

# Seagulls Hotel & Lifestyle Estate

ARCHITECTURAL GUIDELINES



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# **ARCHITECTURAL GUIDELINES**

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## **1. INTRODUCTION**

### **1.1 Introduction**

These Architectural Guidelines are based on the contemporary Cape Island / Cape Cod Theme as developed in recent years.

These guidelines aim to provide a fair scope for design, whilst ensuring an overall blending by means of prescribed materials. Building designs are to follow these guidelines and the existing buildings are to be modified to blend into the overall theme.

Redeveloping and upgrading the existing buildings with ship-lap wall cladding and double pitched gable ended roofs will promote a homogenous appearance to the overall development and complete the holiday village atmosphere.

### **1.2 Architectural Approach**

The overall design intention is to respectfully preserve and protect the unique qualities of this Transkei Coastal landscape.

The aim is to create a built environment that sensitively combines with the natural beauty of the site in a controlled manner that has the smallest impact realistically possible.

Design excellence, individuality and uniqueness (but within the Cape Cod overall design discipline) are encouraged.

The macro design approach provides for a pleasant village grouping of units with a minimum of roadways, grouped parking and on-site parking for individual sites.

Limited site leveling will be permitted and the use of existing site topography will be encouraged as far as possible.

Owners are encouraged to express their individual preferences within the agreed guidelines. Architects may approach the framework architects (B4 Architects) for concept clarification as part of the approval process.

### **1.3 Submission & Approval Process**

Independent Design Architects must work in conjunction with the Framework Architects (B4 Architects).

Only SACAP registered Architectural Professionals are permitted to submit plans to the Home Owners' Association (HOA).

Prior to the commencement of the planning process the Design Architect and client are to arrange a briefing session with B4 Architects.

All plans are to be submitted to the Framework Architects (B4 Architects) for scrutiny for compliance with the Architectural Guidelines.

A scrutiny fee of R2 250.00 (incl. VAT) will be levied.

Once plans have passed scrutiny, plans may be submitted to Mngquma Municipality (Butterworth) for approval prior to construction work commencing.

The Framework Architects are to be notified when plans have been approved.

The following information is required when submitting plans for approval:

- Site plan with contours, showing the building footprint and building lines at a scale of 1:200
- Site Information Schedule
- Roof plan;
- Dimensioned floor plans of each level to scale 1:100 or 1:50;
- All elevations and sections indicating relevant heights
- Stormwater, drainage and water reticulation layouts
- Schedule of external finishes and colours
- Details of any special features

It is important to note that the overall certification, that plans comply with all relevant SANS standards, now rests with the design Architect in terms of the regulations.

## **2. PLANNING CONTROLS**

Please refer to the table below:

**PLANNING CONTROLS FOR NEW HOUSING UNITS**

Unit #	Building Lines *			Coverage	Max Height of Structure		Parking Bays per Unit	Relationship to Landscape			Major Ridgeline Orientation		
	Street	Rear	Sides		Max Height (m) *	No. Storeys		Set in	Terraced	Stilts	NW/ SE	NE/SW	N/S
1	0m	0m	0m	80%	7.00	2 Storey	2	√	√	√	√		
2	0m	0m	0m	80%	6.45	2 Storey (split level)	2	√		√	√		
3	0m	0m	0m	80%	6.00	1.5 Storey	2	√		√	√		
4	0m	0m	0m	80%	7.00	2 Storey	2		√	√	√		
5	0m	0m	0m	80%	7.00	2 Storey	2		√	√	√		
6	0m	0m	0m	70%	4.50	1 Storey	2	√		√	√		
7	0m	0m	0m	70%	4.50	1 Storey	2	√		√	√		
8	0m	0m	0m	70%	5.40	1 Storey	2	√		√	√		
9	0m	0m	0m	70%	6.00	1 Storey	2	√		√	√		
10	0m	0m	0m	70%	6.00	1 Storey	2	√		√	√		
11	0m	0m	0m	70%	6.00	1 Storey	2		√	√	√		
12	0m	0m	0m	70%	6.00	1 Storey	2		√	√	√		
13	0m	0m	0m	70%	5.40	1 Storey	2		√	√	√		
14	0m	0m	0m	70%	5.40	1 Storey	2		√	√	√	√	
15	0m	0m	0m	90%	7.00	1 Storey	2			√	√		
16	0m	0m	0m	90%	7.00	1 Storey	2			√	√		
17	0m	0m	0m	90%	7.00	2 Storey	2			√	√		
18	0m	0m	0m	90%	7.00	2 Storey	2			√	√		
19	0m	0m	0m	90%	7.00	2 Storey	2			√	√		
20	0m	0m	0m	90%	7.00	2 Storey	2			√	√		
21	0m	0m	0m	90%	7.00	1 Storey	2			√	√	√	
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23	0m	0m	0m	80%	7.00	2 Storey	2		√	√	√		
24	0m	0m	0m	80%	7.00	2 Storey	2	n/a	n/a	n/a	n/a	√	
25	0m	0m	0m	80%	7.00	2 Storey	2	n/a	n/a	n/a	n/a	√	
27	0m	0m	0m	80%	7.00	2 Storey	2	n/a	n/a	n/a	n/a	√	



\* Verandahs, balconies, patios, staircases, gazebos, pergolas, built-in braais and barbeques are in general considered to be part of the building structures and must be within the building lines.  
Garages and carports may extend over buildings only with the written consent of the Home Owners Association.  
No departures from the building lines will be considered unless suitably motivated in writing to the HOA.

\* Maximum height refers to the maximum height difference between the average natural ground level of the particular site and the ridge line of the roof

### **3. ARCHITECTURAL ELEMENTS & MATERIALS**

#### **3.1 Scale & Proportion**

Buildings should be sensitively scaled to fit into the natural environment. Large building masses should be broken down into smaller sub-masses and variation of the roof and façade lines is encouraged to break up the building mass.

#### **3.2 Built Form, Shape & Plan**

Building designs should be simple, rectangular shapes or composite rectangular forms, in keeping with the Cape Island Theme.

Plan elements must respond to the topography of the site and level changes are encouraged on sloping sites.

The use of wrap-around verandahs and stoeps with lean-to roofs and dormers is encouraged.

#### **3.3 Roofs**

Roofs are to be predominantly double pitched, gable-ended with pitches between 30 and 45 degrees. Roof pitches and styles must be consistent throughout individual properties.

Lean to roofs with pitches between 5 and 15 degrees will be permitted in conjunction with double pitched roofs.

Roof overhangs are to be no more than 450mm from the wall to the fascia and gable ends are to be flush.



*Double pitched roof of approximately 35° with gable end*

##### **3.3.1 Roof Materials**

Roofs are to be covered with Victorian or S pattern galvanised, aluminium or chromadek corrugated metal or fibre cement sheets.

Roof coverings must be consistent throughout individual



*Wrap-around verandah / stoep with lean-to roof*

properties. (The use of thatch is not permitted.)

### 3.3.2 Dormers, Roof Windows & Roof Lights

Dormer windows must be aligned with ground floor openings and a minimum of 900mm wide.

Gable ends of dormer windows to be glazed.

Roof lights must be set in the plane of the roof and be aligned with other glazing panels or windows - frames to match roof finish.



Dormer windows with glazed gable ends and ship-lap cladding

### 3.4 Walls

External walls are to be a combination of smooth plaster surface and Nutec ship-lap boarding – all walls above first floor level are to be Nutec ship-lap boarding only.

Random stonework as features, e.g. exposed chimney stacks, or as plinths forming a base for shiplap cladded walls above is acceptable.

No facebrick allowed

### 3.5 Windows

Window frames are to be white PVC, powder coated aluminium or painted timber.

The proportion and style of windows selected should be consistent throughout all buildings.

No external burglar bars are permitted

### 3.6 Shutters

The use of functional timber and aluminium (internal or external) shutters is encouraged.

Shutters may be folding or sliding, louvered or solid.

### 3.7 Doors

Doors are to be timber or aluminium.  
Excessively ornate doors should be avoided.

The style of any glass doors must be consistent with the window style.



External walls in a combination of smooth plaster surface and Nutec ship-lap boarding.



White powder coated aluminium window & door frames and white timber detailing



Functional timber shutters



### 3.8 Garages & Garage Doors

Garage doors to be horizontally slatted pattern.

### 3.9 Boundary Walls & Fences

White painted timber fences in a vertical or horizontal pattern is to be installed along the street boundary to a maximum height of 1.2m.

Smooth plastered masonry walls to a height of 1.8m may be installed along rear and side boundaries.

Service yards to be screened by plain, straight plastered masonry or timber walls to a height of 1.8m.

No prefabricated concrete panel walls are allowed



*Horizontally slatted garage door*



*Examples of white painted timber fencing*

### 3.10 Verandahs & Pergolas

Verandahs and pergolas are to be thoughtfully designed and constructed in a professional manner.

No light, temporary “carport” type structures will be permitted.

The coverings should be consistent with the main structure.



*Generous covered verandah and balcony forming an integrated part of the design with roof covering to match the rest of the building*

### 3.11 Balustrades to Verandahs & Balconies

All vertical posts and balustrading to be of timber construction or steel with the same size as timber. Ornate decoration e.g. broekie lace is not permitted.

### 3.12 Barge Boards, Fascias and Rainwater Goods

Barge boards & fascias are to be 150x15 mm pressed fibre-cement to match cladding (colour as per colour code)

Gutters to be pre-painted extruded aluminium rectangular profile.

Down pipes: to be aluminium/pvc, profile to match gutters.



*Generous timber deck with simple, elegant, white-painted timber balustrading*

### 3.13 Chimneys

Chimneys to be smooth plastered masonry or stone cladded and may not project more than 1m above the ridgeline of the roof. Only steel cowls or simple capping to tops of chimneys will be permitted. No ornate cowls.

### 3.14 Utilities

All exposed air conditioners, satellite dishes, television antennas, geysers, waste bins, gas cylinders, pumping systems, plumbing and washing lines must be fully screened by suitable walls not to be visible from the street or neighbouring property without the home owners' association consent.

### 3.15 Service Yards, Refuse Areas, Clothes Lines

Staff accommodation and kitchen areas should preferably open onto screened yards or patios.

All yards must be suitably screened to a height of not less than 1800 mm.

Washing lines must be erected in the service yards and may not be visible from the street or public areas.

### 3.16 Signage, House Name and Number

House numbers are to be clearly visible with a maximum size of 200 mm all as approved by the Home Owners' Association.



*An example of a stone chimney and ship-lap cladding*



*Muted pastel colours combined with white trim gives a clean, fresh appearance*

### 3.17 External Colours

A limited palette of colours in pastel shades specified by B4 architects is to be used. (See alongside)

### 3.18 Carports / Sheds / Wendy Houses

The design of any carports must be consistent with the main dwelling in terms of design elements and materials.

No temporary or prefab' structures will be allowed.

No shade cloth structures are allowed.

Garden sheds / Wendy Houses will only be permitted if they conform to the Cape Island Theme.

No dog kennels, facilities for caravans, boats or trailers are to be visible from the street.

Drive through garages for tandem parking is allowed.

### 3.19 Landscaping

Owners need to consider natural indigenous vegetation to provide visual buffers and barriers to maintain privacy and wind control. Several suitable species can be accessed locally for this purpose.

The development of hardy natural gardens is recommended that require a minimum of maintenance and enhance the beautiful setting of the Seagull's environment.

Indigenous trees may be planted with due consideration for future growth and the obstructing of views from neighbouring properties.

Evergreen trees are restricted to those that grow no taller than 4.00 metres.

### 3.20 Energy Efficient Design

All designs to comply with the new Building Regulations, Part XA with regards to Energy Efficiency.

Based on eco-friendly and energy conservation principles the main orientation should be North / North East with a minimum of West facing windows.

Natural airflow and ventilation is encouraged and energy efficient equipment is to be used as far as possible to minimize the carbon footprint of the buildings.



*Indigenous coastal vegetation and landscaping forming an integral part of the design*

Heat pumps for hot water and airconditioning options are recommended.

Solar heating and photovoltaic systems need to be unobtrusively placed and mounted flush with the roof.

#### **4. ENVIRONMENTAL REQUIREMENTS**

##### **4.1 Site Works**

Building designs must allow for a minimum of site leveling and the existing topography should be utilized as far as practically possible.

Buildings can be placed on stilts to minimize the impact on the natural environment.

##### **4.2 Services, Storm / Rain Water Management**

All services must be placed underground - no overhead electrical supply or telephone wiring will be permitted.

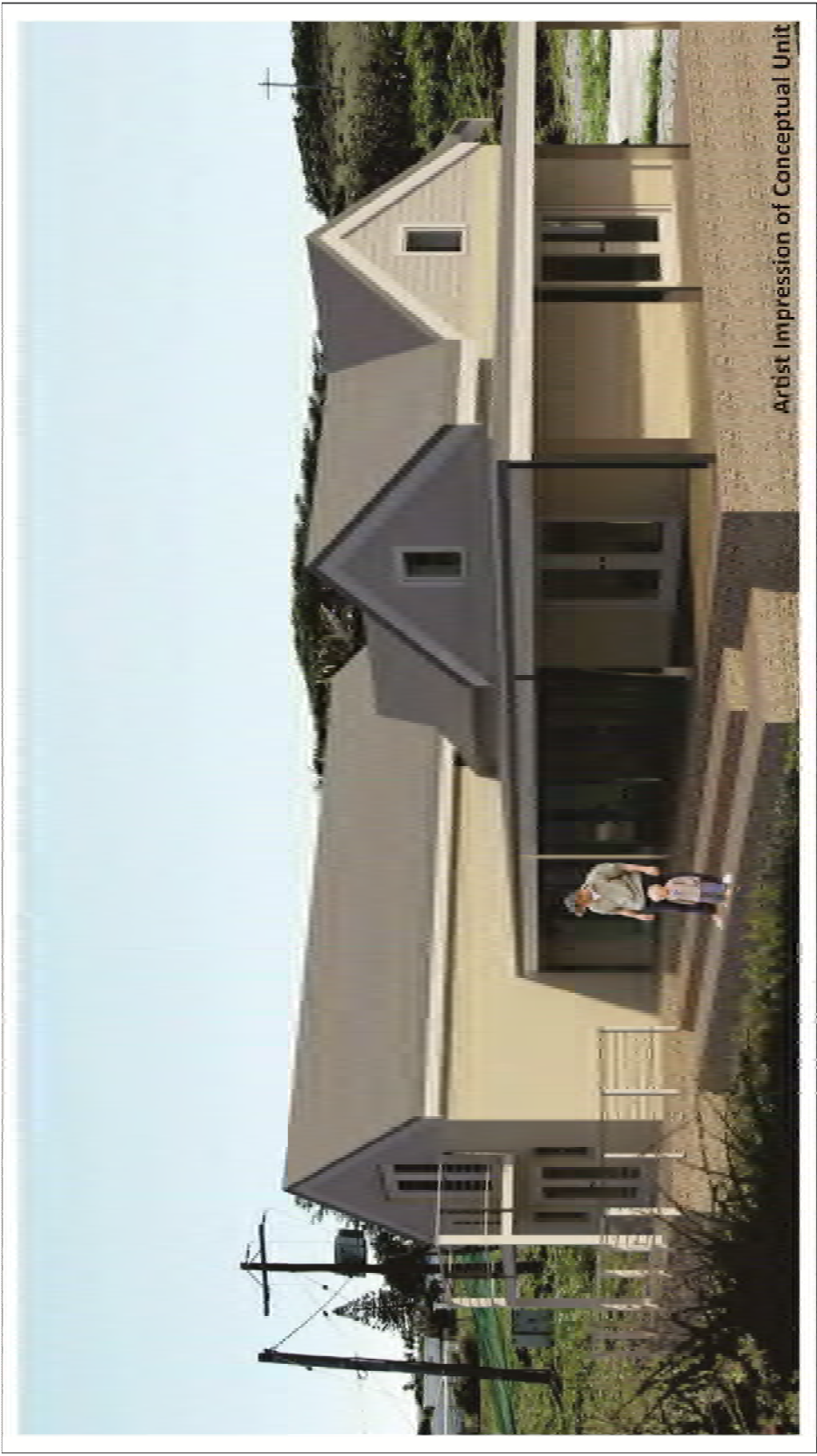
Rainwater must be collected in tanks for irrigation or drinking purposes and a two pipe system must be utilised for the kitchen, bath and basin "grey" water that will connect to the Estate infrastructure.

Sewers are to be connected to the Estate sewer infrastructure.

Storm water is to be channeled to hard surfaced roadways under the storm water management plan for controlled dispersal.

#### **5. SPECIAL CONDITIONS**

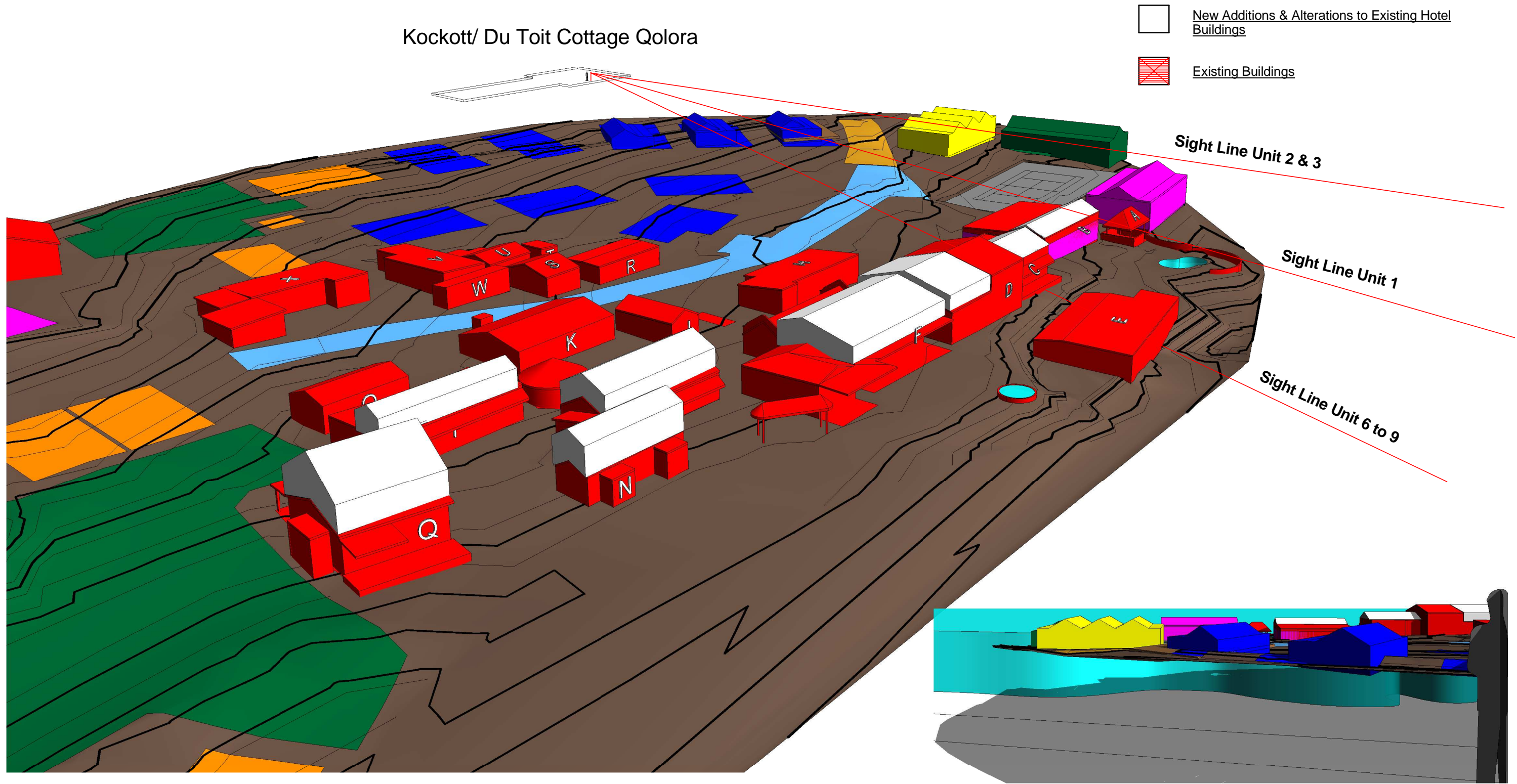
The Framework Architects (B4 Architects) are solely responsible for the interpretation of these guidelines and approval of plans within the guidelines.



Artist Impression of Conceptual Unit



Kockott/ Du Toit Cottage Qolora



1 3/D View Additions & Alteration to Existing Hotel

2 3D View from Residence

# B4 Architects

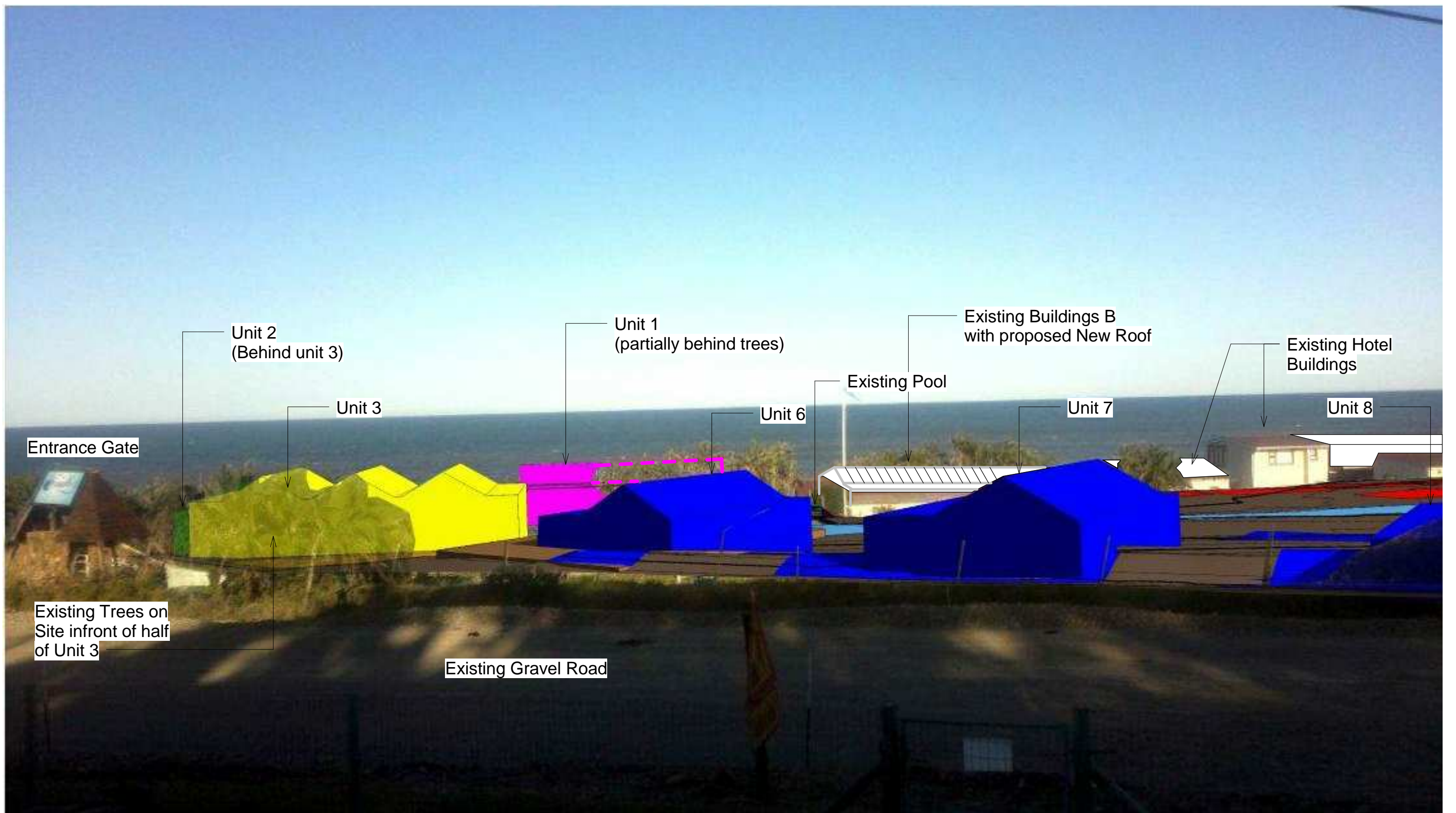
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No.	Description	Date

SEAGULLS TRADING COMPANY (PTY) LTD  
  
SeaGulls Village

Additions & Alterations to Existing Hotel massing 3/D Model		
Project number	155-001	A106
Date	6-09-2012	
Author	DJ	Scale
Checker	B.B	



Sight Line from Kockott/ Du Toit Cottage Qolora with New SeaGulls Development

**EXISTING WITH NEW**

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SEAGULLS TRADING COMPANY (PTY) LTD

SeaGulls Village

Sight Line Exist & New

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A103 Rev 1

Scale NTS





Photo from Kockott/ Du Toit Cottage Qolora

**EXISTING PHOTO**

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SeaGulls Village

Sight Line Exist Photo

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Scale NTS