

**ARCHITECTURAL GUIDELINES**

**1. Introduction**

- 1.1. The purpose of the Leadwood Architectural Guidelines is to encourage individual design creativity within prescribed architectural parameters. The aim is to harmonise materials and design styles with the natural elements to create a balanced lifestyle for all residents in the estate.
- 1.2. These Architectural Guidelines do not apply to the Lodge.
- 1.3. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic management, coupled with attention to individual privacy.
- 1.4. Furthermore, the aim of the guidelines is to direct the aesthetics and environmental quality of the development and establish a collective architectural language, to protect the investment of the neighbours and to ensure the adherence to the environmental principles and conditions established in the Environmental Management Plan.
- 1.5. Residences within the development are to be designed and constructed so as to enhance the natural landscape and general style and character of the development.
- 1.6. The concept emphasizes simplicity, human scale, vertical proportions and traditional plan form.
- 1.7. Sustainability is encouraged and the use of rainwater tanks, solar heating, passive solar control, solar heat collection and passive cooling systems to reduce artificial heating and cooling are recommended.
- 1.8. Careful attention will be paid to the positioning and type of domestic and landscape lighting implemented in buildings and landscaping to minimise light pollution within the estate.
- 1.9. The bulk, scale and roof height of residences will be carefully monitored so as not to present overpowering architectural elements which dominate the landscape.

- 1.10. The design of the individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, reducing the potential of damaging or removing indigenous trees.
- 1.11. Rehabilitation of the veld around the building site and disturbance area is mandatory and will receive priority. The surrounding landscaped areas should be treated sensitively and kept as natural as possible making use of similar approved materials.

## **2. Architectural styles**

The design philosophy at Leadwood Estate is to create an atmosphere whereby owners design and construct contemporary and/or traditional bush style homes. Designs sympathetic to outdoor living are encouraged such as gazebos, canvas awnings or curtaining verandas.

## **3. Design guidelines**

### **3.1. Dwellings per erf:**

- 3.1.1. Only one dwelling with satellite free standing bedrooms and associated outbuildings will be permitted per site.
- 3.1.2. Outbuildings must be attached to the main dwelling with a wall, pergola or walkway. Such a wall may not exceed 1.8m in height and must not encroach over building lines or the disturbance area boundary.

### **3.2. Footprint of construction:**

- 3.2.1. A maximum area of 35m diameter, or 17.5 metres radius from the centre beacon pin, may be used to construct the footprint of the dwelling. No building operations or structures may be erected outside this disturbance area except for an access road, which shall conform to the relevant Landscape Design Guidelines.
- 3.2.2. Verandas, balconies, patios, staircases, gazebos, pergolas, built-in braais and barbeques, or any other structure more than 300mm high are generally considered to be part of the building structures and must be within the disturbance area.
- 3.2.3. Decks are generally not to be higher than 500mm above ground level (without filling). Higher decks, if required due to site topography, will only be

considered if not intrusive to neighbours. All decks constructed shall not extend more than 5 metres beyond the footprint.

- 3.2.4. Pools and pool filters must be situated within the building lines.
- 3.2.5. A maximum of 2 garages shall be permitted on each site and same must be situated within the disturbance area.
- 3.2.6. Beacon Certificate - Prior to the start of construction, the building contractor must obtain a beacon certificate from the appointed land Surveyors. They will visit the site to point out the correct site boundary pegs and disturbance area and issue a certificate to this effect. The position of any building along a boundary must also be certified by the Land Surveyors.

### **3.3. Maximum Building Height**

The maximum height of buildings on residential stands is up to a maximum of 8.5 metres above Natural Ground Level (NGL). The 8,5 metres shall be measured from foundations to highest point of the roof judging from approach to the dwelling. Provided that this may be relaxed by approval of the Company in respect of Portions situate along a river, or large trees as canopy, where elevated decks and platforms are required because of flood-lines. In such cases double storey buildings, dorma windows or upstairs decks are permitted.

### **3.4. Permitted Colours**

- 3.4.1. The colours permitted for the wall construction of dwelling must be brown based and examples of the colour scheme will be available from the Developer or the controlling architect.
- 3.4.2. Roof colours are to be close to charcoal colours or as close as possible to mature thatch.
- 3.4.3. Where guttering and down pipes are installed, owners must ensure that the colour scheme must be the same or correspond with the colour of the roof and downpipes must correspond with the colour of the walls.

### **3.5. Dorma windows and Skylights**

The contemporary or traditional bush style envisaged in these guidelines does not allow for the installation of dorma windows and or skylights other than set out in 3.3 above.

### **3.6. Windows and Doors**

Only wooden or brown powder coated aluminium door and window frames are permitted.

### **3.7. Roof styles**

3.7.1. Roofs must be pitched at 45 (forty five) degrees-

3.7.2. Owners may use corrugated iron, natural thatch or tiles, provided that where corrugated iron is used the edge surrounds must be covered.

### **3.8. Lighting**

3.8.1. All outside lighting must take cognisance that light pollution is to be kept to an absolute minimum.

3.8.2. Accordingly outside lights must be designed in such a manner that light is only directed downwards and the light sources is a maximum half a metre off the ground.

3.8.3. No floodlights are permitted, no lights to exceed 500 (five hundred) millimetres in diameter.

3.8.4. To ensure minimum disturbance to neighbours and the environment, all plans submitted for approval must clearly indicate the placing of all exterior lights.

### **3.9. Brown and Grey Water Systems**

3.9.1. Brown and grey water systems must be split.

3.9.2. The brown water disposal system will consist of toilets, washing machines and kitchen sinks draining into a storage or conservancy tank on the Property. The placing of the tanks and layout of the proposed septic tank system is to be approved by the Developer and clearly indicated on any plans submitted for approval.

3.9.3. Grey water systems should be used for irrigation. Grey water from baths, showers and washing basins will be drained into a storage or conservancy tank with associated pump for irrigation. The placing of the tanks, soak away systems and layout of the proposed conservancy tank system is to be approved by the Developer.

### **3.10. Floodlines**

No buildings shall be located below the 1:100 year flood line.

### **3.11. Prohibited Materials**

The following materials are not permitted in an effort to promote the contemporary and or traditional bush style of the development:

- 3.11.1. Unpainted plaster (except cement oxide or if shown on approved elevations);
- 3.11.2. Asbestos;
- 3.11.3. Unpainted or reflective metal sheeting;
- 3.11.4. Highly reflective or mirror like glass;
- 3.11.5. Standard pre-cast concrete walls or swimming pool type steel mesh fencing and bonnox fencing;
- 3.11.6. Razor wire, devils fork, security spikes or similar features; and
- 3.11.7. Shade netting.

### **3.12. Gardens**

- 3.12.1. No gardens are permitted other than in closed courtyards, or immediately around a swimming pool.
- 3.12.2. As protection for the natural fauna and flora, owners must try and incorporate as much of the natural bush into their design and where trees are to be planted, only indigenous trees are permitted.

#### **4. General notes**

- 4.1. A new home owner will require specific design catalogues from the controlling architect for three main items:
- 4.2. Building Designs;
- 4.3. External Materials and Colours; and
- 4.4. Landscaping.
- 4.5. Other items that require approval/specifications from the Estate Architects/Developers are:
  - 4.5.1. Externally mounted air conditioning units and evaporative coolers;
  - 4.5.2. Outbuildings (garden sheds, store areas and carports);
  - 4.5.3. Solar hot water heaters – residential dwellings and swimming pools;
  - 4.5.4. Pergolas, patios and verandas;
  - 4.5.5. Swimming pool and associated structures which must be designed / situated in a manner that discourages game drinking from the pool.
  - 4.5.6. Satellite dishes and communication devices;
  - 4.5.7. TV and radio antennae;
  - 4.5.8. Security systems;
  - 4.5.9. All extensions and renovations to the dwelling;
  - 4.5.10. Signage to the home shall conform to the general standard as employed by the developer elsewhere in the estate; and
  - 4.5.11. Driveways must not reach beyond the disturbance area.
- 4.6. Under no circumstances may any caravans, quad bikes or off road trailers be parked on the property other than inside the garages.

## **5. Building regulations**

- 5.1. At all times, all owners, contractors, workmen and employees must observe the national building regulations and the management and conduct rules of the development.
- 5.2. All owners must observe and comply with the directives issued from time to time by the development's board and estate management in relation to use of the estate infrastructure and construction guidelines in general.
- 5.3. When appointing a contractor, owners must at all times be cognisant of the style of building required and the competency of their contractor in complying with these architectural guidelines.
- 5.4. Building time limits: Maximum time frame from start to finish – 9 months. This is imposed to facilitate the use and enjoyment of the development by all land owners and rules may have to be varied from time to time depending on the scale and amount of construction prevalent on the estate.
- 5.5. Estate management will also deal with the following aspects and more information can be obtained from the Developer or estate management once an owner commences construction:
  - 5.5.1. Infringements;
  - 5.5.2. Large delivery vehicles;
  - 5.5.3. Control of building activities;
  - 5.5.4. Site regulations;
  - 5.5.5. Building activity times;
  - 5.5.6. Workers' access tokens/security;
  - 5.5.7. Refuse disposal;
  - 5.5.8. Offloading of material and delivery times;
  - 5.5.9. Enclosing of building site;
  - 5.5.10. Site works;

5.5.11. Storm/rain water management; and

5.5.12. Communication connections