



## Architectural Guidelines

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## 1. INTRODUCTION:

Pin Oak Heights is a small upmarket private residential estate based in Somerset West. There are 9 properties in total, which adds to the exclusive feel of the estate.

The main purpose of these architectural guidelines is to ensure an architectural language in the Estate, but to still give architectural professionals freedom to explore and express a variety of design solutions. The overall material and form selection allowed in the guidelines will lead to a visually pleasing environment, adding to the value of the estate as a whole.

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## **1. PREPARATION OF BUILDING PLANS:**

- 1.1 All plans, new and/or alterations to an existing dwelling must be prepared by a registered SACAP Architectural Professional and submitted on their title block with SACAP registration number and classification. All plans to be submitted to the Controlling Architectural professional.
- 1.2 All building plans to be accompanied by a current land survey of the erf showing the precise position of the corner pegs. For extensions to an existing house, the precise position of the house on the erf in relation to the building boundaries and building lines to be indicated.
- 1.3 The position of the corner pegs to be verified by a land surveyor. This to be done prior to construction.
- 1.4 Plans that are submitted to include the following:
  - Site plan indicating 500mm contours provided by Land surveyor
  - All building lines and servitudes
  - Site Area
  - Area of all floors
  - Coverage calculations
  - Plans at 1:100
  - All elevations and sufficient sections showing NGL and height restrictions
  - North point
  - Roof plan
  - Drainage and storm water layout
  - All external finishes
- 1.5 No dwelling to comprise of more than two storeys – a storey being two habitable levels divided by an intermediate floor structure
- 1.6 Only drawings approved by Pin Oak Heights HOA will be allowed to be submitted to the local authority for compliance with the National Building Regulations and by-laws.
- 1.7 Construction can only commence on site after approval by the local authority, and NHBRC enrolment. Only drawings indicating the Pin Oak Heights HOA and local authority stamps shall be in use on the specific erf for the construction of the dwelling.
- 1.8 No deviations from approved drawings will be permitted unless a plan has been re-submitted indicating the deviations and submitted for approval and approved by Pin Oak Heights HOA and the local authority.

1.9 The decision of the Pin Oak Heights HOA in respect of the interpretation of these guidelines will be final and binding. No waiver of any of these controls will create a precedent for any future application.

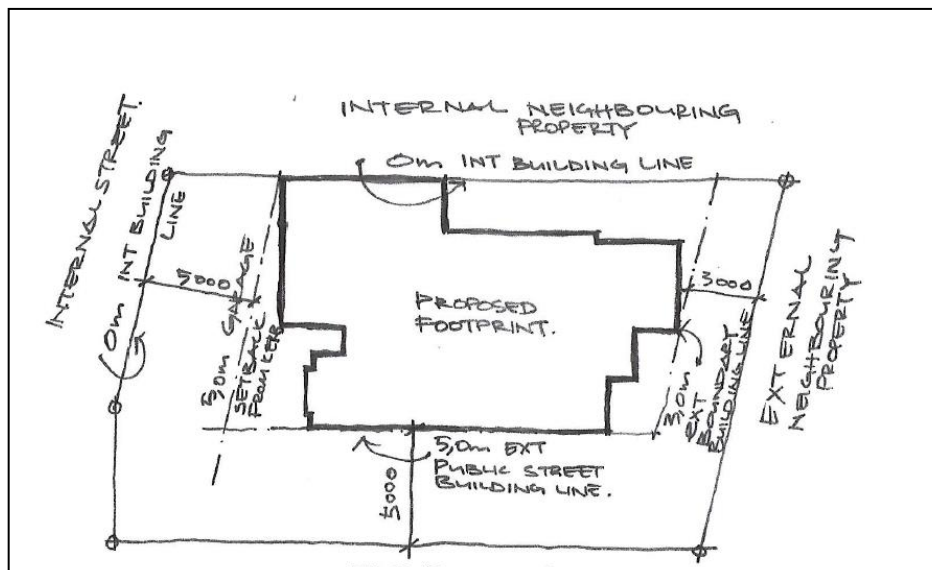
## 2. PLANNING CONTROLS:

### 2.1 Coverage, Density & Height restrictions:

- Coverage and Density according to the City of Cape Town's Zoning Scheme or The maximum coverage of a site will be 60%.
- The height restriction will be as per the City of Cape Town's zoning scheme. 8,0m to max wall plate height from Existing Ground Level and 10,0m max roof height from Existing Ground level.
- Initial buildings may not be smaller than 220sqm which excludes Garages, Covered Patios or open sided Covered areas.
- Total building to be minimum 300sqm or larger.
- Permanently Covered Patios, verandas or similar areas will be included in Coverage.

### 2.2 Building lines:

- As per the City of Cape Town's Zoning Scheme
- Street building lines – 0,0m for internal street, 5,0m Garage setback, 5,0m external public street
- Common building lines – 3,0m for external boundaries, 0,0m for internal boundaries.
- Only in unique circumstances will the relaxation of building lines be considered by the Pin Oak Heights HOA. Any encroachment of above building lines will be subject to a Departure Application at the local authority. It will be the responsibility of the owner to apply for such Departure



## 2.3 Boundary walls:

### 2.3.1 Street boundary walls:

- To maintain the open space feel of the Estate, street boundary walls are discouraged. If street boundary walls are required, a max 1000mm high wmf wall, measured from inside of the property, will be permitted on the street and side boundaries in line with the building facade.
- Boundary walls to have 30 degree plastered capping or flat tops will be allowed.
- All gates to be equal to the height of the boundary wall.
- No driveway gates will be permitted.
- Boundary wall to be stepped to follow the NGL and not to exceed the 1000mm max height on the inside of the property.

### 2.3.2 Side and rear boundary walls:

- The maximum height of any side or rear boundary walls permitted will be 1,8m from NGL.
- Walls to be solid masonry, plastered and painted.
- All drying yards to be screened by 1,8. High screen walls.
- Boundary walls to P.O.S to not exceed 900mm in height.

### 2.3.3 Retaining walls:

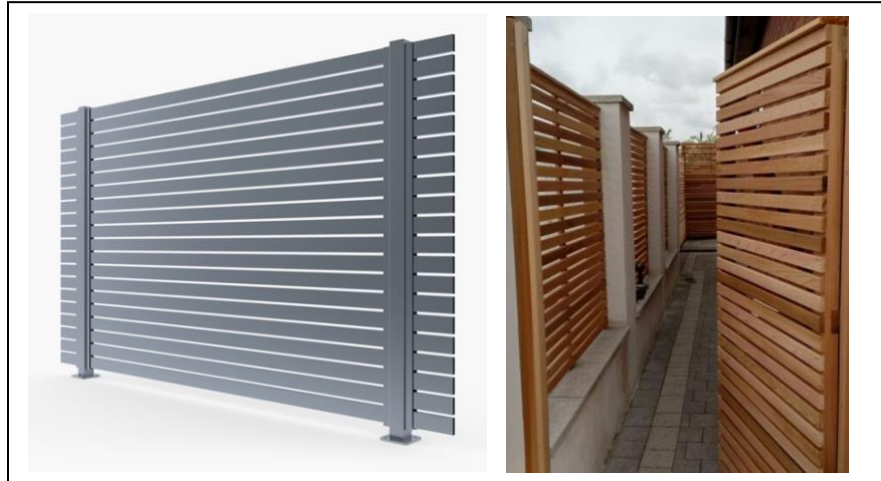
The following types of retaining walls will be permitted. All walls to be rectilinear. No curved walls will be permitted:

- Built plastered and painted reinforced walls max 1,5m in height. Where more retaining height is required, the wall to step back by 1m to create a planter or terrace. Drawing of all retaining walls to be submitted with HOA submission, for HOA approval. All retaining walls are subject to Existing and New ground levels.
- Gabion type wall. The type of stone to be approved by Pin Oak Heights HOA.

### 2.3.4 Screens on boundary walls:

Horizontal slatted screens of Aluminium, composite timber or natural timber may be used to screen drying yards and to extend the height of boundary walls, to max 1,8m height. A full detail of screen to be presented to the Pin Oak heights HOA. (See 4.6 GATES & SCREENS)

2.3.5 General note: Palisade fencing, vibracrete walls, unplastered, unpainted or bagged brickwork will not be allowed for any boundary walls.



2.4 Driveways:

- The max width of a driveway will be 5,5m wide
- All driveways to be 120x120mm charcoal cobbles.
- No in-situ cast aggregate concrete surface construction will be allowed for driveways

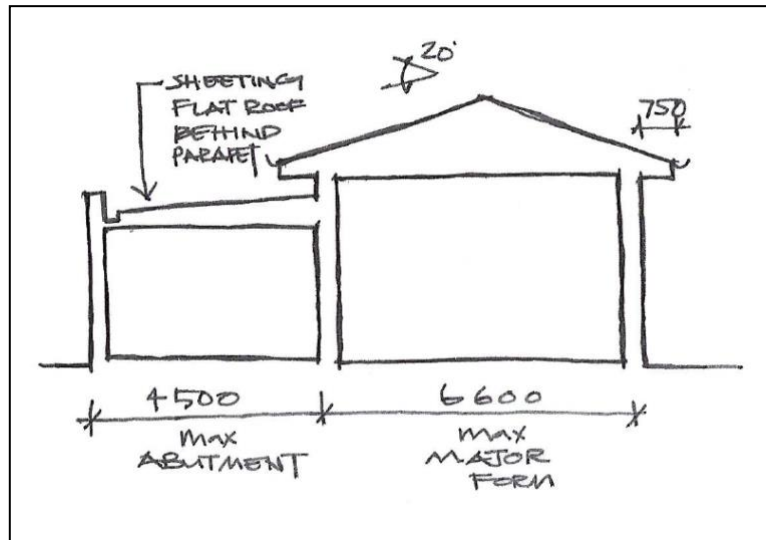
#### 4.1 BUILDING FORM AND SIZES:

The shape of the buildings should be fragmented to ensure a line of sight between the homes looking towards the mountain. Buildings should be rectangular shape and 90 degrees to each other.

House forms to be a combination of major and secondary plan elements. Flat roof links in between forms are encouraged. This will ensure a broken-up aesthetic, creating a pleasing visual impact on the environment.

The width of any major form with a double pitch roof is limited to 6.6 m maximum width, measured externally when covered with a pitched roof. Widths of minor forms, or abutments to major forms, such as lean-to-roofs, are limited to maximum 4.5m, measured externally.

It is encouraged that First floor areas should be smaller than the ground floor area. This ensures a stepped look. The use of Pergolas and balconies are encouraged to enhance this aesthetic and to give depth to the elevations.



## 4.2 WALLS:

The buildings will be constructed from bricks, plastered and painted. Some structural steel elements may be used for different textures and to give a contemporary aesthetic.

All external walls with windows to be a minimum of 280 mm cavity walls. No concrete building blocks allowed for construction of external walls.

Wall finishes that are allowed:

- Plaster and paint finish to all external walls of either vertical brush texture, scratch texture or smooth plaster. See colours below for approved main and accent wall colours.
- Drypacked stone work as feature walls may be used on the dwelling and must be approved by the Pin Oak Heights HOA.
- Composite timber cladding "Antique Oak" by EnviroDeck, or similar approved.
- Natural timber cladding in natural timber colour. HOA to approve final specification. No orange varnish colour permitted.



No alternative or experimental construction systems will be allowed.  
The following materials will not be allowed:

- Facebrick
- Bagged brickwork
- Artificial stone
- Log construction
- Tiled walls

Approved wall colours:

Main house: Dulux “Purest Frost” 71 YY 90/027, subject to Pin Oak Heights HOA final decision.

Accent Features: Dulux “Summer Showers” and “Grey Wind”, subject to Pin Oak Heights HOA final decision.

### **4.3 ROOFS:**

Structures to have a combination of pitched and flat roofs. This will enable the design to be broken up in different roof elements, creating a lesser visual impact to the environment.

Only 20 degree double pitched roofs are allowed on major plan forms. On steep sloping sites it may be necessary to use a composite of main forms in order to remain within the double storey height. To this end a concrete roof or lean-to roof from sheeting, could be used to link the major forms. All minor forms to have a pitch below 5 degrees, to be hidden behind a parapet wall.

Roofs may not have gable ends. Roof to have 750mm overhangs right around.

Roof covering to be pre painted Colourbond Kliplock (406) sheeting in “Charcoal” colour, or similar approved. This will blend the most into the surroundings and will be non-reflective.

#### **4.3.1 Eaves:**

Major plan roof elements must have overhangs of 750mm measured horizontally between plaster finish and fascia board.

#### **4.3.2 Fascias:**

Painted fibre cement fascias to be used. Fascias to be same colour as the walls.

#### 4.3.3 Rainwater Goods:

Only seamless Aluminium “ogee” profile gutters may be used. The colour to match the colour of the roof or the colour of the fascias. **PVC Round Downpipes** to be used. The colour of the downpipes to match the colour of the walls.

The following will not be allowed on roofs:

- Unpainted flashings
- Unpainted fascias

#### 4.4 WINDOWS AND DOORS:

Powder-coated Aluminium doors and windows will be used in the development. Colour: “Pure White Matt” ANP 39010

No dormer windows to be used.

Front doors:

- Front doors may be timber and to stay natural wood colour to bring the natural appearance of wood into the development.
- No decorative moulded or panelled doors will be permitted.
- No curved doors with elaborate designs will be allowed.
- Solid doors with horizontal plank appearance will be allowed, or full glass aluminium doors will be allowed.
- Frameless Glass on pivot will be allowed

Glass standards to conform to NBR. No reflecting or mirror glass will be allowed. Glass may be slightly tinted where necessary, to be approved by Pin Oak Heights HOA.

Proportions of windows to be vertical format – with the height exceeding the width. Horizontally proportioned windows will be allowed where it complements the design.

No small pane windows will be allowed.

Doors or windows wider than 2,5m width to be recessed by a min 1,5m deep canopy (Pergola or roof overhang).

#### 4.5 GARAGE DOORS:

Only Automated Sectional overhead Alu-elite Aluminium in “Pure White Matt” ANP 39010.

Garage doors may only be double door proportions.

#### 4.6 GATES & SCREENS:

The following will be permitted:

- Horizontal Aluminium louvered gates powder coated to match windows and doors.
- Horizontal Timber composite (“Antique Oak” by Envirodeck, or similar approved by HOA) slats on galvanized and epoxy coated steel frame to match colour of windows and doors.
- Horizontal Natural timber slats on galvanized and epoxy coated steel frame to match colour of windows and doors.



#### 4.7 BURGLAR BARS:

All burglar bars must be internal. No externally mounted burglar bars or burglar gates will be permitted.

Horizontal Bars only.

All burglar bars and gates should complement the design. The use of clear bars are encouraged.

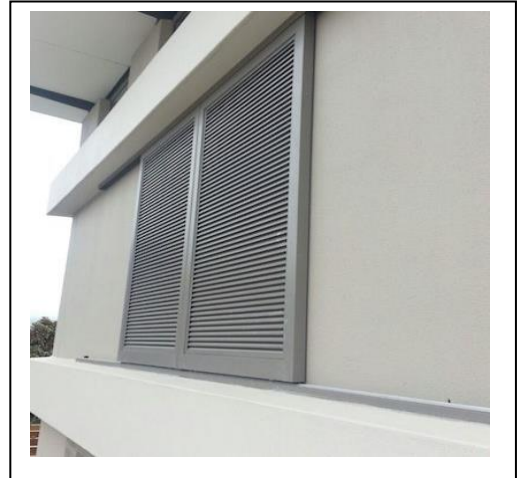
Members of burglar bars should preferably be hidden behind mullions and colour to be white.

All burglar bars to be approved by the HOA.

#### 4.8 SHUTTERS:

Shutters must be functional and operate on a sliding mechanism. No side hung shutters will be permitted.

Shutters may only be aluminium to match the colour of the windows or roof.



#### 4.9 PLASTER MOULDINGS:

In the event of plaster mouldings being introduced, they should be simple square plaster bands painted the same colour of the wall.

No plaster bands in an accent colour will be allowed.

Not permitted:

- Curved
- Decorative
- No Quoining
- Corbelling below eaves.

#### 4.10 AWNINGS:

Awnings may be permanent or movable under a pergola structure or hidden behind a fascia beam.

Awnings:

- Awning must be made from aluminium louver material in keeping with the colouring of the Estate.
- No coloured shade cloth, branded awnings or decorative awnings will be allowed.

All awnings will need to be approved by the HOA.



#### 4.11 BALCONIES:

Balconies to be set back from boundary by a min of 2,5m from all boundaries.

Screens are encouraged where overlooking any neighbours. Permitted screen material (See 4.6 GATES & SCREENS).

Balconies may not have a pergola or veranda attached to it on the Ground Floor.

#### 4.12 BALUSTRADES & HANDRAILS:

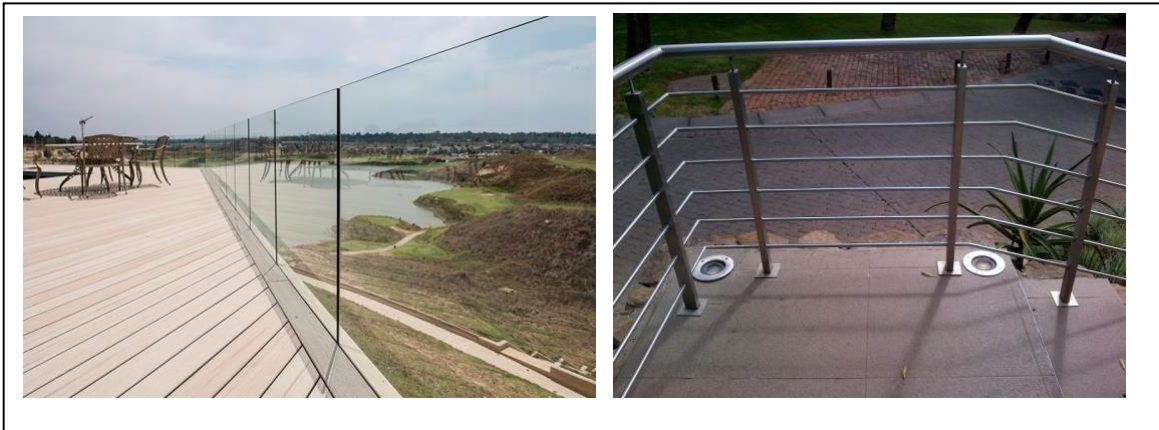
All balustrades to balconies to be according to the NBR regulations.

Balustrades will be of the following:

- Stainless steel with horizontal members in round or square bars.
- Frameless glass balustrades.

Balustrades not allowed:

- Cast iron with or without patterned designs.
- Framed glass.
- Balustrades in timber



#### 4.13 CHIMNEYS:

Chimneys may not form part of the boundary wall and should be behind a lean to roof or under cover.

Chimneys cannot be freestanding and must be attached to building.

Chimneys to be built with steel or concrete capping.

Chimneys that will not be permitted:

- Rotating or spinning cowls
- Decorative plaster
- Polished or galvanized stainless steel pipes.

#### **4.14 LIGHTING:**

All lighting on dwellings to be soft and downward shining to allow no bright lights in the evening.

External lights on streets and walkways should be adapted to reflect downwards onto the road surfaces.

Lights should be complimentary to the building design, and should not be obtrusive or a hindrance to any neighbours.

No external spot lights will be allowed on the units. Only some movement lights will be allowed at back of properties certain areas for security reasons.

Garden lighting is to be restricted and only where necessary.

Light spec to be on plan submitted to HOA

The following will not be permitted:

- Decorative pendants
- Coloured lights in terms of fittings or light produced by fitting.

#### **4.15 SWIMMING POOLS:**

Private swimming pools can be installed.

Pool and pool enclosures according to NBR safety regulations.

Pump filtration and heating to be screened and drawings to be submitted to the HOA for approval.

#### **4.16 SATELLITE DISHES:**

Satellite dishes to be fitted below the main building eaves line, with the colour to match that of the wall or roof.

Satellite dishes not to be visible from the road.

#### **4.17 SERVICE PIPES:**

No service pipes, plumbing, Aircon or electrical conduits, may be exposed on the external walls.

All service pipes and conduits to be concealed and not visible.

#### **4.18 AIR CONDITIONING:**

All air-conditioning condensers should be screened. Window mounted units will not be permitted. Wall mounted units will only be allowed if below 1.2m height taken from above the finished floor level.

#### **4.19 HOUSE NUMBERS & POST BOXES:**

Estate house numbers to be supplied by the HOA and for account of the new client.

No illuminated signs, painted steel or relief in plaster numbers will be permitted.

Post boxes to be a simple slot in the wall integrated in the house design. No freestanding post box structures will be permitted.

#### **4.20 WASHING LINES:**

Washing lines are to be located behind 1,8m high service yard walls, and screened from all neighbours. (See 3.3 Boundary walls, 4.6 GATES & SCREENS)

#### **4.21 WASTE BINS:**

Waste bins are to be located behind 1,8m high service yard walls. . (See 3.3 Boundary walls, 4.6 GATES & SCREENS)

#### **4.22 GAS CYLINDERS:**

Gas cylinders are to be located within the service yard area and should comply to SANS 10400 standards.

#### 4.23 WATER MANAGEMENT:

Water saving measures to be taken for ex. dual flush toilets, low flow shower heads etc.

Rainwater tanks are allowed, but has to be screened and cannot be visible from road. Colour of tanks permitted to match colour of walls or roof. No other colour tanks permitted. (See 3.3 Boundary walls, 4.6 GATES & SCREENS)

#### 4.24 SOLAR HEATING:

Solar Heated Hot water systems are encouraged. Remote tank and solar panels must be used i.e. combined tank and panels on roof not allowed. The panels will be mounted on the roof of major forms only on condition that it will not be visible from the street.

#### 4.25 WENDY HOUSES:

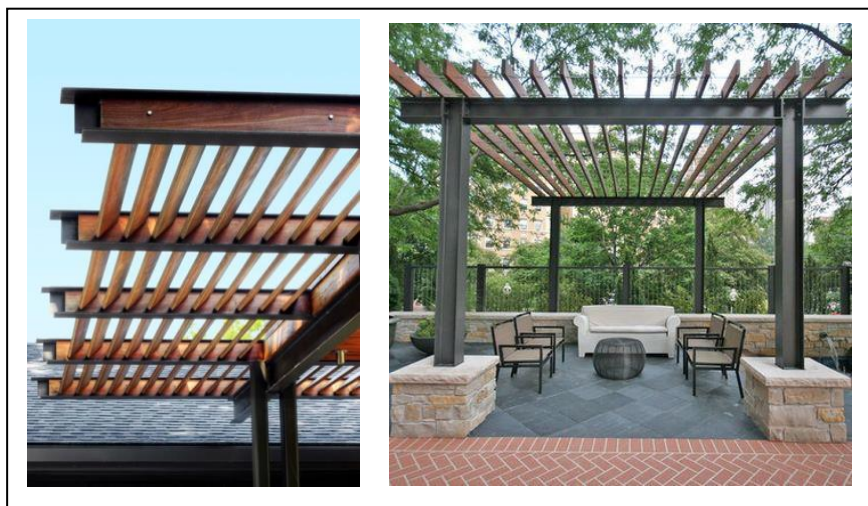
No wendy houses or garden sheds will be permitted.

#### 4.26 PERGOLAS:

The use of pergolas are encouraged to provide a layering to the elevation. No decorative pergolas will be permitted.

The following materials will be permitted:

- Timber with natural wood colour, or painted to match windows and doors.
- Aluminium powder coated to match colour of windows and doors.
- Composite Timber “Antique Oak” by Envirodeck, or similar approved by HOA.
- Galv and epoxy coated steel I beam colour to match colour of windows and doors. Timber or composite timber inserts.
- Natural drypacked stone cladded plinths for posts.
- Only square masonry, steel or timber posts will be permitted. No precast moulded columns will be permitted.





## **5. Landscaping and Planting List:**

Pin Oaks Heights Landscape Development Design Concept plan no. RO-LP-01  
Information prepared and provided by Caren Speirs.