to encourage design solutions appropriate for local climatic conditions and a contemporary lifestyle.
- 3.2 These guidelines mandate built forms consisting of simple rectangular shapes linked together in a variety of configurations, a combination of primary and secondary elements provides versatile solutions to domestic accommodation requirements.
- 3.3 The resultant barn, lean-to and pavilion building elements are to be arranged on the site to enclose external spaces creating courtyards which provide privacy, frame views, and provide shelter from harsh sun & wind.

### **4. Orientation**

- 4.1 Specific environmental conditions, orientation and views enjoyed by the individual sites are fundamental design determinates of the various units.
- 4.2 Alterations and additions are to take cognizance of, and expand on, the existing orientation of the plan form for the various plan types.
- 4.3 The guidelines define the building line constraints of each site, the nature of the plan form and the extent of the building envelope allowed.
- 4.4 These variables, acting together, generate the built form and its relationship to the site.

### **5. Types**

- 5.1 Seven basic unit types have been designed, these can be placed on erven other than as depicted, the Developer and
- 5.2 CA however reserve the right to determine the allocation of the various types to the individual erven.
- 5.3 The guidelines also identify and define individual building components and details, and prescribe their use and application to the built form.
- 5.4 Built form components and details are incorporated into the building design in a prescribed manner, ensuring a coherent architectural character in the residential housing estate as a whole, aiding the approval process, and informing later alterations & additions, yet allowing for individual expressions in the design of the various units.

**B. KLEIN RIVER ESTATE DEVELOPMENT FRAMEWORK****1. Framework**

- 1.1 The master site plan shown below is indicative and may vary from the approved cadastral diagrams.
- 1.2 The erven vary in size from 596m<sup>2</sup> to 1248m<sup>2</sup>.
- 1.3 Erven numbers 1044, 2122 & 2123 may only have single storey houses.
- 1.4 Erf no. 296 is privately owned and is entirely contained within the estate.
- 1.5 Erven numbers 2116, 2117, 2118 & 2148 may only have double storey houses.
- 1.6 Erf 2138 houses the Gate House & Maintenance Complex.
- 1.7 The existing Milkwood forest along the banks of the Klein River is to be protected at all times.

**2. Master Site Plan**

Not to scale

INSERT MASTER SITE PLAN

## C. DESIGN PARAMETERS

### 1. Building Lines

#### 1.1 Street Building Lines

- 1.1.1 4,0m for single & double storey buildings.
- 1.1.2 1,0m for swimming pools.
- 1.1.3 0,0m for retaining walls & external stairs.

#### 1.2 Rear Building Lines

- 1.2.1 3,0m for single & double storey buildings.
- 1.2.2 1,0m for swimming pools.
- 1.2.3 0,0m for retaining walls & external stairs.

#### 1.3 Side Boundary or Common Boundary Building Lines

- 1.3.1 4,0m for single & double storey buildings.
- 1.3.2 0,0m for Estate Gate House & Maintenance Court structures.
- 1.3.3 1,0m for swimming pools.
- 1.3.4 0,0m for retaining walls & external stairs.

#### 1.4 Special Conditions

- 1.4.1 *Riverfront Erven* :
  - For erven 2116, 2117 & 2118 no structure is permitted lower than the 8,0m contour line.
  - For erf 2153 no structure is permitted lower than the 14,0m contour line.
- 1.4.2 The Developer & Controlling Architect reserve the right to interpret the above constraints in respect of special sites and to permit variations at it's own discretion.

### 2. Plan Form

#### 2.1 Plan Forms of Primary Building Elements

- 2.1.1 Plan form is defined by the site building line and building envelope constraints.
- 2.1.2 The form generated consists of built elements as illustrated in the various plan types.

#### 2.2 Configuration of Primary and Secondary Elements

- 2.2.1 Primary forms consists of rectangular or square forms with double pitched roofs.
- 2.2.2 Primary building forms are connected by mono-pitched secondary elements including lean-to's, pergola's or covered terraces.

#### 2.3 Double Storey Component

- 2.3.1 The primary building forms can be single or double storey.
- 2.3.2 Single storey buildings can incorporate mezzanine levels.
- 2.3.3 Double storey buildings are restricted to certain erven.

#### 2.4 Garages

- 2.4.1 Garages must be attached to the building.
- 2.4.2 Garages may be incorporated into the primary and / or secondary built forms.
- 2.4.3 Maximum width of garages is 7,0m, maximum length is 7,5m.
- 2.4.4 Maximum width of garage doors is 2,5m.

#### 2.5 Coverage and Bulk Factors

- 2.5.1 Coverage refers to the external footprint of roofed primary and secondary building elements.
- 2.5.2 Covered terraces, pergola's and garages are included.
- 2.5.3 The coverage factor is 50 % of the site area.

**C. DESIGN PARAMETERS CONTINUED ...****3. Building Envelope****3.1 Building Width**

- 3.1.1 Maximum width of primary building elements is 6,5m.
- 3.1.2 Maximum width of secondary building elements is 4,5m; including covered terraces, pergola's and balconies.
- 3.1.3 Maximum width of garages is 7,0m.

**3.2 Building Height**

- 3.2.1 Height of single storey building elements is 4,3m measured from natural ground level to wallplate level.
- 3.2.2 Height of a double storey primary building element is 7,5m measured from mean natural ground level to top double pitched roof ridge.
- 3.2.3 Height of secondary building elements is related to the building height of primary building elements as illustrated. of built elements as illustrated in the various plan types.
- 3.2.4 The building height is measured from the mean natural ground level measured contiguously to the elevation, i.e. from the lowest to the highest points along natural ground level or prior to any disturbance of the site.

**3.3 Roof Pitch**

- 3.3.1 Roofs to principal forms must be double pitched ( equal pitch both sides ) and the angle may vary from 30,0° to 40,0°.
- 3.3.2 Where there is more than one primary building element they must be roofed individually and linked by secondary building elements.
- 3.3.3 Roofs to secondary elements must be flat or mono-pitched and the angle of the mono-pitch may vary from 2,5° to 15,0°.

## **D. BUILDING ELEMENTS**

### **1. Roofs**

#### 1.1 Roof Pitch

- 1.1.1 The roof pitch has been defined in section C.2.3 Building Envelope.

#### 1.2 Roof Materials

- 1.2.1 Are to be profiled steel sheeting ( 'S'-profile, standing seam or 'KLIP-LOK' or equivalent ) pre-painted and limited to shades of grey.
- 1.2.2 No tiled, slate or thatch covering is permitted.
- 1.2.3 No thatch gazebo's will be permitted.
- 1.2.4 Flat concrete roofs in secondary building elements are to be covered with stone chip or with tiled trafficable surfaces.

#### 1.3 Roof Form

- 1.3.1 Principal roofs may be double pitched ( equal pitches both sides ), gable ended, with or without ventilators.
- 1.3.2 Roof forms for the primary elements in each house are to be consistent.

#### 1.4 Roof Eaves

- 1.4.1 Roof eaves should be clipped to primary forms, and clipped or limited to an overhang of 400mm to secondary elements.
- 1.4.2 Where a roof overhang is adopted the roof sprockets are to be exposed.
- 1.4.3 Facia's & barge boards are to be 12 x 225mm Nutec fibre cement, painted white.
- 1.4.4 Ogee profile white epoxy powder coated aluminium gutters & either aluminium as for gutters or 80mm diameter white uPVC rainwater downpipes.

#### 1.5 Roof and Dormer Windows

- 1.5.1 Roof windows are contained in the plane of the roof and may have opening sections, finish to be shades of grey to match sheeting.
- 1.5.2 Dormer windows are projecting structures within the roof and may also be incorporated as an extension of the wall plane above the eaves line.
- 1.5.3 The number, position and types of roof and dormer windows are as illustrated on the type 4 elevations.

#### 1.6 Primary and Secondary Roof Relationship

- 1.6.1 The relationship between primary and secondary roof elements is as illustrated on the various types.

### **2. Walls**

#### 2.1 Walls

- 2.1.1 The walls of the primary and secondary building elements are to be plastered and painted.
- 2.1.2 The walls may be smooth or textured, may have plinths and may have a limited combination of textures and colours.
- 2.1.3 Materials are restricted to painted plaster, textured plaster, coloured plaster in neutral colours, natural stone and shiplap cladding.
- 2.1.4 Face brick and precast concrete structural or cladding elements are not permitted.

**D. BUILDING ELEMENTS CONTINUED ...****3. Windows, Doors and Shutters**3.1 Windows and Doors

- 3.1.1 Tinted or reflective glazing is not allowed generally, Cool Grey PVB ex AFRICA GLASS or similar is permitted.
- 3.1.2 Are to have vertical or square proportions.
- 3.1.3 May be any size allowed in terms of wall height.
- 3.1.4 Sub-division of windows and doors into smaller sections must maintain vertical or square proportions.
- 3.1.5 Can be constructed from timber, aluminium or PVC.
- 3.1.6 Must have frame sizes that look like timber frame sizes as illustrated on the various types.
- 3.1.7 Where windows and / or doors are combined to provide large openings between internal and external spaces they must be composed of sections that are vertical, large openings may only occur where they are covered by a lean-to, roof, balcony or pergola.
- 3.1.8 Shutters are to be functional, match proportions of the doors or windows they cover and may be folding or sliding.
- 3.1.9 Shutters may be constructed from timber, aluminium or PVC.
- 3.1.10 No sliding motor or pedestrian gates will be permitted.
- 3.1.11 1,2m high pedestrian gates to 1,2m high boundary or garden walls are encouraged.

**4. Balconies and Covered Terraces**4.1 Balconies

- 4.1.1 May be constructed in association with double storey houses or mezzanine levels, but not single storey houses.
- 4.1.2 May only occur within the building lines.
- 4.1.3 May not have a verandah or pergola attached to it at ground floor level.
- 4.1.4 Support structures for balconies can consist of materials as described under Walls, timber or steel.
- 4.1.5 Balustrades to balconies may be in timber, steel or aluminium and are to be arranged as illustrated, finished in stainless steel, white or shades of grey.

4.2 Covered Terraces

- 4.2.1 Support structures for verandah roofs can consist of materials as described under Walls, timber or steel.
- 4.2.2 The structure of the verandah roof is to be exposed and expressed.
- 4.2.3 The maximum roof overhang is 400mm.
- 4.2.4 The relationship between a mono-pitched roof and a primary building element shall be as illustrated on the various types.

**5. Pergola's**5.1 Pergola's

- 5.1.1 Support structures for pergola's can be as for covered terraces above.
- 5.1.2 Pergola elements can be constructed from wrought and planed timber and steel.
- 5.1.3 The maximum pergola overhang is 400mm.
- 5.1.4 Pergola's may be covered in timber laths, "Spaanse-riet" and canvas awnings ( white, neutral colours & shades of grey ).
- 5.1.5 Shade cloth is not permitted.
- 5.1.6 Pergola's may support planting.
- 5.1.7 Carports to be constructed as for pergola's.

**D. BUILDING ELEMENTS CONTINUED ...****6. Chimneys and Braai's****6.1 Chimneys for Houses**

- 6.1.1 Chimney may be constructed of materials as described under Walls and may also consist of approved steel or steel clad structures.
- 6.1.2 Chimneys may not extend more than 1,2m above eaves height or 1,2m above their exit point from the roof.
- 6.1.3 Cows are to be either traditionally constructed as for walls, steel Turbo Cows or uPVC rotating cows, finish either stainless steel or black.

**6.2 Braai's**

- 6.2.1 Braai fireplaces and pizza ovens must consist of approved pre-manufactured units, or built to strict dimensions.
- 6.2.2 Units are to be incorporated into the wall of the house, screen wall or boundary wall.
- 6.2.3 The chimneys are to be constructed as per chimneys above.
- 6.2.4 Chimneys of braai's / pizza ovens may not extend more than 1,2m above the top of the braai / pizza oven.
- 6.2.5 Braai fireplaces & pizza ovens or similar structures must be attached to the house, and may not be free-standing.

**7. Pools****7.1 Pools**

- 7.1.1 Pool filtration and heating systems are to be enclosed and screened.
- 7.1.2 Pools and their enclosures are to comply with NBR safety regulations.
- 7.1.3 Pools and associated pool decks may not project from the natural ground level by more than 450mm.
- 7.1.4 Pools may be constructed 1,0m from the property boundary line.

**8. Garages, Carports & Curb Crossings****8.1 Garages**

- 8.1.1 Each site must have either a single or double garage, with size restricted to 7,0m wide by 7,5m long.
- 8.1.2 See item C.2.4 - Building Envelope.

**8.2 Carports**

- 8.2.1 Each site must provide 2 off-street parking bays, these can be accommodated on the driveway.
- 8.2.2 Each site may have a single or double carport.
- 8.2.3 Support structure for carports is to be as for pergola's above.
- 8.2.4 Are to be constructed within the building lines.
- 8.2.5 Configuration of garages, carports and driveways are as illustrated on the master site plan.

**8.3 Curb Crossings**

- 8.3.1 Curb crossings are to be limited to 5,8m and 2,5m wide.
- 8.3.2 Each site may have only one wide and one narrow crossing.
- 8.3.3 Curb crossings are to be separated by a medium island of minimum 0,5m in width.



**D. BUILDING ELEMENTS CONTINUED ...****9. Boundary Walls****9.1 Boundary Walls**

- 9.1.1 Boundary walls on the street and open space sides of a site are limited to 1,2m high.
- 9.1.2 Walls of 1,8m height are to be setback from the boundary by 4,0m, and are limited to half the length of the site boundary.
- 9.1.3 Common boundary walls maximum 1,8m high.
- 9.1.4 Screen walls to laundry and kitchen yards are to be a maximum of 2,1m high and will screen cloths lines and refuse bins, screen walls are to be a maximum of 10m long.
- 9.1.5 Where the natural ground line slopes, boundary walls are encouraged to have their top line run parallel to the natural ground line.
- 9.1.6 Other elements of enclosure can be constructed of picket and wire fencing and planting and must conform to all of the limitations of boundary walls, as described above.
- 9.1.7 A combination of wall and fencing elements may be constructed, designs to be approved by the Developer & CA.
- 9.1.8 No wire fencing to face the street boundary.
- 9.1.9 The Gate House, and Entrance & Maintenance Courtyard walls are as illustrated on these drawings for approval.

**10. Colour****10.1 Roofs**

- 10.1.1 Only hues of grey as standard for prefinished steel sheeting will be allowed, provided they fall within the following colour range :
 

<i>Plascon</i>	E29-3	Silver
	E29-4	Sterling
	E29-5	Pencil
	E29-6	Bovine
- 10.1.2 Roof Windows : see section D : item 1.5.1 - Roofs

**10.2 External Walls**

- 10.2.1 Colours available for walls and their associated elements are as follows :

<i>Plascon</i>	Standard	White			
Range	E 13-1	Pleasant Point	-	E 13-5	Haworth
Range	E 14-1	Liberia	-	E 14-5	Sombrero
Range	E 15-1	Dockside	-	E 15-4	Plattsville
Range	E 16-1	Eyelet	-	E 16-5	Tent
Range	E 17-1	Angora	-	E 17-4	Matisse
Range	E 18-1	Seurat	-	E 18-4	Rothko
Range	E 19-1	Long Beach	-	E 19-4	Sandy Stream

- 10.2.2 Only two of the available colours must be adopted for each house, subject to the CA & Developer's approval.
- 10.2.3 One colour scheme for all the wall elements is preferred.
- 10.2.4 Boundary wall colours are as for wall colours, and are to match the colour selected for the individual house.
- 10.2.5 Boundary picket fences are to be painted white.
- 10.2.6 Trellis fencing to take planting can be dark stained & sealed, or painted white, black or shades of grey.

**10.3 Windows, Doors & Shutters**

- 10.3.1 Timber elements may be left natural, or stained Mahogany oca, and finished with a clear protective coating.
- 10.3.2 Timber elements may be painted white, black or shades of grey.
- 10.3.3 Balau or similar wharfing timber material may be left natural, unpainted.
- 10.3.4 Aluminium and uPVC elements are to be white, black, dark brown, or shades of grey.

**E. SERVICES**

- 1.1 Waste and supply services are not to be exposed externally.
- 1.2 Television aerial and satellite dishes are to be installed below the roof eaves line.
- 1.3 Air-conditioning condenser units are to be at ground level and screened.
- 1.4 Gas bottles to be housed in the kitchen / service yard.
- 1.5 External lighting is to be wall mounted.
- 1.6 Bollard lights are to be restricted to 900mm high and no pole mounted lighting will be allowed.
- 1.7 Solar water heating devices are to have their storage tanks concealed from view and separate from the heating panels.
- 1.8 Heating panels are to be mounted flush on the primary roof forms only.
- 1.9 Heating systems are to consist of approved pre-manufactured units.

**F. LANDSCAPING****1. Landscaping**

- 1.1 A professional Controlling Landscaper / Consultant has yet to be appointed.
- 1.2 Landscaping must be undertaken within the integrated landscaping language of the Estate.
- 1.3 The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible.
- 1.4 Exotic plant material common to the surroundings of the Estate may be used.

**2. Landscaping Character**

- 2.1 In order to maintain continuity in the overall landscape character, owners of erven are required to design and implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.
- 2.2 In this way the collective landscape theme will be realized for the appreciation and benefit of all.

**3. Recommended Plant List**

- 3.1 A garden cottage style is encouraged, including hedges of varying height and species, defining beds containing rambling mixtures of more informal planting.
- 3.2 Planting on walls and pergola's is encouraged as is the planting of side spaces between houses, in an effort to reduce the overall impact of the built element.
- 3.3 Street side gardens must relate to the formality of the private road and residential geometry.
- 3.4 Gardens fronting commonage may not flow out onto these areas.
- 3.5 The principles of the Department of Water Affairs water wise gardening programme are supported and encouraged.

**4. Hard Landscaping**

- 4.1 Hard landscaping surfaces, i.e. brick paving, tiling etc, around houses will not be permitted to cover the entire site.
- 4.2 Cumulatively paving shall not cover more than 35 % of the individual erf area and a minimum of 20 % of each erf must be soft landscaping.

**5. Restrictions**

- 5.1 The gardening and landscaping activities of an owner shall be confined to the physical extent of the pegged residential erf and may not extend into commonage or the Milkwood forest.
- 5.2 Landscaping layouts are to be approved by the Controlling Landscaper and Developer.
- 5.3 No temporary structures are permitted on the erf.
- 5.4 No "wendy houses" are allowed.
- 5.5 Where the intention of the erf owner is to cultivate a hedge, the position, type and final height shall be indicated on the site plan.
- 5.6 Invasive alien vegetation clearance on any undeveloped erf remains the responsibility of the owner.

## **G. BUILDING PLAN SUBMISSION AND APPROVAL PROCESS**

### **1. Building Plan Submission**

- 1.1 Building plan submission is a three tier process as follows :
- 1.2 An conceptual design proposal is to be submitted for scrutiny to the Controlling Architect.
- 1.3 Any revisions called for will have to be integrated, and re-submitted.
- 1.4 When the concept is approved, uncoloured drawing sets for approval ( 5 copies, 1 for Architect / Client, 1 for Developer / HOA, and three for submission to the local authority are to be submitted to the Controlling Architect.
- 1.5 These sets of drawings will be stamped & returned to the applicant for submission to the Local Authority.

### **2. Information Required**

- 2.1 The following documentation and information is required for the design concept and local authority submission drawings :
- 2.2 Site development & roof plan with contours at 1m intervals showing the boundary, building lines and setbacks at a scale of 1 : 100, including the following information :
  - 2.2.1 Site area calculation.
  - 2.2.2 Coverage area calculation.
  - 2.2.3 1st floor area calculation.
  - 2.2.4 Bulk calculation.
  - 2.2.5 External wall colours.
  - 2.2.6 Roof cladding material.
  - 2.2.7 Door, window & shutter materials.
  - 2.2.8 Eave & rainwater goods specifications.
  - 2.2.9 Extent of paving
  - 2.2.10 Boundary walls, heights, materials & gates.
  - 2.2.11 Site number and North point
- 2.3 Plans for each level at a scale of 1 : 100, including external lighting & services layout.
- 2.4 Sections at a scale of 1 : 50, including retaining structures
- 2.5 Elevations at a scale of 1 : 100.

## **H. REVISIONS & NOTES**