

SOMERSET PARK BUILDING DESIGN CODE

1. INTRODUCTION

The purpose of these property improvement DESIGN GUIDELINES for SOMERSET PARK is as a general guide for the design and character of the external appearance of buildings in order to create a harmonious relationship between buildings in terms of style, colour and connecting elements such as boundary walls and landscaping.

Prior to submitting plans to the relevant controlling authority, all property owners will be required to submit Site-Development Plans to the Somerset Park Homeowners' Association. These plans should ideally display the general external design and character of the buildings, boundary enclosures and landscaping.

The Homeowners' Association's Planning and Aesthetics Committee will consider the plans, hence these GUIDELINES should be submitted timeously in order to obtain the approval of this Committee.

2. BUILDING DESIGN CODE (General Guidelines)

The overall design theme incorporates the typical use of verandahs, green tiled roofs and plastered or facebrick walls.

The code is designed to assist the homeowner in achieving a harmonious environment, is easy to follow and is divided into the primary elements of the house. Each section will state the developer's intent together with the code requirements.

2.1 Urban Control

2.1.1 Height: Each dwelling may not exceed two storeys in height (attics are permitted)

2.1.2 Building Lines:

Front boundary - 3 metres

Minimum Area - Minimum floor area for residential buildings is 100m². This excludes verandahs and outbuildings.

Note: These controls are those of the developer and do not override the Town Planning Regulations of the Local Authority. It is brought to your attention that there are further controls, such as side space for double storey buildings, applicable in the Town Planning Scheme and in all cases, architects/designers are advised to consult the Development and Planning Department of the eThekweni Metro, 327 UmhlangaRocks Drive, to ensure that the interpretation of the scheme is correct.

2.2 Roof

2.2.1 Developer's Intent:

The roof is the most visual dominating element in a house and a harmonious relationship of complimentary roofs is of prime importance.

Single volume structures are encouraged, which creates interesting and economical roof shapes.

"Lean-to" verandah roofs are encouraged and may be reduced in pitch to create secondary spaces.

2.2.2 Mandatory requirements:

- Roofs: All roofs are to be pitched.
Ends of roofs may be closed gable, open gable (exposed trusses), hipped or hipped-gable.
- Roof Pitch: Minimum pitch to all areas, except on open verandahs, to be 26°. Open verandahs may be any pitch, or flat.
- Overhangs: Minimum 600mm.
- Roof Materials: Moreland Classic Green concrete roof tile.

2.2.3 Exclusions: The following type roofs are specifically excluded:

- ❖ Thatch
- ❖ Sheeted roofs
- ❖ Mono-pitches, except for verandahs and pergolas
- ❖ Flat roofs

2.3 Walls (General)

2.3.1 Developer's Intent:

The relationship of solid (walls) and voids (windows/doors), is an important element in the successful design of a house. Walls create the sense of enclosure and clear, solid and void relationships should be encouraged.

The finish of external walls should compliment the general theme of the development.

2.3.2 Mandatory Requirements:

- Materials: All walls to the house and outbuildings to be clay masonry.
- Finish: All walls to be plastered and painted or facebrick.
- Colour: All external walls to be painted in accordance with the Somerset Park Colour Chart. Facebrick to be approved by the Planning and Aesthetics Committee.

2.3.3 Exclusions: The following types walls are specifically excluded:

- ❖ Pre-cast systems or concrete block
- ❖ Reflective wall surfaces (Refer to Clause 2.5.2)
- ❖ Flying beams
- ❖ Clinker facebrick
- ❖ Tyrolean or Spanish plaster

2.4 Walls (Garden and Boundary)

2.4.1 Developer's Intent:

The treatment of boundary walls is an important element, especially when facing the street. Its function is not only to separate public from private space, but also to form a transitional, active, built form between the street and the house. Modulation through piers, built-in seats, planters, pergolas, grille blocks, creepers, courtyards, etc. are encouraged.

Grille Blocks: These are encouraged especially when combined with creepers. Details of the proposed grille blocks are to be submitted to the Planning and Aesthetics Committee for approval.

Plinths: Plinths are not mandatory, but if used, they are to form a minor proportion of the wall.

2.4.2 Mandatory Requirements:

Materials: All street (including Umhlanga Rocks Drive) boundary walls to be plastered and painted masonry or facebrick. Plastered concrete block is acceptable here only.

All side and rear boundary walls to be:

- ❖ Plastered & painted concrete black, clay or facebrick, bagged on the external face as a minimum requirement
- ❖ Timber post and rail
- ❖ Pre-cast concrete
- ❖ Forest fencing

Colour: All street boundary walls to be painted in accordance with the Somerset Park Colour Chart. Facebrick to be approved by the Planning and Aesthetics Committee.

Copings: All front boundary walls are to have pre-cast concrete, facebrick or painted plastered coping and are to be designed to overhang the plane of the wall in such a manner as to form a drip.

Height: Heights to be 1.2 metres or 1.8 metres only.

2.4.3 Exclusions: The following type fencing is specifically excluded:

- ❖ Wire fencing
- ❖ Diamond mesh
- ❖ Bonnox fencing

2.5 Windows, External Doors and Shutters

2.5.1 Developer's Intent:

Windows & Doors: The use of windows and doors is an important element creating harmony, richness and wholeness in a "village". This can be achieved through limiting the size and shape and introducing richness through "gems" such as projecting/bay windows and the proportion of the openings in the wall. The aim is to keep openings in "solid" planes and limiting in size and number, so that the punctuation of the solid plane is controlled. However, where walls are seen as "voids", the entire opening should be glazed to express transparency and openness.

Shutters: The use of shutters is encouraged as they add to the quality of the "village" as a whole but control light, privacy and security.

Window Boxes: The use of window boxes is encouraged to frame the openings. These can be painted in a different colour to the rest of the wall, but from the Colour Chart requirements, to create interest.

Security: External burglar guards and security gates facing the street are not permitted.

2.5.2 Mandatory Requirements:

Windows: Individual openings are to be square or of a vertical proportion. The design of elements such as projecting and bay windows have to be approved by the Design Review Committee.

External Doors: Fully or partially glazed doors are encouraged. Fielded panel doors and stable doors can be used for front and kitchen doors.

Shutters: Shutters must be the same proportion as the window, and may be louvred, vertical or horizontally slatted or ledged, braced and battened.

- 2.5.3 Excluded: The following type windows and doors are specifically excluded:
- ❖ Triangular and round window shapes;
 - ❖ dark tint and reflective glass

2.6 **Verandahs, Balconies, Pergolas and Awnings**

2.6.1 Developer's Intent:

Verandah's, balconies and pergolas are encouraged as important transitional spaces between "internal" and "external" spaces.

Awnings/Patios to be approved by the Planning and Aesthetics Committee.

Patio awnings to have a minimum pitch with white wide fascia around perimeter and white posts, and Moreland Classic Green aluminium IBR profile roof sheeting. Window awnings to extend to a maximum 1.2m and to be to Somerset Park Colour Chart requirements.

2.6.2 Mandatory Requirements:

Every house : is to have a minimum of one covered verandah, of a minimum dimension of 2.4m. If, however, this verandah is to be used as an entrance foyer/ thoroughfare, a larger more functional verandah is required.

Materials: Roofs are to match the main house in profile.

Colour: To be painted in accordance with the Somerset Park Colour Chart, and/or stained or varnished timber.

2.7 **Garages and Carports**

2.7.1 Developer's Intent:

These are encouraged to be integral with the rest of the house. have at least one lock-up garage. Each dwelling will have at least one lock up garage.

2.7.2 Mandatory Requirements:

Garages and Carports: To be attached to the main house either directly or by a screen wall.

Shadecloth : Although not specifically encouraged by the Home Owners' Association, the Association may, in special circumstances, consider the use of shadecloth carports provided, however, that they:

- ❖ are not erected along any street boundary of the property;
- ❖ are not visible from the street;
- ❖ are not considered a substitute for a permanent lockup garage;
- ❖ are professionally designed and erected on steel or aluminium poles;
- ❖ are properly maintained.

Note : Approval of such carports is at the discretion of the Home Owner's Association and the Association reserves the right to request the removal and replacement of such structures in the event of their deteriorating or becoming unsightly.

- 2.7.3 Exclusions: The following is specifically excluded:
- ❖ Free standing carport

2.8 **Signage and Post Boxes**

2.8.1 **Developer's Intent**

All house names, numbers and post boxes are regarded as part of the architectural design and are therefore to be approved by the Planning and Aesthetics Committee before installation.

2.8.2 **Mandatory Requirements**

- (i) House numbers are to be minimum of 200mm and a maximum of 300mm high.
- (ii) Numbers are to be fixed to the boundary wall or gate at 900mm from the natural floor level.
- (ii) Post boxes are to be built as an integral part of the boundary wall or gate.

2.8.3 **Exclusions**

The following types of signage and post boxes are specifically excluded:

- (i) No free standing boxes will be permitted.
- (ii) No free standing signage will be permitted, they are to be built into the wall.

3. **THE SOMERSET PARK COLOUR CHART**

3.1 **Developer's Intent**

The use of colour is another important element which will create harmony, richness and wholeness in the village of Somerset Park. The aim is to create a natural environment through the use of natural colours.

3.2 **Mandatory Requirements**

All external walls are to be painted in one or more of the following colours:

- White – Standard White
- Forest Green – 50GY70/192 ; 50GY76/146 ; 50GY69/165 ; 50GY75/122 ; 70 GY74/149
- Terra-cotta – TRP 12
- Off White – 90YR83/026 ; 90YR83/018 ; 10YY83/029 ; 40YY83/021 ; 20YY83/025
50YY83/029 ; 44YY84/042 ; 39YY85/046
- Neutrals - 40YY83/043 ; 42YY87/084 ; 55YY80/072
- Cream - VLO47 ; 40YY78/140 ; 45YY76/146 ; 40YY72/164
- Beige - CAS 9 ; Y4-B2-3 ; Y3-B2-3 ; Y2-C2-3

Please note that these colours can be purchased from any reputable paint store.

However, it is the responsibility of the paint store to match the colour to that of the colour chart or else there can be colour variations. Should a homeowner wish to use a very similar colour which does not match any of these codes exactly, s/he must submit a motivation to the SPHOA Board of Directors for consideration.

4. **LANDSCAPING**

4.1 **Developer's Intent**

Landscaping is an effective tool in creating a beautiful environment. KwaZulu-Natal offers an ideal climate for lush, tropical gardens and homeowners are encouraged to develop their gardens. Emphasis should also be put on the landscaping of the homeowner's property fronting the pavements and road.

5. **PLAN APPROVAL PROCEDURE**

5.1 **Planning and Aesthetics Committee**

Sketch plans are to be submitted to the Planning and Aesthetics Committee of the Somerset Park Home Owners' Association or their assigns **first** for preliminary discussion and approval. They are to conform to the Building Design Code as set out in Part 2 of this document.

Two sets of working drawings, together with the Design Review Committee check list form, are to be submitted to Attlee Agency (Managing Agent for Somerset Park Home Owners' Association telephone 5611371) for onward transmission to the Planning and Aesthetics Committee before drawings can be approved by the Association.

On approval, the two sets of drawings will be stamped "Approved" and one set returned to the architect/designer. The other set will be retained by the Committee for their records. Drawings can be collected from the offices of Attlee Agency.

At a meeting of the SPHOA Board of Directors on Tuesday 28 February the following Scrutiny Fees for Planning Approval were approved with immediate effect.

CATEGORY 1 : PLAN SCRUTINY (No site visit) - Swimming Pools / Decks / Precast Fences / Fences (other) / Awnings / Pergolas (* site visit only when necessary) . **FEE - R 325.00 .**

CATEGORY 2 : PLAN SCRUTINY & SITE VISIT - Retaining Walls / Stack Retaining Walls / Boundary Walls / Screen Walls / Carports / Shadeports / Minor Alterations & Additions (up to 20 sq meters) / Category 1 details included. **FEE - R 450.00 .**

CATEGORY 3 : PLAN SCRUTINY & SITE VISIT - Medium alterations & Additions (to existing main house or outbuilding - 20 to 100 sq meters) / Category 1 & 2 details included . **FEE - R 575.00 .**

CATEGORY 4 : PLAN SCRUTINY & SITE VISIT - Major Alterations (more than 100 sq meters) / Ancilliary Units / New Outbuildings / Relaxation of Building Line (Building Only) / Consent to Bond or Transfer / New Dwellings .Category 1 , 2 , & 3 details included . **FEE - R 700.00 .**

CATEGORY 5 : PLAN SCRUTINY & SITE VISIT : Commercial developments / Planned Unit Developments / etc . **FEE - P.O.A.**

NOTE 1 : Late submission and / or as built plan submissions will incur a penalty of an additional 50 % .

NOTE 2 : The above scrutiny fees allow for an initial submission , and for a second submission of the same plan , thereafter every extra submission will incur a 40 % (of the initial fee) billing .

5.2 **Local Authority**

Plans must then, in the normal procedure, be presented to the Local Authority (327 Umhlanga Rocks Drive), for their approval prior to commencement of building.

6. **GEOTECHNICAL CONDITIONS**

6.1 **Geotechnical Report**

A general report of the geotechnical conditions for Somerset Park was undertaken by the developer's consultants. This document is a public document and is available for scrutiny at the offices of the Metro Offices in Umhlanga Rocks Drive or at Tongaat Hulett Developments. This report is, however, not site-specific and it is recommended that a site-specific investigation be carried out, prior to designing and building, to ascertain the optimal founding conditions for your site.

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