



**ARCHITECTURAL MANUAL FOR  
“KLEIN BRON PARK”  
BRACKENFELL**

(Applicable to private township only)

## **PROPOSED SUBDIVISION OF FARM KLEIN BRON, BRACKENFELL**

### **CLIENT: KLEIN BRON DEVELOPMENT COMPANY (PTY) LTD**

#### **INTRODUCTION**

- 1.1 The main objective of the development of Klein Bron is the provision of a high quality lifestyle residents and the purpose of these guidelines is to protect this lifestyle.
- 1.2 Oostenberg Municipality will be requested to approve of these guidelines and to enforce same.
- 1.3 The developer, Klein Bron Development Company (Pty) Ltd., has appointed Hennie de Villiers Architects (Pty) Ltd of 17 Oxford Street, Durbanville as controlling architects to whom all building plans must be submitted for approval prior to submission thereof to Oostenberg Municipality. Should such appointment be terminated for whatever reason. The developer reserve the right to appoint other architects as controlling architects.

#### **DESIGN THEME**

In general, the aim of the guidelines and conditions is to avoid harsh contrasts and to encourage sensitive design so that there is harmony between the buildings and their sites and amongst the buildings themselves. While freedom of individual expression is permitted in terms of choice of garden lay-out and buildings, this is necessarily limited by those controls which are considered to be mutually advantageous to all members.

In order to achieve these objectives, it is hereby recorded that all members shall in terms of the powers conferred on the committee be bound by the conditions set out below:

#### **GENERAL CONDITIONS: ARCHITECTURAL GUIDELINES AND PLAN APPROVAL PROCEDURE**

##### **1. SUBMISSION OF PLANS**

###### **1.1 Preparation of Plans**

- 1.1.1 Sketch plans, together with the site plans must be submitted to the home owners' association for its consideration of the conceptual design principles. Such plans shall be accompanied by an application fee per each application equivalent to two hours private sector fee for the "principal architect" as recommended by the Institute of South African Architects.

1.1.2 The home owner's association may in its indisputable discretion refer the sketch plans to its appointed architects for guidance. The appointed architects will be remunerated by the home owner's association at the above prescribed fee.

1.1.3 Workings drawings in compliance with the approved sketch plans are to be submitted to the home owner's association prior to being submitted to the local authority for approval. The home owner's association reserves the right to interdict purchasers from commencing construction without the plans being approved by the home owner's association in terms of this clause.

1.1.4 Plans submitted are to include the following:

Site plan

All floor plans

All elevations

NOTE: Perspective view, photographs, indications of height in relation to properties below and immediately above the site in question and colour schemes may be requested.

## **1.2 Approval**

1.2.1 Notwithstanding the fact that the building plans must comply with all regulation, the approval or rejection of such plans shall be at the sole discretion of the home owner's association, committee shall notify the applicant of its decision in writing 14 days from date of receipt of relevant plans and prescribed application fee.

1.2.2 The architectural character of the house will be considered in relation to that of other houses in the area as well as the aesthetic appearance and the proposed siting of the building and such other factors as the home owner's association at its entire discretion may deem suitable.

1.2.3 Nothing contained herein shall be constructed as permitting the contravention of the conditions of title to any erf or any by-laws or regulations Brackenfell Administration of the Oostenberg Municipality.

## **1.3 Building Completion**

Once construction has commenced, the building shall be completed within 12 months of the commencement date.

## **1.4 Arbitration**

In the event of a dispute, the building plans shall be submitted to the president of the Cape Institute of Architecture or his nominee for arbitration, whose decision shall be binding on all parties.

## **2. ZONING CONDITIONS**

### **2.1 Coverage/FAR**

The maximum coverage and floor area (FAR) of any building is to comply with the Oostenberg zoning scheme/density policy.

### **2.2 Building height**

Single-and double storey dwelling units are permitted.

Double storey dwelling units should not exceed 7.5m in height measured from an average natural ground level of the erf to the apex of pitched roofs.

These control measures are these to maintain:

- a) The privacy of surrounding property owners; and
- b) The views from surrounding residences

### **2.3 Building lines**

All habitable structures (including covered verandahs) must be confined within the prescribed building lines.

Building lines on street – 4.0 meters

Rear building lines – 2.0 metres

Lateral building lines – 2.0 meters

Note: Group housing sites will be subject to the Oostenberg Municipality Zoning Scheme Regulations.

## **3. RULES WITH REGARD TO BUILDING CONTRACTOR-ACTIVITY**

### **3.1 INTRODUCTION**

The home owner's association has adopted certain rules relating to building contractor activity. The primary intention of the provisions hereunder is to ensure that all building activity occurs with the least possible disruption to residents.

### **3.2 LEGAL STATUS**

The conditions governing building activity which are set out in this document are rules adopted by the home owner's association and are therefore binding on all residents. Furthermore, all residents are obliged to ensure that their building contractors are made aware of the conditions and comply strictly with them. Residents are therefore required to include the conditions in their entirety in any building contract concluded in respect of property in the estate, and all such contracts may be required to be submitted to the home owner's association for prior approval. The home owner's association has the right to suspend any building activity in contravention of any of the conditions and the home owner's association accepts no liability whatsoever for any losses by a resident as a result thereof.

### **3.3 CONTRACTORS CODE OF CONDUCT**

- 3.3.1 Contractor activity is only allowed between 06:00 and 18:00 on normal weekdays and between 07:00 – 17:00 on Saturdays, unless prior consent has been given by the home owner's association for extended hours of work. Only one night watchman will be allowed per building site until the perimeter security and access control is fully operational.
- 3.3.2 The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facilities provided. The rubbish shall be removed weekly and not be burnt on site.
- 3.3.3 The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. All streets frontage pavements are kept clear of rubble.
- 3.3.4 Where material are off-loaded by a supplier and encroach onto the pavement or roadway, these materials must be moved on to the site by the contractor. No material must be allowed to remain on the roadway or pavement and it is the contractor's and owner's responsibility to clean the roadway of such materials. The same applies to sand or rubble washed or moved onto the road during building operations.
- 3.3.5 Deliveries from suppliers must be scheduled to take place during the hours stipulated in 3.1 above.
- 3.3.6 It is the incumbent on the contractor to provide adequate toilet facilities for the workers.
- 3.3.7 Building boards may only be erected if they comply with the home owner's association's standards. Such boards are not to exceed 1.5m wide by 1.00 high. The board is required to be neatly painted and must be fixed in such a way that it cannot be blown over on site by wind or

knocked over by workers on site. It is not to interfere with the flow of traffic. No boards of suppliers of sub contractors are allowed.

- 3.3.8 The owners and the contractor shall be responsible for damage to kerbs and/or plants on the sidewalks and/or damage to private or estate property, and/or services.
- 3.3.9 Should the home owner's association have any concern with the conduct of the contractor, the home owner's association may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified, and may do so at any time and without notice.
- 3.3.10 This document is to be fully understood and the contractor and owner undertake to comply with these points, in addition to any further controls which may be instituted by the home owner's association from time to time in the form of a written notification, and to ensure compliance by any sub-contractors employed by the contractor.

#### **4. ARCHITECTURAL REQUIREMENT**

##### **4.1 General**

- 4.1.1 The main dwelling, excluding garages, patios and outbuilding, may not be less than 100 squares meters in floor area in the case of single residential sites and 70 square meters for group housing developments. (See attached plan)
- 4.1.2 External finishes and colours must be shown on sketch plans
- 4.1.3 Staff accommodation and kitchens are required to open on a screened yard or patio. Drying yards must be screened from neighbouring properties and the street view.;
- 4.1.4 Lean to's and temporary carports will not be allowed;
- 4.1.5 All exposed plumbing should be adequately screened from the street elevations and neighbouring properties.

##### **4.2 Architectural Control**

The aim of these control measures is to lay down broad design parameters to facilitate and control the technical and aesthetic aspects of the development in order to ensure adherence to:

###### **4.2.1 Architectural concept**

The aim is to create a compatibility of architecture rather than repetition of elements and an adherence to a specific architectural "style"

###### **4.2.2 The aesthetic quality in terms of proportion, materials and colour**

Although consideration diversity is permitted and is indeed encouraged, restrictions are set on certain materials and architectural/planning parameters.

### **4.3 Architectural style**

Forms to be simple and cubic in style

Modern pitched roofed styles with or without parapets

Pitched roofs with overhangs of at least 500mm

Cape neo classic influenced “styles” is acceptable if devoid of ornateness/imagery

Designs should furthermore adhere to the classical rules of proportion and scale but should be stripped of decorative elements such as frieze mouldings (lace) etc.

### **Specific exclusions**

Buildings constructed entirely of wood or fibre cement or more than 10% fibre cement.

Prefabricated buildings

Flat roofs without parapets

### **4.4 SCHEDULES OF FINISHES**

#### **4.4.1 Roofs and Roof Finishes**

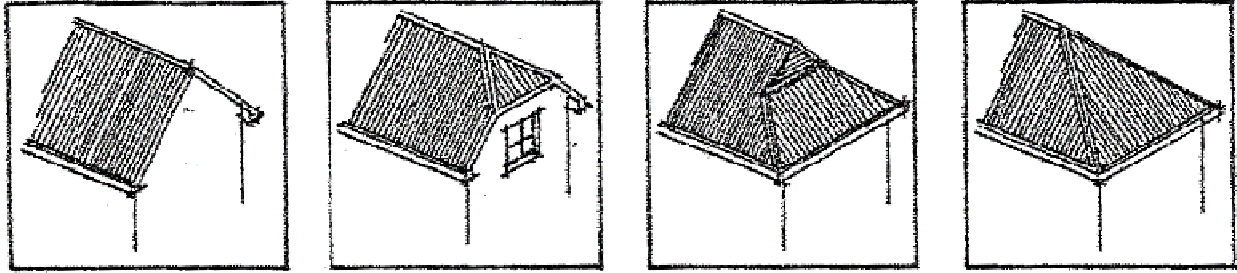
Pitched roofs would be allowed under the above restrictions, however, may not be covered with the following materials:

Unpainted corrugated iron or asbestos

Unpainted IBR sheeting.

The angle of pitched roofs to be not more than 35 degrees with the exception of thatch roofs.

Flat concrete roofs with pebbles would be allowed as secondary roofing for certain areas of the dwelling.



## ROOFS

### Exclusions:

Reflective steel roof sheeting

And any other type of covering not approved by the home owner's association

### 4.4.2 External Wall Finishes

#### Preferred:

Plasticised plaster products (Marmoran" or equivalent).

Painted platser

Bagged and painted brickwork

Facebrick: clay and autoclaved concrete facebricks (Inca)

Blockwork with raked joints

#### Exclusions:

Exposed bagged blackwork

Timber faced construction

### 4.4.3 Street Boundary Walls

a) No walling will be allowed on the street frontage of any property. Walls or pen fencing are allowed between the buildings and its lateral boundaries.

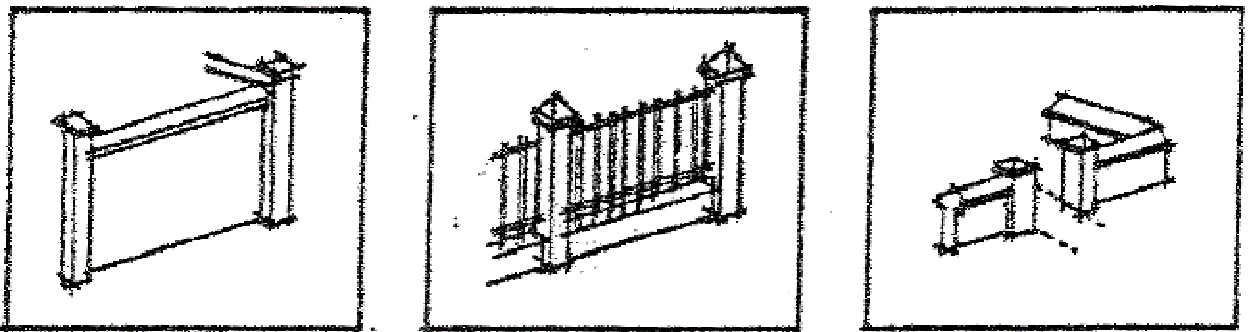
b) No walling on and internal boundaries within private complexes to exceed 1800mm average height measured from average natural ground level.

c) Prefabricated concrete walling systems will be allowed, but not facing the road. No sheet materials, timber, wire fencing or barbed wire are permitted.

d) Solid brick walls or walls with open fencing eg. Metal palisade with brick piers will be allowed.



- e) The style will be subject to the approval of the home owner's association.
- f) Kitchen yard walls may not exceed 18 meters in height measured from the natural ground level. Continuous wall of thus height to be no longer than 6 meters (drawing C)
- g) Perimeter security walls 2.1 meters high accordance with architect's drawings.
- h) Common boundaries to single residential sites to be enclosed within 12 months of completion of building activities.



YARD AND BOUNDARY WALLS

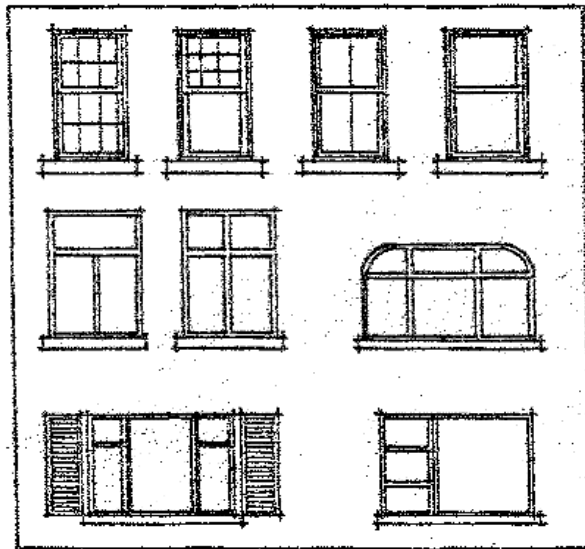
#### 4.4.4 Windows and Doors

Proportion of windows subject to conformity with the style of the building and consent by the Home Owner's Association.

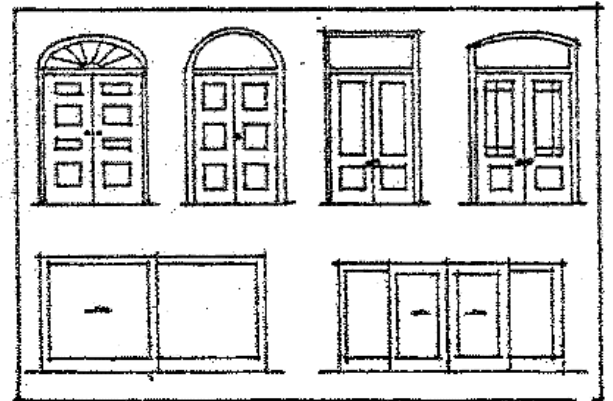
##### **Inclusions:**

- Timber (natural)
- Anodized aluminium (Natural or bronze anodized)
- Epoxy coated aluminium (Black or White)
- UPVC (White)
- Dromer windows
- Shutters

External doors may follow traditional ways of paneling or to be Glazed in large/medium pane sizes



WINDOWS



DOORS

**Exclusions:**

- Steel window and external steel door frames,
- Abstract shapes
- Curtain wall glazing on street fronts

**4.4.5 Verandas, Balconies and Pergolas**

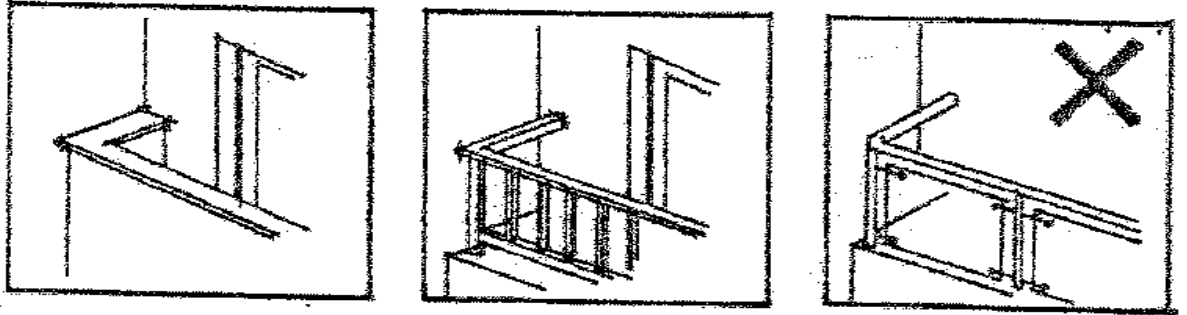
These items are to be designed in keeping with the main structure. All cover sheeting over pergolas to be recessed behind an elevational covering beam (plaster and painted, or timber). No perspex (acrylic) or polycarbonate sheeting may be visible from the street.

**4.4.6 External Balustrading**

- Timber (natural or painted)
- Painted or epoxy coated steel or aluminium tubing
- Plastered and painted brickwork
- Facebrick
- Wrought iron

**Exclusions**

- Steel paneling or other thin solid sheet paneling



#### EXTERNAL BALUSTRADING

#### 4.4.7 Columns & Piers

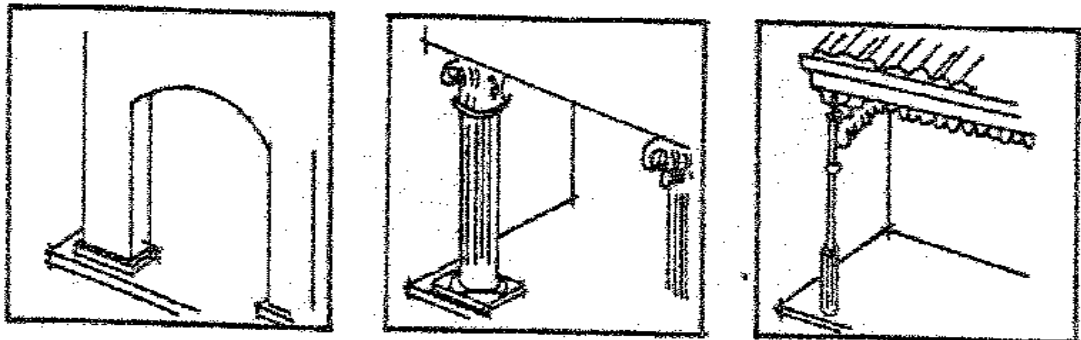
Timber

Simple brick piers – plastered and painted

Cast Iron

Medium to flat arches between columns

Facebricks



#### COLUMNS & PIERS

#### 4.4.8 Paving and Driveways

Brick Paving

Exposed aggregate concrete paving

Cobbles

Natural stones chip with edging

Premix with brick-paved or cobble edging

#### Exclusions:

Unimproved ground or dirt road

Slasto/crazy paving

Grey concrete slabs

Pebble paving

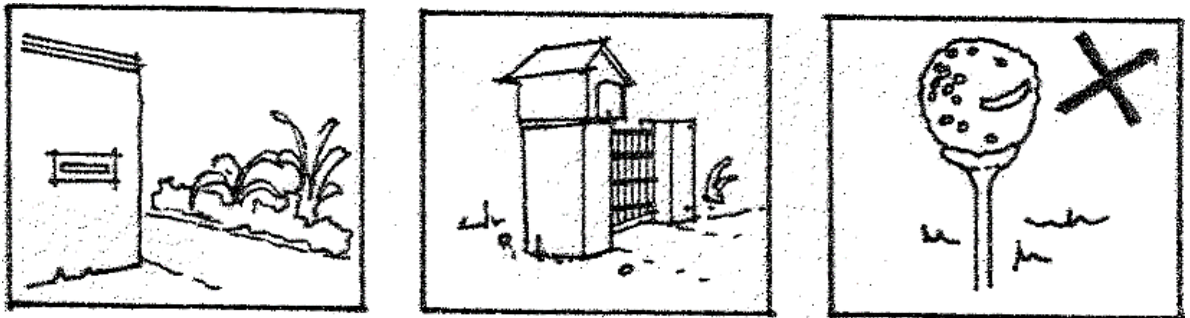
#### 4.4.9 Burglar Bars

Purpose made to suit the proportions of the windows and style of the building in general.

#### 4.4.10 Mail boxes

Simple slot in brick and plastered column

Simple slot in wall



MAIL BOXES

#### 4.4.11 House names / Street numbers

Maximum size of lettering: 200mm

All lettering and numbering to be placed horizontally in line

Colour: black, historical green or brass

#### Exclusions:

Ceramic

Italic lettering

Free form lettering

#### 4.4.12 Antennae, pipes, cables

Projecting television or radio antennae should be limited and the locations thereof, if potentially in view of any member, must be approved by the home owner's association. All telephone and electrical reticulation on the properties is to be by

means of underground cables. No flagpoles, masts or any other overhead wires are permitted. Satellite dish antennae allowed.

#### **4.4.13 Service facilities**

Gas cylinders, refuse bins, compost bins, compost piles and clothes lines, should be screened within service yards so as not to be visible from the internal streets or neighbouring dwellings.

#### **4.4.14 Landscape elements**

Trees, shrubs and ground covers

##### **Preferred**

Indigenous plant species

Accepted imports, especially oaks, olives, planes, palm trees and creepers such as Bougainvillea and Wisteria.

##### **Exclusions:**

Restricted aliens and invasive species, in particular, no pine trees, bluegum trees, jacaranda trees, or wattle trees are to be grown or tolerated. Existing established trees shall be tolerated suspect to view impediments and the discretion of the Home Owners' Association.

#### **4.4.15 Swimming pools**

##### **Exclusions:**

Ports-pools above ground level