Langebaan Country Estate

ARCHITECTURAL GUIDELINES FOR HOME OWNERS

VERSION 4 – 28 October 2024

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1. INTRODUCTION

Langebaan Country Estate 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 developed these Architectural Guidelines to guide the Langebaan Country Estate (LCE) aesthetics. Every building, structure, addition and alteration to be erected on the LCE 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. Such plans must be approved by the AEC who shall at all times balance the LCE's and individual owner's requirements.

These Architectural Guidelines allow for individuality within a specific LCE 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 LCE as a whole.

The spirit of the Architectural Guidelines is not intended to restrict, but to enhance the coherence of the LCE and serve as a protective mechanism. In this regard, the impact of any one residential unit on its immediate surroundings and the overall LCE 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 the 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, subject to the Local Authority approval.

Any new work for which the design process commences after the approval by SBM of this current edition of the LCE Guidelines, will comply with this document and no precedent from any structures erected or approved prior to this approval, will be taken into account as a mitigating circumstance.

Approval granted by the AEC is for compliance with the Langebaan Country Estate 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.

1.1 Energy Conservation and Sustainability

1.1.1 Water heating shall be in terms of SANS10400.
Early consideration of solar panels will facilitate their incorporation and integration so as to minimise the visual impact from surrounding properties. Should solar collector panels be installed, they are to be positioned on the most appropriate roof slopes or concealed on flat slabs.

1.1.2 No external exposed hot water cylinders (HWC's) will be permitted. HWC's are to be mounted in roof spaces as close as possible to draw off points. Where possible the rationalisation of the reticulation should allow for the switching off of a supply to a sector if it is infrequently used.

1.1.3 The installation of a time switch or similar energy management device on the HWC electrical supply is recommended to conserve energy.

1.1.4 Geyser blankets of a proprietary brand and the lagging of hot water supply pipes are strongly recommended.

1.1.5 Energy efficient light bulbs (CFL's and LED's) are to be used wherever possible.

1.1.6 High energy consumption items such as under floor or under tile heating and air conditioning are strongly discouraged. Forms of thermal control in design are preferred and encouraged.

1.1.7 Water consumption is to be reduced by the introduction of dual flush cisterns and low flow showerheads.

1.1.8 Rainwater collection in concealed tanks is encouraged on condition it discharges into an AEC approved irrigation system. In support of Sustainable Urban Drainage Systems (SUDS), recharge is to be on site and not to the road. See clause 2.7.8 for detail.

1.1.9 Grey water recycling is encouraged together with roof top rainwater harvesting to minimize the requirement to use potable water for irrigation purposes. The choice of a grey water system and management strategy thereof will require careful assessment of both the property and on-site soil properties and is to comply with the approved LCE Grey Water Policy.

2. ARCHITECTURAL GUIDELINES

The following aspects must be considered in the design and construction of houses:

2.1 Street Articulation and Site Planning

Street and open space frontages must be considered so as to avoid creating the appearance of a continuous wall of buildings. This will enhance views and create more private areas around houses. Factors such as view, privacy and orientation for sufficient sunlight must be considered when placing structures on stands. Dominant wind and rain directions must be taken into account when placing and orientating houses. Consideration must be given to privacy when placing yard and entertainment areas. Suitable screening will be permitted to protect external private areas from neighbouring properties.

2.2 Building Lines

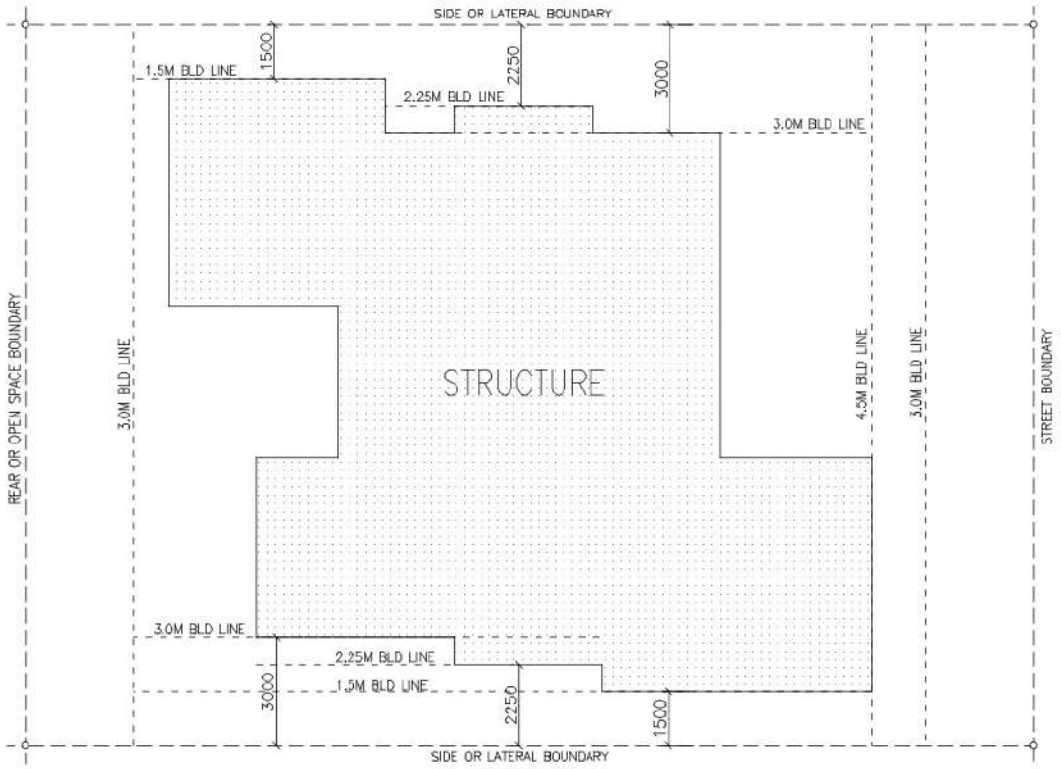
All buildings are to be parallel to at least one of the major cadastral boundaries.

Street:

- 3m for dwelling units and garages;
- 4.5m for garages with doors directly facing the road boundary along Van Breda & Vogelsanck Drives and Morsvalla Way;
- 1.5m for garages if doors do not open onto road provided that additional off-street parking is provided and that the Garage structure does not encroach on the statutory side space. Outbuildings on lateral boundaries are excluded from utilising the 1,5m street building line.

Lateral, or side boundaries:

- 4.5m aggregate at all points of the structure directly opposite from each other with a minimum of 1.5m to the side boundary for the main building structure;



- 0m or 1m only with approval of the AEC for outbuildings with no overlooking features. The maximum length of the structure may not exceed 10m and the height may not exceed 3m from natural ground level to the top of the structure along the outer line. The structure, if on the side boundary, may not be closer to the road boundary than 20% of the length of such side boundary and a similar distance from the rear boundary, unless approved by the AEC with mitigating circumstances. See also 2.7.23 for yard walls on boundaries.

Rear onto open space and park areas:

- 3 meters

Outbuildings are defined as:

- Outbuilding means a structure either attached to or separate from the main unit and designed to be normally used for the parking of motor vehicles and for storage purposes, in so far as these uses are usually and reasonably required in connection with the main structure.
- No wooden or steel "wendy houses" are allowed.

2.3 Building Height

2.3.1 Double Storey Stands

The maximum building height is 8.5m for double storey designated erven, measured from the average natural ground level taken over the length of a specific building block or elevation to the height of the roof ridge measured vertically above this point.

In an effort to break roof lines and reduce the total length of shear double storey walls, the 1st floor area excluding uncovered decks, is not to exceed 80%, unless approved by the AEC with mitigating circumstances, of the total ground floor area of the house, where such area on the ground floor will include covered but not open patios.

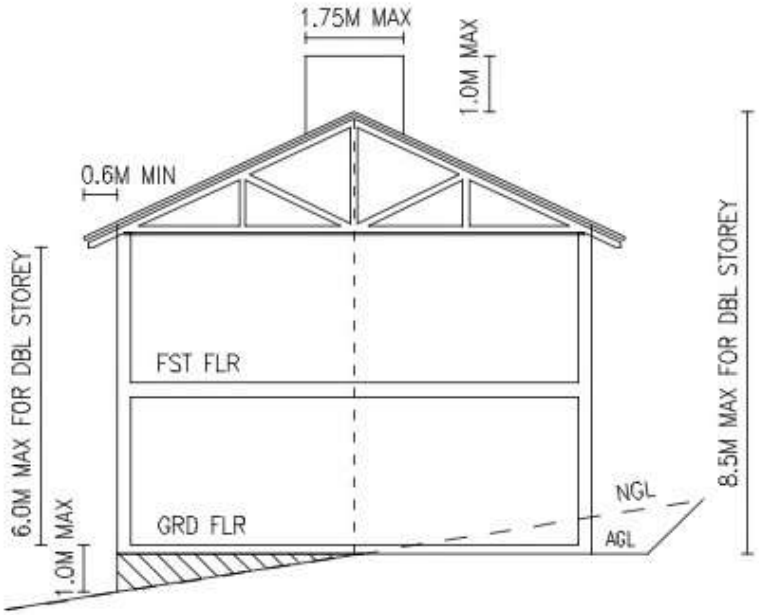


Diagram 1

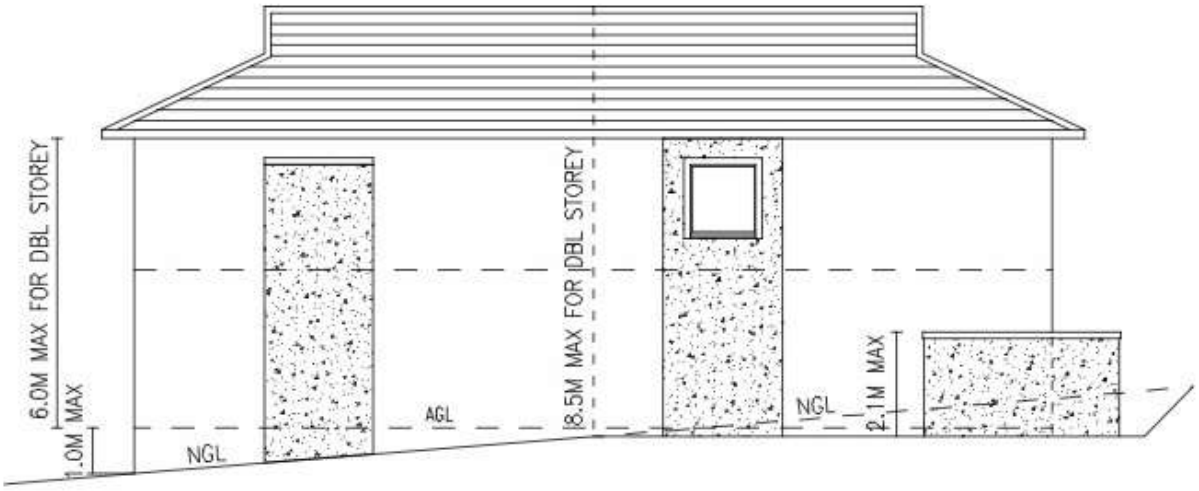


Diagram 2

2.3.2 Single Storey Stands

The standard maximum height for single storey designated erven is 4.8m measured from the average natural ground level taken over the length of a specific building block or elevation to the height of the roof ridge measured vertically above this point.

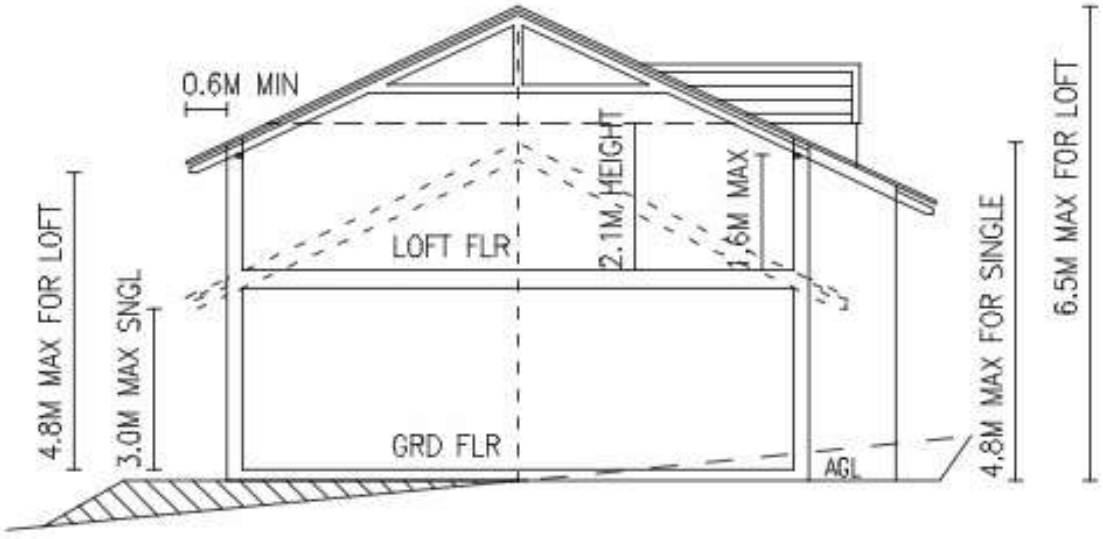


Diagram 3

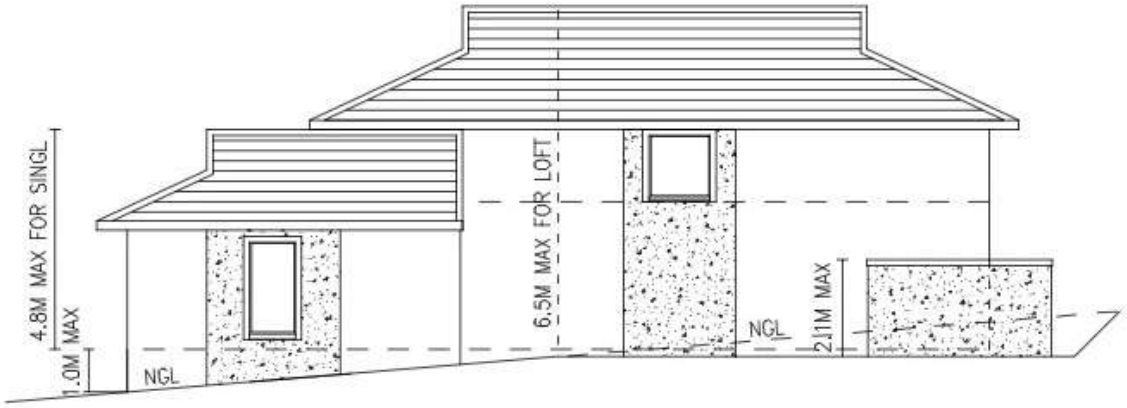


Diagram 4

2.3.3 Consent Use

Application may be made for consent use permitting:
Loft or room in the roof space or double volume components comprising no more than 30% of the total floor area created by the utilisation of an extent of roof space on such erven where the maximum height is allowed as 6.5m when measured as per above.
The maximum top of wall plate level of the perimeter roof support structure in the loft area is to be 1.6m above first floor level. The total floor area inside of the 1.6m height will not exceed 30% of the total floor area of the dwelling with the added provision that the total floor area inside of the 2.1m height will not exceed 25% of the total floor area of the dwelling. Positioning of openings such as doors and windows or dormer windows must always take into account the intention that this upper space is to read primarily as a loft or room in the roof.
Neither open patios on the ground floor nor open decks at 1st floor will contribute in this calculation. Vertical walls over 2 storeys will preferably only be considered at gable-end conditions to enhance the loft appearance as compared with standard double storey dwellings. The location and alignment of loft space or double volume components must take into account the fact that single storey erven were designated as such to maintain and not encroach on view lines from surrounding properties and primarily properties behind or above such stands. These aspects will be considered by the AEC in evaluating the granting of a consent use for a loft.

2.3.4 Consolidated Stands

Where two stands are consolidated for the construction of a dwelling unit sitting over the original common boundary, the original designated height restrictions will apply to each portion as though they were still individual stands. The height restriction of the zone between the original common boundary building lines, will be prescribed as the lower of the two permissible heights.
Where two stands are consolidated, with the residence only built on one erf, planting of fynbos on the attached erf must constitute a minimum of 50% of the unbuilt area. See diagram 5.

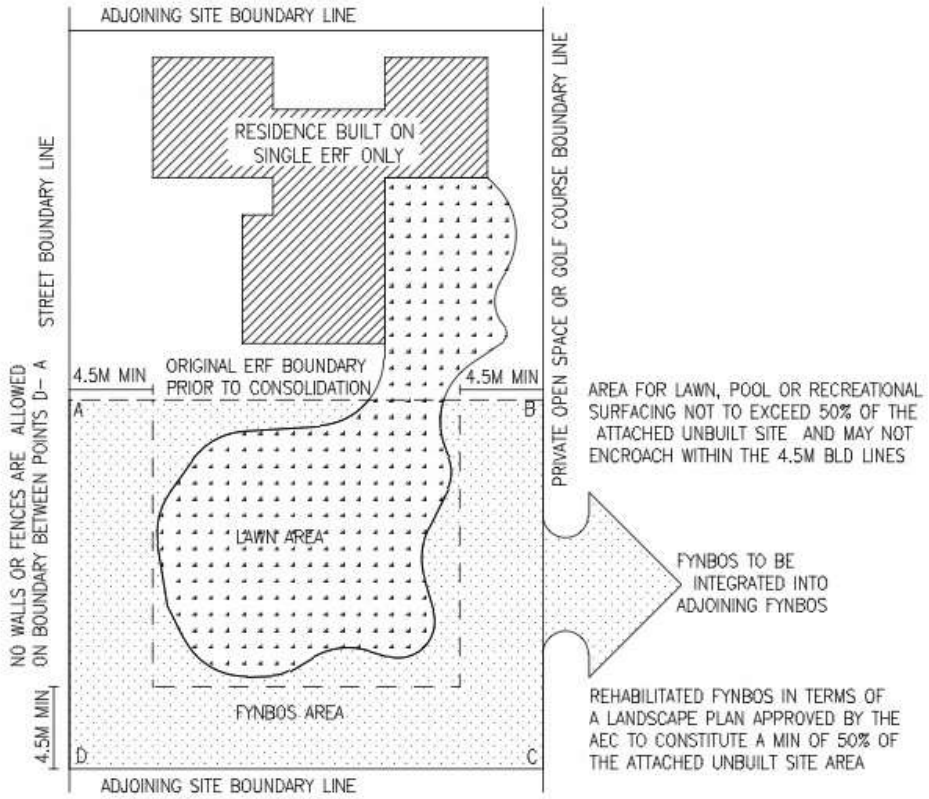


Diagram 5

2.3.5 Height Certificate

Every plan submitted to the AEC must be accompanied by a Height Certificate prepared by a registered Land Surveyor indicating the Average natural ground level, a benchmark and the heights at corner pegs. It will also indicate the maximum roof ridge heights permissible as per clauses 2.3.1, 2.3.2 and 2.3.3.
An interim certified Height Compliance Certificate is to be issued by the Land Surveyor upon the casting of each Floor slab so as to verify that the designed, finished heights will not be exceeded.
Upon completion of the construction work, a Final Height Certificate is required to be issued indicating the As Built height of the roof structure.

2.4 Building Areas and Coverage / Site Usage

Minimum building area:

- 175m² minimum, including garages, covered patios and outbuildings – excludes open patios.

Coverage percentages of areas:

- House footprint & hard-landscaping (swimming pools, jacuzzies, paving, artificial lawns, decks and gravel pathways) total: maximum 70%, with house footprint no more than 50%
- Lawn area: maximum 20%

- Natural vegetation: MINIMUM 30%

2.5 Plan Forms

Fragmented plan forms will enhance view and orientation opportunities whilst giving visual form and scale. The general massing of houses and their roof forms should at all times endeavour to respect the effect on views from neighbouring stands.

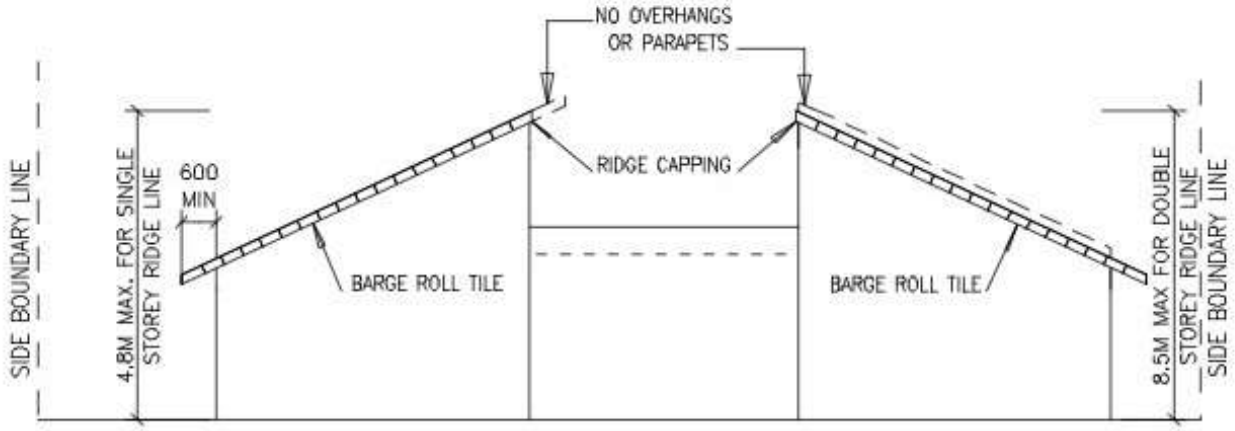


Diagram 6

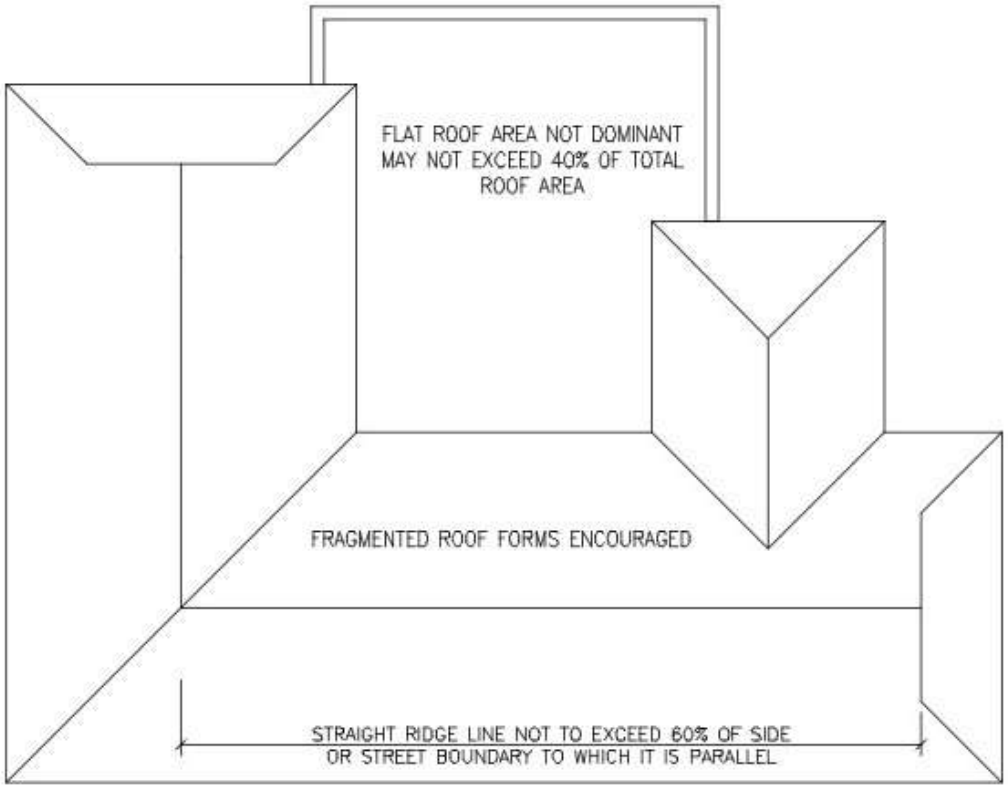


Diagram 7

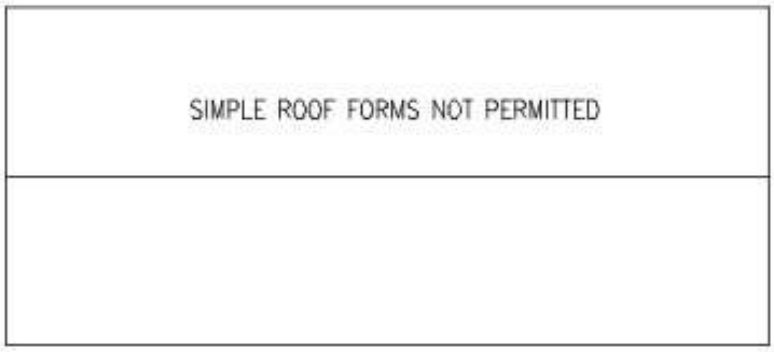


Diagram 8

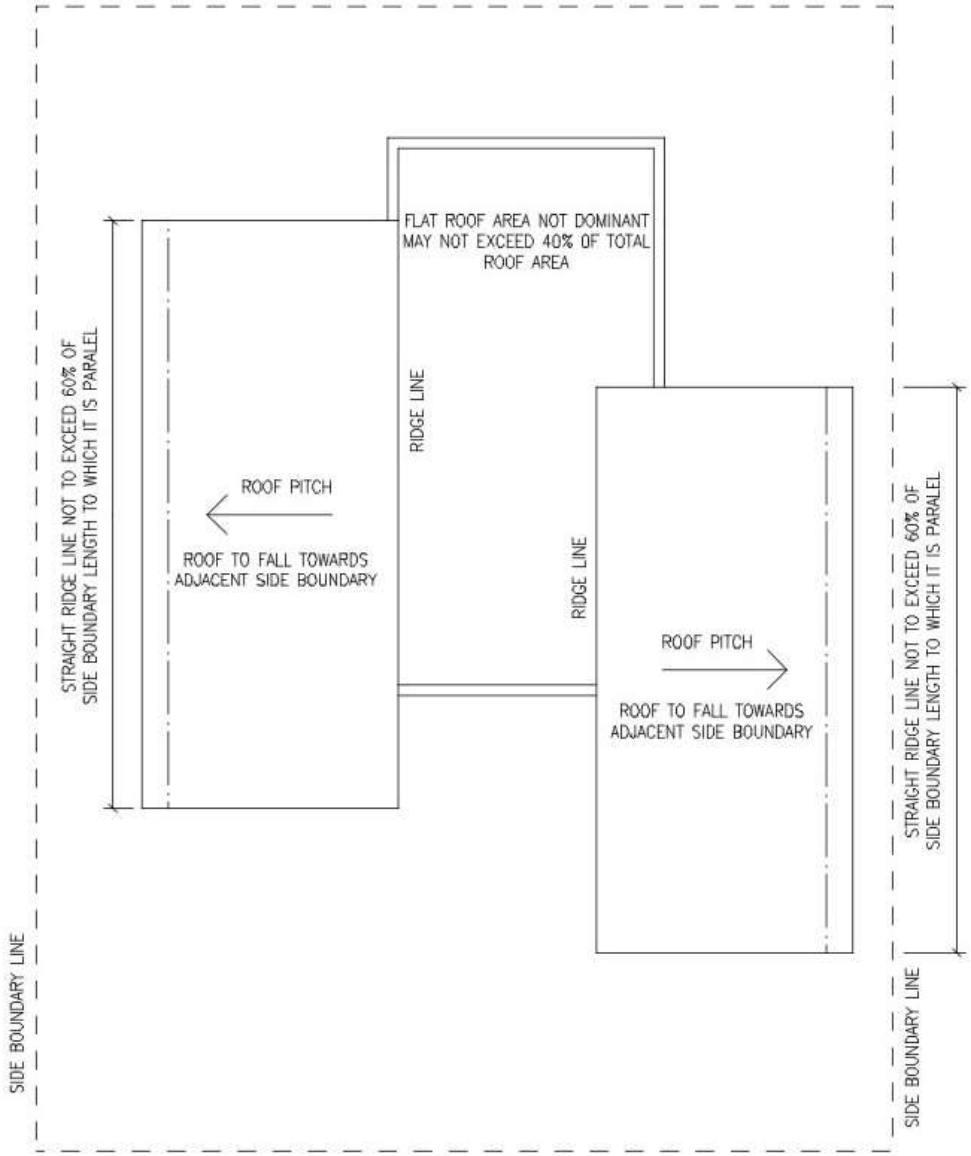


Diagram 9

2.6 Levels

The floor levels of houses should follow the shape of the landscape to avoid excessively high foundations. Buildings will 'sit in the landscape' and not 'on top of the landscape'. The forming of platforms is not encouraged, and no patio or deck should be higher than 1m above the natural ground adjacent to such deck / patio, unless approved by the AEC with mitigating measures.

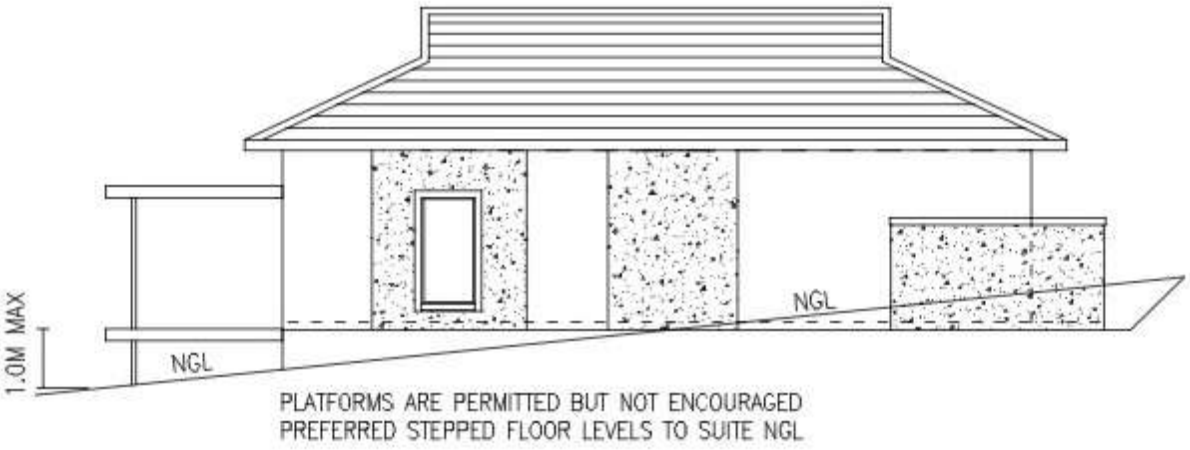


Diagram 10

2.7 Building Structures

2.7.1 External Walls

Large expanses of unbroken external walling should be avoided. In utilizing a fragmented plan, care should be taken with regard to scale and proportion of every facade. Wall planes should be articulated, textured and plain façade panels.

There are to be a minimum of two and not more than three colours from the approved Colour Palette, utilised on each house. Where natural stone cladding is utilised as part of the façade treatment, it will not be counted as one of the above colours.

Permissible materials:

- Painted walls which may be plastered, bagged brickwork or off-shutter concrete will make up the bulk of any structure.
- All exterior paint will be of a quality and applied by the contractor to a standard such that the paint manufacturer will issue a minimum of a 7-year product warranty.
- The Building Compliance Officer (BCO) will require such paint manufacturer's warranty to be issued prior to the issuing of the BCO's Clearance Certificate.
- Stone work, fibre cement or timber building planks as approved by the AEC may be used in combination with the painted walls as accents or features, but not on their own.

- The actual position and scale of any feature panel in relation to the particular elevation in which it appears, its material, colour and method of application are to be clearly indicated for approval by the AEC.
- Textural changes in wall surfaces are to be encouraged.

Permissible colours:

- All finished colours are to be approved by the AEC. A colour pallet is available from the BCO office;
- Clients may submit alternative, complimentary colours for approval by the AEC at an additional fee, with 500mm x 500mm sample panels painted on a sun exposed wall for approval. No computer rendered colours are to be submitted for approval.

Unacceptable materials:

- Timber log houses;
- Cement and clay face bricks;
- Precast concrete garages and outbuildings.

2.7.2 Windows

Windows should be carefully positioned in every facade to obtain the best possible proportion and room utilisation.

Windows and doors should complement each other in design and proportion.
Where large windows in double storey units are arranged vertically above each other on ground and 1st floors, a break by roof overhang or similar treatment is encouraged to reduce the 2-dimensional flatness of the facade.
No reflective glass may be used in any glazed opening and all drapes or blinds are encouraged to compliment the overall aesthetics as viewed from the outside.

Where natural lighting is required through a pitched roof plane, roof lights as either Roof windows (opening sashes) or Skylites (fixed glazing) as manufactured by Velux, Fakro, ECO+, roofLITE or similar, may be utilised where they are dropped into the roof on the same pitch as the roof. They should have the proportion of a vertical window and never become the dominant component on a roof.

Where natural lighting is required through a flat roof, patent glazing systems as per Four Seasons or similar or standard clear polycarbonate pyramid style skylites may be utilised. They should be behind parapets on flat roofs and screened or positioned so as not to be visible from the abutting road side or golf course.

Permissible materials:

- Timber (varnished or painted);
- UPVC;
- Aluminium (epoxy, anodized or powder coated).

Permissible colours:

- Natural wood stained or painted to AEC approval;
- Aluminium (epoxy, anodized or powder coated) in brown/bronze, charcoal, matt stone grey, mat ash grey or white as approved by the AEC.

Unacceptable materials:

- Steel window frames;
- Pre-cast concrete window surrounds.

2.7.3 Doors

External doors

Permissible materials:

- All timber or timber and glass (varnished or painted);
- UPVC;
- All aluminium or aluminium and glass (epoxy, anodized or powder coated);
- Frameless safety glass.

Permissible colours:

- Natural wood stained or painted to AEC approval;
- Aluminium (epoxy, anodized or powder coated) in brown/bronze, charcoal, matt stone grey, matt ash grey or white as approved by the AEC.

Unacceptable materials:

- Untreated and unpainted steel.

Garage doors

Garage doors constructed of the approved materials and in colours as listed, may have inserts of frosted or opaque glazing panels to afford light into the garage. These glazed panels should not become the dominant component of the overall door surface, and as such, should generally not comprise more than 40% of the exposed door face. No applied films will be permitted on the glazed panels. The AEC will consider the overall impact on the entry façade of a house when reviewing this application and each will be treated on its own merits.

Permissible materials:

- Natural wood (varnished or painted);
- Aluminium (epoxy, anodized or powder coated) or zinc aluminium or galvanised steel (epoxy or powder coated).

Permissible colours:

- Natural wood stained or painted to AEC approval;
- Aluminium (epoxy, anodized or powder coated) or zinc aluminium or galvanised steel (epoxy or powder coated) – brown/bronze, charcoal, matt stone grey, matt ash grey or white as approved by the AEC.

Permissible patterns:

- Horizontal, vertical or diagonal boarded planking pattern unless specifically motivated and approved by the AEC.

Unacceptable materials:

- Untreated and unpainted steel;
- Roller shutter doors.

Yard gates

Permissible materials:

- Timber solid or slatted (varnished or painted);
- Aluminium (epoxy, anodized or powder coated);
- Yard gates may either be solid or slatted on condition that the slatted gate face is a minimum of 85% solid, so as to ensure adequate screening of the yard contents.

Permissible colours:

- Timber solid or slatted, stained or painted to AEC approval;
- Aluminium (epoxy, anodized or powder coated) in brown/bronze, charcoal, matt stone grey, matt ash grey or white as approved by the AEC.

Unacceptable materials:

- Untreated and unpainted steel.

2.7.4 Balconies and Terraces

The use of timber decks is strongly encouraged on stands where the rising wall to the lower side of a ground floor deck exceeds the 1m range above natural ground level. This will reduce high foundation retaining walls and have less impact on the landscape.

Permissible balustrade materials and designs:

- Frameless safety glass;
- Balustrades will be simple decorative designs in timber, stainless steel, aluminium or other, all with or without glazing (see diagram 11).

Unacceptable balustrade materials and designs:

- 'Victorian' type balustrading in any material;
- Pre-cast concrete balustrades;
- Round timber poles.

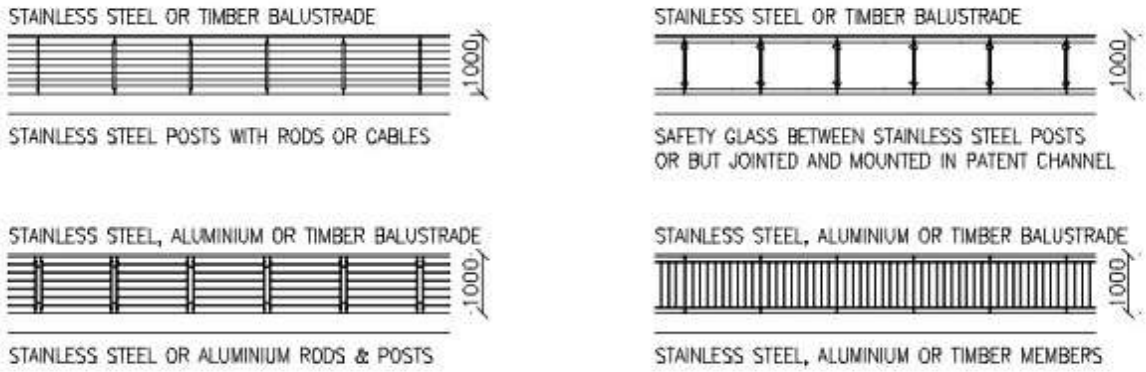


Diagram 11

2.7.5 Roofs

Roofs with the pitch ranging from 17.5 to 45 degrees may be used bearing in mind the height restrictions. Facia and gutter lines will be allowed at maximum 6m measured from ground floor to underside of fascia for double storey units, 3m for single storey units and 4.8m for lofts. Flat roofs may be utilised only to link roofs where necessary, or for sundecks, or as a feature, but must never become the dominant form of the roof and may not exceed 40% of the total roofed space.

Where flat roofs are used, inclusive of garages and outbuildings, and they collect greater than 25% of the gross roof area run off, they should be led to a soak-away or AEC approved irrigation system.

Where sheet metal roofing to an approved profile is used as a flat roof covering (max pitch 3 degrees) to a garage or such minor service area, it must be completely enclosed on 3 sides with masonry parapet. If a box gutter is used, the gutter may discharge through the wall via a gargoyle with overflow to an external rain water pipe (rwp) painted out to match the background wall. The roof sheeting behind the parapet must be a complementary or matching colour to the main wall colours. The exposed edge of sheet metal roofing must be concealed behind a gutter with an unequal leg.

Gable ended roof forms, either mono pitch or double pitched, are not encouraged as they restrict the degree to which properties behind are able to view between and over buildings in front (refer to clause 2.5).
The extent and alignment of such gable ends and mono pitches will be evaluated on their overall impact on surrounding units in each and every case.
Headwall parapets and overhang on ridgelines are not permitted, and barge roll tiles on wall lines must be used for mono pitches to reduce the height. All sloping roofs must slope down towards the closest erf boundary which reduces the blank high wall effect on neighbours.
The continuous length of ridge lines should not exceed 60% of the perceived width of the site boundary with which they are parallel.
Roof eaves overhang may not be less than 600mm for pitched roofs.

Permissible materials:

Roofs:

- Lafarge Taunus or similar profile as approved by AEC in each precinct. The colour allocation is available from the BCO's office and will be confirmed on AEC approval.

Flat roofs:

- Profile sheet metal painted to match the wall or major roof colour;
- Clear translucent sheet concealed on three sides if approved by the AEC in each instance;
- Should profiled roof sheets not be concealed behind a parapet on all four sides with an internal box gutter, the single exposed edge to these sheets where they discharge into a gutter shall be concealed by the gutter having an external leg 75mm higher than the internal leg;

- Concrete flat roofs are to be painted out to match the wall or major roof colour or be covered in Malmesbury granite gravel.

2.7.6 Carport and Pergolas

The supporting structure to both these items may not be beyond the Street and Rear building line and no overhang may exceed 500mm beyond such building line. Carports should also generally comply with the side building lines as for Garages. Where a Carport is built hard up to a lateral or side boundary, it shall have a solid screen wall or fence up to a minimum height 2.1M above it's finished floor level. Each Carport in the side space of a house will be evaluated on its own merits.

The roofs to Carports may be as described in clause 2.7.5 Flat roofs above.
Pergolas are considered to be framed open structures with any top structure being primarily pervious but offering shading to the patio or deck below.
Where the top structure exceeds a density greater than 60% of the plan area, the pergola area will contribute to the coverage area of the Dwelling unit.
Supporting structure to both Carports and Pergolas should be as per 2.7.7 below.

2.7.7 Pillars

Pillars are required to be slender and post-like and in proportion to the structure they are intended to support.
Squat or buttressed shape pillars are therefore not encouraged and must be in proportion to the supported structure.

2.7.8 Fascias, Bargeboards, Gutters, Rainwater Pipes and Storage Tanks

Gutters are strongly discouraged unless they form part of an AEC approved irrigation system. Gutters are not to be fixed to roof sprocket ends without a facia and the facia must not project below the sprocket soffit by more than 30mm. The stormwater plan must calculate the quantum of rainwater collected and the capacity of the holding tanks and/or soak aways must make provision for the retaining of all such rainwater on site.

Where water from a gutter is led by a rainwater pipe to a soakaway or underground storage tank, the rainwater pipe must discharge via a gulley with a sand trap and rodding eye as per diagram 12.

Where concentrated run off is created and not discharged into an AEC approved irrigation system, as a result of the use of rain water goods, this run off is to be contained on site as far as possible and addressed in the stormwater plan submitted for AEC approval as well as the landscape design to be submitted for approval by the AEC.

Subject to prior AEC approval, above ground rainwater tanks may be installed against a wall immediately below a catchment gutter to obviate tenuous downpipe routing. Above ground storage tanks to have a maximum capacity of 5000 litres. Tank colours may be beige/tan/sand or charcoal and they should be positioned so as to have the least possible impact on neighbours. The AEC reserves the right to insist on screening if it deems it necessary to protect a neighbour's view.

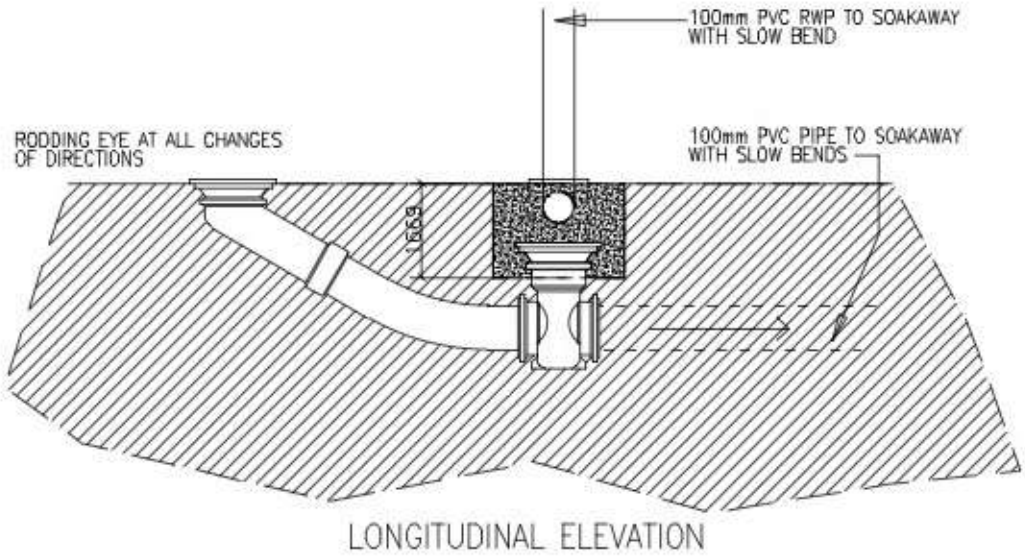
Any discharge from a full rainwater tank must be handled by an AEC approved stormwater plan and my not be discharged to the street.

Permissible materials:

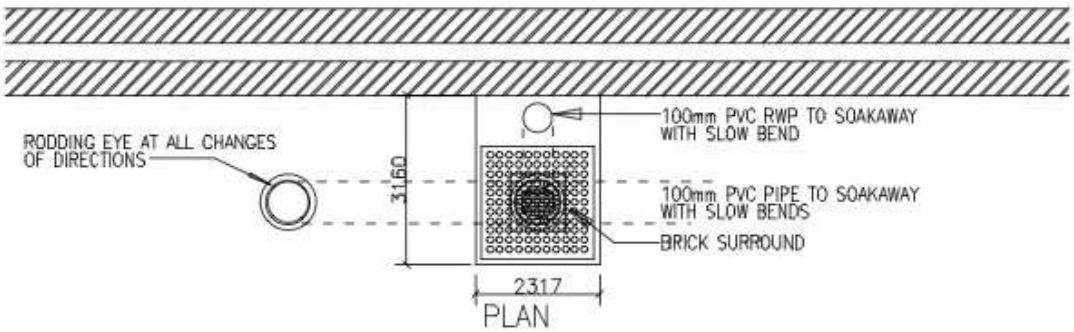
- Fascias and bargeboards may be timber or fibre cement painted in colours to be approved by the AEC;
- All exterior paint will be of a quality and applied by the Contractor to a standard such that the paint manufacturer will issue a minimum of a 7-year product warranty. The BCO will require such manufacturer's warranty to be issued prior to the issuing of the BCO's Clearance Certificate;
- Gutters and down pipes in UPVC or powder coated aluminium may be used in limited applications as above.

Permissible colours:

- All finished colours for fascias, bargeboards and downpipes are to be natural earth tone colours to match the adjacent wall and as approved by the AEC;
- Gutter colours by AEC approval.



LONGITUDINAL ELEVATION



PLAN

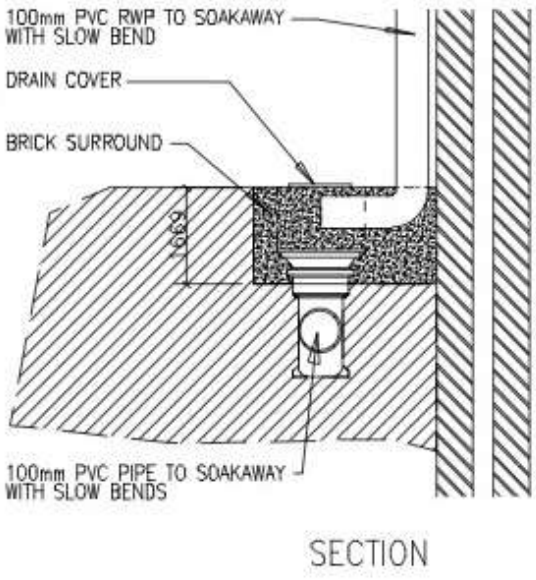


Diagram 12

2.7.9 Yards Walls

All yards (kitchen, drying, courtyards) should be plain to match main structure or accented with allowed materials (see clause 2.7.1).
Minimum height of 1.8m and maximum height of 2.1m above natural ground level.
Application may be made to the AEC to exceed the 2.1m height to address privacy screening requirements and will be evaluated on a site-specific basis.
Plastered walls are to be textured with a 170mm smooth capping. Refer to clause 2.7.23 for extent.
Screen planting to be planted on the outside of the wall to soften the look.

2.7.10 Solar and PV panels

Solar and PV panels must be flush with the roof, and piping concealed, with no exposed HWC's.
Positioning to be on the most appropriate roof slopes or concealed on flat slabs.

2.7.11 Air Conditioners, Heat Pumps and Pool Pumps

No through-window air conditioner units will be permitted.
No air conditioner condensing units or heat pumps may be mounted with its top line higher than 1.2m above natural ground level or finished ground floor paving level and must be discreetly positioned and screened.

Any application for mounting air conditioner condensing units or heat pumps, other than at ground floor level, will be considered on its merits. All condensers and pumps must include adequate noise and visual screening.
All trunking to be built in and concealed.

Air conditioning condensers, heat pumps and gas bottles are to be preferably located within drying or courtyards so as to visually conceal them and to assist in the reduction of noise pollution generated by the former two items.

Physical screening of air conditioner condensers and heat pumps by slatted screens or other AEC approved means is mandatory outside of drying or courtyards, 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.

All pool pumps will be located within building lines unless neighbour's consent has been obtained, orientated so as to minimise the effect of the operating noise on neighbours. The housing will be a solid masonry structure with any ventilation panel or access door(s) not facing adjoining neighbours. Any removable access cover will need to be adequately sound insulated to similarly reduce the noise impact.

Trunking for retro-fitted units is to be painted to match the wall colour on which it is fixed.

2.7.12 Generators

Portable and installed generators must be positioned inside the building footprint to minimise the noise to neighbours. All installations are to be in accordance with the requirements as stated in Sans 10103:2008 and NRS 098:2008.

2.7.13 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. Trunking for retro-fitted units is to be painted to match the wall colour on which it is fixed.

2.7.14 Alarms

All new houses to be fitted with an alarm system to at least the minimum specification as per the LCE Private Residence Alarm Systems Regulations & Recommendations.

2.7.15 Bird Reflectors

No bird reflectors are allowed.

2.7.16 Awnings and Dropdown Blinds

Will be accepted in canvas fabric.

Permissible colours:

- Natural earth tones to compliment the house colour and may have transparent panels where required.

2.7.17 Street Numbering

To conform to design per AEC specification as available at the BCO office, displayed in an appropriate location. All lettering to be Helvetica font and to be as per the AEC designed signage. Where an application is approved for a specially motivated alternative numbering or identification sign, it must be erected in addition to the above standard signage.

2.7.18 Post Boxes

Strictly as per AEC approved specification only, fixed to the dwelling.

2.7.19 Services

Plumbing pipes (water and sewerage) must be concealed either within walls or ducts, or by an external screen.
Toilet Pans to be fitted with S-traps, so that pipe exits house below ground level.
Exposed pipes or ducts from roof solar panels (including for pool heating) must be painted out in the matching wall colour.

2.7.20 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.
Garden lighting is not to be higher than 900mm above ground and should rather be at ground level so as not to be invasive to neighbours.
Raised spot lights are only permitted as an integral component of a security system.
The effects of "light pollution" must be taken into account in both the quality and placement of external lights.

2.7.21 Walkways And Hard Landscape Paving and Patios

Permissible materials:

- Clay brick paving;
- Cobbles;
- White sea shell or natural stone chip, on bidem underlay, with or without solid edging;
- Grass blocks;
- Smart stone or equal;
- Ceramic, porcelain or natural stone on concrete surface bed.
- Wood or recycled PVC such as Everlast or similar.

Unacceptable materials:

- Bitumen / tar;
- In-situ concrete unless treated to AEC approval.

In addition to under all superstructure foundations and floor slabs, termite poisoning is required to be laid under all hard landscaping, including patios and synthetic

lawned areas as well as driveways. A compliance certificate to be issued to the BCO upon completion of the works in order to permit BCO sign-off.

2.7.22 Driveway Paving

To be either Corobrik or equal paving brick in Rustic and/or Wheatstone or Meadow and/or Cape Stormberg, as approved by the AEC from time to time, and it is recommended to have a contrasting border colour up to kerb line. Colours per AEC approval.

Total driveway extent to be treated for termites as per clause 2.7.21 above.
Additional parking is encouraged to be Duraturf or equivalent as approved by the AEC.

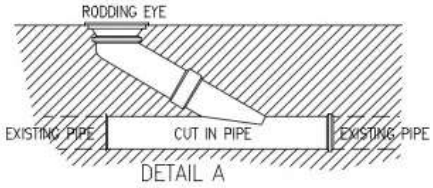
Driveway to have 2x100mm PVC sleeves projecting 500mm either side of the driveway laid parallel to the street boundary and positioned 2m inside the property boundary.

Where the driveway falls back towards the carriageway, the interface between the driveway and the carriage way is to be splayed or radiused so as to limit the erosion of the sidewalk by vehicles either entering or exiting the property. The edging along the lower side of a driveway with a cross fall is required to be canted inwards so as to ensure that any rainwater run-off is discharged onto and not behind the carriage way.

Where the run off from the driveway cannot be adequately contained on site by means of cross-falls, a cut-off drain is required in the driveway within the road reserve, 1.2m behind the kerb line to prevent the water from running onto the road surface. This drain is to lead to either a soak away or irrigation storage tanks in accordance with the AEC stormwater containment policy. The position of any such soak away is to be within the site building lines and as far from the road as reasonably possible. All to be approved by the AEC.

Where the site, and consequently the garage floor level, is below the road level, the level of the driveway at the site boundary is required to be such that there is a gradient of 3% back down to the top of the roll-over kerb along the interface of the carriageway and the kerb and the cut-off drain is to be 1m away from the garage door with a slope up to the garage floor level.

The Contractor and /or Architect/Draughtsperson is responsible for ensuring that the capacity of the cut-off drain is adequate to prevent rainwater run-off to the roadway or flooding of the garage. The catch pit within the drain is to have an adequately sized cleanable sand trap from which the correctly sized underground pipe exits to the soakaway of the correct capacity.


RODDING EYE
EXISTING PIPE
CUT IN PIPE
EXISTING PIPE
DETAIL A

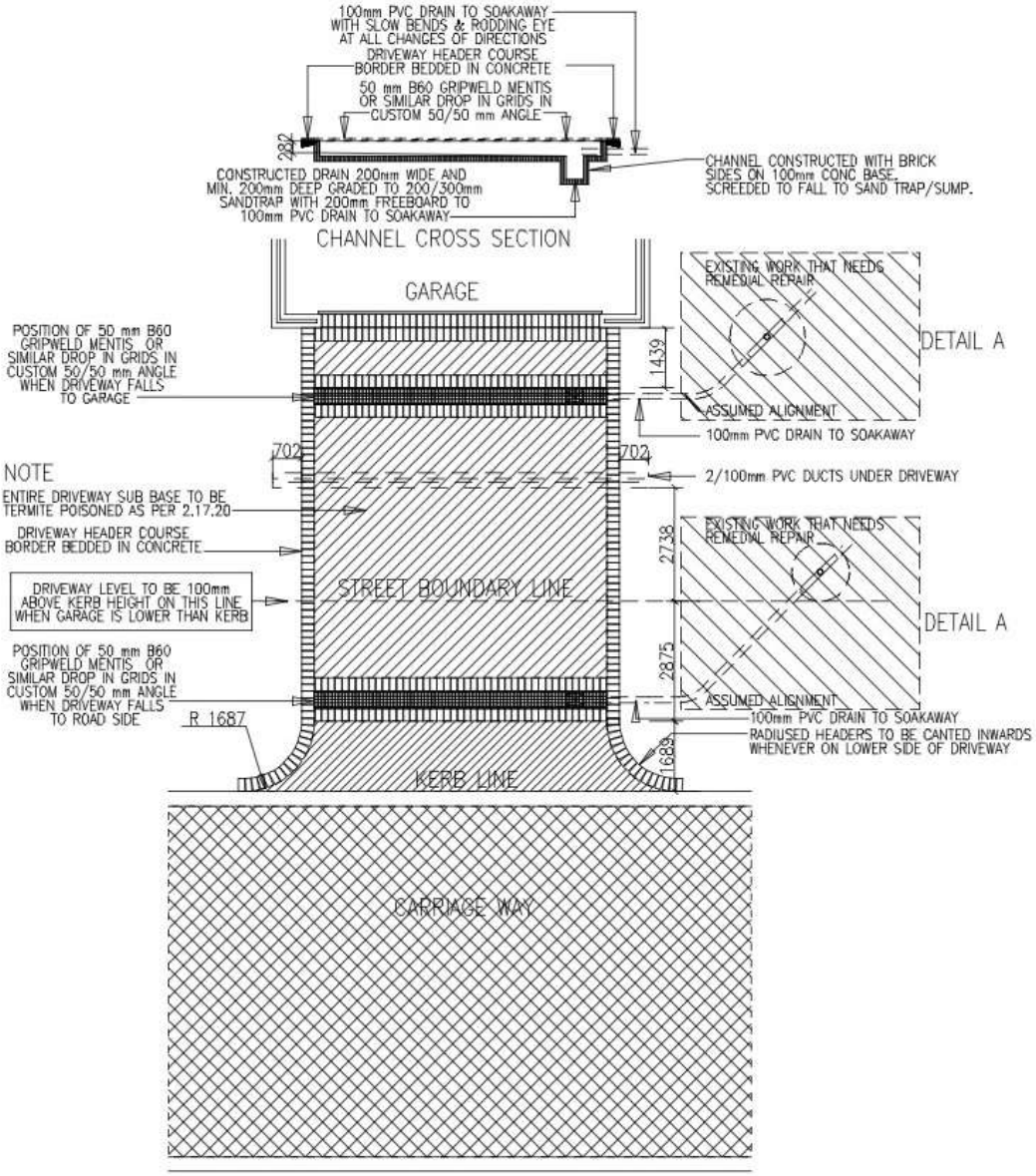

100mm PVC DRAIN TO SOAKAWAY WITH SLOW BENDS & RODDING EYE AT ALL CHANGES OF DIRECTIONS
DRIVEWAY HEADER COURSE BORDER BEDDED IN CONCRETE
50 mm B60 GRIPWELD MENTIS OR SIMILAR DROP IN GRIDS IN CUSTOM 50/50 mm ANGLE
282
CONSTRUCTED DRAIN 200mm WIDE AND MIN. 200mm DEEP GRADED TO 200/300mm SANDTRAP WITH 200mm FREEBOARD TO 100mm PVC DRAIN TO SOAKAWAY
CHANNEL CONSTRUCTED WITH BRICK SIDES ON 100mm CONC BASE. SCREEDED TO FALL TO SAND TRAP/SUMP.
CHANNEL CROSS SECTION
GARAGE
EXISTING WORK THAT NEEDS REMEDIAL REPAIR
DETAIL A
POSITION OF 50 mm B60 GRIPWELD MENTIS OR SIMILAR DROP IN GRIDS IN CUSTOM 50/50 mm ANGLE WHEN DRIVEWAY FALLS TO GARAGE
1439
ASSUMED ALIGNMENT
100mm PVC DRAIN TO SOAKAWAY
702
702
2/100mm PVC DUCTS UNDER DRIVEWAY
NOTE
ENTIRE DRIVEWAY SUB BASE TO BE TERMITE POISONED AS PER 2.17.20
DRIVEWAY HEADER COURSE BORDER BEDDED IN CONCRETE
EXISTING WORK THAT NEEDS REMEDIAL REPAIR
2738
DRIVEWAY LEVEL TO BE 100mm ABOVE KERB HEIGHT ON THIS LINE WHEN GARAGE IS LOWER THAN KERB
STREET BOUNDARY LINE
DETAIL A
POSITION OF 50 mm B60 GRIPWELD MENTIS OR SIMILAR DROP IN GRIDS IN CUSTOM 50/50 mm ANGLE WHEN DRIVEWAY FALLS TO ROAD SIDE
2875
ASSUMED ALIGNMENT
100mm PVC DRAIN TO SOAKAWAY
R 1687
RADIUSED HEADERS TO BE CANTED INWARDS WHENEVER ON LOWER SIDE OF DRIVEWAY
1689
KERB LINE
CARRIAGE WAY

Diagram 13

2.7.23 Boundary & Screen Walls and Fences

The use of these elements must be limited to preserve an open landscape and golf course environment.

All applications for the erecting of a fence or wall will include a detailed landscape plan showing the number and species of planting to achieve natural screening of the fence. Any screening will be evaluated on its merits with respect to the Landscape Guidelines. All planting to be done by an LCE accredited Landscaper. Any fence or wall will be clearly indicated on the site plan.
As an alternative to fencing or walls, planting as a screen element between properties is encouraged.

Fences

A fence is defined as a predominantly see-through structure constructed with lightweight materials.

Fences may not exceed 1.2m in height other than by specific prior approval by the AEC.

Fences are not encouraged, but where fences on open space frontage are used, it will be set back a minimum of 2m from any boundary unless otherwise approved by the AEC.

The fence length parallel to the open space boundary may not exceed 60% and 40% of any other joining boundary other than the road boundary. No fence will generally be permitted by the AEC within the roadside area of an erf as indicated on the Diagram 14 without special motivation and mitigating circumstance.
The fence on open space sides of houses will have a minimum width of 2m wide strip on the outside of such fence, densely planted with fynbos so as to allow the fence to disappear in the overall landscape.

All screen planting associated with a fence is to be carried out by an LCE approved landscaper and is to be to the approval of the AEC.
All fences to be erected with vertical posts and cross rails facing in.

Permissible materials:
- Wattle latte, with a minimum spacing of 100 center to center.
- Clear vu or equivalent with colour as approved by the AEC.
- Other visually unobtrusive designs as approved by the AEC.

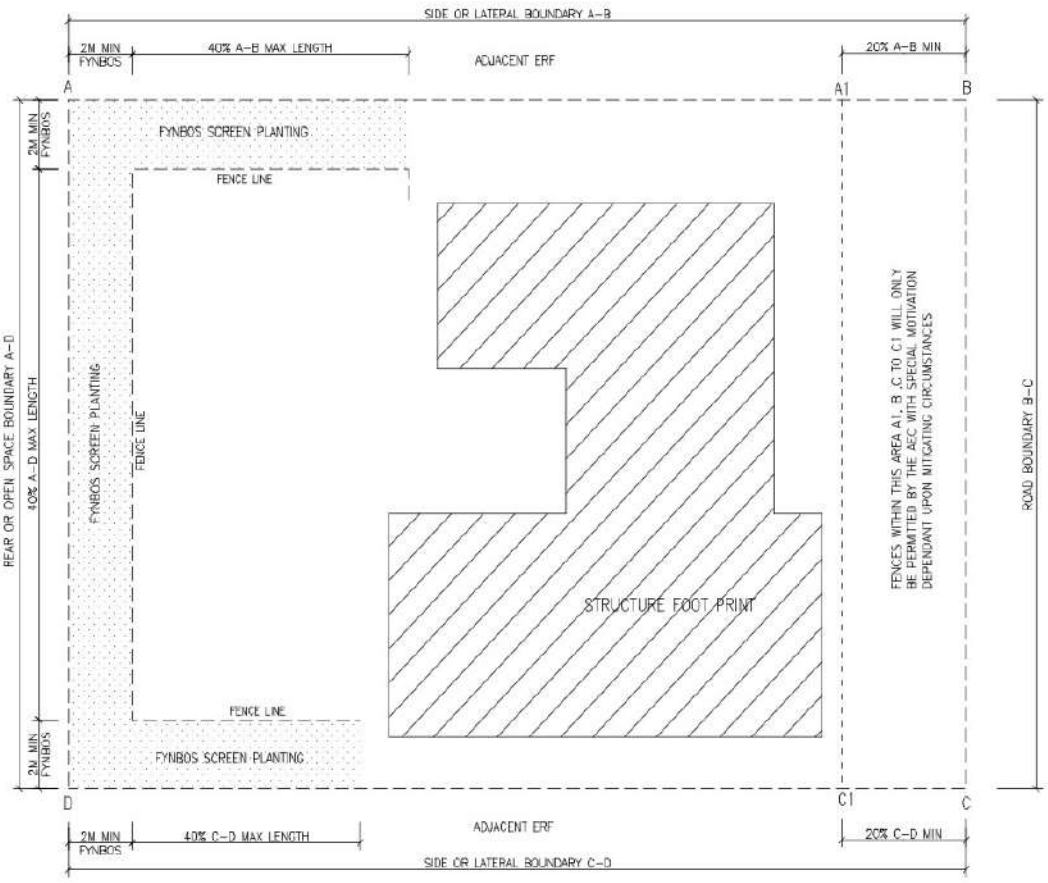


Diagram 14

Walls

The use of solid brick and accent feature walls will only be allowed under the following conditions:

Street boundary:

- No more than 30% of frontage;
- A maximum height of 1,8m;
- Minimum 2m set back from street boundary and not closer than 1.5m to a lateral boundary with screen planting to AEC approval between wall and boundary lines.

Common side boundary:

- No more than 40% of their length as a maximum 2.1m high wall individually and 60% accumulated total;
- Application may be made to the AEC to exceed the 2.1m height to address privacy screening requirements and will be evaluated on a site-specific basis;
- All boundary walls on side boundaries must be set back a minimum of 20% of the boundary length from the road boundary and must be set back 20% of the boundary length from the open space boundary;

- Where a garage is built on the common boundary, the length of such garage wall will form part of the overall length of the boundary wall and this accumulative length may not exceed 60% of the boundary length. Therefore, where the garage is constructed on the boundary, closer than 20% of the boundary length from the road corner peg, the setback from the fairway or open space corner peg will increase accordingly so as not to exceed the overall restricted length of 60%.

Open space boundary:

- Not encouraged unless specifically motivated and approved by the AEC

No pre-cast concrete walls will be allowed. Where solid screening is required, planted screening of sufficient density and height is required.

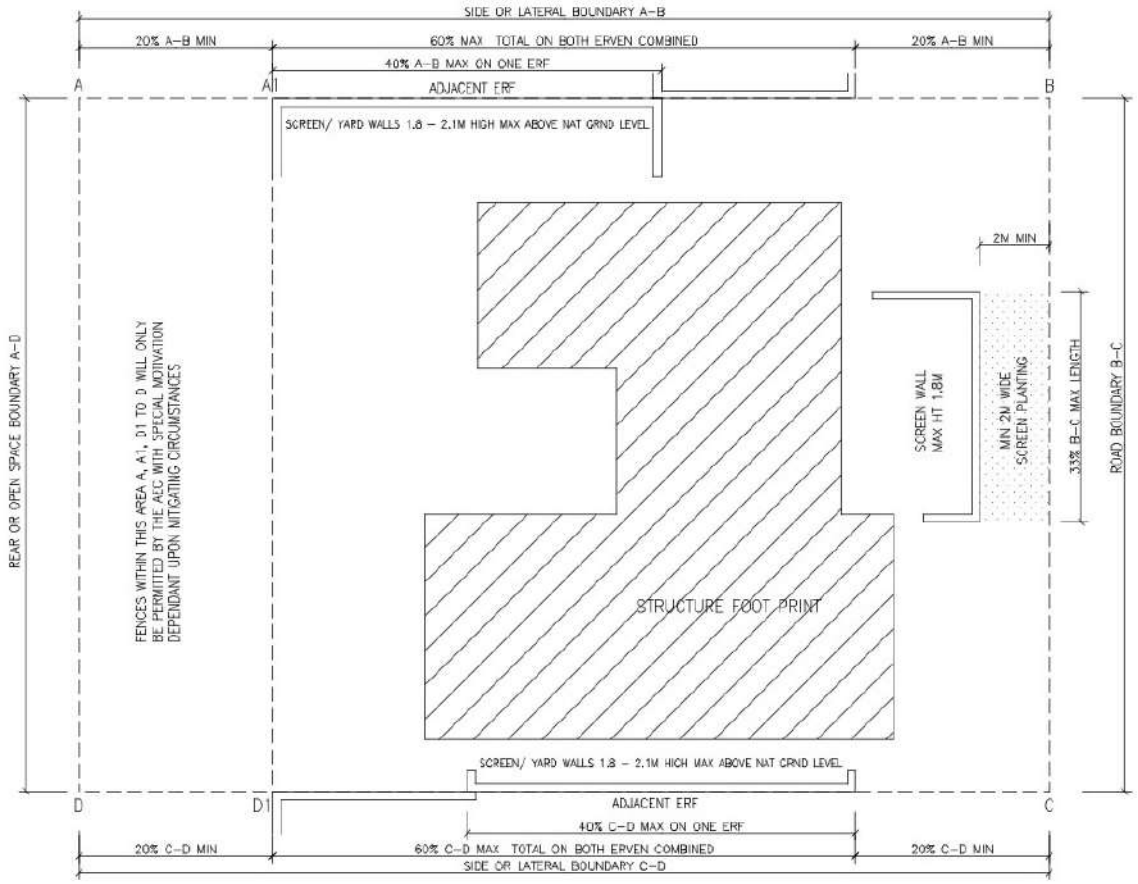


Diagram 15

2.7.24 Planting

Planting and landscaping all as per LCE LGD.
As per 2.4, lawns may not exceed 20% of the size of residential erven and must be edged with a hard boundary (such as cobbled paving or similar) and must also have

plastic laid up against the hard edging to prevent the spread of runners into the natural environment.

2.7.25 Swimming Pools

Are acceptable and the position and design thereof will be as approved by the AEC. Above ground pools such as 'portapools' are not permitted if visible from neighbouring properties.

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 pool. Such drainage connection is to be indicated on site plans.

Pool pumps outside building lines require the neighbour's approval (see clause 2.7.11 for swimming pool pump treatment.) All pool plans require the Local Authority's approval.

2.7.26 Chimneys And Cowls

All chimneys and cowls are to be shown and described on plans for AEC approval.

No chimney pots are allowed.
No stainless-steel cowls are allowed unless finished in black, charcoal or other colour as approved by the AEC.

The chimney may not exceed 1m above the ridgeline viewed from any boundary.
Where the chimney structure exceeds the ridgeline, the chimney structure may not exceed 1,75m in width above the maximum permissible roof height for that site.

On any one elevation, the accumulated width of chimneys may not exceed 2.4m of the maximum permissible roof height for that site in total.

2.7.27 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.

2.7.28 Long Term Parking

Due consideration is to be given to the visual impact such a parked vehicle creates for the neighbours, passing traffic and the immediate environment.

To mitigate against the negative impact, owners are encouraged to screen the sides by either utilizing solid screening (walls or fence) or concentrated planting, all to the approval of the AEC.

Such parking must be set back to within the street building line. Such parking may not protrude beyond the footprint and height of the built structure on that site.

2.7.29 Waterproofing on Roofs – Sealant Colour

When roofs are waterproofed, the contractor must use a sealant that matches the roof tiles. Waterproofed roofs must be painted to match the roof tiles.

3. BUILDING PLANS AND APPROVAL PROCESS

AEC Submission

All plans, together with the AEC scrutiny fee are to be submitted to the Building Compliance Officer (BCO) for consideration by the AEC.
It is strongly suggested that design professionals table sketch plans in full or have consultations with an AEC architect to scrutinise at least the first two designs by new design professionals before the preparation of final drawings.

Scrutiny Fees

The schedule of scrutiny fees (excluding VAT) for every submission of plans to the AEC is specified in the LCE Aesthetics and Environmental Committee Requirements document. These fees are as specified from time to time by the AEC as mandated by clause 31(c)(iv) of the LCEOA Constitution.

Note that any amendment to the appearance, footprint or external envelope of a dwelling will require AEC approval.

4. FINAL APPROVAL

The Local Authority will not scrutinise or approve any plans for buildings on the Langebaan Country Estate without the AEC "approved" stamp on the plans in terms of clause 31(d) of the LCEOA Constitution approved by the Local Authority.

5. ROLE OF THE HOME OWNERS' ASSOCIATION

The role of the Langebaan Country Estate Owners' Association (LCEOA) is to, amongst other functions, regulate and control the development to the benefit and best interests of the LCE community duly endorsed on approval by the local authority. The LCEOA has no authority to veto decisions made by the AEC with regard to these Architectural Guidelines.

6. CHANGES TO AND MAINTENANCE OF BUILDINGS

An owner or occupier of a property:

- Shall not, without the written approval 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 drawings approved by the AEC and the Local Authority.