

# Britannia Beach Estate

## Architectural, Aesthetic and building requirements and regulations

### 1. Preamble and definitions

#### 1.1 Concept

The aim is to establish a development with the west coast “feel” and which consists of a variety of aesthetically pleasing homes well suited to modern living, that reflect the architectural style of the area by adapting the features such as dark pitched roofs with parapet gables, white painted plastered walls, and simple, if any, decorations.

#### 1.2 Building design standards

These requirements are in addition to the regulations and the by – law of the local authority and the national building regulations. The developer reserves the right to make any additions or alterations to these standards that, in their opinion, are necessary to preserve the architectural style and harmony of the development, subject to local authority’s approval.

#### 1.3 Definitions

**Local authority:**

The Saldanha Municipality or any such authority which replaces it for any reason

**Client:** Purchaser of an erf within the development.

**Developer:** Britannia Beach Estate (PTY) LTD

**Documentation:**

Drawings, specifications, diagrams, reports etc submitted to local authority and/ or the developer for approval.

**Approved Drawings:**

Documents as above after their approval, as to aesthetic requirements by the developer, or their agents and the requirements of local authority.

**Agent/s:**

Registered architect/s that shall be appointed by the developer to scrutinize and approve documentation.

**Building**

Any development, including site works or alterations to external finishes or colour as proposed, being erected or completed within the area of the Britannia Beach Estate.

## **2. Submission for approval**

No buildings, walls, fences, driveways, boardwalks, pergolas or any other structure may be erected until they have been approved in writing by the local authority. Three sets of documentation, signed by the owner, must be submitted. The requirements of the documentation are:

All plans, elevations and sections are dimensioned and drawn to scale. The following minimum requirements must be submitted to the developer in triplicate: site and all floor plans: showing building lines, contours, datum levels and floor levels, and proposed excavations, walls, swimming pool, driveway.

All elevations of building, structures, walls, gates; the natural level; floor and building height levels; material and colour details for roofs, windows, doors, gutters, rainwater down pipes, columns, poles, awning. Sections showing height of building and natural ground level. Proposed external finishes and colour scheme. Any other information required by the developer or its agents.

## **3. Approval**

The approval or rejection of any proposed building by the developer and /or local authority is final and binding by agreement.

## **4. Power of veto**

Notwithstanding all aesthetic requirements, the developer keeps the authority to approve or disapprove any architectural plans he may consider appropriate or inappropriate for the development.

## **5. Construction**

All building work once commenced, shall be completed in as short a reasonable time as possible and shall be executed in a workman –like manner, within a maximum period of one year. All material used shall be of good quality, walls to be constructed of clay brick or cement bricks only. The site and the surrounding land must be kept clear of rubbish at all times, to the satisfaction of the association and / or local authority. Rubbish which might be blown by the wind must be contained and all rubbish must be taken to a recognised tip on a regular basis or when instructed to do so by the developer.

The following points must be strictly adhered to:

All buildings, structures and walls are to be completed to plan.

All paving, boundary walling and landscaping must be completed within the maximum building period.

All site huts/stores must be removed at the completion of building period.

Adjacent kerbs, pavements (and stands if affected) are to re-instated to their original condition.

In addition to above, all thatched roofs must have a fire reel with fire hose fitted as well as an external sprinkler system running along the ridge of the roof, and connected to the main water supply.

All rubble and litter must be removed regularly and at the end of the building period.

## **6. Building restrictions**

### **6.1 Building lines**

4.5 meters from all street boundaries; 2,0 meters from side boundaries; 3 meters from back/ sea boundaries.

Swimming pools must be within the boundary.

### **6.2 Building heights**

Building heights shall not exceed 9 meter above “natural ground level” of each erf

### **6.3 Siting of building**

Owners are required to liaise with their neighbours when planning their homes. The positioning of a building/s should not be unreasonably affect the amenities of nearby properties, for example, servants quarters and entertainment area areas should be sensitively positioned and your neighbours privacy respected. A new building shall take into consideration the existing adjacent building and shall be designed to compliment them. The association’s decision in regard will be binding on all parties concerned.

## **7. Accommodation Requirements**

### **7.1 Size of house**

There is a minimum requirement of 120 square meters of habitable floor area, this excludes garage, stores etc.

### **7.2 Garages**

Each property is to have a minimum of one garage and to be provided with carriageway crossing and completed driveway. An additional on-site parking place is to be provided. Width of garage is to be restricted to two bays on street front.

### **7.3 Outbuildings**

Outbuildings must be in the same style and finish as the house.

### **7.4 Ancillary Buildings**

No pre- fabricated stores, “wendy houses” or other temporary structures shall be erected, except during construction when a single site hut/store may be permitted, but must be removed on completion of the contractor.

### **7.5 Interior**

The interior design and decoration is unrestricted.

## **8. Aesthetic Requirements**

### **8.1 Plan forms**

Plan forms must be rectangular or composite rectangular form. No round or other shapes will be permitted.

### **8.2 Roofs**

Roofs are to be pitches between a minimum of 30 degrees and a maximum of 45 degrees. Mansard roofs are not permitted. The association may allow at its discretion, part of the roof to be flat from use as a terrace, or as a link between pitches roof elements. These roofs shall be constructed of timber decking or re-inforced concrete, finished with a suitable waterproofing or timber slats.

Garden Ends: Gables should be simple. No curves or decorative gables will be permitted. Gable ends must be provided on all roofs except thatch and slate, where hipped gables are acceptable.

Roof proportion: roof height to wall height must be between 1,1 and 1,2.

### **8.2.1 Roof materials**

#### **Recommended**

Slate

Thatch

Cement tiles

#### **Not permitted**

ibr sheeting

steel tiles

asbestos tiles

Mediterranean Style

(rounded tiles)

Corrugated Metal

The roof material selected should be consistent on a particular property.

### **8.2.2 Thatched roofs**

All thatched roofs must be fitted with a fireproof blanket, eg “glasstex” or alternatively treated with a fireproof coating, inside and outside, approved by the csir, eg. “Thatchsayf” (more expensive) This lower insurance premiums, is safer for neighbouring buildings and keeps the dust out.

### **8.2.3 Roof colours**

Natural grey slate, natural thatch, dark grey or black tiles.

## **8.3 External walls**

Walls must have clear, plain, smooth, plastered surfaces and painted or finished white.

\* Marmoran or similar approved pure white finish with no fleck texture. No other finish is permitted.

## **8.4 Plumbing pipes**

Prominent plumbing pipes ( particularly from upper stories) must be concealed within the walls. Vent stacks should be avoided – use the new vent breather valve (vbv) or stub stack 1 metre high. Visible branches to a vbv may not exceed 300mm.

## **8.5 External doors and gates**

Recommended shapes and proportion:

They must be rectangular design without curved or triangular fan – lights or decoration surrounds as rusticated quoins or mouldings.

Door materials:

Doors must be timber with glass, fielded or flush panels, or diagonal planking. Steel doors are not permitted. Dark Bronzed or black anodised or epoxy coated \* aluminium. Natural or painted \* hardwood or white pvc, sliding doors will be permitted. \* See colour guidelines.

### **8.5.1 Garage doors:**

Must be must be 4880mm wide and timber, aluminium or glass fibre. The style should be traditional horizontal, vertical, diagonal or chevron planking pattern or panelled.

### **8.5.2 Gates:**

Gates shall either be solid timber properly framed and braced with horizontal, vertical or diagonal planking, or galvanised painted steel of simple design. \* see colour guidelines.

## **8.6 Windows**

Window proportions should be either square or a vertical rectangle and of moderate size. In certain cases they may be joined together the vertical emphasis is maintained, arched or raking heads are not permitted.

Window frame material:

Timber is recommended. Black or dark bronze anodised or epoxy coated aluminium or pvc may be used. See colour guidelines.

Steel frames are not permitted.

### **8.6.1 Glass:**

The use of reflective glass or reflective film is prohibited.

### **8.6.2 Shutters:**

External shutters must be able to cover the entire window when closed. Shutters smaller than their windows will not be accepted.

### **8.6.3 Burglar Bars:**

Bars should be of simple rectangular form. If possible they line up the window mullions.

## **8.7 Colour Guidelines**

Doors, gates, windows, barge board, balustrade, stoep pole, exposed timber etc: Recommended finishes are sealed natural or dark stained timber or painted white, black, or dark Green\* or dark Blue\*. Garish colours will not be permitted.

\*colours must be approved.

## **8.8 Chimneys**

Chimneys are important traditional elements and must be plastered masonry. If possible they should form part of a gable end. All chimneys of open fires and braais are to be fitted with a stainless steel gauze spark retarders to approval of the developer. Chimneys of thatched houses must be higher than the ridge of the roof.

## **8.9 Yards**

All yard walls (kitchen, drying, courtyard) should be plain plastered brick with a simple coping painted white. They must be high enough, to a maximum of 1,8 meters, to provide the necessary screening. All yards must be indicated on the plan.

### **8.9.1 Screening Walls:**

Toilet or bathroom doors in an external wall must have a screening wall. Dustbins, washing lines, gas bottles, caravan and storage areas must not be visible from the roads, parkland areas or other stands.

### **8.10 Fencing and flower boxes**

Only plain smooth plastered walls are acceptable, preferably with traditional coping. Timber, pole or ranch type fencing, asbestos cement, facebrick, pre-cast concrete and fancy designed fences are not permitted. In order to retain the open feel, client should endeavour to ensure that all walls and gates, within 4,5 meters of the street and parklands areas should not exceed 1,2 meters in height. Elsewhere the maximum height is 1,8 meters. All heights of walls are measured above natural ground levels( ie 2,5 meters)along the wall. All walls and gates must be shown on the building plans.

### **8.11 Post boxes**

No free-standing post boxes are permitted.

### **8.12 Balconies and terraces**

Balconies and terraces should have a clean lines with plain railings, simple decorative balustrades or traditional patterns and coping wall. Heavy brick or concrete support columns should be avoided.

### **8.13 Shade provision**

Traditional style verandahs or pergolas will only be allowed within boundary lines. Canopies and awnings are acceptable if in fabric with a maximum of two colours approved by the association. Aluminium awnings will not be permitted. Shade netting where visible will not be allowed. Pergolas should be planed timber, natural or painted\* or treated round poles. Columns/piers may also be plastered masonry, painted white.

\* colour must be approved.

### **8.14 Aerials and solar panels**

Television and radio aerials must be unobtrusive, preferably in the roof space. No masts, antennae, overhead wire or similar appendages may be visible from the neighbouring erven or public spaces, except on a tv antenna per erf. Solar heating panels should be flush with the roof and inconspicuous. Pipes must be concealed.

### **8.15 Signs**

Street numbers should be of a simple design, preferably black on white or white on black, or brass on white, or black or a natural timber. Minimum height of number – 100mm. Display of house names will not be permitted. Architects and contractors boards may only be displayed during the construction period.

### **8.16 Sculptures**

All sculptures visible from public areas or neighbouring properties are subjected to the same approval as the building.

### **8.17 Unacceptable designs**

The following designs are not acceptable:

Mediterranean, swiss log cabin, “A” frame, modern spec and timber planked or framed.

**9. General:**

All buildings, walls or structures erected on any erf shall conform strictly with the rules, regulations and by-laws as laid down by the local authority in respect of the development and nothing contained herein shall derogate from the liability of the owner of any unit erf to pay the municipal rates in respect of the property as well as all services charge, to local authority.