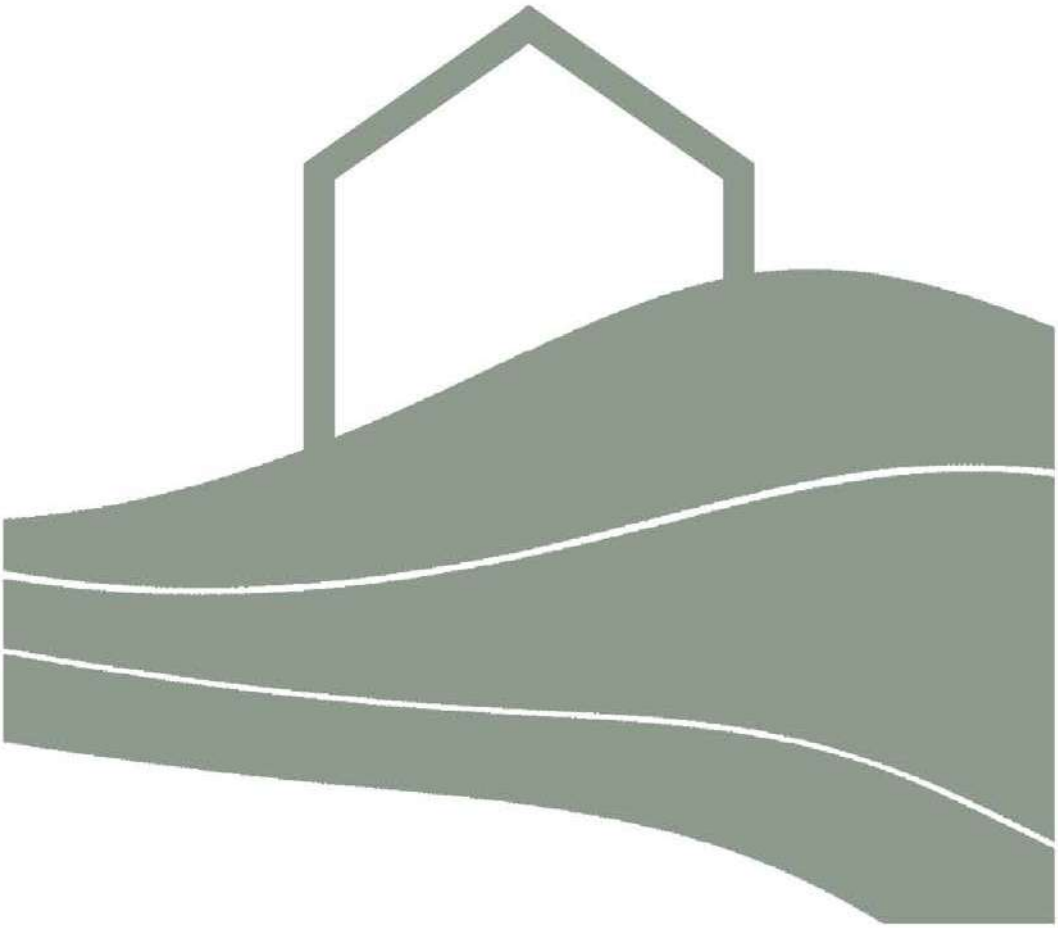
LANGEBAAN
COUNTRY ESTATE

Langebaan Country Estate

ARCHITECTURAL GUIDELINES FOR HOME OWNERS

VERSION 3 – 24 June 2022

CHARDON VILLAGE



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Section 1

Introduction

Langebaan Country Estate (LCE) is a unique golf and residential development within the magnificent 'West Coast' surroundings. This demands a 'design with nature' approach from all who value and cherish the privilege of owning a piece of this real estate.

The Developer has established these Architectural Guidelines to guide the LCE Chardon Village aesthetics. Every building, structure, addition, and alteration to be erected in Chardon Village shall be done in accordance with these Architectural Guidelines and shall be designed by a South African Council for the Architectural Profession (SACAP) registered professional.

This document is to be read in conjunction with the Langebaan Country Estate Landscape Guideline Document (LCE LGD). No alterations to approved buildings and no deviations from Aesthetic and Environmental Committee (AEC) approved plans shall be effected without plans prepared by a SACAP registered professional, who shall at all times balance the LCE's Chardon Village and individual owner's requirements. Such plans must be approved by the AEC.

These Architectural Guidelines allow for individuality within a specific Chardon Village character, which is to be achieved in harmony with the environment and are intended to inform owners of the controls to be applied to the development of the Chardon Village as a whole.

The spirit of these Architectural Guidelines is not intended to restrict, but to enhance the coherence of the Chardon Village and serve as a protective mechanism. In this regard, the impact of any one residential unit on its immediate surroundings and the overall Chardon Village fabric will be of primary concern in the AEC's assessment of its individual merits and compliance with these guidelines.

The statutory setbacks, development densities and adjacent golf course ensure maintenance of the dominant natural landscape integrity. These requirements are in addition to the Local Authority's Town Planning and Building Regulations.

The AEC, as empowered by the Trustees of the Langebaan Country Estate Owners' Association (LCEOA) in terms of clause 31(a) of the LCEOA Constitution, reserves the right to make any additions or alterations to these guidelines which, in their opinion, are necessary to create and guide the LCE in the architectural style and character that is envisaged for the entire LCE and Chardon Village, subject to the Local Authority council approval.

Approval granted by the AEC is for compliance with the Chardon Village Architectural Guidelines only and in no way removes from the owner and his/her professional the responsibility to be fully compliant with all statutory requirements from all relevant Authorities. AEC approval of plans is subject to final interpretation and approval of the plans in terms of these guidelines and any other relevant requirements by the Local Authority.

Professionals are to give due and timeous consideration in the preparation of their plans to all aspects of design that will lead to energy efficiency and conservation.

Section 2

Location

Chardon Village, situated within Langebaan Country Estate, is nestled within the picturesque indigenous fauna and flora for which the Estate is known.

Section 3

Standard Designs

Top quality plans are tailored to suit each of the 45 freehold erven. These approved plans are the foundation of the Chardon Village architectural and landscaping vision and form part of the sales agreement. 'Annexure A' shows the approved aesthetics of the typical apartment building located in Chardon Village.

No alterations or deviations from the approved Chardon Village designs shall be effected without plans prepared by a SACAP registered professional and endorsed by the Langebaan Country Estate's Aesthetic and Environmental Committee (AEC). Building works may only commence once approval from both the AEC and the Saldanha Bay Municipality has been obtained.

The criteria for approving variations / additions to an approved design are contained within Section 5 of this guideline.

❖ Standard landscaping design:

Any variation to the approved landscape design must first be submitted to the AEC for approval. Execution may only commence once the AEC has approved the deviation.

The criteria for approval of variations / additions to a standard landscape design are in accordance with the Langebaan Country Estate Landscape Guideline Document (LCE LGD) as well as in compliance with the following coverage percentages of areas:

House footprint	Natural vegetation	Hard-landscaping	Lawn area
Maximum 50%	Minimum 20%	Maximum 20%	Maximum 20%

❖ Omission of standard design elements:

The following design elements may be omitted from the approved designs without AEC's plan approval:

- It should be noted that the purpose of these elements is to nuance the transition between indoor and outdoor spaces and to create facilities for social gatherings. Omitting these elements may reduce the quality and, therefore, the monetary value of the approved design.
- Should the omitted design elements be reintroduced later, the exact approved design of the component in question must be replicated:
    - Low planter / seating features
    - Fireplace

- The kitchen window planter
- Lightweight, non-structural pergola features

For the sake of clarity, kindly note that the following design elements may not be omitted without prior plan approval from the AEC:

- The enclosed yard
- Roofed stoep structures with braai

Refer to Section 5 for further guidelines on possible deviations from approved designs.

The AEC, as empowered by the Trustees of the Langebaan Country Estate Owners' Association (LCE OA) in terms of the LCE HOA Constitution, reserve the right to make any additions or alterations to these guidelines which, in their opinion, are necessary to evolve the architectural style and character that is envisaged for Chardon Village.

The Chardon Village Architectural Guidelines requirements are additional to the Local Authority's Town Planning and Building Regulations.

Section 4

Development Rules

The Chardon Village approved designs comply with a regulatory framework adapted explicitly for Chardon Village.

Freehold erven:

A STREET BUILDING LINES

All sites	: 4m	

B SIDE BUILDING LINES

Primary	: 2m	
Exclusions to the primary side building line:		
Erven 11 368 – 11 373	: 1,5m	South boundaries only
Erven 11 387 – 11 388	: 1,5m	South boundaries only
Erven 11 374 – 11 394	: 1,5m	West Boundary only
Erven 11 375 – 11 381	: 1,5m	East and West side boundaries
Erven 11 390 – 11 393	: 1,5m	East and West side boundaries
Erven 11 389	: 1,5m	East boundary only

C REAR BUILDING LINES

Primary	: 2m	

D OPEN SPACE BUILDING LINES

Primary	: 2m	
Exclusions to the primary open space building lines:		
Erven 11 370 – 11 372	: 1,5 m	

E BUILDING HEIGHTS

Building heights must adhere to the approved designs with the maximum height allowable being as per Section 2.3 of the Langebaan Country Estate Architectural Guidelines for Home Owners.

F FINISHED LEVELS

Finished floor levels are pre-designed. Revisions are subject to the AEC's approval.

The typography around constructed buildings will be shaped to suit the designed ground levels (Refer the SDP).

G COVERAGE

Refer to the Saldanha Bay Town Planning Regulations.

H PARKING

2 parking spaces per dwelling house (including covered bays / garage).

Section 5

Design Philosophy

Chardon Village's architectural concept is to provide optimal thermal comfort, which is paramount to producing a naturally comfortable environment. Each freehold building footprint has been carefully positioned within the site parameters to fall within the north sector*while protecting the user from the cold prevailing summer winds.

After obtaining the optimal thermal comfort, a fragmented plan form was developed to visually merge the inside and outside spaces while allowing sunlight into otherwise deeper areas.

The impact of each dwelling on the streetscape was carefully considered. This resulted in the sensitive arrangement of houses in a definite rhythm, delivering a carefully structured, harmonious streetscape.

In the three-dimensional plane, the architectural philosophy further dissects the dwelling facades into easily discernible gable-like framed portions, augmented with secondary geometric shapes. These detectable frames introduce a further layer of rhythm to a harmonised streetscape.

The deliberate juxtaposing of an artificial rhythm against the nuances of nature aims to renew awareness of our environment and our existence cognitively.

All the aspects of the design philosophy support and optimise the landscaping potential on each site while embracing the natural beauty of the whole. **

References made in this Section:

*	Refer SANS 204.
**	Refer Section 8 addressing Fences and site perimeters.

Section 6

Variations to the Approved Design

Dwelling facades, dissected into easily discernible gable-like framed components, are a core visual and planning criteria and must be maintained throughout Chardon Village's structures.

- Additional design principles to be maintained should variations and / or alterations be considered:

(a) Development rules, i.e. building lines.*
(b) The rhythmical streetscape must maintain the harmonious relationships between neighboring buildings while still accentuating positive spaces.
(c) Extensive landscaping on each erven.
(d) A fragmented plan form to avoid expansive facades.**
(e) Designed finished floor and ground levels. ***
(f) Yard walls to conceal washing lines, gas, refuse bins, other utilities and services.
(g) Heat pumps to be fully concealed behind 1.2m high breeze block or other approved latte screens (Refer to Fences, Section 7).
(h) Driveway cut off drain 1m from the garage street facade and provided with a soak-away as per AEC specifications.
(i) Driveway material with contrasting borders. (Should additional driveway surfaces be required, the design of such other driveway areas must be sensitive to maintaining a rich landscaping fabric. An alternative hard surface design (i.e. pavers and/or cobbles with stone spacers, grass blocks etc.) may be more suitable than the standard driveway material).
(j) A stormwater system aimed at keeping water in the ground for the benefit of landscaping.
(k) Exterior paint colour options uniquely allocated to each approved design. ****
(l) Roofing material, slope and colour, including rainwater goods, fascias and the like.
(m) Fenestration material, colour and overall design.
(n) Garage door colour and design.
(o) Stainless steel turbo cowls to braai chimneys.
(p) A stainless-steel lid to an external braai.
(q) Uniformity of material indicating street names and dwelling numbers.
(r) Uniformity with the standard balustrade design option (Refer to the construction details).

- High architectural and aesthetic standards are required. The AEC may reject plans solely because it might consider such intentions aesthetically unacceptable.

References made in this Section:

*	Refer Section 3
**	In order to maintain the essence of the fragmented planning footprint which visually invites the landscape as well as the sun into living spaces, enclosing courtyard spaces, stoeps etc. requires sensitivity of design and approval of the AEC.
***	Refer the Site Development Plan
****	Refer Chardon Village colour philosophy

Section 7

Exterior Colours

The approved design elevations depict wall surfaces hatched in white and grey. (Refer to the below example). The difference between the two inversely rendered surfaces must be interpreted as follows:

Above: Examples of accent colour in combination with the white walls.

(a) Wall surfaces depicted in white:
These walls require rendering in the primary colour white. Refer to the approved colours.

(b) Wall surfaces depicted in grey:
These walls require rendering in <u>one</u> unique secondary colour. Refer to the approved colours.

List of standard approved external colours (Subject to onsite testing)

	Primary colour	Secondary colour (Select one colour)	Powder coating options (Select one colour)
Combination A	White White		
Combination B	White White		
Combination C	White		

Section 8

Alternative Materials

Walls and surfaces depicted in the grey tone will also be considered for partial rendering in one of the following alternative materials, subject to AEC approval:

(a) Natural timber cladding.
(b) Fibre cement timber cladding, painted.
(c) Natural stone cladding.

Furthermore, Gabion basket systems will also be considered for earth retaining and walling, subject to plan approval by the AEC. The stone filling of the baskets should be complementary to the Chardon Village colour scheme.

Other materials and elements envisaged as beneficial for the creation of an environment rich in textures and layering are recommended for use, albeit with the AEC's approval:

(a) **Pergolas**

Style: Plain, undecorated profiles

Permissible material:

1. Powder coated aluminium in colour matching the fenestration

2. Natural timber

(b) **Decking**

Decking in either natural of composite materials.

Decking shall adhere to the approved finished floor levels.

(c) **Timber front doors / Timber garage doors / Timber gates** (as an alternative standard aluminium products).

The design must be plain without any ornate detailing.

Section 9

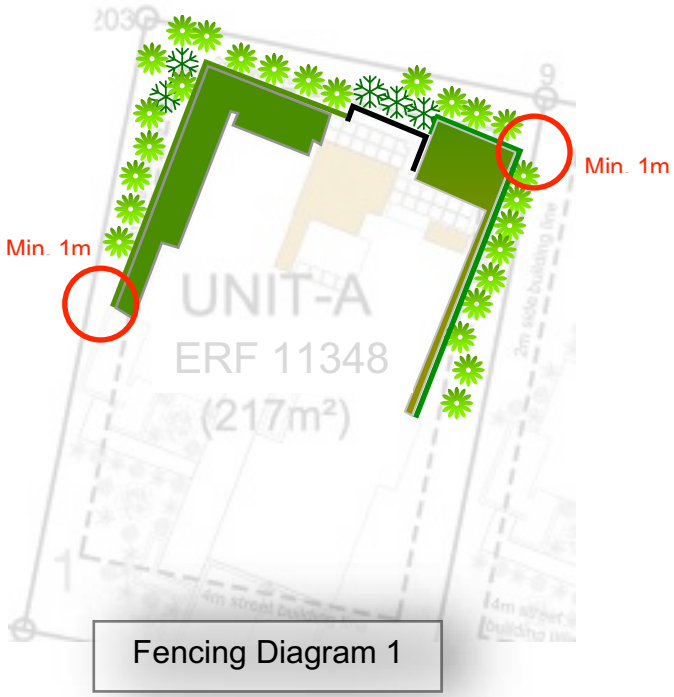
Fences and Site Perimeters

The architectural design philosophy advocates visual ambiguity between erf boundaries, ensuring that buildings seamlessly blend into a coherent whole while embracing an open landscape.

However, should freehold landowners submit a proposal to the AEC requesting that a portion of their property be fenced off, the following criteria will affect the possible approval of the fencing submission:

1. The standard approved dwelling design incorporates seating / planter elements. As mentioned earlier, these elements aim to nuance the transitioning between indoor and outdoor architectural spaces and to create facilities for social gatherings.

   Fencing Diagram 1 (*refer below*) demonstrates how the seating / planter element is used to anchor a possible fenced-in area on either side.



Fencing Diagram 1

2. Further aspects to be considered for a possible fencing approval are:

   (a) Fences may not exceed 1200 mm in height.

   (b) Fencing must be parallel with the house footprint, thereby providing sufficient remnant pockets to be landscaped.

   (c) The fence line must be so configured that the minimum space between any point of the fence and the boundary is not less than 1m.

(d) The fence may not connect to the dwelling's gable-like sculptural frames as it will distract from the architectural beauty of the structure.

(e) The land between the fence and the property boundary must be densely planted with fynbos to conceal the fence in the overall landscape. To this effect, a fencing submission must include a detailed landscaping plan showing how the approved landscaping will be adjusted to screen the requested fence line.

Furthermore,

3. The approved fencing material is as follows:

   (a) A Clearview type fence with a recommended ("snake resistant") aperture size of approximately 76 x12 mm, colour anthracite

   (b) Wattle latte, with a minimum spacing of 100 centre to centre with the smooth plane facing neighboring properties.

4. All fences are to be erected with vertical posts and cross rails facing in.

5. Street fencing will only be permitted where approved designs orientate the main living spaces towards the street.

Section 10

Services and Installations

Services and Installations to approved designs must be cognisant of the following:

1.	Enclosing open stoeps	Frameless sliding / folding screens are the preferred method of enclosure. Enclosing stoeps will affect the energy efficiency of existing glazing. Approval is required prior to construction commencement
2.	Solar backup power systems	Solar and PV panels must be flush with the roof and piping concealed with no exposed HWC's. Positioning to be on most appropriate roof slopes or concealed on flat slabs. Approval is required prior to construction commencement
3.	Generators	Portable and installed generators must be positioned inside the building / yard footprint to minimise the noise to neighbors. Approval is required prior to construction commencement
4.	Aerials and satellite dishes	The positioning of TV aerials and satellite dishes must always wherever possible be positioned below the roof line with the least visual impact on surrounding properties.
5.	Alarms	All new houses are to be fitted with an alarm system to at least the minimum specification as per the LCE Alarm Systems Regulations.
6.	Bird reflectors	No bird reflectors are allowed.

7.	Carports and shade ports:	Readymade carport and shade-ports are not permitted. Carefully designed carport and pergola elements complimenting the architectural style of the standard houses will be considered. Carports are subject to compliance with the conditions set out in the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, submission to and approval by the AEC before construction may commence and, when required, neighbors' consent.
8.	Water tanks	Each submission will be evaluated on merit. Water tanks are subject to compliance with the conditions set out in the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, submission to and approval by the AEC before construction may commence and, when required, neighbors' consent.
9.	Air conditioning and other outdoor units	No air conditioner condensing units or heat pumps may be mounted with its top line above 1.2m AFFL, or on the roof, and must be discreetly positioned and screened. All trunking to be built in or concealed. Physical screening of air conditioner condensers and heat pumps by slatted screens are mandatory and additional screen planting is encouraged. All screening to be erected with vertical posts and cross rails facing in. Screening plans to be submitted for approval by the AEC. AEC approval is required prior to construction commencement (Refer the SBM requirement for minor works approval)
10.	Swimming pools	Swimming pools are not encouraged. The position and design thereof must be approved by the AEC as well as the Local Authority. Above ground pools such as 'portapools' are not permitted. Pool safety measures and drainage requirements are to comply with all statutory requirements and the AEC assumes no liability for such safety in approving a position for a pool. Pool drainage connection to be indicated on site plans.

		In addition to the aforementioned, swimming pools are subject to compliance with the conditions set out in the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, submission to and approval by the AEC before construction may commence and, when required, neighbors' consent.
11.	Drainage Services	Plumbing pipes (water and sewerage) must be concealed within walls.
12.	External lighting	Excessive external lighting is discouraged on the LCE. Light fittings on the exterior of houses must be chosen from the approved list of fittings provided by the AEC. A brochure of these fittings is available at the BCO's office.
13.	Garden lighting	Garden lighting is not to be higher than 900mm above ground and should rather be situated at ground level so as not to be invasive to neighbors. Raised spot lights are only permitted as an integral part of a security system. The effects of "light pollution" must be taken into account in both the quality and placement of external lights.
14.	External braai's and fireplaces	All external built-in braai's must have full covers. No open external fireplaces, fire pits or braai's are allowed.

Section 11

Building Plans Approval Process

❖ AEC Submission

All plans requesting variations and / or additions to approved designs, together with the AEC scrutiny fee, are to be submitted to the Building Compliance Officer (BCO) for delivery to the AEC.

❖ Scrutiny Fee

The schedule of scrutiny fees (excluding VAT) for every submission of plans to the AEC is indicated in the LCE AEC Requirements document. These fees are specified from time to time by the AEC as required by clause 31(c)(iv) of the LCEOA Constitution.
Note that any amendment to a standard design's appearance, footprint, or external envelope will require AEC approval.

❖ Final Approval

The Local Authority will not scrutinise or approve any plans for buildings on the Langebaan Country Estate without the AEC "Approved" stamp.

❖ Role of the Homeowners Association

The role of the Langebaan Country Estate Owners 'Association (LCEOA) is, among other functions, to regulate and control the development to the benefit and best interests of the community and the satisfaction of the Local Authority with the assistance of the AEC.

❖ Changes to and maintenance of buildings

An owner or occupier of a property:

- Shall not, without the written permission of the AEC, alter the previously approved external colour scheme of buildings or structures erected on the LCE;
- Shall not make structural alterations or additions without approved drawings from the AEC and the Local Authority.

Section 12

Annexure A

Apartment block approved aesthetics

Typical east elevation.

Typical north elevation.

Typical south elevation.