



## **ARCHITECTURAL REGULATION DETAILS**

### **FORMAT OF GUIDELINES**

- A **GENERAL principles**
- B **Specific colours, textures and materials**
- C **Inclusions and exclusions**
- D **Architectural Panel Conditions and fees**
- E **Landscaping Regulations**

*Note that the code may be adjusted if in the opinion of the aesthetic committee, the developer and the homeowner association it is felt to improve the overall appearance and quality of the estate.*

## **A GENERAL PRINCIPLES**

An architecture that deals with the extremes of a sub-tropical climate whilst embracing the natural beauty and environmental sensitivity of the site, can be found in the ideals and principles of the master architect Frank Lloyd Wright.

The “Wright Style” incorporates the following main principles:

### **1 "The integration of the house and the landscape, the inside and outside conceived as one**

This is achieved mainly through the use of an uncluttered open plan, where rooms flow into each other and out onto sheltered courtyards, patios and outdoor rooms. Wright drew his inspiration from nature and the site upon which he built. As he so famously said, “I believe in God, only I spell it Nature...”

### **2 Strong horizontal lines with low pitches and cantilevers**

Low pitches encourage cantilevers and wide roof overhangs. This assists in integrating the building into its landscape. As Wright said, “No house should sit on a hill, but rather be of the hill...” These roofs and cantilevers also protect the home from nature’s elements, providing cool shelter from the sun and protection from the wind and rain. Flexible architectural interpretation means that either low pitched, or a combination of low-pitched and flat roofs can be used to create different feels to suit both modern and traditional tastes. A common slate coloured roof finish ensures harmony between the lush green vegetation and various building forms.

### **3 Large windows and screens**

Wright believed in maximizing views and enlarging interiors by opening the private areas of a house in order to optimize light and bring the “outside in”. “Windows should not merely be punctured holes in walls...” High level windows were encouraged on public areas, thereby maximizing privacy. This is a perfect combination for a site with such magnificent views but within the constraints of a modern security estate.

### **4 The use of natural colours and materials**

Wright believed that colours and materials should reflect their inherent structure and this is what gave a building its character. The use of slate coloured roofs, stone walls and details, slate tiles, wooden windows, doors and decks, natural earthy plasters and paved driveways and roads create a visual harmony with the landscape. Artificial ornament and adornment is discouraged. The use of water for natural cooling and screens for ventilation also assist in natural temperature control.

Due to the environmentally sensitivity of the site, it was important for the architecture to be in harmony with the site by adding value not only to the residential dwellings but also to the local ecosystem.

Further, the architecture has to be in sympathy with the natural aspects of the site taking in sea-views, forest areas and water-front vistas. All this is to be done with an architecture that protects homes from nature's sub-tropical elements of wind, rain and sun.

## **B SPECIFIC MATERIALS AND COLOURS**

### **1 Slate Coloured Roofs**

- Flat profile roof tile.
- Low pitch 17½ - 5%.
- Laid on boarding or sheeting.
- Mottled colour within grey/black colour range.
- Modern or Elite tile.
- Natural slate.
- Flat roofs to be covered with grey/black stone chippings, or brown pebbles.

### **2 Windows & Doors**

- 2.1 Hardwood or aluminium with black, dark brown or dark grey finish.
- 2.2 Stained dark brown, black or red, or distressed grey.
- 2.3 Units to be in harmony with the aesthetic emphasis on strong horizontal proportions.
- Doors and windows to be designed as one unit & theme;  
No cottage pane. (horizontal lines & large panes);  
No burglar guards (shutters);  
No standard catalogue windows.
- 2.4 Glass to be clear or with sun filter built in.
- No reflection film (shutters & blinds rather).  
Only grey colour (no blue, green, yellow or mirror).
- 2.5 Timber sections to be clean, substantial and with minimum decorative mouldings.

- 2.6 Special windows:
- No circular arch windows.
  - No round windows.
  - No geometric shaped windows.

### 3 Earth toned paints and plasters

3.1 Cementitious paints allowed:

- Other
- Cem-wash
- Africote
- Earthcote

3.2 Plascon – colours:

- Light greys
- Light tans
- Very light creams
- Grey whites

} predominance of grey, brown, black

### 4 Stone Plinths and feature elements

- 4.1 Building to be anchored to the ground. All walling below ground floor to be treated as a plinth.

4.2 Finished with:

- ruled plaster joints
- rough textured plaster
- real stone cladding
  - Mudstone
  - Slate
  - Sandstone
  - Siltstone
  - Granite

(colours to match and be in harmony with paint colours)

- 4.3 Maximum height of plinth 3m or it must be broken up.

- 4.4 Feature elements such as: chimneys; entrances; fin walls; retaining walls; screen walls; slab supports, all in matching stone/wall cladding.

- 4.5 No full face-brick house will be allowed. Facebrick to be used only as plinths or as feature elements.

## 5 Timber decks, balconies, terraces, pergolas & balustrades

- 5.1 Hardwood decks to be in balu or approved timber.
- 5.2 Finish being dark brown/black or left to go natural grey.
- 5.3 Support structures to be designed as aesthetic elements rather than purely structural.
- 5.4 Decking; balconies; terraces to appear to float with strong emphasis on the horizontal.
- 5.5 All tiling and finishes to balconies and terraces to be grey; black; tan or off-white but appear natural as a material:
- - Slate
  - - Cement
  - - tiles made to look like stone/cement
  - - stone.
- 5.6 All pergolas to be in hardwood with finish matching timber decks, doors and windows.
- Design to be in harmony with house. (Form an integral part of the house).
- Emphasis on the horizontal.
- 5.7 Balustrades to be primarily in wood, although stainless steel posts, wire & details will be permitted.
- Concrete walls, flower boxes and limited glazed balustrades will be permitted.
- Emphasis on the horizontal and to be in keeping with the architecture.

## 6 Driveways and Roads

- 6.1 Concrete pavers in harmony with house colour.
- 6.2 Clay pavers in harmony with house colour.
- 6.3 Maximum 1:5 slope recommended 1:6.
- 6.4 Textured concrete.

## 7 Other Elements

- 7.1 Fences( See Fence Protocol) -Wire fence covered with creeper (max 1.5 high)
- Hedges (max 1.5 high)(See hedge Species)
  - Stonework (max 1.00 high).
- 7.2 Gates - Timber

- 7.3 TV Aerials, Dishes - Not visible.
- 7.4 Fire Work - Boxed & ducted – not visible.
- 7.5 AC / Geysers - Screened and hidden from view.
- 7.6 Pool Fence - Timber, hedge or stone;  
- Gate timber.
- 7.7 Play Pens/ Yards/ Gardens
- Natural timber only
  - Stone walls
  - Hedges.
- 7.8 Garden Ornaments
- Pools : Part of House Architecture
  - Ponds : Part of House Architecture
  - Fountains : Part of House Architecture
  - Gazebo's : Part of House Architecture
  - Pergola's : Part of House Architecture
  - Carports : Part of House Architecture

## **C EXCLUSIONS**

### **1 Doors and Windows**

- PVC windows
- Tinted glass/mirror glass
- External burglar proofing
- Timber look alike finish to aluminium
- Speculative window and door sections
- Arched, round, tri-angular or multi-sided windows
- Dome roof lights, pyramid roof lights.

### **2 Colour paints and plaster**

- Spanish plaster
- Bright colours
- Yellows and greens and pinks
- Gaudy finishes

- Decorative mouldings and ornamental pieces.

### 3 **Roof Tiles, Roofs**

- Sheeted roofs exposed
- FC Tiles
- Bituthene roofs.
- Multi-coloured slate and roof tiles.

### 4 **Stone Plinths/ feature elements**

- Ornamental columns
- Ornamental niches
- Unrealistic pseudo stone cladding and spanning of openings
- Pipe chimneys
- Ornamental chimneys

### 5 **Timber decks, balconies, terraces, pergolas, balustrades**

- Coloured and reflective glass balustrades
- Ornamental very decorative balustrades
- A/c or resin concrete balustrades
- Aluminium other than black, dark green, grey/white, brown
- Precast concrete ornamental balustrades
- A/c decks & pergolas
- Aluminium awnings
- Canvas awnings
- Shade cloth
- Fibre glass, polycarbonate translucent/ coloured sheeting
- Pole & lathes, pergolas & balustrades

### 6 **Driveways & Roads**

- Tar
- Plain concrete.

## **D ARCHITECTURAL PANEL'S CONDITIONS AND FEES**

The Architectural Panel's Fees are as follows:

- 1 9% full fee (1% discount from normal rate) including site supervision etc.
- 2 6% fee for plans up to municipal approval. However "as built" still need to be signed off before occupation to ensure quality & control.

Paid as follows:

- 33% fee paid before submission of sketch plans
- 33% fee paid before submission for municipality
- 33% fee paid before submission of as built.

### **Off Panel Architects Procedures**

Over and above the panel, we understand that some clients have relationships with architects not on the panel and would therefore like to use them. In order to facilitate the building process at Brettenwood, without compromising on the development vision of the estate, the developer and the architectural review committee have agreed to the following process for non-panel architects.

1. Curriculum Vitae of the architect must be submitted prior to sketch plan submissions to [brendan@brettenwood.co.za](mailto:brendan@brettenwood.co.za) and [sarah@brettenwood.co.za](mailto:sarah@brettenwood.co.za)
2. Sketch plans need to be submitted to the monthly review committee. Meetings are held on the first Monday of every month. Architects must be present at these meetings to discuss plans and architectural principles. Non-panel architects must submit sketch plans prior to final plans. The fee for sketch plan submissions for non-panel architects is R 2500.00.
3. This amount must be made out to the Brettenwood Homeowners Association and paid prior to the meeting.
4. Final plan submissions fees are R 2500.00 for non panel architects and R 1500.00 for panel Architects. These amounts are paid prior to the monthly meetings. Again non-panel architects must be present at these submission meetings.
5. Three on site inspections must be conducted by the Architectural Panel to ensure that houses are constructed as described on their approved drawings. These inspections must be conducted at:
  - a. completion of foundations
  - b. prior to roof tiling on completion of roof trusses
  - c. on completion of dwelling an as-built certificate must be issued in order to obtain an occupation certificate.
6. The cost for such inspections is R 7500 for a single storey home and R 10 000 for a double storey..

7. The developer and the Home Owners Association reserve their right to add or remove architects from the approved panel.

## **E LANDSCAPING REGULATIONS**

All homes fall into a unique eco-zone or biome. Depending on the environmental sensitivity of each site, each owner will have to plant the required amount of indigenous species of trees and shrubs in their garden.

- 1 A planting plan must be submitted with the all building plans. The architectural committee will make use of an approved environmental consultant who will approve landscaping drawings and sign off landscaping "as planted" plans.
- 2 No occupation certificate will be issued until the "as planted" plans have been signed off.
- 3 A list of approved indigenous species for each zone will be presented on transfer of each erf.
- 4 No trees or shrubs may be removed or cut down without prior consent of the Architectural Committee and the Homeowner's Association.
- 5 The developer and Homeowner's Association reserve the right to plant up planting servitudes or to rectify planting not done in accordance with landscaping regulations and submitted plans. All associated costs will be for the purchaser.