

Ave La Terre

Architectural Guidelines

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As part of a Land Use application to Drakenstein Municipality

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1. Introduction

The Avec la Terre design guidelines have been prepared in order to establish and control the implementation of the estate design intent. The purpose of this document is to set broad design principles that give a framework for individual design expression for each home.

Guidelines are given to encourage alignment with the estate design concept, and specific rules are set out where required.

This document is one of a suite of rules and guidelines implemented by the Avec la Terre Homeowners association ('the HOA').

1.1. Revision control

This document will be updated from time to time as required and at the discretion of the HOA.

The current revision is to be applied to applications. Revisions will not be applied retrospectively.

The Design Review Committee reserves the right to approve specific waivers to these guidelines based on design merit and at their discretion. Any such waivers do not become precedent.

2. The Parties

2.1. The Avec La Terre Home Owner's Association ('HOA')

The HOA is formed in accordance with the estate articles of association.

2.2. The Avec la Terre Design Review Committee ('DRC')

The DRC is a subcommittee of the HOA and is mandated to control the design and execution of all architectural, landscape and visual interventions in the Estate. The DRC will be staffed by a controlling Professional Architect, a controlling Professional Landscape Architect, and other competent persons as deemed required by the HOA and DRC.

3. Design Principles of the estate

3.1. Overall architectural principles

Avec la Terre is conceived as a contemporary and authentically sustainable estate. The architectural style takes a 'form follows function' approach, and no stylistic architectural theme is adopted or prescribed. The availability of local materials and skills has been considered.

The design rules governing the estate have been written to allow individual architectural expression within this broad conceptual parameter. A simple, elegant and contemporary visual form is envisaged, and designers are encouraged to perfect their proposals with this aim in mind.

3.2. Siting and orientation of homes

All erven have been carefully arranged to ensure that each erf supports good siting practice, including but not limited to

- The possibility for long elevations to face north and northeast, in order to benefit from solar gain and attractive views
- The placement of garages to the south
- The ability for the architectural form to shield externally living spaces from the south-easterly wind.

Buildings are to be placed square to street boundaries. Oblique siting of houses relative to the street is not permitted unless architecturally meritorious as determined by the DRC.

3.3. Form, scale and proportion

The desired urban form is for houses to be placed close to the street in order to form a coherent streetscape. To this end, the street building line has been reduced.

The envisaged built form is a services of contemporary homes with pitched roofs and masses / volumes broken up with flat roofs. A limited number of specific controls are implemented in order to broadly ensure this vision is achieved.

3.4. Public spaces and privacy

Care has been taken to create a coherent and active public domain within the estate. Similarly, the design intent is for private space to the rear of each erf.

3.5. Landscape

Refer to Master Landscaping Plan and Development Guidelines document.

3.6. Signage and other visual elements

The design concept extends to the design of signage, street furniture, retaining walls and other visual elements, and these will be controlled by the DRC.

4. Planning Rules

4.1. Specific deviation from the ZSB

All rules for single residences described in the Drakenstein Municipality Zoning Scheme by-law for Conventional Housing Zone apply, except for the following specific deviations:

- Height restriction is 9m.
- Street building lines are 1500mm for all erven regardless of size.
- For erven larger than 500m², garages carry a 4500mm street building line and 1000mm from the common boundary.

4.2. Title deed conditions

- All title deed restrictions and conditions apply

4.3. Outbuildings

- One outbuilding in the same architectural style as the main building is permitted.
- Outbuildings must be set back from the main building from the street, excepting where garages are nominated as the outbuilding.
- Outbuildings must be a single storey maximum.
- Garden sheds, wendy houses etc are not permitted.
- Children's play equipment is not to exceed 3m in height.
- Dog kennels must be placed behind a yard screening wall.

5. Architectural Elements

5.1. Walls

Walls are to be predominantly plaster and paint or bagged and paint.

Feature alternative wall materials are to be limited to 15% of wall area.

Only one feature wall material is permitted per house. This is in addition to the plaster and paint base material, and in addition windows and doors. Feature wall placement and proportion will be carefully assessed and commented on by the DRC.

Wall colours are to be in warm neutral notes from white to black. One field colour per house is permitted. Brightly coloured or feature walls are limited to 10% of wall area.

Permitted feature wall materials are

- Facebrick
- Metal sheet
- Natural stone
- Timber

The following materials are not permitted:

- nutec or similar board
- drywall board
- any other finish not listed above unless approved by the DRC.

5.2. Doors and windows

Window frames can be timber or aluminium.

Glazing on elevation must occupy a minimum of 25% of the enclosed under-roof floor area of the house.

West-facing glazing is strongly discouraged (guideline)

UPVc and Steel window frames will only be permitted based on strong architectural merit as determined by the DRC.

The front door must be legible from the street.

Door frames and leafs can be timber or aluminium.

The top of door and windows must align horizontally per floor, or be distinctly at different levels. If top of doors and windows do not align, a minimum of 500mm height difference is required to achieve this distinction.

5.3. Roofs

Roofs are either to be flat concrete roofs or pitched roofs with a minimum pitch of 22deg and a maximum pitch of 35deg.

Pitched roof materials can be metal sheet or clay tile.

Fibrous cement roofing products are not permitted.

Pitches can be single-pitch, mono pitch or butterfly pitch.

Valleys are not permitted. Roof forms instead are to be broken up with flat concrete roofs where required.

A minimum 10% of roof area is to be flat as measured on plan.

Roofs with shallow slopes (between 1deg and 22deg) are not permitted.

Roof colours are to be in neutral tones from white to black.

One roof material colour per house is permitted.

Brightly coloured roofs are not permitted, specifically red, brown green and blue roofs are not permitted.

Dormer windows are not permitted unless the DRC supports the architectural merit of these.

5.4. Gutters, downpipes and fascias

Gutters and downpipes can be painted steel or aluminium.

Colour is to match colour of roof sheet or wall.

Downpipes are to match wall colour.

5.5. Garages

Single or double garage doors are permitted.

Garage doors can be metal, glass or timber.

Garage doors can be in timber colour or in a neutral tone from white to black.

Brightly coloured or reflective garage doors are not permitted.

Standard door heights are permitted.

Trailers, boats and caravans are to be screened. Details of the proposed screening is to be supplied to the DRC for specific approval.

Carports are only permitted and standard height and where constructed to intergrate with the architecture of the house. Steel roof-and-frame carports are not permitted.

5.6. Balconies, patios, verandas and pergolas

These items are to be designed and constructed in the style of the house, and be kept as simple as possible.

Fabric Awnings are not permitted unless they are retractable canvasses over fixed pergola structure.

5.7. Yard and screening walls and gates

Walls are to match the walls of the house and serve the screening purpose described below.

Gates and doors accessing this are to be maximum 25% visually permeable.

5.8. Balustrades

Balustrades can be glass, timber or painted metal.

Aluminium balustrades are not permitted.

Balustrades are to be of a simple form. Decorative balustrades are not permitted unless the DRC supports the architectural merit of these.

5.9. Shutters

Shutters to match the window or door frame material are permitted.

Shutter can be hinged or sliding.

Top of shutter is to align with top of window or door.

Shutters must be operable.

5.10. Chimneys

Chimneys and cowls are to match the wall and/or roof colour and material, as appropriate.

Chimneys may not exceed the minimum height prescribed in the ZSB and national building regulations.

5.11. Driveways and footpaths

Driveways and footpath are to be paved with concrete or clay pavers.

Surface beds and gravel driveways and walkways are not permitted unless the DRC supports the architectural merit of these.

All paved areas wider than 1200mm are to have a border paver at both edges.

Width of carriageway is as per the ZSB.

5.12. Boundary walls, fences and gates

Street boundary walls are discouraged and only recommended to contain pets.

Street boundary walls where proposed must

- Preferably be a maximum 1000mm high 'werfmuur'
- Where higher, be of plaster and paint construction with the visual permeability of at least 50%. The visual permeability element must be timber or steel.
- Any gates must be at least 75% visually permeable.

Common boundary walls are required to a minimum of 1800mm above natural ground level, with 0% visual permeability.

Common boundary walls may be timber screens or painted brick. Other materials such as concrete, steel and facebrick are not permitted.

5.13. Swimming pools

Swimming pools are to be designed and constructed in accordance with the ZSB and SANS 10400. This includes pool safety requirements.

Pool pumps are to be screened as described below.

5.14. Architectural features

External Ornamental features are not permitted unless the DRC supports the architectural merit of these. These include but are not limited to decorative columns, flutes, pediments, mouldings and other decorative elements.

5.15. External signage and postboxes

A house number with a minimum vertical dimension of 250mm and visible from the street is required.

Postboxes are to be placed nearby the house number.

Painted signage is not permitted.

Plastic postboxes are not permitted.

5.16. Additional elements

Fixed timber and metal or integrated concrete window overhangs that perform sun screening functions are encouraged.

6. Service Elements

6.1. Service areas generally

Homes carry an increasing amount of services installations. To manage visual impact, a primary (required) and secondary (if required) screened service or yard area must be designed and indicated on the DRC submission.

Pool pumps may be excluded from the above by DRC approval if appropriately screened.

The submission requirements ensure that all services are considered at the initial design stage.

Services must be screened by a screen wall or planting structure to the same height of the service.

Services must be substantially screened and not visible from the street or ground floor of the neighbouring erf.

All services are to be indicated in the DRC submission.

6.2. Lighting

External lighting is to be indicated in the DRC submission.

6.3. Security

Burglar bars are discouraged. If required, clear acrylic bars are preferred (guideline).

Ornate steel burglar bars are not permitted unless they are of sufficient architectural merit, as determined by the DRC.

External security apparatus must be shown on the submission for DRC approval. All reticulation (conduits, draw boxes etc) must be concealed in walls.

6.4. Rainwater / stormwater

Rainwater harvesting for irrigation purposes is compulsory from at least half the sloped roof area (rule).

Rainwater storage tanks can be placed above ground or below ground and must be screened or concealed and indicated on the submission for DRC approval.

Boreholes are not permitted.

Greywater harvesting and reticulation is encouraged (guideline). If proposed, details are to be included in the DRC submission.

6.5. Water heating and storage

Heat pumps and/or solar thermal collectors are to be indicated on the submission for DRC approval.

Hot water storage is to be placed inside the house (rule).

Biomass heating systems are not permitted.

6.6. Heating, ventilation and air-conditioning

HVAC plant is to be indicated on the submission for DRC approval.

Reticulation of HVAC lines is to be concealed in walls or in the designated screened service area described in 8.1. above.

6.7. Solar electricity

Rooftop solar PV is strongly encouraged (guideline). Panels are to follow the slope of the roof (rule).

Panels may not be placed on rooftop subframes that alter the angle of the panel relative to the roof (rule)

Related electrical infrastructure is to be accommodated inside the house.

Reticulation must be concealed within the structure except to allow access up and over the roof, to a maximum of 500mm below roof structure and maximum 200mm above roof slope line.

6.8. Gas installation

Gas installations are to be in accordance with all regulations and approved by the local authority.

External gas storage is to be placed in the screened service area or similar screened ventilated enclosure.

6.9. Satellite dishes and antennae

One satellite dish or antennae per home is permitted. These must be same as the wall colour wherever possible.

Reticulation is to be concealed within the construction.

Rooftop structures may not project more than 200mm above the top of the roof slope line. Accordingly, roof design must allow for satellite dishes.

6.10. Plumbing pipes

All drainage except stub stacks and rainwater downpipes shall be completely concealed within the building construction (rule).

Goosenecks are strongly discouraged and a single gooseneck is permitted where essential.

6.11. Washing lines

Washing lines are to be max 2100mm above ground level and are to be concealed by a screen wall to the same height of the washing line.

6.12. Electrical cupboards

Electrical cupboards are to be placed behind screen walls in the service area described in 8.1. above

6.13. Metering

Water meters are to be placed on the underground supply pipe in line with paving as standard.

Electrical meters are to be placed on the distribution board.

Gas metering is not applicable.

6.14. Generators

Generators are not permitted.

6.15. Refuse bins

Refuse bins are to be fully screened in the service yard.

7. Landscape Elements

Refer to Master Landscaping Plan and Development Guidelines document

8. Construction rules

To be concluded after land use approval.

9. Estate rules

To be concluded after land use approval.

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