

Architectural Guideline for proposed new Development known as

# PROTEA PLACE

Erf 8409, George



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## 1. BACKGROUND

The set out of the Site Development Plan [SDP] was done with the following site characteristics taken into consideration.

- The existing house which presents some historical character.
- Urban character of surrounding property.
- Views to North-East of the mountains.

An axis is taken from the center of the existing house on the property toward Protea Road, in a North-South axis. Two single storey units are placed on the street front, set back to the building lines to form a street edge acknowledging this axis. This enhances the existing building as focus is directly drawn towards it.

The access to units is then from this central road to the East and West. Two closer units to the existing house are scaled down as single storey units to acknowledge the house.

With the design of each of the proposed new units architectural elements are taken from the current architectural expression of the house, such as the curved balconies, round columns and large stoep areas. Colours and textures will be used to further emphasize the common elements on the buildings.

Each of the new units is designed with living spaces to the North to optimize natural sun and healthy living areas. The challenge is to maintain privacy within such a development and this is done by the proposed arrangement of lower scaled buildings to the edges.

The aim of the design is to unlock the potential of the existing site by adding living units to the open space, surrounding the existing house, without detracting from the house. Large open spaces are still maintained around the house and buildings position and scale is in acknowledgement of this building.



## 2. DEFINITIONS AND REGULATORY FRAMEWORK

This document sets out the design framework and aesthetic as well as characteristics to be adhered to ensure that the developers intended vision and sense of place is achieved. These guidelines in no way aim to supersede or overrule any statutory or regulatory frameworks. All relevant legislation and legal parameters such as the following will be relevant.

- National Building Regulations SANS 10400
- Municipal Bylaw and zoning parameters
- Compliance with the Architecture Act No 44 of 2001

**'HOME OWNERS ASSOCIATION'** HOA means Protea Place Home Owners Association

**'OWNER'** Owner means the registered owner of erven in the development

**'AGENT'** The agent means an architectural company appointed by the developer of Protea Place or his successor in title, who shall act as adjudicator to approve proposed building work in terms of the aesthetic requirements and this design manual. The appointed adjudication architectural design company is:

Practice: Coetzee Alberts Architects (PTY) Ltd

Address: Prince Vintcent Building, Church Road, Mossel Bay, 6500

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**'COUNCIL'** Council means the local authority of George Municipality

**'MANAGING AGENT'** A representative person/company of legal entity acting as an administrative agent of the HOA for the management of the development.

**'BUILDING WORK'** Any construction work to be carried out, whether it is a new building or any alterations & additions, including any aesthetic changes made to any structure within the development.

**'DWELLING UNIT'** The primary structure to be erected on each erf.

**'ADDITIONAL DWELLING UNIT'** A secondary dwelling unit (granny flat) shall not be permitted on any erf.

**'BASEMENT'** Basement means that a non-habitable portion of a building, the finished floor level of which is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural ground levels immediately contiguous to the basement building footprint. Only that part of the basement that does not extend 1m beyond finished ground level shall be construed as basement and not taken in consideration as a storey for the determination of the height restriction and coverage.

**'COVERAGE'** Coverage means the total percentage area of the site that is covered by buildings measured over the outside walls and covered by a roof. An eave overhang or other projection of maximum 1m wide shall be excluded in the calculation of the permissible coverage.

**'NATURAL GROUND LEVEL'** Natural ground level means the level of the ground before any work has taken place. Levels determined by the surveyor after completion of the civil works by the developer shall be deemed to be the correct and final levels for the determination of the height restriction.

**'BUILDING LINE'** Building line means the line delimiting the area measured from the boundary of a land unit within which no building or other structure may be erected.

**'STREET BOUNDARY'** Street boundary means the boundary of a site or a land unit, which is also its boundary with a street.

**'SIDE BOUNDARY'** Side boundary means any other boundary other than street boundary or rear boundary.



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### 3. REVIEW AND DESIGN SCRUTINIZING PROCESS

Any design of any building work to take place within the development has to be submitted to the Architectural Review Committee.

*The author of the plans is to be in line with the Architectural Professions Act No 44 of 2001 with the Framework of Works requirements. Only registered persons with SACAP may submit building plans.*

#### a. THE PROCESS IS AS FOLLOW:

- i. Scrutinizing Fee paid in full to the HOA
- ii. The initial Sketch Plans of proposed building work are to be submitted to the HOA or the Managing Agent as appointed by the HOA.
- iii. Plans will be reviewed by the Review Architect and feedback given back via the Managing Agent.
- iv. Municipal Documentation can be drafted and again submitted to the Managing Agent based on the approved Sketch Plans or any comments/conditions contained therein.
- v. Plans will be reviewed by the Review Architect and recommendations made to the Architectural Review Committee which will give final feedback.
- vi. The Architectural Review Committee will have a formal meeting once a month where the plans will be presented.
- vii. During the construction process the Agent will conduct inspection at key points.
- viii. All Building work shall be carried out according to the **CONTRACTOR'S CODE OF CONDUCT**.
- ix. Once the Building Work has been completed and all inspection has been completed a **FINAL APPROVAL** will be issued and Building Deposit less any damage or costs will be repaid.

*No approval shall imply approval in terms of National Building Regulations or Local Authority and will remain the responsibility of the author.*

#### b. BUILDING PLAN REQUIREMENTS:

All drawings shall be compiled as per local authority and national building regulations requirements with the following additional information to enable suitable illustration of the design intent, textures, finishes and relevant clarity

- i. Site Plan:
  - Indicate Surrounding Green areas and landscaping, including abutting HOA property information
  - Building Lines
  - Storm water design
  - Sewage
  - Building Widths
  - Paving & Hard Landscaping elements



ii. Floor Plans:

- Paving & Hard Landscaping elements
- All Sewage & concealment thereof
- Yard Walls
- Boundary Walls, Fences & Screens

iii. Elevations:

- Building Lines
- Height Restriction
- All Sewage & concealment thereof
- Differing textures with suitable hatching and legend
- Paint Colours
- Roof Pitch
- Gutter Downpipes
- Detailed Finishing Specification
- Yard Walls
- Boundary Walls, Fences & Screens

iv. Sections:

- Building Lines
- Height Restriction
- All Sewage & concealment thereof
- Roof Pitch
- Yard Walls
- Boundary Walls, Fences & Screens

#### 4. BUILDING PARAMETERS

The following is given in line with the Approval as granted by George Municipality, dated 26 June 2015.

**a. BUILDING LINES**

Building lines as applied by George Zoning Scheme shall apply with further restriction as follow for *single residential erven* only:

- Street:** Protea road – 4.5m  
Internal road – 4.5m for Garage & 0m for Grouphousing
- Sides:** 3.0m
- Back:** 3.0m

**b. COVERAGE**

Private open space: 50% of each unit floor area.



**c. HEIGHT**

Single Residential: Only Single Storey houses are permitted

**d. BUILDING WIDTHS**

All buildings in the development are to be kept to a maximum width of 8m to ensure suitably fragmented expression in elevation as well as plan.

**e. PARKING**

Parking are to be provided are required in terms of the George Zoning Scheme and the requirements as set out in the ROD as issued by George Municipality. As per approval dated 26 June 2015 this will be 2 parking's per unit.

**5. ARCHITECTURE AND BUILDING ELEMENTS**

**a. MAIN BUILDING ELEMENTS**

**i. WALLS**

All building walls are to be constructed using masonry construction and no timber frame, concrete walling, steel frame or any alternative method of building construction will be permitted. External walls can be finished with plaster & paint or face brick. Combinations of the textures are encouraged and are large expanses of only plaster or only face brick not permitted. Plaster may only be smooth or scratch plaster. No other plasters such as Spanish plaster are allowed. Face brick are to be of a good quality face brick to be minimum FBC. A sample/specification of the face brick intended for use is to be included at Sketch Plan submission stage.

• **PAINTING COLOURS**

All paintwork is to be to pre-approved colours, approved by the ARC. The colours are to be of a Natural Earth Colour that blend with the immediate surrounding context within which the development is situated. The purpose is that buildings should integrate in the landscape with the colours and not stand out. No colours such as whites or primary colours shall be allowed.

• **CLADDING**

Cladding to create different textures on elevation is encouraged. Cladding is to be of a natural material and no artificial materials are permitted. Cladding such as natural stone, timber etc. is envisioned.

**ii. WINDOWS**

Windows proportions are to be preferably horizontal. If windows with a vertical proportion are proposed, the dividing mullions should create horizontal glass panes. Only aluminium windows are permitted also of natural earthy colours such as: Bronze, Stone Grey, Burnt Umber etc.

**iii. DOORS**

All doors to be vertically proportioned with colour natural earthy such as approved timber colour, aluminium in bronze, stone Grey, Burnt Umber.



#### **iv. ROOF**

- **ROOF DESIGN**

A roof must be scaled down to create a smaller scale building. The roof must have a pitch of between 5 degrees minimum and 12.5 degrees maximum. Only mono pitched roofs are permitted and flat concrete sections may be used as linking elements.

Any elements fitted or installed on a roof are to form an integral part of the roof design and must be the same pitch and colour.

- **ROOF COVERING**

Roofing material must be uniform for each unit. Only the following materials are allowed:

Concrete Tiles, Deep seam metal sheeting with a concealed fixing. No pierced fixing sheets are allowed. Roofing material and colour are to be non-reflective.

Colour can only be greys and browns. No other colour are allowed.

- **ROOF OVERHANG**

A minimum roof overhang of 600mm and a maximum of 1m are required. No clipped eaves are allowed.

- **GUTTERS, DOWNPIPES & FASCIAS**

Gutters and downpipes are to be the same colour and match the colour of the roof. Material has to be seamless aluminium throughout. The fascias should be painted to match the wall colour and can only be a fiber cement profile.

- **SHADING DEVICES & PERGOLAS**

All shading devices must be clearly indicated on the drawings with sufficient detail and specification to be able to understand the construction thereof. Only shading devices of a suitable hardwood material will be permitted and with pre-approval an aluminium construction.

- **CHIMNEY'S & COWLS**

Chimneys to be well proportioned and be suitably scaled to the building design. Preferably a base with a pipe and fixed cowl as per diagram below.

- **SOLAR WATER COLLECTORS, PHOTOVOLTAIC PANELS**

Any panels fitted to the roof are to be placed flat on the roof surface and no projection at a higher slope than the roof slope is allowed. Panels should be grouped together and cannot be scattered over the roof as individual elements.

Only the solar collector or panel may be placed on the exterior of the roof. Any water storage unit, inverter, power supply etc. has to be concealed in the roof space.

#### **v. BALUSTRADES & BALCONIES**

Balustrades must conform to the nature of the development and may only be Stainless Steel, Painted or pre-approved polycrrete, painted to the approved colour scheme. No glass or aluminum handrails will be permitted.

#### **vi. COLUMNS**

Columns are to be a smooth shaft with a detail base and cap. No fluted columns will be permitted. The base and cap have to be of a simple design and be articulated.

#### **vii. HEAT PUMPS & AIR-CONDITIONING UNITS**

Any heat pump or air-conditioning unit has to be screened off and may not be visible on any elevation.





**b. MAIN LANDSCAPING ELEMENTS**

**i. BOUNDARY WALLS, FENCES & SCREENS**

No boundary walls will be permitted for any internal erf. A perimeter wall/fence and suitable security barrier are provided. Any intermitted fences to keep pets inside a particular erf might be approved by the ARC on special request. These will be of a light weight design and be restricted to a maximum height of 1m from the natural ground line. The colour of this fence shall be of a light Grey colour to blend into the landscape.

A yard wall of a set height of 2.1m shall be erected around the Yard on the side of the Kitchen. This wall is to be constructed of a solid masonry construction, plastered and painted. The wall is intended as a screening wall for refuse bins, laundry, gas storage etc. and may not exceed 10m<sup>2</sup> in plan size.

**ii. RETAINING WALLS**

Any retaining wall may only have a visible section of maximum 750mm. The landscape and surrounding area should be suitably shaped and retaining walls stepped or terraced to restrict vast expanses of wall. Use of natural materials for these structures is encouraged, such as stone packed gabions or suitably treated timber poles. Natural vegetation should also be used to limit fragment the harshness of any such required structure. No retaining blocks such as "Loffle" or "Terraforce" will be permitted.

**iii. EXTERNAL DECKS**

Wooden decks are allowed in Belau or Grappa or suitable hardwood that requires no maintenance. Treated Pine may be used as sub structure but may not be visible. All sides to be closed to the ground, no structure may be visible.

**iv. HARD SURFACES**

All hard surfaces are to be a paver of a grey or earthy colour. The following pavers are allowed:

**v. SWIMMING POOLS & WATER FEATURES**

All swimming pools and water features are to conform to NBR or any Municipal By-Law. Any structure for such an element has to be within the building lines of the property.

**vi. PLANTING**

All planting are to be as set out in the Landscaping Guideline.

**vii. GENERATORS**

Any generator has to be installed in such a place as not to be visible from any other property. The unit should also be suitably muffled as not to cause any disturbance to neighbours.