

# **WATERLAKE FARM**

## **ARCHITECTURAL DESIGN RULES**



# Contents

1. INTRODUCTION .....	4
2. PURPOSE OF THE RULES .....	4
3. TOWN PLANNING DEVELOPMENT CONTROLS .....	4
3.1. Zoning .....	4
3.2. Coverage.....	4
3.3. Height Restriction .....	5
3.4. Building Lines .....	5
3.5. Floor Space Ratio.....	5
4. DESIGN RULES.....	6
4.1. WESTMINSTER .....	7
4.1.1. Materials.....	7
4.1.2. Windows and Doors.....	8
4.1.3. Verandahs, Porches and Pergolas .....	8
4.2. MELROSE.....	9
4.2.1. Materials.....	9
4.2.2. Windows and Doors.....	10
4.2.3. Verandas, Porches and Pergolas. ....	10
4.2.4. Other .....	10
4.3. TURENNE .....	11
4.3.1. Materials.....	11
4.3.2. Windows and Doors.....	12
4.3.3. Verandahs, Porches and Pergolas .....	12
4.3.4. Other .....	12
4.4. APIESDORINGDRAAI.....	13
4.4.1. Materials.....	13
4.4.2. Windows and Doors.....	14
4.4.3. Verandas, Porches and Pergolas. ....	14
4.5. WORTON .....	15
4.5.1. Materials.....	15
4.5.2. Windows and Doors.....	16
4.5.3. Verandas, Porches and Pergolas .....	16
5. ORIENTATION OF DWELLINGS .....	16
6. VIEW AND PRIVACY .....	17
6.1. Forced privacy.....	17
6.2. Privacy of surrounding properties must be considered.....	17
6.3. Privacy of outdoor living areas.....	17
6.4. Overshadow .....	17
7. FENCING BETWEEN PROPERTIES AND ON THE STREET.....	18

8.	PARKING .....	19
9.	ORNAMENT .....	19
10.	MATERIALS.....	20
10.1.	Paving materials.....	20
10.2.	The following materials may not be used.....	20
11.	LANDSCAPING .....	20
12.	SERVICE AREAS .....	21
13.	GENERAL.....	21
14.	PLAN APPROVAL – DOCUMENTATION AND PROCEDURE .....	22
14.1.	Plan Submission .....	23
14.2.	Plan Re-Submission.....	24
14.3.	Further Changes .....	24

## **1. INTRODUCTION**

The intention is to develop a unique architectural character that will consist of a cohesive theme with five different architectural styles. To this end, the combination of the idea of a farm style architecture with the use of natural building materials will be encouraged. Although the five different nostalgic architectural styles are specifically prescribed to accommodate each owner's individuality, the Aesthetic Design Committee will consider designs that include the elements of the "nostalgic" styles in a contemporary fashion. These rules are supplementary to the National Building Regulations and requirements of the local authority.

## **2. PURPOSE OF THE RULES**

The main purpose of these rules is:

- To formulate the architectural character of the development.
- To set the standard for the development and all buildings to be constructed in the development.
- To define the Town Planning Development Controls

All members must obtain the consent of the Architectural Committee for any building plans before submitting these for approval to the Local Authority and before commencing with any building, alterations to existing homes, walling, fencing, exterior lightning, painting or repainting of exterior finishes and the construction of swimming pools.

## **3. TOWN PLANNING DEVELOPMENT CONTROLS**

### **3.1. Zoning**

One dwelling per erf - NBR SABS 0400 allow for an additional 50m<sup>2</sup> flat let.

### **3.2. Coverage**

Coverage refers to the footprint of the building including verandas, garages and outbuildings, but excluding Pergolas. The maximum coverage will be 40% as per

Peri-Urban Town Planning Scheme. The minimum floor space to be built (inclusive of Veranda's, Garages and outbuildings) is 300 square meters. However, an additional 10% of 40% would be allowed by the local authority of Tshwane, at an additional fee, for non-liveable areas of aesthetic significance.

### **3.3. Height Restriction**

- Two storeys.
- The minimum floor (FFL) to ceiling height is 2 805mm.
- No portion of the built structure will be higher than 9,8m above the point on the natural surface of the ground, vertically below it. Chimneys are exempt from this.
- Buildings could be stepped/ terraced over the site or could sit on top of a plinth that will vary in height over the site.

### **3.4. Building Lines**

#### **- SIDE BUILDING LINES**

No structures shall be erected within a distance of 2m (two meters) from the boundary between one stand and another. Building line relaxation will not be granted, even if the owner of the adjacent stand agree to it. However, the southern boundary between two stands should be 3m (three meters) as prescribed by the local authority of Tshwane.

#### **- BACK BUILDING LINES (opposite side of street)**

2m (two meters).

#### **- STREET BUILDING LINES**

5m (five meters for dwellings but 2,0m (two meters) for gazebo's and pool houses that are not attached to the main house).

### **3.5. Floor Space Ratio.**

The floor space ratio is as per Peri-Urban Town Planning Scheme and limited to 0.75, i.e. 750 square meters.

#### **4. DESIGN RULES**

There are five different specific prescribed, recommended architectural styles. All over South Africa, there are wonderful examples of “colonial domestic architecture”. Some have a simple dignity and others have grand style opulence. The proposed development will strive to create the character of an era that has long since passed but still retains the romanticism and serenity of that time that will never again be.

The houses ought to be not merely substantial and comfortable, they ought to exhibit a reasonable amount of intellectual liberality, faithfully keeping on the side of simplicity and moderation, and clinging to the grace of elegance as the beauty which shall last the longest (externally by force of graceful proportion and by harmonious colour treatment).

*NOTE:*

*Most of the descriptions of the styles come from the book “Colonial Houses of South Africa” written by Alain Proust.*

## 4.1. WESTMINSTER



Style can be described as similar to Sir Herbert Baker's Edwardian Freestyle with a mix of Elizabethan English and Dutch elements. The gables represent some that can be found on the Flemish countryside with tiled roofs forming low eaves. The colonnaded "stoep" gives protection from the sun. Single or double storey is permitted.

### 4.1.1. Materials

#### 4.1.1.1. Walls

- Sandstone
- Plastered and painted brickwork in combination with sandstone.
- Bagged with coloured cement based paint in combination with sandstone
- Pigmented plaster in earthy colours (Browns, beiges) in combination with sandstone.
- Stone – natural sandstone and rough textured artificial cladding may be used.
- At least one Sandstone gable must be provided.

#### **4.1.1.2. Roofs**

- Clay roof tiles. (Corobrik - Briti or similar)
- Roofs must have a minimum pitch of 37 degrees for the main roof
  - the “stoep” roofs must be concrete or must have a minimum roof pitch of 18 degrees.
- Concrete roof tiles limited to deep profile tiles.
- Pre-painted or powder coated “S-rib” corrugated sheet metal roofing material. If the sheet metal roof covering is chosen, the minimum pitch for the “stoep” roof will be 5 degrees.
- Colour may only be in tones of red and orange for roof tiles (to be uniformed in colour and no different shadings allowed). Colour for corrugated sheeting could also be certain tones of green and white, to suite the *“white old Karoo corrugated iron style architecture”*.
- Final samples of colour tones to be submitted to the Aesthetics Committee for approval.

#### **4.1.2. Windows and Doors**

- Wooden sash - vertical proportions
- Wooden mock-sash - vertical proportions
- Must suit the style of the house. External burglar bars will not be permitted.
- (No steel windows). Aluminium will only be allowed if it resembles wooden sash windows in style and colour.

#### **4.1.3. Verandas, Porches and Pergolas**

- All houses must have at least one veranda.
- Supports shall be masonry piers, or round concrete columns on a plinth base.
- Painted timber lattice enclosures to verandas will be permitted if in keeping with the overall design.



## 4.2. MELROSE



Style is derived from the Colonial Baronial period. It is reminiscent of a period where lavish entertainment was the order of the day on the verandas around the house. Plastered and painted walls with detailing on gables and above windows form a unique sense of opulence and serenity. Roofs with small overhangs are constructed from corrugated Victorian sheet metal with little colour. This in a sense is a gentleman's house in town where his family can reside while he is away on business.

### 4.2.1. Materials

#### 4.2.1.1. Walls

- Plastered and painted brickwork
- Bagged with coloured cement based paint. Colour limited to white, cream and yellow.
- Pigmented plaster in natural shades of cream, grey, ochre or white.
- Stone – natural and artificial cladding – use allowed only for plinth level.

#### **4.2.1.2. Roofs**

- Slate tiles or Pre-painted or powder coated "S-rib" corrugated sheet metal roofing material.
- Minimum pitch of 40 degrees. Veranda pitch - 5 degrees for sheet metal roofs (concrete to be used for veranda roofs where slate is to be used).
- Colour - only grey or black will be allowed.

#### **4.2.2. Windows and Doors**

- Must suit the style of the house. External burglar bars will not be permitted.
- Wooden mock-sash - vertical proportions
- Wooden sash - vertical proportions
- Bronze, Grey or Black powder coated aluminium frames to match the colour of the roof - must have vertical proportions - width must be less than the height.
- Betcrete polycrrete door and window frames with aluminium frames must suit the style of the house and must have vertical proportions as above.

#### **4.2.3. Verandas, Porches and Pergolas.**

- Supports shall be timber or metal posts. Support can also be formed with posts fixed to walls. Painted timber lattice enclosures to verandas will be permitted if in keeping with the overall design.
- All houses must have verandas or a porch.

#### **4.2.4. Other**

- All houses must be double storey.
- At least one balcony (can be Juliette balcony) is compulsory on three elevations.
- Balcony balustrade must be built with bricks and plastered and painted.
- Only gable end walls will be allowed.
- Gable proportions to have at least two steps in a vertical direction as per the perspective.

### 4.3. TURENNE



Cape vernacular, simple settler “Opstal” architecture with a French Huguenot influence. Window proportions are based on French casements and Venetians. A lack of deliberate symmetry with a wide-open veranda with hydrangeas in pots, whitewashed walls, some shutters and tiled roofs.

#### 4.3.1. Materials

##### 4.3.1.1. Walls

- Plastered and painted brickwork
- Bagged with coloured cement based paint.
- Pigmented plaster in earthy colours.
- Only Face brick in a light colour with a satin finish and flush joints will be allowed.

#### **4.3.1.2. Roofs**

- Clay roof tiles with a deep profile.
- Concrete roof tiles with a deep profile.
- Roof pitch - minimum 20 degrees and maximum 30 degrees.
- Only red or orange colour tiles will be allowed.

#### **4.3.2. Windows and Doors**

- Must suit the style of the house. External burglar bars will not be permitted.
- Wooden sash windows with vertical proportions. Width must be less than the height.
- Wooden shutters that are the size of the actual windows are compulsory on approximately 75% of windows. (No mock shutters unless the size is the same as the window)
- Betcrete polycrrete door and window frames with aluminium frames that suit the style of the house and have vertical proportions as above.
- Aluminium shutters allowed with aluminium windows.

#### **4.3.3. Verandas, Porches and Pergolas**

- Supports shall be masonry piers, timber or metal posts. Painted timber lattice enclosures to verandas will be permitted if in keeping with the overall design.
- Balustrades to be cross sections, or other ornamental style to suite the style. No glass balustrades will be allowed.

#### **4.3.4. Other**

- Houses can be single or double storey.

## 4.4. APIESDORINGDRAAI



Colonial Gothic farmhouse without the trimmings, informal architecture with straight end gables, corrugated iron roofs and attic-type windows. The house has grown with the family fortunes and is not overly distinguished. The style could have a double-storey section and must have a back veranda.

### 4.4.1. Materials

#### 4.4.1.1. Walls

- Plastered and painted brickwork
- Bagged with coloured cement based paint.
- Pigmented plaster in earthy colours.
- Only Face brick with a satin finish and flush joints will be allowed.
- Stone – natural and artificial cladding – use allowed in combination with any of the other walling materials allowed.

#### **4.4.1.2. Roofs**

- Slate tiles.
- Pre-painted or powder coated “S-rib” corrugated sheet metal roofing material.
- The only other corrugated profiles permitted: “Safrinta Saflok 700” or “Craft Lock””
- Roof pitch - minimum 38 degrees except for verandas. Sheet metal roofs on verandas must have a pitch of at least 5 degrees.
- Concrete to be used for veranda roofs where slate is to be used for the main roofs.
- Roof materials may not be combined e.g. Tiles and sheet metal.
- Colour can be in uniform tones of red, grey or green.
- Final samples of colour tones to be submitted to the Aesthetics Committee for approval.

#### **4.4.2. Windows and Doors**

- Must suit the style of the house. External burglar bars will not be permitted.
- Wooden sash windows with vertical proportions. Width must be less than the height.
- Wooden shutters is compulsory on the ground floor windows.
- Dormer roof windows are compulsory.
- Betcrete polycrrete door and window frames with aluminium frames must suit the style of the house and must have vertical proportions as above.
- Aluminium shutters allowed with aluminium windows.

#### **4.4.3. Verandas, Porches and Pergolas.**

- Supports shall be masonry piers, timber or metal posts. Painted timber lattice enclosures to verandas will be permitted if in keeping with the overall design.

## 4.5. WORTON



Queen Anne revival in a colonial tradition– simple red-brickwork with white trelliswork. Double balconies with delicate trelliswork enclose the main structure to create a gaiety in what might otherwise be a sombre character. Only double storey permitted.

### 4.5.1. Materials

#### 4.5.1.1. Walls

- Plastered and painted brickwork - dark colours
- Bagged with coloured cement based paint - dark colours
- Pigmented plaster in earthy reddish colours.
- Only red Face brick with a satin finish and flush joints will be allowed.

#### 4.5.1.2. Roofs

- Pre-painted corrugated or powder coated sheet metal roofing material.
- Ogee moulded domes and bay windows with copper finish.

- Roof pitch - minimum 38 degrees except for verandas. Sheet metal roofs on verandas must have a pitch of at least 5 degrees.
- Roof colour - grey or white.

#### **4.5.2. Windows and Doors**

- Wood and bronze powder coated aluminium.
- Wooden mock-sash - vertical proportions
- Wooden sash - vertical proportions
- Bronze powder coated aluminium frames - must have vertical proportions - width must be less than the height.
- Must suit the style of the house. External burglar bars will not be permitted.
- Betcrete polycrrete door and window frames with aluminium frames that suit the style of the house and have vertical proportions as above.

#### **4.5.3. Verandas, Porches and Pergolas**

- Supports shall be timber or metal posts.
- Painted timber lattice enclosures to verandas will be permitted if in keeping with the overall design.
- Both ground and first floor must have verandas on at least two sides one of which must face the street.
- Latticework painted white is compulsory on the street veranda.

### **5. ORIENTATION OF DWELLINGS**

Typical of these houses when they were built at the turn of the century was that the northern orientation were not important but the street elevation was the “show-off” However today for improved living conditions the living and bedrooms must be as follows: (the relation of the windows and living areas to sun and wind)

The main windows of the internal living areas and bedrooms and outdoor living areas must be placed (as far as possible) so that the orientation of these areas is to the north. (Between 15 degrees east and 15 degrees west of north).



## **6. VIEW AND PRIVACY**

No specific or special views need to be incorporated in the design of the windows and balconies but it is important that the privacy of adjacent properties not be affected negatively by the position of balconies or windows. See item 6.2.

**SECLUSION FOR EACH HOUSE IS NECESSARY.** This is divided into three groups namely:

### **6.1. Forced privacy.**

- Provide a screen of either brick walling or vegetation of at least 2,0m high, not only next to swimming pools between units, but also of at least 2,1m at kitchen yard areas. These walls may generally not exceed 10m in length at any one point, but could be relaxed with the sole discretion of the Aesthetics Committee.

### **6.2. Privacy of surrounding properties must be considered.**

- No balconies or windows from a second storey directly on the building lines should overlook the private open space of adjacent houses.

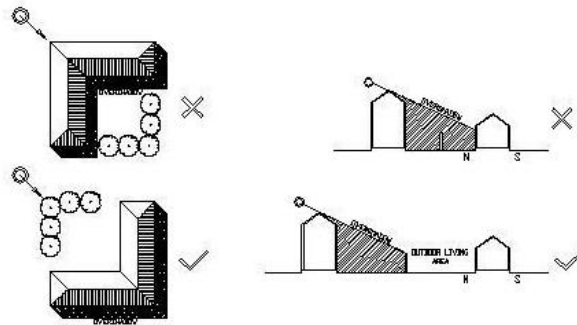
### **6.3. Privacy of outdoor living areas**

- The private outdoor living area should not be close to the street for then it would not be used because it is not private enough.
- Entertainment areas of direct neighbours, must be as far as possible not be adjacent.

### **6.4. Overshadow**

Buildings should not overshadow each other or the private outdoor living areas of adjacent properties.

B:



## 7. FENCING BETWEEN PROPERTIES AND ON THE STREET

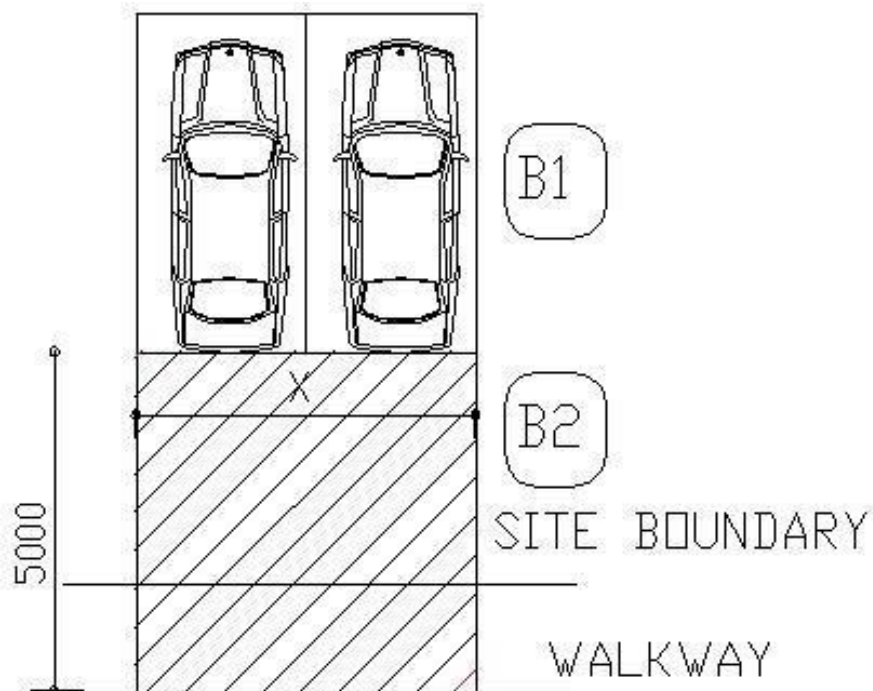
In order to enhance the appearance of sidewalks and the streetscape the following will apply:

- Boundary walling in stone, approved face brick, plaster and painted walls and palisade fencing will be allowed at side and back, but not street boundaries and only at swimming pools or at specific areas where privacy is important. Each property owner is permitted to side boundary walls, which may generally not exceed 10m in length, but could be relaxed with the sole discretion of the Aesthetics Committee.
- Where it is important to build a wall around swimming pools, etc. the wall, height may not be more than 1,2m from natural ground level and may exceed 50% of the specific boundary length, but may not extend past the 5,0m street building line.
- To prevent a monotonous streetscape and to create a “village” type atmosphere, no boundary walls on the street will be permitted. A wall (maximum 2m high) may be used to form a courtyard and forecourt enclosure between building elements and/or side boundary walls. Such walls will have a minimum setback of 2,0m from the street boundary.
- Approved steel palisade fences between brick columns are recommended, but chicken mesh, other wired mesh or electrical fences are not allowed.

## 8. PARKING

The parking consists of two components

- a. Parking for at least two motor vehicles must be provided next to each other (B1). There are no restrictions on the type of parking provided for e.g. One garage and one carport or one garage and one open parking. NOTE – Any combination of garages, carports and open parking is permissible. Further to the above, the following must also be provided.
- b. In front of the two parking areas provided under a), a 5m by the length of the building restriction area must be provided as visitors parking. This 5m is taken from the street and not the site boundary. No structure can be built within this area as this is outside the building line.



## 9. ORNAMENT

Moderation in this – no exuberance but no paucity. However, for the overall character of this development it is compulsory to provide ornamentation such as simple concrete elements, or latticework, or attention around windows and gable walls.

## **10. MATERIALS**

See each individual style's prescribed materials.

### **10.1. Paving materials**

- Concrete cobble paving bricks.

### **10.2. The following materials may not be used.**

- Prefabricated concrete boundary walls.
- Shade-cloth.
- Unpainted or reflective metal sheeting.
- Electric fencing, Wire fencing, razor wire or security spikes.
- Flat metal roofs as a main roof form. (Flat metal roofs on verandas may not be less than 5% and must be painted.)
- Concrete imprint paving.
- Half Brick paving

All materials must be fully described on the sketch plans submitted to the HOA and samples might be required.

## **11. LANDSCAPING**

- No trees may be removed, without permission of the estate's architect. A site plan indicating all trees must be submitted for evaluation and decision.
- The garden must be established before occupancy will be given:
  - Two indigenous trees of minimum 2.0m in height must be planted on the street front.
  - A lawn must be established in areas that are not paved
  - Artificial grass will only be allowed as an alternative to paving in the court yard
  - Flower beds to make up at least 15% of the street frontage.
- Only indigenous plants and trees to be planted.

## **12. SERVICE AREAS**

The following must be screened:-

- Washing lines
- Refuse areas
- Kitchen yard.
- Garden or tool sheds
- Sewerage and ventilation pipes must be concealed in vertical ducts that will not be allowed to stand proud of the external walls. Duct covers must be painted the same as the house.
- No green houses will be allowed, except within the service area, which is properly screened. (Please also refer to materials that cannot be used)

## **13. GENERAL**

The following General Rules will apply:-

- The aesthetics committee must approve any alterations to an existing property; this includes the painting of houses or any action that could influence the appearance of the property. Please refer to the building process document for information.
- TV aerials, satellite dishes, air conditioning units and awnings must be placed so as not to have a negative aesthetic influence on the neighbouring houses and development.
- Details of the design of parapets, architectural projections, fascia boards, capping eaves, roof trim, and guttering should be specified for approval.
- Solar panels, if used, should be incorporated into the building to form part of the basic structure and should be clearly shown and annotated on the drawings.
  - Installation of Solar panels must be aesthetically pleasing.
  - Approval should be obtained from the Board of directors when the owner wants to install solar panels installed on a completed dwelling. The request for permission to install solar panels on the property must be send to [info@waterlakefarm.co.za](mailto:info@waterlakefarm.co.za) and must include a drawing to show the exact location of the panels in relation to the street and neighbouring properties.
  - All installations must be done by an approved installer and once the installation is completed an electrical certificate of compliance must be

send to [info@waterlakefarm.co.za](mailto:info@waterlakefarm.co.za) for record keeping purposes.

- Outbuildings, garages and all future additions should match the original design, both in proportion and in the treatment of elevations and the use of materials.
- Water tanks for storing of rainwater from the roofs of houses are encouraged, and to be in corrugated iron to compliment the traditional styles. The water tanks could either be painted the same colour as the roofs, or be left in its natural state. Any tanks of any other material as above must be cladded with corrugated iron sheets in such a way that resembles a corrugated iron tank – and either left in its natural state or painted the same colour as the roofs.
- Swimming pool areas must be provided with a self-closing gate if accessible from the street according to the NBR – DD4. Swimming pool must be at least 1m away from boundary walls and the position to be clearly indicated on the Site Plan.
- External Roller Blinds / Canvass would be allowed on the following conditions:-
  - It should aesthetically blend in with the style and design of the house. The colour of the fabric cloth must correspond with the colour of the exterior walls;
  - The blinds / canvass must be installed by a professional service provider that should submit their products / brochure to the Aesthetics Committee;
  - Each owner must first present a sample / photo / specification, as well as the specific position van the Blinds, before it would be approved by the estate's architect.
- Louvre roofs would be allowed on Patios on the following conditions:
  - A New Tech-type fascia board of at least a 300mm wide to be erected around the front and sides of the Patio, to resembles a flat concrete roof;
  - The colour must match the colour of the exterior walls
  - The louvre roof must be installed by an approved professional service provider. All new installations to be approved by the estate's architect.

## **14. PLAN APPROVAL – DOCUMENTATION AND PROCEDURE**

### **Aesthetics Committee.**

- Building plans or plans for alterations must be submitted to the Aesthetics Committee for approval. Submission to be done at the Waterlake Farm office between 8:00 and 13:00 Weekdays.

## **Estate Architect**

The appointed estate architect, who heads the Aesthetics Committee, is:

Wynand Claassen Architects

Osborne House

82 Anderson Street Brooklyn

Pretoria, 0181

Tel. 082 562 9383

E-mail: [wynand.claassen@yahoo.com](mailto:wynand.claassen@yahoo.com)

### **14.1. Plan Submission**

All plans, drawings, or sketches for the designing, altering, or construction of a house or structure must be prepared by a registered person who is registered with the South African Council for the Architectural Profession (SACAP) in terms of the Architectural Profession Act of 2000. The registered person must submit plans that are in line with their categories and scope of practice, as defined by the Identification of Work for the Architectural Profession (Board Notice 27 of 2021). The homeowners' association ("HOA") will pre-approve the registered persons according to their categories and scope of practice, in line with the Identification of Work for the Architectural Profession (Board Notice 27 of 2021). If a homeowner wants to use the services of a registered person who is not preapproved by the HOA, the registered person must submit the professional's CV, previous work, and proof of registration, to the HOA for approval. This rule is in place to ensure that all homeowners receive high-quality architectural services that meet the standards of the HOA and SACAP.

Drawings to be submitted comprising the following:

- Completed application form.
- Application fee of R 6 000-00
- Site plan
- One set of final sketch plans comprising of:
  - Layout plans.
  - Elevations and sections
  - Specific details if applicable.

- Scales –
  - Site plan 1: 200,
  - Floor plans, Sections and Elevations – 1: 100.
- Coloured rendered sketch plans indicating materials, finishes and colours.

#### **14.2. Plan Re-Submission**

The Application Fee covers the initial submission to and assessment by the Estate Architect / Aesthetics Committee as well as a further re-submission in the event of requested amendments. The third assessment will attract a fee of R800.00 and any further submissions a fee of R2000.00 per assessment.

Once all requested changes to the plans have been made, all documentation required by the Council must be submitted to the Aesthetics Committee for final approval and stamping prior to being submitted to the Council for approval, upon which one copy of the Council approved plans, must be submitted to the Aesthetics Committee for reference purposes.

#### **14.3. Further Changes**

If the Council stipulates any further changes, these changes to the building plans should be brought specifically to the attention of the Aesthetics Committee, in writing, at this time. The committee then reserves the right to adjudicate whether these alterations fall within the building rules and comment will be issued case by case.

**Important Additional Notice:** If alterations to the plans are made during the Building Process, these changes should be submitted immediately to the Estate Architect / Aesthetics Committee for additional approval. This additional approval will attract a fee of R2000 per assessment.

- No building work to proceed on the amendments before approval is granted and the Aesthetics Committee / Management has the authority to stop building work.
  - Owners to ensure that the Estate Architect / Aesthetics Committee is informed of any changes made.
-