

# **Annexure "B"**

## **ARCHITECTURAL DESIGN GUIDELINES**

## **BRACKENRIDGE**

### **PRIVATE RESIDENTIAL NATURE PRESERVE**

PLETTENBERG BAY – SOUTH AFRICA  
APRIL 2018

#### **ARCHITECTURE**

The Architectural Language of Brackenridge is derived from the precedent of the vernacular buildings and settlements of the Southern Cape Region of South Africa. It is, however, a contemporary language which employs current building and construction technology whilst taking into cognisance the globally unique natural context of the Cape Floral Kingdom.

The philosophy of the project is grounded in proposing a compatible settlement pattern to best integrate within the context. The overall Master Plan and Design guidelines have sought to seek interdependence between the buildings, structures and planting, in order to create a consistent whole at one with nature. Landscape and Buildings are viewed as being necessarily continuous and buildings are designed to blur the boundaries between inside and outside, between court and garden, between garden and parkland.

Building types, groups of buildings, materials and construction technology have been carefully planned, selected and illustrated within the prototypical designs and design guidelines to reinforce and control the character of a settlement in harmony with the majestic landscape.

In order to promote and achieve the developers and designers position, a comprehensive set of ARCHITECTURAL DESIGN GUIDELINES have been prepared. The INTENTION is to allow diversity and individual expression whilst protecting the buyer's investment through application of a DESIGN STRATEGY. The STRATEGY is based upon PRINCIPLE DESIGN CRITERIA, which in turn are codified by ARCHITECTURAL FORM GUIDELINES.

The ARCHITECTURAL FORM GUIDELINES DOCUMENT consists of the following:

#### **A. BRACKENRIDGE PRIVATE RESIDENTIAL NATURE PRESERVE**

1. The Introduction
2. The Design Review Process
3. The role of the Home Owners Association (HOA)

#### **B. THE DESIGN STRATEGY**

1. Architectural Strategy
2. Planting and Building Strategy
3. Principle Design Criteria

## **C. ARCHITECTURAL FORM GUIDELINES**

1. Intention
2. Building Form
3. Building Elements and Materials

## **BRACKENRIDGE**

### **PRIVATE RESIDENTIAL NATURE RESERVE**

#### **1. INTRODUCTION**

- 1.1. The Brackenridge Architectural Review Committee (BARC) is appointed by Brackenridge (Pty) Ltd. The purpose of the BARC is to protect the long-term values of the properties at Brackenridge by acting as an "aesthetic watchdog". All plans to be submitted to the HOA, to be forwarded to the BARC, as set out below, for scrutiny. SEE APPENDIX 1.
- 1.2. Simple scrutiny option
- 1.3. Owners of property on Brackenridge must obtain prior written approval from the BARC for:
  - ❖ New buildings to be erected including the external appearance and internal plans
  - ❖ Any external alterations or additions
  - ❖ External re-painting or re-coating of any exterior surfaces of the buildings.
- 1.4. The BARC will take a global view of what is most beneficial to Brackenridge whilst balancing the individual requirements of owners of properties. All submissions will be treated on merit and discussion entered into.
- 1.5. The BARC may recommend deviations from these guidelines in individual cases, which it deems appropriate for approval by the Brackenridge Home Owners Association (HOA) trustee committee.
- 1.6. The following are not subject to these guidelines but nevertheless require approval(s) referred to in 1.2 above: the clubhouse, the gatehouse and any of their ancillary buildings.
- 1.7. If it is intended to use the dwellings for business purposes additional to single residential use, the relevant municipal regulations must be complied with in respect of both the plans and the subsequent use after occupation.
- 1.8. Where reference is made to approval being required anywhere in this document such approval must be in writing and a copy thereof to be lodged with the HOA / BARC.
- 1.9. This document must be read in conjunction with the HOA constitution and any regulations made thereunder.
- 1.10. The document does not take preference over any statutory provisions.
- 1.11. The BARC evaluates only the aesthetics of any submission and cannot take any responsibility for technical, structural, health or safety standards or for non-compliance with municipal or any of statutory requirements.

- 1.12. Copyright exists on this edition of Brackenridge design guidelines and reproduction in full or in part without the written permission the HOA is forbidden.

## **2. THE DESIGN REVIEW PROCESS**

- 2.1. Only architects and designers registered with South African Council for the Architectural Profession (SACAP) as a Professional Architect (PA) may submit designs for dwellings exceeding 750 m<sup>2</sup> and designers registered as a Professional Senior Technologist (PST) and Professional Technologist (PT) may submit designs of dwellings up to 750 m<sup>2</sup>.
- 2.2. On initial application to BARC Architects and Designers must submit a copy of their registration certificates as proof of registration with SACAP.
- 2.3. Architects / designers can obtain documentation and plans relevant to the site from HOA and the Plettenberg Bay Municipality.
- 2.4. Plans for scrutiny at the BARC's meetings (held regularly) must reach the HOA at least two weeks in advance.

## **3. THE ROLE OF THE HOME OWNERS ASSOCIATION (HOA)**

- 3.1. The purpose of the HOA is, amongst other things to regulate and control development within Brackenridge to the benefit and best interest of the community and satisfaction of the Local Authority.
- 3.2. The HOA Committee will determine the hours and conditions that will apply to building contractors and building operations.
- 3.3. The HOA, subject to the terms of the HOA constitution, may alter any part or requirements these guidelines, and may at any time decide to appoint or replace members of the BARC.
- 3.4. All queries relating to the submission procedures must be directed to the Brackenridge Estate manager or BARC.

# THE DESIGN STRATEGY

## 1. ARCHITECTURAL STRATEGY

The intention of the Architectural Proposal is to take serious cognisance of the landscape in order to celebrate the unparalleled qualities of this unique location within the 7<sup>th</sup> Plant Kingdom, and area covering only 0.04% of the earth's surface.

## 2. PLANTING AND BUILDING STRATEGY

The integration of Planting and building has been prepared by the LANDSCAPE ARCHITECTS, and is referred to as the Landscape Guidelines.

## 3. PRINCIPLE DESIGN CRITERIA

### 3.1. GROUP OF BUILDINGS

3.1.1. Houses are not to appear monolithic. This can be achieved by applying the following conditions:

3.1.2. No wall can be longer than 10m without relief. Should the wall be longer it must be broken up with recesses of at least 600mm deep or the wall must step in or out again with a minimum dimension of 600mm.

3.1.3. The roofs could consist of a series of roofs with double pitches and linked with flat concrete roofs. No **large block of roof** over the whole building will be permitted.

3.1.4. No hipped roofs will be permitted (dutch hipped roofs are however allowed).

### 3.2. COURTYARDS

Depending on the size of the house and the Environmental Consultants courtyards will be permitted outside of the building platform with a maximum area of 20% of the area between the building line and the site boundary. Courtyard walls will not be permitted to go closer than 1 meter from any site boundary so that in all cases throughout the development 2 meter wide passages will be left open between the houses for the small animals to pass freely. Should the house be built on the building lines a 1 meter passage will be permitted around the house outside of the building lines. The use of internal courtyards is encouraged.

### 3.3. CONTOURS

It is required that the footprints of the house take into account the CONTOURS on each Erf. Even if Site boundaries and Building lines run across contours, house should be designed where possible to run with the contours and not against the contours.

### **3.4. ENCLOSURE**

The enclosure of ERVEN is to be kept to a minimum in order to achieve the synthesis of a BUILT environment in a spectacular NATURAL setting. Perimeter FENCING AND WALLING will be prohibited. Fences/ walls will however be permitted along the building lines. Low and unobstructive "WALL ELEMENTS" will be used to demarcate the street and house boundary. VERGES are to be planned in a way that again will reinforce the merging of BUILDINGS with their NATURAL settings. Low, garden walls are encouraged to assist in integrating the house with landscape, where possible clad in stone.

### **3.5. PRIVACY**

Privacy may be achieved through the use of

3.5.1. STRUCTURED PLANTING, LATTICE SCREENS, SHUTTERS, PERGOLAS, STOEPS, VERANDAH'S and any combination of the above architectural devices.

3.5.2. Courtyards and enclosed / screened Verandas, which provide protection from the winds and breezes at dusk caused by diurnal temperature fluctuations are encouraged.

### **3.6. ARCHITECTURAL LANGUAGE**

In order to assist the creation of a unique BRACKENRIDGE ARCHITECTURAL LANGUAGE, and the creation of a unified and homogenous development, the following "styles" are not allowed within the development: Cape Dutch, Edwardian, Victorian, Provencal / Tuscan style, neo-classical reference, timber frame, log cabin, so called "high tech", excessive glazing.

# ARCHITECTURAL FORM GUIDELINES

## 1. BUILDING FORM

### 1.1. COVERAGE AND BUILDING LINES

- ❖ Please refer to the individual building Platform annexure which is Erf specific
- ❖ The allowable HOUSE AREA, however, will be 70% of the building extent (i.e. to allow for significant courts to be incorporated within the building envelope area) pergolas, verandas and car ports are not included in this coverage area.
- ❖ Underground basements are allowed, so long as they are within the footprint of the building. Where courts are created to allow light and ventilation, these are to be well screened from neighbours by suitable landscaping or courtyard walls.

### 1.2. STREET BOUNDARIES

- ❖ Each site will have a specific street setback to create the ZONE A (Refer Building platform annexure) These setbacks are varied throughout the scheme to reinforce a sense of fragmentation and variety within the street-scape.
- ❖ Driveways to be a minimum of 2m from site boundaries (the Carriage Way Crossing to be a maximum of 3m across.)
- ❖ Panhandle driveways will be approved by BARC on a site specific basis

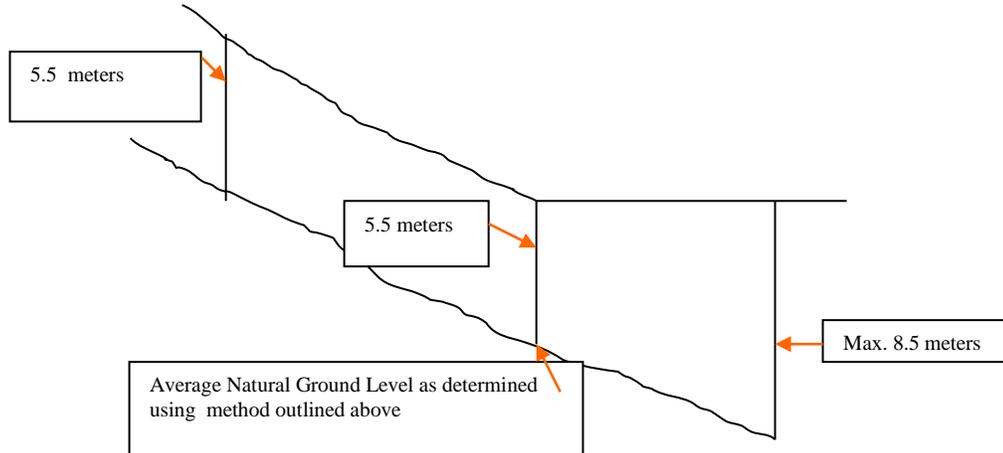
### 1.3. HEIGHT

In order to maximise the flexibility of design given the prevailing slopes of Brackenridge and to be in keeping with the Municipal Regulations the following method is used to determine the height restrictions

- ❖ For Single storey plots first the average ground level is calculated. This is done by calculating the average level using the level value at the various corners of the Building Platform adding them together and dividing the total by the number of corners. Having calculated this value that is the contour level and is established on the site. Upslope from the contour level the maximum height is 5.5 meters above Ground level (parallel to and in relation to contours given and not physical on site) Downslope of this point the maximum height allowed is 8.5 meters above Ground level (in relation to contours and not Physical on site.) Providing always that it does not go higher than the 5.5 meters above the average ground level as calculated Refer to diagram 1.

Single Storey height restrictions.

**Diagram 1**



- ❖ Eaves heights should to not exceed 4m within the 5.5 metre height restriction thereafter it may increase in proportion to the 8.5 meter restriction. and the minimum pitch for a roof 22.5 deg.
- ❖ Double stories ridge heights are not to exceed 8.5m above Natural Ground level at any point on the Erf (in relation to contours and not Physically on site) Eaves to not exceed 7m, and the minimum pitch for a roof 22.5 deg.
- ❖ No Columns or “piloti” will be acceptable to underpin building structures. However Timber decks not more than 1.5m above ground level will be allowed to have columns for support.

## **2. BUILDING ELEMENTS AND MATERIALS**

List of permissible Elements and Materials

### **2.1. ROOFS**

#### **2.1.1. ALLOWED FORM**

- 2.1.1.1. There should be pitched roofs with a minimum 22.5 deg dual pitch over 70% of the house footprint.
- 2.1.1.2. Primary roofs should preferably not have gutters and down pipes in order to allow for slender and elegant eaves lines to roofs. If gutters are required, for example for water collection, simple profile/ section gutters are preferred Colours should suit the building and not be contrasting. Water tanks should be concealed.
- 2.1.1.3. Normal D.S.T.V. dishes and aerials will be allowed to a height no more than chimney height(not flu).

#### **2.1.2. NOT ALLOWED FORM**

- 2.1.2.1. No “ham” aerials, antenna’s etc.

- 2.1.2.2. Limited Solar heating elements will be allowed at the discretion of the BARC.
- 2.1.2.3. No exposed air conditioning units are allowed on any roofs.
- 2.1.2.4. No protruding skylights, but roof lights integral and at the same pitch as the roof will be allowed.
- 2.1.2.5. No thatch roofs.

### 2.1.3. MATERIALS

#### 2.1.3.1. Pitched Roofs

- ❖ Profiled metal sheet (simple corrugated profile only) finished dark grey / dark brown
- ❖ Fibre Cement Victorian Profile, painted dark grey / dark brown.
- ❖ Natural slate tile, Black, Charcoal or grey.
- ❖ Flat concrete tiles Black
- ❖ Everite roofing Slates Black, Charcoal or dark grey

#### 2.1.3.2. Flat Roof Areas

- ❖ Profiled metal sheet (simple corrugated profile only) finished dark grey / dark brown
- ❖ Concrete covered in grey / brown pebble chip surrounded by Parapet wall maximum 500mm high.

## 2.2. WALLS

### 2.2.1. ALLOWED FORM

For all walls, including courtyards, yard walls, plinths, piers for pergolas (Boundary enclosures see under)

#### 2.2.1.1. Brick Walls

- 2.2.1.1.1. 280 cavity brick construction
- 2.2.1.1.2. Bagged, standard bagged finished and painted.
- 2.2.1.1.3. Semi face Brick work to Plinths
- 2.2.1.1.4. Plastered and painted, at least one coat plaster and paint.
- 2.2.1.1.5. Tinted Plaster, as per selected specifications (available from B A R C ) smooth plastered or standard stipple plastered.
- 2.2.1.1.6. Textured plaster, stipple plaster and paint.

- 2.2.1.1.7. Basic, simple mouldings, (square edged with no stepped mouldings)
- 2.2.1.1.8. All visible external paint colours. Colour codes Subject to approval of B A R C
- 2.2.1.1.9. All drainage stacks to be concealed (such as two way vent valve solution)
- 2.2.1.2. "Ship Lap" Cladding
  - 2.2.1.2.1. With a limit of 20% maximum of overall facade area permissible.
  - 2.2.1.2.2. Sealed or stained, with sealer and stain colour (Subject to B A R C approval)
  - 2.2.1.2.3. Painted to colours approved by BARC
  - 2.2.1.2.4. All drainage stacks to be concealed, (such as the two way vent valve solution)
- 2.2.1.3. Stone Walling
  - 2.2.1.3.1. Stone to plinth areas only or to a maximum of 20% and is encouraged where possible. Also to low stone garden walls not exceed 1.6 meters.
  - 2.2.1.3.2. Type of stones permissible.
    - ❖ Natural sandstone or similar – either dry packed or mortar jointed, not to be too rustic.
    - ❖ Artificial stones (Subject to B A R C approval)
  - 2.2.1.3.3. No smooth, dressed cladding permitted, such as polished granite.
  - 2.2.1.3.4. All drainage stacks to be concealed (such as the two way vent valve solution)

## 2.2.2. NOT ALLOWED FORM

Plaster effects such as Spanish plastering, ornate mouldings, unpainted facebricks, or clinker brick stone (other than at plinth level or on low garden walls) reflective finishes, any visible plumbing or air conditioning units.

## 2.3. **WINDOWS & DOORS**

### 2.3.1. ALLOWED FORM

- 2.3.1.1. SUBSTANTIAL SECTION dimensions, e.g. minimum 45mm x 45mm.

- 2.3.1.2. To be vertical PROPORTION where punctured openings in walls.
- 2.3.1.3. Where sliding doors or pairs of casement doors these are to be shielded where possible by PERGOLA'S or overhanging sunscreen features.
- 2.3.1.4. GLASS to be clear or plain obscure translucent glass with no patterns, UV glass permissible, safety/security glass where necessary.

2.3.2. MATERIALS.

- 2.3.2.1. Timber painted in Standard Colour codes (Subject to B A R C approval).
- 2.3.2.2. Timber Sealed and /or Stained (colours Subject to BARC approval)
- 2.3.2.3. Aluminium, Powder Coated ( colours subject to BARC approval)
- 2.3.2.4. Aluminium Anodized ( colours subject to BARC approval)

2.3.3. NOT ALLOWED FORM

No steel frames, no reflective or mirror glass or colour glass, no external Burglar bars (Internal burglar bars Subject to B A R C approval), no arches which are greater than 1:10. no Winbloks. No vertical louvers, no curtains or blinds which form an arch or other shape from the exterior.

**2.4. SHUTTERS & SCREENS**

2.4.1. ALLOWED FORM

- 2.4.1.1. Perforated, louvered or slatted – side hung, top hung or sliding

2.4.2. MATERIALS

- 2.4.2.1. Timber – stained as per Standard Colour codes (Subject to approval of B A R C )
- 2.4.2.2. Timber Painted (Colours subject to BARC approval)
- 2.4.2.3. Aluminum – powder coated/anodized, ( Colours subject to BARC approval)

2.4.3. NOT ALLOWED FORM

- 2.4.3.1. No false / fake shutters, no roller type security shutters to exterior of windows

**2.5. AIRCONDITONING UNITS AND HEAT PUMP UNITS**

- 2.5.1 These units are as far as possible to be hidden from view of public.
- 2.5.2 Where this is not possible suitable cladding/screens are to be designed and forwarded to the BARC Committee for approval.

**2.6. PATIOS, PERGOLAS, VERANDAH'S & BALUSTRADES**

2.6.1. ALLOWED FORM

- 2.6.1.1. Open: i.e. Patio's as a plinth only Post & lintel: (with or without planting) (Canvas awnings – all greys, beiges and whites permissible, but no stripes or patterns allowed)
- 2.6.1.2. Post, lintel & roof: roofs as item above
- 2.6.1.3. Post, lintel, roof and enclosure: as items ROOFS, WALLS, WINDOWS & DOORS and SHUTTERS & SCREENS above
- 2.6.1.4. Balustrades – to be simple Brickwork, timber, steel, aluminum to Standard colours ( subject to BARC approval)

## 2.6.2. MATERIALS

- 2.6.2.1. All as per ROOFS, WALLS, WINDOWS & DOORS and SHUTTERS AND SCREENS above
- 2.6.2.2. Balustrades
  - ❖ timber painted/ Stained as per Standard Colour codes (Subject to B A R C Approval)
  - ❖ or GMS painted, ( colours subject to BARC Approval)
- 2.6.2.3. Other materials as approved by BARC

## 2.6.3. NOT ALLOWED FORM

- 2.6.3.1. No waved, bi-curved lines for stopes and veranda's
- 2.6.3.2. Balustrades: No curving or filigree/"broekieslace" balustrades, no Victorian "cross type", no styles as under "Architectural Style" above, no glass

## **2.7. GARAGES CARPORTS (OUT BUILDINGS)**

### 2.7.1. ALLOWED FORM

- 2.7.1.1. As per ROOFS, WALLS, WINDOWS & DOORS above

### 2.7.2. MATERIALS

- 2.7.2.1. As per ROOFS, WALLS, WINDOWS & DOORS above
- 2.7.2.2. Doors – horizontal slatted timber, Steel, Aluminium sealed or painted as per colours under DOORS, WINDOWS above

### 2.7.3. NOT ALLOWED FORM

- 2.7.3.1. Precast garaging systems
- 2.7.3.2. Tubular metal or shadenet car ports

## **2.8. SWIMMING POOLS**

### 2.8.1. ALLOWED FORM

- 2.8.1.1. Preferably recessed at NGL.
- 2.8.1.2. Rim flow pools are allowed
- 2.8.1.3. Fencing to conform to Council Requirements. Walls to pool courts preferred instead of steel / timber fencing.

### 2.8.2. MATERIALS

- 2.8.2.1. Paving – to match general paving, or timber decking, stained as per windows and doors, or Tiles. (colours Subject to B A R C approval)

### 2.8.3. NOT ALLOWED FORM

- 2.8.3.1. No above ground portable pool, no visible pumps / motors/Equipment.

## **2.9. COURTYARD ENCLOSURES (including Yards and courts for Pets)**

### 2.9.1. ALLOWED FORM

- 2.9.1.1. Wall and fence maximum 1.8m high
- 2.9.1.2. Low walls to verge and gardens, preferably stone clad, approximately 500mm – 800mm high.

### 2.9.2. MATERIALS

- 2.9.2.1. As per WALLS, SHUTTERS AND SCREENS above, colour to match house.
- 2.9.2.2. Also timber picket fences, steel palisade with smooth plastered brick piers with caps and simple detail, painted fairface.
- 2.9.2.3. Green Beakart fencing subject to Approval of B A R C

### 2.9.3. NOT ALLOWED FORM

- 2.9.3.1. Concrete panels, Precast Walling

## **2.10. HARD LANDSCAPING**

### 2.10.1. ALLOWED FORM

- 2.10.1.1. To be integrated with the "LANDSCAPE GUIDELINES" all to be within the brown, grey, beige palette.

### 2.10.2. MATERIALS

- 2.10.2.1. Stone chips, grey or brown landscape.
- 2.10.2.2. Exposed stone chip Aggregate pavers.

- 2.10.2.3. Stone pavers or simulated stone, Revelstone and Smartstone pavers.
- 2.10.2.4. Slate, from black to multi colour.
- 2.10.2.5. Granite or artificial cobbles as per Revelstone and Smartstone.
- 2.10.2.6. Quarry tiling.
- 2.10.2.7. Natural coloured tiling or terrazzo's (browns, greys, beiges).

**2.11. SIGNAGE, STREET FURNITURE & EXTERNAL LIGHTNING**

All as per the "LANDSCAPING GUIDELINES".

**2.12. SOFT LANDSCAPING, ROAD VERGE PLANTING ETC.**

All as per the "LANDSCAPING GUIDELINES".

**2.13.** Applications to the Environmental Control Officer may be made for a relaxation regarding the alteration to the existing Landscaping outside the normal Building Platform. Any such relaxation will be at the sole discretion of the E.C.O.

## **AMENDMENT TO THE BRACKENRIDGE DESIGN GUIDELINES**

In view of the various Documentation and Controls regarding the Development at Brackenridge the Directors have resolved to make amendments to the Design Guideline as attached.

THE AMENDMENTS ARE AS FOLLOWS:

### **INTRODUCTION**

1. BARC will now consist of at least two local Architects, a Developers Representative, a Representative of the H.O.A. and an Environmental Specialist.

### **THE DESIGN STRATEGY - PRINCIPAL DESIGN CRITERIA (page 6)**

#### **CLAUSE 3.1 OMIT**

INSERT:

#### **GROUPS OF BUILDINGS**

Houses are not to appear monolithic. This can be achieved by applying the following conditions:

1. No wall can be longer than 10m without relief. Should the wall be longer it must be broken up with recesses of at least 600mm deep or the wall must step in or out again with a minimum dimension of 600mm.
2. The roofs could consist of a series of roofs with double pitches and linked with flat concrete roofs. No **large block of roof** over the whole building will be permitted. Should the buildings however be fragmented, consisting of narrow wings these could be under one roof with the wings intersecting.
3. No hipped roofs will be permitted (dutch hipped roofs are however allowed).

#### **CLAUSE 3.2 COURTYARDS**

OMIT This paragraph in total

INSERT:

Depending on the size of the house and Environmental Constraints, courtyards will be permitted outside of the building platform with a maximum area of 20% of the green space. Courtyard walls will not be permitted to go closer than 1m from any boundary so that in all cases, throughout the development, 2m wide passages will be left open between houses for the small animals to be able to cross freely. Should the house be built on the building lines, a 1m wide passage will be permitted around the house outside of the building lines. The use of internal courtyards is encouraged.

#### **CLAUSE 3.3**

OMIT This In total

**Note that the Height conditions as stated in this Clause still apply.**

## **CLAUSE 3.5**

### ADD

Fencing will be allowed to the perimeter of the Building Platform.

## **ARCHITECTURAL FORM GUIDELINES - BUILDING ELEMENTS AND MATERIALS**

### **CLAUSE 2.1 ROOF**

#### ADD

Allowed form. Minimum pitch adjusted to 22.5°.

#### **CLAUSE 2.1.3 MATERIAL**

Flat concrete tiles to be included.  
Plinth areas may also be in semi face brick.

### **CLAUSE 2.3 WINDOWS AND DOORS**

#### ADD

Small pane windows and dormer windows are permissible.

### **CLAUSE 2.5 STOEPS, PERGOLAS, VERANDAH'S & BALUSTRADES**

Steel and aluminium balustrades will be permissible.

### **CLAUSE 2.8 COURTYARD ENCLOSURES**

Green "Bekeart" type mesh fencing will be allowed together with green palisade fencing, without pillars.

## **SCRUTINY PROCEDURES**

This will be simplified to be as follows:

1. Sketch plans, together with Brief Specification will be submitted to BARC for approval.
2. Drawings will be returned after scrutiny, together with the relevant comments.
3. Working drawings to be submitted for final approval.
4. A Building Control Officer will be employed by the H.O.A. to ensure that no variations to the external appearance are made without the prior approval of BARC.

A Fee of R 5000.00 will be charged for each Plan Scrutiny (i.e. R 20 000.00 in Total).  
A fee of R 15 000.00 will be charged as a building fee.

## **INTRANET-INTERNET-TELEPHONE-INTERCOM SYSTEMS**

### **INTRODUCTION**

The equipment and cabling, to provide the following services, has been installed on the Estate. The following notes provide details of how to get the most from the system by installing the optimum conduit system when building your house.

### **OPTIONS**

#### **1. Telkom**

This reticulation is provided by Telkom. Application for telephones can be done in the normal way.

#### **2. Intercom**

An intercom system is provided so that calls between residents and residents and the security gate can take place without making a telephone call.

#### **3. Internet/Intranet**

The interconnecting cables for the intercom have been connected to an internet server. This will allow residents to connect their computers to the intercom system, and while talking on the intercom, also surf the web or send emails.

#### **4. Install a small PABX in your house so that intercom and telephone calls can take place between rooms, between any room and any house or security gate and between any room and an outside telephone call.**

In addition, the internet connection can be running at the same time.

To take advantage of all these features, it is necessary to configure the conduit system in your house for the telephone/intercom so that the system can be installed.

If the conduits are correctly installed, then you can change to any option you may wish, at any time.

### **CONDUIT AND DRAW BOX PLANNING**

To take advantage of all the options, the house must be built with conduits and draw boxes as shown on the attached sketch.

# BRACKENRIDGE ESTATE

INTERCOM / INTERNET / TELEPHONE  
PROPOSED CONDUIT SCHEMATIC

