

TWIN RIVERS HOMEOWNERS' ASSOCIATION

ARCHITECTURAL GUIDELINES

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1. Introduction

These Architectural Guidelines are, together with the environmental Guidelines and the Builders Code of Conduct an integral part of the Memorandum and the Articles of Association of the Twin Rivers Homeowners Association. All prospective homeowners are, by agreement, compelled to adhere to the conditions set forth therein. The purpose of the Guidelines is to protect owner's investment by establishing rules that will ensure that improvement to properties is (a) of a high standard and (b) of such nature that it will not harm the collective character and ambience of Twin Rivers Estate.

The Guidelines describe procedure for submission of building plans, establishes building restrictions, and provides design guidelines of an architectural nature.

These Architectural Guidelines must be read together with the Environmental Guidelines and the Builders Code of Conduct.

2. Procedure

- 2.1 An Architectural Design Committee (the committee) will be established to serve and assist prospective homeowners and their designers in achieving home designs that comply with the chosen architectural character of Twin Rivers, as described in these guidelines.
- 2.2 The existence of the committee or its actions does not exempt perspective homeowners from complying with the requirements of the local authority and the National Building Regulations
- 2.3 Sketch design drawings are to be submitted to the committee for consideration of conceptual design principals. The committee will review the drawings and notify the owner of its approval, or of suggested amendments within two weeks after the submission of the sketch plans. Should such amendments be required, revised plans are to be re-submitted in the same manner until approval is obtained.
- 2.4 A copy of the original sketch submissions, together with one copy of the fully approved sketch submission will be kept for record purposes.
- 2.5 Working drawings in compliance with the approved sketch plans, together with R300.00 approval fees, are to be submitted to the committee for approval prior to being submitted to the local authority. No construction will be allowed until this approval has been granted.
- 2.6 Construction must be completed within 12 months after commencement thereof.
- 2.7 The committee may allow waivers of any of the requirements of these guidelines under special circumstances that are considered justifiable.
- 2.8 All building operations, whether by owner or hired contractors must comply with the Builders Code of Conduct.

3. **Building Restrictions**

- 3.1 **Building Lines:** All structures must be confined within the following building lines.
 Distance from internal street = 18 m
 Distance from side = 6 m
 Distance from back = 10m
 River front = Above 1:50 year (50% built-up) flood line
- 3.2 **Building extent and coverage:** Maximum coverage shall not exceed 20% of buildable site area.
 Minimum size of house excluding outbuildings: 160 m²
- 3.3 **Vehicle access points to erven:** Site according to the set guidelines for consideration to ensure maximum safety and convenience to road users. The point of entry to the site must be shown on sketch plans and working drawings, for consideration and approval of the committee. The entrance gates are to be designed using Diagram 1 as guideline
- 3.4 **Backyards / laundries:** Kitchen yards are to be screened by walls at least 1800mm not higher than 2100mm with no washing lines visible from streets or adjacent properties.
- 3.5 **Visitor's parking:** In order to minimise hard paved areas, only one suitable paved area in conjunction with the driveway will be allowed for visitors parking.
- 3.6 **Height of building:** A maximum of two floors above ground is allowed. To satisfy the use of traditional proportions a height above ground to ceiling of 6.5m will be permitted. This excludes all roof structures, chimneys, etc. The committee does however have the discretion to enforce certain restrictions, depending on the site, the location, and the structure in relation the adjacent properties. See Diagram 2
- 3.7 **Second dwellings:** Second dwellings are permitted on condition that the necessary permission is obtained from the local authority
- 3.8 **Outbuildings:** Free standing outbuildings must respond to the form and geometry the main house. All linking elements shall be lower than the main building eaves line.
- 3.9 **Fencing:** To ensure the feeling of openness and in keeping with the farm character to be retained, high boundary enclosures along the internal roads and site boundaries are not allowed. 1.5m maximum height picket type boundary fencing strictly per Diagram 3 must be used for all internal fences

Internal fences may not be erected near the riverbank in the Riverine Thicket. To demarcate site boundaries up to the river edge, approved precast concrete or wooden bollards as per diagram no May be used at not less than 5m centres.

See Environmental Guidelines for a complete descriptions of permitted fencing positions.

Walls directly surrounding houses will only be allowed in limited areas to create privacy, i.e., Lapa and swimming pool. These walls shall not be higher than 1800mm and must be designed in such a way that it forms part of the total architectural design of the house.

Entrance gates (see 3.3 vehicle access points to erven)

Internal sub-fencing for the purpose of dividing the erven in smaller areas for keeping of animals shall be per guidelines for boundary fencing above.

All fencing, screen walls, enclosures, etc., shall all be subject to the approval of the committee.

- 3.10 **External Lights:** External lights may be installed provided that no glare is caused to surrounding properties. All bright light sources are to be shielded.

4. Design Guidelines

4.1 **Statement of Architectural Principles**

As a unique development it is necessary to ensure exclusivity, reflecting on the Country Homes of Britain and Europe. Vernacular country styles found during colonial times and early Pretoria will also be encouraged. These Guidelines set out the design criteria with which the prospective home owner is to comply.

The use of traditional elements, but adapted to modern applications, will be encouraged as far as possible. The relaxation of specific details can be allowed to eliminate impractical and expensive construction methods and excessive ornamentation. The emphasis would be on the proportioning relationship and size of parts and the simplistic harmony, symmetry and visual continuity set against the characteristic country landscape of Twin Rivers

The controls in these Guidelines should be used as a basis to formulate details of the proposed design as to ensure the compatibility of all the structures whilst not reflecting a closely repeated style.

A gracious and aesthetically pleasing environment well suited to modern living must be maintained.

The method of control adopted is the identification of items that are specifically excluded and may not be used, and to indicate the design intent by setting out items for general inclusion.

Styles specifically not permitted are shown in diagram 8

4.2 **General Design Principles**

4.2.1 **Roofs:**

Major roofs shall be double pitched and coincide with major plan elements. Pitches shall be symmetrical about their ridges. All lean-to roofs shall abut the vertical walls to primary roofs. The use of the following roofing materials is encouraged.

Coloured concrete tiles
Natural terra-cotta tiles

Only colours varying from natural clay will be permitted.

Pre-painted corrugated steel roof sheeting may be used, but only when faithfully in the context of traditional style and colour.

The following are specifically excluded:

- Galvanised sheeting
- Corrugated asbestos, fibre cement
- Flat concrete roofs
- Thatched roofs

4.2.2 **Walls:**

All houses will be constructed in brick or stone and no rough cast concrete, concrete blocks and so-called innovative building concepts will be allowed.

Walls shall be:

- Smooth or rough plaster, painted
- Bagged and thyrolene plaster but only if used with detailed plaster bands
- Natural stone and face brick, only at plinth and details around windows, doors, and corners
- Plaster finished walls shall be painted in white, pastel colours or combination of above.

4.2.3 Gable, Eaves, Parapets and Chimneys:

Gable walls shall be constructed and finished as per main walls. Parapet gables, parapets, and chimneys must be finished with simple decorative moulding. If no gutters are to be used, the exposed timber beams shall have shaped ends.

An example of suitable gables and eaves as per diagram

4.2.4 Windows:

Position and proportion of windows are important and careful consideration should be given to the traditional use of windows. Large, glazed areas will not be permitted unless covered by an overhand of more than 2m, a veranda or covered patio, except of to form a conservatory. The use of win blocks or other precast elements, free form styles, mirror glazing, and coloured glass is not permitted.

Windows shall be made from aluminium, timber or steel and no other materials are allowed. Steel windows must be cottage paned. Colours to be traditional.

Any variety of pane sub-divisions is allowed to suit style of house.

External burglar bars and false shutters are not permitted.

An example of suitable windows and settings are per Diagram 4 and 6

4.2.5 Doors:

External doors must have solid panels in traditional pattern. (Glazing will only be permitted if traditional French doors are used). Sliding doors will be allowed only, if “shaded” by covered patios and pergolas and it is suggested that vertical and horizontal elements match the windows.

Doors will be constructed of the same materials as windows in traditional colours. Trellidor type expanding security doors in an external position are not permitted.

Garage doors must have a raised and fielded panel effect in timber or chromadek and no steel roller shutter or “flip=up” doors will be allowed. Garage doors facing the street shall be set back under a pergola or behind a colonnade.

An example of suitable doors is per Diagram 4

4.2.6 Verandas, Porches and Pergolas:

The provision of verandas, porches and pergolas are encouraged to enhance the defined style and atmosphere. Supports shall be plastered masonry piers, precast concrete or stone columns, timber or metal or metal posts of traditional design to match the specific style of house.

“Brookie Lace” and highly decorative timber or steelwork except in a plain pattern will not be permitted.

External Balustrades:

Wrought iron, proportionate steel sections, timber framing in natural and painted finishes are permitted.

Solid panelling in metal or other sheet products will not be permitted. No bright or primary colours may be used.

4.2.7 Driveways and Pathways:

Hard surfaces to driveways should be limited as far as possible and should it exceed 6,000 mm in width at any point, it must be divided by planter boxes, hard lawn, gardens and / or avenues for tree planting.

Only cobblestones and brick pavers approved by the committee may be used.

4.2.8 Swimming Pools:

Portable swimming pools and structures above ground shall not be used. Fencing around swimming pools are to conform to rules that apply to boundary fencing.

4.2.9 Landscaping Structures:

Braais, gazebos, and other shade structures must match main buildings.

Fountains and ornamental features such as sundials are encouraged, and sculptures should reflect classical styles and under no circumstances will shinily metal structures or random broken tile formations be allowed.

4.2.10 General:

All requirements of the National Building Regulations and Local Authority must be adhered to.

Plumbing pipes must be concealed.

Skylights must be as unobtrusive as possible and should in no way interfere with traditional composition of house design. No special and monumental structures will be allowed which will stand out as a singular element.

Satellite dishes, solar panels, aerials, and air conditioning units must be placed in an aesthetically acceptable position.

Boats, trailers, and caravans shall be concealed inside garages.

All washing lines, dog kennels and refuse bins shall be concealed.

House numbers and all signs and names will be discreet and by approval of the committee.

5. See also Environmental Guidelines and Builders Code of Conduct.