

TWIN VALLEY

ARCHITECTURAL GUIDELINES (REVISION 1: 2013-5-20)

1. ARCHITECTURAL GUIDELINES - AIM

The aim of the developer is to enhance the aesthetical value of the Residential Estate and create a compatibility by means of the appointed Architectural Panel. All buildings must conform to the criteria set out in this document in addition to the requirements of the current South African National Standards, as well as any condition required by the Local Authority.

1. House forms are to be off rectangular/square pitched-roof shapes and to be connected by flat concrete sections.
2. Curved and circular shapes are not encouraged.
3. Maximum of two storeys are allowed.
4. The minimum area of the dwelling on each erf shall not be less than 300m². (three hundred square meters)
5. Coverage of maximum of 50% of the erf.
6. No second dwelling unit are to be allowed.
7. Building lines: Street - 6.0m
Rear - 4.0m
Lateral – 5.0m
8. Each dwelling shall have a minimum of two parking areas whether it is a garage, carport or open paved area.
9. First floor area (including covered balconies) to be maximum 30% of ground floor area (including covered stoeps)
10. Views from adjacent erwen have to be taken into account when designing a double storey structure.

1.1 Roofs and roof finishes

1. Doubled pitched roofs would be used throughout the development with the angle pitch of minimum 35° and maximum of 45°.
2. Roof trusses not to exceed 8m in width, measured from inside walls at wall plate height.
3. Roofing material choices are to be Cromadeck sheeting. Any variation in roofing material must have the approval of the appointed Architectural Panel.
4. Roofs will be of a muted colour tone. Only Charcoal coloured allowed.
5. All roofs must have gutters and downpipes.
6. No dormers shall be allowed.
7. Flat concrete roofs are allowed only to join pitch roof structures and for balconies and will not be more than 40% of total footprint of house.
8. Exclusions:
Tiles, thatch, see-through sheeting, galvanised sheeting and any form of fibre-cement sheeting.

1.2 External Finishes

1. Plaster bricks to be used throughout.
2. Walls will be plastered and painted.
2. Plaster mouldings around windows and doors are permissible.
3. Natural sandstone of square/rectangular shape only as inserts or features are permissible.
4. No type or form of facebrick or unplastered brick shall be permitted.
5. Colours to be muted earth tones such as those equal to the following range of colours: (Choice by owner)
xxxxxxx
xxxxxxx
6. No bagged or Spanish-style plastering permitted.
7. No fibre-cement shiplap cladding permitted.
8. No wooden buildings permitted.

1.3 Doors and Windows:

1.3.1 Proportion

1. External doors and windows shall have vertical or square proportions.
3. Sliding doors and/or stacking folding doors are permitted, provided they are not wider than 4.8m
4. Arched openings for doors and windows will not be permitted.

1.3.2 Material

1. Windows and doors will be powder coated aluminium or timber with large panes.
2. Entry doors may be timber (natural or painted) and may be solid, panelled or glazed.

1.3.3 Colour

1. Timber doors may be stained or painted the colour charcoal.
2. Aluminium to be black or charcoal.
3. External door and window colour must remain consistent for an entire house.
4. No other colours are permitted without the approval of the Architectural Panel.

1.3.4 Garage Doors:

1. Garage doors to be timber, fibreglass or aluminium.
2. Colour to match those of window frames.
3. Garage doors may not exceed 2 400mm in height.

1.4 Burglar Bars:

1. Only internal burglar bars are permitted in windows.
2. Only internal security doors are permitted on outward opening doors.
3. Front door may have an external security door, which must be set within the reveal of the door opening.

1.5 Verandas and Balconies:

- 1.5.1 These items are to be designed in keeping with the main structure.
- 1.5.2 They can form part of the main roof structure or have separate flat concrete roofs to join the main pitched roof parts.
- 1.5.3. Skylights will be allowed in flat concrete veranda/balcony roofs.
- 1.5.4. No perspex, polycarbonate or galvanised sheeting may be used.

1.6 Shutters and Screens

- 1.6.1 Shutters are allowed on external facade.
- 1.6.2 Side hung, top hung, sliding folding and sliding permissible.
- 1.6.3 Colour to compliment wall colour and roof colour.

1.7 External Balustrading (colour to match window frames)

- 1.7.1 Timber (natural: varnished or painted).
- 1.7.2 Painted or epoxy coated steel tubing.
- 1.7.3 Stainless steel (original colour).
- 1.7.4 Aluminium.
- 1.7.5 No precast concrete balustrading permitted.

1.8 Paving and Driveways:

- 1.8.1 Driveways will be:
 - Brick paving
 - Cobbles
 - Twin strip concrete
- 1.8.2 No crushed stone driveways permitted.
- 1.8.2 Alternative materials must have prior consent from the Architectural Panel.
- 1.8.3 A minimum of two 110mm dia sleeves are to be laid under driveways and paths connected to the street to accommodate any future pipes and cables.

1.9 Outbuildings

- 1.9.1 No outbuildings are permitted other than those whose intended use is garage/s, storeroom or flatlet.
- 1.9.2 Outbuildings to match original design and style, both elevation and material usage.
- 1.9.3 No wooden Wendy houses, garden sheds or tubular metal sheds would be permitted.
- 1.9.4 No shadeports will be allowed.

1.10 Boundary Walls / Fencing

- 1.10.1 Paddock fencing from PVC, as prescribed, to serve as boundary wall/fencing.
- 1.10.2 Colour of paddock fencing to be white.
- 1.10.3 No cement “vibacrete” type walls will be permitted.
- 1.10.4 No wire/mesh fencing allowed.
- 1.10.5 No electric fencing allowed due to fact that estate development is a secure premises.

1.11 Houses Names & Street Numbers

- 1.11.1 Maximum size letter – 200 mm.
- 1.11.2 All letter and numbering to be placed horizontally in line.
- 1.11.3 Black, stainless or brass preferred.
- 1.11.4 Any variation must have the approval of the Architectural Panel.

1.12 Antennas, Wires and Cables

- 1.12.1 No flagpoles, masts or any other overhead wires are permitted.
- 1.12.2 TV aerials, satellite dishes, antennas, etc. may not be attached to any chimney or mast.
- 1.12.3 Preferably these should not be visible from the road.
- 1.12.4 No free-standing satellite dishes or other free-standing aerials permitted.

1.13 Service facilities:

- 1.13.1 Service facilities like gas cylinders, refuse bins, compost piles and laundry lines, should be screened within service yards so as not to be visible from the internal street or neighbouring dwellings.
- 1.13.2 Service Yards: Each property shall have a drying yard screened from the street and adjoining properties by a plastered and painted screen wall, 1,8 m high above the finished floor level of the yard.
- 1.13.3 Staff accommodation and kitchen/scullery shall open onto a screened yard, if applicable.

1.14 Landscaping:

The planting of the indigenous trees and shrubs of the area is strongly encouraged. The use of hedges, creepers and vines on boundary walls / fences is encouraged.

1.15 General

- 1.15.1 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure, should be clearly shown and annotated, and should not extend above the roof profile. Only prescribed systems to be used.
- 1.15.2 All pipes such as water pipes, drainage piping, etc. should be concealed in ducts and/or should not be visible from any elevation.
- 1.15.3 No aluminium, fibreglass or shade cloth awnings shall be permitted.
- 1.15.4 Swimming pools are permitted provided they are constructed below ground level or behind masonry or concrete retaining walls to create rim flow effect.
- 1.15.5 Caravans, boats and trailers must be concealed inside garages.
- 1.15.6 External water tanks to be concealed by brick wall or to be underground.
- 1.15.7 Room to house batteries for electricity to form part of the main structure.
- 1.15.8 Air-conditioning plants and equipment to be positioned out of sight from street or alternatively screened.

PLEASE NOTE:

Notwithstanding the fact that the building plans may comply with the above guidelines, the endorsement of the plans shall at be the discretion of the Plan Approval Committee and with final approval by the Local Municipal Authority.



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