
BRITANNIA BEACH ESTATE



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BUILDING DESIGN MANUAL

01 June 2009

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1 PREAMBLE AND DEFINITIONS

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.

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 and 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.

CONTROLLING ARCHITECT

Smit & Serfontein Architects (Pty)Ltd
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Durbanville
7550

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DEFINITIONS

LOCAL AUTHORITY:

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

CLIENT:

Purchaser of an erf within the development.

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PREAMBLE AND DEFINITIONS

DEVELOPER:

Britannia Beach Estate (Pty) Ltd.

DOCUMENTATION:

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

APPROVAL 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.

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2 SUBMISSION FOR APPROVAL

Three sets of documentation, signed by the owner and Architect, must be submitted.

All plans, elevations and sections are to be dimensioned and drawn to scale.

The following minimum requirements must be submitted to the Developer:

- ✎ site and all floor plans : showing building lines; Contours; (indicated in m above sea level) datum level; floor levels;
- ✎ any proposed excavations, walls, swimming pool, and driveway.
- ✎ elevations of all buildings, structures, walls, gates;
- ✎ the natural ground level;
- ✎ floor and building height levels;
- ✎ material and color details for roofs, windows, doors, gutters, rainwater down pipes, columns, poles, awnings.
- ✎ sections showing heights of building and natural ground line;
- ✎ proposed external finishes and color scheme;
- ✎ any other information required by the Developer or his Agents.
- ✎ All attached forms must be completed by owner or his agent and submitted with first scrutiny submission.

SCRUTINY FEE:

The fee is based on the time charge for minimum two hours of the Principal of Architect practice, as recommended by the South African council for the Architectural Profession, and must accompany the submission. Once written approval has been given in the form of an endorsement on the plans, you may proceed with full working drawings for submission and final approval by the Developer who will submit same to the Local Authority.

A builders' deposit of R4,000.00 (four thousand rand) is to be paid to the Home Owners Association, refundable after Final Completion and removal of all building rubble.

APPROVAL:

The approval or rejection of any proposed building by the Developer or his representative is final and binding by agreement.

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POWER OF VETO

Notwithstanding all aesthetic requirements, the Developer keeps the authority to approve or disapprove any Architectural plans that they may consider appropriate or inappropriate for the Britannia Beach Estate.



All builders and/or contractors must be approved by the Developer.

All building work once commenced, shall be completed in as short as reasonable time as possible and shall be executed in a workman-like manner, within a maximum period of one year. All material used to be of good quality. Walls to be constructed of clay brick or cement bricks only. Concrete blocks are not permitted. The site and the surrounding open land must be kept clear of rubbish at all times, to the satisfaction of the Developer and/or the Local Authority. Rubbish which might be blown by the wind must be contained and all rubbish must be taken to a recognized 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.
- ✎ Any amendments on drawings after approval, must be re-submitted to controlling Architects and local Authority for approval.
- ✎ The Controlling Architect and Developer may approve fully motivated waivers of any mandatory specifications under special conditions where waivers are considered justifiable. An additional fee of R 350 for first waiver would be charged plus R 150 for every additional waiver.
- ✎ 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 the building period.
- ✎ Adjacent kerbs, pavements (and Stands if affected) are to be reinstated to their original condition.
- ✎ All rubble and litter must be removed regularly and at the end of the building period.
- ✎ Any damage to the Developer's or the Home Owners' Association property must be rectified.

If any of the above conditions are not met to the satisfaction of the Developer, then he (the Developer) will undertake to do whatever is necessary to rectify the shortcomings at the expense of the Client.

Should any provision in this Architect Design Manual be regarded as contrary to National Building Regulations, then the National Building Regulations shall prevail.

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5 BUILDING RESTRICTIONS

DENSITY:

Only one dwelling per erf is permitted. Any granny flats must be integrated with the overall design of the dwelling.

HEIGHT RESTRICTION:

The buildings are limited to a height of 9m measured from the mean ground level (average point between lowest and highest point of property) up to the highest point of roof. (Refer to illustration) The chimney to be minimum 1m above the highest point of the roof. A Height Certificate by a Registered Land surveyor is to accompany all plan submissions.




COVERAGE:

Maximum coverage area allowed is 50 %.

There is a minimum requirement of 120 sq meters of habitable floor area. This excludes garages, stores etc.

Should the above conditions be too restrictive on the development, then the HOA want to have the opportunity to negotiate relocation of the above subject to local authority approval.

BUILDING LINES:

-  4.5 meters from all roads;
-  2 meters from side boundaries;
-  3 meters from back.

Where a plot are bordered by two parallel roads, the road that gives access to the plot will be considered for the 4,5 meter building line and the other road as a back boundary at 3 meters. With a corner plot the non-access road will be considered as a side boundary at 2 meters.

Garages, with the consent of the adjacent owner, may be built up to the boundary with no roof falling towards the boundary or overhang over the boundary.

GARAGES AND COVERED PARKINGS:

May be constructed on the erf side boundary line as approved by the architect. The previous mentioned apply for pergolas and non-covered parking areas.

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BUILDING RESTRICTIONS

Only in special circumstances would individual erf building lines be relaxed if considered by the Developer, Home Owners Association (HOA) and the controlling architect. Such relaxation would still be subject to final Local Council approval.

SITING OF BUILDINGS:

Owners are requested to liaise with their neighbours when planning their homes. The positioning of your building/s should not unreasonably affect the amenities of nearby properties. For example, servants' quarters, service yards and entertainment areas should be sensitively positioned and your neighbour's privacy respected. A new building shall take in consideration the existing adjacent building and shall be designed to complement them. The Developer's decision in this regard will be binding on all parties concerned.

DRIVEWAYS:

Driveways materials that would be allowed is granite cobbles, pigmented concrete cobbles (to approved palette), exposed aggregate concrete surfaces. Colour of pavers must be specified on plans.

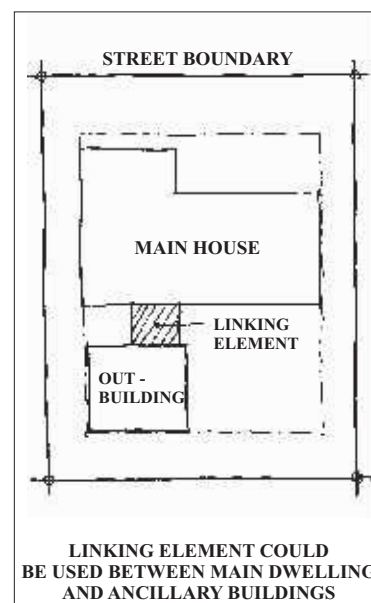
GARAGES:

Each property to have a minimum of one (1) garage and is to be provided with carriageway crossing and completed driveway. An additional on-site parking place is to be provided.

A third single garage is permitted if it is built separately from the double garage.

OUTBUILDINGS:

Outbuildings must be in the same style and finish as the house. There are a number of ways of achieving continuity by linking facades of buildings which then define the street edge. A wall which serves as a linking element on the street facade may be of the same height as the wall plate of the building next to it.



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BUILDING RESTRICTIONS

ANCILLARY BUILDINGS:

No prefabricated 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 contract.

INTERIORS:

The interior design and decoration is unrestricted.

BOUNDARY WALLS:

Low height walls, 1,2m in height, can be used and constructed of suitable material to complement the house. The materials being plastered and painted, natural stone or low screens created with planting and manicured into shape. Copings on top of walls may consist of plastered, pre-cast components or in the case of stone walls shaped stone copings.

Alternatively palisade panels can be used supported by masonry piers at 2m centres. The overall height of these palisade panels would be 1,2m with the piers projecting 300mm above this level.

Gates are not allowed to be higher than the adjoining wall.

SIDE AND BACK BOUNDARIES:

Walls between properties shall not exceed 1,8m in height taken from the natural ground level. However should the property adjoining on the lower contour be excavated to a lower basement level, then the 1,8m height may be exceeded. The owner of the lower excavated level will be responsible for stabilising and retaining the soil to the adjoining property to engineers specification.

No concrete panel walls allowed.

SCREEN WALLS:

These will be allowed in certain cases for the purpose of screening pools, entertainment and private areas of adjoining properties. The position of such walls will be subject to architect's approval.

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6 AESTHETIC REQUIREMENTS

PLAN FORMS:

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

ROOFS:

The following roof finishes are permitted:

- ✎ Lafarge concrete roof tiles or similar approved.
- ✎ Waterproofed concrete roof slabs. Visible roofs to be finished with gravel stone chip (grey or brown) or similar approved finish.
- ✎ Natural slate roof to approved colour.
- ✎ Thatched Roofs:

All thatched roofs must be fitted with a fireproof blanket e.g. Glasstex, or alternatively treated with a fireproof coating, inside and outside, approved by the CSIR, e.g. Thatchsayf (more expensive). This lowers insurance premiums, is safer for neighboring buildings and keeps the dust out.

In addition to the above, all thatched roof houses 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.

- ✎ Colour of roof to be specified on drawings.
- ✎ Colour of roof to Architect approval.
 - Colours: Natural grey slate, natural thatch, dark grey or black tiles permitted.

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

The following roof finishes are prohibited:

- ✎ In-situ concrete thatch look.
- ✎ Wooden shingles.
- ✎ Reflective sheet metal roofs



AESTHETIC REQUIREMENTS

MAJOR ROOF FORMS:

- ✎ Major roof forms shall be double pitched and coincide with the major plan elements
- ✎ Pitches are to be symmetrical about their ridges and must have a slope between 30°deg and 45°, except for thatch which is always 40°.

LEAN-TO ROOFS:

- ✎ The area of minor roofs, excluding outbuildings, should not exceed 20% of major roof area.
- ✎ Lean-to and verandah roofs are to have a pitch from 10° and 15°.

CONCRETE ROOFS:

- ✎ Flat concrete roofs with parapets may be necessary to use to connect a series of major plan forms and will be defined as an additional minor roof form.

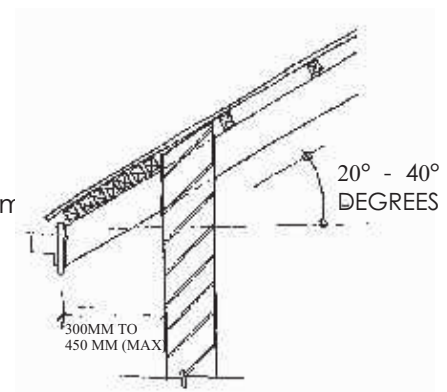
Rainwater goods that can be used would be seamless aluminium gutters, Ogee profile gutters and PVC gutters and downpipes. Gutters to match fascia colour of the roof colour and must be consistent on one property. Down pipes must match either walls or gutters in colour and must be consistent on one property.

The following roof elements are prohibited:

- ✎ Gables with plaster mouldings and elaborate designs. NOTE: Gables should be simple in design.
- ✎ Exposed plumbing above gutter line.

ROOF OVERHANGS:

It is recommended that all roofs possess an overhang of at min. 300mm - 450mm.



**ROOF OVERHANG AND
ROOF PITCH FOR MAJOR ROOFS**

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AESTHETIC REQUIREMENTS

WALLS:

The following wall finishes are permitted:

- ✎ Everite nutec planks ("shiplap") or similar approved. Must be painted to approved colour.
- ✎ Walls should have clear, plan smooth plastered surfaces.
- ✎ Fine stipple plaster (rough-cast plaster) slightly flattened with a wooden float
- ✎ Pigmented plaster to approved colour.
- ✎ Dry pack natural stone walling/ cladding (sandstone or similar approved).
- ✎ Coloured wall coatings and textured such as Marmoran, Gama Zenith and Earthcote cement based paints and textured coatings.

All of the above to be used in a complementing palette as well as to approved colours.

All to be used to approved colour and texture.

PLUMBING PIPES:

All 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 meter high. Visible branches to a VBV may not exceed 300mm.

FENESTRATION - WINDOWS AND SHUTTERS:

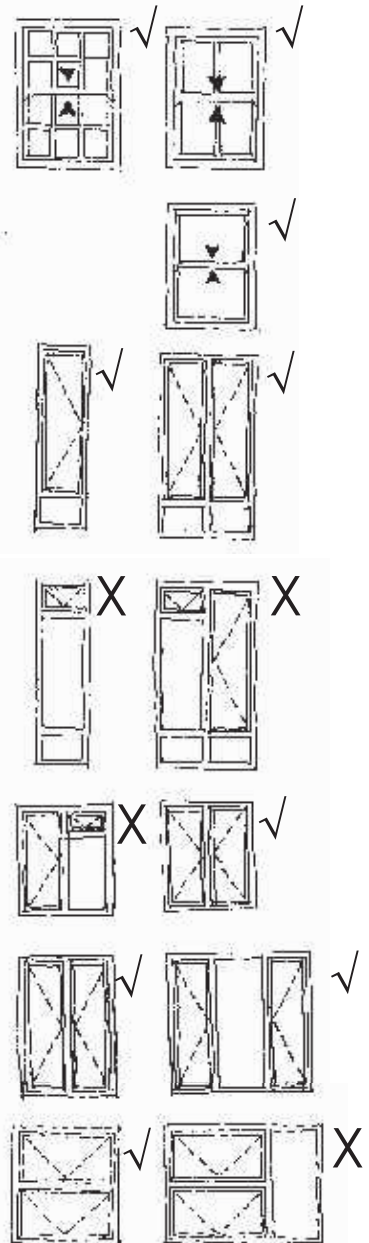
The following materials are permitted to be used:

- ✎ Black or dark bronze anodised or epoxy coated aluminium to approved colour.
- ✎ Timber with stained and/ or varnished finish to approved colour.
- ✎ Timber with painted finish to approved colour.
- ✎ PVC to approved colour.

ALL COLOURS TO BE INDICATED ON DRAWINGS

All colours to Architect approval.

TYPICAL WINDOW TYPES PERMITTED AND NOT PERMITTED



AESTHETIC REQUIREMENTS

Window proportions should be either square or a vertical rectangle and of moderate size. In certain cases they may be joined together provided the vertical emphasis is maintained.

Arched or raking heads are not permitted.

Glass: The use of reflective glass is prohibited.

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

Burglar Bars: Burglar bars would only be allowed to be fitted to the internal face of doors and windows and should align with the mullions and transoms. Externally mounted burglar bars will not be allowed.

Small windows to service areas, toilets and garages would be allowed.

FENESTRATION - DOORS AND GATES:

All external doors and gates must be rectangular simple design and could use curved fanlights or decoration surrounds such as rusticated quoins or moldings.

The following materials are permitted to be used:

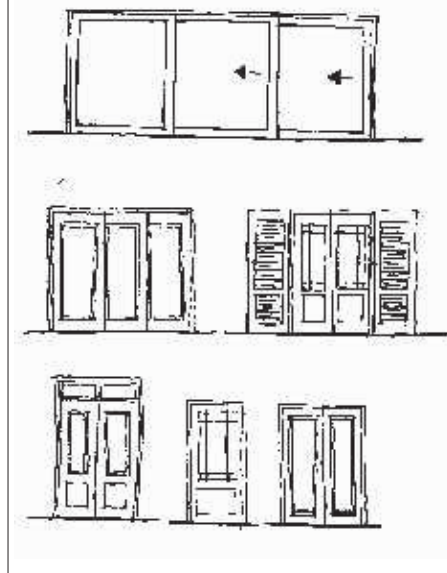
- ✎ Doors must be timber with glass, fielded or flush panels, or vertical or diagonal planking.
- ✎ Dark bronze or black anodized or Epoxy coated aluminium, natural or painted hardwood or White PVC, sliding doors will be permitted.

Steel doors are not permitted.

Garage Doors: Can either be of single width or double and manufactured of either natural varnished timber or epoxy coated/ powder coated aluminium or glass fibre. The style should be traditional horizontal, vertical, diagonal or chevron planking pattern or paneled.

Gates: Gates shall either be of solid timber properly framed and braced with horizontal, vertical or diagonal planking, or of galvanized painted steel of simple design.

TYPICAL DOOR TYPES PERMITTED



AESTHETIC REQUIREMENTS

COLOUR GUIDELINES:

Colours for exterior walls are prescribed and may only be selected from 'Plascon Expressions' colour range (Refer to list) or similar approved alternative paint range. Paint from alternative suppliers must be mixed to match the prescribed 'plascon' colours for final approval by the controlling Architect or Developer.

White may be used as a wall colour, alone or in combination with any of the approved exterior wall colours as listed.

Approved accent colours may be used to accentuate elements such as windows, doors, balustrade, gates, doors, exposed timber, etc.

CHIMNEYS:

All chimneys of open fires and braais are to be fitted with Stainless Steel gauze spark retarders to the approval of the Developer. Chimneys must be simple in design.

Chimneys of thatched houses must be higher than the ridge of the roof.

YARD:

All yard walls (kitchen, drying, and courtyard) should be plain, plastered brick with a simple coping. They must not exceed 1,8m in height. Walls must only provide the necessary screening. All yard walls must be indicated on the plan.

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 roads, parkland areas or other stands.

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.

PROPOSED COLOURS TO BE USED

1. WHITE	STANDARD COLOUR
2. ALPACA	D14-1
3. BLEACHED SAND	D14-2
4. LIBERIA	E14-1
5. PAPYRUS	E14-3
6. FALAFEL	D15-1
7. CREAM OF MUSHROOM	D15-3
8. HINT OF OATMEAL	C14-1
9. BLONDE WOOD	C14-3
10. PEBBLE BEACH	WAA 80
11. OATMEAL	WAA 5

(Different colours could be used, if approved by Architect. All colours must be specified on plans.)

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AESTHETIC REQUIREMENTS

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.

POST BOXES:

No free-standing post boxes are permitted.

BALCONIES AND TERRACES:

Balconies and Terraces should have clean lines with plain railings, simple decorative balustrades or the traditional pattern pillars and coping wall.

Heavy brick or concrete support columns should be avoided.

SHADE PROVISION:

Traditional style verandas or pergolas are preferred. Canopies and awnings are acceptable if in fabric, with a maximum of 2 colors approved by the Developers.

Aluminium awnings will not be permitted.
Shade netting will not be permitted.

Pergolas should be planed timber, natural or painted, or treated round poles. Columns/piers may also be plastered masonry. Colour must be approved.

AERIAL AND SOLAR PANELS:

Television and radio aerials must be unobtrusive, preferable in the roof-space. No masts, antennae, overhead wires or similar appendages may be visible from neighboring erven or public spaces, except one TV antennae or satellite dish per erf. Solar heating panels should be flush with the roof and inconspicuous. Pipes must be concealed.

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AESTHETIC REQUIREMENTS

SIGNS:

Street numbers should be of a simple design, preferable Black on White or White on Black, or Brass on White, Black or natural timber. Maximum height of numbers 100mm and letters 75mm. Display of house names will not be permitted. Architect's and Contractor's boards may only be displayed during the construction period.

SCULPTURES:

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

UNACCEPTABLE DESIGN:

The following designs are not acceptable.
Mediterranean, swiss log cabin, "A" frame, modern spec and timber planked or framed.

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.



ARCHITECT REVIEW CHECKLIST

ERF NO:

OWNER:

ARCHITECT:

TEL:

TEL:

FAX:

FAX:

CELL:

CELL:

E-mail:

E-mail:

REG. NO:

FEES PAYABLE:

FIRST STAGE: PLAN SCRUTINY (TIME CHARGE)

All cheques for plan scrutiny must be made out to “ SMIT & SERFONTEIN ARCHITECTS (Pty)Ltd”

SECOND STAGE: BUILDERS DEPOSIT R 4,000.00
(Payable to Britannia Beach Estate Owners Association)

Please note that no plans will be scrutinized unless all details are supplied and fees are paid.

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