
ARCHITECTURAL RULES AND PLAN APPROVAL PROCEDURE:

BANKENVELD Extension 14

1 INTRODUCTION

These are the guidelines set out for houses in Bankenveld: The Golfing Estate and are the design criteria with which the houses will have to comply. These guidelines have been developed to protect and maintain the unique environmental and physical attributes of the environment and the Witbank Dam.

All the residential sites in Bankenveld: The Golfing Estate has been clustered into small villages and their boundaries are created by the golf course fairways, open areas and main roads.

Although there is no prescribed specific architectural theme, each small village will have prescribed architectural features, e.g. roof shapes and colours, window dimensions and frame colours, etc. to create a sense of place within the estate and the golf course.

The following design principles have been designed for the evolution of an own unique Bankenveld Architecture. The overall intention is to create compatibility of architecture rather than repetition of styles. Flexibility of interpretation is important to encourage a variety within the constraints of these guidelines. Rather than create too stringent guidelines, those elements specifically excluded are clearly stated.

The main objectives of these guidelines are to create:

- A sensitivity for individual, unique design and architectural creativity;
- Sensitivity for each site's natural features, flora, topography, and especially the orientation to the north and the views;
- A commonality of earthly colours and finishes to ensure that the overall development harmonises with the natural environment and creates a balanced life style for all resident;
- An environment where urban and natural environments are integrated;
- Where the tranquillity is preserved and orderliness is maintained.
- Environmentally friendly or sustainable buildings, taking also into consideration the local climate and the seasonal movement of the sun. Provision is also to be made for disruptions in the delivery of municipal utilities.

Individual, unique architectural design in this context refers to the following:

- The design must take cognizance of the unique contours and the views of each stand; the plans must specifically refer to these aspects.
- The uniqueness of each stand must eliminate the possibility to replicate a house plan used elsewhere.
- If such appliances as under-floor heating, excessive air-conditioning are required, then the design and layout of the house needs to be re-assessed.
- The usage of natural on-site materials, e.g. stone.

These guidelines are characterised by simplicity, geometric, non-symmetrical order, harmony and visual continuity and are visually set against a simple streetscape of lawns, trees and homes. This is the underlying vision for the architecture of Bankenveld: The Golfing Estate.

2 SUBMISSION OF PLANS AND BUILDING CONTROL

2.1 Preparation of plans

- 2.1.1 All plans must be prepared by an Architect registered with the S.A. Council for Architectural Profession (SACAP).
- 2.1.2 Sketch plans, together with the site plans must be submitted to the Architectural Review Committee of the HomeOwners' Association for its consideration of the Conceptual Design Principles.
- 2.1.3 Working drawings in compliance with the approved sketch plan, together with a building deposit and security clearance form, are to be submitted to the Architectural Review Committee for approval, prior to being submitted to the Local Authority for approval. It is placed on record that the HomeOwners' Association reserves the right to interdict purchasers from commencing construction without the plans being approved by the HomeOwners' Association in terms of this clause.
- 2.1.4 One copy of the original sketch will be kept for record purposes, together with one coloured copy of the final submission.
- 2.1.5 Design and layout of the entire stand will be considered from the outset. Accurate siting of all buildings and the adjacent stands must be given on the site plans. Special consideration should be given to existing natural features on site, i.e. existing flora and topography, the latter to include contour lines on the plans.
- 2.1.6 Plans submitted are to include the following:
- *Site Plan with the natural ground level of the erf beacons shown*
 - *All Floor Plans*
 - *All Elevations, especially the street elevation*
 - *Sections indicating height in relation to the properties below and immediately above the site in question.*
 - *Perspective View, Photographs and Colour Schemes of external finishes and colours must be shown on sketch plans.*
 - *All plans and drawings in electronic format (PDF-file) for record purposes.*

2.2 Approval

- 2.2.1 Aesthetic approval will be given prior to the normal municipal submission plans being lodged with the Local Authority for building regulations approval. Notwithstanding the fact that the building plans may comply with all other regulations, etc., the approval or rejection of such plans shall be at the sole discretion of the HomeOwners' Association, which approval shall not be unreasonably withheld.
- 2.2.2 The architectural character of the house will be considered in harmony with that of other houses in the area as well as the aesthetic appearance and the proposed siting of the building, and such other factors as the HomeOwners' Association at its discretion may deem suitable.
- 2.2.3 Nothing in any other regulations herewith will be construed as permitting the contravention of the conditions of Title to any erf or any by-laws or regulations of the Local Authority.
- 2.2.4 Every effort is made to ensure that these standards are observed by all stand purchasers. It must be stressed that the right to final approval of building plans ultimately vest in the Local Authority.
- 2.2.5 A fee of R500-00 is payable for the above scrutiny, and approval is subject to change by the HOA. This fee is limited to two sketch plan reviews and one working drawing review. Any additional reviews will be charged at R500 per review.

2.3 Building Deposit

An amount of R5000-00 will be debited to the owner's levy account (whenever levies are payable) as soon as construction is seen to begin. In all other cases this deposit made out to the HOA, is to be handed in to the Architectural Review Committee of the HomeOwners' Association when submitting plans for approval. This amount will be kept in trust by the HOA. This deposit is refundable, free of interest, at the completion of construction. The deposit will be utilised to remove any rubble or make good any damage caused by the Builder that is not recovered by the Local Authority, i.e. landscaping, driveway paving, trees, damage to essential services, roads, etc.

2.4 Completion and Occupation of dwellings

- 2.4.1 It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
- 2.4.2 Once construction has commenced, the building shall be completed within 12 months of the commencement date.
- 2.4.3 No dwelling may be occupied without a Completion Certificate being issued by the Architect who designed the house confirming that the building has been constructed as per submitted building plans.

3. TOWN PLANNING CONTROLS

3.1 Height and Coverage Restrictions

See Par. 1, Annexure A hereto attached.

The maximum number of storeys of any building shall be the number of storeys as seen from street level.

- (i) The impact of a second storey on:
 - (a) the right of privacy of adjacent property owners and
 - (b) the views from adjacent residences will be considered, within reason sketch plan approvals are requested.

- (ii) The maximum height of a building is measured in the number meters from the average street level kerb height closest to the erf to the highest point of the roof; Provided that this height restriction may only be relaxed with written permission from the local authority in consultation the HomeOwners' Association.

3.2 Building lines

See Par. 2, Annexure A hereto attached.

4. ARCHITECTURAL REQUIREMENTS

4.1 General

- 4.1.1 The main dwelling, including “normal” garage and outbuildings, may not be less than 150 m² in floor area.
- 4.1.2 Awnings, TV aerials, satellite dishes and other items that do not form part of the basic structure, should be clearly shown and annotated. Solar heating panels, if used, should be incorporated into the building to form an integral part of the design.
- 4.1.3 Staff accommodation and kitchens are required to open onto a screened yard or patio. Drying yards must be screened by means of at least 2,4m walling from neighbouring properties.
- 4.1.4 Lean-tos and temporary carports will not be allowed.
- 4.1.5 All exposed plumbing should be adequately screened from all elevations.

4.2. Architectural Style

All architectural designs and styles are allowed, on condition that they comply with the minimum architectural requirements set out in these guidelines.

Only 1 (one) building will be allowed on an erf/stand. All “normal” outbuildings, e.g. garage, servants quarters, carports, etc. must form part of the design and construction of the main building. All erven must, therefore, have a single building “footprint”.

Detail design attention must be given to the interface between the house and the public street, in order to create an interesting and vibrant streetscape. The design elements for the appearance from the street may include a stoep, veranda, bay window, sundeck, conservatory, foyer, pergola, columns, porch, etc.

4.3 Colour scheme

The colour scheme of the exterior of all buildings (walls, roof, gutters, etc.), must have a substantial amount (minimum of 60%) of one or more of the following earthly colours, or shades thereof (only matt finishes) specified in Par. 3, Annexure A

4.4 Roof Finishes

See Par. 4, Annexure A

4.5 External Wall Finishes

Natural stone, minimum of 5% of the street and golf course elevation

- Painted Plaster
- Bagged and Painted Brickwork

Exclusions: Face brick, Semi-face or stock bricks
Timber Faced Construction
Metal cladding
Imitation stone

4.6 Street Boundary Walls

It is appreciated that the diverse nature of single, residential neighbourhoods will lead to a variety of treatments to street boundary. Every effort should be made to avoid the hostile "canyon-like" effect that high solid walls along streets cause in many residential areas.

In the secure environment created, street boundary walls are no longer necessary. However, if specifically required, the street/private property boundary should be defined by a wall in the following manner:

- 4.6.1 Boundary walling in stone or approved face brick, as well as approved painted plaster walls will be allowed between boundaries.
- 4.6.2 Only 50% of the street and/or golf course frontage may be fenced off, either by palisade or built up as a solid wall to a maximum height of 1800mm from the natural ground level on the street side of the boundary.
- 4.6.3 The balance of the wall should be a minimum height of 400mm to a maximum height of 600mm, to a width of at least 220mm. Pillars at approximately 3 - 5m centres may be built to a maximum height of 1600mm, with open steel palisade type fencing to a maximum of 1500mm above NGL (Normal Ground Level) as described in par 6 above. All palisade fencing must fit in with the overall architecture of the house; the style will be subject to the approval of the Architectural Review Committee.
- 4.6.4 The street boundary wall type is to be continued on the side boundary for a minimum of 3m from the street boundary, after which a solid wall may be built to 1800 mm above ND. (Except drying yard screen walls to 2400mm).
- 4.6.5 All walls bordering open space or hiking trails should adhere to the same guidelines as for street boundaries.

4.6.6 Exceptions:

Corner stands with more than 30m total street frontage. At least 20m of walling as described above is to be built defining entrances by means of gate posts (pillars), with the balance delineated by means of pillars 500 x 500 x 650 high (minimum) at centres as mentioned above (4.6.3) and hedges preferred in between.

4.6.7 Exclusions:

Precast walling

Timber fencing

Wire fence (except green diamond mesh), used in conjunction with steel detail and subject to the approval of the Architectural Review Committee.

4.7 Garages

Garages with entrance doors not facing the street may not be more than 6,5m in length parallel to the street, unless aesthetically detailed and subject to the approval of the Architectural Review Committee. If more than 6,5m the wall needs to be detailed to change the wall to a feature wall.

4.8 Windows and Doors

Proportions of individual windows are to be such that there is always a larger vertical dimension. However, large horizontal areas of glass comprising French doors, sliding doors and folding doors and windows that start from within 250mm from the internal floor level are permitted and encouraged. Curtain walling to be excluded.

For finish refer to annexure A, par 3

The use of shutters is encouraged.

Exclusions: Steel frames
Fake shutters
External Burglar bars

4.9 Verandas, Balconies and Pergolas

These items are to be designed in keeping with the main structure. All cover sheeting over pergolas to be recessed behind an elevation-covering beam (plastered and painted, or timber). No perspex, fibreglass or polycarbonate sheeting may be visible from the street.

4.10 External Balustrading

Timber (natural or painted)
Painted or epoxy coated steel tubing
Plastered and painted Brickwork

Exclusions: Steel Panelling or other thin solid sheet panelling.

4.11 Awnings

Canvas Awnings are preferred, to match the overall colour theme of the main building.

Exclusions: Steel or aluminium awnings.

4.12 Swimming Pools

Exclusions: Porta-Pools above ground level.

4.13 Paving and Driveways

Brick paving (except half bricks)
Exposed Aggregate Concrete Paving
Cobbles
Natural Stone Chip with Edging
Premix with brickpave or Cobbled Edging

Exclusions: Chip and Spray
Grey Concrete Slabs
Slasto/Crazy paving
Pebble paving

4.14 Burglar Bars

Internally mounted in a simple gridded pattern, purpose-made to suit the proportions of the windows.

4.15 Post Boxes

No post boxes will be allowed, as there will be no postal delivery, for security reasons.

4.16 House Names/Street Numbers

Maximum size of lettering 200mm. Preferably to be black, historical green or brass.

Exclusions: Wrought iron
Ceramic
Italic lettering
Free form lettering.

4.17 Other

The design and specification of each house must include a stand-by water tank (min. 2500m²) as a feature of either the street or golf course frontage. The tank may be manufactured from any material, except plastic (PVC).

ARCHITECTURAL GUIDELINES:

BANKENVELD Extension 14

1. Height and Coverage Restrictions

Erven	Number of Storeys	Maximum Height	Maximum Coverage
478 to 492.	One (1) storey as seen from De Salze Street	5m	50%
476, 477, 493 to 496, 508 to 515 and 517 to 528	Two (2) storeys (ground plus first floor)	8m	35%
475, 497 to 507 and 516	Three (3) storeys (ground plus two floors)	No maximum	35%

2. Building lines

Boundary		Distance from the boundary	
Street	50% (max) of the frontage	0,0 m	Including garden walls and fencing.
	Remainder of the frontage	3,0 m	Including garden walls and fencing
	Garage doors facing the street	5,0 m	
Side	Single storey	2,0 m	From any one side
	Multi storey	2,0 m	From any side
Rear		2,0 m	

3. Colour scheme

Erven	Exterior walls	Roof	Window frames
475 to 528	<ul style="list-style-type: none"> • Any combination of the following colours to be matched with Dulux colour scheme namely: • Quartz Flint 3 • Clouded Slate 3 • Clouded Slate 2 • Niagra Blue 2 	See roof finishes	<ul style="list-style-type: none"> • Dark grey powder coated aluminium • Dark stained hardwood • Dark grey painted hardwood

4. Roof Finishes

The principal roof shall be hipped with a slope according to area specification.

Erven	Design	Colour
475 to 528	<ul style="list-style-type: none">• Lafarge deep roll double roman - taunus• 22.5° to 30°pitch.• Principle roof must consist of a series of double pitched roofs connected by means of R.C. slabs.• Roof to finish against a detailed gable wall.• Where possible, square hipped roof features to be introduced e.g. over entrance, porte cochere, etc.• Deep roof overhangs are encouraged. The minimum roof overhang should be 450mm.	Slate grey