



ARCHITECTURAL DESIGN MANUAL

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1. INTRODUCTION

Thank you for buying into Kenrock Country Estate. The purpose of the Architectural Design Manual and the Landscape Design Manual, is to inform owners and their architects or designers of the building and landscaping requirements for the estate and to provide information relating to the procedure to be followed in order to obtain the necessary approval from the Kenrock Country Estate Homeowners Association (KHOA) for all buildings and structures to be erected on each erf and any alterations and additions thereto.

The vision for Kenrock Country Estate is to create a secure and peaceful mountain village comprising 94 houses situated in a high quality landscaped environment. The focal points of the landscaped area will be the forest, dams and wetlands within the private open space in the estate.

It is intended that this design manual will allow for a fairly broad range of personal choice in the external shape, form and architectural appearance of the houses, but that the overall character of the development will be identifiable through the use of certain unifying external elements, such as the continuity of the indigenous landscaping, blending with the colour and finish of external walls, (using a uniform but limited palette of colours), dark grey roof coverings and, importantly, a standardized form of boundary and site walling.

It is important that owners buy into the vision for Kenrock Country Estate and it is vital that they work together with and support the Homeowners Association in implementing this design manual. It should be borne in mind that we should strive to create an environment in Kenrock Country Estate where the whole is greater than the sum of the parts, and in so doing, owners may need to make compromises for the benefit of all.

It is critical that the Architectural Design Guidelines are read in conjunction with the Landscape Design Manual, also accessible off the internet.



1.1 Development Concept

Kenrock Country Estate, sited on the foothills of Table Mountain in Hout Bay, is a unique and special location, the meeting place of the mountain and valley, where the rising slopes offer vistas to the valley below and mountain ridge above.

The development of Kenrock Country Estate has been one of a holistic approach, whereby the architecture and landscaping result in a development sympathetic to the natural mountain setting. To this end, dwellings should be contextually sympathetic to the topography and the dominant natural hues (Greens, Greys and Dark Shade) of the environment.

The resulting architecture should be one in which mountain lodge type buildings of modest scale “grow” out of the site and blend seamlessly with the natural vegetation. The objective is that the indigenous landscaping is allowed to express itself as the unifying, master theme and that homes blend with and complement the flora rather than competing with it like lighthouses. It is expected that the architectural concepts be developed with sympathy to the environment and that the introduction of foreign styles, such as “Tuscan” or “Georgian”, will not be allowed.

Buildings should be seen as a series of forms whereby each form’s siting, height and scale will respond and adjust to the mountain’s topography. Large scale cut and fill is seen as very unsympathetic and will not be allowed.

The intention is to develop a unique cohesive architectural character, as an appropriate response to a sensitive environment evocative of mountain lodge type architecture. This will be promoted by the use of natural stone, timber and other specific building materials that will be common throughout Kenrock Country Estate. In terms of paint colours, warm-grey, grey-green and darker natural tones will allow buildings to merge with the landscape, and together with natural stone retaining walls, create a development that compliments the environment rather than contrasts it.



1.2 Plan Approval Process

It is recorded that the local authority has approved the terms and conditions of this manual. No amendments to, or departures from, the terms and conditions of this manual will be allowed without the written consent from a duly authorized representative of the local authority. THIS IS MY UNDERSTANDING AND WOULD NEED TO BE REVIEWED BY THE ESTATE'S LEGAL ADVISORS:(Any amendment would need to be adopted by the Trustees, the Design Review Committee (DRC) and accepted by a majority at a General Meeting. The amendment to the Architectural Design Manual would thereafter need to be lodged, as part of an Update to the Constitution, with the Planning Department of the City of Cape Town)

1.2.1 The owner must obtain from the Homeowners Association, prior to the submission of the design concept and sketch plans, a list of the requirements relating to the details to be provided for the plan approval process and also obtain all documentation including erf diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process. The minimum submission requirements are listed under paragraph 19 below.

1.2.2 It will be the responsibility of an owner to ensure that he or she is in possession of the current version of the design manual.

1.2.3 The approval process will involve the following stages:

1.2.3.1 First Stage:

The design concept and sketch plans must be submitted to the Homeowners Association for approval. A scrutiny fee will be payable when the plans are submitted.

1.2.3.2 Second Stage:

After the design concept and sketch plans have been approved, the detailed design and working drawings must be submitted to the Homeowners Association for approval. Payment of the sidewalk deposit and/or rubble removal fee must be made prior to or simultaneous with this approval.



1.2.3.3 Third Stage:

After the detailed design and working drawings have been approved they must be submitted to the local authority for approval. Certain prescribed fees will be payable at this stage to the local authority.

Should the requirements of the local authority or any other statutory authority or the National Building Regulations conflict with this design manual, then such other requirements will take precedence.

1.3 Building Process

- 1.3.1 The owner must obtain from the Homeowners Association a list of the requirements relating to the building process.
- 1.3.2 Contractor: No work may commence until the appointed Contractor has furnished copies of his NHBRC Registration and proof that the project is registered with NHBRC. Additionally, the Contractor is to confirm having concluded a mutually signed Building Contract, that he is in possession of Council approved Plans, and that he has furnished the Estate with copies of the Contractors Public Liability and Works Risks Insurances. Finally, the Contractor and Owner are required to sign the Estate's Environmental Contract and to pay all stipulated Deposits.
- 1.3.3 A monthly building management fee and/or sidewalk deposit will be payable. The sidewalk deposit less deductions, if applicable, will be refunded at the end of the building period.
- 1.3.4 The Homeowners Association will be entitled to regulate the activities of all building and other contractors. To facilitate this the contractor(s) and the owner will enter into an Environmental Contract with the Homeowners Association.
- 1.3.5 No building shall commence until all the relevant requirements shall have been complied with.



2. BUILDING ENVELOPE

2.1 Coverage

Coverage refers to the building's roofed-footprint (external wall line) and includes all buildings including main dwellings, garages, outbuildings, verandas and balconies, as well a Garden Cottage or Granny Flat. (Open veranda's and decks are excluded from coverage calculations)

2.1.1 Single Residential Erven

- 2.1.1.1 Erf >1000m² :The maximum allowed coverage, may be 600m² provided that all other building line and other architectural conditions are adhered to.
- 2.1.1.2 Erf < 1000m²: The maximum allowed coverage may be 50% of the Erf size, provided that all other building line and other architectural conditions are adhered to.
- 2.1.1.3 A maximum of 30% of the building footprint will be allowed to be double storey.
- 2.1.1.4 The minimum house size that will be allowed is 150m² inclusive of garages and outbuildings.

2.1.2 Rural Erven

- 2.1.2.1 Maximum footprint of 600m² for all buildings.
- 2.1.2.2 Full double storey will be allowed for all buildings.

2.2 Building Lines



The building lines for each erf are indicated on the individual “Property Diagrams”. These diagrams form part of this design manual and the necessary departures from the Zoning Scheme Regulations have been granted for the building lines. Registered services and access servitudes are also indicated on the “Property Diagrams” and such servitudes must be complied with. Additional departures have been granted to the above building lines, when necessary, to permit building lines for structures as described below:

2.2.1 Single Residential Erven:

2.2.1.1 Street Boundary:

i.	Garages	-	1,5m
ii.	Swimming pools	-	2,0m
iii.	Pergolas	-	0.0m
iv.	Braais	-	0,0m

2.2.1.2 Side/Common Boundary:

- i. 1,5 m for a braai
- ii. 1,0m for a swimming pool
- iii. 0,0m for a pergola on the side boundary
- iv. 0,0m for a garage or outbuilding up to 10m along the length of one side boundary provided that:
 - the height of the building measured externally is no more below it, and
 - no window or other overlooking features (including roof terraces) occur on the common boundary

2.2.1.3 Private Open Space:

- i. 3,0m for balconies
- ii. 1,0m for swimming pools
- iii. 3,0m for a braai
- iv. 2,0m for a pergola
- v. 3,0m for side boundary walls



2.2.1.4 Double Storey:

- i. An additional meter must be added to the building lines for the upper storey of a double storey dwelling.

2.2.2 Rural Erven:

- 2.2.2.1 Setbacks for rural erven sites will be as per the supplementary Kenrock Country Estate "Property Diagrams" which indicate maximum building envelopes.

3. BUILT FORM

Careful consideration shall be given to the scale proportion and articulation of building forms, as these, together with the use of stonework, openings in walls, etc. are very important to create a cohesive architectural character. The architecture should be seen as an additive one where a series of major plan form elements are connected by minor plan form elements rather than a monolithic sculptured architecture.

3.1 Plan Shapes

- 3.1.1 A singular rectangular built form, or composite rectangular forms, is required. Rectangular forms within an erf may be offset at any angle relative to the boundary, but not offset relative to one another.
- 3.1.2 Plan forms are to be composed of a single or series of rectangular major plan forms which are connected to one another, and are articulated with minor plan elements. (Stand-alone structures will be reviewed by the DRC on an individual basis. Approval is dependent on the context)

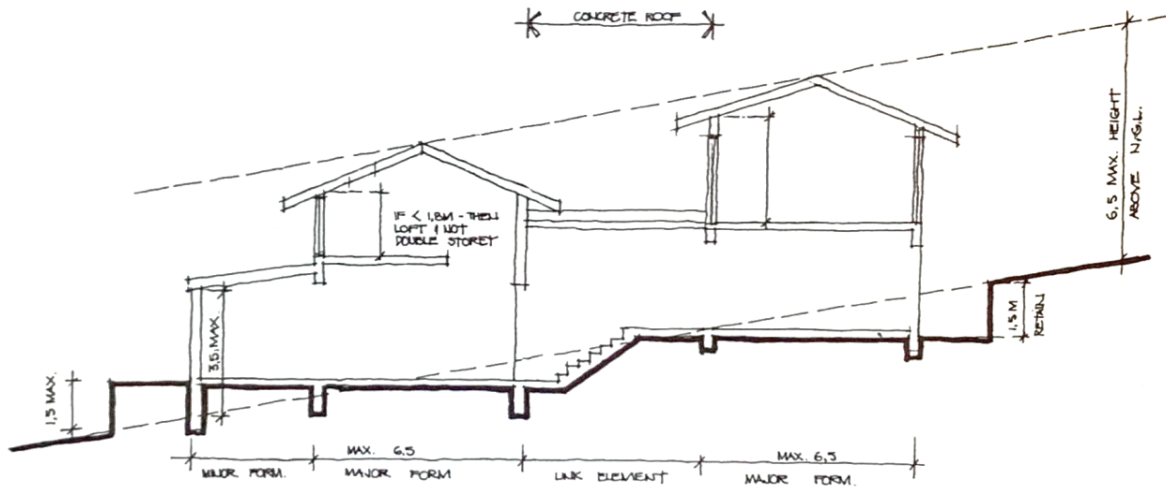


3.1.2.1 Major plan forms:

- i. These must have pitched roofs and are limited to 6,5m maximum width and 4,0m minimum width, and must be at least 6,0m in length. (See Section 4-Roofs for Pitch)
- ii. Major plan elements should respond to the topography of the site and level changes are encouraged on sloping sites.
- iii. Chimneys: See Section 6.

3.1.2.2 Minor plan elements:

- i. These will consist of the following:
 - Verandas/ Lean-to's
 - Chimneys
 - Concrete roofs
 - Pergolas
- ii. Veranda/Lean-to's will be limited to two-thirds the width of the major plan form. Verandas and Lean-to's will have roof pitches between 5° and 15°.
- iv. A concrete flat roof may be used as a linking element between major plan forms. Concrete roofed elements should be utilized at level changes between major plan form elements.
- v. Note however that:
 - plan shapes of concrete roof linking elements need not be rectilinear.
 - concrete flat roof elements must be attached to at least two sides of a major plan form. Concrete flat roofs may be used over terraces.



3.2 Wall Heights

3.2.1 General Guideline

- 3.2.1.1 The nature of the majority of sites at Kenrock Country Estate is one of steep gradients and it is therefore imperative that the site topography be taken into account when designing each house.
- 3.2.1.2 Buildings should fit comfortably into the natural contours and orientation of the site and should be stepped/terraced over the site. To this end, the house should remain single storey or be split-level.

3.2.2 Single Residential Erven:

3.2.2.1 Maximum Height:



- i. No portion of the building will be higher than 6.5m above the point of the natural surface of the ground, vertically below it. Chimneys are exempt from this restriction.
- ii. Note: Natural ground levels (N.G.L) are considered as the levels documented on existing contour survey and indicated on the individual "Property Diagram" of each erf. Any deviation to be confirmed by a registered land surveyor.

3.2.2.2 Wall Heights:

- i. No vertical face or solid wall, be it stone, plaster or glass, will be higher than 6.0m measured externally from the natural ground level below it.
- ii. The maximum height of a lean-to veranda element will be 3,5m above natural ground level vertically below it.
- iii. The ground floor finished floor level may not rise higher than 1,5m above or drop 1,5m below the natural ground level.
- iv. The minimum wall plate height for a single storey portion of a building will be 2,4m.

3.2.3 Double Storey:

- i. A double storey will be defined as any first floor above the ground floor, which has a floor to wall plate height greater than 1,8m.
- ii. Only 30% of the footprint of the building may be double storey.

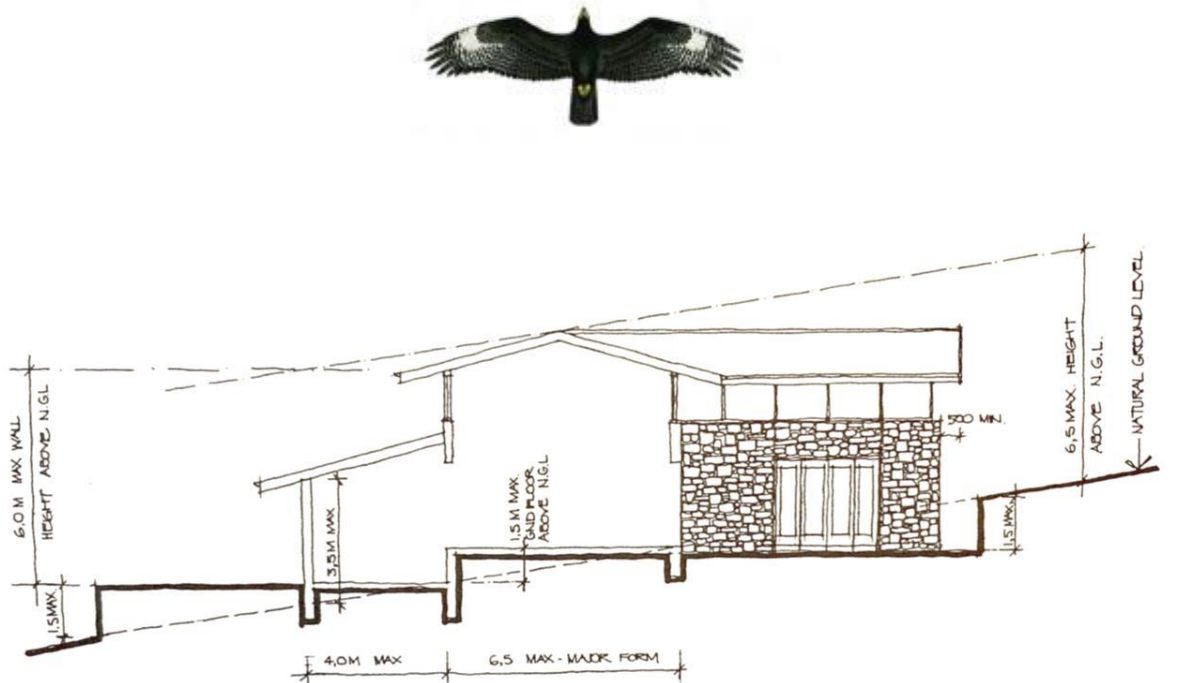


Figure 2. General guidelines with regards to wall heights and gradients

3.2.4.1 Rural Erven:

3.2.4.1 Maximum height:

- i. No portion of the building will be higher than 8,0m above the point of the natural surface of the ground vertically below it, chimneys are exempt from this restriction.

3.2.4.2 Wall heights:

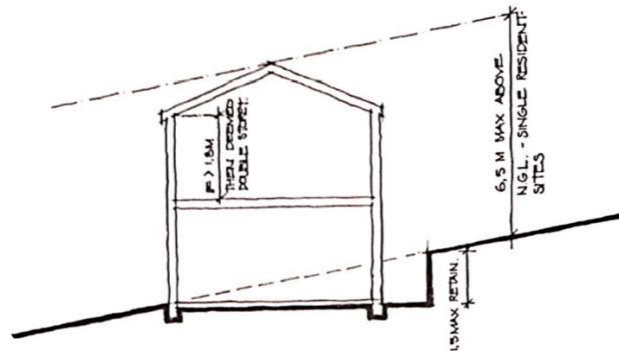
- i. No vertical face of solid wall, be it stone, plaster or glass, will be greater than 7,0m measured externally from the natural ground level below it.
- ii. The minimum wall plate height for a single storey portion of a building will be 2,4m.

3.2.4.2 Double Storey:

- i. The maximum allowed footprint for a rural erf is 600m² and full double storey is allowed.



Figure 3. Wall heights – Double-Storey



3.3 Wall Construction

- 3.3.1 All external masonry walls to be at least 280mm cavity wall construction where masonry walling is used.
- 3.3.2 Timber “ship lapped” hardwood or Nutec/Fibre Cement boarding, painted to the same colours as that used for masonry walls of the main dwelling, will be permitted.

3.4 Wall Finishes

3.4.1 General

- 3.4.1.1 It will be encouraged that rising plinth walls, used to create level building platforms, be clad with natural stone.



- 3.4.1.2 It will be encouraged at large horizontal window/ door openings that the walls end in pier type elements 340mm x 340mm, to emphasize the transition from solid to void.

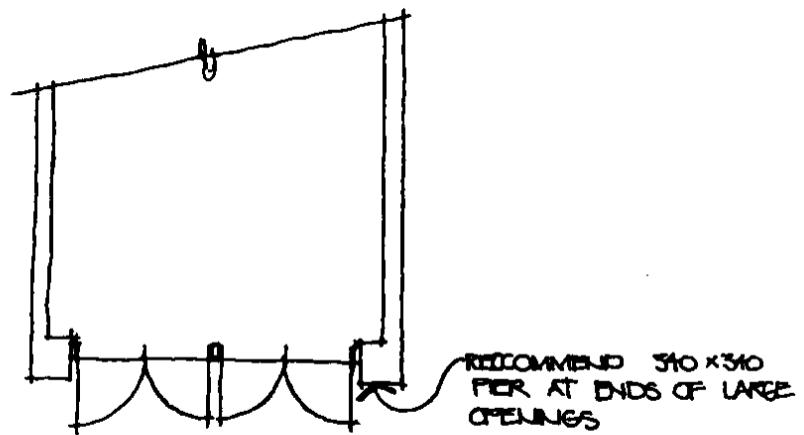


Figure 4. Wall finishes – Pier-type element

- 3.4.1.3 No face brick work will be allowed.
- 3.4.1.4 No quoining (Plaster and Paint accentuation of corner over stone plinth) or rustication (Large blocks with recessed pointing and roughened surfaces) will be allowed. No external bag washing is permitted.

3.4.2 Specific wall materials:

- 3.4.2.1 Natural stone - Table Mountain Sandstone (or approved equivalent) to match existing stone walls on site.



3.4.2.2 The following elements must be clad in natural stone.

- i. One Chimney- See Section 6: Chimneys.
- ii. Boundary walls that front onto street and open spaces.
- iii. It is encouraged that all externally exposed retaining walls be clad in natural stone, so as to camouflage leaching moisture.

3.4.2.3 Plastered walls- Vertical brush texture or smooth plaster.

3.4.2.4 Timber/ Nutec ship lapped boarding- Timber Hardwood or Nutec Fibre Cement ship-lapped boarding, painted finish as per the walls of the main house may be permitted for 50% of the superstructure finish. Hardwood timber cladding over brickwork, (allowed to develop a natural grey patina,) in vertical or horizontal pattern will be permitted.(No high gloss varnished finishes will be permitted), also up to a maximum of 50% of the superstructure façade.

3.4.2.5 Rheinzink Cladding or similar and approved by the DRC, in dark grey hues may be permitted for 50% of the superstructure finish.

3.4.2.6 Materials not allowed:

- i. No IBR or unfinished (galvanized) metal sheeting products will be allowed as wall material.
- ii. No bagged brickwork will be allowed externally.

3.4.3 Wall colours:

3.4.3.1 Wall colours must blend with and recede into the natural mountain slope, so that buildings present a subtle, understated presence rather than radiate like beacons. To this end, no reflective, white, light or “unnatural colours” will be permitted that would make the building starkly contrast the natural colours of the environment.



- 3.4.3.2 All external walls on an erf may be painted in a maximum of two tones, however the pattern of the paint panels is subject to DRC approval.
- 3.4.3.3 No form of “paint technique” or other form of decorative painting is permitted.
- 3.4.3.4 The following wall colours will be permitted (or similar approved).
Sample Boards of all approved Colours have been lodged at the Estate Managers Offices, allowing Owners to consider the colours in different lights and against various external walls.
1. 5th Avenue -WAA 86-(Plascon)
 2. Sandy Stream -E19-4-(Plascon)
 3. Keewatin -E19-5-(Plascon)
 4. Tent -E16-5-(Plascon)
 5. Neutral -E16-4-(Plascon)
 6. Dusted Moss-1-(Dulux)
 7. Hammer –(Paintsmiths)
 8. Big Tree –(Paintsmiths)
 9. Great Idea-3AEG–(Paintsmiths)
 10. Light Sage 85-(Plascon)
 11. Beijing Moon 63 -(Plascon)
 12. Crete Shore 32 -(Plascon)
 13. Storms Mountain 58 -(Plascon)
 14. Cederberg Green –(Paintsmiths)
 15. Karoo Sand 1HEG –(Paintsmiths)
 16. Cave Grey 11EG –(Paintsmiths)
 17. Jewel ZAD –(Paintsmiths)
- 3.4.3.5 No elements “highlighted” through the use of colours e.g. window surrounds will be permitted.

4. ROOFS

4.1 General

It is encouraged that major plan forms are roofed individually; this should occur in part due to the different levels that Major plan forms will take due to the topography of each site.

Major plan forms should be connected with linking elements e.g. concrete flat roofs, parapet walls



4.2 Roof Form

4.2.1 Double pitched roofs:

- 4.2.1.1 Double-pitched roofs over a major plan element with a maximum slope between 15° and 35° must be used. The ridge must fall on the centreline of the major plan form and the roof must be symmetrical around the ridge.
- 4.2.1.2 Major plan form roof elements may extend to cover terraces, but where this occurs, gable ends must be open (i.e. soffit to follow line of roof.)

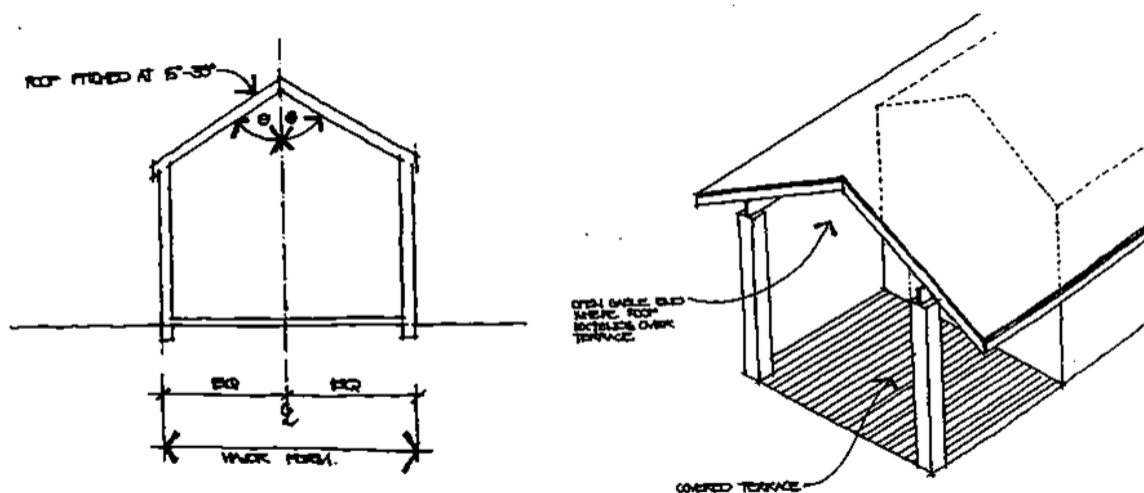


Figure 5. Double-pitched Roof Form

4.2.2 Lean-to/ Veranda Roofs:

- 4.2.2.1 Lean-to roofs will be connected to major forms..

4.2.2.2 Lean-to and veranda roofs are to have a pitch between 5° and 15°.



4.2.3 Concrete roofs:

- 4.2.3.1 Flat concrete roofs with parapets may be necessary to use to connect a series of major plan forms.
- 4.2.3.2 Concrete roofs must be utilized between at least 2 major plan forms or 1 major plan form and a garage, and may not project beyond the line of the major plan forms.
- 4.2.3.3 The extent of concrete flat roof element will be limited to 20% of the total footprint of the house.

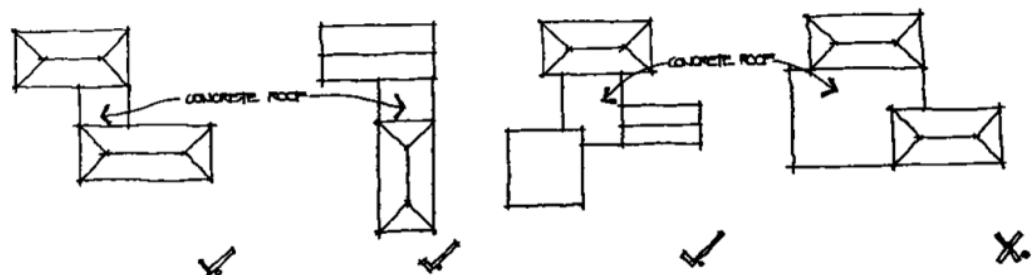


Figure 6. Concrete Roofs

- 4.2.3.4 Concrete roofs may be utilized as roof decks, however, these may not address neighbouring residential properties and screening (to be DRC approved) is to be utilized to prevent privacy intrusions.

4.2.4 Garage roof

- 4.2.4.1 Garages may form part of the major plan form and the garage roof will form part of the main building's roof.



- 4.2.4.2 Free-standing or semi-detached garages should be roofed with the same roof element as the major plan form or with a flat concrete roof concealed through the use of parapet walls. The same principles apply to free-standing Garden Cottages or other structures.
- 4.2.4.3 Under certain conditions, it will be allowed that habitable space be created on top of garages provided that all other architectural restrictions are adhered to.

4.3 Roof Materials and Colour

4.3.1 Major and minor form roofs:

- 4.3.1.1 All Roofs are to be installed strictly in accordance with the Manufacturers' specifications. Roof coverings must be grey in appearance and may not be of a light, reflective or 'eye-catching' hue.

Roof materials may include, inter alia the following:

1. IsloChromadek pre-painted corrugated steel- colour "Dark Dolphin" (or approved similar)
2. Hulletts "Hula-Span S13" corrugated aluminium roof sheeting- colour "Charcoal Grey"
3. Natural Slate Tiles- Mazista "Sunset" or "Silver Blue" slate tiles or similar approved.
4. Everite Roof Slate- or similar approved, painted Charcoal.
5. Klip-Lok 700 (Or similar alternatives such as Clip Lock Diamondek 700) in Zincalume AZ150 (or similar and

approved) 0,5-0,55mm thickness, finished with one of the following standard Colourbond colours:

- Basalt



- Monument
 - Night Sky
 - Deep Ocean
 - Ironstone
 - (Colour samples are to be secured and lodged on site.)
6. Concrete Roof Tiles, Canadian Patterned Fibre Cement Sheeting, I.B.R. Profiled Sheeting, and unpainted corrugated iron sheeting and steel tiles will not be permitted.
 7. “Whirlybird Vents”, “WindMaster Tornado Vents”, and Rotating Chimney Cows which reflect distracting flashes of light and/ or generate noise are not permitted.
 8. No flashing metallic, glazed or electronic bird or pest repellent units, whether roof, balustrade or wall mounted shall be permitted without the DRC’s formal approval.

4.3.2 Concrete Flat Roofs:

- 4.3.2.1 Concrete flat roofs will be finished with a minimum of 13mm diameter Aggregate. Colour to be approved by DRC, but a stone matching the roof sheeting colour is encouraged, to be laid at least 50mm thick?

4.4 Dormer Windows

- 4.4.1 Dormer windows must be oriented to face either a communal open space area or to the street.

4.4.2 Only “French” Dormer windows will be allowed in the roofs of major form elements.

4.4.3 Dormer windows will be a minimum of 750mm high and at least 3 x the height in length.



4.4.4 No double pitched roofed dormer windows will be allowed.

4.4.5 Roof materials over Dormer windows will match that of the roof of the major plan form. Dormer window colours and finishes, to match windows of house.

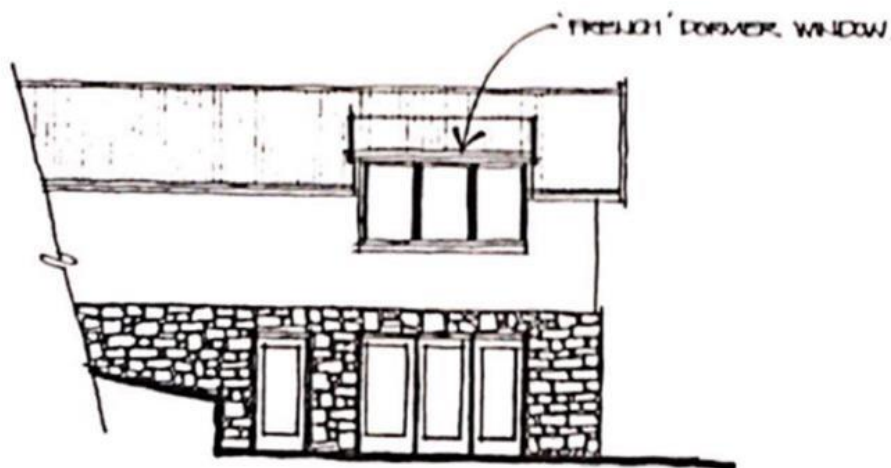


Figure 7. French Dormer Window

4.5 Roof Windows

4.5.1 Velux or similar approved roof windows used in the plane of the roof will be permitted. Discreet Skylights in flat roofs are acceptable, subject to DRC approval.

4.5.2 No pyramidal styled roof-lights will be permitted.

5. GABLES, EAVES, PARAPETS AND GUTTERS

5.1 Gables

5.1.1 Gable ends may be allowed, however, no parapet walls to gable ends will be allowed.

5.1.2 The gable verge must project 500mm beyond the wall face. (In instances, subject to DRC approval, the verge may be trimmed back to maximise mountain views etc.)

5.1.3 Gable ends may be constructed using the following materials:

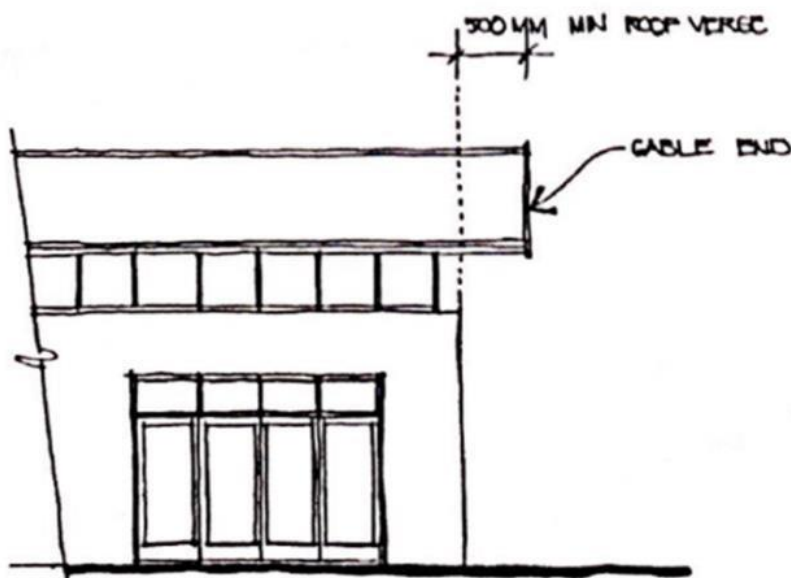


Figure 8. Gable Verge

5.1.3.1 Fully-glazed

5.1.3.2 Masonry to match the walls of the house.

5.1.3.3 Timber shiplap boarding or Nutec Boarding painted to match wall colours-see above.

- 5.1.3.4 Gable-type windows or vents may be utilized in hipped ends of major plan form roof elements. These will be limited to 1,0m in height vertically measured at the apex of the ridge.

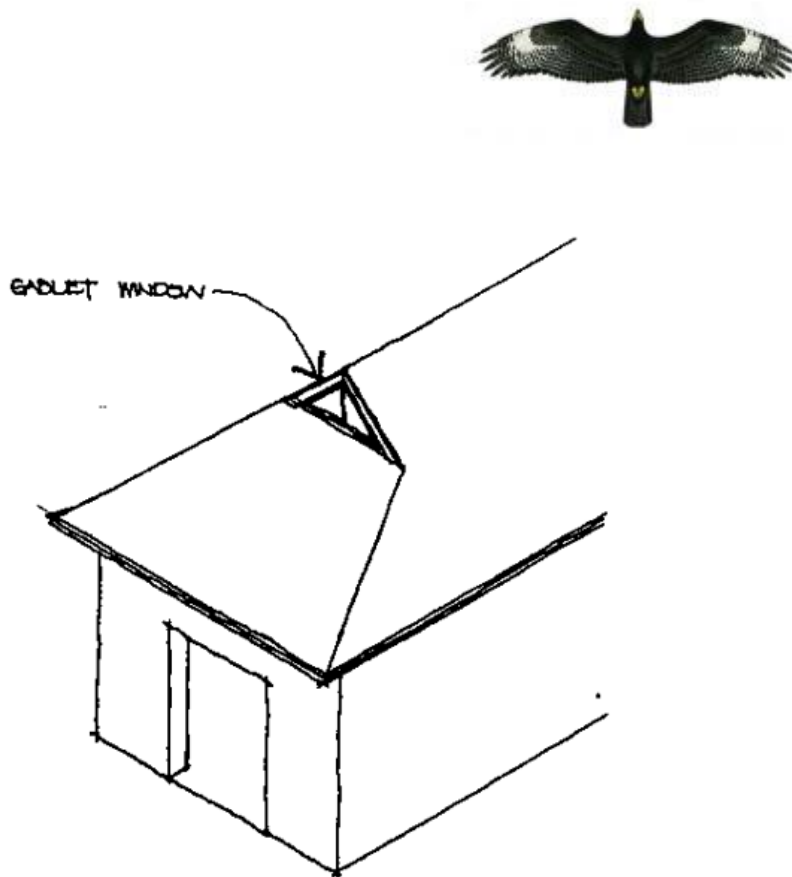


Figure 9. Gable-type Window

5.2 Eaves

- 5.2.1 It will be encouraged that wide eaves are used to protect large areas of glass from direct summer sunlight to create shading over windows:-
- 5.2.2 Roofs may have “clipped” eaves with a minimum projection to incorporate gutter and fascia (i.e.170mm) and to maximise mountain views.

5.3 Parapets

- 5.3.1 When parapet walls are used in conjunction with a concrete flat roof, the parapet may not project more than 300mm above the finished level of the top of the finished roof surface.



- 5.3.2 Parapet walls should be finished with a flat smooth plastered coping 100mm high, projecting 20mm from the vertical wall face or in a natural stone cutting when used in some walls.

5.4 Gutters

- 5.4.1 Gutters will be optional, but where gutters are used, simple pre-painted aluminium watertight OG type or half- round type gutters, will be utilized. Gutters will match the roof colour. No PVC guttering or downpipes may be installed. Downpipes to match colour of the walls

6. CHIMNEYS

- 6.1 At least one stone-clad chimney element must be used per house.
- 6.2 Chimneys will be restricted to simple rectangular plan shapes, minimum width 800mm, and minimum length 2 times but not more than 3 times the width. Chimneys must project at least 1,0m above the ridgeline of the major plan form roof, through which the chimney penetrates
- 6.3 Chimneys must be either fully clad in Table Mountain Sandstone to match existing site material or constructed out of natural stone to the same specifications as the walls.
- 6.4 Internal Jetmaster flues must have a stone-clad masonry surround above roof line to match prescribed chimney. (Additional chimneys may be proposed, which may, subject to DRC approval be stainless steel or black steel)

7. WINDOWS

Window openings should be square or horizontal in proportion. However, windows may have vertical proportions within the opening by means of glazing bars. Windows may be timber, powder coated aluminium, uPVC (Rehau) or similar and approved but should be non-reflective in hue.



Large glass areas to North and West facades should be well shaded by eaves overhangs, pergolas or similar so as to limit glare generation.

7.1 Window Types

7.1.1 The following window types will be allowed:

7.1.1.1 Side hung casement

7.1.1.2 Vertical sliding

7.1.1.3 Horizontal sliding

7.1.1.4 Top hung casement

7.1.2 The following will not be allowed:

7.1.2.1 External burglar bars

7.1.2.2 No profiles may be less than 45mm x 65mm

7.1.2.3 No “Winblok type” concrete frames or Glass Block Panels will be permitted.

7.2 Clerestory Windows

7.2.1 The use of clerestory windows will be permitted, and the use of this element will be encouraged.

7.3 Window Finishes

7.3.1 Windows should be made from either:

7.3.1.1 Timber – (clear, natural oil or stain or painted in darker hues)

- Clear natural or darker stain.
- Non-reflective paint in grey range is recommended.



- No white doors or windows are permitted as colours must have a reflective value of less than 35.

7.3.1.2 Aluminium – (epoxy powder coated or uPVC Plastics e.g. Rehau)

- Non-reflective epoxy coated aluminium in grey range is recommended.
- Colours must have a reflective value of less than 35.

7.4 General

7.4.1 No reflective and/or “mirror” glass will be allowed and no natural anodised aluminium is permitted (Reflective value needs to be less than 35)

7.4.2 Only one window frame colour will be allowed per house.

7.4.3 Glass standards to conform to the National Building Regulations.

8. DOORS

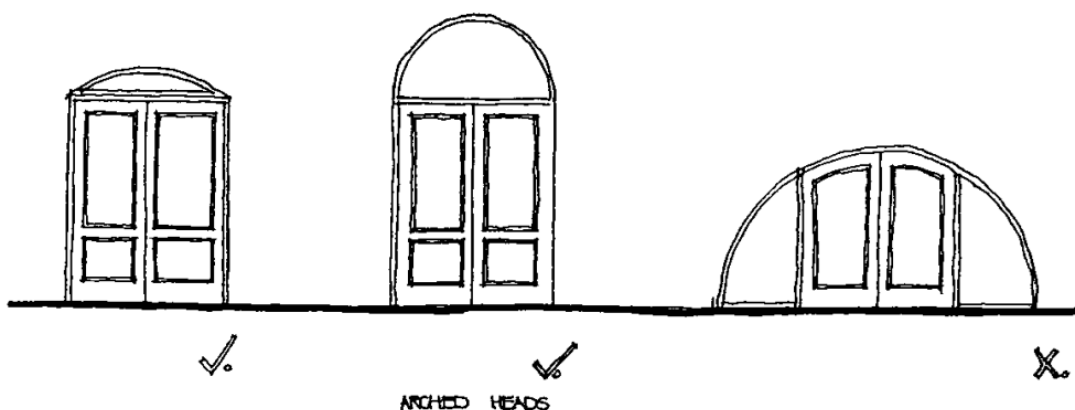


Figure 10. Door Types

8.1 Door Types



8.1.1 Door openings may have square, vertical or horizontal proportions.

8.1.2 Doors within these openings should have a vertical or square proportion, but may have an arched head- See Diagram

8.1.3 External doors may be:

8.1.3.1 Solid double panelled timber.

8.1.3.2 ~~V~~V-ertical or horizontal boarding.

8.1.3.3 Timber or aluminium or uPVC framed glazed doors.

8.1.4 General

8.1.4.1 No ornate carved timber doors will be permitted.

8.1.4.2 No Trellidor or other metal security door will be allowed externally.

8.2 Door Finishes

8.2.1 Doors should be made to match windows:

8.2.1.1 Timber- natural clear finish, stained or painted (grey range is recommended. Colours must have a reflective value of less than 35.)

8.2.1.2 Aluminium- powder coated or uPVC

8.2.1.3 Colours: Non-reflective epoxy coated aluminium in grey range is recommended. Colours must have a reflective value of less than 35.

8.3 Garage Doors

8.3.1 The maximum number of garage doors facing the street will be two single garage doors separated by masonry piers or one larger double door.

8.3.2 Garage doors may be single in 2440mm openings or double in 4880mm maximum openings.

8.3.3 General

8.3.3.1 No ornate panelled doors will be allowed.



8.3.3.2 Zincalume, Aluminium or Timber garage doors will be permitted. Garage doors must match the colour of the window and door colour used. (Natural Timber doors will be permitted.)

8.3.3.3 Garage Doors may incorporate glazed panels. Fully glazed 'shopfronts' may be accepted subject to DRC approval.

9. SHUTTERS

9.1 Shutters-Functional shutters internal or external, folding and sliding, louvred or solid are encouraged. As for doors and windows, white is prohibited – greys are recommended (reflective index less than 35).

9.2 The colour of the shutters will match the colour of the doors and windows of the house, or be natural clear finish.

9.3 No non-functional shutters will be permitted.

9.4 uPVC shutters must match the colour of the doors and windows.

10. VERANDAHS AND PERGOLAS

10.1 General Specifications

10.1.1 Minimum size of pergola rafter must be 150mm x 50mm.

10.1.2 No Victorian cast-iron post, "Brookie lace" or other decorative detail will be permitted.

10.1.3 Pergolas may be covered with shade cloth- Black.

10.1.4 No I.B.R profiles will be permitted, to cover verandas.

10.2 Support Types



10.2.1 Natural stone pier minimum 340mm x 340mm

10.2.2 Plastered masonry pier to match wall colour of house.

10.2.3 Double or single timber/steel posts with or without a 45° bracing at the top of the post. Minimum size of posts to be 100mm x 100mm.

10.2.4 A combination of a stone or masonry base with a single/double steel/timber post above.

10.3 Finishes and Colours

10.3.1 Natural timber clear finish.

10.3.2 Masonry to be painted to match the external wall colours.

10.3.3 Steel/timber posts, if painted, must match the colour of window and doors of the house.

11. RETAINING STRUCTURES

11.1 General

It is imperative that the existing topography be carefully considered when planning the siting of buildings, terraces and gardens. To this end, low retaining structures are to be used which are sympathetic to the natural contours of the site, provided that such retaining structure may not be higher than 1,5m. Retaining structures may be one of the following:

11.1.1 Stone retaining walls, dry-pack stone or dry pack stone lining.

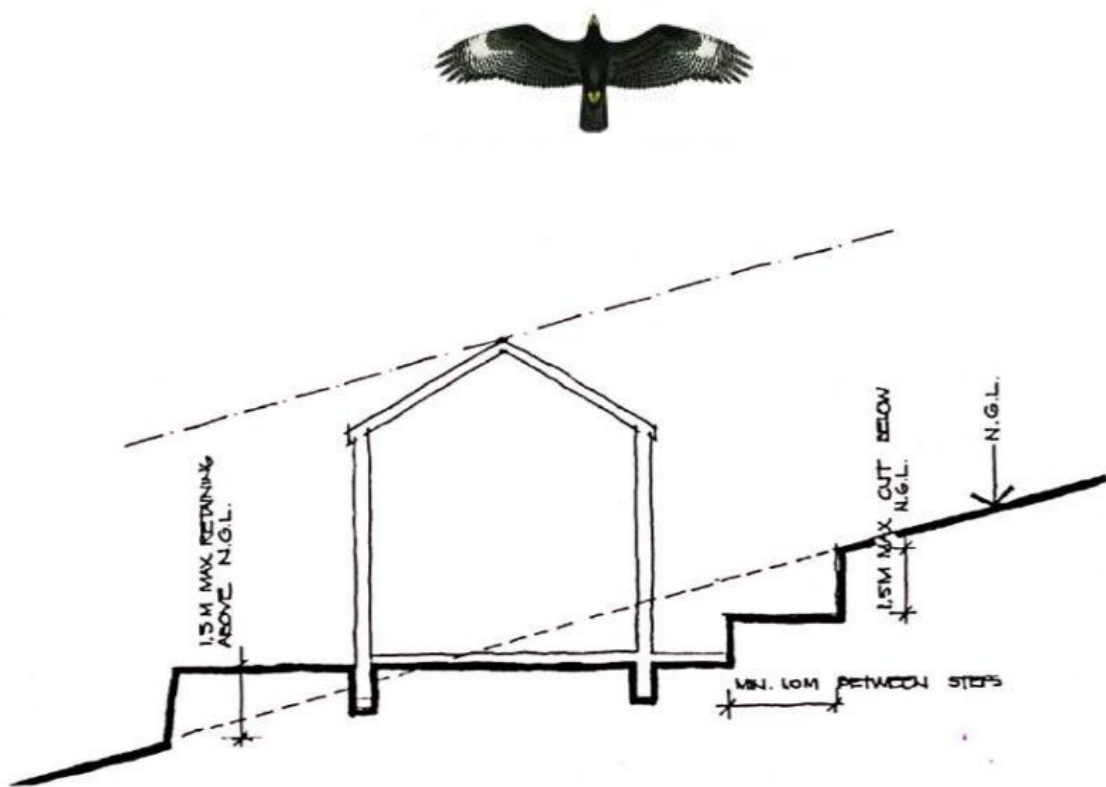


Figure 11. Stepped Retaining Walls

- 11.1.2 Unpainted timber sleeper hardwood, or tanalithic treated pole retaining walls, and timber retaining structures may be used. (Details to be approved by the DRC)
- 11.1.3 If used as a combination of stepped retaining walls, such consecutive retaining walls will be set back at least 1,0m apart in plan.
- 11.1.4 The natural ground level of the adjacent site must be reinstated.
- 11.1.5 Loffelstein concrete retaining blocks ,or equal and approved, may be used provided they are not visible from the street or open spaces. Such retaining structures are to be camouflaged with indigenous planting

11.2 Retaining Structures on Side Boundary Walls.

11.2.1 Where a sloping site dictates the reinstating of natural ground level of an adjacent site by means of a retaining structure, a retaining wall up to the natural ground level may be used on the boundary. Above this the boundary wall may be constructed.

12. BALCONIES AND ROOF TERRACES

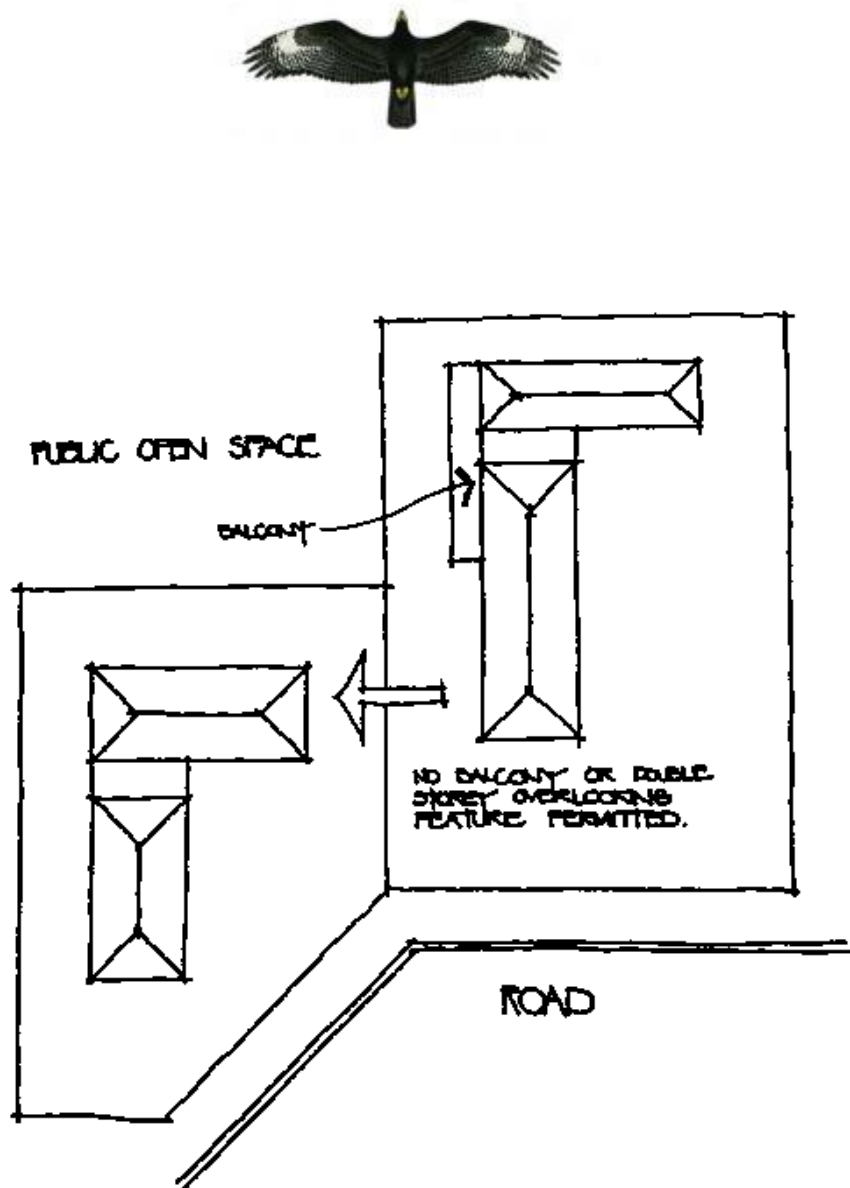


Figure 12. Balcony Orientation

Provision has been made for balconies and roof terraces. It should be noted that section "3.2 Wall Heights" still applies.

12.1 General Specifications:

- 12.1.1 If a balcony or roof terrace is used, it may not address an adjacent residential site and may only be positioned so that it addresses either the street or the communal open space areas- See Figure 12.



- 12.1.2 Balcony roofs must be in character with that of the main house, and may be an extension of the major plan form's roof-See Figure 13.
- 12.1.3 Balcony supports follow the specifications for the supports of verandas and pergolas.
- 12.1.4 Balconies, if roofed, must follow the specifications of the roofing of verandas and pergolas.

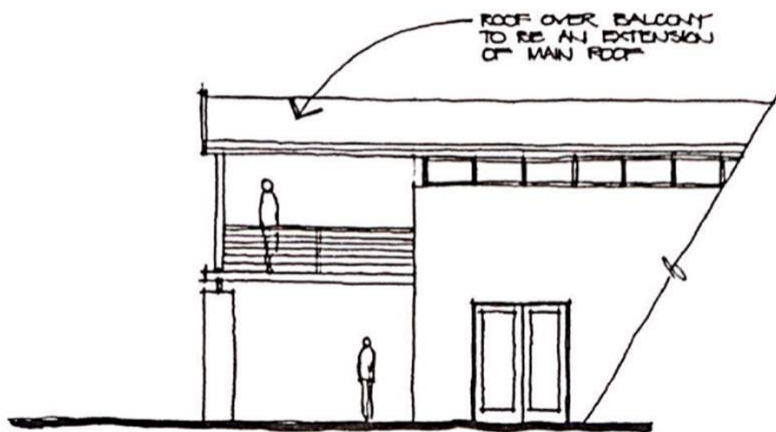


Figure 13. Balcony roof as an extension of the major plan form's roof

12.2 Balustrade

Balustrades to balconies/ terraces will conform to National Building Regulations. (1000mm high. No opening through which a 100mm steel ball can be passed etc.) Stainless Steel, Painted Galvanized Steel, Glass and Timber may be utilized.

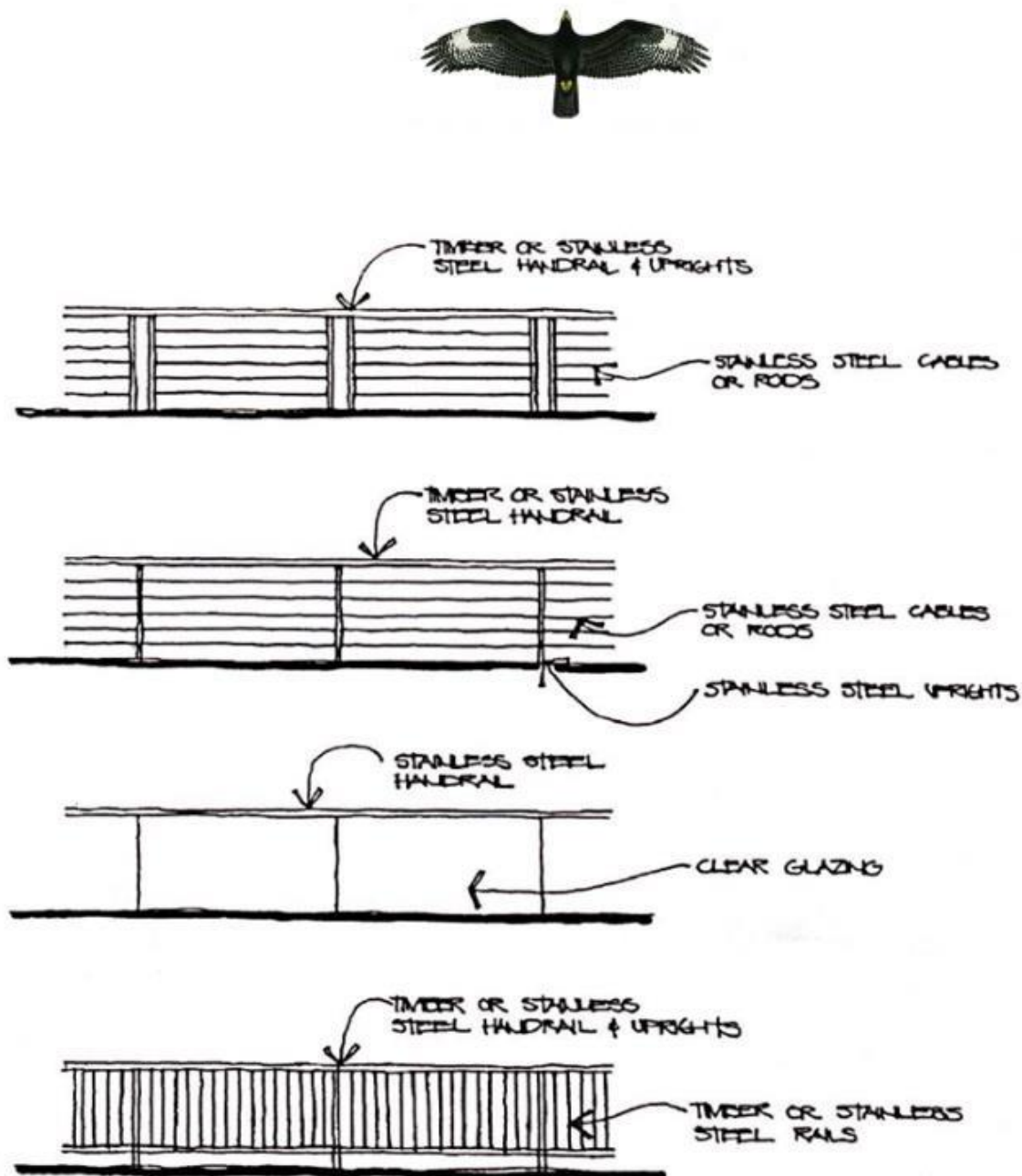


Figure 14. Balustrade guidelines

12.3 Balcony Screen Walls

- 12.3.1 Balconies should be screened at sides to prevent overlooking. This may be done through the use of timber lattice or screen to 1,8m above F.F.L of the balcony.



12.4 Floor Finishes

- 12.4.1 Floor finishes to balconies must be muted natural tones.

13. BOUNDARY WALLS AND FENCES

13.1 General

- 13.1.1. The intention is to minimize boundary walls, and thereby create a more open rural setting as opposed to a traditional urban one.

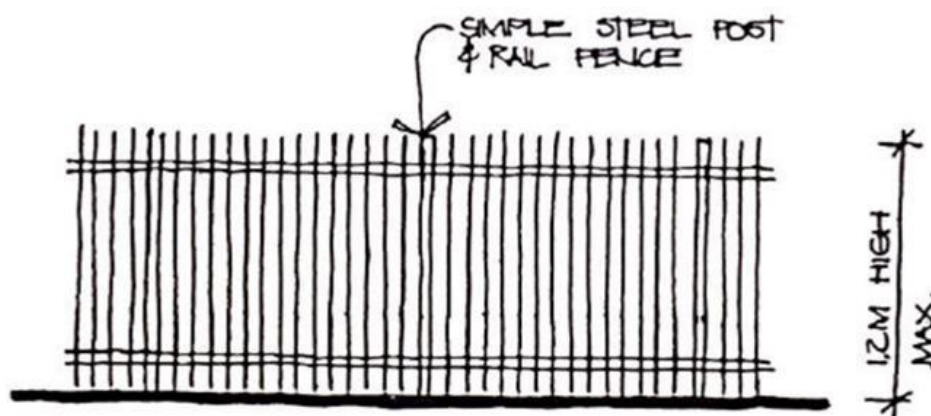


Figure 15. Street Boundary Fence - Metal

- 3.1.2 Boundary walls and fences should form a cohesive part of the built form. They should be seen as an extension of the buildings on each site and must return to the building.



- 13.1.3 Boundary walls must be completed on both sides to minimum allowed specifications.

13.2 Street Boundary Walls

- 13.2.1 A 1,2m high (maximum) natural stone wall may be constructed on the street boundary. To create privacy it is allowed that this wall be raised up to a height of 2,1m for 40% of the street boundary.
- 13.2.2 A 1,2m high simple black metal fence may be used to enclose the street boundary. Fencing detail to be DRC approved, but Clearvu or similar is acceptable.

13.3 Side/ Common Boundary Walls

- 13.3.1 A natural stone wall, or a masonry wall, plastered and painted on both sides to the same specification as the house, may be constructed on the side/common boundary to a maximum height of 2,1m above natural ground (NGL).
- 13.3.2 A simple black metal fence may be used to a maximum height of 1,2m on the side/ common boundaries. (Clearvu or similar)
- 13.3.3 Masonry walls must be set back a minimum of 3,0m from the open space boundary and must:
- 13.3.3.1 return to the main building, or
 - 13.3.3.2 when projecting past the building form be articulated with a pier.

- 13.3.4 On a sloping site the masonry/stone walls will follow the natural ground contours. The Homeowners Association may approve stepped walls and fences, subject to application.
- 13.3.5 No additional walls or fences, other than the security fence erected by the Developer, will be allowed on any erf boundary that forms part of the cadastral boundary of Kenrock Country Estate Country Estate. Property Owners along the Estate Boundary are to allow a minimum 1m access corridor along the boundary to facilitate perimeter maintenance.



13.4 Communal Open Space Boundary Walls

- 13.4.1 A 1,2m (Above NGL) high simple black metal fence (Clearvu or similar) only may be used to enclose the open space boundary.

13.5 Piers

- 13.5.1 Stone/masonry walls will have piers at gate openings and these piers will have the minimum dimensions of 340mm x 340mm and will match the height of the wall in which they occur.

13.6 Fences not permitted include:

- 13.6.1 Vibracrete type fencing
- 13.6.2 Timber fences. (A timber picket fence or timber lattice fence may be considered by the DRC, subject to review of the detail).
- 13.6.3 Face brickwork

13.7 Gates in Boundary Walls

- 13.7.1 Pedestrian gates will be constructed from either-
- 13.7.1.1 Solid Timber Natural or Painted (to match window colours)-vertical or horizontal panelled.
- 13.7.1.2 Powder coated/painted metal (to match window colours)-vertical rail

- 13.7.2 Note: Gates will match the wall/fence height they occur in.
- 13.7.3 All vehicular gates will be subject to scrutiny by the Homeowners Association/ DRC.

14. SWIMMING POOLS

14.1 Enclosures



- 14.1.1 Swimming pool fences/gates and decks will comply with National Building Regulations and with Section 13, "Boundary Walls and Fences", and may only be painted black. (Review Building Lines & Retaining Structures)

14.2 Drainage

- 14.2.1 Swimming pools must be pumped into the common sewerage system. They may never be drained into the landscape.

14.3 Pool Decks

- 14.3.1 Pool decks in natural timber will be allowed. Pool decks may not be higher than 1,0m above natural ground level.

14.4 Swimming Pool Pumps

- 14.4.1 Pool filtration systems and pumps must be screened with either a natural stone or a masonry wall to match walls of main house. (Pool pumps are to be placed and sound-insulated so as not to generate noise or vibration for neighbours. i.e. not on common boundaries)

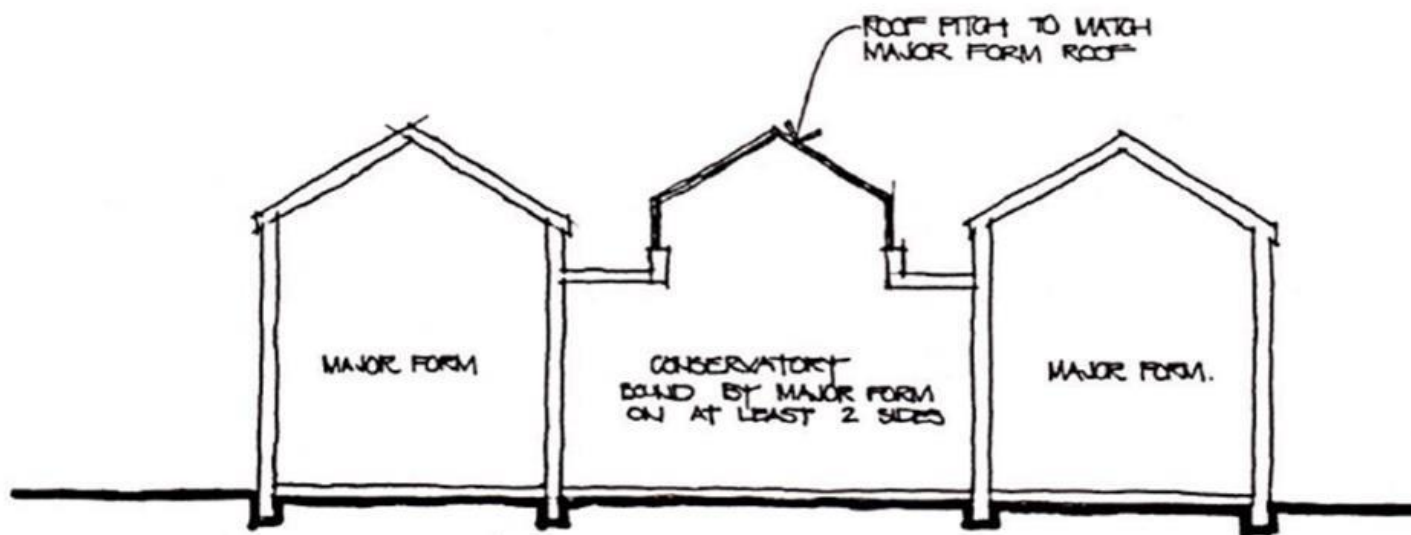
15. CONSERVATORIES

- 15.1 Conservatories with glazed roof panels will be allowed if they are surrounded by a major built form on at least two sides.

- 15.2 Typically, single panel glazing systems, with a roof pitch to match major house form and a clerestory will only be permitted. Mullion must match window frame of house.



(Figure 16. Conservatory guidelines)



16. PARKING, DRIVEWAYS AND CARPORTS

16.1 Parking

- 16.1.1 Every erf must provide off-street parking for at least 2 cars in addition to garaging.
- 16.1.2 The surfacing material for parking areas may be aggregate, exposed concrete, or brick paving as used in the roads of the estate, or constructed from cement stabilized laterite.

16.2 Driveways



- 16.2.1 Driveways will be a maximum of 6,0m wide at the road reserve.
- 16.2.2 Where a driveway of width more than 6,0m is required, the driveway surface area must be split by a planting strip of at least one meter.
- 16.2.3 The surfacing material for driveways shall match parking area materials- See 16.1.2 above.

16.3 Carports

- 16.3.1 Single or double carports will be permitted and will be either:
 - 16.3.1.1 fully detached
 - 16.3.1.2 attached to a garage
- 16.3.2 Carport Roofs will match the roof of the garage.
- 16.3.3 The supporting posts and roof of the carport will follow the same specifications as for verandas/ pergolas.

17. OUTBUILDINGS

17.1 General

- 17.1.1 Provision has been made to accommodate outbuildings.

- 17.1.2 The footprint for the outbuildings will be counted in the maximum allowable footprint. (Coverage)
- 17.1.3 Outbuildings will be subjected to the same criteria as the main building or the garage, whichever is relevant.

18. SERVICES



All unsightly objects i.e. dust bins, refuse containers, wash lines and storage areas, pets accommodation/kennels including commercial type vehicles, boats or caravans, trailers or derelict vehicles, external geysers, heat pumps, air-conditioning units, etc. must not be visible from roads, parklands, nature areas or other stands.

A shut off valve must be installed to the main incoming water supply to the individual property at least 1m on the estate side of the water meter in order to be able to isolate the main incoming water feed to the property. This is to prevent entire sections of the estate having to be cut off in the event of a burst water connection or meter at the property.

18.1 Satellite Dishes, TV Aerials and Other Aerials

- 18.1.1 Radio/TV aerials, outdoor radio systems or satellite TV dishes must be unobtrusive, inconspicuous, and colour matched to the house and the surface onto which it is attached. No dish or aerial may break the skyline above the roof of the dwelling.
- 18.1.2 No other aerials are allowed on the Estate.

18.2 Service Pipe

- 18.2.1 Sewer and vent pipes are to be connected in vertical ducting within the wall plane of the building. Plumbing pipes and projections must be fully concealed.

18.3 Air-Conditioning

- 18.3.1 Air-conditioning condenser units to be installed at ground level, and screened within a 1,2m high natural stone wall. Window mounting units will not be permitted. (Units must be located and sound-insulated so that no sound or vibration impacts neighbours)

18.4 House Numbers and Signage

- 18.4.1 Refer to the Landscape Design Manual. Signage must be unobtrusive and street numbers must be displayed. Lettering should be brass, natural timber or charcoal/grey/ black metal or aluminium and no larger than 300mm x 600mm in size, mounted flush with the walls. Free- standing signage shall not be allowed.



18.5 Clothes Lines and Bin Stores

- 18.5.1 Clothes lines and refuse bins must be screened by a 1,8m wall or concealed within a service courtyard.
- 18.5.2 Walls to be either natural stone or plastered masonry, to match main house.

18.6 Rainwater Tanks

- 18.6.1 Collection of rainwater in rainwater tanks will be permitted, the type, size and siting of all rainwater tanks will be subject to the scrutiny of the Homeowners Association. Tanks must be fully screened with a full height timber, or latte screen, such that no tank is visible from any road, common area or neighbouring property

18.7 External Lighting

- 18.7.1 External lighting should be discreet, unobtrusive and contained within the site. Light should be directed downwards. Exterior lighting should ideally be low-level lighting, not higher than 900mm, using recessed foot lights or surface mounted louvered fittings – these fittings project light downwards only. All bulkhead or lantern style fittings are to be avoided.

No external pole mounted street lamps will be allowed

Security lights on sensors are recommended and these too should only illuminate for a limited time. They should not be triggered by activity outside the site.

18.8 Solar Heating & PV Solar Installations

- 18.8.1 Solar heated hot water systems may be used. The use of roof mounted solar panels to generate electricity is supported subject to the type and placement of the panels being approved by the Review Committee, prior to installation proceeding.



- 18.8.2 Only remote tank and solar panels will be permitted i.e. combined tank and panels on roof not allowed.
- 18.8.3 Solar panel installations will be subject to the approval of the Kenrock Country Estate Homeowners Association.
- 18.8.4 Solar PV Panels are to be mounted flush with the roof profile. No panels may protrude above the roof line. Panels are to be positioned so as not to reflect solar glare at neighbouring living spaces. All local authority requirements shall be complied with (COC, City Registration etc.)
- In the case of double pitched main form roofs, the panels must be setback a minimum of 300mm from the ridge/hips, eaves and valleys of the roof. In the case of flat roofs, the panel must be concealed by a parapet. The panels must be mounted in a neat row(s) and in the same orientation – either portrait (recommended) or landscape. (See Diagram)
 - In exceptional circumstances the slight raising of panels to no more than 10 degrees on low-pitched or flat roofs will be permitted by the Review Committee, subject to a detailed design solution and mitigating treatment.
 - Solar panels/frames may not display any stickers or advertising.
 - Solar panels should be charcoal or black in colour, but grey or dark blue will be permitted. Aluminium coloured panel frames will not be supported.
- 18.8.5 Solar heating tubes must be charcoal or black in colour. All exposed pipes/wiring on a roof relating to solar panel or solar heating tube installations must be neatly attached to the roof and match the roof colour. All surface-mounted pipes/wiring on walls, etc.

must be secured neatly and perfectly horizontally and/or vertically and if required by the Review Committee they must be concealed in uPVC conduits. All piping/wiring and conduits must be professionally primed and painted to exactly match the colour of the surface behind, to which they are affixed.



18.9 Geyser, Pump and Invertor Installations

- 18.9.1 All other infrastructure such as geysers, pumps and inverters must be concealed within the building/at ground level – in other words they may not be placed on the roof.
If, in exceptional circumstances, geysers, pumps or invertors have been externally located, or positioned on flat roofs, these are to be comprehensively screened to the approval of the DRC.

19. BUILDING PLAN SUBMISSION

19.1 General

- 19.1.1 All proposals will be subject to scrutiny and approval by the Homeowners Association.

19.2 Information Required on Plans

The following information must be indicated on plans being submitted for scrutiny at both sketch design and verified at working drawing stage:

- 19.2.1 Contour base plan with contours at 500mm indicated.
- 19.2.2 Permissible coverage and actual coverage as a percentage and in terms of square meterage.
- 19.2.3 North sign.
- 19.2.4 Roof plan.
- 19.2.5 Floor plan.
- 19.2.6 Elevation and Sections.
- 19.2.7 Position of driveway and hard landscaping finishes.

- 19.2.8 Soft landscaping layout, which includes plant species.
- 19.2.9 Building line setback.
- 19.2.10 Drainage plan.
- 19.2.11 Location of retaining structures.
- 19.2.12 Schedule of finishes.



- 19.2.13 Position of external lights.
- 19.2.14 Braai elevations.
- 19.2.15 Google Satellite image indicating the Property and its Improvements relative to the Adjacent Neighbours.

List of Architectural Terms:

- Bagged brickwork:** Brickwork that is prepared for painting by applying a thin mixture of water and mortar to the brickwork, such as by pounding the brickwork with a burlap (Hessian) bag containing the mixture.
- Balustrade:** Railing supported by short pillars.
- Clad/cladding:** A thin layer of one material used externally in a building to protect or conceal another.
- Clerestory windows:** A row of windows in the upper part of a wall.
- Coffering/ coffers:** A system of deep panels or caissons recessed into a vault, soffit or ceiling.
- Coping:** Coping is the trim and cap at the top of a parapet wall. The covering course of a wall usually with a sloping top
- Dormer windows:** A vertical window standing up from a sloping roof, and with its own roof.
- Façade:** The 'face' or elevation of a building.
- Fascia:** A flat wooden board fixed to the end of the rafters (or to the wall plate), serving as an attachment for the guttering round the eaves.
- Gable:** The upper part of the wall at the end of a pitched roof.
- Gable window:** Small gable window

Glazing:	To fill a window with panes of glass.
Glazing bars:	A wooden or metal bar used to hold panes of glass in place in a window
Hipped roof:	A roof with gables sloping back towards the ridge.



Masonry:	Masonry, the art and craft of building and fabricating in stone, clay, brick, or concrete block. Construction of poured concrete, reinforced or unreinforced, is often also considered masonry.
Mullion:	Vertical members dividing windows into different numbers of lights (openings).
Parapet:	A wall bordering any sudden drop, such as the edge of a roof. Portion of wall above the roof gutter.
Pergola:	A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
Pier:	A large, free-standing pillar, of rectangular or square section
Plinth:	The base of a building.
Quoining:	Stones which form the corner of a wall, especially if emphasized or ornamented.
Rendering:	Plaster or stucco applied to an external wall.
Rustication:	A method of forming stonework with rough surfaces and recessed joints.
Shiplap:	Wooden sheathing in which the boards are rabbeted so that the edges of each board lap over the edges of adjacent boards to make a flush joint.
	A type of wooden board used commonly as exterior siding in the construction of residences, barns, sheds, and outbuildings
Soffit:	The underside of any architectural surface.

NOTES



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- 23 Lucie- Smith, E. 2003. *The Thames and Hudson Dictionary of Art Terms (World of Art)*. London: Thames and Hudson. (sv, 'soffit')