

# **MILKWOOD LYNX ESTATE**

## **ARCHITECTURAL DESIGN GUIDELINES** **AND DEVELOPMENT RULES**

**REVISION C** : FOR TOWN PLANNING APPROVAL  
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## **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 Milkwood Lynx Estate ( MLE ).
- 1.2 Implementation of these guidelines will facilitate a coherent architectural expression in the residential development in keeping with the style typical in the Estate.
- 1.3 These guidelines are supplementary to the Milkwood Lynx Constitution and House Rules, requirements of the Local Authority ( LA ) and the National Building Regulations ( NBR ).
- 1.4 All plans must be approved by the Building Committee ( BC ) of the MLE Home Owners Association ( HOA ) and the Controlling Architect ( CA ), prior to submission to the LA ( Overstrand Municipality ) for statutory approval.
- 1.5 The HOA reserves the right to vary the requirements contained within this document, subject to the approval of the LA, from time to time as deemed necessary to ensure that the stated intensions are maintained.
- 1.6 The onus is on the individual Owner / Member to ensure the latest revision is made available to the Designer.
- 1.7 In these guidelines the words "must" and "shall" indicate mandatory requirements, while the word "should" indicates preferred & recommended provisions.

### **2. Architectural Expression**

- 2.1 Freedom of individual expression is permitted, necessarily limited by these controls considered mutually advantageous to all Owners.
- 2.2 The overall architectural theme envisaged is a function of the natural, physical & climatic features of the site, should be characterized by a sense of timelessness & fit, and foster an indoor - outdoor, contemporary lifestyle.
- 2.3 The architectural style can be described as a contemporary reinterpretation of "Cape Vernacular", a style typical to the region, characterized by rectangular plan forms with double pitched roofs creating barn forms with associated gables, and shed roofed verandahs.
- 2.4 Fireplaces & chimneys typically project from the external envelope and are a major sculptural element.
- 2.5 Built forms consisting of simple rectangular shapes linked together in a variety of combinations of primary and secondary elements provide versatile solutions to domestic accommodation programmes, and permit future alterations & additions avoiding an "ad-hoc" character.
- 2.6 The building designs shall optimize the exceptional views, protect the glass surfaces & accord with colours reflecting the surrounding natural environment.
- 2.7 Large monolithic structures are not permitted, the footprint and elevations are to be articulated.
- 2.8 No log homes or imitations of "Dutch, Victorian, Spanish etc. style" houses will be permitted.
- 2.9 A cohesive village atmosphere must be fostered and the investment value of the residential estate as a whole enhanced.

### **3. Planning Principals**

- 3.1 Planning principles have been developed into parameters informing design responses reflecting the envisaged architectural language.
- 3.2 Primary building forms or elements are to accommodate the public and private components of a house, and be strongly associated with shared or separate outdoor spaces.
- 3.3 Secondary building elements are to connect and support the primary forms and further articulate the dwelling.
- 3.4 A minimum of screen walls will be permitted, mostly confined to service yards, to serve screening, privacy and security requirements.
- 3.5 Specific environmental conditions such as slopes, orientation and views enjoyed by the individual sites are fundamental design determinates of the various units.
- 3.6 Alterations and additions are to take cognizance of, and expand on, the existing orientation of the plan form.
- 3.7 The parameter variables, acting together, generate the built form, its relationship to the site, and define the nature and extent of the building envelope permitted.

**B MILKWOOD LYNX ESTATE DEVELOPMENT FRAMEWORK**

**1. Framework**

- 1.1 The site development plan shown below is indicative and may vary to a small extent from the approved cadastral diagrams.
- 1.2 The existing public open space ( Erf 2100 ) & corridors ( part Erf 2113 & Erf 2087 ) are to remain clear, for fauna to traverse the Estate from the Green Belts located on the North & South boundaries, at all times.

**2. Site Development Plan ( SDP )      Not to scale**



## **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 .

#### 1.2 Rear Building Lines

- 1.2.1 2,0m for single & double storey buildings.
- 1.2.2 1,0m for swimming pools.
- 1.2.3 0,0m for retaining walls .
- 1.2.4 A right of way servitude exists over the rear boundary of Erf 2095 in favour of adjoining Erf 1820.

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

- 1.3.1 2,0m for single & double storey buildings.
- 1.3.2 1,0m for swimming pools.
- 1.3.3 0,0m for retaining walls

### **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 barn shapes.

#### 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.

#### 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.

#### 2.4 Garages

- 2.4.1 Garages must be attached to the dwelling.

### **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 8,0m 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 in the various plan types.
- 3.2.4 The building height is measured from the mean natural ground level measured contiguously to the elevation, that is, from the lowest to the highest building envelope natural ground level points 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 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°.

#### 3.4 Coverage

- 3.4.1 Maximum 50% of the erf area, including garaging and any structure higher than 1000mm above natural ground level ( NGL ).

## 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 Double pitched roofs must be 'S' profile Zinalume osa pre-finished sheeting, colour - Charcoal.

1.2.2 Mono-pitched pitched roofs must be Diamondek profile Zinalume osa pre-finished sheeting, colour - Charcoal.

1.2.3 No tile, slate or thatch covering is permitted.

1.2.4 No thatch gazebo's will be permitted.

#### 1.3 Roof Form

1.3.1 Principal roofs must be double pitched ( equal pitches both sides ) and gable ended.

1.3.2 Roof forms for the primary elements in each house are to be consistent.

#### 1.4 Roof Eaves & Rainwater Goods

1.4.1 Roof eaves should be clipped to primary forms, a 38 x 38 or 50mm spacer batten is permitted.

1.4.2 No parapet walled gable ends will be allowed.

1.4.3 Facia's & barge boards are to be 12 x 225mm Nutec fibre cement, painted as for the dwelling external walls.

1.4.4 Gutters must be ogee profiled, epoxy powder coated, seamless aluminium, colour - Charcoal.

1.4.5 No PCV or fibre cement gutters are permitted.

1.4.6 Downpipes must be rectangular, fluted, epoxy powder coated aluminium mounted flush with the wall plane, colour - Charcoal.

#### 1.5 Roof Windows

1.5.1 Roof windows are contained in the plane of the roof and may have opening sections, finish must match the surrounding roof sheeting.

1.5.2 Dormer windows are not permitted.

### 2. External Walls & Finishes

#### 2.1 External Walls

2.1.1 The walls of the primary and secondary building elements must be constructed of ROK clay bricks.

2.1.2 No concrete blocks are to be used to construct dwelling walls.

#### 2.2 External Wall Finishes

2.2.1 The finishes of the primary and secondary external walls are to be smooth plastered and / or bagged, and painted.

2.2.2 Natural fieldstone cladding is not permitted.

2.2.3 Fibre cement ( FC ) shiplap cladding is not permitted.

2.2.4 Face brick and precast concrete structural or cladding elements are not permitted.

2.2.5 Scratched or Spanish style plaster is not permitted.

### 3. External Doors, Windows, Shutters, Screens and Vents

#### 3.1 External Doors and Windows

3.1.1 Are to have vertical or square proportions.

3.1.2 May be any size allowed in terms of wall height.

3.1.3 Sub-division of windows and doors into smaller sections must maintain vertical or square proportions.

3.1.4 Can be constructed from dark brown stained & sealed hard wood ( HW ) timber or dark brown epoxy powder coated aluminium.

3.1.5 Aluminium external doors & windows must have frame sizes that approximate timber frame sizes.

3.1.6 Where windows and / or doors are combined to provide large openings between internal and external spaces they must be composed of sections that are vertically proportioned.

3.1.7 Garage doors are to be minimum 2,4m and maximum 5.1m wide, materials are to be stained HW timber, colour to match the dwelling doors & windows, PVC or steel garage doors are not permitted.

3.1.8 Burglar proofing must be expanding burglar doors, internally only, incorporated within the door or window or fixed internally, externally fixed elements are not permitted.

**D BUILDING ELEMENTS CONTINUED ...****3. External Doors, Windows, Shutters, Screens and Vents continued ...****3.2 External Shutters & Screens**

- 3.2.1 External shutters are not permitted.
- 3.2.2 Round aluminium fold down type awnings are not permitted.

**3.3 Glazing**

- 3.3.1 Low-E or Solarvue osa performance glazing is permitted.
- 3.3.2 Heavily tinted, coloured and reflective glazing is not permitted, unless specifically approved by the HOA.

**4. Balconies, Covered Terraces & Pergolas****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 Support structures for balconies can consist of materials as described under Walls, or thick timber stained and sealed.
- 4.1.4 Balustrades must be stainless steel.
- 4.1.5 No decorative cast or wrought iron, e.g. Victorian broekie lace or ornate iron or aluminium castings will be allowed.

**4.2 Covered Terraces and Pergolas**

- 4.2.1 Covered terrace & pergola brick columns to be finished to match the dwelling external walls.
- 4.2.2 Covered Terraces may have mono - pitched roofs or flat reinforced concrete slabs with either stone chip covering or natural stone slate tiles.
- 4.2.3 HW Timber support structures are to be stained & sealed, or painted as for external walls, or self - finished Balau osa.
- 4.2.4 Pergolas can be covered with Balau osa slats / laths, or "latte".
- 4.2.5 Acrylic canvas type awnings to pergolas are permitted.
- 4.2.6 May only occur within the building lines.
- 4.2.7 No shade cloth covering to pergolas is permitted.

**5. Chimneys, Braai's and Pizza Ovens****5.1 Chimneys**

- 5.1.1 Chimneys may be constructed of materials as described under Walls, and may also consist of approved steel structures.
- 5.1.2 Cowl's are to be either traditionally constructed as for walls, steel Turbo Cowl's, or rotating cowl's, finish must be either
- 5.1.3 stainless steel or black epoxy powder coated galvanized mild steel.

**5.2 Braai's & Pizza Ovens**

- 5.2.1 Braais and pizza ovens must consist of approved pre-manufactured units, or built to strict dimensions.
- 5.2.2 The chimneys are to be constructed as per Chimneys above.
- 5.2.3 Chimneys of braais and pizza ovens may not extend more than 1,2m above the top of the house eave.
- 5.2.4 Braais & pizza ovens, must be attached to the house, i.e. not free-standing.

**6. Swimming Pools**

- 6.1 Pool filtration and heating systems are to be enclosed and screened.
- 6.2 Pools and their enclosures are to comply with NBR safety regulations.
- 6.3 Pools and associated pool decks may not project from the natural ground level by more than 1000mm.
- 6.4 Pools may be constructed 1,0m from the property boundary line.

**D BUILDING ELEMENTS CONTINUED ...****7. Garages, Carports & Curb Crossings****7.1 Garages**

- 7.1.1 A maximum of one double garage may be built per erf.
- 7.1.2 Garage door materials are described under Doors & Windows.
- 7.1.3 Garages shall be attached to the dwelling or incorporated into the primary and / or secondary forms.
- 7.1.4 No prefabricated, temporary or makeshift garage structures will be allowed.
- 7.1.5 Space for a minimum of four cars is to be available on site, i.e. two in the double garage, and two on the driveway.

**7.2 Carports**

- 7.2.1 The design and construction of carports are to be as for pergolas and attached to the dwelling.
- 7.2.2 No shade netting is permitted.

**7.3 Curb Crossings**

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

**9. Boundary & Garden Walls**

- 1 Boundary or garden walls on the street boundary are not permitted.
- 2 Lateral boundary or garden walls, are to be setback from the street boundary by 4,0m.
- 3 Common and rear ( where no Estate fence is present ) boundary walls to be a maximum of 1,8m high.
- 4 Screen walls to laundry and kitchen yards are to be 2,1m high & maximum 10m long, and will screen clothes lines, water tanks, heat pumps, gas bottles etc.
- 5 Where the natural ground line slopes, boundary walls are preferred to be stepped.
- 6 No pre-fabricated concrete walls or wire fencing are permitted.

**E. SERVICES**

- 1 Waste and supply services are not to be exposed externally.
- 2 Television aerial and satellite dishes are to be installed below the roof eaves line.
- 3 Air-conditioning condenser units are to be at ground level and screened.
- 4 Gas cylinders are to be housed in the kitchen / service yard in accordance with relevant regulations.
- 5 External lighting is to be wall mounted.
- 6 Bollard lights are to be restricted to 900mm high and no pole mounted lighting will be allowed.
- 7 Solar water heating devices are to have their storage tanks concealed from view and separate from the heating panels.
- 8 Solar panels are to be mounted flush on the roof.
- 9 Solar systems are to consist of approved pre-manufactured units.
- 10 Rainwater tanks must be screened within service yards, or occur underground, visible water tanks are not permitted.
- 11 House numbers in stainless steel, maximum size 300 x 300mm, are to be positioned on the house wall.
- 12 No freestanding signage will be allowed.
- 13 No large radio or Wi - Fi masts will be permitted.
- 14 No flag poles will be permitted.

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

- 1.1 All gardens must be established within three months after completion of the building.
- 1.2 All sites are to be cleared of invasive vegetation & immediate measures are to be taken to stabilize the exposed slopes.
- 1.3 The indigenous plants already established on the sites should be preserved, where possible.
- 1.4 Local endemic, indigenous or non-invasive alien trees, plants and shrubs are preferred.
- 1.5 Large trees or plants with potentially large or troublesome root system should be so positioned as to prevent root or other damage to adjacent Owners' properties or to obstruct their light or views.
- 1.6 Planting against walls is encouraged as is the planting of side spaces between houses, in an effort to reduce the overall impact of the built element.
- 1.7 Where unscreened, a water wise fynbos garden is suggested, the principles of the Department of Water Affairs water wise gardening programme are supported and encouraged.

**2. Hard & Soft Landscaping**

- 2.1 Hard landscaping surfaces, that is, brick paving, tiling etc, around houses will not be permitted to cover the entire site.
- 2.2 Cumulatively hard landscaping shall not cover more than 30% of the individual erf area, and a minimum of 20% of each erf should be soft landscaping.

**3. Restrictions**

- 3.1 The gardening and landscaping activities of an Owner shall extend to the kerb line and may not extend into commonage.
- 3.2 Precast concrete garden sculptures ( such as garden gnomes & waterfeatures ) will be permitted subject to HOA approval.
- 3.3 Garden sheds or "wendy houses" may be permitted provided they are not visible from the street.
- 3.4 Private gardens must be managed & maintained by Owners or their Representatives.
- 3.5 Invasive alien vegetation clearance on any undeveloped erf remains the responsibility of the Owner.



**G REVISIONS & NOTES****1.1 Revision A 15-02-2018**

- 1.1.1 Clause 1.2 : Public open space erf numbers revised.
- 1.1.2 Clause 1.4.6 : Downpipes revised.
- 1.1.3 Clause 2.2.2 : Natural fieldstone cladding omitted.
- 1.1.4 Clause 2.2.3 : Fibre cement shiplap cladding omitted.
- 1.1.5 Clause 3.1.7 : Epoxy powder coated steel omitted.
- 1.1.6 Clause 3.2.1 : External shutters omitted.
- 1.1.7 Clause 3.2.2 : External shutters omitted.
- 1.1.8 Clause 4.1.3 : Natural fieldstone cladding omitted.
- 1.1.9 Clause 4.2.1 : Accent colours & natural fieldstone cladding omitted.
- 1.1.10 Clause 4.2.3 : Accent colours omitted.
- 1.1.11 Clause 5.2.4 : or similar structures omitted.
- 1.1.12 Clause 11 : Epoxy powder coated galvanised steel omitted.
- 1.1.13 Annexure A : Builders deposit & kerb note revised.
- 1.1.14 Annexure C : Schedule A replaced, Schedule D 2 replaced, schedule E 3 deleted, Schedule G 1 accent colours & fieldstone cladding omitted, Schedule I 2 & 3 revised.

**1.2 Revision B 12-04-2018**

- 1.2.1 Section G : BUILDING PLAN SUBMISSION AND APPROVAL PROCESS - removed & included to Building Code of Conduct
- 1.2.2 Section H : BUILDING OPERATIONS & PROCEDURES - removed & included to Building Code of Conduct

**1.3 Revision C 22-05-2018**

- 1.3.1 Clause D.3.1.8 : "Clear Bars osa" - note removed

REVISION : -

## SCHEDULE OF FINISHES

### A. EXTERNALLY PLASTERED WALLS PAINT COLOURS

1. Home Owners must make use of the approved colour list available from the Executive Committee Secretary.
2. Only two approved colours can be adopted for each dwellings external walls.
3. Boundary walls are to be painted to match the dwelling external walls.

### B. ROOF MATERIALS & COLOURS

1. S-Profile Sheeting : Double pitch roofs - Zincalume osa, colour - Charcoal
2. Diamondek Profile : Mono - pitch roofs - Zincalume osa, colour - Charcoal
3. RC Flat Roofs : Covered with grey or brown stone chip, or tiled with grey or sandstone coloured natural stone slate

### C. FASCIA & BARGE BOARD MATERIALS & COLOURS

1. 12 x 225mm Fibre Cement : Painted to match the external wall colour

### D. RAINWATER GOODS MATERIAL & COLOURS

1. Gutters : Small or large ogee profile, seamless, epoxy powder coated aluminium, colour - Charcoal
2. Rainwater Downpipes : Rectangular, fluted, epoxy powder coated aluminium mounted flush with the wall plane, colour - Charcoal

### E. EXTERNAL DOORS, WINDOWS, SHUTTERS & VENTS MATERIALS & COLOURS

1. HW Timber : Dark brown stained & sealed, or painted as for external walls.
2. Aluminium : Epoxy powder coated, FERRO VEDOC, colour - Chocolate Brown Gloss, code - VP 6006, or  
: Epoxy powder coated, INTERPON 600, colour - N. M. Bronze Matt, code - LM 257 P

### F. EXTERNAL BALUSTRADING MATERIALS & COLOURS

1. Stainless Steel : 316 marine grade, high polish self-finished.

### G. PERGOLA MATERIALS & COLOURS

1. Columns / Posts : Dark brown stained & sealed HW timber, or timber painted as for external walls, or self-finished  
Balau osa
2. Bearers & Runners : Dark brown stained & sealed HW timber, or timber painted as for external walls, or self-finished  
Balau osa, runners can also be self - finished "latte"

### H. FENCES & GATES MATERIALS & COLOURS

1. Timber : Dark Brown stained & sealed HW timber, or timber painted as for external walls, or self-finished  
Balau osa
2. Galvanised Mild Steel : Epoxy powder coated as for external doors & windows, or Charcoal Matt

### I. PAVING MATERIALS & COLOURS

1. Precast Concrete : to match existing Driveways
2. Courtyards / Swimming Pool Surrounds / Service Yards etc : Owner's choice
3. Decking : Balau osa slats, or composite planks, shades of grey & brown permitted
4. Entrance Walkways : Decking, precast concrete stepping stones or pavers permitted

REVISION : -

## RECOMMENDED PLANT LIST

To follow.