

BOTHA'S HILL • KZN

Circa 1860

STONEFORD

COUNTRY ESTATE

ARCHITECTURAL DESIGN CODE

AUGUST 2023

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1. Introduction

This document is an annexure to the sales documentation, to provide buyers with a clear understanding of the architectural ethos that is envisaged and to ensure that they comply with the design and submission requirements. The guidelines have been set up to ensure an architectural language that is appropriate and harmonious with the immediate environment of the estate, borne out of a response to the existing regional climate, natural landscape and a historical farmhouse theme. The developer and the SDRC reserves the right, at their sole discretion, to alter the specifications contained herein.

2. Design Criteria

An appropriate architectural language is one that takes into consideration, the following:

2.1. Climate

Cognisance is to be given to both the macro-climate (KwaZulu-Natal Valley of a Thousand Hills) and micro-climate of the estate. Being a region that experiences a hot summer and cold winters, the architectural design must respond accordingly. Furthermore, orientation in regard to sun, wind and rain direction must be taken into consideration.

2.2. Geography & Context

The Stoneford Country Estate is situated in Alverstone on the KwaZulu-Natal Valley of a Thousand Hills – a region with a rich rural farming tradition. The inherent beauty in the simplicity of farm/barn architecture guides the proposed architectural response.

The architectural response should be site-specific, whilst falling within the parameters as set out in the proposed language. In all instances the architecture is to be informed by the natural 'cues' that are present within each site/area. The success of the architectural response will be measured in part by the degree to which it is integrated into the natural environment, and the manner in which built fabric and the natural surroundings co-exist.

2.3. Topography, Views & Privacy

As the estate topography is typically hilly, with moderate to steep slopes, restrictions are placed on heights to ensure the preservation of potential views and privacy. Furthermore:

- Stepping of buildings on the site is encouraged to create a harmonious interface with the landscape, and to reduce excessive platforming of sites.
- Roads and gardens are encouraged to flow with the natural ground line as far as possible, with the buildings and garages configured to reduce the steepness of driveways where possible.
- Each design should take cognisance of surrounding buildings and consider suitable yet aesthetically pleasing approaches to maintain neighbours' privacy. Privacy issues between erven will be addressed by the SDRC as they arise and will make the final decision in the event of a dispute.

2.4. Sustainability

The estate requires all architects to respond positively to limit the carbon footprint and impact on the environment as much as possible. All designs are to offer a comprehensive design solution incorporating a number of sustainable principles. Some examples of these are below:

- Natural light through the use of large glazed panels, high level lighting etc...
- Effective cross ventilation through internal courtyards and openings one more than one side of a room.
- Planted courtyards and incorporation of water elements to provide natural cooling.
- Large overhangs, verandah, pergolas and screens for natural shading.
- Solid walls to cool in summer and insulate in winters.
- The use of good thermal insulation in the roof and even walls to maintain temperatures and reduce the need for air conditioning.
- Rainwater harvesting.
- Alternative water heating methods.
- LED Lighting and energy efficient appliances.
- Solar panels as per guidelines.

3. Architectural ethos

The contemporary farmhouse/ verandah approach stems from the historical precedent that emerged out of a response to the environment. The essence takes the farmhouse and barn structure as its base concept, and promotes a variety of contrasts between indoor and outdoor spaces with emphasis on verandahs, courtyards and the “informal character” of farmhouse development. The general architectural language is one of simplicity and uncomplicated forms. It also reflects the South African lifestyle of indoor/outdoor living with private space attached onto it. Elements of design that express this language are:

- **FORM-** Farmhouse / barnlike structures with a variety of sizes and functions placed to create a farm-like urban nature. Vertical proportions preferred. Punched openings and thickened walls express their solidarity.

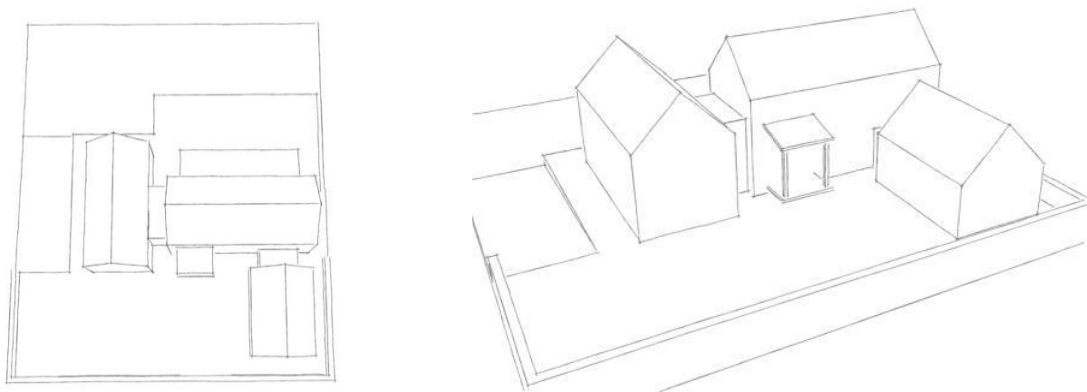


Fig 1-3: Typical diagrams illustrating simple barn structures creating the farm-like urban layout.

- **ROOF SCAPE-** Variety of pitched roofs of different heights to express hierarchy / dominance.

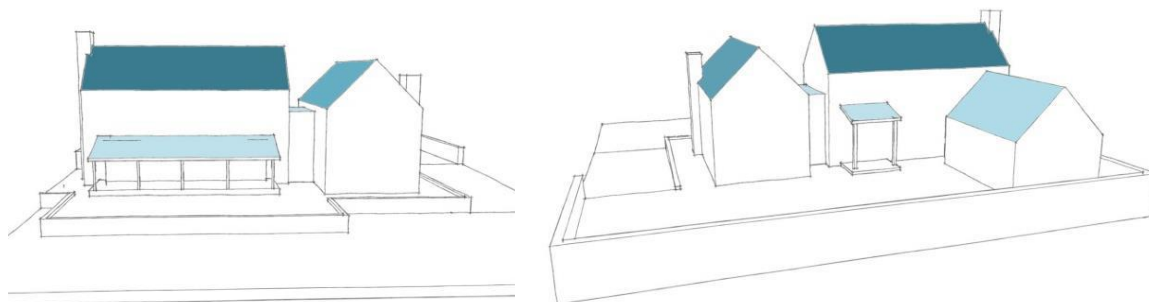


Fig 4-5: Typical diagrams illustrating varied roof scape.

- **VERANDAH-** Verandahs are integral in ensuring an indoor/outdoor relationship and as a means of descaling the primary barn forms and providing depth and shading to elevations. These can be expressed as traditional roofed spaces, covered or uncovered pergola structures, or flat slabs. (To the discretion of the SDRC) The enclosure of these spaces with weather control screens, shutters, glazing etc... is to be carefully detailed to ensure the verandah aesthetic is maintained.
- **MATERIALS-** The incorporation of a variety of textures and materials which achieves the informal character found in farmhouse development is encouraged. Materials are to be expressed as elements, rather than purely surface treatment. The use of lightweight materials (steel, glass, timber) is to contrast the solid materials (stone, plaster, face brick, concrete). Use of muted, natural shades and an understated colour palette integrates the buildings with the natural environment.

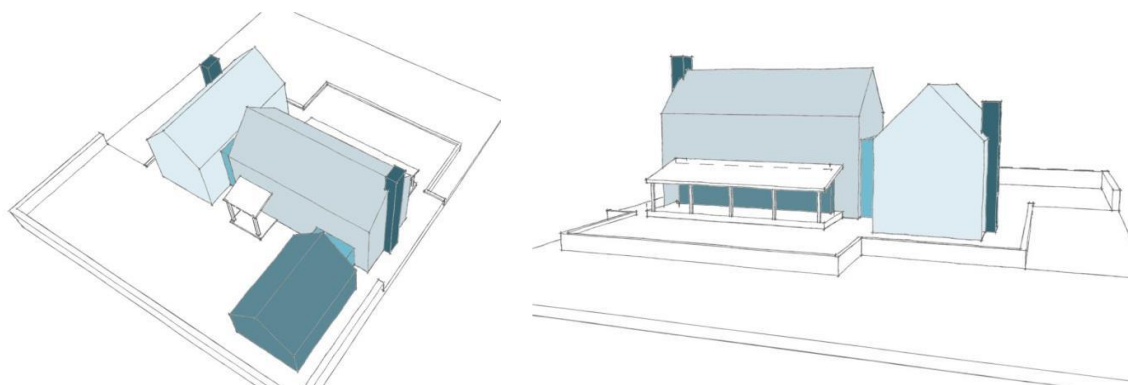


Fig 6-7: Typical diagrams illustrating materials applied to elements, rather than surfaces.

- **BUILDING BASE-** The manner in which the buildings connect with the site is carefully considered. Particularly on sites with steep conditions, the plinth becomes a dominant landscaping element; therefore, it must be expressed. It can either be recessed or brought forward in readable lines, or through material choice.

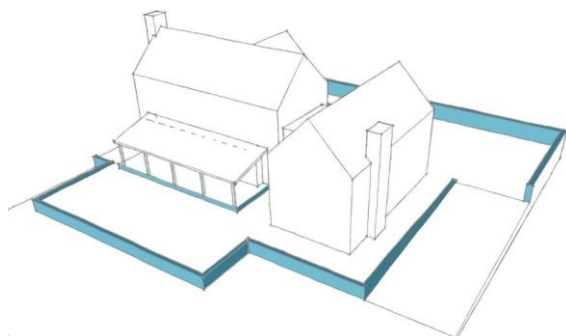


Fig 8: Expression of the building base.

- **LANDSCAPE-** The philosophy is one of controlled / formalised landscaped areas surrounding the 'farm-like' urban layout, which are integral with the design and immediately adjacent to the built structure. Beyond this, the informal, natural vegetation of the surrounding landscape is to infuse and creep into the site softening the boundary between sites. The definition or demarcation of sites through landscaping is strongly discouraged.

4. Town Planning Controls

ZONE	MINIMUM DENSITY	MAXIMUM PERMITTED	BUILDING LINES
Freehold large sites (3600m ²)	200 m ² (excl verandahs)	FAR - 0.2 Coverage - 40%	7.5m to road frontages, 7.5m to open spaces & conservation area. 5m to side spaces to neighbours on any side.
Freehold medium sites (1800m ²)	150 m ² (excl verandahs)	FAR - 0.2 Coverage - 40%	5m to road frontages, 5m to open spaces & conservation area. 3m to side spaces to neighbours on any side.

Heights Restrictions:

Where *storey* is used in reference to height it shall not exceed 3.5m. A roof space which exceeds 3.5m in height shall be regarded as a storey if it is situated on the lower side of the street.

Freehold large sites:

Plots on higher side of road

- These plots are restricted to 3 storeys (provided the lower ground level complies with the local Authority by laws) and a total height of 12m above natural ground level measured at any given point.
- Where suitably motivated and providing the views of neighboring properties are not adversely affected, the SDRC may relax this guideline where deemed necessary.

Plots on lower side of road

- These plots are restricted to 2 storeys and a total height of 9m above natural ground level measured at any given point.
- No part of the building may be higher than 1 storey above street level.

Freehold medium sites:

- These plots are restricted to 2 storeys and a total height of 9m above natural ground level measured at any given point.

The SDRC retains, at its discretion, the sole right to determine the appropriate height of any single building or group of buildings which form part of the composition of the farm urban settlement.

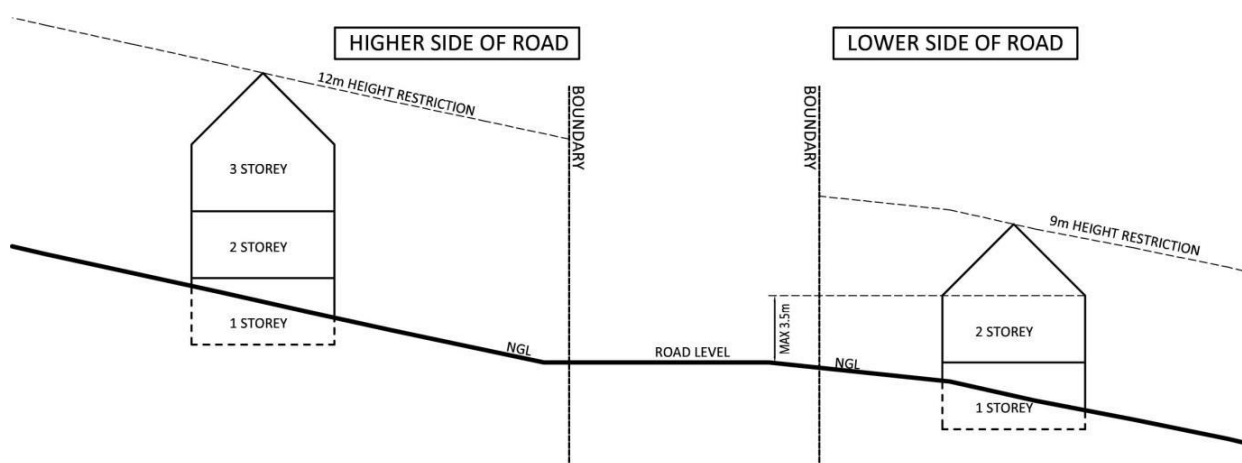


Fig 9: Height restrictions.

5. Architectural Controls

5.1. Roof (Primary)

Inclusions:

- Double pitched gabled roof at 40°-45°. Hipped roof feature elements considered at the discretion of the SDRC.
- Solar panels discreetly positioned and flush with roof will be considered on application.
- Flush glazed skylight to be detailed in same colour as roof.
- Roof structure to be timber (natural), or steel (galvanised and/or painted).
- Roof covering to be 'S' profile metal sheets in colour: Colorbond Cape Charcoal
- Chimneys to be stone, plaster, face brick or bagged and painted brickwork. Chimney coping may vary in design. Stainless steel or galvanised steel painted exposed flues considered at the discretion of the SDRC.
- Closed eaves to be Nutec cement panelling, or T&G timber paneling.
- Fascias and bargeboards to be GRP, zincalume, fibre cement or timber.
- Gutters to be aluminium. Rainwater down pipes to be aluminium or square PVC painted to match the roof or wall colour.

Exclusions:

- Any roof form / covering other than those listed above.
- Parapet gables.
- Dormer windows. Those with strong architectural merit considered at the discretion of the SDRC.
- Pyramid, vault or bubble type roof lights.
- Rhinoboard eaves closure
- uPVC fascias and bargeboards
- No decorative pediments or applied feature trusses will be permitted

5.2. Roof (Secondary)

Inclusions:

- Mono-pitch lean-to roof at 5-15°.
- Roof pitch may not change on the same roof plane. There must be a step in surface.
- Flat roofs (concrete slab or mono-pitch suitably concealed with parapet walls). Usage of flat roof areas greater than 15% would be considered based on architectural merit by submission to the SDRC. In all instances, concrete flat roofs, shall either be finished in stone chips, or shall be planted with vegetation and easily accessible for maintenance.
- Open or covered pergola structures. (Timber or steel structure) These are to be carefully detailed to be in keeping with the architectural aesthetic of the estate.

Exclusions:

- As per exclusions above.
- Visible downpipe header box not permitted.

5.3. Walls

Inclusions:

- A combination of solid walls with punctured openings and lightweight, transparent walls is encouraged.
- Materials are to be applied to elements of the architectural form, not as a surface treatment.
- Solid wall materials permitted:

- Clay / cement brick plastered and painted.
- Bag-washed painted brickwork.
- Approved natural stonework.
- Red or black facebrick with flush purpins grouting.
- Off-shutter concrete.
- The use of natural stone as a material is a prerequisite on the estate. As such, it should be in a prominent, highly visible position from the road and surrounding spaces. A maximum of 30% exposed brick may be used per house. Deviation from these requirements shall be to the SDRC approval.
- Walls or panels of lightweight construction. Materials permitted:
 - Framed or frameless glazed walls.
 - Natural timber or composite timber cladding (composite timber colour to SDRC approval).
 - Louvred screen walls (Natural or composite timber / aluminium).
 - Corrugated sheeting to match roof.
 - Shiplap cladding, applied to an element.



Fig 10, 11: Dry stack and mortar jointed natural stone samples.



Fig 12, 13: Red and black face brick samples.



Fig 14, 15: Natural timber cladding and textured plaster samples.

5.4. Windows, Doors and Openings

Inclusions:

- Large openings in keeping with barn-type proportions.
- Exposed lintels, where appropriate, are encouraged.
- Arched openings are encouraged.
- Sliding doors; sliding folding doors, side hung doors, pivot doors.
- Framed or frameless glazed doors- openable or fixed.
- Vertical window format preferred.
- Horizontal format windows shall compliment the design and be permitted at the discretion of the SDRC.
- Horizontal clerestory window bands.
- Materials to be timber (natural) or aluminium (wood-look, dark grey, matt black).
- Large steel feature windows.
- Burglar proofing- internally fitted horizontal slatted polycarb panels to window openings only.



Fig 16-18: Large vertical proportioned windows & punched openings encouraged.

Exclusions:

- Plaster bands surrounds doors and windows.
- Overly decorative carved doors.
- Trellidoor type security gates and burglar guards.
- Coloured reflective, stained, mirrored or tinted glass exceeding 25% grey.
- uPVC windows and doors.

5.5. Shutters and Screens

Inclusions:

- Working shutters – sliding, sliding folding, side hung and top hung awning type.
- Louvred or slatted shutters/screens.
- Shutters and screens as security gates and burglar proofing.
- Materials- natural timber, painted/ epoxy coated aluminium, wrought iron or steel framed.

Exclusions:

- False / unusable shutters of any description.
- uPVC or any other material not specified above.

5.6. Building Base / Plinth

Inclusions:

- Solid building base. Materials include: Natural stone cladding, flush jointed face brick, painted bagged brickwork or textured plaster.
- Suspended steel / wooden decks with closed timber, composite decking or stone bases.
- Suspended cantilevered floors or decks over a recessed building base will be considered at the discretion of the SDRC.

Exclusions:

- Exposed stilts / visible supporting structure of any kind.
- Applied imitation stone dressing.

5.7. Verandahs, Pergolas and Decks

Inclusions:

- In all instances, verandahs, decks and pergolas are to complement the main structure and estate aesthetic.
- Recessed verandahs.
- Typical lean-to verandahs and pergolas.
- Verandahs incorporated in the primary building structure.
- Frameless glass enclosures.
- Nylon /PVC vertical enclosures. Design and colour to SDRC discretion.
- The detailing of pergolas to be in keeping with the architectural character of the estate.
- Pergolas may be open or covered provided the covering is concealed within the pergola structure.
- Materials to be natural timber or galvanised steel framed.
- Timber decks to be sealed or left natural.

Exclusions:

- Proprietary awning structures, retractable or fixed.
- Ntengu screens or laths.
- Rustic log or gumpole structures.
- 'Broekie Lace' or any excessive adornment.
- Precast concrete or any decorative, stylistic columns.
- Verandah edges with lapped edging.

5.8. Balustrades

Inclusions:

- Visually lightweight balustrades are encouraged.
- Hardwood timber.
- Frameless glass balustrading. No fixings to be visible externally.
- Galvanised steel painted (dark grey or black).
- Powder coated aluminium (dark grey or black).
- Horizontal stainless steel cables as infill.

Exclusions:

- Decorative cast/ wrought iron.
- Polished stainless steel balustrade, fixing or trims.
- Resin balustrade.

5.9. Garages, Carports and Outbuildings

Inclusions:

- Garage, carport and outbuilding design is to be in keeping with the main structure and estate aesthetic.
- Garage door design to SDRC approval. Horizontal or vertical slatted permitted.
- All garage doors to be a minimum height of 2400mm.
- Painted garage doors may be permitted at the discretion of the SDRC.
- Carports to be treated as a pergola complimenting the design and to be in keeping with the architectural character of the estate. Carports to provide suitable screening to reduce the visibility of cars / reflections off windscreens.
- Parking for 3 cars must be provided on each erf.

Exclusions:

- Temporary structures of any description (e.g. Gemini Huts or Wendy Houses).
- Roll up / metal slatted garage doors.
- Freestanding carport and shade awnings.
- Separate freestanding staff accommodation.

5.10. Driveways

Inclusions:

- Structured driveways
- Driveway gradient not to exceed 1:6 for the first 10 metres inside the property.
- Driveway entrance to be 90° with the road frontage and must not exceed 4m in width.
- There must be 2x 110mm PVC sleeves under driveway entrance in verge area (one sleeve positioned 1.0 metre from the kerb or edge of the road, and the other sleeve positioned 1.0 metre from the site boundary).
- Materials- stone chip, clay paving, grass blocks or concrete cobblestone paving. Colours natural stone, light grey to charcoal.
- Concrete ribbon driveway will be considered for sites requiring long driveways, provided there is a solid landing into road verge of approx. 10m.
- Finishing materials to driveway access over verge to match existing road and verge materials and colour.

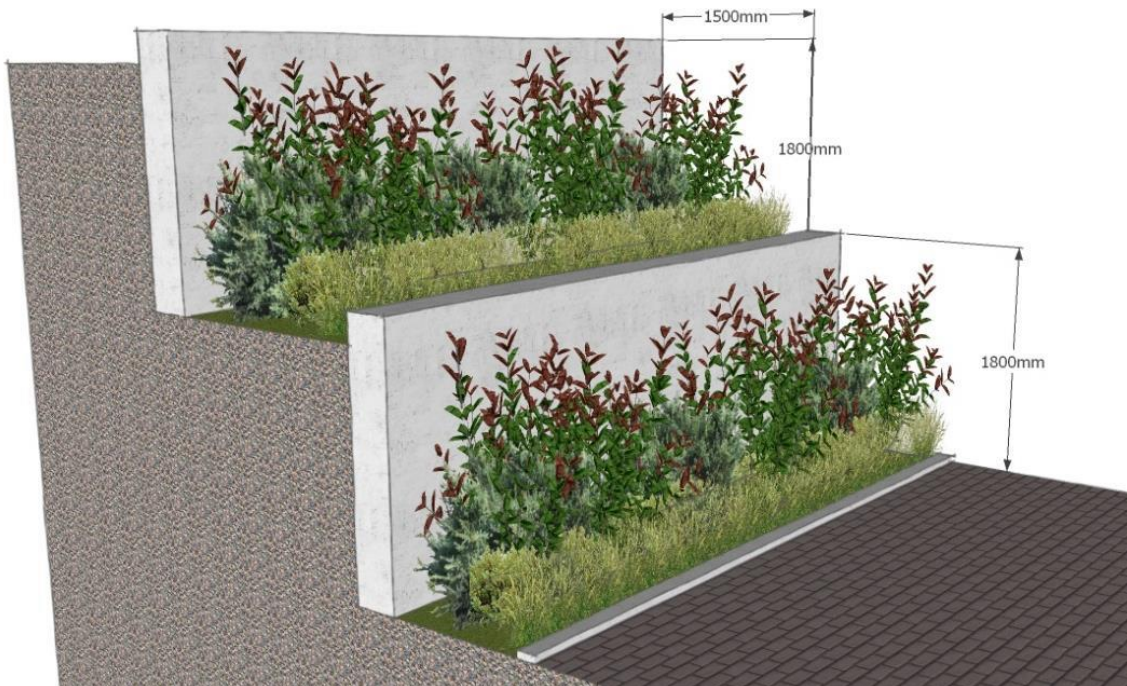
Exclusions:

- Tarmac, cement brick paving, concrete.

5.11. Landscape Elements & Retaining Structures

Inclusions:

- Earth forming features limited as far as possible to the footprint of the component parts of the buildings.
- Visible terraced walls to be 1.8m (max) above adjacent ground level and 1.5m (min) wide. Retaining walls of more than 1.5m must be fronted with suitably tall and dense planting to reduce the visible height of such walls.
- Higher walls permitted behind the dwelling to a maximum height of 2.5m if less than 3m distance from the back wall of the dwelling and not protruding more than 3m past any corner.
- Retaining wall finish- stone cladding, face brick, splatter-dash natural concrete, off-shutter concrete or plaster left natural.



19: Typical terraced retaining walls with suitable planting.

- Gabion baskets.
- Pools that blend into natural landscape. They are to be a biscuit or grey stone colour and approved by the SDRC.
- Rim flow pools. Elevation of rim wall to be 1.2m maximum fall to trough below. Elevation finish to be natural porous material – preferably stone, for natural “algae” effect.
- Pool fencing as per Stoneford Estate aesthetic.
- Koi ponds and water features.
- Galvanised corrugated iron rain water storage tanks are a design prerequisite. Minimum 2 per large sites (3600sqm) and 1 per medium sites (1800sqm). Tanks to be placed on stone or facebrick plinth or raised steel stand.
- Suitably screened outdoor showers.
- Structured footpaths.
- Fire pits and informal outdoor seating spaces.
- Feature trees.
- Automated irrigation systems.

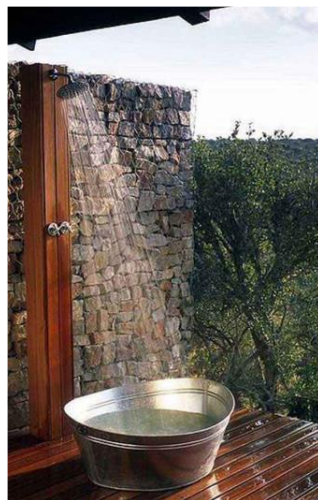
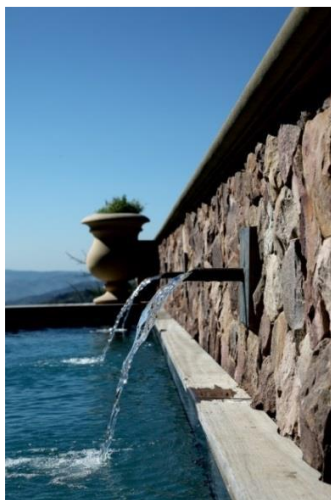


Fig 20-22: Natural coloured pool, outdoor showers and landscaped pathways encouraged

Exclusions:

- Retaining walls in road reserve.
- Visible loffelstein walls.
- Blue pools.
- Portable or temporary swimming pools, visible jacuzzis, and spa baths.
- Visible pumps and filtration systems (insulated to prevent noises).
- Garden gnomes and any other ornaments or statues not specified under specific inclusions.

5.12. Colour Palette

Inclusions:

- Natural, earthy tones are encouraged.
- 1m x 1m sample panels to be painted for review by the SDRC.

5.13. General

Fencing:

- All fencing must ensure the rural farming effect is maintained. Accordingly, solid concrete, brick and stone perimeter walls are not permitted. The fences may be further secured with black weldmesh or hedged with greenery.
- Gates and gate posts are to compliment the farm style fencing.

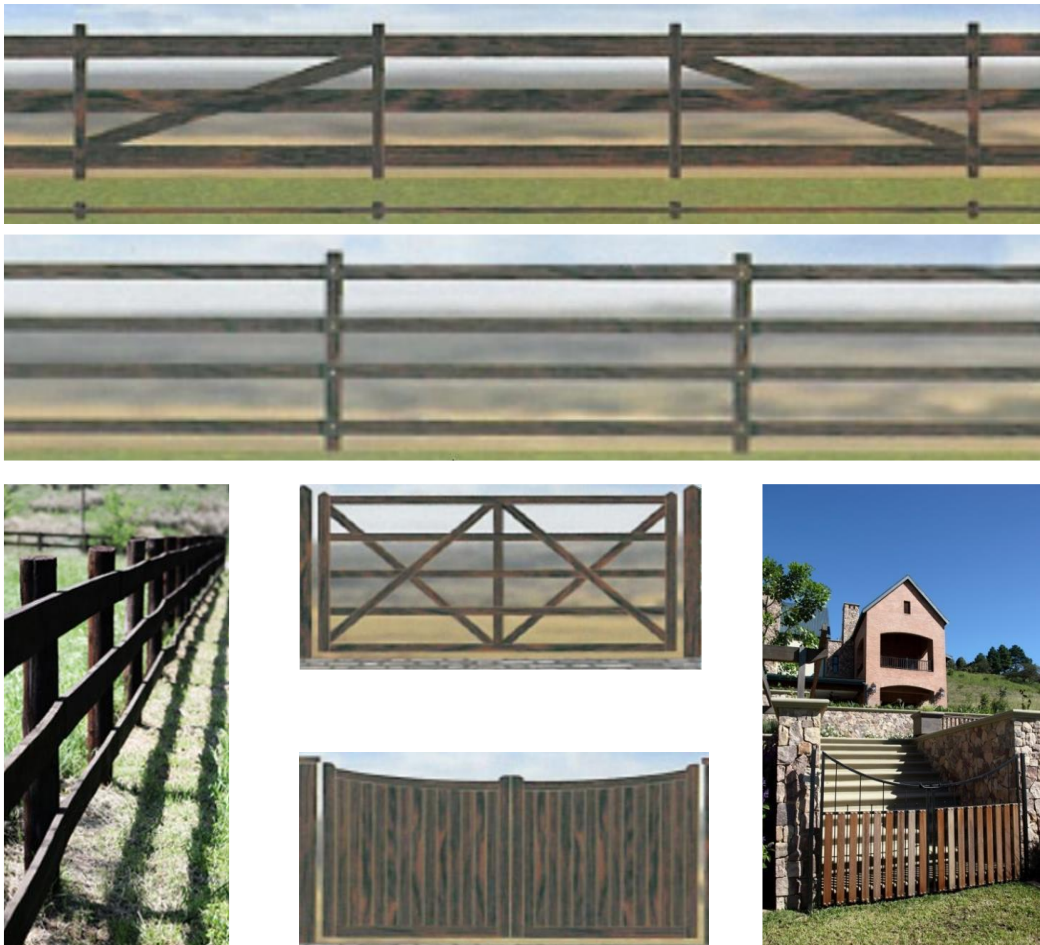


Fig 23-28: Examples of fencing and gate styles permitted.

Street Address Numbers

- All sites must have a street address number displayed which must be clearly visible and readable from the road. The water meter for each unit will be cladded in stone and likewise display each unit's street number.
- The street address number must be installed on completion of the project and prior to occupation of the building. Lamps to light house numbers at night.

TV Antennae, Satellite Dishes & other Reception Devices

- Only one TV antenna, satellite dish, and/or reception device is permitted per site.
- All devices must be positioned in as inconspicuous a manner as possible, not more than 1.8 metres above the ground level (measured from ground level to top of the dish). The colour of the dish, brackets, cables, and antennae must blend in with the colour and finish of the building structure.

Yards & Laundry Lines

- Screen walls suitably high are recommended to screen laundry yards and lines from view.
- All washing lines are to be positioned in such a manner that they are not visible from any estate roads and from any boundary on that site.
- Special care is to be taken on sites which are 'below' the road.

External Lighting

- External lighting of buildings and building elements is permitted on application to the SDRC.
- Ambient type up/down lighting is encouraged.
- Solar powered lighting / energy efficient LED lighting is encouraged.
- External lighting to be positioned in such a manner that it does not cause a nuisance to any neighbouring properties, or become hazardous and blinding for motorists.

Air Conditioning Plant

- All air conditioning plants, heat pumps, invertors and equipment must be positioned out of sight from any boundary or road, or suitably screened.
- Consideration to be given to adjacent properties when positioning any such plant i.e. noise pollution, aesthetic appearance, offensiveness to neighbours.

Landscaping

- A landscape plan is to be submitted for scrutiny before drawings are approved for Municipal submission. Please refer to Landscaping Contractor's Protocol for landscape plan requirements and procedures.

Storm water management

- A storm water channel, piped to discharge into a storm water drain, must be installed across the driveway at the site boundary to prevent any storm water run-off over the verge and entrance scoop. Storm water channel and grid to compliment driveway material.

Fire Protection

- All dwellings must have external taps and permanently connected hoses ready to use in the event of a grass fire.
- The hoses must be fitted with an approved spray/jet shutoff type nozzle.
- The hoses length must be adequate to reach all corners of the property boundary.

6. SDRC and Submission Procedure & Costs

The Stoneford Design Review Committee consists of the following appointed firms:

- Walker Smith Architects
- Kim L Alford Architectural Services
- Wyatt & Baker Architects
- VBAA Architecture
- DDArchitek

The review procedure consists of 3 stages:

STAGE 1: Orientation Review

The architect is to present a site analysis and conceptual design to the panel for review and approval. The submission is to comprise of:

- Site analysis indicating views, sun orientation, prevailing weather & wind, topographical considerations, site constraints, contours (min 1m intervals), relationship to neighbouring buildings and features etc.
- Basic building form, including roofing intentions, is to be shown positioned on the site indicating, adjacent buildings, hardened surfaces, retaining walls, earthworks & banks. Preferably illustrated in the form of a 3D massing model.
- Site sections through the building indicating cut & fill, retaining walls, banks, terracing and proposed floor levels. (Sites below the road to take cognisance of buildings behind)

STAGE 2: Design Development Review

The architect is to present a developed design to the panel for review and approval. The presentation is to be emailed to the review panel at least 5 days prior to the review meeting. The submission is to comprise of:

- Site plan (1:200)
- All floor plans (1:100)
- Section & all elevations (1:100)
- Area schedule
- 3D views of the proposed design are encouraged.

STAGE 3: Submission Drawing Review

A digital version of the council submission drawings is to be emailed to the review panel to ensure the comments have been considered and any requested changes made. (Non-panel architects will be required to present their submission to the panel in person for a review.) Once the panel is satisfied, the plans may be submitted to the Town Council for final stamping.

COSTS APPLICABLE:

R10,000 for plans drawn up and submitted by a panel architect

R15,000 for plans drawn up and submitted by a non-panel architect