

EKUBO COASTAL ESTATE

ARCHITECTURAL LANGUAGE
AND LANDSCAPING GUIDELINES
(Annexure “B”)

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2. INTRODUCTION

- 2.1** The purpose for the architectural language guidelines is to create a harmonious built environment that will be sympathetic to the existing natural beauty of Ekubo.
- 2.2** The Architectural and Landscape Review Committee (Review Committee) comprising professional architects and Ekubo Home Owners Association (EHOA) has, therefore, drawn up the following broad guidelines to assist all property owners with the preparation of their plans. Each submission will be assessed on its merits in the overall context of the Ekubo Coastal Estate and the Ekubo Town Planning Scheme.
- 2.3** For this purpose the EHOA constitution requires all property owners to submit building plans and landscaping proposals, including all alterations and or amendments, for approval, to the review panels, prior to them being submitted to the Local Authority.

3. BACKGROUND TO GUIDELINES

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- 3.1** The Ekubo Coastal Estate incorporates approximately 137 hectares of indigenous KwaZulu-Natal (KZN) coastal dunes and wetlands, which will be preserved and retained as part of the conservation-amenity zone. It has a 1 kilometer stretch of unspoilt Indian Ocean shoreline on the KZN South Coast.
- 3.2** Analysis of the site, the coastal dune forest, proximity to the sea, prevailing winds and the objective to ensure a sense of harmony with the Estate have identified the following design criteria:
- Dominance of nature
 - Integrated internal and external living spaces
 - Verandahs, decks and terraces
 - Limited range of materials
 - Selected earthy tones of colour
 - Dominant roof form with large overhangs
 - Structured building forms.
- 3.3** It is important that the street elevation avoids the suburban residential image and greater emphasis should be given to retaining the natural character of the Estate and maintaining view, through the elimination of fencing.
- 3.4** The general guidelines are applicable to all areas of Ekubo Coastal Estate whilst suggested more specific guidelines will be produced for each area by the review committee of EHOA.

4. ARCHITECTURAL STYLE AND CONTROLS

It is the developer's intention and aim that the development style will reflect an architectural style suited to the tropical climate of the KZN Coast. Large roof overhangs, deep verandahs and shaded windows cool and protect the spaces. Large openings catch the sea breezes and ventilate and cool the homes. The houses are reduced in mass by applying the upstairs 50% rule and the 25% coverage. Natural stonework,

timber decks and warm earthy finishes and textures will combine to reflect the "Balinese" style of architecture, well suited to the sub-tropical KZN Coast.

The Architectural Language, as a response to its environment, has the following principles:-

- LARGE PITCHED ROOFS to form "hats" to protect the building from the extremes of the sun and rain
- The resultant DEEP ROOF OVERHANGS provide the shelter during our summer months when the heat, rain and humidity combine
- The VERANDAH is synonymous with indigenous Natal architecture for the same reasons as mentioned above and, because of this, is an important transition space between indoors and outdoors.

- Large OPENINGS in the form of foldback or deep sliding doors and windows allow for good cross ventilation and the transparency to maximize the sea, coastal and inland views.
- SHUTTERS to these openings ensure that the cool sea breezes keep the houses cool in the evenings.
- The NATURAL COLOURS of Africa, appropriate to our area (Red/Brown Earth, Beach Sand and Forest Green) form the basis of our building colours.
- These elements, when used together sensitively create the “Architectural Language” of the Estate.

5. APPROVED BUILDING MATERIALS

5.1 EXTERIOR GUIDELINES & CONTROLS

Roof

Colour	:	Terracotta
Material	:	Tiles: concrete or clay
Pitch	:	Min 17.5o to max 30.0o
Form	:	Double pitched
Overhang	:	Min 900mm
Flat roofs may be used if minimal and as connecting elements between pitched roofs		
Finish	:	Natural stone chips

Walls

- Single Storey Houses
Brick or block, plastered and painted above plinth (max 1m high)
- Double Storey Houses
Upper Storey : Brick or block plastered and painted
Lower Storey : Brick or block, plastered and painted with plinth
- Plinth
Stonework (real or simulated) or banded roughcast plaster, painted in earthy colour
- Paint Colour
Choice of approx. 5 natural/related colours

Verandahs

- Min of 10% of house floor area - compulsory
- Roofed with open sides

Doors, Windows & Shutters

Material	:	Timber or aluminium
Colour	:	Timber : Dark Brown varnish (as Plascon Woodproof: Burnt Umber) Aluminium : Dark Brown powder coated
Form	:	Proportion and position to be considered in relation to elevation

Balustrades

Material	:	Timber or aluminium
Colour	:	As above
Clear Glass or Stainless steel cables may be used as in infill		

**Rainwater Gutters & Downpipes, Bargeboards
Fascias and any other exposed elements**

Colour : Dark brown, factory coated

Boundary Walling or Fencing

- Not permitted, as security is provided on the perimeter of the Estate
- Max. 2,0 high brick/block screened walls (finish as for house) permitted only where specific area is to be screened (e.g. kitchen yard, carport etc)

Under Floor Area

The entire under floor area is to be enclosed at Ground Level (as in “walls”) except for timber decks, which may extend to a maximum of 2m beyond such enclosure
This is to avoid large voids below houses, where vegetation does not grow and which could eventually become unsightly storage areas.

Lighting

Light source (globe) must not be visible from anywhere on the Estate

TV Aerials

Position in roof - not to be visible

T.V. Dishes

Position in screened area - below roof level. Paint to match wall colour.

Washing Lines, Refuse Bins, etc

Must be screened from view, by screen walls and, if necessary, overhead screening, such as pergolas etc.

Boats, Caravans and Trailers

Must be screened from view.

5.2 SPECIFIC EXCLUSIONS

The following are not permitted

- Exposed plumbing
- Exposed air-conditioning plant
- Glass blocks
- Winbloks
- Precast concrete fencing
- “Wendy houses”, garden sheds
- Awnings, unless designed as in “Roof”
- Mono-pitch roofs, except for Verandahs
- Coloured glass
- Flying beams
- Facebrick
- Precast concrete columns other than Victorian or Natal Verandah style
- Decorative elements such as Spanish, Cape Dutch or Tudor
- Exterior burglar guards
- Reflective materials
- Bright primary colours
- Above-ground swimming pools

5.3 DRIVEWAYS PARKING AND LANDSCAPING

- 5.3.1** Landscaping on sidewalks must be undertaken within the integrated landscape language of the Estate to be approved by the EHOA Review Panel.
- 5.3.2** The landscaping theme of the Estate is to encourage the use of indigenous species in accordance with a landscape theme. The portion of all properties that border on the Estate and the portion of all properties between the building lines and the street boundary must be landscaped accordingly and using the tree and plant species as per landscape design guidelines which will be binding on the owner.
- 5.3.3** All driveways to be fully paved with approved coloured pavers. Driveway widths are to be controlled at the junction with the public road.
- 5.3.4** Houses erected on the visual slopes of the site will need special attention to reduce the interruption to the horizon line and any other potential visual impact. This will need to be done by, inter alia, additional landscaping and controls to the scale of the buildings. Where possible, cut and fill to be minimized and the buildings rather to be “terraced” down the slope of the site. Note: The maximum height of plinths above ground must be controlled and must therefore step down the slope of the erf where applicable.
- 5.3.5.** Only timber or fibreglass garage doors may be used. Colour : Dark Brown

6. SPECIFIC GUIDELINES

6.1 Planning

6.1.1 Footprints

Each site will be critically analysed to provide a suitable area on which a dwelling can be built within the lifestyle promised for Ekubo residents.

Where a site has an undisturbed natural barrier strip around all boundaries with openings only for access and vistas where possible, no building or disturbance of natural vegetation is allowed within this zone and maintenance is by the Estate Management. The footprint area represents that part of the site on which the house, external living areas, yards, driveway and pool can be built. Indigenous vegetation (trees) within the footprint have been identified and should be retained or, with the approval of EHOA, removed and the equivalent number and type re-planted and maintained in the garden area.

The maximum size of the house permitted within the footprint area is controlled by the maximum coverage (% factor) and height restriction (number of floors, height and roof height), as defined in the Town Planning Scheme. Height restricted to 2 storeys above Natural Ground Level.

The maximum size of any house is 500 sq. m. (bulk)

Should a building exceed 400m² in bulk, EHOA will have the right to impose special architectural controls to minimize the “bulking” of the building.

All areas remaining within the footprint after the building has been positioned are to be maintained by the individual resident/owner in accordance with the Conservation-amenity Management Plan, which is available from the EHOA office upon request.

- **Maximum coverage** 25%
- **Maximum height:** Single storey 5,5m
Double storey 8,5m

Note: 2nd floor may be a maximum of 50% of ground floor only.

6.1.2 Plan Footprints

Retention of indigenous vegetation is paramount.

The plan form should either be: linear, clustered or courtyard assisting the integration of the building into the natural environment.

External living areas form an integral part of the plan footprint.

6.2 Construction

All structures to comply with the National Building Regulations as amended. The method of construction adopted must limit the disturbance of the natural topography and the ecology with the use of plinths, piers and piles on steep slopes.

6.3 Other Building Elements

These include garages, carports, driveways, paved areas, swimming pools.

6.3.1 Garages

These should be designed with same material and site criteria as the house. Where practical these should be attached garages, unless the individual site conditions are extremely onerous.

6.3.2 Carports

These should be designed as per garage and must appear as a substantive and integral part of house and not an appendage.

6.3.3 Driveways

These should meander or be designed to improve the sense of arrival at a house in a sensitive natural environment.

Material and design should compliment house design.

The driveways must be contained within the footprint area.

6.3.4 Paving

As per approved drawings and EHOA approved.
No paving in footprint areas.

6.3.5 Swimming Pools

Must be located within footprint area.

Designed as an integral part of house/natural environment.

Screened from roads and paths etc.

7. ARCHITECTURAL AND LANDSCAPE REVIEW PROCESS

7.1 Architects Panel

A selected and limited panel of architects will be selected to provide architectural services, on the following basis:-

- All architects to be registered with the S.A. Council for the Architectural Profession as "ARCHITECTS"

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- All architects to be appointed for “FULL ARCHITECTURAL SERVICES” and as “PRINCIPAL AGENT”
 - The number of architects on the panel to be determined from time to time by demand, i.e as demand increases from owners for architectural services, so the number of architects on the panel will be increased.
 - Architects to be selected on the basis of their expertise in the design of good residential architecture

7.2 Contractors Panel

A selected and limited panel of building contractors will be selected to build on the Estate, on the following basis:-

- All builders to be members of the Master Builders Association
- All builders to prove their expertise in the construction of high quality residences. Three references of recent examples to be provided
- The number of contractors on the panel to be determined from time to time by demand
- Contractors must sign the Contractor’s Protocol document

7.3 Landscapers and Landscape Control Panel

A selected and limited panel of Landscapers and Landscape Contractors will be selected to design and implement landscaping, on a similar basis to the Architects and Contractors Panel.

8. THE DRAWING SUBMISSION PROCEDURES

STEP 1 DESIGN APPROVAL – BUILDING AND LANDSCAPE STEP 2 LOCAL AUTHORITY PLANS APPROVAL

8.1 Design Approval-Building and Landscape

8.1.1 Design Review Process

This is the vehicle by which the Architectural Language is monitored from initial design to building completion. An Architectural Review Committee (ARC) is to be established to review and approve building plans .

Meetings will be held once or twice a month at the Estate, depending on demand.

8.1.2 Procedure

Owners will be required to submit drawings to at least two meetings as follows:-

Meeting No. 1 - Sketch Design

Owner and Architect to attend meeting and present 2 sets of their Design Proposal in Sketch Plan form. One set will be retained by ARC and one set returned to the Architect. Should ARC approve the design, the architect may proceed with the Working Drawings. Should ARC not approve the design, reasons will be given and a further submission will be required.

Meeting No. 2 - Working Drawings

Architect to present 2 sets of the final Working Drawings sufficient for submission to Local Authority for building approval.

Should ARC approve the drawings they will be stamped, one set retained by ARC and one set returned to the Architect for submission to the Local Authority for building approval.

Should ARC not approve the drawings, amended drawings will have to be submitted to a further ARC meeting.

8.1.3 Costs

Owners will be required to pay a fee of R5000 *.-, (subject to annual inflation) to ARC when booking their first meeting, to cover ARC approval costs

This fee to be paid directly into an account in the name of the 'EKUBO Architects' to cover the time and traveling costs of the ARC Architects and Landscape Architect

9. LOCAL AUTHORITY DRAWING SUBMISSION PROCEDURES

9.1 On approval by the EHOA, the drawings can be prepared for submission to the Local Council in terms of the National Building Regulations. All submissions are the responsibility of the owner/architect.

9.2 No building work may commence without the prior approval of the EHOA and the respective Local Authority.

10. APPOINTMENT OF CONTRACTOR

10.1 EHOA must approve contractors on site. By approving the contractors, the developer in no way accepts responsibility for the contractor and the contract remains firmly between the client and the contractor.

10.2 All contractors will be obliged to sign a copy of the Contractors Protocol and the EHOA Contractors Manual prior to any work commencing on site.

11. OWNER – BUILDER

An owner-builder who is registered with the Master Builders Association and with an acceptable construction record will be considered to construct his own house. The references of prior building contracts must be given and he will not be allowed to negotiate any further work on the Estate without EHOA's approval.

12. CONSTRUCTION

During the construction phase, the Estate Manager (EM) will monitor the quality of construction and site cleanliness to ensure that the standards are maintained on the Estate. He is not responsible for the individual quality control of the houses. The SPM is available to advise and help people where necessary.

A copy of approved as built plans and all respective services information must be submitted to the EHOA on completion.