

## **ARCHITECTURAL GUIDELINES REGARDING AUVERGNE ESTATE of VERMONT**

### **DESIGN THEME**

#### **Introduction:**

The principals of traditional South African Architecture of the 'Modern& Farm Style Cape Vernacular' style are the bases of this estates design theme, built upon the contemporary lifestyle we live, the local site conditions and the climatic conditions within the area.

The building, architectural and landscaping guidelines and conditions are imposed to all the appropriate uses of the Estate area and to preserve the ambience of the 'Local' of Vermont as well as the surrounding developed area, in the interest of members of the Auvergne Homeowners Association.

It is necessary to understand that the design is to complement the orientation of the Estate and the Local of Vermont that has sandy flat land surrounded by beautiful Mountain ranges. Earthy Neutral colours compliment the surrounding area and Heritage. Similar to the Fernkloof Estate Colour Chart.

All purchasers of erven in the development, including their successors in title, will be bound by the Auvergne Estate Architectural Guidelines, which will be enforced by the Auvergne Estate Home Owners Association.

### **BUILDINGS AND SERVICES**

#### **Building Height:**

Maximum 8m in line with Overstrand Zoning Scheme requirements. Only single storey buildings may be erected on plots 2340 to 2345 and Plot 2331, Vermont

#### **Roof Pitch:**

The primary Roof elements may vary in pitch from 22.5-30° Flat roofs or mono-pitch roofs may vary from 5° to 10°

#### **Building lines:**

##### **a) Single residential**

- 4m Street building lines
- 2m side boundary and rear building lines
- 30m building line Wetland buffer edge
- 1m building line for pools
- 0m Side building line for garages and car ports on one side of boundary, up to a length of 9m with relevant neighbours consent, in line with Overstrand Zoning Scheme requirements

##### **b) Group housing**

- 2m Rear building lines,
- 3m building line will apply where;  
Group housing sites border external roads or other surrounding developments (with same or different zoning)

- 5m min space to the road curb-line to be allowed for the building line for garages and carports with a 2m street building line to give space to park a car in front of the garage
- 0.0m side building line for Garages/Carports only on one side of boundary, up to a maximum length of 9m, in line with Overstrand Zoning Scheme requirements
- 1m side boundary building lines
- 1m for swimming pools

#### General

Pergolas and Braai structures must comply with prescribed building lines.

No access/egress to be obtained from external roads

Parking requirements – 2 bays including garages and carports

#### Coverage:

- a) Single residential  
The max allowable coverage is 50% (coverage as defined in the Overstrand Zoning Scheme requirements)
- b) Group Housing  
The Max allowable coverage is 60%

#### **Schedule of External Finishes:**

##### **Roofs:**

Pitched roofs will be 'S' profile chromo deck o.e.a corrugate-iron roof sheeting

For low pitched roofs chromo deck o.e.a. sheet metal roofs like Klip-Lock o.e.a

Flat concrete roofs are to be covered with stone chip or tile trafficable area.

No thatch roofs or gazebos will be allowed.

No IBR sheeting will be allowed

**Colour:** Any Shade of Grey

##### **Roof Eaves:**

Maximum Overhang of 70mm

**Fascias/barge boards:** To be painted Fiber-cement boards

**Colour:** To be in accordance with AHA colour approval where necessary. Otherwise just within the colour range as stipulated by AHA.

**Guttering:**

Optional use only, to be 125mm seamless aluminium. Ogee shape with square shaped down pipes.

**Colour:** To match fascia colour

**Exterior wall surfaces:**

Outside walls may be of two different thicknesses of plaster and of texture and to be painted. All plastering to enhance vertical look of building. Stone Cladding to be as per S.O.T.E. specs o.e.a to plinth of building and accepted accent details (chimneys, columns.....)

**Colour:** Tones of light and natural pastel colours. Auvergne Homeowners Association to confirm.

**Window Cills and plaster bands:**

Plastered and painted window cills

**Colour:** AHA to stipulate and approve

**Windows/Doors/Handrails/Columns/Pergolas:**

Pre-painted aluminium or timber

Window and door proportions to be vertical in height.

**Colour:** To match the darker exterior paint colour, to be darker to for a recessed shadow colour of charcoal, wood brown. Pergolas to be wood or painted white, where the balustrades and handrails are to be wood or charcoal aluminium or to match the roof and shadow colours.

**Walls and screens:** Masonry yard walls and screens may be constructed. Walls may be plastered or bagged. No prefabricated walling systems, sheet materials or barbed wire is permitted. Garden walls should generally be low except where the screening of yard spaces is required. Yard walls may not exceed 1.8 metres in height, measured from the high side, on any side of an Erf. Any yard walls that abut higher retaining walls can gradually rise to meet that height.

Screens to be made of lattice timber or equally approved light timber screen used at the edge of the raised Erf platforms as balustrades (min. 1m height) or a higher visual screen (max. 1.8m height)

Internal street elevation to be free of any walls where possible, and are encourage to fence of yards to the side and rear of the buildings.

The street-scape is to be open to encourage open planted visual space, and will only allow low 1.2m height green hedge/planted screens in the street boundaries.

**Boundary walls on development boundary and main public street boundary:**

Similar tones to main house.

Wall heights to be in line with conditions in Councils conditions of approval of the planning applications to min. of 1.8m.

No boundary walls may be constructed into the 30m wetland buffer and only fencing to the satisfaction of the Municipal Environmental section in line with the Vermont Pan and Wetland delineation study, be allowed in such area.

**Antennae, pipes, cables:** Projecting television or radio antennae should be limited and the location thereof, if potentially in view of any member, must be approved by HOA. All telephone and electrical reticulation on the properties is to be by means of underground cables. No flagpoles, masts or any other overhead wires are permitted.

**Service facilities:** Gas cylinders, refuse bins, compost piles and clothes lines, should be screen within service yards so as not to be visible from the internal streets of neighbouring dwellings.

**Chimneys:** To be approved by HOA may not extend more than 1.3m above exit point of the roof

**Pools:** Pools and the enclosure for safety regulations are to comply with NBR and the Local Authority. Filtration and heating must be screen from the street.

**Carport (garage):** To be in accordance with the Aesthetic Value of the Entirety of the Auvergne Development. Derbigum & Deckboard with Wooden Columns. Carport to be constructed in the same style as covered walkway.

**Note:** you may have a single garage and a single carport next to each other, but you cannot have tandem garages, you must allow for two visitors parking in front of your garages on the property.

**Services:**

Waste and supply services may not be exposed on the outside of the building and must be built within the walls or screened off. Gas bottles to be hidden in kitchen yards.

**Landscaping:**

The principals of the Department of Water Affairs – Waterwise Gardening programme will be supported and encouraged. Hard surfaces must be limited. Planting on walls, pergolas and side spaces between houses is encouraged to reduce the overall impact of the built element.

**General:**

All building plans must be approved by the H.O.A. or if no H.O.A. has yet been established, the developer. The H.O.A./Developer may appoint an Estate Architect o scrutinize all plans. The municipality must be informed of the details of such estate Architect.

All plans, planning designs and scrutiny will be solely handled by the Design Review Committee offices of Detail Construction, Hermanus:

Pierre Badenhorst

Cell: 073 341 8838

All building plans must be summated to the municipality for final approval.