

Giant's View E S T A T E

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GIANT'S VIEW ESTATE HOMEOWNER'S ASSOCIATION ARCHITECTURAL CODE

This document to be read in association with the **Rosetta Town Planning Scheme**, and conditions of establishment.

PLEASE NOTE THAT THIS DOCUMENT MUST BE CONSULTED PRIOR TO COMMENCING THE DESIGN OF ANY PROPERTY IMPROVEMENTS OR BUILDING PROPOSALS AND THE GIANT'S VIEW ESTATE HOMEOWNER'S ASSOCIATION (T.C.E.H.O.A.) TO BE CONSULTED

CODE CONCEPT: CONTEMPORARY FARMHOUSE

- An environmentally friendly, residential community.
- A community enjoying the unique climate qualities and lifestyle of the Natal Midlands.
- A contemporary, farm style architectural building theme with a unique and strong identity.

Giant's View Estate represents a totally unique architectural concept living in the Natal Midlands.

The estate is partially surrounded by permanently underdeveloped wetlands protecting the Mooi River, and suitably planned to enhance panoramic views of the Drakensberg.

Architectural character is usually derived from buildings responding to the climatic conditions of their environment. The Midlands experiences significant temperature variations, and the use of large weather protected verandas, while enjoying the panorama, are encouraged.

Farm buildings historically develop and grow with demand as families require additional space resulting in articulated buildings of differing form and roofing elements, creating private courtyards and patios often well protected from the prevailing climatic conditions.

The purpose of this document is to ensure that the vision of a unique, secure environment and signature architecture is realized and successful.

Please note that prior to submitting plans to the relevant controlling authority, all property owners will be required to submit plans to the Giant's View Estate Homeowners Association and will be required to comply with the submission guidelines as prescribed by the Estate.

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ARCHITECTURAL CODE AND PRINCIPLES

- This code has been developed to ensure a high standard that is expected of a quality development.
- By ensuring quality of design and materials, the adjacent property values will be protected.
- The code will create an identifiable architectural language and create a sense of community.
- Buildings will be linked by common characteristics yet each will retain its own identity through the designer's interpretation.
- Buildings are required to relate sensitively to their existing surroundings.
- Buildings should acknowledge adjacent sites, view lines and topography and must adhere to the restricted building control lines of each individual site.
- Fragmentation and articulation of building mass, achieved by breaking down the building into a series of individually roofed components arranged to create integrated outdoor spaces.
- "Pavilions" with separate roof structures linked via flat roof elements or low pitch roofs create a strong well proportioned architectural identity.
- This roofing principle will create a sense of hierarchy and in turn reduce the impact of large mass on the site, minimizing the visual impact of built form on the site.
- Where smaller units do not allow for the fragmentation principle, ancillary buildings such as garages, courtyards and gazebos may be used to break up the building footprint creating courtyards and private spaces.

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- Larger rooms will have higher ceilings allowing clerestory windows between main roofs and secondary roofs, thus creating this sense of hierarchy as already discussed, and introducing high level natural light. Due to the nature of the significant temperature range that can be experienced, the use of clerestories should be limited.
- The use of various courtyards are encouraged and will function as external living rooms. These courtyards could be used as outdoor spaces for wind protection, and also creating winter and summer spaces to shield from prevailing winds and microclimatic weather patterns.
- Garages are to be designed as separate pavilion elements, not dominating the main buildings, but as an integral part of the architecture ensuring not to look like an afterthought. The space between garage and main building may be articulated with the use of a walled service yard or scullery.
- Verandas are to be designed to provide functional seclusion from harsh weather elements, creating intermediate zones between internal and external environments. Verandas provide external living spaces which are characteristic of farm style living.
- The use of timber for cladding, louvres, verandas and handrails are encouraged.
- A textured feature element may be used as a focal or accent device .This can be achieved with textured, meaning stonewalls, timber ship lapping or horizontally slatted panels.
- Textured plinths to ground the building will be acceptable.(Battering of these features is also possible)
- No individual site boundary walls will be allowed, however the use of approved fencing within the site parameters to contain pets will be considered. These fences will be restricted to 1,0m in height and the use of natural materials such as timber or stonework will be allowed
- Free standing light screens can be used as elements to create further privacy to exposed facades.

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- Security will be maintained at the perimeter fence of the development and with individual electronic security of the buildings itself.
- Wall service yards will be enforced. These will provide seclusion for A/C units , drying areas , gas bottle storage , television receivers and staff facilities. These areas to be an integral part of the overall Architectural Form. The heights of these walls are not to exceed 2.0m

COLOURS AND MATERIALS

- Selected and approved natural stone will be permitted for feature walls and plinths.
- Brownbuilt roof sheeting with a “Kliplok” profile will be permitted in ‘Dove Grey’ colour only.
- Wall colour as per approved colour palette.
- All timber work to be dark stained brown as per approved colours sample.
- Windows and doors to be dark stained timber or bronze anodized aluminium.
- Gutters and down pipes to be aluminium or PVC square profile with dark brown finish.
- Main Walls: Plaster and paint with colours from the approved colour palette .All external colours to be submitted to the review committee for approval.
- Accent Walls: Accent colours could be used as feature elements. Painted accent walls are to be limited to no more than 10% of the external surface area. Colours to be as per Accent colour palette. The use of natural stone for accent walls or features is encouraged. Only approved stone types and textures will be permitted. These accent walls or features are to have Architectural Merit and are not to have a “clipped on” appearance.
- Face bricks are unacceptable.
- Window cills and surrounds to be raised plastered surrounds and the use of colour may further enhance these features.
- All timber features such as louvres, exposed trusses on gable ends to be dark stained – colour as approved.

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- Handrails to be dark stained timber or bronze anodized aluminium.
- No pre cast concrete balustrades will be permitted.
- Patios and Decks to be dark stained or varnished hardwood timber.
- Gazebos and External Structures to be dark stained or varnished hardwood timber, or painted with colours as per approved colour palette.
- Swimming pools – simple rectangular shapes will be acceptable.
- Paving to driveways – clay or earth tone brick pavers with a limited use of cobble pavers. This will be to the review committee approval and should be indicated on the site layout plan.
- Exposed retaining walls are to be pre cast interlocking retaining wall systems and only acceptable if landscaped.
- Stabilised grass banks with natural slopes are encouraged.
- Gabion walls will be acceptable. (can't these be quite ugly if too large?)
- External lighting to be kept to a minimum with minimal disturbance to adjacent property owners.
- Landscape design plans will be required to be submitted together with building plans to T.C.E.H.O.A. for their approval. A list of planting requirements is available on request.

GREEN BUILDING DESIGNS

- Solar: The use of solar panels are strongly recommended for hot water heating .Proposals are to be submitted to T.C.E.H.O.A. for aesthetic approval.
- Rainwater: The harvesting of rainwater is also recommended. The use and positioning of the holding tanks are to be submitted to T.C.E.H.O.A. for aesthetic approval.

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TOWN PLANNING CONTROLS FOR RESIDENTIAL PROPERTIES:

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| 1. Use | Single Residential (S.R.) |
| 2. Height | Maximum 2 Storeys or a maximum height of 8.5m from finished ground level to eaves level. |
| 3. Coverage | 20% Excludes verandas and covered patios but Includes covered parking. Please note that each dwelling to be a minimum size of 200m ² which includes Patios and Verandas, but excludes garages, yards and service areas. |
| 4. F.A.R. | 0, 20 Includes covered parking. |
| 5. Walled Service Yard | A walled service yard restricted to 20% of the total foot print. Walls not exceed 2,0m in height building restriction. |
| 6. Building Footprint | All residences are restricted to the pre-determined permitted building footprint. |
| 7. Views And Privacy | Design to respond sympathetically to an adjacent built site, with respect to maintaining existing views and privacy of all adjacent neighbours. |
| 8. Building Lines | 3m Front building line with 2m for garage 3m Side space with 2m for garage 3m Rear space. |

SUBMISSION REQUIREMENTS

- 2 copies of plans required
- Proof of payment to T.C.E.H.O.A.
- Landscape design plan
- 2 no. three dimensional views required
- Finishes or storey boards to be indicated.

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DESIGN REVIEW COMMITTEE

CONTACT DETAILS:

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| Developer / Admin. Officer | Giant's View Estate Adrian Wilson Email: a.wilson@intekom.co.za T-033 2675036 C-083 654 2081 |
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