



ESHOWE *Hills*

Eco Estate & Home of Zululand Golf



- Aim
- Site Controls
- Design Controls

Edition 5, March 2014

# Architectural and Design Guidelines.



# CONTENTS

<b>PAGE 1:</b>	<b>AIM</b>	
<b>PAGE 2:</b>	<b>SITE CONTROLS</b>	
<b>PAGE 3:</b>	<b>DESIGN CONTROLS:</b>	BUILT FORM
<b>PAGE 4:</b>		ROOF
<b>PAGE 5:</b>		DORMER WINDOWS
<b>PAGE 6:</b>		VERANDAH, GABLES, SKYLIGHTS, GUTTERS
<b>PAGE 7:</b>		CHIMNEYS, BRAAIS
<b>PAGE 8:</b>		WALLS, WALL FINISHES, PLINTH WALLS
<b>PAGE 9:</b>		BALCONIES, BALCONY SUPPORTS
<b>PAGE 10:</b>		BALUSTRADES, VERANDAH SUPPORTS
<b>PAGE 11:</b>		WINDOWS, SHUTTERS, PLASTER MOULDINGS
<b>PAGE 12:</b>		DOORS, GARAGE DOORS
<b>PAGE 13:</b>	BOUNDARY FENCES, CARPORTS, PAVING TO DRIVEWAYS, SWIMMING POOLS, SWIMMING POOL DECKS, SWIMMING POOL FENCESSWIMMING POOL PUMPS	

# CONTENTS

**PAGE 14:**

SATELLITE DISHES, TV ANTENNAS, SERVICE PIPES, AIR CONDITIONERS  
HOUSE NUMBERS, WASHING LINES, METER BOXES, RAINWATER TANKS

**PAGE 15:**

EXTERNAL LIGHTING, SOLAR HEATING, PLANTING, RETAINING WALLS

# 1. AIM

The aim of the design guidelines is to guide all proposals towards establishing an architectural character which will balance with the sensitivity of the environment, whilst ensuring the cohesive and uniform building features that will strive to secure all the owners investments.

## 2. SITE CONTROLS

*Reference: Conditions of Establishment for Eshowe Hills.*

**Number of Units :** One dwelling per site will be permitted.

**Coverage :** Special Residential 2 - **50%**  
Special Residential 1 – **35%**

**Height :** **2 Storeys:** Max. 9m from the highest point on natural ground level (prior to disturbing the Site).  
**1 Storey:** Max. 6,5m from the highest point on natural ground level (prior to disturbing the Site).

**Building Lines :** Special Residential 2 > 3m Front, - 1m Side and Rear.  
Special Residential 1 > 5m Front, - 2m Side and Rear.

The properties are subject to a servitude for services, over or under the land, along any side boundary and the rear boundary thereof within a distance of 2,0 metres from such boundary.

Swimming pools – As per building lines above.  
(Neighbours privacy should be taken into consideration when placing swimming pools.)

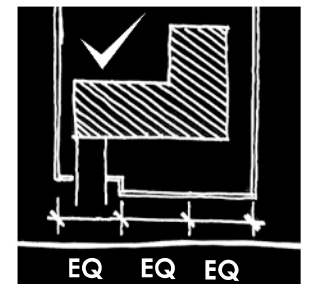
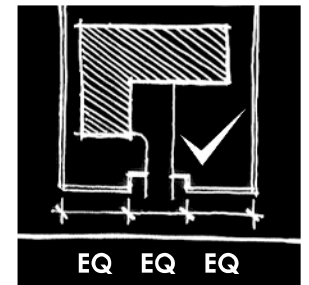
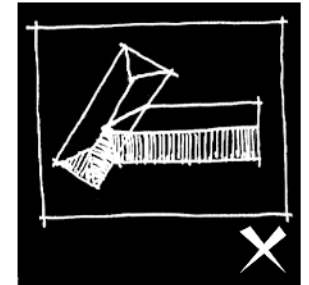
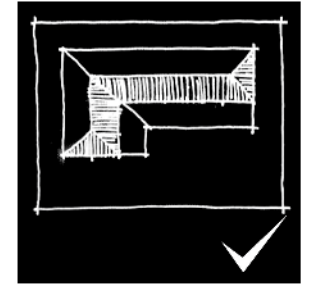
**Minimum areas :** **100m<sup>2</sup>** - Including Garages and Verandahs.

**Parking :** Min: One single garage and one off-street parking bay per unit.

### 3. DESIGN CONTROLS

**Built form:**

The built form may only consist of singular or composite rectangular forms.  
The forms may only be perpendicular to one another.





### 3. DESIGN CONTROLS

#### Roof:

Pitched roofs to be **35°**

Only symmetrical double pitched roofs will be allowed.

Monopitches, flat roofs and mansard roofs are not allowed.

Roof overhangs must be 900mm for **SR2** and 1200mm for **SR1**.

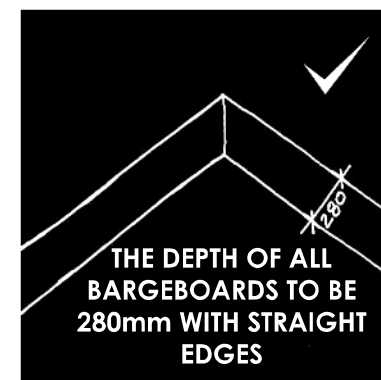
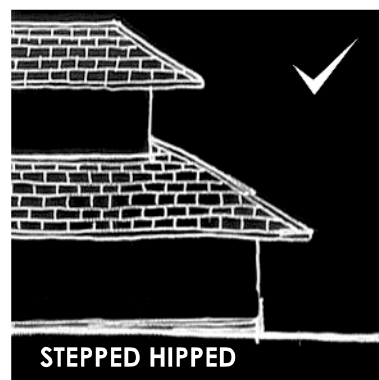
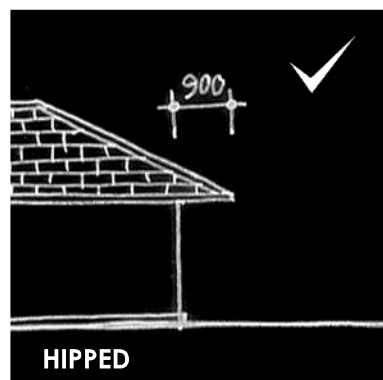
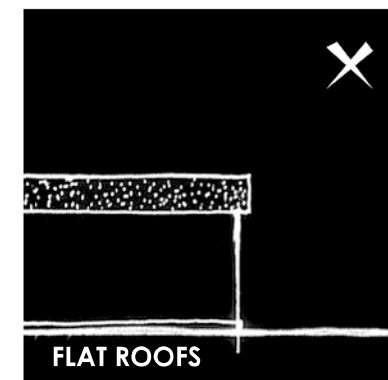
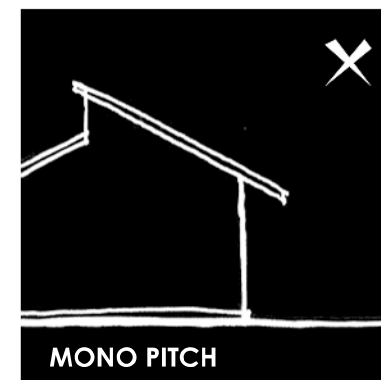
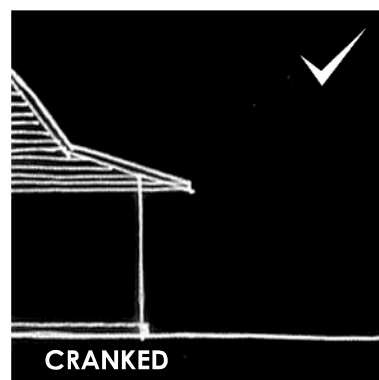
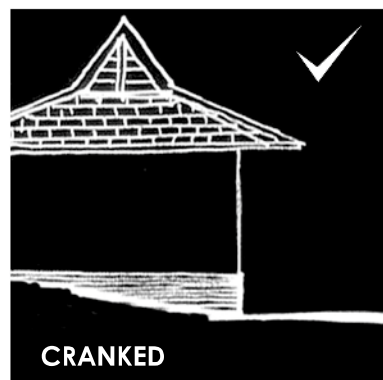
Finish: Roofs shall be tiled with '**Marley Homestead**' cement tiles or similar approved.

Colour: **Standard Slate**.

Should an owner wish to use an alternative similar product, written approval must be obtained from the aesthetics committee of the Homeowners Association.

All exposed roof members are to be painted white or with carbolinium.

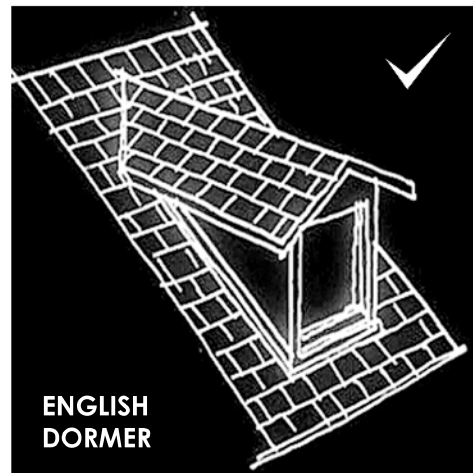
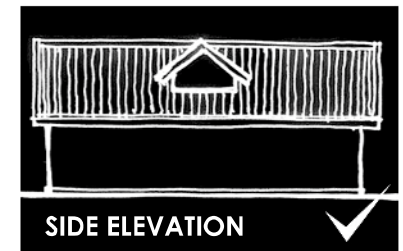
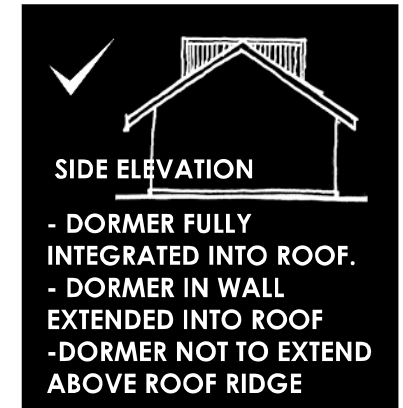
No concrete roofs will be allowed.



### 3. DESIGN CONTROLS (CONTINUED)

#### Dormer Windows:

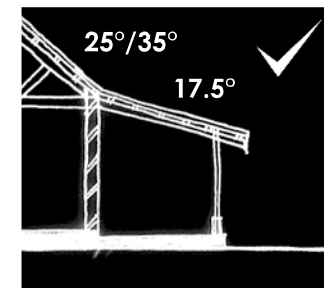
Dormer windows are allowed for first floor.  
Only the prescribed dormer windows as per the sketches will be allowed.





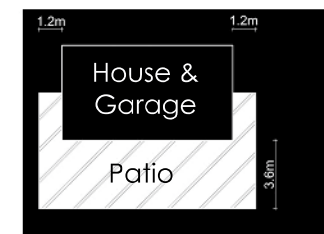
### 3. DESIGN CONTROLS (CONTINUED)

**Verandah:** All homes to have verandahs >50% of the perimeter of the house and garage.  
 Widths should be min. 3.6m for patio areas and 1,2m elsewhere.  
 Cluster Housing: Widths should be min. 2m wide and 1,2m elsewhere.  
 Verandahs should have a roof pitch of 17.5°.  
**No ornate decorations allowed.**

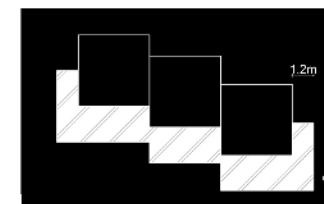


**Gables:** Gables will be allowed.

**Skylights:** The Glazing to be clear or grey and non-reflective.  
**No foreign shapes allowed.**  
**Skylight to be part of the roof slope.**  
 All skylights to be equal distances from the roof ridge.  
 Skylights to be centreline with openings below.

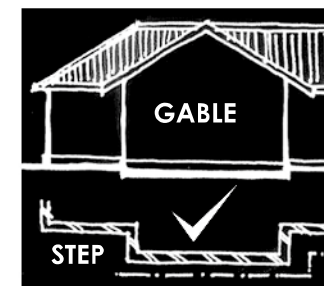
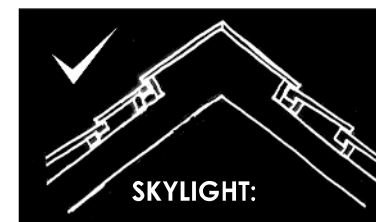
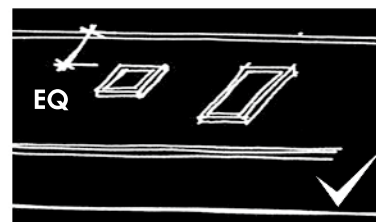
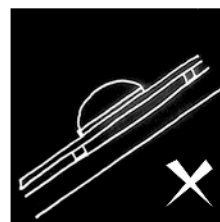
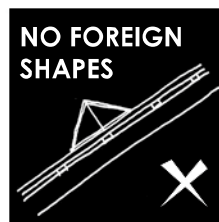


**Gutters:** All gutters shall be powder coated aluminum ogee profiled gutters with PVC down pipes. Colour: White



**Fascia/Barge:  
boards**

Colour : White



### 3. DESIGN CONTROLS (CONTINUED)

#### Chimneys:

Chimneys will be restricted to three designs according to the sketches. Chimneys may not project more than 1,5m above the ridge line of the roof.

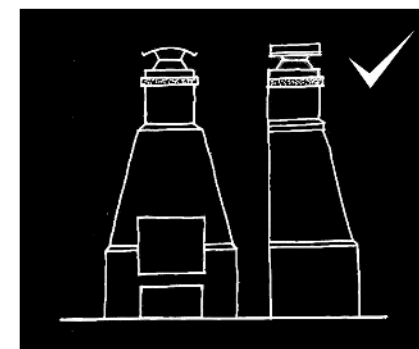
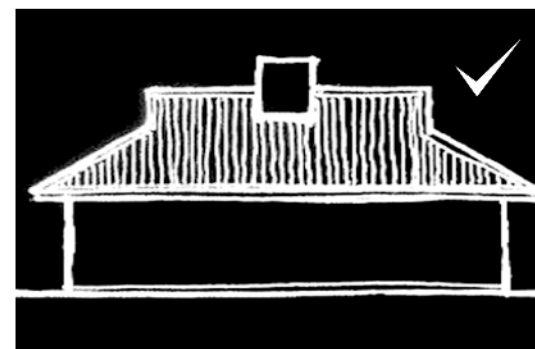
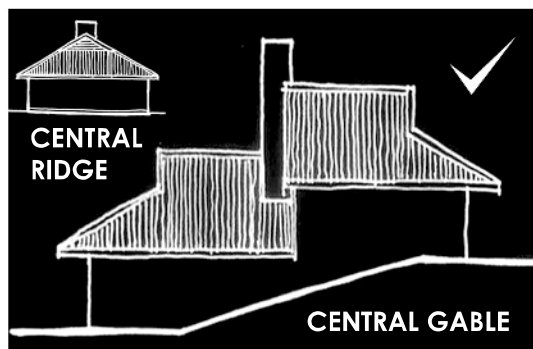
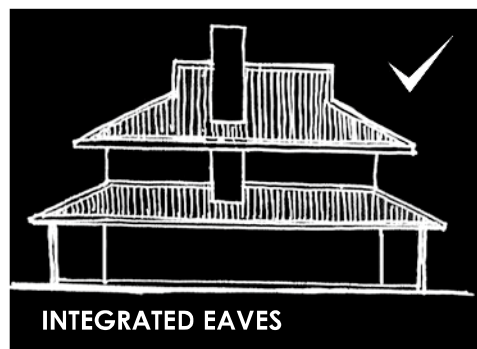
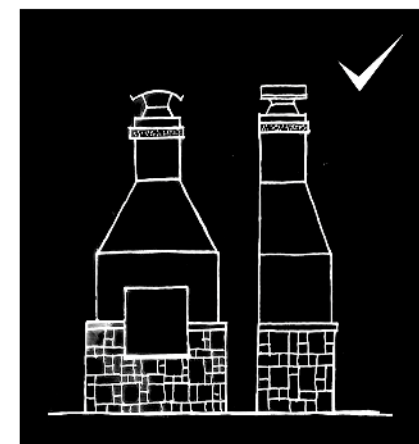
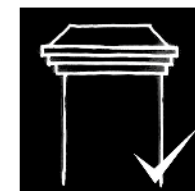
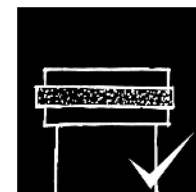
Finish to chimneys can be 'Smartstone' or smooth plaster.

**'Smartstone':** Drakensberg, Colour: Cement/White.

**Paint colours:** As per wall colours below.

#### Braais (Detached):

Braais that are detached from the house will be restricted to 2 designs. Base finish can be 'smartstone'.



### 3. DESIGN CONTROLS (CONTINUED)

#### Walls:

All external walls shall be minimum 230mm with bagged and sealed internal brick skins.  
 All walls shall be of clay brick construction.  
 Should an owner wish to use an alternative product, written approval must be obtained from the aesthetics committee of the Home Owners Association.

#### Wall finishes:

All walls shall be plastered and painted.

#### Colours:

1. Plascon - "Tequilla" VLO 10, or
2. Plascon - "Clay Stone" VLO 83, or
3. Plascon - "Tawny Mink" VEL 2, or
4. Plascon - "Basket Beige" VEL 81, or
5. Plascon - "Rice Paper" VEL 45, or
6. Plascon - "Resplendent" Y4-D2-3.

Codes above are *ONLY* to indicate the **colour** and are *NOT* the technical specification.

#### Plinth walls:

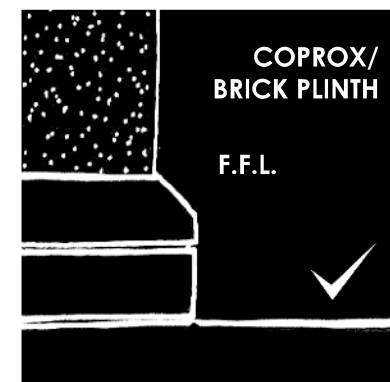
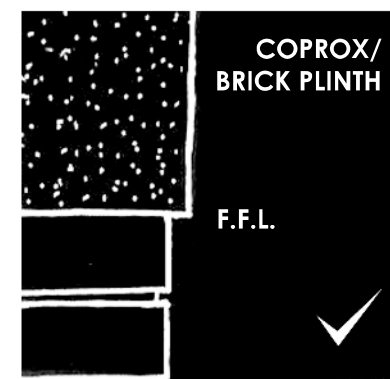
All foundation walls shall be covered in either 'Smart Stone', Face brick or Scratch plaster.  
**'Smartstone'**: Drakensberg. Colour: Cement/White.  
**Facebrick**: 'Corobrick' Montana Travertine FBA.

**Scratch plaster finish**: 'Coprox'. Colour: Brinjal. Top of plinth to be chamfered.

The Plinth shall be up to Finished Floor Level.

The 'Smartstone' plinth can be taken up to balustrade level.

No mouldings and quoining will be permitted except for a simple 100mm high plaster moulding above a plinth or around a opening.



### 3. DESIGN CONTROLS (CONTINUED)

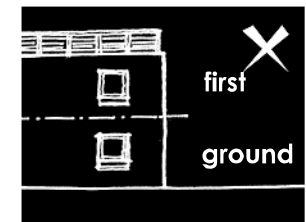
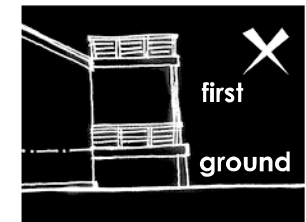
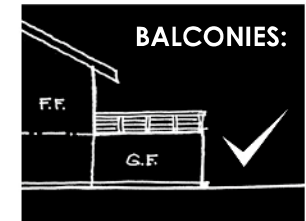
#### Balconies:

Balconies will be allowed according to the sketches.  
 Balconies may not exceed more than 15% of the entire roof area.

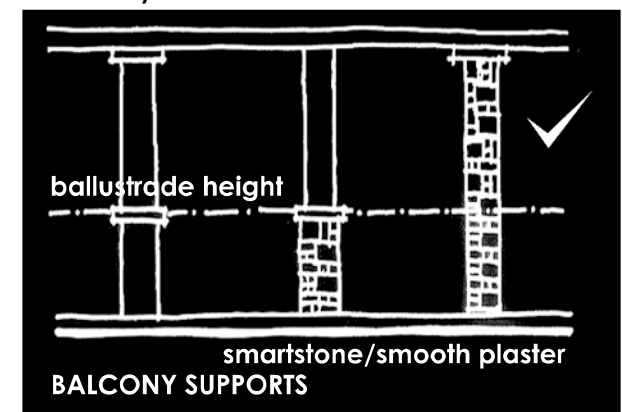
#### Balcony supports:

Three types of columns will be permitted exclusive to balconies.  
 Refer to the sketches.

Paint colours as per walls. 'Smartstone' as per plinths.  
 The 'Smartstone' plinth can be taken up to balustrade level.  
 also applicable to Option 3 of the Verandah supports.



balcony above



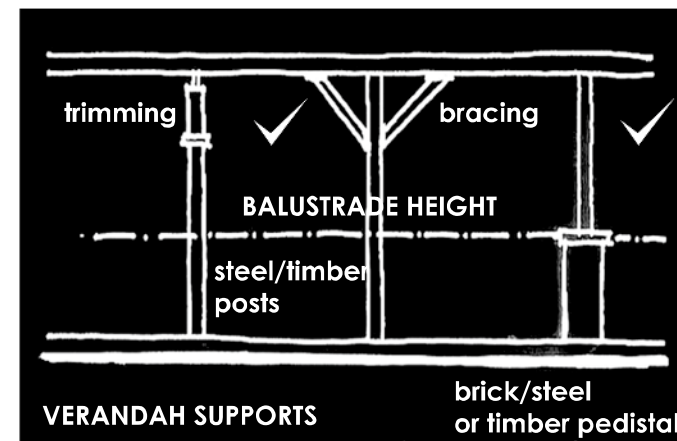
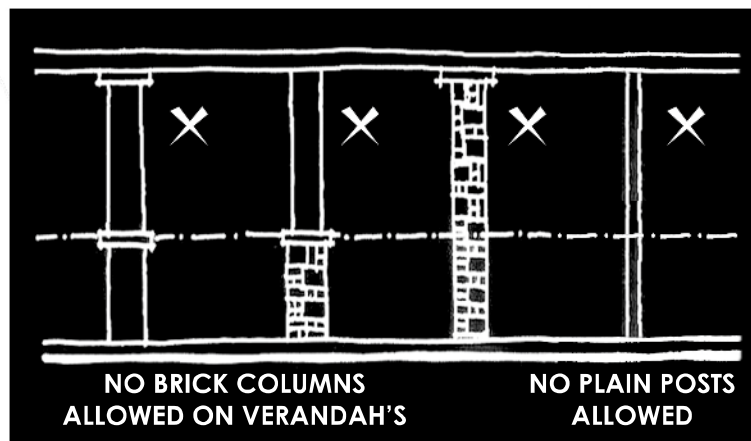
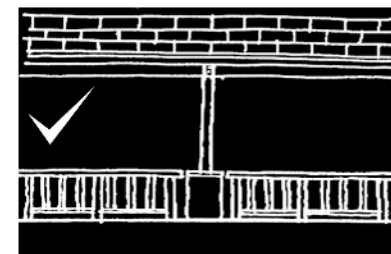
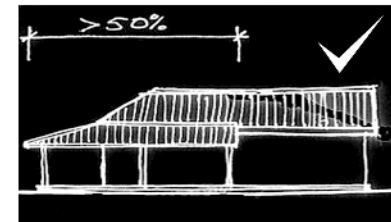
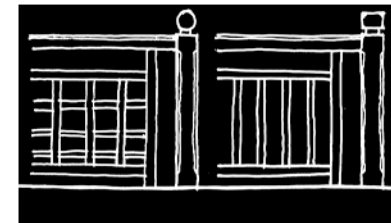
### 3. DESIGN CONTROLS (CONTINUED)

#### Balustrades:

Balustrades will be restricted to three designs as per the sketches.  
 No precast concrete balustrades permitted.  
 Ballustrades may be timber or treated steel painted white.  
 No stainless steel or glass are permitted.  
 All balustrading to comply with the relevant safety codes.

#### Verandah Supports:

Three types of supports will be permitted. Columns can be steel or timber but must have either trimming, bracing or pedestal detail as per sketch. Plain steel or timber posts are not permitted.  
 Supports must be painted white, except for plastered or 'Smartstone' bases.  
 An opening between two supports should not exceed 2 x the height of the opening.  
 Verandahs to be consistent with the main structure.





### 3. DESIGN CONTROLS (CONTINUED)

**Windows:**

Painted timber or powder coated aluminium cottage pane windows, sash windows or open pane windows will be permitted.

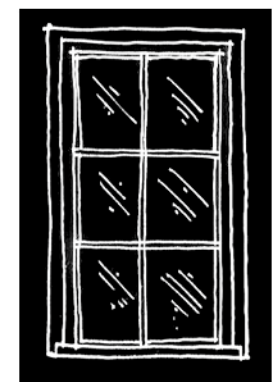
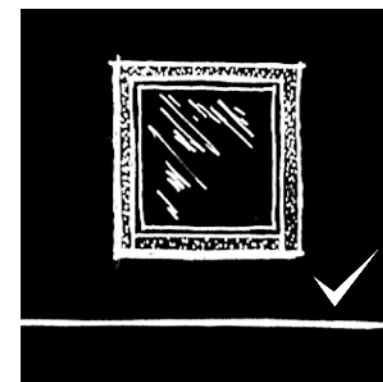
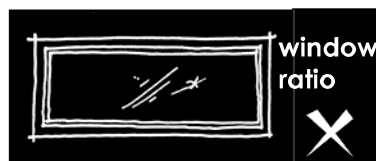
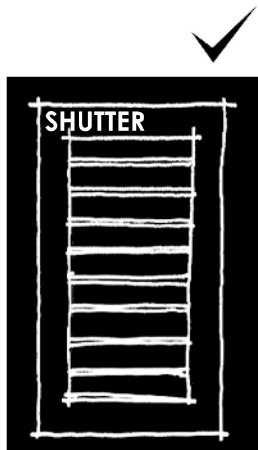
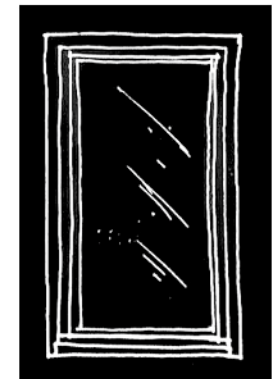
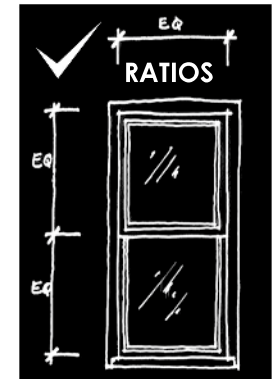
Windows must have a vertical form with a ratio ranging between 1:1 & 1:2 & 1:1.5  
 Combinations of the ratios can be used. Colour: White.

**Shutters:**

Powder coated aluminium or painted timber louvered shutters will be permitted.

**Plaster mouldings:**

All openings shall have a 100mm plaster surround.  
 Surround to be painted White.





### 3. DESIGN CONTROLS (CONTINUED)

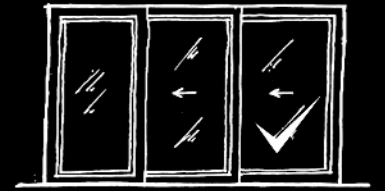
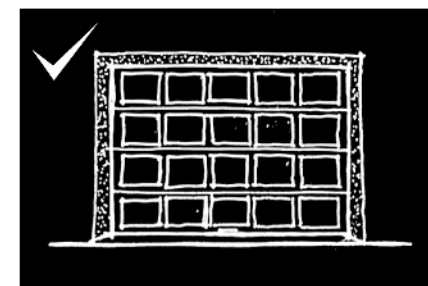
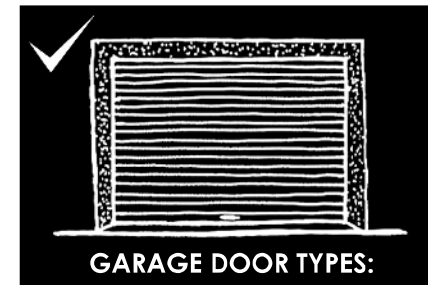
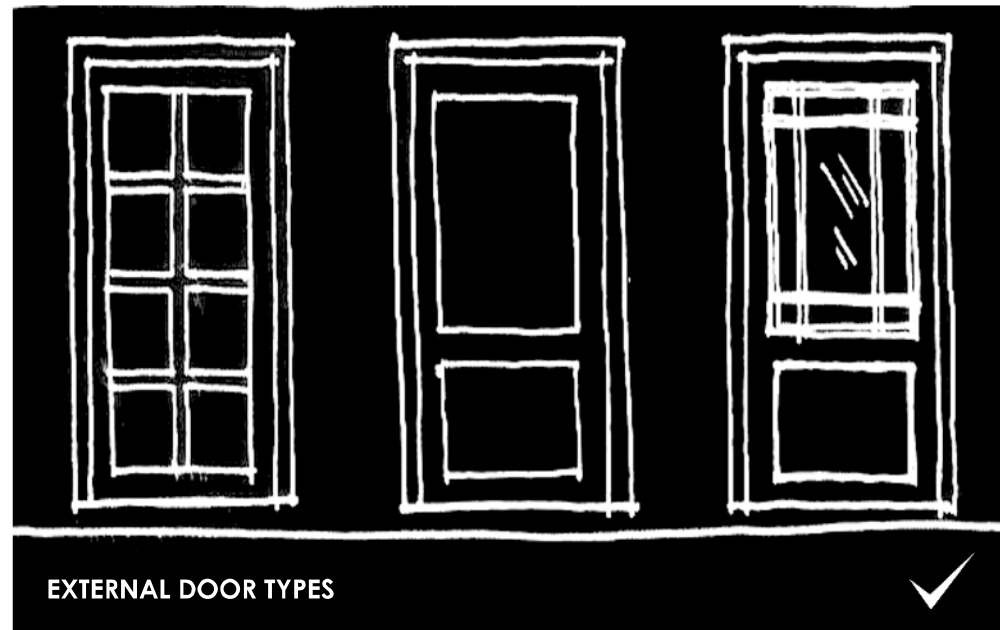
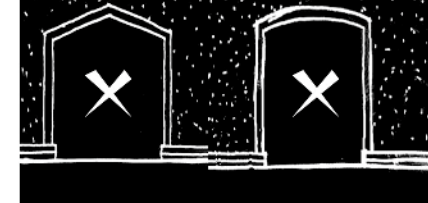
**Doors:**

Refer to sketches for permitted door types.

Sliding, stacking and folding full glazing doors are allowed on the verandahs.

**Garage doors:**

Shall be of sectional type – either white timber painted, white pre-painted fibreglass or aluminium.

**SLIDING on verandah only**

**ONLY SQUARE OPENINGS**


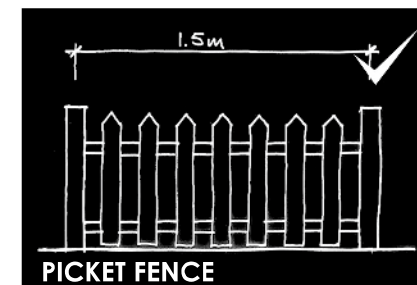
### 3. DESIGN CONTROLS (CONTINUED)

#### Boundary Fences:

Low timber picket or ranch fences to a height of 650mm on common boundaries will be permitted.

Picket fence colour: White.

Ranch Fences are compulsory on fairway boundaries.



#### Carports:

Carports : Carports with lean to roofs shall be allowed. These should mimic the verandah design.

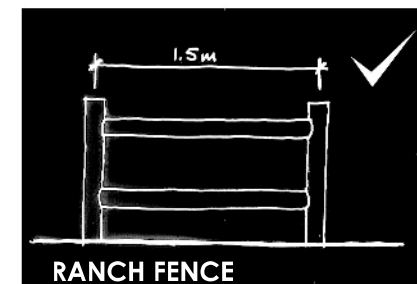
#### Paving to driveways:

Smart Stone Huguenot Cobbles, 105x105x50mm, colour : Sandstone.

Clay Brick Paving: Corobrik Ironstone

#### Swimming pools:

Drainage of backwash water from swimming pools must be pumped into the storm water system and not onto the landscaped areas.



#### Swimming pool decks:

Timber pool decks will be permitted.

Where pool decks are formed on slopes and are higher than 400mm above NGL, a wall must be constructed to enclose the bottom of the deck.

#### Swimming pool fences:

Timber picket fences to a height of 1,2 m will be permitted.

Self closing gates must be provided.

All swimming pool fences must comply with the National Building Regulations.

Picket fence colour: White

#### Swimming pool pumps:

Pumps must be screened with a plastered brick wall or timber picket fence or timber trellis garden feature.

To be shown when submitting plans.

### 3. DESIGN CONTROLS (CONTINUED)

**Satellite dishes:**

To be shown when submitting plans for approval.  
 Satellite dishes subject to Homeowners Association Conditions.  
 It may not be visible from the Fairway or the street.


**TV Antennas:**

May not project above the ridge line of the roof  
 and should be fitted within the roof space if possible.

**Service pipes:**

All service pipes must be built into vertical ducts from ground level  
 upwards.

**Air conditioners:**

All split condenser units must be hidden.


**House numbers:**

Compulsory 200mm High brass letters as per sketch.  
 It must be standard lettering available from the local hardware suppliers  
 as per Homeowners Association.

**Yard:**

All dwellings to have an enclosed kitchen yard. Plastered Brick yard walls  
 with a minimum height of 2,1m. Colours as per walls.

**Wall Copings:**

All yard walls to have a concrete coping as per detail.

**Washing Lines:**

All washing lines must be within a enclosed kitchen yard.

**Meter boxes:**

Meterbox design subject to Homeowners Association Conditions.

**Rainwater tanks:**

The use of rainwater tanks will be encouraged to save water for irrigation.  
 All water tanks must be installed underground.

### 3. DESIGN CONTROLS (CONTINUED)

**External Lighting:**

Only four types of external light fittings will be allowed.  
 All fittings have to be white. Fittings: Eurolux 'Swannlite' (031 306 3052):

**Retaining walls:**

Retaining walls as per Part K of the National Building Regulations.  
 Finish as per foundation wall finish.

**Refuse:**

All bins must be contained within a screened yard.

**Planting:**

A garden layout indicating planting and plant types to be submitted.  
 A list of permissible landscaping can be obtained from the Home Owners Association.

**Pot Plants:**

Pots should be simple, clean designs.  
 All pots will either be white or cement washed.

**Solar heating:**

Solar panels will be spaced equally apart or right next to each other,  
 in a linear line. No tanks for water heating will be permitted on the roof.



codes:  
B76 and B80

bulkhead fitting



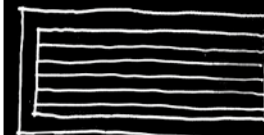
Column fitting  
CODE: 019



Wall fitting CODE: 017



BRICKLIGHT-  
CODE: B39



BRICKLIGHT-  
CODE: B38

