



BUILDING DESIGN MANUAL

1. PREAMBLES

1.1 CONCEPT

The aim is not to re-produce a West Coast Cottage, but rather to create 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. Typical designs of houses reflecting the design concept are attached hereto as types A to E.

1.2 BUILDING DESIGN STANDARDS

These requirements are in addition to the regulations and by-laws of the Local Authority and the National Building Regulations. The Developers reserve the right to make any additions or alterations to these Standards that, in their opinion, are necessary to preserve the architectural style and harmony of the Development.

1.3 ARCHITECTS

To maintain the required Standards, all buildings must be designed by a registered Architectural Practice or by a Qualified Designer registered with the South African Council for the Architectural Profession. All building plans are to be approved by the Atlantic Waves Homeowners Association (The Association) or its appointed agents for which a scrutiny fee will be charged prior to submission to the Local Authority.

2. SUBMISSION FOR APPROVAL

No buildings, walls, fences or other structures may be erected until they have been approved in writing by the Association. Four sets of the documentation, signed by the owner, must be submitted.

The requirements of the documentation are:

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

The following minimum requirements must be submitted to the Atlantic Waves Homeowners Association:

Site and all floor plans; showing building lines; contours; datum level and floor levels; and any proposed excavations, walls, swimming pool, driveway. All elevations of all buildings, structures, walls, gates; the natural ground level; floor and building height levels; material and colour 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 colour scheme. Any other information required by the Association or its Agents.

2.1 SCRUTINY FEE

A fee is payable for each submission by the Owner to the Agent of the Association to scrutinize the documentation. The fee must be paid at the submission of the plans to the Agent.

2.2 APPROVAL

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

2.3 POWER OF VETO

Notwithstanding all aesthetic requirements, the Developer keeps the authority to approve or disapprove any Architectural plans that he may consider appropriate or inappropriate for the Atlantic Waves Development.

2.4 CONTRACTORS

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

2.5 CONSTRUCTION

All building work once commenced, shall be completed in as short and reasonable time as possible and shall be executed in a workmanlike 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 Association 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 Association. The primary dune, including all vegetation on the dune and open space in front of beachfront plots, may not be disturbed under any circumstances, neither during nor after building operations. It is recommended that natural vegetation be stimulated by irrigation. If any of the above conditions are not met to the satisfaction of the Association, then the Association will undertake to do whatever is necessary to rectify the shortcomings at the expense of the Owner.

3. BUILDING RESTRICITONS

3.1 BUILDING LINES

All building lines as per Local Authority Regulations.

3.2 HEIGHT RESTRICTIONS

Height restriction of 8m max to centre of roof. (between ridge and wallplate)

3.3 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 and entertainment areas should be sensitively positioned and your neighbour's privacy respected. A new building shall take in consideration the existing adjacent buildings and shall be designed to complement them. The Association's decision in this regard will be binding on all parties concerned.

4. ACCOMODATION REQUIREMENTS

4.1 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. Width of garage is to be restricted to two bays on street front.

4.2 OUTBUILDINGS

Outbuildings must be in the same style and finish as the house.

5. AESTHETIC REQUIREMENTS

5.1 PLAN FORMS

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

5.2 ROOFS

Roofs are to be pitched between a minimum of 25° and a maximum of 45°. Mansard roofs are not permitted. The Developer may allow, at his discretion, part of the roof to be flat for use as a terrace, or as a link between pitched roof elements. These roofs shall be constructed of timber decking, or reinforced concrete, finished with a suitable waterproofing or timber slats.

Gable ends: Gables should be simple. No curved or decorative gables will be permitted. Gable ends must be provided on all roofs except thatch and slate, where hipped gables are acceptable.

5.2.1 ROOF MATERIALS

Recommended

Slate (Natural Stone)
Fibre cement tiles
Thatch
Cement tiles
IBR sheeting
Corrugated iron

Not Permitted

Steel tiles
Asbestos sheets
Mediterranean style
(Rounded) tiles
Foam Concrete
Concrete Metal

5.2.2 THATCHED ROOFS

All thatched roofs must be fitted with a fireproof blanket e.g Galsstex, or alternatively treated with a fireproof coating, inside and outside, approved by the CSIR. 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.

5.2.3 HIPPED ROOFS

Originally, hipped roofs were only permitted if natural slate, such as MAZISTA or THATCH was used as roof finish. The Association have expressed the opinion that cement slates, such as the Coverland ELITE tile and fiber cement tiles may also be considered if well motivated and if the design is appropriate.

Profiles, such as the REOWN tile can only be considered in exceptional cases as a Departure Application to the Association. All other profiles, such as double Roman, etc will not be considered. A further proviso is hipped roofs is that an overhang of at least 450 mm should be applicable all around. An exception would be where corbelled mouldings are considered.

5.2.4 ROOF COLOURS

Natural Grey Slate, Natural Thatch, Dark Grey or Black Tiles.

5.2.5 OVERHANGS

It is recommended that all roofs possess an overhang of at least 450 mm.

5.3 EXTERNAL WALLS

Walls should have clear, plain smooth plastered surfaces and painted or finished* White. *Marmoran or similar approved pure White finishes with no fleck texture. No other finish is permitted. Due to problems experience with poor plastering, the Association will consider a very fine stipple plaster (rough-cast plaster) slightly flattened with a wooden float. The same applies for horizontal plaster flutes to provide varied texture to walls.

5.4 PLUMBING PIPES

Prominent 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.

5.5 EXTERNAL DOORS & GATES

Recommended Shapes and Proportions:

They must be rectangular simple design without curved or triangular fanlights or decoration surroundings such as rusticated quoins or mouldings.

Door Materials : Doors must be timber with glass, fielded or flush panels, or vertical or diagonal planking. Steel doors are not permitted. Dark bronzed, white or Black anodized or epoxy coated* aluminium, natural or painted* hardwood or White PVC, sliding doors will be permitted.

Garage Doors: Must be of a maximum 4880mm wide and in timber or glass fibre. The style should be the traditional horizontal, vertical diagonal or chevron planking pattern or panelled.

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.

5.6 WINDOWS

Window proportions should be either square or horizontal or 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.

Window Frame Materials: Timber is recommended. Black, white or Dark Bronze anodized or epoxy coated aluminium or PVC may be used. See colour guidelines. Steel frames are not permitted.

Glass: The use of reflective glass or reflective film is prohibited.

Shutters: External shutters must be able to cover the entire window when closed. Shutters smaller than their windows will be accepted.

Burglar Bars : Bars should be of a simple rectangular form placed internally. If possible, they should line up the window mullions. Internally fitted burglar bars are preferred.

5.7 COLOUR GUIDELINE

Door, Gate, Window, Fascia, Barge Board, Balustrade, Stoep Pole, Exposed Timber, etc:

Recommended finishes are sealed natural or dark stained timber or painted White, Black. Colour must be approved by the Association, if varying hues are considered.

5.8 CHIMNEYS

Chimneys are important traditional elements and must be plastered masonry. If possible they should form part of a gable end. All chimneys of open fires and braais are to be fitted with Stainless Steel gauze spark retarders to the approval of the Association.

5.9 YARDS

All yard walls (kitchen, drying, courtyard) should be plain, plastered bricks or blocks with a simple coping painted White. They must be high enough to provide the necessary screening. All yard must be indicated on the plan.

5.10 FENCING AND FLOWER BOXES

Only plain smooth plastered walls painted White are acceptable, preferably with the traditional coping. Timber, pole or ranch type fencing, asbestos-cement, facebrick, precast concrete and fancy designed fences or walls are not permitted. The use of barbed, or razor wire is strictly prohibited.

Vibracrete walls will be permitted only on boundaries shared with other plots.

All heights of walls are measured above ground level at all points of the walls. All walls and gates must be shown on the building plans.

No palisade fencing or other form of fencing will be permitted. Walls to the side spaces should not exceed 1.2 meters.

Kitchen yards should preferably not function within side spaces.

5.11 POST BOXES

No free-standing post boxes are permitted.

5.12 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.

5.13 SHADE PROVISION

Traditional style verandas or pergolas are preferred. Canopies and awnings are acceptable if in fabric, with a maximum of 2 colours approved by the Association. Aluminium awnings will not be permitted. Shade netting, where visible, will not be allowed.

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

5.14 AERIALS AND SOLAR PANELS

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

5.15 SIGNS

Street numbers should be of a simple design, preferably 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.

5.16 SCULPTURES

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

5.17 UNACCEPTABLE DESIGNS

The following styles are unacceptable:

Mediterranean, Swiss log cabin, stilt house, A-frame, modern spec and timber planked or framed.