

BAINSVALLEI ESTATE

WELLINGTON



bainsvallei

ARCHITECTURAL DESIGN GUIDELINES

FOR BAINSVALLEI ESTATE



ARCHITECTURAL GUIDELINES:

1. INTRODUCTION:

Location:

The Bainsvallei Development is situated on Church Street, Wellington, positioned on the outskirts of the town, providing breathtaking views of the quaint town and the scenic mountains in the distance.

Design Principles:

This document aims to maintain the cohesively built environment through the careful control and regulation of the materials, architectural form, arrangement, elements, and colour used. The objective is to foster a unified architectural style with a distinctive Boland style. As the estate is predominantly developed, prospective buyers are encouraged to develop existing properties that align with the established architectural language of the community. While there are limited vacant plots remaining, homeowners who purchase a plot and construct a new dwelling must ensure that the design adheres to the architectural style and guidelines outlined herein.

Principal Architect of the Lifestyle Village

The document cites the Principal Architect (ARCH) in conjunction with the trustees of Bainsvallei as having the authority to render final decisions on various matters outlined in the Architectural Guidelines.

2. BUILDING PLAN SUBMISSION AND APPROVAL

Registered Architectural Professional

Homeowners are to engage an architectural professional of their choice, provided that the architect/technologist/draughtsperson is currently registered with the South African Council for the Architectural Profession (SACAP). While the professional need not hold the qualification of PR Arch (Professional Architect), they can alternatively be an Architectural Technologist or an Architectural Draughtsperson

Plans

Plans must be prepared in accordance with these guidelines and must adhere to the Drakenstein Municipal regulations as well as the National Building Regulations, specifically SANS 10400.

Signature of Plans

Building plans must be submitted to the ARCH for aesthetic approval and sign-off prior to final Municipal approval. Both the architect and homeowner must sign the plans that are to be submitted, where possible. If the owner is unable to sign the plans, the architect's signature shall serve as legally binding on behalf of the owner.

Alterations & Additions

Any plans for modifications or additions, including the enclosure of stoeps, must first be submitted and approved by the ARCH and then submitted to the local authority for further approval.

Aesthetic Approval

The designated architect is required to submit a single electronic copy of the initial draft sketches, encompassing plans, elevations, and coverage ratios, along with a site plan and fence design, to the ARCH's assigned coordinator for initial review and scrutiny.

Local authority approval

Upon receiving approval for the initial sketch plans from the ARCH, the next step involves preparing detailed drawings for submission to the Drakenstein Municipality. In accordance with the latest municipal guidelines, two printed copies and one electronic copy of the final plans must be submitted to the ARCH for verification, stamping, and approval. Following this, the ARC will return one printed copy along with the digital version to the architects for their submission needs, while retaining one printed copy for the Estate Office's records.

3. SITING CONTROLS

Sketch plans exist for each vacant erf, proposing a style and position for potential development. However, property owners have the liberty to engage an architectural professional to design a residence that aligns with the architectural guidelines.

Zoning

The area is exclusively zoned for single residential use.

Coverage

- The site can have up to but no more than 60% coverage, including garages, covered verandas, patios, and stoeps.
- A minimum habitable floor space of 100m², excluding garages and covered areas, is permitted.
- The construction of a single garage, apart from the main dwelling, is mandatory.

Building lines

4.1 Along Main Road 401 (Bainskloofpad): 5 meters

4.2 Along Leeuwrivier: 5 meters

4.3 Along external boundaries of Bainsvallei: As per single-residential zoning.

4.4 Along internal boundaries: As per group housing

127. Building development parameters in this zone

(1) The following building restrictions shall apply within this zone:

AREA OF LAND UNIT	STREET BUILDING LINES	COMMON BOUNDARY BUILDING LINES	MAXIMUM COVERAGE	MAXIMUM HEIGHT incl roof
Up to 250m ²	1m	1m on one & 0m on two boundaries	70%	8m
251m ² to 500m ²	2m	1,5m	60%	
>500m ²	4,5m	1,5m	50%	
Garages and carports	0m	0m	n/a	4m

It is the designer's responsibility to verify the building lines with the municipality.

Heights

- The guidelines support the use of verandas, stoeps, pergolas and lean-to roofs to reduce the scale of the main building.
- Pergolas, terraces and other similar devices should be used to create privacy and screening and to soften the buildings into the landscape, particularly as viewed from the approach roads.
- Single storey and double storey dwellings are allowed.
- A maximum height of 8.0m as measured from mean ground level to the top of roof level will be imposed. This height will be measured at the intersection of the structure and the mid- point of the specific site and must step back parallel to the average ground level.

4. PLAN FORMS, SCALE AND PROPORTION

Structures must adhere to appropriate scale and maintain architectural and geometric harmony. The layout should consist of rectangular shapes arranged orthogonally; circular or irregular forms are not permissible.

FREE-STANDING BUILDINGS AND GARAGES:

Free-standing buildings and garages, unless designed as part of the core structure, may only have flat roofs that are rectangular, single storey extensions to core buildings. These buildings may not exceed the maximum area of 70m². The roof should be mono pitch.

5. DESIGN COMPONENTS

ROOFS

Flat roof

The maximum span for flat roofs in single-storey dwellings is 5m, while for double-storey dwellings, it is 6.7m. Dark charcoal (non-profile) cement tiles, IBR, Kliplok (Armour grey) or Brownbuilt or similar profile are the recommended roof coverings.

The use of shade netting is prohibited.

Pitched Roof

The main dwelling recommended to feature a pitched roof. 30 degrees for single-storey structures and 40 degrees for double-storey houses. These roofs must be constructed using sheet metal and painted in the dark charcoal colour, specifically Armour Grey. Dark charcoal (non-profile) cement tiles, corrugated Roof Sheeting (Armour grey) or Brown built or similar profile are the recommended roof coverings.

FREE-STANDING BUILDINGS AND GARAGES

All standalone building rooftops must be obscured by a horizontal parapet wall. Roofing options include corrugated metal sheets or reinforced concrete topped with crusher stone. Single-story structures are mandated for both standalone buildings and garages.

VERANDAHS AND STOEPS

These areas may feature either open spaces or be enclosed with straight mono-pitch structures, permitting roof sheeting made of Kliplok metal with a prescribed pitch ranging from 3 to 5 degrees, and finished with Chromadeck or Kliplok.

The approved colour for these structures is white.

EAVES AND FACIAS

Only eaves that are either clipped or flush, with fascias extending the length of the building along the roof edge, will be permitted. Available fascia material options include Nutec board with a white paint finish or white PVC.

GUTTERS AND DOWN PIPES

Gutters and downpipes must be installed securely to seamlessly align with fascia boards and walls. Acceptable options include Ogee seamless, pre-finished aluminium gutters and downpipes, or PVC gutters (half-round shape) paired with PVC downpipes. Colour choices are limited to White. Furthermore, all downpipes must connect to grated stormwater gullies integrated into an underground sewer system, ensuring the effective discharge of rainwater to the street or common estate system.

CHIMNEYS

All chimneys must be constructed with masonry, plastered, and painted to blend with the wall colour. They can be positioned either inside or outside the roof eave. Any prefabricated flue pipes are recommended to be hidden within the constructed chimney stacks. Rotating cowls are prohibited, but turbo cowls are acceptable. The tallest point of any chimney cannot exceed 1000mm above the roof sheets. The termination of the flute may feature a half-round design or a level top with plaster mouldings.

Prefabricated chimney piping extending through the roofing is not recommended.

PARAPETS

Parapets are to accompany the roofing on the front façade of garages and any roof that is not pitched. Main roof should not have parapets.

EXTERNAL WALLS

Exterior walls will be constructed using masonry cavity wall technique, then plastered and painted for finishing. If plastered plinths are employed, their height should not surpass 800mm.

Plaster bands, with widths varying from 120mm to 200mm, may be applied around openings, though they are not obligatory. However, if utilized, these bands must be painted in the identical hue as the wall; no other colours are acceptable.

Walls should be coated with a smooth wood trowel plaster finish and painted to harmonize with the established colour palette of the estate, utilizing one of these specified exterior paint colours:



BALUSTRADES

All external balustrades and railings must be vertical in design. They should be constructed using timber or aluminium square tubing and finished in white.

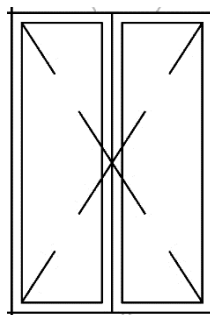
Glass balustrades are also permitted. Discreet fixing detail is encouraged alternatively the glass must be installed in a white frame.

6. WINDOWS

The window frames will be crafted from either UPVC, or aluminium. The frames must adhere strictly to the following specifications: **Gloss (G) White (ANP 71001) or natural aluminium colour**

If a deviation from the specifications is desired by the owner, kindly submit a sample for approval by the ARC.

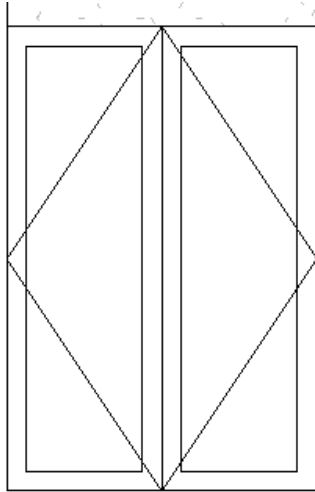
- Windows must adhere to vertical proportionality, with a maximum width to height ratio capped at 60%, resembling a portrait orientation rather than landscape. They should follow the Top hung/side hung style remaining devoid of mullions, with no allowance for small pane arrangements.
- Windows should not be situated lower than 300mm above the finished floor level.
- Prohibited are reflective/mirror or colour-tinted glazing options; however, low-E or double-glazing alternatives are deemed acceptable.
- While the use of burglar bars is discouraged, if implemented, they must either consist of simple rectangular designed units, painted to match the window frames and internally positioned, or be crafted from clear polycarbonate material and internally mounted.
- Internal aluminium security shutters are permitted, with no allowance for external installations.
- Only internal burglar meshing is allowed for security purposes.
- Each window must be furnished with a smooth plastered sill, inclined at a minimum angle of 15°, with a plaster moulding projection as specified in the detailed sketch provided.



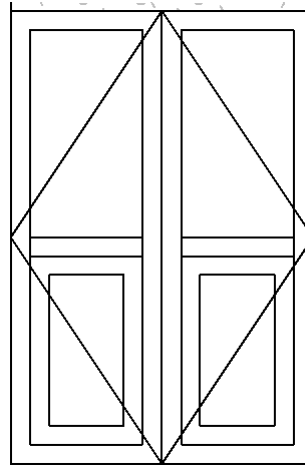
Vertical proportion window

7. DOORS

- The door material must be chosen from UPVC, or aluminium frames, harmonizing with the window aesthetics. Aluminium doors are permitted with colour specifications aligned with those for windows.
- French doors, stable types, with various configurations including side and fan lights, sliding, or sliding-folding options are permissible.
- Frameless glass doors are exclusively allowed for steep enclosures.
- The front door must be an aluminium white door, with the option of a glass panel in the upper and/or lower section. Ornate designs or pivot types are not permitted.
- Sectional overhead garage doors should be constructed from fiberglass or aluminium with horizontal patterning.
- All burglar bars, security gates, expandable and sliding systems, as well as burglar meshing, must be installed behind the glazing of windows and doors. These units are restricted to white or natural colours, with no other colours permitted.
- A gable window is recommended on the main roof facing the road.



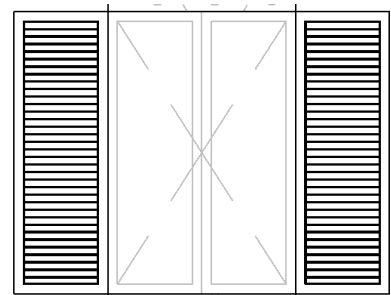
Full pane glass doors



Stable type door

EXTERNAL SHUTTERS

- External shutters are recommended to be installed in a manner that aligns with the materials of the doors and windows, and if utilized, should be operational, either through hinges or sliding mechanisms.
- External shutters should adopt a louvered design and be finished to complement the colour of the corresponding windows or doors, or alternatively, be painted white.



8. VERANDAS, STOEPS AND PERGOLAS

- Verandas and stoeps, where applicable, are required along the longitudinal facade of the building. The width of a veranda should range from a minimum of 1200mm to a maximum of 4000mm. Verandas with lean-to roofs should maintain a simple design at a recommended angle of 3°. Roofing material for the verandas must be steel or timber. Finish must be white.
- Supports for verandas and stoeps should generally consist of plain, square plastered and painted columns, with or without expressed plaster bands. The dimensions of these columns should not be less than 330 x 330mm and not exceed 380 x 380mm. Alternatively, double hardwood 144 x 44mm upright supports may be utilized, with apertures facing outwards. Finish to be white.
- Galv. Mild steel columns square in shape and finished with a white powder coating will also be allowed.

No other type of column or support will be allowed.

No other colour will be allowed.

- Stoeps may only be enclosed in accordance with the following specifications:
 1. Framed or frameless sliding or stacking doors are permissible.
 2. Louvered sliding stacking doors are also permissible.
- Additionally, any pergola constructed against the wall must adhere to the following guidelines:
 1. For a wooden pergola: employ double hardwood vertical uprights measuring 144 x 44 mm, treated and adorned with either dark staining, varnish, or painted white. The cross sections must match the uprights, measuring 144 x 44 mm, and must be treated or painted in a complementary style.
 2. Alternatively, a masonry-built pergola must consist of uprights measuring 340 x 340 mm, painted in white. The cross section can either be tanolith-treated round poles or hardwood beams measuring 144 x 44 mm painted white.
- It is imperative to submit plans for enclosing a stoep to the Building Control Office of the Drakenstein Municipality to ensure compliance with National Building Regulations, as an 'enclosed stoep' automatically qualifies as an additional room.
- Awnings may be utilized beneath these structures, with canvas being plain and white in design.
- It is recommended to have a pergola at the front door of the house.

9. BOUNDARY AND YARD WALLS

MATERIALS

Boundary Walls: Walls standing at a height of 1.8 meters, plastered and painted to harmonize with the houses' walls, must enclose the backyard.

No fences or walls are allowed to the street facade

The height of these boundary walls is determined by the average ground level, set at 1.8 meters outside the property. When dealing with slopes, boundary walls should descend in sections, with each segment spanning a maximum length of 3 meters and reaching a maximum height of 1.95 meters.

YARD WALL GATES

Masonry yard walls are recommended.

The yard will be enclosed with either an Aluminium, Nutec or timber finished in white.

The panel may incorporate either horizontal or vertical grooves, each 100mm wide. The gate's colour will match the specifications listed for the windows.

The gate height shall not exceed the height of the yard wall.

The yard must be enclosed.

10. DRIVEWAYS AND PAVING

- The driveway paving should harmoniously blend with the internal roads, utilizing grey exposed aggregate concrete interlocking or bond pavers.
- Aim to reduce the extent of hard landscaping in proximity to dwellings.
- Front yard paving (hardscape) should not exceed 70% coverage and maintain the selection for the driveway.
- Gravel is not allowed for parking or paving

11. LIGHTING

External wall lighting must not disrupt neighbouring properties. The fixtures are recommended to be white or black in colour.

Solar lights are permissible; however, the solar panels should not be observable from the streetscape. Motion-detection lights are acceptable, provided the motion detector is concealed within the fixture, and the light does not disturb neighbours.

Permanent LED strip lighting installations are prohibited.

Yard and perimeter wall lights must be mounted low and out of sight from the street. The fixtures must feature a louvered grill directing light downward and must be matte black or white.

12. MISCELLANEOUS

- Decking is allowed.
- Waste & Soil Pipes:
All waste and soil pipes should be discreetly integrated within walls or ducts, ensuring they remain concealed and unnoticeable from the exterior of the buildings.
- Security Beams:
Wireless external detection devices are permitted, provided they blend seamlessly with the wall colour. Alarm systems must be internally installed and must integrate with the homeowner's designated armed response company.
- Aerials:
Aerials, satellite dishes, and wireless equipment are to be mounted inconspicuously, utilizing the most practical placement options available.
- Generators:
Generators are permitted for use under the following conditions:
 - a) When they are concealed from the external view of the property.
 - b) Screening similar to that used for air conditioning units should be implemented if generators are not situated within the yard area.
 - c) Preference should be given to the use of 'silent type generators'. Noise emissions from any machinery must not inconvenience residents and should not surpass 65 decibels when measured at the boundary of the property.
- Solar Panels
The installation and positioning of solar panels, whether utilized for generating hot water, electricity, or any other external mounted panels, must undergo scrutiny and authorization by the ARC. A Letter of Approval will be issued, which must be included in the final submission to Drakenstein Municipality.
It is important to note that solar panels are permitted under National Building Regulations to supplement electricity provision. However, installations aimed at "going off the grid" will be deemed excessive in scope, particularly regarding panel installation requirements, and will not be permitted.
The panels should be installed on the flat roof of the structure, ensuring they remain out of view. If this is not feasible, they may be placed on the pitched roof as an alternative.

Please note:

A. New Builds:

- a. A plan delineating the precise placement of the panels on the roof is to be incorporated into the ARC and Drakenstein Municipal approval plans.
- b. This plan will be included as an integral component of the customary Drakenstein building application procedure.

B. As Additions:

- a. A resubmission plan, indicating the precise location of the panels on the roof, is required for approval by both ARC and the Drakenstein Municipal authority.
- b. Submission of an SSEG application along with registration with the Drakenstein Energy Department is mandatory.

Solar panels intended for either heating or electrical generation must be installed horizontally at a low inclination behind parapet walls on garage roofs, adhering to a specified angle of 3°. Panels should have a rectangular design and shape, and they should either be of the "half-cell black module" or "evacuated tube" variety.

Each application will be evaluated based on proposed size and positioning. If an applicant can demonstrate that the preferred panel placement will be shaded for the majority of the day, the ARC may consider an alternative location. However, such alternative placements are not permitted on roofs facing streets. Furthermore, all panels must conform to the slope of the roof sheets.

Flatbed (copper pipe) type and evacuated tube panels exclusively meet the regulations.

Solar panels featuring an integrated reservoir or geyser atop are prohibited. The colour specification for solar panels (excluding tubes) is black; blue panels are strictly prohibited. Furthermore, any reflective surfaces or shiny parts on panels are disallowed; panels must possess a non-reflective finish.

C. Grey Water Systems:

Implementation of grey water systems is strongly encouraged and, when utilized, should be seamlessly integrated into the house design. Storage tanks, if utilized, must be discreetly concealed within the service yard or buried underground to ensure they are not visible from the street.

D. Air Conditioning:

Air conditioning units must be inconspicuously installed and not discernible from the street view. Ideally, units should be mounted and contained within the service yard; however, if this is not feasible, they must be concealed appropriately.

The proposed materials for concealment include sections of aluminium painted to match the house's colour, or alternatively, painted Everite Flexit board. Regardless of the material chosen, all sections must be securely mounted against a light steel frame attached to the walls. These steel frames should be painted to seamlessly blend with the walls.

Please be advised that air conditioners of the Breeze-Air type are prohibited.

The unit should not be visible from the road. If visibility from the road is unavoidable, the unit must be properly covered and enclosed.

If the air-conditioning unit is situated in a yard, away from any visible vantage point, there's no need for a screening device.

Condenser units located on flat roof structures must be hidden from street view by a parapet wall. The placement of the condenser unit must be endorsed by the ARC before installation.

Car ports

- E. Pre-fabricated carport structures are allowed as well as pergolas can only be erected following submission and approval of plans by the ARC.

Security Cameras

- Security cameras mounted externally should be visible and comply with South African camera rules and regulations.

Rainwater Tanks

- Rainwater harvesting tanks are permitted, exclusively for placement within the yard, and must be enclosed within a screened box to ensure they are not visible from the street elevation.
- Tanks may take on a square, rectangular, or circular shape.
- The colours that are permitted are: Charcoal can be interpreted as Charcoal & Stormy Sky, while Tan can be represented by Beige, Khaki Brown, or Winter Grass according to the JOJO website.
- Water tanks are not permitted to be positioned in front of the street facade line on the street-facing side of the house. Additionally, if placed above the building lines, water tanks must not exceed the height of the boundary wall, which is 1.8 meters.

If the house is rented out, the owners of the house must mandate the installation

Gas Geyser Installations

- Gas bottles and geyser pipe installations should be strategically placed within the yard.
- The geyser fittings' pipework should be meticulously installed, preferably concealed within the walls of the dwelling.
- All gas installations must be carried out by a specialist, and a Certificate of

Please be aware that a plan indicating the tank's proximity to the house needs to be submitted to the ARC. Both the applicant and the professional are required to submit a site plan, floor plan, and elevation(s) for approval by both the ARC and the Drakenstein Municipal.

Compliance (COC) must be provided upon completion.

Domestic staff quarters will not be allowed in this estate under any circumstances.

The following structures will be discouraged within this estate:

Please be advised that prior approval from the Architectural Review Committee is required to install any of the following:

- Gazebos
- Wendy houses
- Greenhouses
- Other above-ground structures
- Free-standing post-boxes
- Thatch Lapas