

# **ARCHITECTURAL DESIGN GUIDELINES**

## **BRACKENRIDGE**

### **PRIVATE RESIDENTIAL ESTATE**

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 natural context of the region.

The Estate Master Plan and Design guidelines 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.

The Architectural Design Guidelines strive to reinforce and control the character of a settlement in harmony with the landscape.

The INTENTION is to allow diversity and individual expression whilst protecting the buyer's investment through application of PRINCIPAL DESIGN CRITERIA AND ACCEPTABLE materials and features.

## **1. The Building Control Process**

### **INTRODUCTION**

- 1.1. 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.
- 1.2. 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.
- 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, and structures and installations of any nature which may have a visual impact from outside the property.
  - External re-painting or re-coating of any exterior surfaces
- 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 where it deems appropriate for approval by the Brackenridge Homeowners Association (HOA) trustee committee.
- 1.6. The following are not subject to these guidelines but nevertheless require approval(s) referred to 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 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.
- 1.13. The HOA, subject to the terms of the HOA constitution, may alter any part or requirements in these guidelines, and may at any time decide to appoint or replace members of the BARC.
- 1.14. In cases where existing houses have features variant with these guidelines, precedent of deviations to the guidelines should not automatically be construed as valid. All submissions will be evaluated on merit and on a site-specific basis.

#### **THE DESIGN REVIEW PROCESS**

- 1.15 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 Designer may submit designs of dwellings up to 750 m<sup>2</sup>.
- 1.16 On each application to BARC, Architects and Designers must submit a copy of their registration certificates as proof of registration with SACAP.
- 1.17 Architects / Designers can obtain documentation and plans relevant to the site from HOA and the Plettenberg Bay Municipality.
- 1.18 Sketch plans, together with the **latest** Brackenridge Quick Checklist and Surveyor's site contour plan must be submitted to BARC for approval.
- 1.19 Drawings will be returned after scrutiny, together with the relevant comments.

- 1.20 Working drawings to be submitted for final approval.
- 1.21 After approval of plans by BARC, no variations to the external appearance may be made without the prior approval of BARC.
- 1.22 A plan scrutiny fee will be charged for the initial submission and shall include for scrutiny of the revised plan submitted after receipt of BARC comments.
- Should further scrutiny be required due to non-compliance with initial comments or later architectural revisions, an additional scrutiny fee will apply.
- 1.23 All queries relating to the submission procedures and current scrutiny fees must be directed to the Brackenridge Estate manager or BARC.

### **BUILDING CONTROL**

- 1.24 Only builders approved by the HOA may undertake construction in Brackenridge.
- 1.25 A Building Fee will be charged before construction may commence, of which a portion is refundable on completion, provided no damage to estate infrastructure has occurred during building operations e.g. Damage to paving, sidewalks, streetlights, signage etc. The current Building Fee amount and refundable portion may be requested from the Estate Manager.
- 1.26 The HOA Committee will determine the hours and conditions that will apply to building contractors and building operations. Please note Brackenridge rules for Contractors.
- 1.27 The responsibility lies with the individual stand owner to ensure that the builder complies with the Builder Conduct rules of the Estate. Where the conduct of any Builder is in conflict with the rules the HOA may at its sole discretion, impose a fine on the Stand owner.
- 1.28 All compliance documents are freely available on Brackenridge's website and must be submitted to the HOA prior to start of construction.
- 1.29 No building may commence without the appropriate shade cloth boundary fence, Brackenridge building sign and electrical and water meters installed.

## **2. PRINCIPLE DESIGN CRITERIA**

**This Section deals with the basic design principles. Note that notwithstanding adherence to these principles the BARC reserves the right to reject submissions outright or propose amendments to the design, should a submission be deemed to be lacking in architectural merit. It follows that design input is a high consideration in the review process.**

### **2.1. GROUP OF BUILDINGS**

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

2.1.2. 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.

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

2.1.4. No hipped roofs are permitted (Dutch hipped roofs are allowed).

## **2.2. CONTOURS**

It is recommended that the footprints of the house take into account the contours of the Erf. Where possible the length of the footprint should run with the contours and not across the contours.

## **2.3. ENCLOSURE AND COURTYARDS**

The enclosure of erven is to be kept to a minimum. Perimeter fencing and walling is prohibited.

Low fences or walls will however be permitted along or within the building lines.

Limited encroachment of swimming pool enclosure walls or fences outside of the building lines will be permitted, on a site-specific basis, subject to BARC approval. It follows that all submissions that contravene the building lines will need to be approved by the Bitou Municipality.

The use of internal courtyards is encouraged.

The extent of external courtyards shall not be excessive and shall be to BARC approval. External courtyards will be permitted outside of the building lines with a maximum area of 20% of the area between the building line and the site boundary, measured on the side of the courtyard. Where visible from the street, courtyard gates are required.

Where external walls are allowed to encroach outside of the building line, they will not be permitted to be closer than 1 meter from any site boundary.

External courtyard walls may not exceed 1,8m height measured above the internal surface. Consideration will be given to relaxation of this restriction on Architectural merit on a site-specific basis.

Low garden and swimming pool enclosure walls and fences should not exceed 1.2m height.

## **2.4. PRIVACY**

Privacy may be achieved through the use of:

- STRUCTURED PLANTING, LATTICE SCREENS, SHUTTERS, PERGOLAS and any combination of the above architectural devices.
- Courtyards and enclosed or screened Verandas
- Low fencing

## **2.5. ARCHITECTURAL STYLES PROHIBITED**

Cape Dutch, Edwardian, Victorian, Provencal / Tuscan, Neo-Classical, timber frame structures, log cabin and Industrial Architectural styles are not allowed in the Estate. Excessive glazing is also not permitted.

## **3. COVERAGE AND HEIGHT RESTRICTION**

### **COVERAGE**

An erf site plan sketch is available for each erf. This plan defines the erf area and building lines. The area within the building lines is referred to as the building extent.

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, open verandas and car ports are not included in this coverage area. A minimum house area of 200m<sup>2</sup> is required.

Each site will have a specific street setback (building line). These setbacks are varied throughout the scheme to reinforce a sense of fragmentation and variety within the streetscape.

Underground basements are allowed, provided they are within the footprint of the building.

### **HEIGHT RESTRICTION**

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

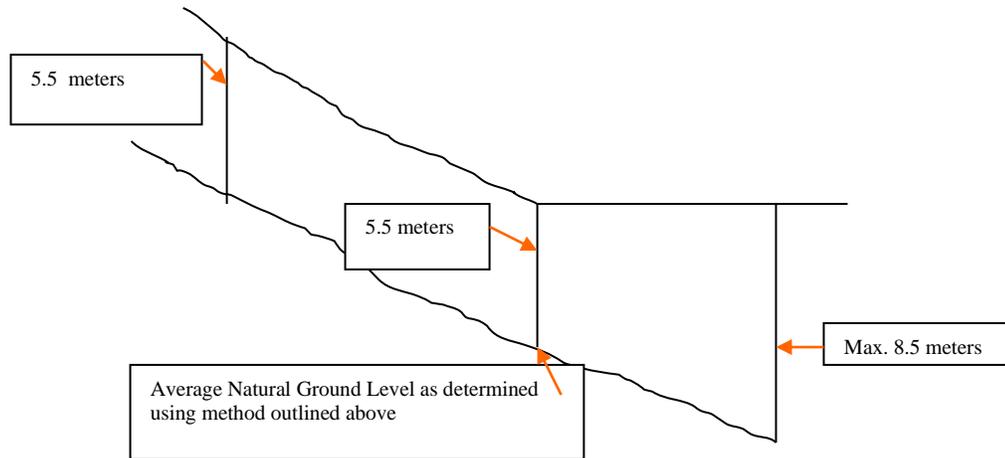
#### **Single Story Erven**

For Single storey erven the average natural ground level must be calculated. This is done by using the level value at the various corners of the Building Platform, adding them together and dividing the total by the number of corners. At any point upslope from the position of the average natural ground level contour the maximum roof height is 5.5 meters above the original level of that point and from the upslope contour.

At any point downslope from the position of the average natural ground level contour, the maximum roof height is 5.5m above the average ground level, or 8,5m above the original level of that point, whichever is lower.

Refer to diagram 1.

**Diagram 1**



At any point on the erf the maximum eaves height is 1,5m below the maximum roof height at that point.

The minimum roof pitch is 22.5 degrees.

### **Double Story Erven**

At any point on the erf the maximum roof height is 8.5m above the original ground level of that point.

At any point on the erf the maximum eaves height is 1,5m below the maximum roof height at that point.

The minimum roof pitch is 22.5 degrees.

## **4. BUILDING ELEMENTS**

### **4.1. COLOUR**

All building elements, including brickwork, roofs, gutters and downpipes, stained, sealed or painted timber elements hard landscaping elements and any other structures whatsoever, must be to colours approved by BARC.

### **4.2. ROOFS**

A dual pitched roof with a minimum slope of 22,5 degrees is required over a minimum of 70% of the house footprint.

No hipped roofs will be permitted. Dutch hipped roofs are however allowed.

No continuous roof apex or eaves line may exceed 10 meters in length, however BARC may consider small deviations where the overall composition remains well articulated.

Roof Gutters must be of simple standard profile section. Colours should suite the building and not be contrasting.

The following roof materials are acceptable:

Pitched roofs:

Corrugated profile metal sheeting

Flat concrete tiles

Natural slate tile

Everite roofing Slates

Flat Roofs:

Corrugated profile metal sheeting

Concrete covered in grey / brown pebble chip surrounded by Parapet wall maximum 500mm high.

Thatch roofs are not allowed.

### **Roof Appendages:**

Normal D.S.T.V. dishes and aerials will be allowed to a height not higher than the apex of the nearest pitched roof or chimney height where applicable.

Limited Solar heating elements will be allowed at the discretion of the BARC. A sketch plan showing the extent of such installations must be submitted to BARC for approval prior to installation.

Water tanks, geysers, and heat pumps are allowed, provided that they are concealed or screened to BARC approval.

Skylights integral and at the same pitch as the roof will be allowed.

Protruding skylights are NOT allowed.

Exposed air conditioning units are NOT allowed.

“Ham” aerials, antennas, windmills or any other protruding structures are NOT allowed.

The height of chimney flues shall be a maximum of 900mm above the point of roof penetration or 600mm above the highest point of the roof surface within a radius of 3m, whichever is the highest.

Consideration may be given to wind assisted electric generating structures.

Where the erection of a wind assisted electric generating structure is requested, a formal site plan is to be submitted showing location and height. The height should not be higher than the owner’s roof height immediately opposite the structure. The structure should not significantly impact on the primary view of houses within close proximity, and at BARC discretion, may be subject to neighbour approval. The windmill should not be ornamental in nature and any submission is subject to BARC approval and does not necessarily set a precedent for future requests and approvals.

### **4.3. WALLS**

The following are allowed for all walls including courtyards, yard walls, plinths, piers for pergolas and garden walls.

#### **Brick Walls:**

280 cavity brickwork to house external walls, 220mm and 115mm brickwork to internal walls and external yard walls.

#### **Allowed finishes to Brick walls:**

Bagged, (should be acceptable to the eye) finished and painted.

Semi face brick work to Plinths, provided the plinth is not excessive in height.

Textured plaster, stipple plaster and painted.

Tinted Plaster, smooth or standard stipple, as per selected specifications available from BARC

Basic, simple mouldings, (square edged with no stepped mouldings) around openings.

"Ship Lap" Cladding will be allowed for a maximum area of 20% of overall facade area, painted, sealed or stained.

All externally visible paint colours to be subject to BARC approval.

Semi face Brick work will be allowed to plinths only.

No smooth, dressed cladding permitted, such as polished granite.

#### **Stone Walling**

Stone walling will be allowed to plinth areas only and for low garden walls.

#### **Type of stones permissible:**

Natural sandstone or similar – either dry packed or mortar jointed, not to be too rustic.

Artificial stones subject to BARC approval

No smooth dressed cladding permitted such as polished granite.

#### **Timber Screen Walls**

Timber screen walls will be allowed to service yards, subject to BARC approval of detail and finish.

## **Prohibited Structures and Finishes**

Any timber frame exterior wall whether it be a main structure or an addition, screens excluded.

Plaster effects such as Spanish plastering, ornate mouldings, unpainted face bricks, or clinker brick stone (other than at plinth level or on low garden walls) reflective finishes,

Any visible plumbing or air conditioning units.

No smooth, dressed cladding permitted, such as polished granite.

No exposed Columns or "piles" will be acceptable to underpin building structures. However Timber decks not more than 1.5m above ground level will be allowed to have exposed columns for support-

## **4.4. WINDOWS & DOORS**

Windows may be timber, painted, sealed or stained or aluminium (powder coated or anodized), in all cases to colours to BARC approval.

Windows are to be of substantial section dimensions, minimum 45mm Al section.

Windows of vertical proportion are preferred.

Small pane windows and dormer windows are permissible.

GLASS to be clear or plain obscure translucent glass with no patterns, UV glass permissible, safety/security glass where necessary.

Glass facades to comply with SABS specifications re size, glass thickness and heat requirements.

Sliding doors or pairs of casement doors are to be shielded where possible by PERGOLA'S or overhanging sunscreen features to meet heat specifications.

### **Prohibited Window Features:**

No steel frames,

No reflective 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.

## **4.5. SHUTTERS & SCREENS**

Shutters and screens may be perforated, louvered or slatted and may be side hung, top hung or sliding.

Shutters and screens may be of timber or aluminum material.

Where steep contours occur, or the dwelling is below road level a 3D sketch is required in order to determine screening requirements.  
Screening of air conditioners units, heat pumps, geyser and water tanks are required where visible by neighbors or from the road.

**Prohibited:**

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

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

Patio structures may be of plinths, pillars and beams constructed of timber or brickwork and concrete elements.

All construction elements to comply with the above relevant building specifications.

Patio canvas awnings may be grey, beige or whites, but no stripes or patterns allowed.

Balustrades to be of simple Brickwork, timber, steel, aluminum, glass or other materials as approved by BARC.

**Prohibited Features**

No waved, bi-curved lines for patios and veranda's

Balustrades:

No curving or filigree/"broekieslace" balustrades, no Victorian "cross type", no styles as under "Architectural Style" above.

**4.7. GARAGES CARPORTS (OUT BUILDINGS)**

Garages and outbuildings must comply with all above relevant building element specifications.

Garages and outbuildings must be linked to the main house structure with courtyard walls.

Carports will be allowed to encroach outside of the building line, subject to neighbor's written consent and BARC approval. It follows that all submissions that contravene the building lines will need to be approved by the Bitou Municipality.

Garage doors to be horizontal slatted timber or aluminum.

**Prohibited:**

Precast garaging systems

Tubular metal or shade net car ports

**4.8. SWIMMING POOLS**

Swimming pools encroaching outside of the building line must be recessed at ground level, unless there will be no adverse visual impact.

Rim flow pools are allowed subject to limited height of overflow facade, to BARC approval.

Fencing to conform to SABS safety and Council Requirements. Walls to pool courts are preferred instead of steel or timber fencing.

Paving or decking must comply with the general standard.

Pool filtration equipment must be screened and positioned in such a manner so as to avoid visual and noise irritation to neighbours.

**Prohibited:**

No above ground portable pool allowed.

No visible pumps/motors/equipment.

**4.9. WALLED AND FENCED ENCLOSURES**

Low garden walls and fences may be stone clad, brick, timber or smooth plastered painted brick piers with palisade infill, all options to BARC prior approval.

Green or charcoal "Clearvu" type mesh fencing will be allowed.

**Prohibited:**

Concrete panels, Precast Walling, spiked palisade

**4.10. ALTERNATIVE BUILDING TECHNOLOGY**

"It is acknowledged that with respect to building materials and methodology, flexibility must be allowed to accommodate new and ongoing evolving technology.

Notwithstanding these guidelines BARC will consider the approval of alternate building technology, subject to structural integrity, and aesthetic compliance and sustainability.

**5. LANDSCAPING**

**5.1. HARD LANDSCAPING**

To be integrated with "LANDSCAPING GUIDELINES". Available on the Brackenridge Website

Driveway edges are to be a minimum of 2m from the adjacent site boundary. The Carriage Way Crossing is to be a maximum width of 5 meters.

Panhandle driveways will be approved by BARC on a site-specific basis.

Driveways and paving may be of the following materials:

Stone chips, grey or brown landscape	Exposed stone chip Aggregate pavers.
Stone pavers or simulated stone	Revel stone and Smart stone pavers.
Quarry tiling	

Granite or artificial cobbles as per Revel stone and Smart stone.  
Natural coloured tiling or terrazzo's (browns, greys, beiges).  
Natural coloured concrete pavers (browns, greys, beiges).

## **5.2. SIGNAGE, STREET FURNITURE & EXTERNAL LIGHTNING**

All as per the "LANDSCAPING GUIDELINES".

## **5.3. SOFT LANDSCAPING, ROAD VERGE PLANTING ETC.**

All as per the "LANDSCAPING GUIDELINES".

Applications to the BARC 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 BARC.

Low and unobstructive demarcation elements may be used to define the street and house boundary.

All sidewalks shall after construction be suitably grassed or with special permission landscaped leaving a 1.5m verge for pedestrians.

No concrete bollards, balls, rocks or plastic indicators may be used to cordon off sidewalks except during the construction phase of erven in the vicinity.

External Lighting – It is recommended that "cool white" lights be used for exterior lighting in order to avoid glare.

## **6. PRIVATE BOREHOLES**

Private boreholes will not be considered on Brackenridge primarily due to the concern re lowering of the water table in the proximity of existing dwellings that may have been built on clay strata.

## **7. GENERATORS**

See Brackenridge Generator policy on website.