



MOUNT VERNON

Residential Estate

ARCHITECTURAL DESIGN MANUAL

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1. INTRODUCTION

1.2. ESTATE ARCHITECTURE.

Mount Vernon Estate is set amongst the vineyards in the enclave of Klapmuts which offers superb views of the nearby and distant mountains. The spectacular backdrop and location of the estate allows for a unique vernacular architectural style, which reminds of Cape architectural elements.

This security estate finds itself within the agricultural setting of the larger Klapmuts area on the R44 route to Stellenbosch. The layout of the estate reflects some of the aesthetic pleasing regimented vineyards of the area.

The Design Manual has been developed to guide and direct the design process. Ultimately it is regarded as a design tool to ensure that Architects have an array of guide options to design an aesthetically pleasing built form within the estate.

This development allows for two Vernacular¹ design approaches guided by a Design Manual. The first design approach allows for a more *Traditional*² Cape architecture, whilst the other allows for a more *Contemporary*³ Cape architecture in the design approach.

The primary controlling elements for both design approaches are the width and height of gables as well as roof pitches, ensuring a harmonious scale of built form. Window and door openings will be limited to vertical format. Larger window and door formats must be set back from the outer façade wall either under cover of a veranda roof or alternatively covered by a concrete eyebrow. These elements are measures to soften the façades which are also compulsory above the double garage door openings for the conventional residential properties.

Both the two architectural design approaches will allow architectural elements to distinguish the estate by implementing Cape vernacular architecture. Such elements amongst other are large open gable ends with set-back glass facades to form a recessed porch. Vertical wall cladding is allowed as a contemporary façade treatment within the limits of the manual's prescriptions. Modest gable ends and clipped eaves will also form part of the overall designs.

Careful attention was given in the Design Manual to the introduction of the contemporary approach, which should be followed for such designs

2. BUILDING ENVELOPE

2.1. Coverage:

2.1.1. Coverage refers to all buildings and includes main dwellings, garages, outbuildings and verandas, as well as second dwellings and/or granny flats.

2.1.2. The maximum coverage allowed is as follow:

2.1.2.1. Erven between 251 sqm. to 500 sqm. are allowed the greater of 175 sqm. or 60 % of the erf size.

2.1.2.2. Erven between 501 sqm. to 1500 sqm. are allowed the greater of 300 sqm. or 50% of the erf size.

2.1.2.3. Erven greater than 1500 sqm. are allowed the greater of 750 sqm. or 40% of the erf size.

¹ Vernacular Cape: An architectural style of modest architecture of the Cape region.

² Traditional: Established or conventional Cape vernacular.

³ Contemporary: A modern or current trend (2022) in Cape vernacular.

2.1.3. The minimum house size that will be allowed inclusive of garages, outbuildings, verandas and second dwellings is as follows

2.1.3.1. Erven smaller than 500 sqm. – 130 sqm.

2.1.3.2. Erven larger than 500 sqm – 200 sqm

2.2. Building Lines & Heights:

Building lines are generally according to the Stellenbosch Conventional Residential Zoning Scheme by-law. (see Annexure B for further restrictions and allowances for Conventional Residential erven and Group Housing erven)

All buildings are restricted to a maximum of two storeys.

2.2.1. Group Housing:

Street boundary: 3 m

Common boundary: 1 m (zero)

Garage/Carport: (Restricted to single storey wall height on boundary line)

Street boundary: 1 m

Common Boundary: 0 m

2.2.2. Conventional Residential erven.

Street boundary: 4m

Common boundary: 2,5m

2.2.3. Additional building line restrictions & allowances:

Garages & Carports:

The wall of the structure of the garage or carport may be no higher than one storey which then allows a zero building line on the common boundary.

No garage shall be closer than 6 m to the street boundary line except for the Group Housing developments. See (2.2.1)

3. HOUSE FORMS / SPATIAL ENVELOPE

3.1. Scale and Proportion:

Careful consideration needs to be given to the scale and proportion of the building forms, as well as the openings in these forms, and the scale of additional verandas and/or pergolas.

3.2. Plan Shapes:

- i House forms shall be simple rectangular or composite rectangular forms of controlled wing widths.
- ii Traditional H,T,L and U shapes and composites thereof are the only acceptable geometry forms allowed.
- iii All building forms must run at 90 degrees to each other and parallel to the street boundary.
- vi A typical house form comprises of rectangular major elements and minor elements, add-ons or

- joining forms.
- vii Minor elements, in the form of “lean-to’s”, or flat concrete roof structures (that occur between major elements) attach to the major element forms.
 - viii Minor element widths may not exceed more than 2/3rds the width of the major element it adjoins. The maximum span of a pitched roof is 7.0 meters and the minimum span of a pitched roof is 4,0 meters, please refer to section 4.2. Roofs.
 - ix A minor element may exceed 2/3rd width of the major form if it is bounded on three sides by the major form in a U-shaped plan form. (Excluding garage roof)



Major & minor elements: Concrete or soft roof over porch.

FIG. 1

3.3. Maximum Heights:

- i Natural ground levels (N.G.L.) are considered as the levels that are reflected on the property diagram.
- ii All houses and other structures shall be no higher than a double storey and must adhere to the restrictions set out in the Zoning Scheme, i.e. 4m allowed for each storey.
- iii No building shall be higher than two storeys. (chimneys are exempt from this restriction).
- iv Ceiling heights on the Ground Floor shall not be less than 2.6m from finished floor level.

3.4. Cut and Fill:

- i Natural ground levels (N.G.L.) are considered as the property peg levels as reflect on the existing property diagram.
- ii Levelling of the erf is restricted to the building platform.
- iii The maximum depth of finished floor level below or above NGL is 1.5m.
- iv No building is allowed to rest on freestanding columns, but must rest on a solid plinth.

4. MATERIALS AND FINISHES

4.1. Walls:

4.1.1. Wall Construction allowed:

4.1.1.1. Masonry:

- i Walls shall be either of clay brick or cement brick.
- ii All external walls shall be a minimum of either a 230mm Maxi brick, a 280mm clay brick or a 340mm cavity construction.
- iii Plinth walls expressed as a base are encouraged.

- iv Plinths may occur at either finished floor level, or to match windowsill height on the front façade and must continue at the same level on all elevations.
- v All windows and doors in 'painted bag washed brickwork' walls to have a minimum of 150mm wide plaster band surround, unless the brickwork is hidden behind vertical cladding.



'Traditional' design with no cladding and parapet gable ends.

Fig. 2



'Traditional' design with no cladding and parapet gable ends.

Fig. 3

4.1.1.2. Cladding ('Contemporary' design):

- i Wall cladding may follow the prescribed coverage allowance. The roof sheet cladding must be designed as a continuation of the roof sheeting joined at the roof edge down to the ground level or alternatively down to the plastered plinth line.
- ii A maximum of 30% of the total house wall façade area may be cladded.
- iii Walls must be cladded with materials as follow:
 - a) Steel sheeting must match the roof sheeting in colour shape and specification.
 - b) The cladding should be fitted as an overlay of the masonry wall construction to form the finish.
 - c) Steel roof sheet wall cladding may also form part of a steel/timber construction of the major form, specified by a Structural Engineer. This construction must comply with the NBR and Sans 400 regulation.

- iv All openings (doors & windows) on the first floor of a cladded façade of a **double storey** must have a concrete plastered and waterproofed ‘eyebrow’ directly over, and of the same width as the opening directly below. (Fig. 4)
- v Cladded high volume space in a **single single-storey**:
 - a) ‘Clearstory’ windows within the cladded walls must not have any ‘eyebrows cast over.
 - b) Eyebrows are not allowed over these windows. (Fig 5 & 6 – single storey)



Wall cladding on double storey: Illustration of cladding and ‘eyebrow’ over windows. Fig. 4



High volume-space. With clearstory windows, no eyebrows permitted. Fig. 5



High volume space, in a contemporary design with clearstory windows. No plastered concrete ‘eyebrows’ permitted. Fig. 6



Part wall cladding on a recessed gable-end, single storey: Illustration

Fig. 7

4.1.2. Wall Finishes:

4.1.2.1. Finishes allowed:

- i Smooth plaster & paint.
- ii Flush pointed/bagged clay or cement bricks (imperial size) with simple plaster surrounds.
- iii Note: no bagging of Maxi bricks allowed.
- iv Textured paint or similar approved.
- v Simple plaster surrounds of 150mm wide to openings will be permitted but must match the wall colour in accordance with 4.1.1.1 above.
- vi Only vertical Roof sheet cladding on exterior walls.
- vii Only 'Kliplok' profile or similar concealed fix, roof sheeting is allowed.
- viii Face brick and NFX (clay bricks) are not allowed above window and door openings, only as window sills. Flush pointed.
- ix Feature walls to a maximum total limit of 20% of the remainder of the uncladded vertical external wall façade – comprising:
 - a) Flush pointed, bagged NFX/Red Face brick or off-shutter concrete is allowed.
 - b) Horizontal cladding with 'shiplap' type cladding is allowed such as:
 - i Exterior timber e.g. 'Oggie' outdoor cladding.
 - ii New-tech cladding building planks.
 - c) Dry pack stone walls.

4.1.2.2. Finishes not allowed:

- i Corrugated iron on vertical facades. (Victorian profile)
- ii No horizontal metal sheet cladding.
- iii Overly excessive texturing (i.e. Spanish plaster) or
- iv Concrete block walls
- v Plastered quoins or rustication .
- vi No stone tiling will be allowed.
- vii No bagwash finish allowed on Maxi bricks.

4.1.2.3. Plinths:

- i Dry pack natural stone cladding is permitted.
- ii Artificial rock cladding will not be permitted.

- iii Plastered and painted plinths are also permitted.
- iv Plinths may be vertical/horizontal cladding when forming part of a continuation of the overall wall cladding.
- v No face brick/bagged NFX plinth walls allowed when used together with plastered walls.

4.1.2.4. Wall colours:

The permitted exterior wall colours for the estate will be issued on a schedule by the HOA and will be reviewed periodically

4.2. Roofs:

4.2.1. Major Roof Forms:

Major roof forms are defined as the major pitched roofs that forms the major built form of the house.

4.2.1.1. General:

a) Pitched Roofs

- i Major roofs shall be double pitched and coincide with the major roof-plan elements. Hipped roofs are not permitted, however a “mini” hip is permitted where two major form double pitched roofs of differing ridge heights join at right angles. The minimum difference in ridge heights is to be 350mm and the maximum 900mm.
- ii Pitches are to be symmetrical about their ridges and have a slope between 35° and 42°.
- iii A roof pitch is not allowed to extend to continue into a lean-to veranda roof, rather a clear break of a minimum 300mm between the top of sheeting must be created between the main roof and a veranda roof.
- iv Maximum span for a pitched roof is 7 m and a minimum span of 4m.
- v The minimum height of a lean-to roof is to be 2,4m from the underside of the edge beam to top of floor finish below.

b) Flat Roofs

- i Pitch of flat roofs to be between 3° and 15°. Please note that 3° to 15° is subject to approval by NHBRC, which is the responsibility of the owner.
- ii Flat roofs to be concealed by a parapet minimum 300 above roof finish and on 3 sides of roof.
- iii To comply with 4.2.2.2 below,

4.2.1.2. Roof Materials and Colour

- i Material and colours of major roof forms must be consistent on a property.
- ii All roof colours to be ‘Dark Dolphin’ or ‘Light grey’ or similar approved by the H.O.A.
- iii ‘Kliplok’/‘Chromadek’ or similar long span profile is permitted.
- iv Pre coated Victorian profile sheeting is permitted as per colours above,

except on vertical façade.

- v Polycarbonate sheeting in similar profile as metal sheeting where needed for light-wells is permitted.

4.2.2. Minor Roof Forms:

Minor roof forms are typically the lean-to roofs abutting the major roofs or the concrete roofs between major roof forms and or the Garage parapet walls.

4.2.2.1. Lean-to / Veranda Roofs:

- i The area of minor roofs, excluding outbuildings and garages, should not exceed 25% of roof area.
- ii All lean-to's must abut the vertical walls to the primary roofs.
- iii Lean-to and veranda roofs are to have a pitch between 3° and 15°.
- iv Roofs with less than a 5° pitch shall be behind simple parapets, which are extensions to the main walls.
- v Mono pitched roofs with an angle less than 35° on the garage are not allowed to fall to the street front unless hidden behind a parapet wall.

4.2.2.2. Flat Roofs:

- i Flat roofs may be necessary to connect major plan forms and will also be defined as minor roof form.
- ii Flat roofs may be used as a minor form hidden 300mm below and behind a surrounding parapet wall. This form of roof may not exceed 25% of the coverage, excluding a garage concrete roof.

4.2.2.3. Materials and Colour:

- i Any of the roof materials listed above, or
- ii Aluminium or GMS (0.5mm minimum) Chromadek; Kliplok 406; Chromadek; Reinzink, metal sheet - colour 'Dark Dolphin' (or similar approved) but must match major roof colour.
- iv Concrete flat roofs will be finished with a minimum of 13mm diameter washed river pebbles at least 50mm thick laid on top of waterproofing by owner's specialist.

4.2.3. Roof Lights

- i 'Roof lights' must either be of a patented manufacturer or designed to fit as a translucent sheet in the plane of the roof sheeting.
- ii 'Roof lights' must be set in the plane of the roof, are only allowed in the main roof form as well as the minor roof form, positioned a minimum 500mm from the eave.
- iii No pyramidal or dome styled roof lights/windows will be allowed except on a flat concrete roof where it is partially concealed by a parapet..

4.2.4. Dormer Windows

- i Dormer windows may not exceed the roof ridge height, and must have glazing a minimum of 750mm high.

- ii Dormer windows may have a full-glazed gable end.
- iii Dormer window colours and finishes must match the windows of the house.
- iv Dormer window cheeks to be equal to roof sheeting, timber shiplap boarding or 'Nutec' 'Everite' 150mm or similar approved fibre cement planks.
- v Maximum dormer size is 2,1m wide x 2.4m high.

4.3. Gables, Facias, Eaves, Parapets, Gutters and Chimneys

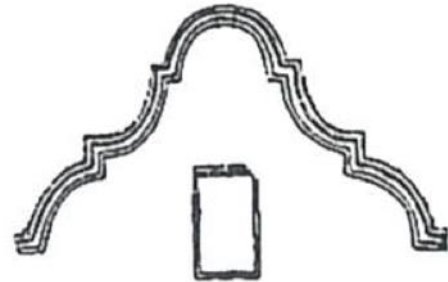
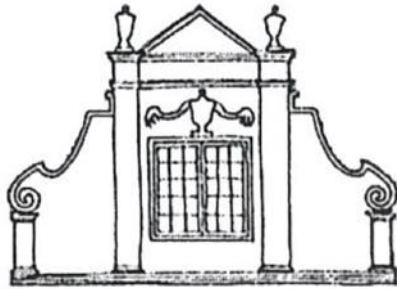


Fig 8: Ornate gables not allowed

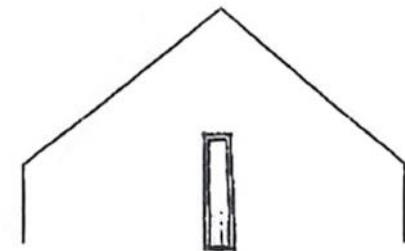
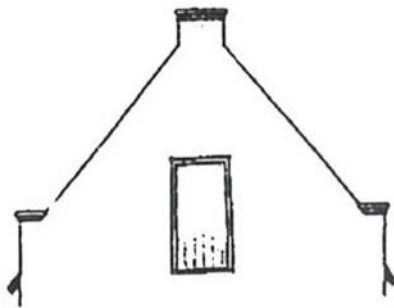


Fig. 9: Simple traditional gables allowed.

(See Annexure A for three-dimensional illustrations of permissible contemporary gables.)

4.3.1. Gables

4.3.1.1. General:

- i Gables may occur as gable ends to main forms or as a central gable over the main entrance of the house.
- ii Gable walls can be parapet gables, simple in form, constructed and finished as the main walls. (Fig.1)
- iii Clipped triangular gables with bargeboards but no overhang will be allowed.
- iv Simple stepped gables; mock chimney gables and a simple triangular gable (Fig. 9) is acceptable but no baroque style of gable will be accepted. (Fig. 8)
- v Gables must be carefully proportionally designed and dimensioned to ensure an aesthetically pleasing end result according to the Design Manual.
- vi Gable designs will in particular be subject to scrutiny and acceptance by the H.O.A. for approval.
- vii Simple plaster mouldings and shaping will be permitted.
- viii Gable ends may be constructed using the following material:
 - (a) Fully glazed to form a glass façade set back a minimum of 1,5m and a maximum of 4m to form a porch. See examples (Fig.5;6;7;10;11& 17)

- (b) Masonry to match the rest of the house.
- xi Gable ventilators may be used in the gable ends, but must match the window frame material and colour used in the rest of the house.

Round gable ventilators are also permitted with a maximum 600mm diameter.



Gable-end, glazed and set back 1,5m min with partly cladded on the sides. Fig. 10

4.3.2. Facias

- i Facias must be a minimum of 32mm x 228mm hard wood timber section.
- ii Facias can be painted white in which case they may be treated SAP.
- iii Facias could also be capped with 'Chromadek' sheet metal flashing similar to roof to match the roof colour and finish.

4.3.3. Eaves

- i Roofs must have "clipped" eaves with a minimum projection of 180mm to incorporate gutter and fascia (excluding gutter).
- ii Eaves over porches to be finished with Nutec boards, painted.

4.3.4. Parapets

- i Parapets not less than 300mm above finished roof level, other than on gable ends, shall be simple vertical wall extensions with moulding to shed water.
- ii Where 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.

4.3.5. Gutters and Downpipes

- i Gutters and downpipes may be pre-coated white aluminium Ogee profile gutters onto a painted fascia.
- ii Alternatively, gutters and downpipes must match the colour of the façade on which they are fixed and must be consistent on one property.
- iii Concealed aluminium or sheet metal gutters are compulsory in conjunction with vertical cladding. (Fig.11)



Concealed gutter behind cladding

Fig. 11

4.3.6. Chimneys

- i Chimneys may be plastered masonry painted to finish with the wall colour and capped with simple moulding.
- ii NFX brick or red face brick chimneys with flush pointing/bagged is allowed, finished off with a simple moulding at the top, painted or left plastered. (Fig.2)
- ii Steel and stainless steel flues with cowls such as the 'Jetmaster' Rotating Cowl or 'Jetmaster' Fixed Cowl or similar approved are allowed, provided that they emerge through the roof with proper metal flashing to match the roof. No silver bitumen based or painted membrane flashing will be permitted.

4.4. Outbuildings and Garages

4.4.1. General

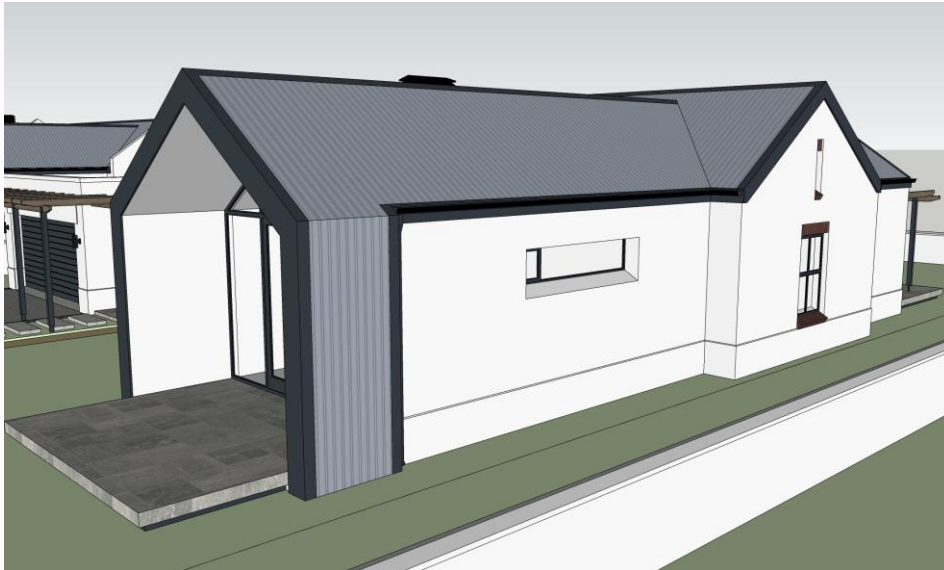
- i Outbuildings must respond to the form and geometry of the main house and the same criteria that applies to the main building, must apply to the outbuilding.
- ii Outbuildings shall not exceed 30% of the main building footprint.
- iii The coverage for the outbuildings will be part of the maximum allowable coverage.
- iv No pitch roofs are permitted where a free standing or semi-detached garage/outbuilding is positioned on the boundary line.
- v All materials and colours are to match those of the main building.
- vi All garages facing the street in the Conventional Residential properties are to have a pergola structure of a minimum of 900mm above the door or alternatively a concrete eyebrow of 900mm minimum above.
- vii Garages may have concrete roofs with reference to 4.2.2

4.5. Windows

4.5.1. General

- i Vertical windows are part of the traditional Cape heritage architecture. However a balanced mix of this traditional window format with a more contemporary style of architectural elements such as larger format windows vertical and horizontal is permitted as part of the design objective for this architectural vernacular estate.

- ii An example of a traditional Cape window is the 'clear-storey window' used typically to provide light and sometimes airflow to the attic space.
The contemporary design interpretation of this window results in a longer horizontal and narrow window to provide light and sometimes air into a space with a high ceiling.
- iii All timber windows to be Swartland Cape Culture or similar design.
- iv Aluminium windows must follow the aesthetic divisions of the timber window of 'Swartland Cape Culture' in design.
- iv Openings in walls are restricted to single windows of a maximum size of 3m high x 2.1m wide. Smaller vertical proportions are permitted.
- v Windows must be set at least 500mm from an external corner.
- vi Larger windows are allowed if they are set back i.e. under a veranda, porch, lean-to roof or balcony. Alternatively wider windows may be placed in an outside wall provided a concrete 'eyebrow' directly above the window partly shields the opening from rain and sun. This eyebrow should at least line up with the sides of the window and protrude at least 400mm from the face of the adjacent wall or cladding.
- vii Only internal burglar bars will be permitted and must line up with the window mullions or be designed of intruder proof shutters on the inside.



Horizontal window in conjunction with vertical format.

Fig. 12



All windows within vertical side cladding must have eyebrows.

Fig. 13

4.5.2. Window Finishes:

- i Windows are to be either natural varnished timber, painted timber, or powder coated white aluminium or to match the roof colour.
- ii All aluminium window frames to match the format of 'Cape Culture' timber frames.
- iii A single window frame type and colour must be used per dwelling and must match the doorframes.
- iv In contemporary designs, 'frameless' glazing systems may be used.
- v No concrete precast windows may be used.
- vi No "mirror" glass will be allowed.
- vii Glass standards to conform to the National Building Regulations.

4.5.3. Clearstory Windows:



Clearstory windows in cladded wall are permitted without eyebrows in a single storey dwelling.

Fig. 14



Clearstory windows in plastered wall (Single storey)

Fig. 15

- i Clearstory windows will be defined as the windows found in the vertical section of a room with a high ceiling or in loft room walls.
- ii A grouping of square windows are permitted and must be a minimum of 450mm x 450mm square or minimum 450mm in height.
- iii See (Fig. 14) for contemporary interpretation allowed.

4.5.4. Gable Windows

- i Gable windows may be, as traditionally used with a maximum of 800mm x 1200mm.
- ii Partial glazing of the triangle of the gable-end are acceptable in the plane of the gable-end. (Fig. 10)
- iii Contemporary full glass-ended gable walls is acceptable provided the glazing is set back a minimum of 1,5m from the roof end. (Fig.6, 7 & 10)



Clipped eaves with flush gable ends and partial glazed gable end.

Fig.16

4.5.5. Shutters

- i The use of external shutters is encouraged. These may take the form of traditional timber louvered shutters or solid timber shutters, or alternately may be powder coated aluminium shutters.
- ii Shutters may be either traditional opening or modern sliding.
- iii All shutters are either to match windows and doors in colour or to be natural varnished timber, but where a track is used, it must match the wall colour.
- iv Non-functional shutters will not be permitted.

4.6. Doors:

4.6.1. External Doors:

- i Door openings shall have vertical proportions, and may have fanlights and /or sidelights.
- ii If the door does not have a vertical proportion, then it should be either under a veranda, porch, lean-to roof or flat roof.
- iii Large, non-vertical proportioned doors may be built into the plane of an outside wall provided a concrete 'eyebrow' is directly above the opening/door partly shields the door from rain and sun. This eyebrow should protrude at least 400mm from the face of the wall or vertical cladding
- iv No expanding security doors will be permitted externally.
- v No ornate carved timber doors will be allowed externally
- vi No external stained glass will be permitted.
- vii Doors must match windows in colour and material or be of natural hard wood.



Pergola in front of garage and around to front entrance

Fig. 17

4.6.2. Garage Doors

- i Garage doors must either match doors and windows in colour and material or be natural varnished timber.
- ii Simple slatted, vertically or horizontally, single or double doors are acceptable.
- iii No ornate or moulded garage doors are permitted.
- iv All garage doors facing the street must be fronted by a pergola of at least 900mm deep. (Fig.17) Not applicable to the Group Housing.
- v Garage doors facing the street shall not exceed 5m in width.
- vi Double garages may have two doors separated by a masonry pier of minimum 340mm wide or alternatively have a single double door.
- vii No more than two garage doors will be permitted facing onto the street front.

4.7. Verandas, Porches and Pergolas

4.7.1. General:

The use of verandas, porches and pergolas is encouraged within the development especially on the street front where it serves as a transitional space between the road/front garden and the house.

Cape Vernacular is a modest style, thus no Victorian cast-iron posts, "broekie lace" or other overly decorative detailing may be used.

4.7.2. Supports:

- i Supports for all the above will be either plastered masonry piers, or timber or metal posts.
- ii Steel pergola posts with a minimum size of 100 x 100mm in combination with timber are permitted. (Fig.17)
- iii The minimum size of timber pergola rafter is 152mm x 50mm.
- iv Masonry supports of 340 x 340mm have to have a slightly larger base and/or plaster moulding at 450mm high as well as a moulded plaster detail at the top, painted to match the wall colour (FIG.1)
- v Timber supports & elements to match the wall colour or painted white or be natural varnish timber.
- vi Steel supports or elements to match either the walls or roof colour.
- vii No red face-brick or bagged NFX bricks are allowed for support piers.

4.7.3. Covering of pergolas.

- i Pergolas may be covered with “latte” - the use of climbing vines, decorative grape in particular - is encouraged for all pergolas.
- ii Balau timber, similar decking planks and approved composite materials with a 10mm spacing fixed at 450 mm C/L on support beams, may also be used for the construction of a pergola. The construction will need to be in accordance with the National Building Regulations. The structure may not serve as a balcony.

4.7.4. Roofing

- i Roofing of verandas is to match the roof material and colour.
- ii Only translucent obscure polycarbonate sheeting may be used in conjunction with a Spanish reed or ‘latte’ ceiling. No coloured or clear sheeting is permitted.
- iii Spanish Reed and laths (latte) will be allowed as a ceiling finish to lean-to’s or alternatively fitted Nutec ceiling boards.
- iv Concrete roofing is allowed over a porch, provided it adheres to the prescriptions of concrete roofs in general. See (4.2.2)

4.8. **Balconies and Balustrades**

4.8.1. General

Balconies will only be allowed where they do not directly overlook a neighbouring property and compromise that persons privacy unless such balcony is set back 5m from the common boundary.

4.8.2. Balustrades

- i Clear glass balustrades are acceptable provided that no vertical supports are visible. The glass needs to be fixed in the concrete slab and signed off by a Structural Engineer as part of the requirements for the Municipal submission.
- ii Epoxy coated steel balustrades are acceptable provided all elements under handrail to be vertical and not horizontal.
- iii A hardwood timber handrail on epoxy coated balustrade is acceptable.
- iv The following is not allowed:
 - Horizontal bars,
 - Stainless steel handrail and divisions.
 - SS cables.
 - Timber balustrades.

4.9. **Boundary Walls, Fences, Screens and Gates: Phase One**

General note:

- All heights given are from natural ground level as documented on the individual erf’s site peg diagram.
- All boundary walls are to be plastered and painted the permitted colour (Ref to 4.1.2.4).
- All walls are to be of masonry, clay or cement bricks, plastered with a simple triangular 60deg. coping plastered or NFX/face brick, flush pointed.

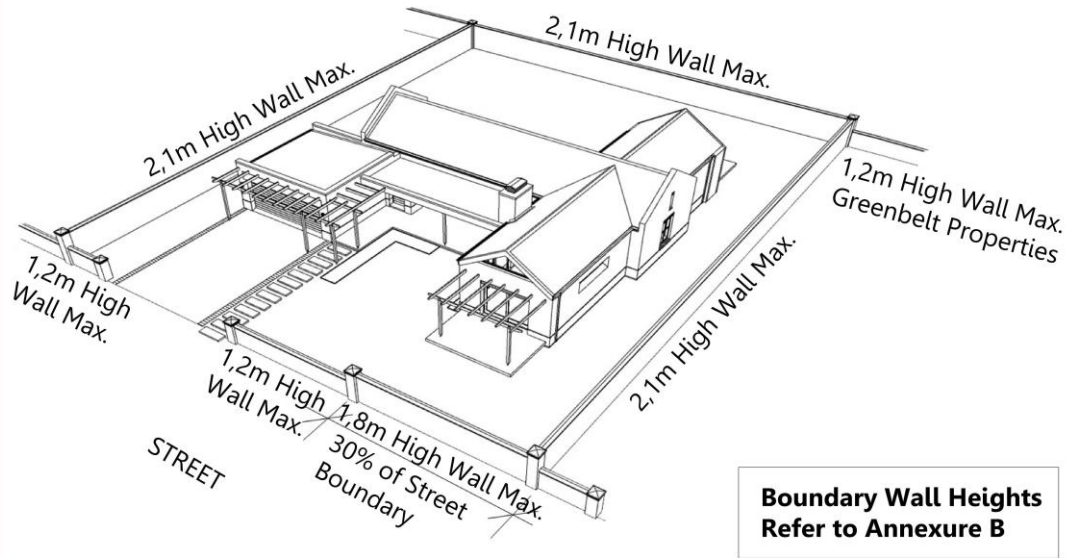


Fig. 18

4.9.1. Common Boundary Walls:

Common boundary walls are restricted to 2,1m high.

4.9.2. Street Walls:

- i The front street boundary walls are restricted to 1,8m high for 30% of the length of such boundary, after which the maximum height is 1,2m.
- ii Any other wall can only occur within the Main Building line and can be a maximum of 2,1m high plastered and painted to match the house. This wall can occur for a maximum of one third of the total length of the street façade in front of high activity areas such as pools and patios only.

4.9.3. Side Boundary Wall:

- i Conventional Residential erven - (See Annexure B).
- ii Maximum height of these walls are 2,1m.

4.9.4. Rear Boundary wall.

A maximum wall height of 2,1m is permitted unless otherwise indicated on schedule B.

4.9.5. Open Space Boundary Wall

Boundary walls are restricted to 1,8m high for 30% of the length of such boundary, after which the maximum height is 1,2m.

Note: In the case of corner plots where side boundaries face open space, these boundaries are treated as Open Space Boundaries and the above height restriction apply.

4.9.6. Gates

- i Gates used in plastered masonry walls to be of solid timber i.e. framed and braced with tongue and groove hardwood timber finished to same as other exterior woodwork structures.
- ii Aluminium gates to match the window colour may be used as an alternative.
- iii Gates used in steel palisade fencing are to be of the same metal and colour to match.

4.9.7. Swale crossings

Swales are part of the stormwater management of the estate and are located in some road reserves. The detail for the construction of a swale-crossing (max. 5m wide) for access from the road to applicable erven will be available from the HOA - this design is mandatory and is for construction by the owner.

4.9.8. Retaining Structures:

- i Existing topography must carefully be considered when levels of building and gardens are planned.
- ii Low retaining structures that are sympathetic to the natural contours of the site will be allowed, provided that such structures are not higher than 1.0m. If a retaining structure of more than 1.0m is required it should be designed as a series of consecutive retaining walls set back at least 1m in plan.
- iii Retaining structures can only be positioned within the Main Building lines, where after ground must slope back to natural ground level as documented on the individual property diagrams of the erven.

4.9.8.1. Retaining structures may be one of the following:

- i Stone retaining walls dry-pack or dry-pack lining. Refer to 4.1.2.3(i) for allowed stone finishes.
- ii Built walls to adhere to National Building Regulations, plastered and painted in an approved colour.
- iii Tanalith treated gum-poles which can be used to "face" a block retaining wall.
- iv The natural ground level of the adjacent property must be reinstated and or retained by the owner and neighbour responsible for the excavation.
- v Planted "Terra Force" or similar retaining blocks are acceptable.

4.10. Rainwater Tanks, Solar Heating Panels, Heat pumps & AC Units

4.10.1. Rainwater tanks (maximum size 5 000 litres) are permitted as permanent structures but must be clad with one of the following:

- i Stone cladding as described elsewhere.
- ii Corrugated iron cladding.
- iii Vertical timber cladding or 'latte' screen.
- iv Plastered and painted brickwork.

4.10.2. Solar heating panels are allowed with the following limitations:

- i Panels are allowed on roofs, subject to specification approval by HOA.
- ii It is encouraged that these panels are not visible from the street of the erf. i.e. should preferably be on a flat concrete roof behind a parapet wall etc.
- iii These panels should be planned in advance as to accommodate the feeder pipe within the construction of the dwelling.
- iv Any storage tank for hot water may not be positioned on any roof, but should be in the roof space below the solar heating panel.

4.10.3. Heat pumps & AC Units:

- i Pumps and units are to be installed with underside of a unit not more than 300mm above internal finished floor level. No condenser or other piping may be visible or concealed with 'ega' ducting. All piping to be chased into walls or built enclosed.
- ii The condenser unit must be behind a screen element to hide the unit.

4.10.4. Photovoltaic (PV) panels.

Photovoltaic Panels (PV) may not cover more than two thirds of the roof plane on which they are mounted and must match the pitch of the roof that it is mounted on.

4.10.5. Swimming pools.

- i Pool positions in terms of building lines are restricted by the Zoning Scheme.
- ii No pool may protrude more than 450mm above ground.
- iii No 'porta pools' are allowed.

5. PLAN SUBMISSION AND APPROVAL PROCESS

All proposals are to be submitted for scrutiny and approval by the appointed Architectural committee. The following specifications must be adhered to.

5.1. Accreditation of Architects

Any design shall only be accepted by the H.O.A. if the Architects/practice is registered as a Professional Architect with SACAP, and has been accredited by the H.O.A. Details of the accreditation process will be reviewed from time to time by the Trustees.

5.2. Plan Approval Process

5.2.1. It is recorded that the local authority has approved and is in support of the terms and conditions of this manual. No amendment to, or departures from, the terms and conditions of this manual will be allowed without the approval of a duly authorised official of the local authority.

5.2.2. The owner must obtain from the H.O.A, prior to 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 information including erf diagrams, service connection diagrams and contour plans that may be required to facilitate the design process. For the minimum submission requirements please refer to clause 5.3.

5.2.3. The owner is to ensure that he or she is in possession of and using the latest design manual, and is aware of any amendment or addendums to it.

5.2.4. The approval process allows for a two tier submission to the H.O.A to accommodate any feedback and or to make provision for changes to the Concept or Sketch design. The two tiers are firstly a 'Sketch design' Submission and secondly a 'Local Authority Submission' set of drawings.

It is not compulsory to submit both, albeit a 'Local Authority Submission' is compulsory.

5.2.4.1. Sketch Design submission:

- i The design concept and sketch plans can be submitted to the H.O.A. for approval.
- ii A scrutiny fee as determined by the H.O.A. will be payable as plans are submitted.
- iii The minimum submission requirements can be found later in this chapter.
- iv Should the second tier design, namely the 'Local Authority Submission' differ markedly from the approved sketch plan proposal a new submission-fee will be charged prior to the scrutiny being undertaken.

5.2.4.2. Local Authority Submission Drawings:

- i The local authority submission drawings must firstly be approved and signed off by the association.
- ii These plans must then be submitted to the local authority for approval.
- iii Prescribed fees, as determined by the local authority, will be payable to the local authority by the owner.
- iv Approval of the plans by the H.O.A. does not ensure or guarantee or supersede approval by the local authority.
- v The requirements of the local authority or any other statutory authority and the National Building Regulations take precedence over the requirements of the Design Manual.

5.3. **Architectural Plan Submission Process**

5.3.1. The sketch and working submission must include the following:

- i Copy of the site diagram as issued by the developer.
- ii Site plan
- iii Permissible coverage and actual coverage as a percentage and in terms of square meters.
- iv North point
- v Roof plan
- vi Floor plans
- vii Two elevations minimum (one must be the street facade)
- viii Two sections minimum through the main structure indicating relevant heights.
- ix Position of driveway and all hard landscaping finishes
- x Soft landscaping layout- including plant species
- xi Building lines indicated
- xii Drainage plan
- xiii Location of any retaining structures of exterior finishes
- xiv Schedule of exterior finishes
- xv Schedule of windows and doors
- xvi Position of external lights
- xvii Braai elevations.
- xviii Position of pool.
- ixx Position/s of pergolas
- xx All boundary wall elevations

5.3.2. These plans shall be accompanied by an amount determined by the trustees from time to time and payable to the Association on the date of first submission. No plans shall be scrutinized prior to full payment.

5.3.3. These plans shall be reviewed at the sitting of the review panel, which will occur once every month only [or as amended by the Association from time to time]. All plans and documentation, including all payments, shall be presented to the Associations office on site, one week preceding the meeting.

5.4. **Landscape Plan**

A landscape plan for the garden of an erf prepared in accordance with the Landscaping Guidelines is to accompany the building plan at submission for approval by the appointed Architectural Review Committee.

5.4.1. This plan shall be a scale of 1:100 and shall show the following:

- i Adjacent areas of private open space and verge.
- ii All grading, retaining and terracing intended to be undertaken, including gradients and structural elements must be indicated.
- iii All plant material, species, numbers, spacing and size must be indicated, including grass species for lawns and must conform with the restrictions in plant choice given in these guidelines.

6. **BUILDING PROCESS**

The building process will be controlled by the HOA according to regulations issued by the HOA from time to time.

ANNEXURE A

Typical illustrations of three dimensional designs

A1. Traditional designs: Double storey.





Single storey





A2 Contemporary designs:

Single storey





Contemporary design – double storey:





ANNEXURE B

SCHEDULE OF ADDITIONAL BUILDING LINE RESTRICTIONS AND ALLOWANCES

Mt Vernon Residential Estate Design Manual: Annexure B - Phase One										
Erf No	Size	Phase	Type	Building lines					Double Storey Setback Rear Boundary	
				Street	Side	Garage side boundary	Rear	Pos		
4347	439	One	GH	2	1	0	1	1		
4348	380	One	GH	2	1	0	1	1		
4349	380	One	GH	2	1	0	1	1		
4350	439	One	GH	2	1	0	1	1		
4351	439	One	GH	2	1	0	1	1		
4352	380	One	GH	2	1	0	1	1		
4353	466	One	GH	2	1	0	1	1		
4354	371	One	GH	2	1	0	1	1		
4355	371	One	GH	2	1	0	1	1		
4356	371	One	GH	2	1	0	1	1		
4357	375	One	GH	2	1	0	1	1		
4358	375	One	GH	2	1	0	1	1		
4359	375	One	GH	2	1	0	1	1		
4360	375	One	GH	2	1	0	1	1		
4361	375	One	GH	2	1	0	1	1		
4362	387	One	GH	2	1	0	1	1		
4363	426	One	GH	2	1	0	1	1		
4364	445	One	GH	2	1	0	1	1		
4365	838	One	CR	4	2,5	2,5	2,5	2,5		
4366	875	One	CR	4	2,5	2,5	2,5	2,5		
4367	805	One	CR	4	2,5	2,5	2,5	2,5		
4368	805	One	CR	4	2,5	2,5	2,5	2,5		
4369	805	One	CR	4	2,5	2,5	2,5	2,5		
4370	861	One	CR	4	2,5	2,5	2,5	2,5		
4371	860	One	CR	4	2,5	2,5	2,5	2,5		
4372	828	One	CR	4	2,5	2,5	2,5	2,5		
4373	828	One	CR	4	2,5	2,5	2,5	2,5		
4374	828	One	CR	4	2,5	2,5	2,5	2,5		
4375	798	One	CR	4	2,5	2,5	2,5	2,5		
4376	797	One	CR	4	2,5	2,5	2,5	2,5		
4377	804	One	CR	4	2,5	2,5	2,5	2,5		
4378	804	One	CR	4	2,5	2,5	2,5	2,5		
4379	800	One	CR	4	2,5	2,5	2,5	2,5		
4380	804	One	CR	4	2,5	2,5	2,5	2,5		
4381	855	One	CR	4	2,5	2,5	2,5	2,5	5	
4382	855	One	CR	4	2,5	2,5	2,5	2,5	5	
4383	855	One	CR	4	2,5	2,5	2,5	2,5	5	
4384	995	One	CR	4	2,5	2,5	2,5	4		
4385	882	One	CR	4	2,5	2,5	2,5	4		
4386	1131	One	CR	4	2,5	2,5	2,5	4		
4387	1035	One	CR	4	2,5	2,5	2,5	2,5		
4388	878	One	CR	4	2,5	2,5	2,5	2,5		
4389	835	One	CR	4	2,5	2,5	2,5	2,5		
4390	800	One	CR	4	2,5	2,5	2,5	2,5		
4391	836	One	CR	4	2,5	2,5	2,5	2,5	5	
4392	877	One	CR	4	2,5	2,5	2,5	2,5	5	
4393	877	One	CR	4	2,5	2,5	2,5	2,5	5	
4394	873	One	CR	4	2,5	2,5	2,5	2,5	5	
4395	1061	One	CR	4	2,5	2,5	2,5	4		
4396	963	One	CR	4	2,5	2,5	2,5	4		
4397	975	One	CR	4	2,5	2,5	2,5	4		
4398	1577	One	CR	4	2,5	2,5	2,5	4		
4399	943	One	CR	4	2,5	2,5	2,5	2,5		
4400	945	One	CR	4	2,5	2,5	2,5	2,5		
4401	942	One	CR	4	2,5	2,5	2,5	2,5		
4402	1102	One	CR	4	2,5	2,5	2,5	2,5		
4403	767	One	POS							
4404	320	One	POS							
4405	3437	One	POS							
4406	603	One	POS							
4407	776	One	POS							
4408	4246	One	Road							
4409	1075	One	Road							
4410	2000	One	Road							
4411	7534	One	Road							

Mt Vernon Residential Estate Design Manual: Annexure B - Phase Two									
Erf No	Size	Phase	Type	Building lines					Double Storey Setback Rear Boundary
				Street	Side	Garage side boundary	Rear	Pos	
4412	399	Two	GH	2	1	0	1	1	
4413	399	Two	GH	2	1	0	1	1	
4414	399	Two	GH	2	1	0	1	1	
4415	399	Two	GH	2	1	0	1	1	
4416	399	Two	GH	2	1	0	1	1	
4417	476	Two	GH	2	1	0	1	1	
4418	476	Two	GH	2	1	0	1	1	
4419	388	Two	GH	2	1	0	1	1	
4420	388	Two	GH	2	1	0	1	1	
4421	388	Two	GH	2	1	0	1	1	
4422	388	Two	GH	2	1	0	1	1	
4423	727	Two	CR	4	2,5	2,5	2,5	2,5	
4424	803	Two	CR	4	2,5	2,5	2,5	2,5	
4425	819	Two	CR	4	2,5	2,5	2,5	2,5	
4426	839	Two	CR	4	2,5	2,5	2,5	2,5	5
4427	839	Two	CR	4	2,5	2,5	2,5	2,5	5
4428	931	Two	CR	4	2,5	2,5	2,5	2,5	
4429	723	Two	CR	4	2,5	2,5	2,5	2,5	
4430	723	Two	CR	4	2,5	2,5	2,5	2,5	5
4431	723	Two	CR	4	2,5	2,5	2,5	2,5	5
4432	758	Two	CR	4	2,5	2,5	2,5	2,5	
4433	758	Two	CR	4	2,5	2,5	2,5	2,5	
4434	847	Two	CR	4	2,5	2,5	2,5	4	
4435	993	Two	CR	4	2,5	2,5	2,5	4	
4436	816	Two	CR	4	2,5	2,5	2,5	2,5	5
4437	803	Two	CR	4	2,5	2,5	2,5	2,5	
4438	800	Two	CR	4	2,5	2,5	2,5	2,5	
4439	805	Two	CR	4	2,5	2,5	2,5	2,5	5
4440	992	Two	CR	4	2,5	2,5	2,5	4	
4441	711	Two	CR	4	2,5	2,5	2,5	4	
4442	748	Two	CR	4	2,5	2,5	2,5	4	
4443	932	Two	CR	4	2,5	2,5	2,5	4	
4444	830	Two	CR	4	2,5	2,5	2,5	2,5	5
4445	835	Two	CR	4	2,5	2,5	2,5	2,5	5
4446	881	Two	CR	4	2,5	2,5	2,5	2,5	
4447	880	Two	CR	4	2,5	2,5	2,5	2,5	
4448	835	Two	CR	4	2,5	2,5	2,5	2,5	5
4449	820	Two	CR	4	2,5	2,5	2,5	2,5	5
4450	862	Two	CR	4	2,5	2,5	2,5	4	
4451	907	Two	CR	4	2,5	2,5	2,5	4	
4452	934	Two	CR	4	2,5	2,5	2,5	4	
4453	805	Two	CR	4	2,5	2,5	2,5	2,5	
4454	855	Two	CR	4	2,5	2,5	2,5	2,5	5
4455	2989	Two	POS						
4456	9855	Two	POS						
4457	675	Two	POS						
4458	332	Two	POS						
4459	548	Two	POS						
4460	1659	Two	Road						
4461	1446	Two	Road						
4462	9314	Two	Road						

Mt Vernon Residential Estate Design Manual: Annexure B - Phase Three									
Erf No	Size	Phase	Type	Buiding lines					Double Storey Setback Rear Boundary
				Street	Side	Garage side boundary	Rear	Pos	
4463	759	Three	CR	4	2,5	2,5	2,5	2,5	
4464	723	Three	CR	4	2,5	2,5	2,5	2,5	5
4465	723	Three	CR	4	2,5	2,5	2,5	2,5	5
4466	722	Three	CR	4	2,5	2,5	2,5	2,5	
4467	754	Three	CR	4	2,5	2,5	2,5	2,5	
4468	753	Three	CR	4	2,5	2,5	2,5	2,5	5
4469	752	Three	CR	4	2,5	2,5	2,5	2,5	5
4470	966	Three	CR	4	2,5	2,5	2,5	2,5	5
4471	863	Three	CR	4	2,5	2,5	2,5	2,5	
4472	803	Three	CR	4	2,5	2,5	2,5	2,5	
4473	803	Three	CR	4	2,5	2,5	2,5	2,5	
4474	813	Three	CR	4	2,5	2,5	2,5	2,5	
4475	868	Three	CR	4	2,5	2,5	2,5	2,5	
4476	393	Three	GH	2	1	0	1	1	
4477	378	Three	GH	2	1	0	1	1	
4478	378	Three	GH	2	1	0	1	1	
4479	381	Three	GH	2	1	0	1	1	
4480	434	Three	GH	2	1	0	1	1	
4481	361	Three	GH	2	1	0	1	1	
4482	382	Three	GH	2	1	0	1	1	
4483	406	Three	GH	2	1	0	1	1	
4484	401	Three	GH	2	1	0	1	1	
4485	410	Three	GH	2	1	0	1	1	
4486	420	Three	GH	2	1	0	1	1	
4487	420	Three	GH	2	1	0	1	1	
4488	420	Three	GH	2	1	0	1	1	
4489	420	Three	GH	2	1	0	1	1	
4490	4230	Three	GH	2	1	0	1	1	
4491	420	Three	GH	2	1	0	1	1	
4492	420	Three	GH	2	1	0	1	1	
4493	420	Three	GH	2	1	0	1	1	
4494	616	Three	CR	4	2,5	2,5	2,5	2,5	
4495	616	Three	CR	4	2,5	2,5	2,5	2,5	
4496	616	Three	CR	4	2,5	2,5	2,5	2,5	
4497	616	Three	CR	4	2,5	2,5	2,5	2,5	
4498	629	Three	CR	4	2,5	2,5	2,5	2,5	
4499	638	Three	CR	4	2,5	2,5	2,5	2,5	
4500	863	Three	CR	4	2,5	2,5	2,5	4	
4501	898	Three	CR	4	2,5	2,5	2,5	4	
4502	908	Three	CR	4	2,5	2,5	2,5	4	
4503	937	Three	CR	4	2,5	2,5	2,5	4	
4504	959	Three	CR	4	2,5	2,5	2,5	4	
4505	839	Three	CR	4	2,5	2,5	2,5	2,5	
4506	821	Three	CR	4	2,5	2,5	2,5	2,5	
4507	821	Three	CR	4	2,5	2,5	2,5	2,5	
4508	821	Three	CR	4	2,5	2,5	2,5	2,5	
4509	832	Three	CR	4	2,5	2,5	2,5	2,5	
4510	842	Three	CR	4	2,5	2,5	2,5	2,5	
4511	821	Three	CR	4	2,5	2,5	2,5	2,5	
4512	821	Three	CR	4	2,5	2,5	2,5	2,5	
4513	821	Three	CR	4	2,5	2,5	2,5	2,5	
4514	826	Three	CR	4	2,5	2,5	2,5	2,5	
4515	4355	Three	POS						
4516	282	Three	POS						
4517	478	Three	POS						
4518	1467	Three	Road						
4519	2333	Three	Road						