

# PEARL VALLEY

— HOME OWNERS ASSOCIATION —

## **The Acres Architectural Design Guidelines ("the Guide")**

## **TABLE OF CONTENTS**

### **1. INTRODUCTION**

### **2. INTERPRETATION**

### **3. GENERAL PRINCIPLES AND PLAN SUBMISSION**

### **4. PLANNING CONTROLS - SITE**

- 4.1 DENSITY, HEIGHT, AND COVERAGE OF BUILDINGS
- 4.2 BUILDING LINES
- 4.3 DRIVEWAYS
- 4.4 BOUNDARY WALLS

### **5 DEVELOPMENT CONTROLS – FORMS, ELEMENTS AND MATERIALS**

- 5.1 ROOFS
- 5.2 WALLS
- 5.3 WINDOWS, SHUTTERS AND DOORS
- 5.4 AWNINGS
- 5.5 HANDRAILS AND BALUSTRADES
- 5.6 COLUMNS AND PILLARS
- 5.7 PLASTER MOULDINGS
- 5.8 PERGOLAS
- 5.9 EXTERNAL LIGHTING

### **6 GENERAL DESIGN GUIDELINES AND RESTRICTIONS**

## 1. INTRODUCTION

This design control document manages the development of the architectural and environmental identity of the Estate. It has been prepared by the developers of the Estate ("the Developers") and their professional team in consultation. The Developers, Design Review Committee, Building Control Office, and Controlling Architects will ensure that the guidelines are complied with during the design and construction phases.

The design control document has been carefully developed so as to establish a distinct collective architectural identity throughout the Estate without unnecessarily inhibiting the individual owner's creativity and style.

The site controls, common forms and specific elements that form the aesthetic essence of the Estate and the control of these elements are set out in this document.

The intention of this document is to ensure that the full potential of the Estate will be realised as it is being developed and that each of the new homes make their contribution to this built environment which will, in turn, grow the investment that the individual Homeowners have made in their property. The Homeowner is free to choose his/her own Architect subject to the condition that these guidelines and specific controls form the basis of the house design.

### **Controlling Architects:**

Louis Phillips Architects & Associates Tel: (021) 872 9568

Email: [info@louisphillips.co.za](mailto:info@louisphillips.co.za)

Landscaping drawings to be submitted to Daniel Baeta at [unfoldcollection01@gmail.com](mailto:unfoldcollection01@gmail.com).

### **Pearl Valley HOA Office:**

Tel: (021) 001 4419

Email: [karen.mccarthy@pvhoa.co.za](mailto:karen.mccarthy@pvhoa.co.za)

## 2. INTERPRETATION

In this document, unless inconsistent or otherwise indicated by the context:

- 2.1 **"Estate"** means the development known as "The Acres," being the own title residential units to be constructed on a portion of Remainder Erf 644 Pearl Valley Estate, in the Drakenstein Municipality, Registration Division Paarl, Western Cape; and incorporated into the Pearl Valley Homeowners' Association.
- 2.2 **"the Deed of Sale"** means the written deed of sale concluded between any entity in the Group (as the seller) and the Homeowner (as the Purchaser) in respect of the Property;
- 2.3 **"the/this Guide"** means this "design control document" which contains the written rules (which are enforceable);
- 2.4 **"the Group"** means Pearl Valley Investments (Pty) Ltd or any entity related or interrelated to it or forming

part of the same group of companies as Pearl Valley Investments (Pty) Ltd;

- 2.5 **"the HOA"** means the Pearl Valley Homeowners' Association (referred to as PVHOA) created, in terms of Section 29 of the Drakenstein By-law on Municipal Land Use Planning, 2015, which the Property forms part of;
- 2.6 **"the HOA Constitution"** means the Pearl Valley Homeowners' constitution and it includes without limitation all annexures thereto and rules promulgated thereunder from time to time, and which requires, inter alia, the Homeowners to comply with the Guide and any additional environment controls in the construction of buildings and/or houses on the Property;
- 2.7 **"Homeowner"** means the purchaser of the Property in terms of the Deed of Sale; and
- 2.8 **"Property"** means a Property sold by an entity in the Group to the Purchaser or a re-sale Property forming part of the Estate or a re-sale Property forming part of the Estate.

### **3. GENERAL PRINCIPLES AND PLAN SUBMISSION**

- 3.1 It is the responsibility of the Architect appointed by the Homeowner to ensure that the current Guide is used, and the Pearl Valley HOA and the Controlling Architect reserve the right to update the Guide from time to time.
- 3.2 In order to optimize the manner in which the buildings on the Estate use their individual locations it is a requirement that the Architect employed by the Homeowner visit the site, familiarize themselves with the site constraints and opportunities *inter alia* (among others but not limited to) access, existing infrastructure, topography, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors. It is also a requirement that a sketch illustrating the analysis of the site and the predominant building responses to the specific site conditions accompany the final building plan submission to illustrate this process. This sketch may be rough but should provide sufficient information to clearly illustrate how the building submission responds to the specific site and may be accompanied by photographs, charts or any other relevant information which informed the design. All buildings must be orientated parallel to the street. (rule)
- 3.3 Each submission shall have a full coloured and shaded rendering of the street facing elevation and a three-dimensional perspective of the same view. A full set of drawings including a window and door schedule is required for the submission.
- 3.4 All building plans submitted for approval must be accompanied by a landscape plan compliant with the regulations.
- 3.5 A Committee constituted by the HOA will meet fortnightly (except over the annual builder's holiday) to consider the plan submissions which will be tabled and presented to them by the Controlling Architect. In order for a submission to be tabled at a meeting the full submission, including all architectural and landscape drawings (both hardcopy and pdf's), completed submission forms, any supporting documents and proof of payment of submission fees must have been received by 12h00 four working days before the meeting is scheduled to take place. The meeting schedule can be obtained from the Controlling

Architects or the Building Control Office. Only full and detailed submissions will be accepted.

- 3.6 The outcome of any submission which is tabled to the Committee will be communicated to the Architect who makes the submission by the Controlling Architect within five working days of the meeting having taken place.
- 3.7 On approval of a submission by the Committee, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant. Approval by the HOA is valid for a period of twelve months from the date of endorsement noted on the approved drawings. Should construction work not commence on site within twelve months of the Committee approval, such approval shall lapse, and it is a requirement that a new submission is to be made to the Committee for approval, irrespective of any previous committee or local authority approvals.
- 3.8 The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the Estate.
- 3.9 The Architect making the application is responsible for ensuring that any submissions which may deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the Controlling Architect and the duly appointed Design review Committee feel that the waiver will promote good architecture and the interests of the overall built environment on the Estate, they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.
- 3.10 The Controlling Architects and the building control office may inspect the buildings for compliance with the approved drawings as the work progresses, but it remains the responsibility of the owner or his agents to ensure compliance of the built work with the approved drawings. On completion the Controlling Architect or the Building Control Office will inspect the completed building to ensure external compliance of the building with the approved drawings prior to issue of an occupation certificate.
- 3.11 Each drawing submitted shall have the following disclaimer added to the title block: ***"It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver application requesting such extra approval. Only once such waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way."***
- 3.12 To define the street edge, individual residential homes are to be set out parallel to street boundaries.
- 3.13 The Pearl Valley HOA reserves the right to request a surveyor's height certificate if deemed necessary.
- 3.14 Relocation of any services including but not limited to: irrigation, valve boxes, manholes which is required due to architectural or landscape design is for the cost of the homeowner. The contractor may not disconnect or move any of these services without prior written approval by the HOA.
- 3.15 Sewer invert levels are to be checked on site prior to commencement of construction. Any level change

required to the connection point will be for the cost of the homeowner. The contractor may not change this level without written approval from the HOA.

#### **4. PLANNING CONTROLS**

##### **4.1 Density, height, and coverage of buildings**

###### **4.1.1 Density:**

Only one dwelling unit per erf is permitted except where noted otherwise by the Developer and or PVHOA and no further subdivision of any of the residential stands by purchasers shall be allowed.

###### **4.1.2 Height:**

Generally, the buildings are limited to a height of 9.0 m.

All buildings are measured from natural ground level to apex of the roof. The Controlling Architect will determine this according to the existing site survey plan which is to be provided by the applicant. Each plan submission is to include the survey drawing of the site as well as the proposed levels or contours of the finished project and the levels of any concrete slabs and surface beds.

Both apex and wall plate to be dimensioned.

###### **4.1.3 Coverage:**

4.1.3.1 The initial building shall not be smaller than 250m<sup>2</sup> and this figure will include any garage or covered patio or open-sided hard covered area.

4.1.3.2 All hard roofed patios, verandas, and similar areas are to be included in all coverage calculations.

4.1.3.3 The coverage may not exceed 50% of the stand size.

4.1.3.4 Total bulk may never exceed 75% of the stand size.

4.1.3.5 First floor area may not exceed 60% of the ground floor area.

4.1.3.6 It is required that the designers make use of different heights and elements on the street facade to create an interesting street facade (rule). Staggering rather than massing or big blocks on top of each other.

#### **4.2 BUILDING LINES**

##### **4.2.1 Street boundary:**

4.2.1.1 General - Single storey set back min 3.5m from the erf boundary.

Double storey set back min 5.0m from the erf boundary.

First two garages set back min 5.0m from erf boundary.

Third and more garages set back 6.5m from the erf boundary.

Pergolas set back min 2.0m from erf boundary.

4.2.1.2 Where a property is bounded by two or more streets the street facing boundary will be deemed to be that edge across which vehicular access is taken. The same building lines as for side and rear will apply to boundaries other than the deemed street boundary.

#### **4.2.2 Garages, covered parking and golf carts:**

4.2.2.1 Garages are to be set back as per Clause 4.2.1.1, waiver of this requirement will be considered where the garage entrance is turned through 90 degrees to the street and windows and shutters are introduced onto the street facing façade. Innovative methods of managing the scaling effect of the garages on the streetscape may be evaluated on individual merit.

4.2.2.2 Pergolas to be set back a minimum 2m from street boundary.

#### **4.2.3 Side space:**

4.2.3.1 General- Single storey 2.5m (minimum) in estate generally.

Double storey 3.5m (minimum) in estate generally.

4.2.3.2 Water fronting boundaries 10.0m (minimum) which will be relaxed to the applicable general setback subject to provision of a geotechnical report on the soil conditions and a letter from the Structural Engineer confirming receipt of same and that structure will be designed in accordance with the report.

4.2.3.3 Only in unique circumstances may a relaxation of building lines be considered by the PVHOA and the Controlling Architects. Any such relaxation will still be subject to final Local Authority approval.

4.2.3.4 Where property has been consolidated the total sum of any applicable side spaces along the original side boundaries which separated the consolidated properties shall be provided on the side boundaries of the new property. No side space on the consolidated property may be less than the approved minimum required by the guideline and in addition the total of the side space setbacks provided, when added together, shall total the sum of the original side spaces of the erven which have been consolidated.

### **4.3 DRIVEWAYS**

4.3.1 The driveway access to the road may not exceed 6.0m in width where it crosses the erf boundary. Where multiple accesses are used the total width of the driveway at the boundary shall not exceed 6.0m. Driveways are to be extended from the erf boundary to the adjoining kerb.

4.3.2 Driveway materials are to be clay brick pavers (colour – De Hoop red **for border only**), exposed aggregate surface beds with a brown aggregate or a combination of these two. **A combination of 50% (light grey) Vellierdorp and 50% (dark grey) Hornfel exposed aggregate will be permitted. A combination of 50% light grey and 50% brown will be considered.**

Alternatively, Smartstone (colour Natural or Charcoal) or Revelstone (colour Grey Blend or Charcoal) cobbles may be used. Cobble sizes to be either 110x110mm or 150x150mm. (rule) Only one colour may be used in an installation. **A combination of De Hoop red brick and cobbles will not be allowed.**

**Paduan pavers, 55x255 (colour light grey) in herringbone pattern will be considered.**

- 4.3.3 Trees on the sidewalk may not be removed and Homeowners and their Architects are to design to accommodate these. The existing positions must be shown on submission.

**4.3.4 Sleeves:**

- 4.3.4.1 Crossing sleeves - each Homeowner is to provide 2x 100mm PVC sleeves, solely for the use of the HOA, complete with draw wires, in the sidewalk below their driveway. The sleeves are to be situated alongside one another at 1000mm back off the road kerb, 500mm deep and are to extend a minimum of 600mm past the edge of the driveway.
- 4.3.4.2 Data sleeves - each Homeowner is to provide 2x 50mm PVC sleeves, complete with draw wires, from a point 1000mm from the data manhole in the sidewalk (HOA will arrange pointing out) to run 1000mm back off the street kerb and then making a single slow bend onto the property at the driveway, and a single slow bend upward to terminate in a box in the garage at 1.5m above the FFL. This box is to be fitted with a further extension and draw wire to the ceiling level.
- 4.3.4.3 All sleeves are to be clearly indicated and detailed on the submission drawings. Where any sleeves are indicated other than as per above the DRC and HOA are to be advised of the alternative positions in writing.

**4.4 BOUNDARY WALLS**

**4.4.1 Street facade, boundaries facing onto the Estate perimeter and boundaries facing onto internal green or public open spaces:**

4.4.1.1 The facade should ideally be left open and the use of (natural and indigenous) landscaping onto the facade is encouraged.

4.4.1.2 Low masonry walls with a simple defined base and coping and a maximum height not exceeding 900mm will be permitted along these boundaries. These may be topped with a wrought steel panel, meeting the minimum decorative requirement, consisting only of horizontal and vertical elements, typically to match any handrails and balustrades (see 4.4.1.4 for requirement for columns). Full details of the proposed panels must be submitted with the plans for approval.

4.4.1.3 The combined height of any wall and wrought steel panel shall not exceed 1800mm above the natural ground level.

4.4.1.4 Masonry columns are required to break walls and wrought steel panels and are to be repetitive (min 330mm thick) in a vertical rhythm at min 3m centres with an expressed or decorative coping unless specifically waived by the Design Review Committee.

4.4.1.5 No gates shall be higher than the adjoining wall and full detail of any gates is required with the



submission. The maximum gaps for gates are 10mm between slats.

4.4.1.6 It is suggested that any walls facing onto green or public open space should have a plinth of De Hoop red face brick not less than 200mm above finished ground level to the exterior side to limit damage during maintenance of Estate landscaping.

4.4.1.7 Side & rear boundaries to public open space - Black powder coated fencing and posts to match the developer installed fences are permitted only along the side and rear boundaries provided that they are linked to the building with a masonry wall projected from the boundary to the side façade of the house.

#### **4.4.2 Side and rear boundaries to neighbouring residential erven:**

4.4.2.1 Wall types permitted under 4.4.1 will be permitted to the side and rear boundaries.

4.4.2.2 Solid walls between the erven shall never exceed 2100mm in height and the length of wall exceeding 900mm in height may not exceed a total length of 25% of the total combined length of the erf perimeter.

4.4.2.3 No masonry boundary wall between the house and street or green spaces, exceeding 900mm in height will be permitted ahead of a line extending the plane of the façade of the house to the side boundaries except where the aesthetic committee considers these to be integral to the design of the house.

4.4.2.4 Any portion of a boundary wall returning along a boundary to a neighbouring residential erf, from a wall controlled under Clause 4.4.1, shall match the detail of the wall to this boundary for a return of 3m or up until the first column in the side boundary wall, whichever is the greater.

4.4.2.5 Walls enclosing the drying yard must be 2100mm high solid walls and any gates are to be either solid or so positioned that they screen the interior of the yard from view. The maximum gap between slats to be 10mm.

4.4.2.6 Low masonry walls with a simple defined base and coping and a maximum height not exceeding 900mm will be permitted along these boundaries. These may be topped with a wrought steel panel, meeting the minimum decorative requirement, consisting only of horizontal and vertical elements, typically to match any handrails and balustrades (see 4.4.1.4 for requirement for columns). Full details of the proposed panels must be submitted with the plans for approval.

4.4.2.7 Where slope of the natural ground requires it the boundary walls shall be stepped to ensure compliance with the height restrictions relative to the original natural ground level.

4.4.2.8 Estates - Side & rear boundaries - From a line extended from the rear most façade of the house a boundary of plain vertical steel members and an approved hedge or white painted pole type paddock enclosure will be accepted. The fence height is not to exceed 1.5 meters.

4.4.2.9 Side & rear boundaries to public open space - Black powder coated fencing and posts to match the developer installed fences are permitted only along the side and rear boundaries provided that they are linked to the building with a masonry wall projected from the boundary to the side façade of the house.

#### **4.4.3 Screen walls:**

4.4.3.1 Where a screen wall or panel is required to a boundary wall along a POS this will be approved where the wall does not exceed 6m in length or 1.5m in height, is suitably ended or defined by columns and is situated a minimum of 3m away from any boundary corner.

4.4.3.2 In certain cases, screen walls, higher than 1.5m, between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls has to be approved by the Design Review Committee, with the proviso that no such screen wall may typically be closer than 1m to the side, rear or front boundaries.

4.4.3.3 In isolated cases where there are multiple boundaries to the POS it may be necessary or desirable to allow yard or screen walls to the boundary or to erf corners, such cases will be evaluated on their individual merits and must be accompanied by a fully motivated waiver.

#### **4.4.4 Full details of boundary walls:**

4.4.4.1 Full elevations and sections for all boundary walling indicating existing and finished ground levels as well as all applicable wall heights, details and wrought steel panels forming a part of the wall required with submission.

#### **4.4.5 Retaining walls:**

4.4.5.1 It is intended that FGL to the boundaries be retained as close to the existing levels as possible. No boundary wall may be used to retain more than 300mm of soil above the NGL. Any retaining wall shall be designed by an engineer, shall be set back a minimum of 1000mm from the boundary and may not raise the soil in increments of more than 1000mm before another 1000mm setback is created.

### **5. DEVELOPMENT CONTROLS FORMS, ELEMENTS AND MATERIALS**

#### **5.1 Roofs:**

##### **5.1.1 The following roof finishes are permitted:**

5.1.1.1 Natural slate Mazista silver blue, Elephant Black or equivalent to approval - the colour must be specified and samples or illustrations provided for any proposed blend.

5.1.1.2 Profiled secret fix steel sheeting in Colorbond Ultra Matt sheet in either Granite Matt or Iron Matt colour.

5.1.1.3 Pre-coloured galvanised sheet in S-rib profile. Colour: Charcoal Grey

5.1.2 All rainwater goods which are exposed to be painted to match wall or roof.

5.1.3 All main roof pitches are to be either 30° or 45°.

5.1.4 Parapets and projecting gables are not permitted on pitched roof ends.

5.1.5 Eaves overhangs may vary between 300mm - 1000mm, measured from predominant face of wall to fascia. Bargeboards are to be a minimum of 300mm off predominant gable wall surface.

- 5.1.6 Flat roof portions will be allowed as links between pitched roof elements or to create shade for large windows. The extent of flat roofs is limited to 25% of the total area of the roof measured on plan. All flat roofs are to be constructed of concrete and to have a finishing layer of grey stone chip laid over any waterproofing.
- 5.1.7 Chimneys are generally to be of masonry work in a finish as permitted for walls. Chimneys of metal, finished to match the colour of the roof may be permitted at the Design Review Committee's discretion where these project through the roof in such a position that their visual effect is limited and that they do not project either higher than any adjoining ridge or a maximum of 1m above the point where they exit the roof. **Exposed flues may not be visible from the street or any public open space (rule).**
- 5.1.8 Exposed steel chimney flues may not exit through or be fixed externally to walls.
- 5.1.9 Any PV Panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be coloured to match the roof finish. Installation and extent must be shown on the submission drawings. No reticulation or cabling may be routed in such a way that it is visible externally.

## **5.2 WALLS**

### **5.2.1 The following wall finishes are permitted:**

5.2.1.1 Smooth plaster and paint.

5.2.1.2 Stone walls to be Malmesbury Shale in limited accent areas may be used. No other stone is permitted. (Rule)

5.2.1.3 Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved palette are permitted. Elevations are to clearly indicate where these finishes are intended to be used.

5.2.1.4 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior. (rule)

5.2.1.5 Fairface or similar textured areas may be permitted where these are limited in extent and painted to match balance of the house. Full extent and intended detail of such finishes to be included on submission drawings for approval. (rule)

5.2.1.6 Designers are encouraged to use the wall finishes in combinations.

5.2.1.7 Main paint wall colours are:

White

Arniston white 50% lite

Arniston white

Accent wall colours are:

Gravel road

Grimsby

Should an accent colour be used, it is to be clearly marked on the elevation (rule). The accent colour may not exceed 25% of all solid elements. Gables may not be finished in accent colours.

**5.2.3 The following plinth and column base finishes are permissible:**

5.2.3.1 Dry pack stonework in Malmesbury Shale only. (rule) No stonework tiles or cast concrete cladding will be permitted. (rule)

5.2.4 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

5.2.5 A single field colour and one accent colour and a maximum of two other external finishes may be chosen from the approved palette.

The approved colour palettes are available from: BCO@pvhoa.co.za. Note that the location and extent of any accent colour must be clearly marked on the submission drawings for approval.

**5.3 WINDOWS, SHUTTERS AND EXTERAL DOORS**

**5.3.1 Only the following materials are permitted:**

5.3.1.1 Aluminium - powder / epoxy coated or uPVC in black, dark grey, light grey or white.

5.3.2 Window and shopfront proportions shall be either square or such that height exceeds width when measured from edge of plaster opening to edge of plaster opening.

5.3.3 Corner windows are permitted subject to compliance with proportion controls and overhangs. The horizontal dimension of any corner window shall be the sum of the two adjacent sides.

5.3.4 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions, and transoms.

5.3.5 Large doors and windows, or elements wider than high, will be permitted where screened or recessed a minimum of 1500mm behind the outer line of a pergola, verandah, or other accepted shading device.

5.3.6 Front doors shall be simple and match the windows and door in material and finishes. Frameless glass doors will be permitted subject to being recessed 1500mm behind a shading element. Handles and ironmongery should be selected to suit the overall aesthetic.

5.3.7 Garage doors may be either of a single (2440mm) or double (4880mm) door width and may be either sectional overhead or tilt up type with a simple horizontal or vertical pattern. Additional detail in the form of glazing is encouraged but full detail must be submitted for approval where this is proposed. Garage door colour to match window colour.

- 5.3.8 Shutters are required for any street facing doors or windows, must be sliding, and framed with a frame of not less than 50mm. Side hung shutters are not permitted. Shutter tracks should be integrated into the design through use of recesses and panels.
- 5.3.9 Shutter colours are to match the external window and door colour. Any alternative colours are to be specifically submitted to the Design Review Committee for approval prior to installation.
- 5.3.10 It is a requirement that operational shutters be fitted to all street facing windows on the ground floor. Approved shutters are fully framed with horizontal louvre elements, any other type is to be separately submitted for approval. This applies to French doors and other openings and exclude only front doors or windows exceeding a single storey in height.
- 5.3.11 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated in the building plan submission. Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.
- 5.3.12 Window sills and surrounds are to be simple, and no decorative or figurative mouldings or sills are permitted.

#### **5.4 AWNINGS**

- 5.4.1 Fixed or fitted fabric awnings may only be fitted within the building envelope or behind fascia beams or below pergolas, they may not project beyond this extent. These awnings must be of a single colour, and a sample needs to be provided to the PVHOA for approval prior to installation thereof. The awning material must be of a uniform matt finish with the appearance of canvas. No windows, cut outs, ventilation slots, tassels, crenellated edges or similar functional or decorative modifications will be allowed to the awning.
- 5.4.2 The use of tilting or adjustable roof and louvre systems is expressly prohibited.

#### **5.5 HANDRAILS AND BALUSTRADES**

- 5.5.1 External balustrades may be of a steel type and be composed of horizontal and vertical steel. Balustrades to have simple masonry piers at corners and changes of direction. All balustrades to be black, white, or dark grey unless prior approval is obtained from the HOA for use of an alternate colour. Design drawings of adequate scale required with submission (min 1:50)
- 5.5.2 External balustrades may be of frameless glass.
- 5.5.3 Timber handrails will be allowed to be fixed above the steel posts and balustrades must be fully indicated on the submission.

#### **5.6 COLUMNS AND PILLARS**

- 5.6.1 Masonry columns are to be simple square section columns, simple plastered capitals and bases will be permitted.

- 5.6.2 Columns of timber or rolled steel sections will be permitted where these are fixed to a masonry base of not less than 330x 330mm in section and 600mm in height.

#### **5.7 PLASTER PANELS AND BANDING**

- 5.7.1 The Guideline encourages the use of varied plaster panels and banding to create relief and articulate the facades. The use of texture is strongly encouraged.
- 5.7.2 The use of figurative mouldings or curvilinear moulding elements is expressly prohibited.

#### **5.8 PERGOLAS**

- 5.8.1 A pergola element is mandatory in front of the garage, must stretch the full width of the garage. The pergola must have a minimum width to depth of 1000mm.
- 5.8.2 Rafters for pergolas may be of rolled steel sections, balance of the members to be of timber or a timber profiled material and finished in oil or varnish for timber or paint or equal for any other materials.
- 5.8.3 All pergola members are to have elegant tapered or shaped ends where not fixed to a wall. Any pergolas or rafters not of timber are to match the external door and window colour.

#### **5.9 EXTERNAL LIGHTING**

- 5.9.1 In order to preserve the rural character of the Estate as far as possible all external light units to the street facing and visible facades shall be recessed brick lights at max 300mm above finished ground level. Full specification or illustration of all external lighting and positions to be included on both plans and elevations.
- 5.9.2 Given the intent of the lighting control architects are encouraged to limit or omit external lighting as far as possible and to look to preventing "light spill" from patios and homes onto adjoining areas.
- 5.9.3 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbours and all efforts to reduce light spills and light pollution are strongly encouraged.
- 5.9.4 In addition to the above two low wattage downlighters may be fitted in any slab or ceiling above the front door or two modern styled, low wattage, carriage lights may be fixed alongside the entrance door, provided that these carriage lights are fixed no higher 1800 above ground level and that they are set back sufficiently far from the roadway.
- 5.9.5 The use of floodlights, wall washes, neon strip lighting, up/down lighters and other feature lighting is expressly prohibited.

### **6. GENERAL DESIGN GUIDELINES AND RESTRICTIONS**

- 6.1 All plans must be prepared by a Registered Professional Architect (Pr Arch) and submitted on a Pr Arch title block, or such other categories of profession as per SACAP with the title block on the plan reflecting the name

and contact details of that registered professional. Plans will not be accepted or tabled unless this requirement is complied with. (Rule)

- 6.2 Plans are to be submitted to the Controlling Architects. Only after approval has been obtained in writing can the plans be submitted to the local authority. It is the Homeowner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

**6.3 Alterations and additions:**

- 6.3.1 Drawings must be submitted and approved before any alterations and additions may be carried out. This includes both deviation from an approved building plan as well as any work which may be contemplated after occupation.
- 6.3.2 Drawings of alterations or additions must be submitted as for the normal process, but a separate alterations and additions submission form must be completed. The new work is to be coloured and clouded on the submission and clearly listed on the submission form. A fee of 50% of the full submission fee will be payable on alterations and additions submissions.
- 6.3.3 Where an additional area of 30 sqm or more of erf is developed, more than 10m of boundary wall is added or, in the committee's opinion, the proposed work has a significant impact on the existing landscaping design a separate landscaping drawing will be required for approval before the application can be considered.
- 6.4 The decision of the HOA in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications.
- 6.5 The privacy and views of surrounding properties should be considered when designs are being prepared. As a general principal designers should try to avoid windows or balconies on the upper storey overlooking the living space of the adjacent dwelling.
- 6.6 No staff accommodation should be nearer to the street than the main building and should be integrated into the overall design.
- 6.7 Staff accommodation and kitchen areas should open onto screened yards or patios.
- 6.8 Outbuildings and additions should match the original building design in style, elevation, and material usage. All plans must indicate at least one enclosed garage, and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless they match and blend with the design of the main dwelling.
- 6.9 No garden sheds, braai areas, Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are permitted and these may not be placed in the side space (building lines).
- 6.10 No shade netting is permitted as a building element.
- 6.11 Photovoltaic installations are permitted where mounted in the plane of the roof, photo voltaic panels may be:

- a. glass on glass (bi-facial) systems with shallow frames in natural anodised finish will be permitted where the frame depth does not exceed 30mm with a 10mm lip onto the upper surface. (rule)
- b. glass on vinyl or black backed systems with frames in black or dark grey finish. (rule)

Other solar collectors and systems are to be mounted in the plane of the roof and the framing is to be black or coloured to match the roof. (rule)

Full details and specification of any installation are required for approval before work commences. (rule)

- 6.12 TV aerials, satellite dishes and other exterior items must form part of, and be placed within, the basic structure and are to be clearly shown on the drawings for approval.
- 6.13 Plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or any adjoining green (public) area. Specific provision is to be made for an enclosed drying yard which is to be marked on the drawing.
- 6.14 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 6.15 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and / or adequately enclosed or screened off from view from adjoining streets. The position of all these units is to be specifically marked on the submission and all screens to be fully detailed on submission.
- 6.16 Approved drawings are required from the HOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the HOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the HOA may engage others to remove the unapproved work and recover the costs of this work from the Property Owner.
- 6.17 Any staff quarters or rooms intended for occupation by staff are to be clearly indicated on the submission drawings.
- 6.18 Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.
- 6.19 Small, numbered steel signs are permitted. Laser cut outs will be permitted max 220x450mm vertical or horizontal. Signage to be indicated on drawings.
- 6.20 For generator installation requirements the architect is to contact the Pearl Valley Homeowners association for details pertaining to drawings submission.

#### **Building procedures and fees:**

Attention of HOMEOWNERS and ARCHITECTS is also drawn to the *Pearl Valley Building Procedures and Annexures*



tab as published on: <https://pvhoa.co.za/>. These procedures may change from time to time.