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PROFESSIONAL SERIES

Waterlake farm
LIFESTYLE ESTATE

Architectural Design Rules October 2023

Farm style architecture with the use of natural building materials is encouraged.

Five different nostalgic architectural styles are specifically prescribed to accommodate each owner's individuality

May
2025



We promised to bring nature to town... It has happened.

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 "nostalgic" styles in a contemporary fashion
- These rules are supplementary to the National Building Regulations and requirements of the local authority

NB : Final samples of all colour tones of all materials to be submitted to the Aesthetics Committee for approval

FIVE DIFFERENT ARCHITECTURAL STYLES

- WESTMINSTER
- MELROSE
- TURENNE
- APIESDORINGDRAAI
- WORTON



We promised to bring nature to town... It has happened.

There will be simplicity and moderation, clinging to the grace and elegance of enduring beauty which
shall last the longest
(externally by force of graceful proportion and by harmonious colour treatment)



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PROFESSIONAL SERIES

ORIENTATION OF DWELLINGS

Typical of these houses when they were built at the turn of the century was that the northern orientation was 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)

ESTATE ARCHITECT

The appointed estate architect, who heads the Aesthetics Committee :

Wynand Claassen Architects

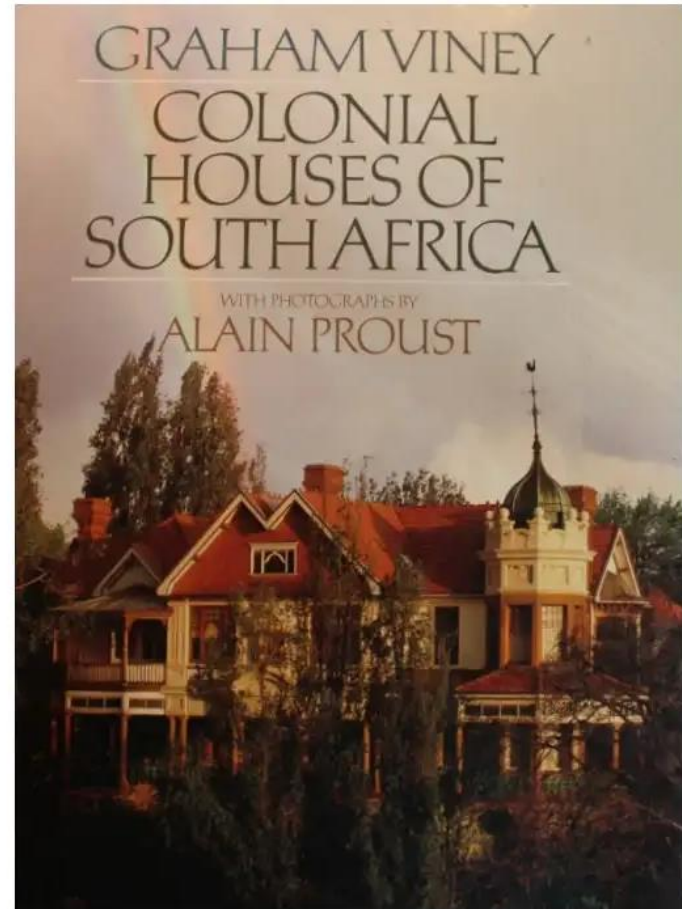
Osborne House

82 Anderson Street Brooklyn

Pretoria, 0181

Tel. 082 562 9383

E-mail: wynand.claassen@yahoo.com



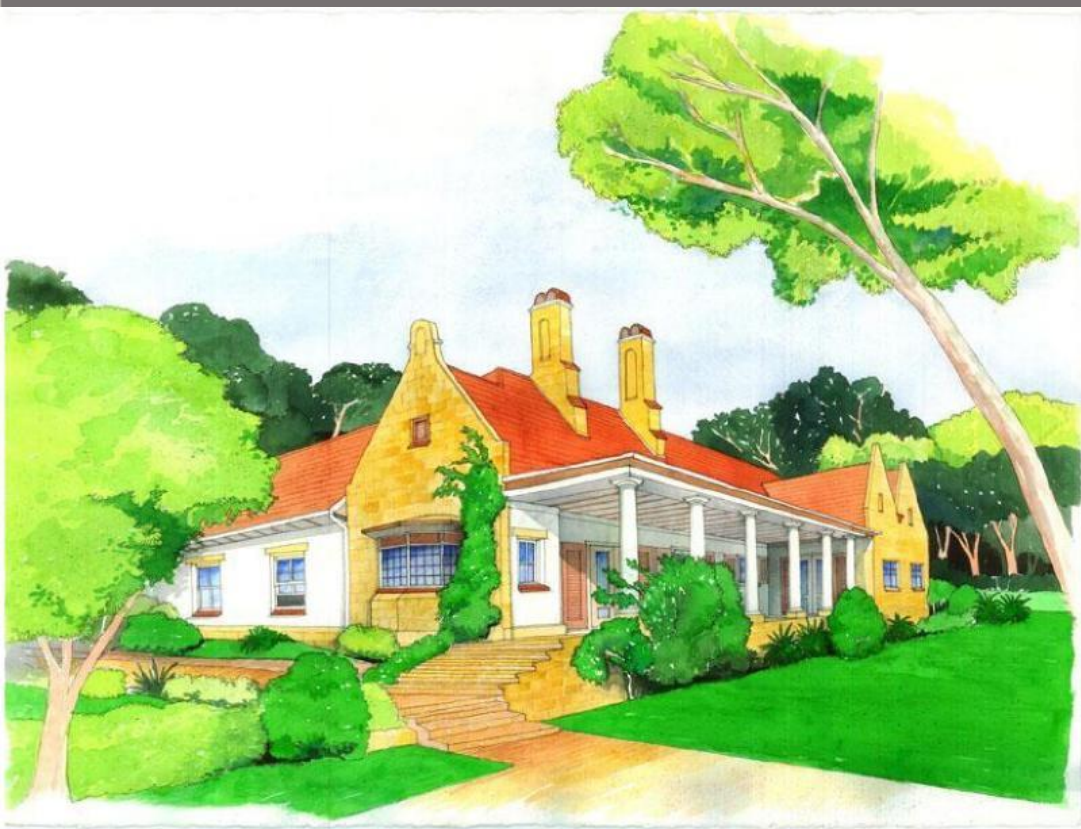
SUMMARY DESIGN STYLES

1. WESTMINSTER
2. MELROSE
3. TURENNE
4. APIESDORINGDRAAI
5. WORTON

NOTE:

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

WESTMINSTER



This 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.

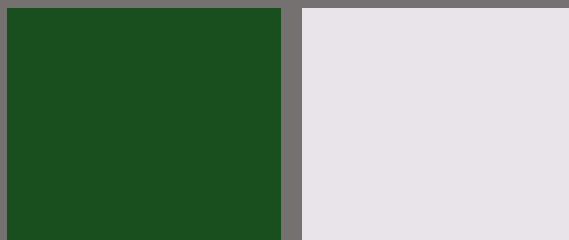
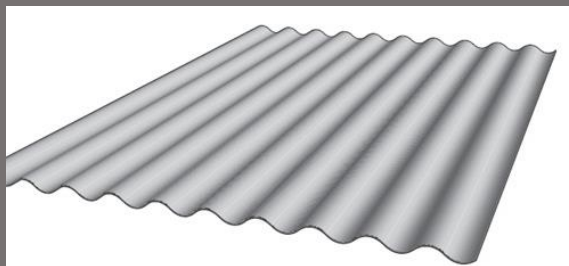
The colonnaded "stoep" gives protection from the sun.

Single or double storey is permitted.



Clay roof tiles. (Corobrik - Briti or similar)

- Colour may only be in tones of red and orange for roof tiles (**to be uniformed in colour and no different shadings allowed**).



Colours for corrugated sheeting
certain tones of green & white

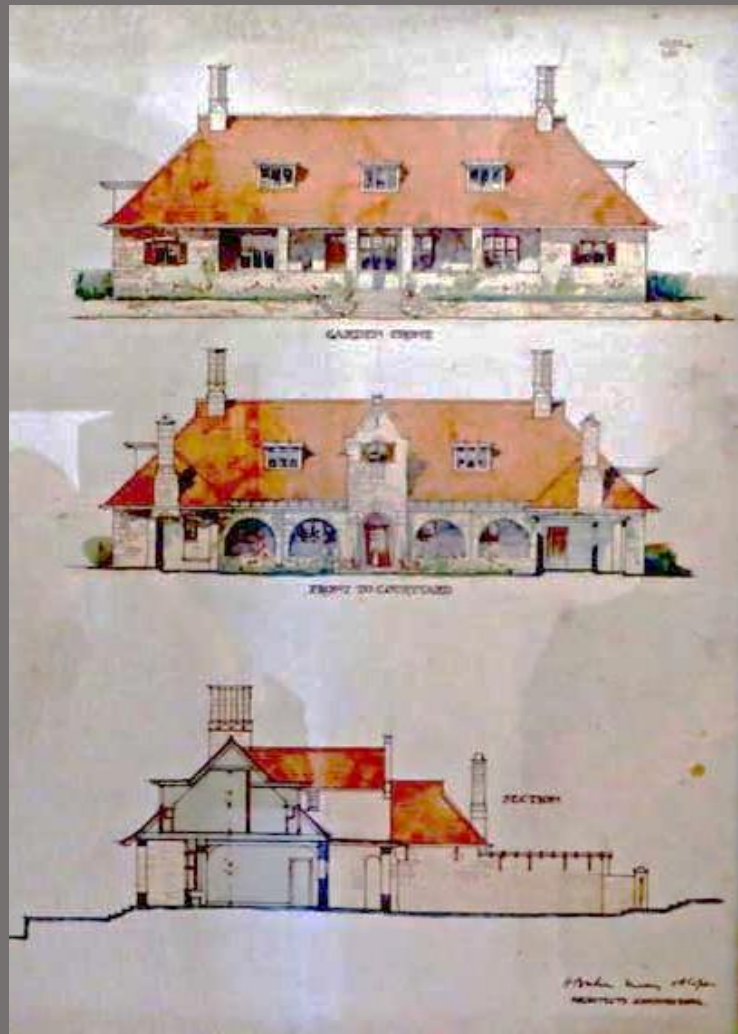
IF ROOF REQUIRES PAINTING
Promac Prorooof Heritage Green
Promac Prorooof White

WESTMINSTER

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”

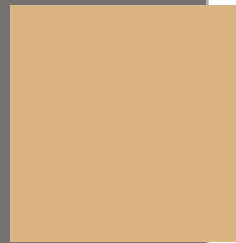
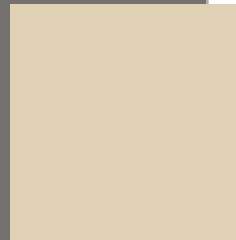
WESTMINSTER



Windows and Doors

- Wooden sash - vertical proportions
- Wooden mock-sash - vertical proportion
- 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***

WESTMINSTER



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

Heritage Green ProrooF	Stone- washed	Racetrack	White ProrooF
Chamois	Rodeo	Whiskey Barrel	Husk
Wooden sash windows	Charcoal stoep	Terracotta Stoep or roof	Pashmina

Earthy colours (Browns, beiges) in combination with sandstone

WESTMINSTER

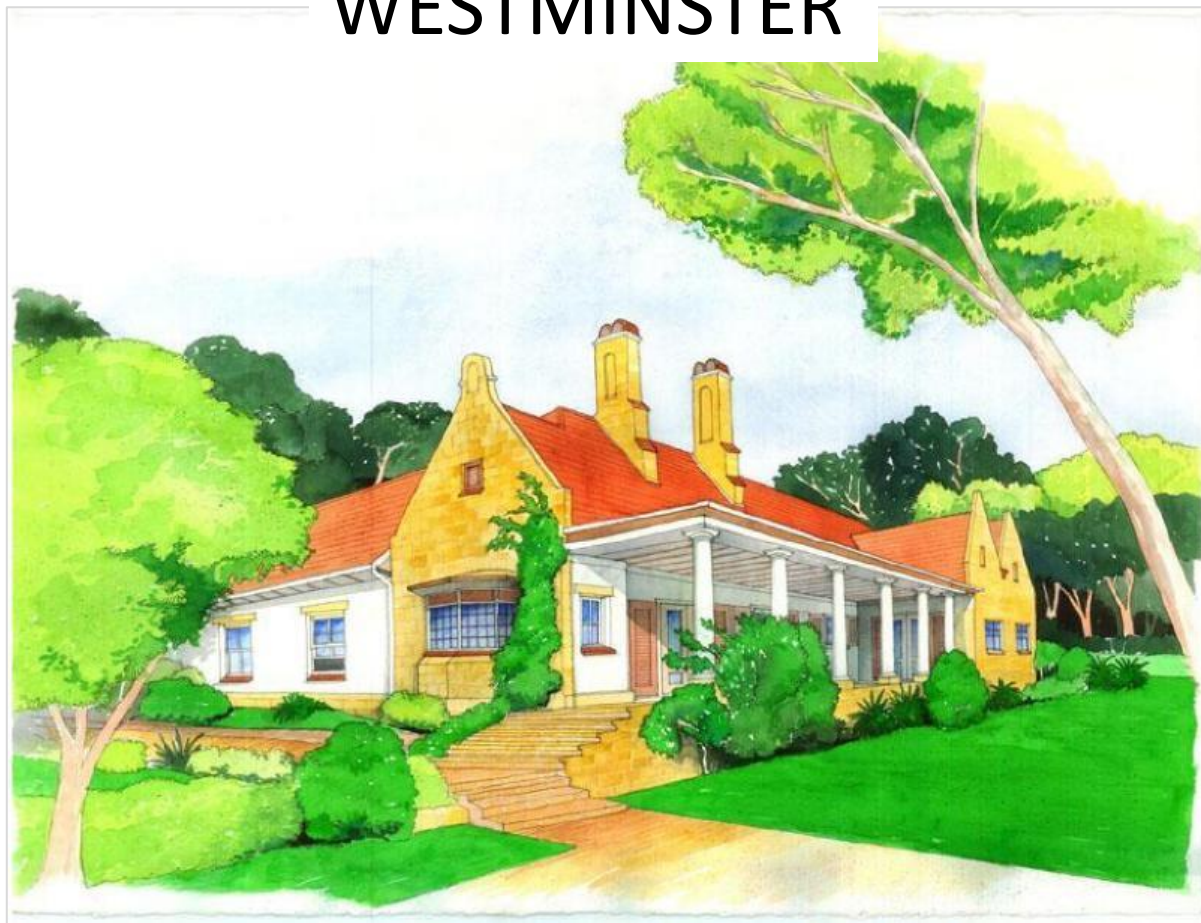
PAINT COLOURS RECOMMENDED

- Stonewashed - Promac Micaguard
- Rodeo – Promac Micaguard
- Chamois – Promac Micaguard
- Racetrack – Promac Micaguard
- Whiskey Barrel – Promac Micaguard
- Husk – Promac Easycoat Silk
- Pashmina – Promac Homeguard

ROOF IF PAINTED : PROMAC PROROOF

- Heritage Green
- White

WESTMINSTER



Heritage Green Roof	Stone- washed	Racetrack	Promac Prorooft White
Chamois	Rodeo	Whiskey Barrel	Husk
Wooden sash windows	Charcoal stoep paint	Terracotta Stoep or roof	Pashmina

Earthy colours (Browns, beiges) in combination with sandstone



MELROSE

This 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.

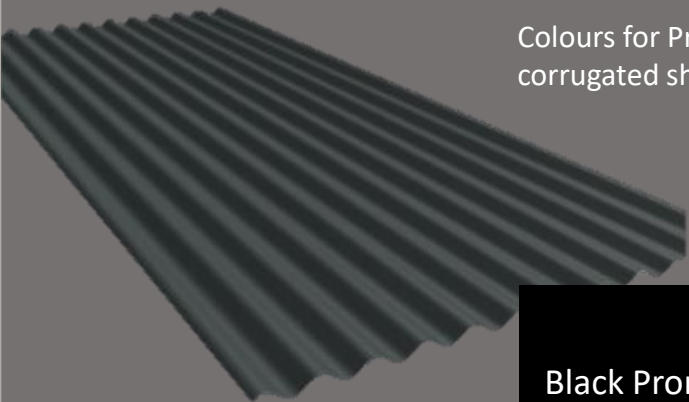
This in a sense is a gentleman's house in town where his family can reside while he is away on business.



Slate tiles



Colours for Pre-painted or powder coated "S-rib" corrugated sheet metal roofing material



Black Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

MELROSE

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

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

MELROSE



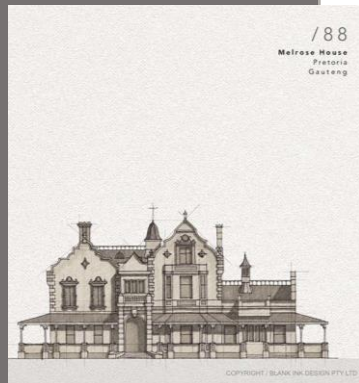
Bronze, Grey or Black powder coated aluminium frames to match the colour of the roof

Wooden sash windows

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 polycrete door and window frames with aluminium frames must suit the style of the house and must have vertical proportions as above

- Bagged with coloured cement-based paint
- Colours limited to white, cream and yellow
- Pigmented plaster in natural shades of cream, grey



MELROSE

Walls

- Plastered and painted brickwork
- Bagged with coloured cement-based paint.
 - Colours 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



Natural shades of cream, grey, ochre or white

MELROSE

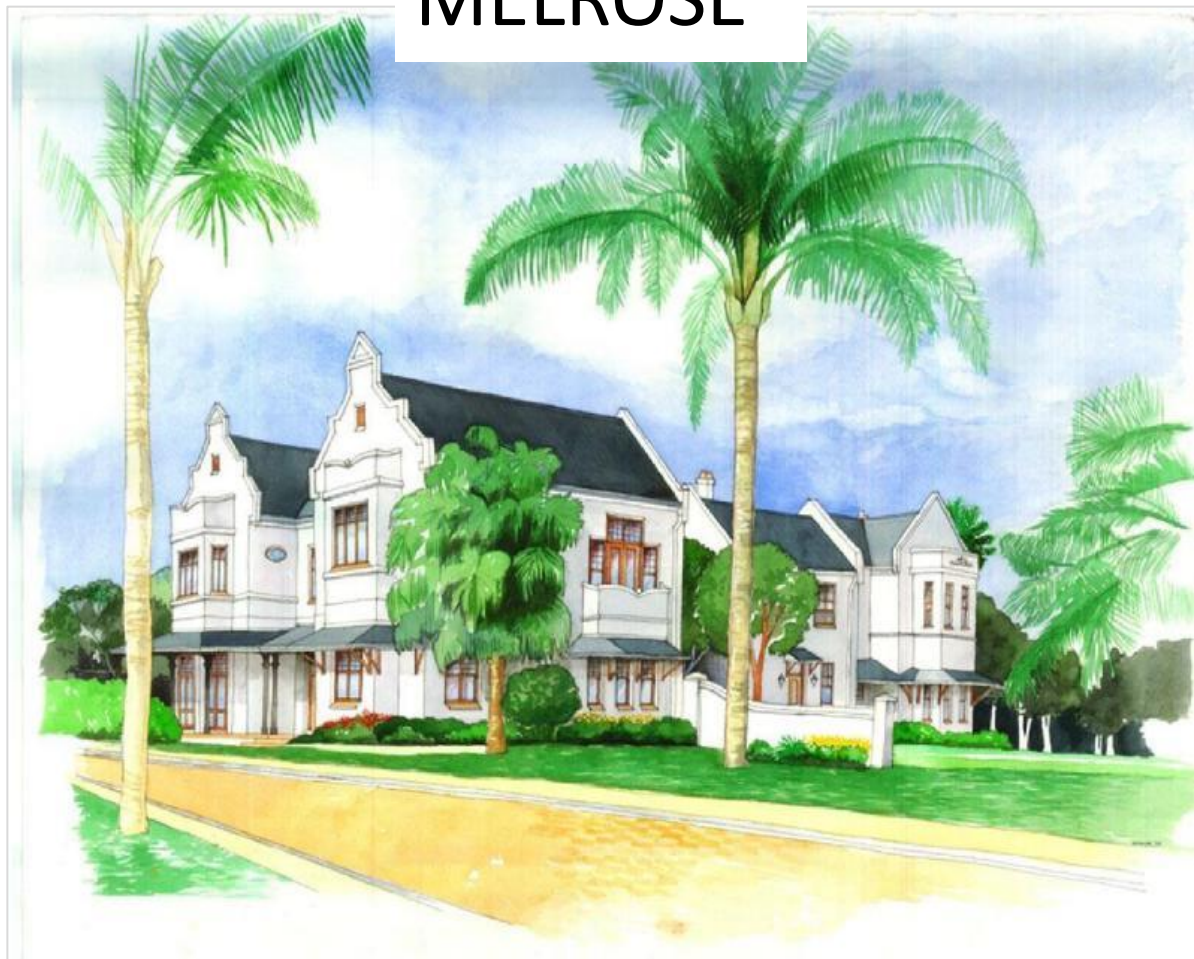
PAINT COLOURS RECOMMENDED

- Stonewashed – Promac Micaguard
- Rodeo – Promac Micaguard
- Meteor – Promac Micaguard
- Pavestone – Promac Micaguard
- Coconut Ice – Promac Dimensions Silk
- Keystone – Promac Dimensions Silk
- Husk – Promac Easycoat Silk

ROOF IF PAINTED – PROMAC PROROOF

- Charcoal or Graphite
- Black

MELROSE



Black
Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

Stone-
washed or
Flax

Rodeo

Coconut Ice

Meteor

Pavestone

Keystone

Husk

Natural shades of cream, grey, ochre or white

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

Houses can be single or double storey



Verandas, Porches and Pergolas

Supports must be masonry piers, timber or metal posts

TURENNE

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

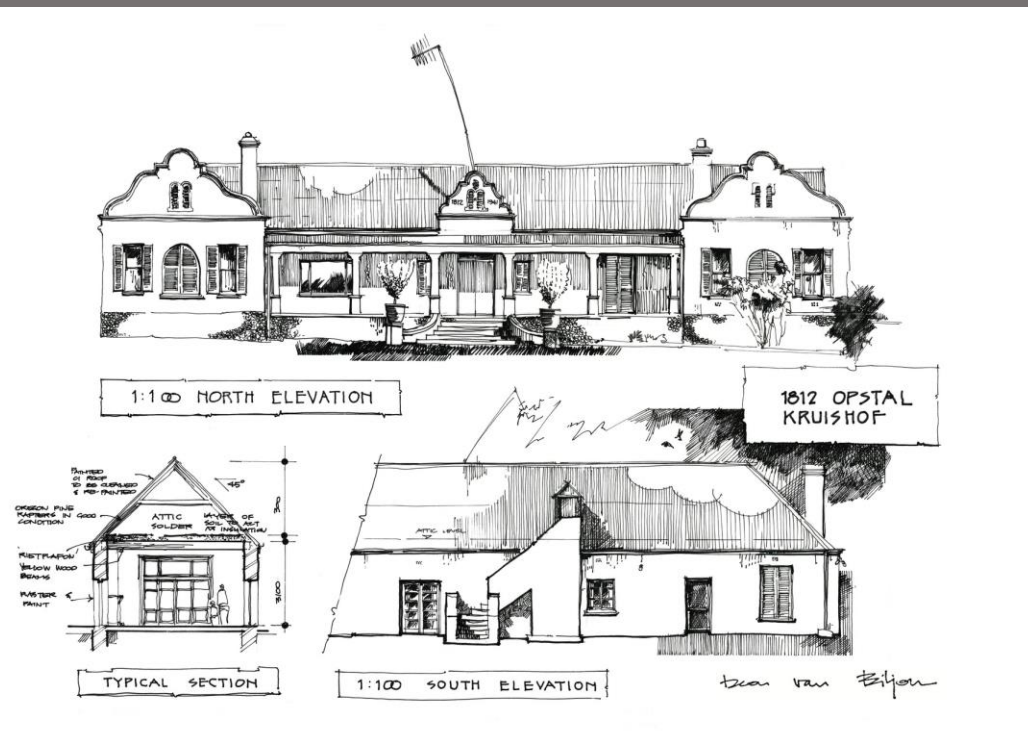
Verandas, Porches and Pergolas

- Supports must 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

TURENNE

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 windows
- Betcrete polycrete 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



TURENNE

Dune

Havana

Meteor

Pavestone

Husk

Whiskey
Barrel

Mudslide

Rolling
Stone

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

New Red
Promac
ProrooF

Terracotta
Promac
ProrooF

Mudslide

Dune

Meteor

Pavestone

Havana

Husk

Whiskey
Barrel

Rolling Stone

earthy colours

TURENNE

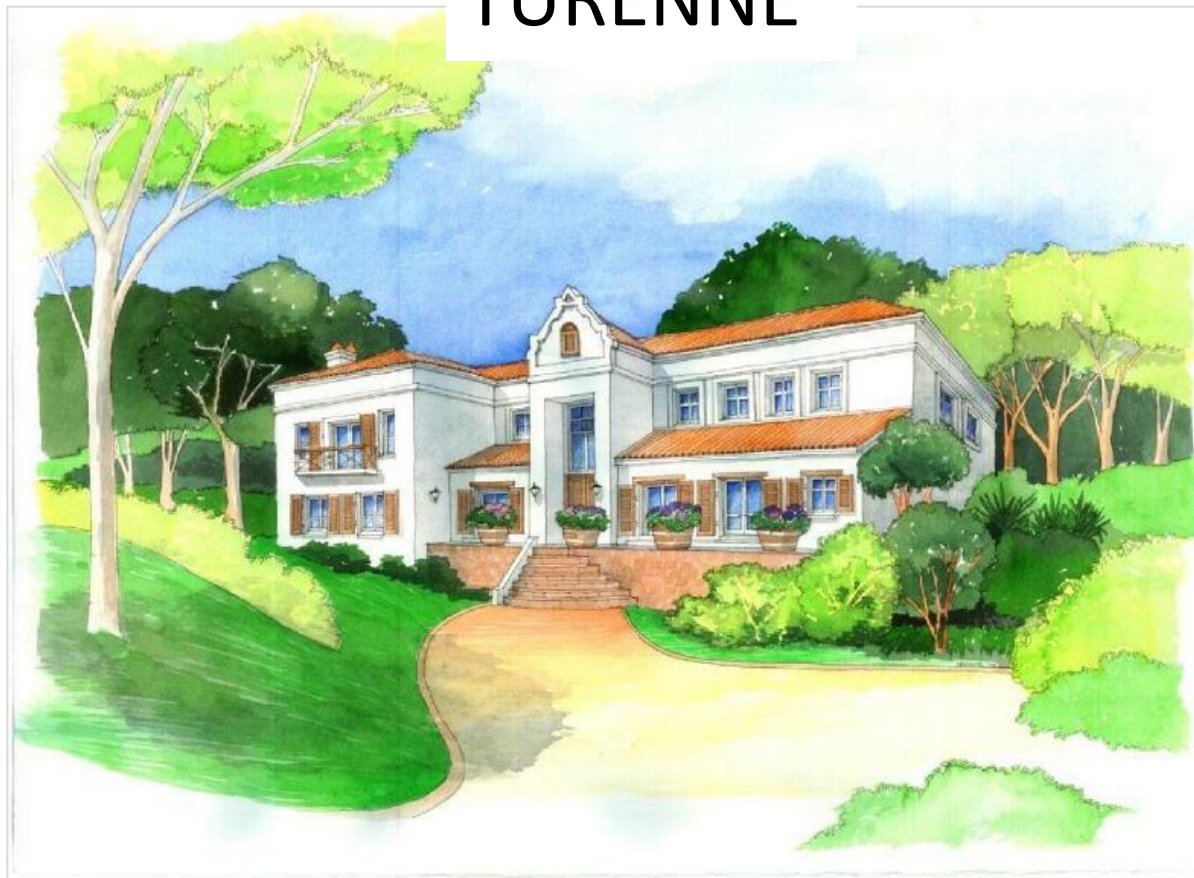
PAINT COLOURS RECOMMENDED

- Dune – Promac Easycoat Silk
- Havana – Promac Micaguard
- Whiskey Barrel - Promac Micaguard
- Husk – Promac Easycoat Silk
- Meteor – Promac Micaguard
- Pavestone – Promac Micaguard
- Rolling Stone – Promac Easycoat Textured
- Mudslide – Promac Micaguard

ROOF IF PAINTED : Promac ProrooF

- New Red
- Terracotta

TURENNE



New Red
Promac
ProrooF

Terracotta
Promac
ProrooF

Mudslide

Dune

Meteor

Pavestone

Havana

Husk

Whiskey
Barrel

Rolling Stone

earthy colours



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.



Slate tiles



Charcoal
Promac
ProrooF

New Red
Promac
ProrooF

Graphite
Promac
ProrooF

Heritage
Green Roof

APIESDORINGDRAAI

Roofs

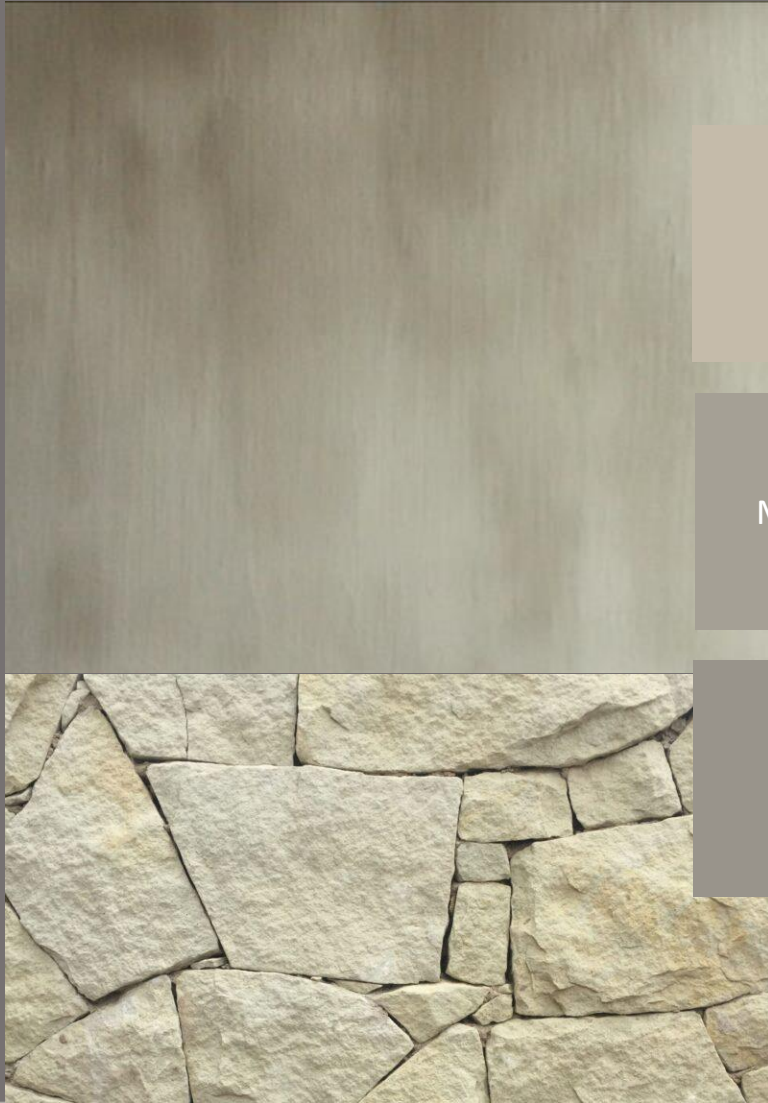
- Slate tiles
- Pre-painted or powder coated “S-rib” corrugated sheet metal roofing material
- The only other corrugated profiles permitted:
 - Safrinta Saflok 700 or Craft Loc
- Roof pitch - minimum 38 degrees except for verandas. Sheet metal roofs on verandas must have a pitch of at least 5 degrees
- 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**

APIESDORINGDRAAI



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 are 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 proportion as above
- Aluminium shutters allowed with aluminium windows



Dune

Keystone

Meteor

Pavestone

Husk

Santa
Monica

APIESDORINGDRAAI

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

Heritage
Green Roof

New Red
Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

Meteor

Pavestone

Dune

Keystone

Husk

Santa Monica

Linen it Up

Rolling
Stone

Shutters

earthy colours

Side note from architect : these can be in funky contrasting colours

APIESDORINGDRAAI

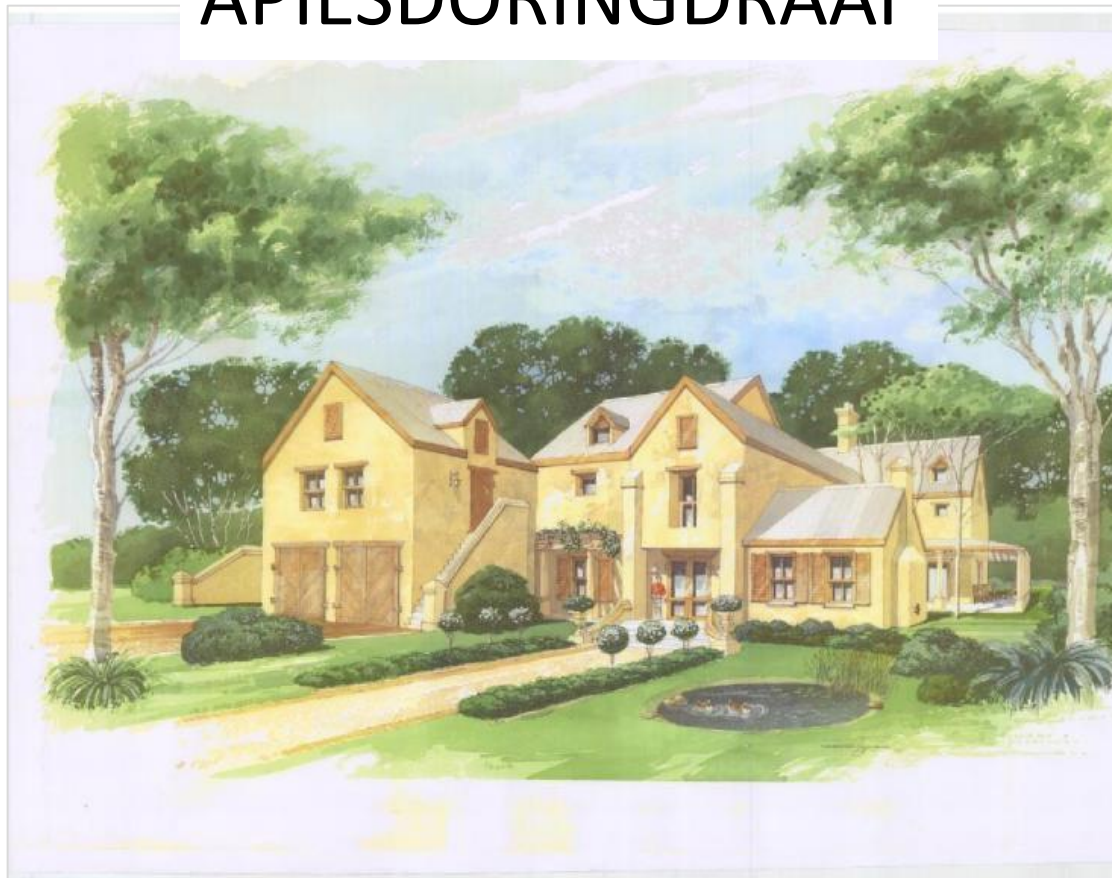
PAINT COLOURS RECOMMENDED

- Dune – Promac Easycoat Silk
- Keystone – Promac Dimensions Silk
- Husk – Promac Easycoat Silk
- Meteor – Promac Micaguard
- Pavestone – Promac Micaguard
- Santa Monica – Promac Micaguard
- Linen it Up – Promac Easycoat Washable Matt
- Rolling Stone – Promac Easycoat Textured

ROOF IF PAINTED : PROMAC PROROOF

- New Red
- Graphite
- Heritage Green
- Charcoal

APIESDORINGDRAAI



Heritage
Green Roof

New Red
Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

Meteor

Pavestone

Dune

Keystone

Husk

Santa Monica

Linen it Up

Rolling
Stone

earthy colours

Shutters : Side note from architect : these can be in funky contrasting colours

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.

WORTON



Ogee moulded domes and bay windows with copper finish

White
Promac
ProrooF

Graphite
Promac
ProrooF

Charcoal
Promac
ProrooF

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

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



- 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

WORTON

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 polycrete door and window frames with aluminium frames that suit the style of the house and have vertical proportions as above



Carbon Rock

Havana

Mudslide

Charcoal
Slate

Bistre

Bowstring

WORTON

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

White Promac ProrooF	Graphite Promac ProrooF	Charcoal Promac ProrooF
Charcoal Slate	Carbon Rock	Havana
Mudslide	Bowstring	Bistre

Dark colours and paint in earthy reddish colours

WORTON

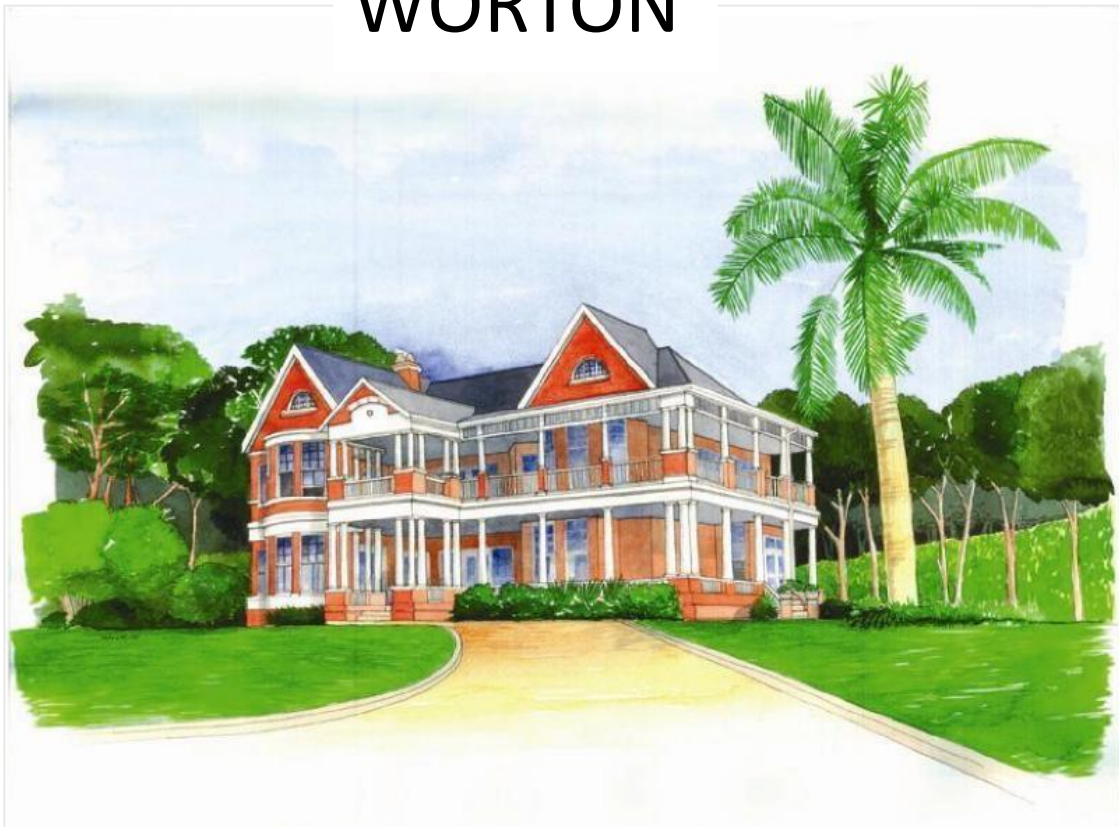
PAINT COLOURS RECOMMENDED

- Carbon Rock – Promac Easycoat Textured
- Havana – Promac Micaguard
- Mudslide- Promac Micaguard
- Charcoal Slate – Promac Easycoat Textured
- Bistre – Promac Easycoat Silk
- Bowstring – Promac Dimensions Silk

ROOF IF PAINTED : PROMAC PROROOF

- White
- Graphite
- Charcoal

WORTON



White
Promac
ProrooF

Graphite
Promac
ProrooF

Charcoal
Promac
ProrooF

Charcoal
Slate

Carbon Rock

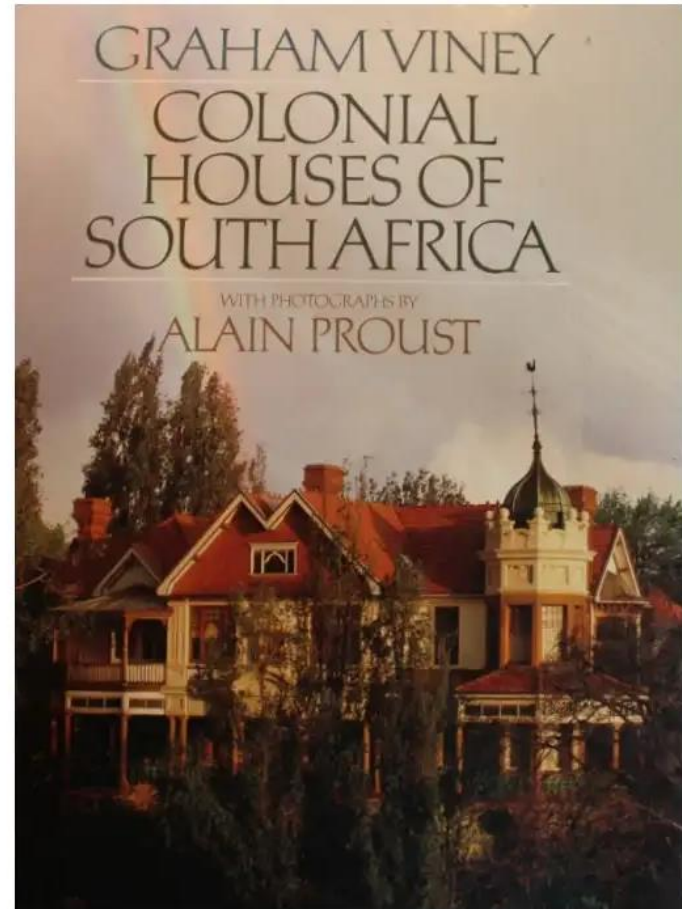
Havana

Mudslide

Bowstring

Bistre

Dark colours and paint in earthy reddish colours



SUMMARY DESIGN STYLES

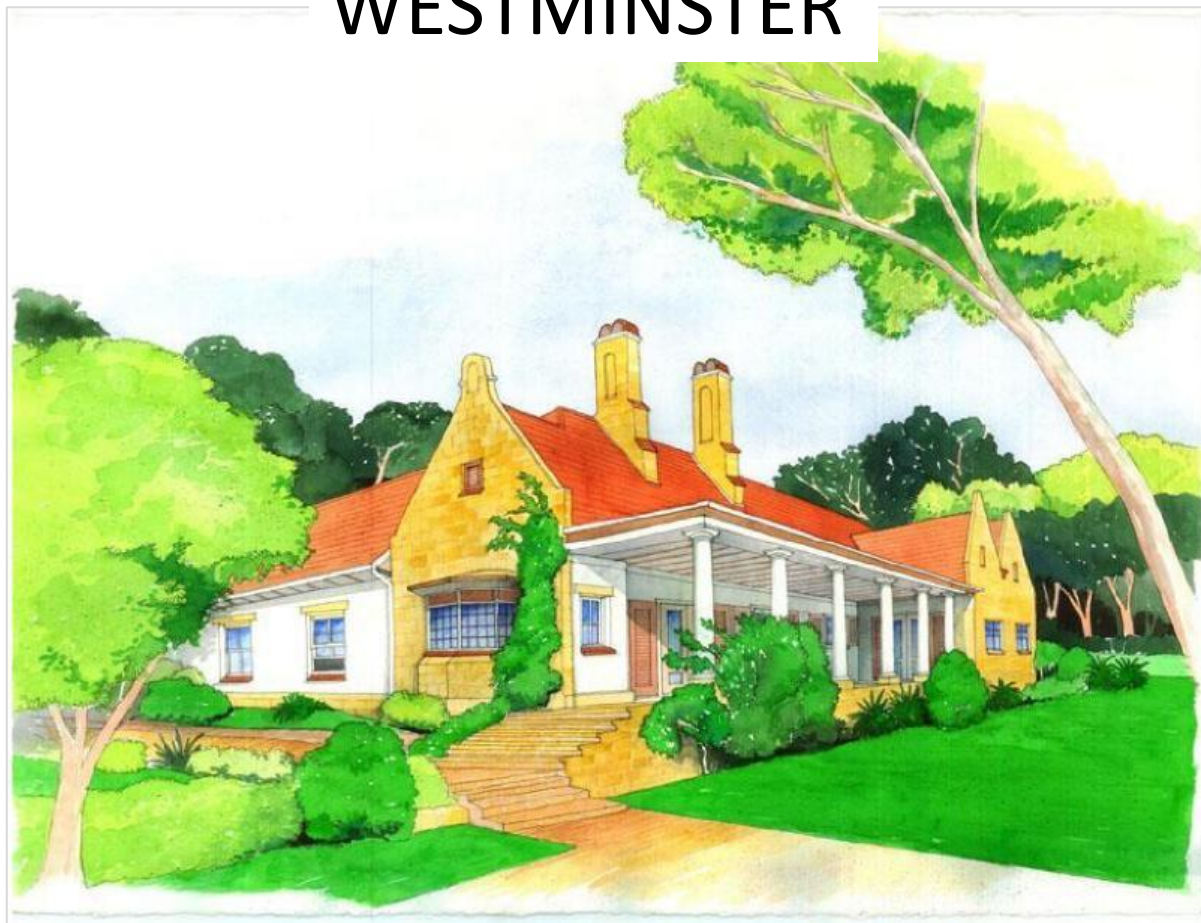
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NOTE:

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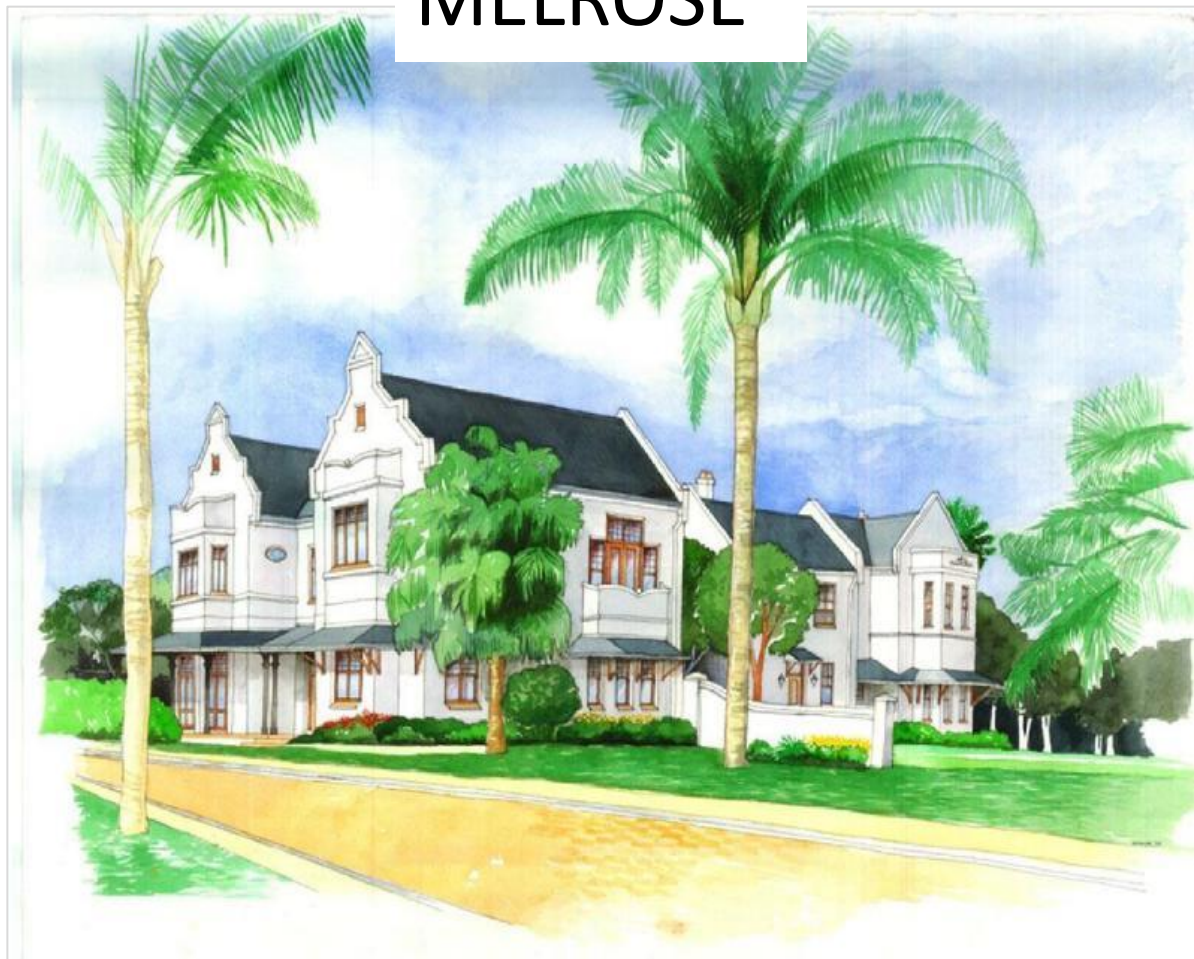
WESTMINSTER



Heritage Green Roof	Stone- washed	Racetrack	Promac ProrooF White
Chamois	Rodeo	Whiskey Barrel	Husk
Wooden sash windows	Charcoal Grey stoep	Terracotta Stoep or roof	Pashmina

Earthy colours (Browns, beiges) in combination with sandstone

MELROSE



Black
Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

Stone-
washed or
Flax

Rodeo

Coconut Ice

Meteor

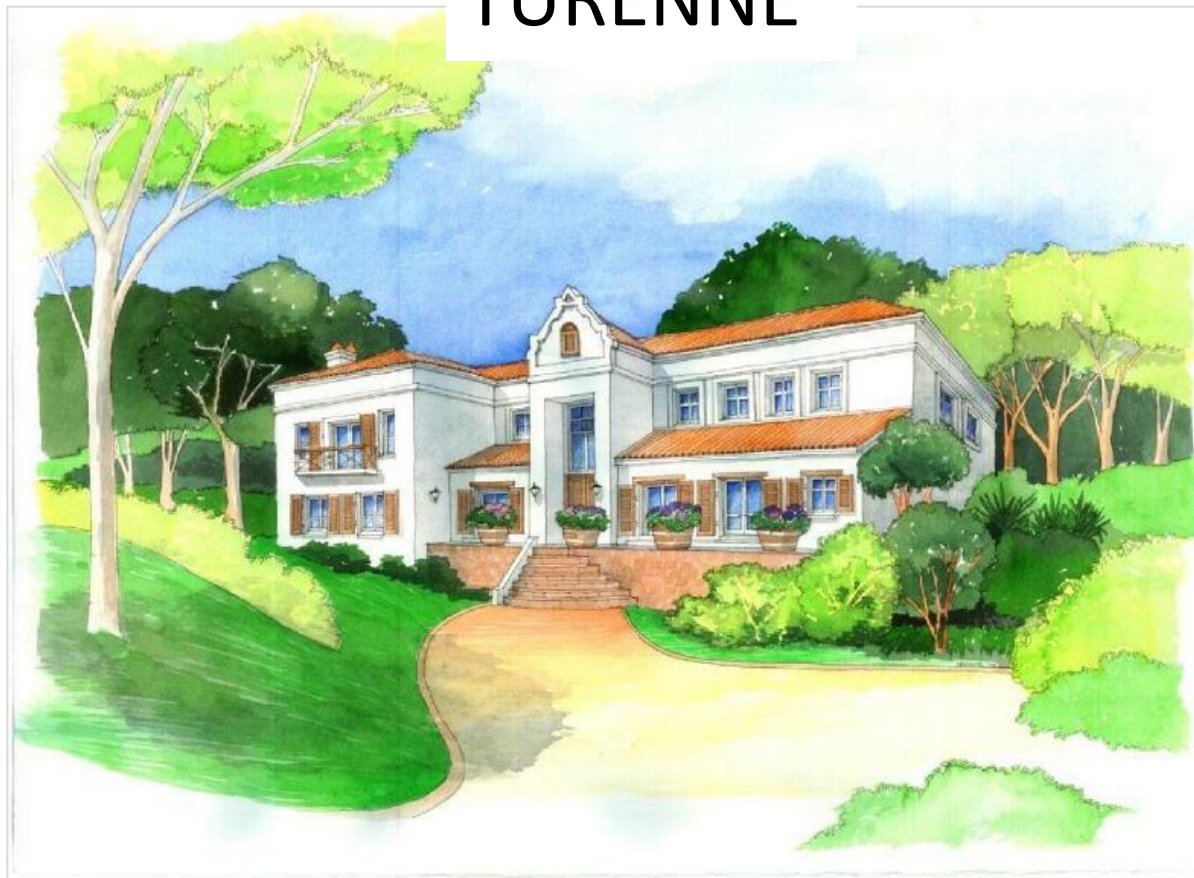
Pavestone

Keystone

Husk

Natural shades of cream, grey, ochre or white

TURENNE



New Red
Promac
Proroo

Terracotta
Promac
Proroo

Mudslide

Dune

Meteor

Pavestone

Havana

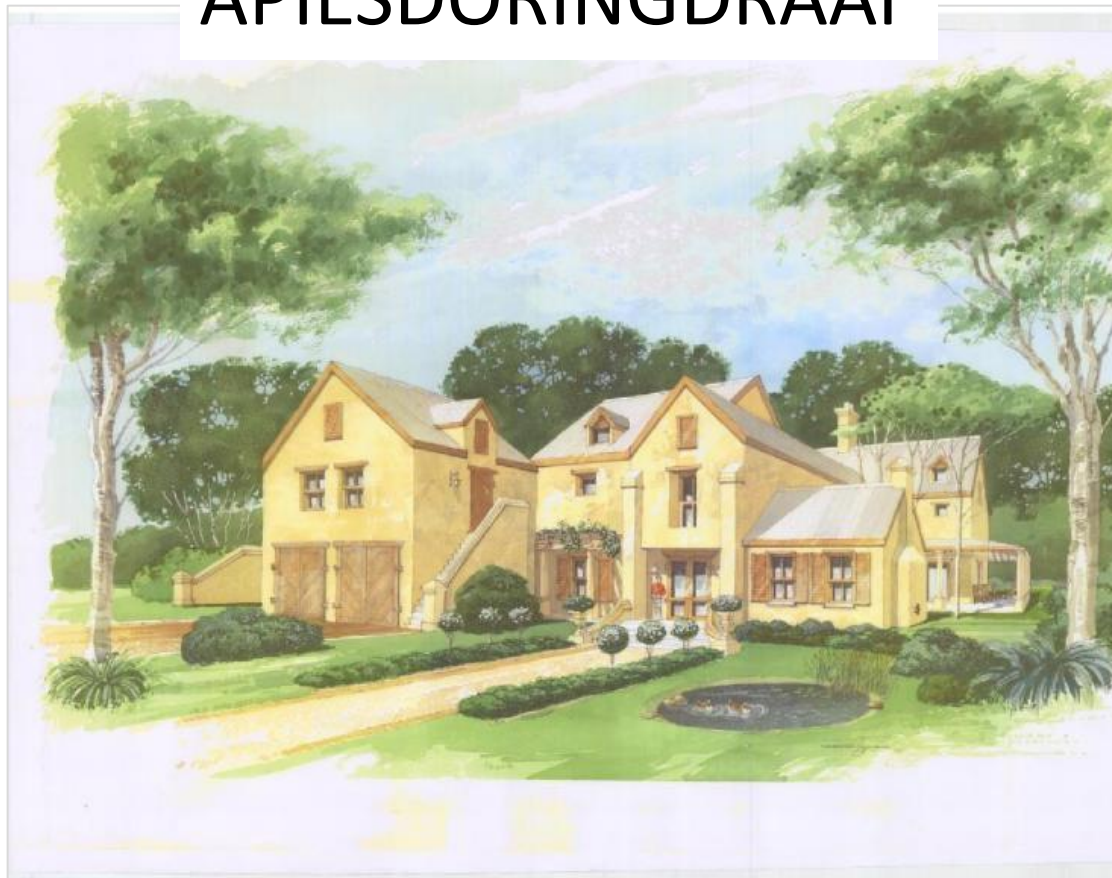
Husk

Whiskey
Barrel

Rolling Stone

earthy colours

APIESDORINGDRAAI



Heritage
Green Roof

New Red
Promac
ProrooF

Charcoal
Promac
ProrooF

Graphite
Promac
ProrooF

Meteor

Pavestone

Dune

Keystone

Husk

Santa Monica

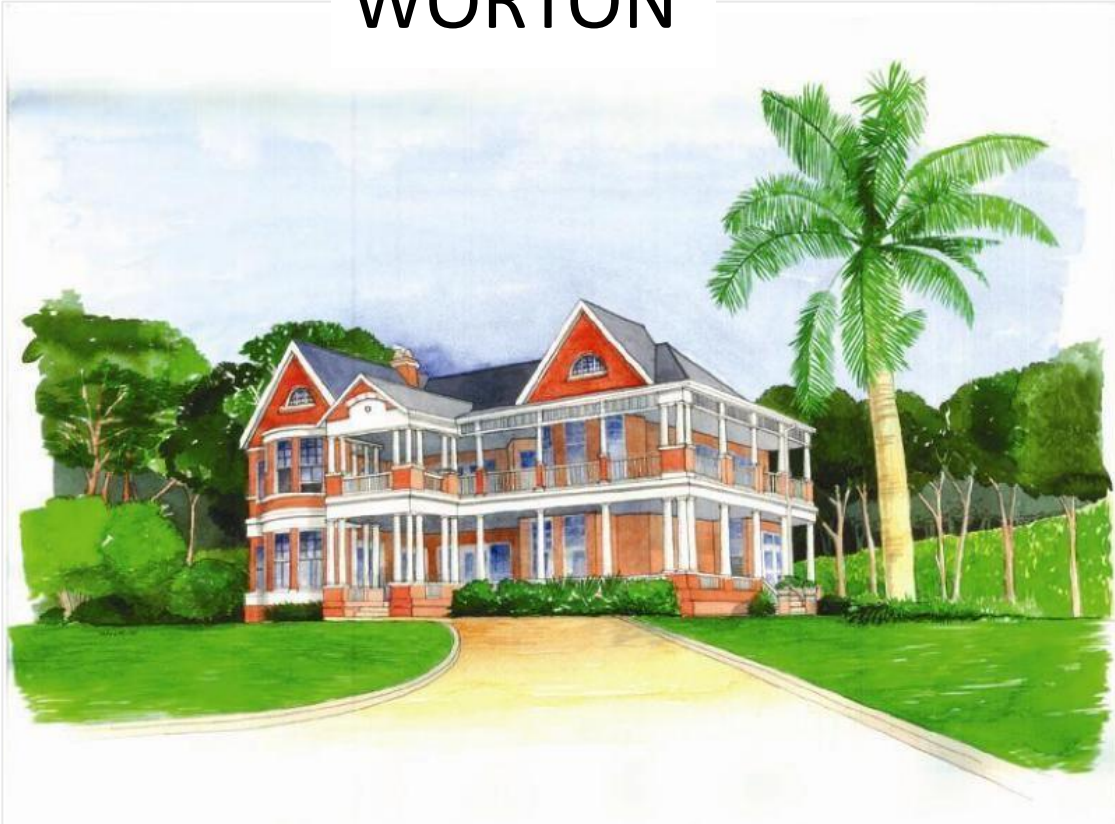
Linen it Up

Rolling
Stone

earthy colours

Shutters : Side note from architect : these can be in funky contrasting colours

WORTON



White Promac ProrooF	Graphite Promac ProrooF	Charcoal Promac ProrooF
Charcoal Slate	Carbon Rock	Havana
Mudslide	Bowstring	Bistre

Dark colours and paint in earthy reddish colours



architrade™

PAINT INSPIRED BY NATURE



www.promacpaints.co.za

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[Micaguard Textured | All weather resistant — Promac Paints](#)

[Dimensions Silk | Water Based Pure Acrylic — Promac Paints](#)

[Easycoat Silk Acrylic Coating — Promac Paints](#)

[Easycoat - Textured Acrylic — Promac Paints](#)

[Easycoat Washable Matt Acrylic — Promac Paints](#)

[Promac Homeguard Acrylic | Matt finish — Promac Paints](#)

[Prorooft Acrylic | Weathering & alkali resistant — Promac Paints](#)

[Promac Floor Enamel | Medium gloss PU enamel — Promac Paints](#)

COLOUR DISCLAIMER :

Paint & material colours displayed on screens are for reference only and may vary due to individual device settings, resolution and lighting conditions.

We recommend viewing physical colour samples for the most accurate representation.

Actual paint colours may appear differently when applied due to surface, texture and finish, lighting and surroundings.