

**LONGACRES
COUNTRY AND EQUESTRIAN ESTATE**

**ARCHITECTURAL DESIGN GUIDELINES
MAY 2016**

VOLUME 3



LONGACRES COUNTRY AND EQUESTRIAN ESTATE

- Volume 1: Constitution of the Longacres' Home Owners Association
- Volume 2: Code of conduct of the Longacres' Home Owners Association.
- Volume 3: Architectural Design Guideline Manual
- Volume 4: Environmental Management Program
- Volume 5: Builders Code of Conduct
- Volume 6: Estate Agents Agreement & Policy
- Volume 7: Equestrian Club Constitution

1. Architectural Vision

This set of architectural guidelines has been carefully developed to allow architects the freedom to explore and express a variety of design solutions within the material and form selection allowed. By controlling selected elements the collective interests of home owners are being protected by ensuring a visually pleasing environment that will ultimately benefit the individual homeowner's investment. The primary intent of the guideline is to control, amongst other things; the visual impact of the roof and wall elements on this highly visible estate as well as manage the building and street interface. Requirements for building elements such as window and door apertures, paint colours, roofing materials and the composition as well as use of external finishes are explained in detail and clear distinctions are made with regards to permissible and excluded materials and finishes. The Home Owners Association and their controlling architects will ensure that the guidelines are complied with during the design and construction phases by means of the prescribed approval process.

The Architectural Language for Longacres Country Estate represents a contemporary interpretation of traditional Cape Dutch buildings, referred to as Cape Vernacular, with farm-like gable ends, pitched roofs and chimneys as major elements. These buildings are recommended to be fragmented to create a farm homestead and country feel.

The building forms are recommended to be positioned to create wind-sheltered courtyard spaces on the Northern and Western side of each site, whilst optimizing the views over the open spaces to the North and views over the Lagoon to the West. Timber/Aluminium shutters and pergolas should form an integral part of the exterior design of these dwellings.

The architecture, urban design and landscaping should result in a building development which is sympathetic to the topography of the area, creating building footprints and roof forms, which relate to the natural attributes of the site and surrounds. The architecture for Longacres Country Estate is designed to form an integral part of the rural landscape and existing surrounding fynbos eco-system.

2. Introduction

The Architectural Design Guidelines for the Longacres Country Estate will be developed to control the nature, scale and aesthetics of development, and to ensure the protection, improvement and enhancement of the natural environment. The guidelines will formulate certain spatial principles for the individual purchaser to respond to. The enforcement of this framework will ensure the following:

- the protection of the visual and environmental attributes of each individual site
- the preservation of the environmental assets of the Longacres Country Estate as a whole
- control of the aesthetic aspect of the development to limit the visual impact of the development.

Owners will be obliged to comply with the Architectural Design Guidelines. The approved document will be an addendum to the Longacres Country Estate Homeowners' Association Constitution.

In terms of the Agreement of Sale, Owners will be required to submit their drawings to the Longacres Country Estate Architectural Design Review Committee (ADRC) for design approval, before submitting the drawings to the local authority. Approval or rejection of the design will be at the discretion of the Longacres Country Estate (ADRC).

The Owners and their Contractors will also be subject to a Builders Code of Conduct (BCC), which will be administered by the LHOA and which will contain obligations and penalties for any breach of the contract.

Disclaimer

The Saldanha Bay Municipality administers a zoning scheme for the greater municipal area. Longacres Estate is zoned Residential Smallholding and as a result the ADRC is required to take into consideration both the requirements of the current applicable zoning scheme and its interpretation as well as the existing Longacres Country Estate Architectural Design Guidelines that predate it. The HOA therefore reserves the right to make decisions considered to be in the best interests of the estate, but that may, from time to time, be deemed not fully compliant with the Longacres Country Estate Architectural Design Guidelines.

3. Definitions

3.1 Architectural Design Review Committee (ADRC)

Means the committee formed, as provided for in the Longacre Country Estate Homeowners' Association Constitution. The role of the committee is to administer, review and approve all design proposals according to the building guideline requirements.

3.2 Architectural Design Guidelines (ADG)

Means the legal document to control the nature and aesthetics of development, and to ensure the protection, improvement and enhancement of the natural environment

3.3 Balcony

A floor projecting outside a building at a level higher than ground floor level, enclosed only by low walls or railings or by the walls of adjacent rooms, and includes a roof, if any, over such floor or any pillars supporting the roof.

3.4 Basement

Any portion of a dwelling generally below natural ground level. No portion of a basement (measured to be finished floor level above the basement) may project more than 1.2m above natural ground level. A basement may not have an average height of more than 1m above natural ground level (measured to finished floor level above). A basement level is not considered as a building storey for the purposes of height restrictions, but is included in the calculation of physical height above natural ground level where applicable.

3.5 Coverage

In relation to a dwelling house, coverage means the maximum area covered by any floor of the dwelling (whether or not useable), as measured from the outer face of the exterior walls or similar supports of such a dwelling, provided that:

- (i) where the dwelling consists of more than one storey, total coverage shall be the maximum extent of the floor space of the ground floor storey, but not the sum of all floors.
- (ii) for the purposes of measuring maximum coverage; garages, storage, boat houses or other free-standing enclosed structures shall be included. Any covered spaces, such as overhanging balconies and verandahs shall also be included. Pergolas are excluded.

3.6 Deck

A timber external floor area, which is raised off the ground level on posts and projects out beyond the building perimeter and includes any railing enclosing it. It does not refer to balconies at the first floor level of a dwelling. If a deck is built on a solid base, restrictions applicable to verandahs apply.

3.7 Construction Phase Environmental Management Plan (CEMP)

Describes how controls are to be carried out on site and describes mitigation measures in

detail, and are prescriptive, identifying specific individuals or organizations responsible for undertaking specific tasks to ensure that impacts on the environment are minimized during construction.

3.8 Estate Architects (EA)

Means the selected architectural practice that will form part of the Design Review Committee (DRC).

3.9 Finished Floor Level (FFL)

Maximum final level of floor finishes. For the purpose of height restriction calculations, the "worst" or highest point is used. Where FFL is stepped, height restrictions above natural ground level must be met for each individual platform or level.

3.10 Finished Ground Level (FGL)

Refers to the final surface level after construction and landscaping, and could be hard landscaped surface level or soil level.

3.11 Garage

A building used for the housing of motor vehicles and not a "habitable" room.

3.12 Garden Terrace

A level or platform created through either cutting or fill, which is not directly attached to the main building elements. Garden terraces refer to areas surfaced with hard or soft landscaping.

3.13 Major Plan Forms

Refer to the main building elements attached to the main building forms and include linking elements between major plan forms, balconies, pergolas, enclosure of decks or verandahs.

3.14 Minor Plan Forms

Refer to building elements attached to the main building forms and include linking elements between major plan forms, balconies, pergolas, enclosure of decks or verandahs.

3.15 Natural Ground Level (NGL)

Means the ground level prior to commencement of earth works. Each site is to be surveyed in detail prior to commencement of earth works, at the cost of the owner of the site in question. The detail survey is to be attached to building plans submission to the ADRC, and will serve as the base information measuring height above natural ground level.

3.16 Overlooking Feature

Refer to features (excluding ground floor areas) allowing views over the adjoining residential properties, and include first floor window, balconies and terraces.

3.17 Terrace

A floor area created on a flat roof over a portion of a storey of a building resulting from the setting back of a portion of the building above such a storey.

3.18 Floor Space

- (i) Floor space in relation to a dwelling house means the area of every floor of the dwelling as measured from the inner face of the exterior walls or similar supports of such dwelling. When the dwelling consists of more than one storey, the total floor space shall be the sum of the floor space of all the storeys.
- (ii) For the purpose of measuring maximum floor space, garages, outbuilding, covered balconies, terraces, patios and verandahs shall be included.

3.19 Portion Boundaries

- (i) Street Boundary the boundary of a residential portion, which abuts any access road, or a portion of a road.
- (ii) Side (common) Boundary The boundary of a residential portion, which is perpendicular to the street boundary.
- (iii) Rear (common) Boundary The boundary of a residential portion, parallel to, but not adjacent to the street boundary.

3.20 Single Storey

- (i) The height of the single storey dwelling, including the roof, is restricted to 6.5m above the natural ground level of the site. No portion of the building, except chimneys, shall be higher than 6.5m above any point of the natural ground level immediately below it.
- (ii) No vertical face of the building shall be higher than 4.5m measured externally from finished ground level to wall plate or eaves level.

3.21 Double Storey

- (i) The height of the double storey dwelling, including the roof, is restricted to 8.0m above the natural ground level of the site. No portion of the building, except chimney, shall be higher than 8.0m above any point of the natural ground level immediately below it. (ii) No vertical face of the building shall be higher than 6.0m measured externally from finished ground level to wall plate or eaves level.

3.22 Specification List

Means the Specifications section within the Architectural Design Guidelines listing the specifications that are permitted at Longacres Country Estate. The Specifications section contains all roof finishes, window, door and shutter materials, wall finishes and materials allowed on pergolas, verandahs and balconies.

LANGEBAAAN LONGACRES COUNTRY ESTATE BUILDING GUIDELINES

1 GENERAL

1.1 NO NUISANCES

A member will not do, or suffer to be done on the property, anything, which, in the opinion of the Association, is noisome, unsightly, injurious, objectionable or detrimental, or a public or a private nuisance or a source of damage or disturbance to any owner or lessee of erven in the Development.

1.2 NON- COMPLIANCE

If any owner or lessee of any property in the Development, by act or omission commits a breach of these or any subsequent rules, the Association may give such owner written notice to make good the breach within a time specified in the notice, and upon his failure to do so, the Association may take legal action the cost of which shall be for the owner of the subject property.

1.3 FAUNA AND FLORA - (Controlled by the Environmental Management Plan)

No owner or lessee shall harm or interfere with in any manner whatsoever the flora and fauna forming part of the common property in the Development, nor cause a nuisance to the animal life through his/her own action or the action and behaviour of his animals or pets. The provisions of the Council will be applicable to the Development, notwithstanding the contents of these Rules.

2. DEVELOPMENT CONDITIONS

2.1 SIZE OF DEVELOPMENT DWELLING

- 2.1.1 The primary dwelling structure must be a minimum size of 120 square metres and must be completed first.
- 2.1.2 A second dwelling may be allowed with the Council's consent and subject to 2nd dwelling restrictions as required by the Local Authority.

2.2 BUILDING LINES

Street Boundary : 20m
Side & Rear Boundaries : 10m

2.3 OUTBUILDINGS

- 2.3.1 These shall include garage, stables, feed barns etc. bone-fide groom/servants quarters and any other structures necessary for the bone-fide agricultural or equestrian activity taking place on the property.
- 2.3.2 Garages, no more than 4 (four) garage doors made be visible to any elevation, with a maximum of 8 (eight) garages per smallholding erf.
- 2.3.3 Stables may be in the form of conventional free standing stables of 12 – 18 square meters and are limited to 4 per property. Additional buildings (attached or detached) to accommodate feed rooms/hay storage, tack room etc. may be additional to this restriction.

2.3.4 Stables or stalls contained within a "Barn" being a composite building for feed room, hay storage, tack room etc. is allowed and subject to a maximum size of 200 square meters.

2.3.5 Grooms quarters attached to the stables or the barn will not be considered an additional dwelling.

2.3.6 Any accommodation \leq 40 square meters related to 2.3.5 above or for the exclusive use of a domestic worker/gardener/ etc. will not be considered as a 2nd dwelling.

These structures added to those in 2.1 shall not exceed 5% of the small holding erf area in total.

2.4 VEGETATION - (Controlled by the Environmental Management Plan)

Due to the high distribution of wind borne sand onto adjacent properties, site clearance preparation is to be limited to a 5.0m strip along the rear and lateral boundaries (for the erection of fencing – if required), as well as a 10m strip along the perimeter of the proposed building footprint. This is limited to the period during construction. Normal site works for landscaping if required may be undertaken after the main building works are completed.

2.5 POSITIONING ON SITE

Cognisance shall at all times be taken of adjoining structures whether existing or planned in order to avoid infringement of adjoining property rights.

2.5.1 Site Plans must indicate these adjoining properties and be submitted to the Homeowners Association for approval prior to approval by Council.

2.6 BUILDING REGULATIONS

The Law requires compliance with the National Building Regulations.

3. BUILDING DESIGN

3.1 WALLS

Main Structure, Courtyard and all other walls and structures including Braai Structure and Pergolas, are to be of plastered Masonry, and painted or of natural calcrete stone. Semi – smooth plasterwork is recommended to reduce glare and provide the required image, but excessive "Spanish Plaster" is to be avoided. No "experimental or non traditional " building methods will be considered.

All plaster work is to be painted and no unpainted or bagged brickwork is to be visible on any exterior elevation.

Walls are to be painted as per the specified colours listed below:

3.2 COLOUR CODE – External Paint Colours

WHITE : NO CODE

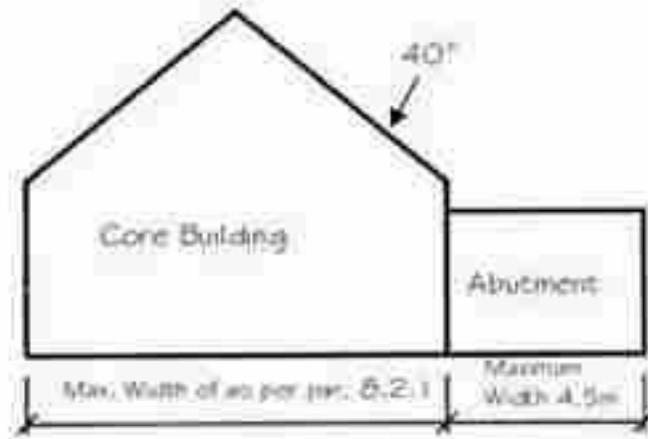
Plascon "Expressions"		Plascon "Inspired" Equivalent	
Code	Name	Code	Name

D15-3	Cream of Mushroom	Y4-c2-2	My Magnolia
D15-4	Sasquash	Y3-c2-1	Organdy
E19-3	Amherst	Y5-D2-3	French
E19-4	Sandy Stream	Y6-D2-2	Fades in the Air
E14-3	Papyrus	Y2-d2-3	Veldrift
E14-4	Mayan Stone	Y2-D2-2	Stone Wash
Plascon Standard Colour			
Vel 30	Cloud White		
Vel 17	Broken		

Plaster bands, where used as window and door surrounds may be painted as per the approved colour codes for walls.

Face brick, Bag Finish, corrugated iron and any vibrecrete (**precast concrete**) type structures are not permitted.

3.2 Core Building – Major Element



Core Building Major and Minor Elements



Figure 6: Core building with double pitched roof and gable end walls

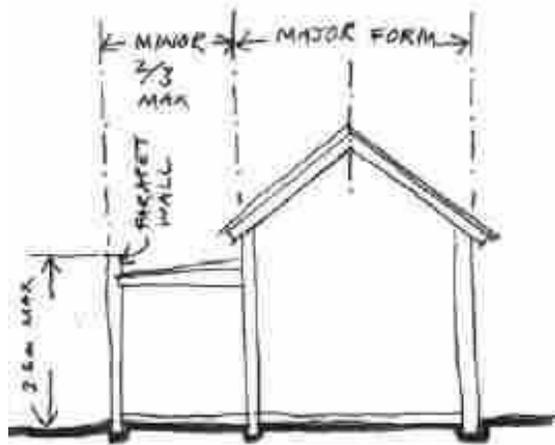
With double pitched roof and gable ends. These roofs must always be treated symmetrical

Major forms is to be a composite of rectangular elements and minor elements (add-on or joining form)

Minor Elements

Minor elements will be in the form of either 'lean-to's or 'af-daks' which attach to the major element forms.

Minor element widths may not exceed more than 2/3rds of the major element it adjoins



Core Building – Major and Minor Elements

3.3 ROOFS

Roofs to dwelling units and pitched roofs of outbuildings are to be pitched between 30 deg and 45 degrees and are to be slate, fibre cement tile, victorian profile sheets or thatch. No other sheet metal profiles will be permitted. All materials to be SABS approved.

All roofs must have plain gable end (parapet) walls.

Mono pitch roofs to outbuildings and "afdak" extensions attached to main buildings, are to be below 5 degrees, but are to be concealed behind parapet walls except for low edge of roofs. Where Mono pitch roof are < 5 degrees pre-colour coated Klip-Lok 406 roof sheets are permitted, provided they are behind parapet walls. The area of minor roof forms, excluding outbuildings shall not exceed 30% of the major roof area

Gutters are not required as long as adequate measures are taken to cope with rainwater run-off at ground level and are to be concealed as far as possible.

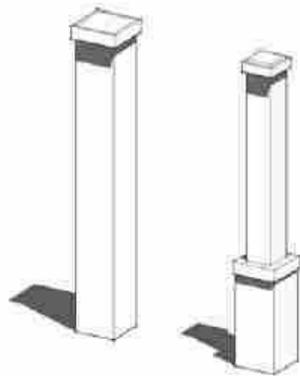
The colour of all roofs is to be as per the following specified colours:

Heritage Green
Slate Grey
Charcoal Grey

3.4 PERGOLAS

These to be of brick work, gum poles or timber members (150x50mm minimum) on plastered masonry supports.

Natural (oiled or stained) hardwood timber members to be on plastered masonry columns



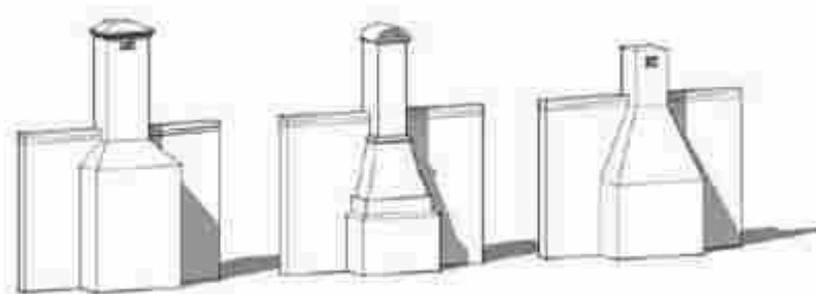
Typical Columns

3.5 STOEPS, PATIO'S and DECKS

Stoops and terraces, preferably with timber pergolas over them, are encouraged to relate the house to the surroundings and to accommodate changes in level.

3.6 CHIMNEYS

Expressed, massive chimney structures are an important traditional element, and assist with the buttressing of gable walls.



Typical chimney types

3.7 PIPING

All plumbing pipes to be concealed from view within the structure. Service and waste pipes may be fixed externally below a height of 200mm above finished floor level.

3.8 AERIALS and SUPORT STRUCTURES

External radio aerials, television or satellite reception dishes are permitted, provided that they are screened from view.

Any structure used for the fixing of Security Lighting or Ham Radio type aerials is not to exceed 8.0m in height to the top most portion of such a structure from natural ground level

3.9 WINDOWS AND DOORS

Windows and doors to all external walls are to be square or vertical in proportion. Timber windows and doors may remain natural, or stained mahogany. Aluminium frames are to only be white, green or charcoal. No bronzed or natural anodised aluminium are allowed. Cottage Pane style sliding doors are permitted. Large folding stacking doors that face inwards to an enclosed courtyard are not subjected to the external wall limitation of door/opening dimension restrictions.

When a window or door is set back i.e. under a verandah, lean-to or 'flat roof' area, or set back a minimum of 1.5m, these wall are then classified as 'internal' and horizontal openings are not restricted.

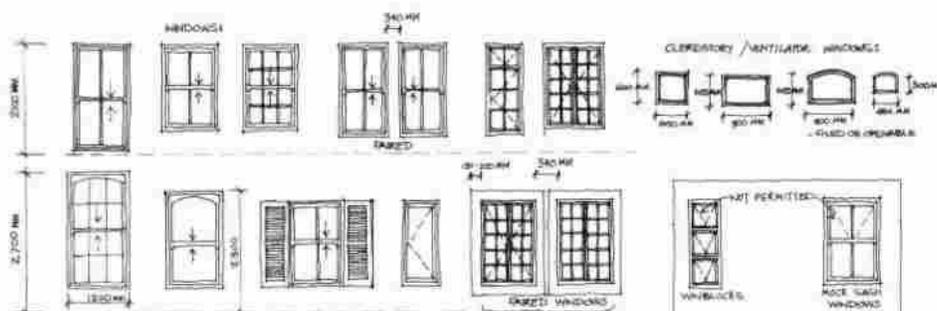
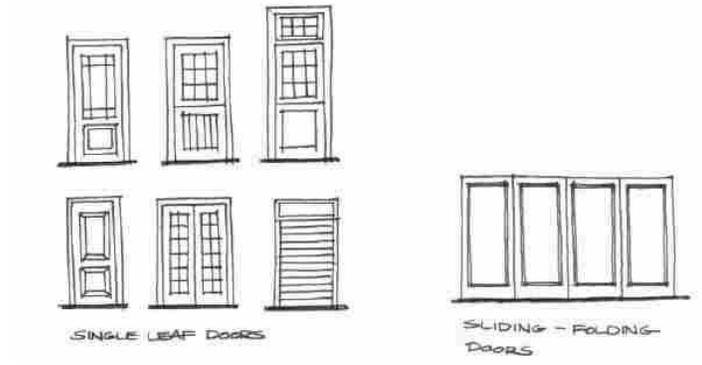


FIGURE 36: Possible Window Types (Not exhaustive or all inclusive)

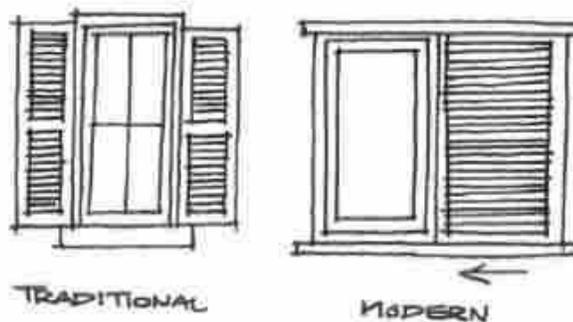


Doors

3.10 SHUTTERS

3.9.1 The use of shutters is encouraged. These may take the form of traditional timber louvred shutters or solid timber shutters, or alternatively may be powder coated aluminium shutters

Shutters may be traditional opening or modern sliding.
Non-functional shutters will not be permitted



Shutters

3.11 STAIRCASES

External staircases of heavy, plastered masonry or open timber construction are permitted to access loft spaces.

3.11 Green Houses/ Mini Tunnels

Green houses and Mini Tunnels for home use/production is subject to the following guidelines:

3.11.1 Maximum area of 30 square meters is permitted and subject to conforming with the HOA guidelines may be erected without further HOA permission

- 3.11.2 No "Plastic sheeting" is to be used in the construction.
- 3.11.3 A maximum height of 3.0m is allowed.
- 3.11.4 Care should be taken when placing the structure so that it is screened from any street view.
- 3.11.5 The use of local stone cladding is encouraged in the construction
- 3.11.6 Only green or tan colour shade netting is allowed to be used in a framed construction.

3.12 PRECEDENT

It is suggested that reference be made to the vernacular precedent of traditional West Coast cottages and houses so as to make the best of this rich, indigenous Architecture. In assessing compliance of proposals to these conditions, consideration will be taken of the traditional precedent of the West Coast Area. The Architectural Review Committee may review any proposal that takes cognizance of this vernacular, and uses it within a modern design.

3.13 SPECIAL STRUCTURES

In special circumstances, the Association may permit the erection of structures to house animals and birds as well as garden and tool sheds, provided the plans are submitted to and approved by the Association. Such structures and sheds must be screened from public view and may not be a source of damage, disturbance or nuisance to owners of adjoining properties. The applicant will make all efforts to ensure that this structure conforms to the main dwelling, especially in terms of the colour scheme. The size of these structures shall not exceed 24 (twenty four) square meters and only 1 (one) is allowed per erf.

3.14 MAINTENANCE OF PROPERTY

All buildings on the property, including all walls, fences, gates and other structures, as well as gardens and court areas exposed to public view, must be maintained in a neat and tidy condition, and in a state of good repair.

4.0 PERIMETER FENCING

4.1 SMALL HOLDING BOUNDARY

Treated "Split Pole" fencing may be painted white, creosote or CCA treated or wire fence (farm style) to be installed. This fencing is not to exceed 1,5m in height. No barbed wire or mesh of any kind will be allowed so as to allow the free movement of local wild animals.

4.2 INTERNAL SECURITY

Internal security area not exceeding 20% of the area of the Small Holding is allowed. Wire strand fencing, bonox fencing (game fencing), plastered wall or a wall of natural calcrete stone is allowed up to 1,8m in height. Fencing may be electrified and barbed wire will only be permitted for the top 300mm of the fence (between 1,5m and 1.8m). This fencing may not form part of the Boundary Fence. Razor wire is NOT permitted. The owner of such property will at all times keep these fences in a good state of repair.

5.0 ARCHITECTS CERTIFICATE

When a supervising Architect or Engineer or other competent person is employed by the Association to certify any matter arising in connection with any of the provisions of this

agreement, the owner or successor-in-title, for the time being, will pay the charges of such Architect, Engineer or other competent person.