

Annexure B
RESIDENTIAL DESIGN GUIDELINES



EARLS COURT
— LIFESTYLE ESTATE —

-the pearl of the garden route-



EARLS COURT - RESIDENTIAL DESIGN **GUIDELINES – OVERVIEW**

1. The purpose of these design guidelines is to encourage individual creativity while fostering a unity of materials and finish to ensure that the overall development harmonizes to create a balanced lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic.
2. The design of the dwelling unit and the entire stand should show a special sensitivity to the existing natural features, flora and topography. Surrounding structures must be taken into account in the design process.
3. The controlling authority for the development is Earp Construction (PTY) LTD who will be responsible for the approval of all plans and buildings.

The design of all the plans and buildings will be the responsibility of the leading Architect or Designer on the list of approved architects. No outside architects will be allowed for design and/or project management purpose.

4. No erf may be subdivided or rezoned without written consent from the ECHOA.
5. Erven may be consolidated with prior written permission from the ECHOA in which case the owner will be liable for the combined levy pertaining to each particular stand.
6. Earp Construction (PTY) LTD reserves the right to interpret this manual and approve plans at its own discretion.
7. Notwithstanding architectural elements as described in this document, Earp Construction (PTY) LTD reserves the right to use its discretion and allow alternative architectural elements or materials and exclude permitted elements or materials.

1. DESIGN CONCEPT

The architectural theme throughout must create a natural earth look to blend in with this beautiful site and surroundings. Emphasis is on simplicity, scale and proportions, harmony and refined details.

Only one home per property is permitted. The Design Guidelines are only concerned with the external appearance and positioning of houses and structures. Owners are unrestricted with regard to the interior layout, interior finishes and colours of their homes.

1.1 COVERAGE, HEIGHT AND SCALE

- 1.1.1 Maximum dwellings per erf - one.
- 1.1.2 Maximum height - two storeys (excluding roof) - provided that the first storey be restricted to a maximum of 60% of the ground storey.
- 1.1.3 Coverage - 50% for single storey house - 50% for double storey dwellings (provided that the first storey be limited to a maximum of 60% of ground storey)

1.2 BUILDING LINES

Each stand must have a specified building area (envelope) within which the construction must take place. This envelope is restricted to a maximum height of 8.5m above natural ground level.

Street Boundary 5m for garage facing the street and 3m for bulk of the house. Garage facing away from the street – 1m.

NOTE : Articulated elements such as entrance porch, patio or lobbies can be built up to 3m from the boundary.

1.2.1	Side boundary	3m - single storey 4m - double storey
	Green Areas	4m for 2/3 rd of dwelling, 3m for 1/3 rd of dwelling and 2m for gazebo, pools, summerhouses, etc.

2. TREATMENT OF STAND BOUNDARIES

- 2.1 No walls will be allowed on street boundary. Boundary walls parallel to the street boundary may not exceed 40% of the length of the street boundary.
- 2.2 Screen wall elements not exceeding 2.1m in height may be used for screening of pools, patios, washing lines, etc but must be designed as part of the garden and landscaping design and must be approved in writing by the ECHOA. Not closer than 1m from the street boundary or green areas. Restricted to 40% of the length of the boundary. The design of these screen walls should enhance the architectural style of the houses.
- 2.3 The side walls between property boundaries may be plastered masonry walls 2,1m high maximum not closer than 3m from the street boundary or green areas. Boundary walls should be kept as short as possible to enhance an open streetscape.
- 2.4 Boundary facing green areas may be 1.2m high hidden behind shrubs and plants so as to be inconspicuous.

3. BUILDING DESIGN GUIDELINES

- 3.1 All plans must be prepared by the leading **Architect** or **Designer** on the list of approved architects. All alterations and or additions to the original plan must be approved by the leading **Architect** or **Designer** before any construction commences.
- 3.2 No staff accommodation should be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design.

- 3.3 Staff accommodation and kitchen areas should open onto screened yards or patios.

Outbuilding and additions should match the original building design in style, elevation and material usage. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.

Yard and screen walls should be similar to the basic materials and colours of the building and comply with all other items.

- 3.6 No garden sheds, Wendy houses or temporary structures are allowed. Covered facilities for caravans, boats or trailers are to be incorporated in the overall design of the house and adhere to the architectural themes and building lines.
- 3.7 Only open or lightweight pergolas may encroach the building lines with 2m.
- 3.8 No shade netting may be used.
- 3.9 Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown on the approval drawings (not visible from the street).
- 3.10 Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown on the approval drawings.
- 3.11 All exposed plumbing and washing lines should be fully screened and not be visible from the street elevations and other elevations onto adjoining properties including green areas.
- 3.12 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 3.13 No dwelling may be smaller than 150m² excluding garages and outbuildings.

- 3.14 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc must be designed into the buildings and / or adequately enclosed or screened off from view.

4 APPROVED ARCHITECTURAL ELEMENTS

4.1 BALI ARCHITECTURAL STYLE

Outside Walls	<p>Masonry walls plastered smooth or with texture.</p> <p>Painted with Earth Colours as per Schedule.</p> <p>Elements in Natural stone or contrast colour as per Schedule.</p>
Windows & Doors	<p>Natural, Brown and Charcoal Alum.</p> <p>Meranti stained to a natural wood colour.</p> <p>Meranti doors to have vertical or horizontal lines.</p>
Garage Door	<p>Meranti with Panels or Horizontal lines.</p>
Roof	<p>Double pitched roof with Dutch Hip.</p> <p>Slate or Cupola concrete roof tiles allowed. Colour as per schedule or samples.</p> <p>Min 600mm Overhang.</p> <p>No Gables.</p> <p>Concrete Roofs connecting main roof structures.</p>

Concrete roofs behind parapet walls.

Gutters are optional and must be seamless aluminium gutters.

4.2 **FARMHOUSE ARCHITECTURAL STYLE**

Outside Walls

Masonry walls plastered smooth or with texture.

Masonry walls bagged.

Painted with Earth Colours as per Schedule.

Elements in approved face brick, Natural Stone, contrast colours, metal sheet cladding, timber or Nutech shiplap.

Windows & Doors

Meranti Stained Natural wood or painted white.

Cottage paned or cottage pane combination windows

Mock Sash Windows.

Garage Door

Meranti Stained Natural Wood or painted white.

Vertical lines or raised panel doors.

Roof

Chromodeck Corrugated Metal Roof Sheets.

Colour as per schedule or samples.

Slate Roof Tiles.

Maximum Roof 600mm Overhang.

Concrete Roofs to connect main roof structures.

Concrete roofs behind parapet walls.

Gutters are optional and must be seamless aluminium gutters.

4.3 CONTEMPORARY ARCHITECTURAL STYLE

Outside Walls

Masonry walls plastered smooth or with texture.

Masonry walls bagged.

Painted with Earth Colours as per Schedules.

Elements in approved face brick, Natural Stone, contrast colours, metal sheet cladding, timber or Nutech shiplap.

Concrete walls and elements.

Windows & Doors

Natural, Brown, Grey, Charcoal, White and Black Aluminium allowed.

Meranti stained natural wood.

Garage Doors

Meranti – Stained natural wood.

Chromodeck – in colours Grey, Charcoal or White.

Glass and Aluminium Garage Doors.

Roof

Slate Roof Tiles.

Flat concrete roof Tiles. Colour as per Schedule or Samples.

Chromodeck Roof Sheets – cliplock 700. Colours as per Schedule or Samples.

Minimum overhang 600mm.

Concrete Roofs.

Gutters are optional and must be seamless aluminium gutters.

4.4 DRIVEWAYS, PARKING, PAVING AND LANDSCAPING

- 4.4.1 The landscaping theme of Earls Court Lifestyle Estate is to encourage the use of indigenous trees and plants as per the landscape design. The green areas are to be planted with indigenous species in accordance with a landscape theme. The portion of all properties on the green areas and the portion of all properties between the building lines and the street boundary should be landscaped accordingly and using the tree and plant species as per landscape architect or designer.
- 4.4.2 Material and colours on paving to be approved by the leading architect or designer. Driveway widths are limited to 6000mm at the junction with the public road.
- 4.4.3 Pre-designed house numbers will be provided and fixed by the Developer.

4.5 BALCONIES, PATIOS AND PERGOLAS

- 4.5.1 Balconies, patios and pergolas should have clean lines with plain railings. Columns should be aesthetically light and made up of brick, steel or timber. Pergolas are to be designed according to the architectural style. Balustrade walls to balconies are allowed but must match the style of the house.
- 4.5.2 Balustrades must be simple decorative timber, steel or aluminium and glass to match the architectural style of the house.

4.6 COLOURS

All Earls Court exterior paint colours are to be earthy paint colours as per sample chart or similar approved. Colour combinations are important.

4.7 EXTERNAL LIGHTING

External lighting to be low level or down lighter type to match the architectural style. No coloured light bulbs are permitted.

5. PROHIBITED BUILDING MATERIALS

5.1 The following building materials to be prohibited :

- 5.1.1 Painted driveways or imprint paving.
- 5.1.2 No pre-cast concrete walls. No swimming pool type mesh fencing will be allowed.
- 5.1.3 Rock Art.
- 5.1.4 Thatch Roofs.
- 5.1.5 No Victorian “Broekie Lace” elements.
- 5.1.6 Razor wire, security spikes or similar security features.
- 5.1.7 Standard type steel windows.
- 5.1.8 No externally fitted burglar bars will be permitted (only internally fitted type will be approved).
- 5.1.9 Pre-cast concrete building elements are discouraged (certain simple copings, column caps and window cills are in order). Any structures (inclusive of precast concrete sculptures) shall be submitted to the leading architect or designer for the recommendation prior to the erection thereof.

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5.1.10 Fibre cement roofing tiles.

5.1.11 Shade Netting.