

***CORAL GROVE HOME OWNERS ASSOCIATION***  
***ROYAL ASCOT***  
***MILNERTON***

June 2015

REV 1.2

***ARCHITECTURAL DESIGN MANUAL***



**CORAL GROVE**

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## **1. INTRODUCTION**

The intention of this development is to instil a feeling of integration and belonging within the community of Coral Grove. Basic design guidelines are to promote sustainable practises which are beneficial to the overall development.

Any built elements within the development shall relate to the built architectural languages surrounding them with each individual footprint. Architectural cohesiveness and compatibility are strongly encouraged however still allowing individual expression and high quality of architectural design.

There is a relationship generated between adjacent and surrounding units. All choices should be made to enhance Coral Grove's role as a member within the Royal Ascot Master Property Owners Association.

The Design Guidelines are based upon the objective of creating a strong, inter-related community that demonstrates a commitment to itself and the individuals living at Coral Grove. These guidelines represent the high quality of design that will encourage exclusiveness, making Coral Grove appealing to both residences and visitors. The guidelines serve to protect property values and set a standard of high quality lifestyle for residents and property owners alike.

In order to achieve these objectives, the conditions and guidelines as set out below are binding upon all erven in Coral Grove. In respect of the interpretation of these guidelines, the decision of the Trustees will be final and binding.

The Trustees are available for consultation regarding the guidelines and their implementation.

This Design Guideline manual is supplementary to the National Building Regulations and requirements of the local authority. All building plans must be prepared in accordance with the Architectural Guidelines for Coral Grove and comply with the Local Authority and National building Regulations (SANS 10400) and any other applicable legislation. Should any conflicts arise between the Guidelines and National Building Regulations, the latter will take preference.

All building plans must be submitted to the Trustees of Coral Grove Home Owners Association and Royal Ascot Master Property Owners Association for aesthetic and colour scheme approval prior to the Local Authority Submission. This also applies to all future additions and alterations.

## **2. BUILDING ENVELOPE**

### **2.1 General Guidelines**

Only one dwelling will be permitted per site. No outbuildings will be allowed within the development (refer to No 16. Outbuildings). Coverage is to be a maximum of 50% of the erf size.

### **2.2 Building Lines and House Forms**

#### *2.2.1 The street*

- (i) 2.5m from the street boundary line.

#### *2.2.2 Side Boundary / Common Boundary*

- (i) Minimum of 1.0 m setback from the one side of the common boundary. The side parallel to this may be 0.0m setback from the common or side boundary.

#### *2.2.3 Rear Boundary*

- (i) Minimum of 1.0m setback from the rear boundary line.

#### *2.2.4 Window and door placement*

Any portion of a building which contains an external window or door facing onto a common boundary shall :

- (i) Be set back a distance of at least 1.0m away from such boundary.

#### *2.2.5 Garages, Carports and outbuildings*

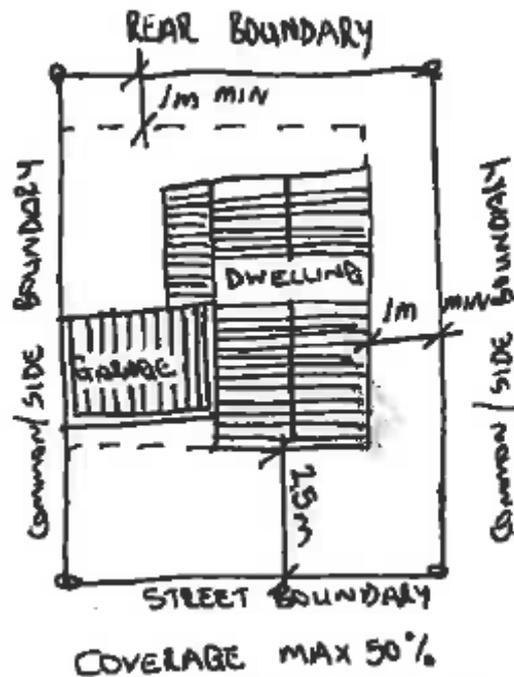
- (i) Garages, carports are permitted within the common boundary building line provided that the garage and carport do not:
  - 1) Extend higher than 3.2m from base level to top of roof;
  - 2) Contain more than a double garage façade; and
  - 3) Exceed a width of 6.5m.

#### *2.2.6 Swimming pools*

- (i) Minimum of 2.0 m from the street.
- (ii) Minimum of 1.0m from the common boundary.

#### *2.2.7 Braai*

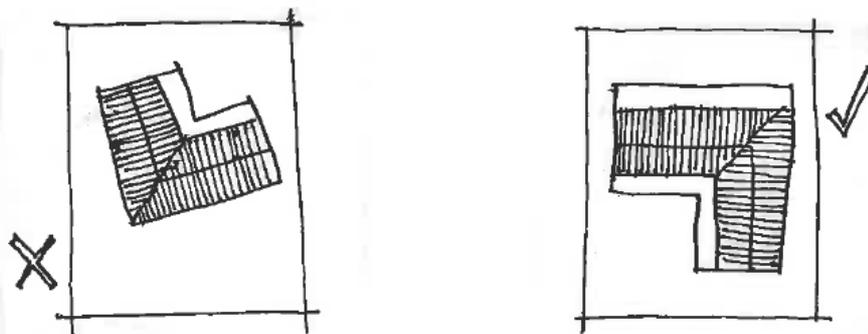
- (i) Installation and location of Braai place is subject to Trustees Approval.



**Sketch 1**

2.2.8 *Plan forms*

- (i) Where one boundary line is not at 90° to each other, the building form must run parallel to the majority of boundaries. See sketch 2.
- (ii) Where no boundaries run parallel to each other, the building form must run parallel to at least one of the longest boundaries.
- (iii) All built forms must run 90° to each other.
- (iv) The major elements must be a composite of rectangular forms with minor elements (add-on or joining forms) consisting of 'lean-to's or 'afdaks' which attach to the major element.



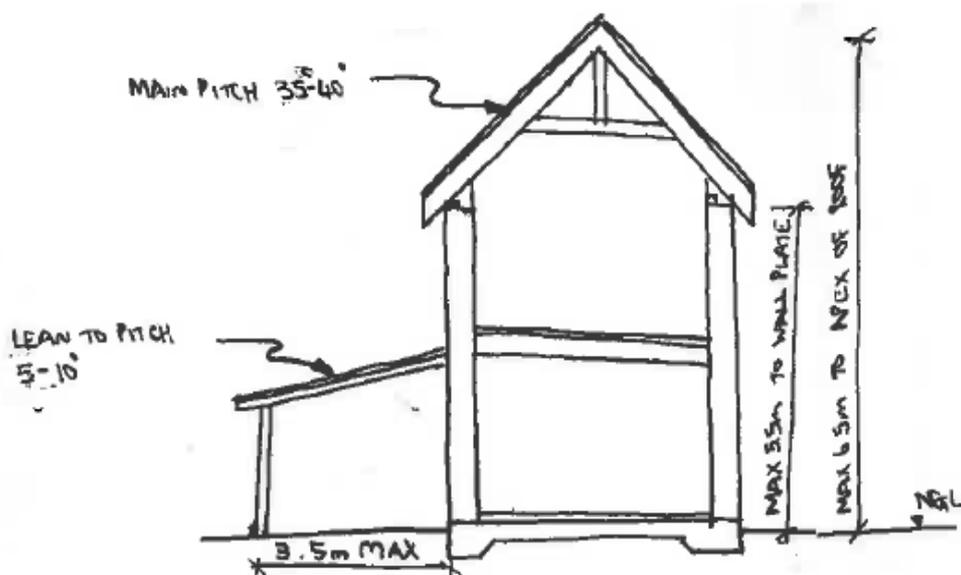
### 3. ROOFS

#### 3.1 Pitches to Roofs

3.1.1 Simple Double pitched roofs, with end gable walls on the main dwelling is preferred.

#### 3.2 Major Forms

3.2.1 Only double pitched roofs between 35° and 40° and symmetrical about their ridges are permitted on major forms. Roofs are to be small profile Victorian sheeting (Refer to sketch 3).



Sketch 3

#### 3.3 Lean-to Veranda Roofs

3.3.1 It is encouraged that lean-to and veranda roofs be connected to major plan forms, can where possible used to connect individual major forms (Refer to sketch 3).

#### 3.4 Garage Roofs

3.4.1 Roof to garages may form part of the main building's roof, where the garage lies within the major plan form.

3.4.2 Garages may have mono-pitched roofs at 5° to 10° and contained within parapet walls. The gutter should not be visible from the street.

3.4.3 Concrete Garage roofs will not be permitted.

### **3.5 Materials and Colour**

3.5.1 Only Victorian Profile roof sheeting otherwise known as S- Rib or Corrugated roof sheeting will be permitted.

3.5.2 No IBR, Snaplock, Tiling, Slates, Thatch will be permitted.

3.5.3 Only Volcanic Grey colour will be permitted.

3.5.4 A continuous glazed panel system or clear polycarbonate sheeting may be used over verandas. It may not project more than 1.0m from the major wall form.

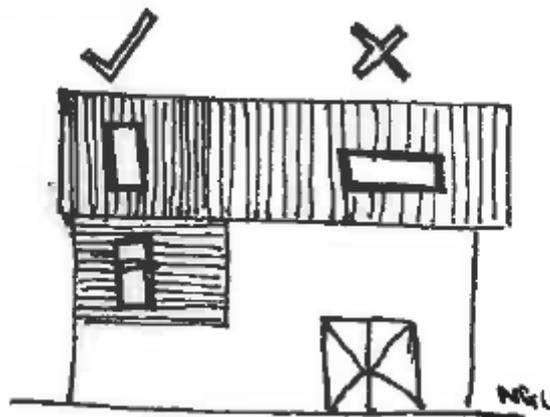
3.5.5 Roof capping's are to match the roof colour.

### **3.6 Fascia's & Barge Boards**

3.6.1 Plain fibre cement or Polycarp fascia, size 225 x 15mm, painted white as noted in Annexure A. No Timber fascia will be permitted.

### **3.7 Roof Windows and all Roof Lights**

3.7.1 Roof windows or roof lights to be of vertical portion. Colours are to match the building windows.



**Sketch 4**

### **3.8 Skylights in Flat Roofs**

- 3.8.1 Where a flat roof element is used, a glazed roof light will be permitted to be used. Such roof lights will adhere to the following requirements:
- (i) The upper most projection of the roof light will not protrude higher than either parapet wall bounding the roof.
  - (ii) Glass must be fully non-reflective, and comply with National Building Regulations.
  - (iii) No Pyramidal Type Skylights will be permitted only flat skylights with a maximum pitch of 5 ° will be permitted.

## **4. GUTTERS**

- 4.1.1 Gutters are to be seamless white Aluminium gutters, with rectangular fluted down pipes, all to be pre-painted white.
- 4.1.2 Where no gutter is fitted, a 1m wide concrete apron with 150mm precast channel is to be constructed as per NBR.

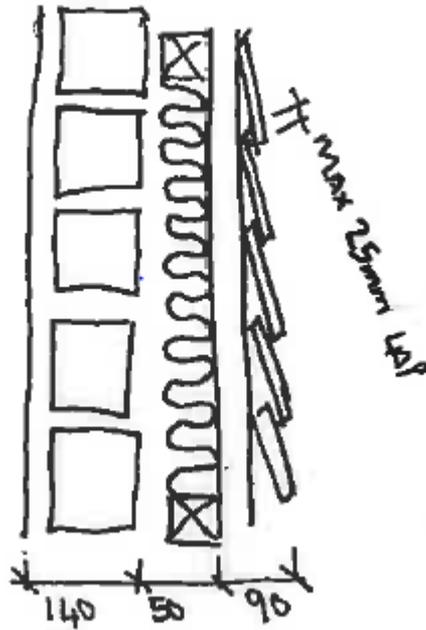
## **5. CHIMNEYS**

- 5.1 Chimney stacks may not protrude more than 1.0 m above the ridgeline of the roof.
- 5.2 Stainless Steel Flu's and painted Mild Steel Flu's are permitted.

## **6. WALL MATERIALS AND FINISHES**

### **6.1 Wall construction**

- 6.1.1 All external walls are to be at least 280mm cavity wall construction. This can be made up of 140mm block 50mm cavity, timber framed, Insulation and Fibre Cement Shiplap boarding (Timber Grain only). Lightweight steel structures are permitted and need to comply with NBR.
- 6.1.2 Where Fibre Cement boards are used, the 225mm wide boards are to be specified with a max of 25mm Lap. (Refer to sketch 5).



**Sketch 5**

## 6.2 Wall Finishes

- 6.2.1
- (i) Fibre Cement Boarding (Timber Grain only) is required to cover a minimum of 1/3<sup>rd</sup> of each elevation.
  - (ii) The Positioning is at the discretion of the Trustees at the time.
  - (iii) The remainder is then to be plastered and painted as per the colour range in accordance with Addendum A.
  - (iv) No facebrick will be permitted.
  - (v) No Moldings, Quoining or Rustication will be permitted.

### 6.2.2 Wall Colours

As advised by the Trustees at the time and in accordance with Addendum A.

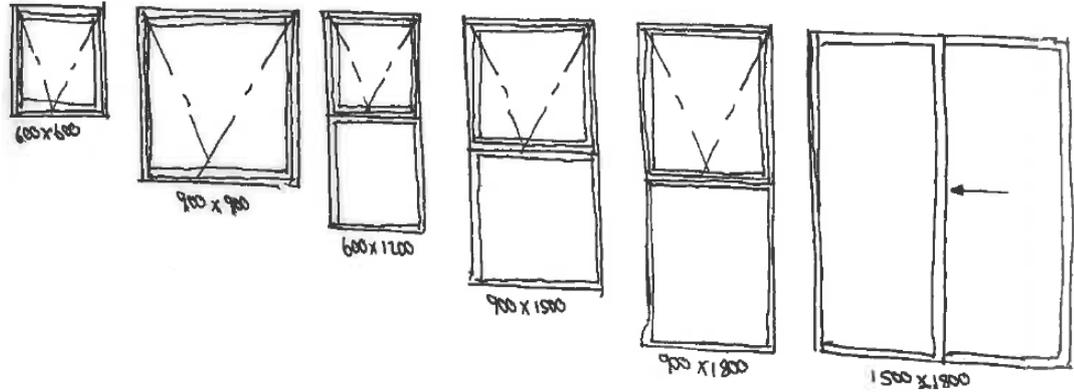
## 7. WINDOWS

### 7.1 Window Types

- 7.1.1 No 'WINBLOCK TYPE' concrete window frames will be permitted.
- 7.1.2 No timber/steel windows will be permitted.
- 7.1.3 No cottage pane/ sash windows will be permitted.

## 7.2 Window Glazing

7.2.1 The window Glazing is to comply with the NBR.



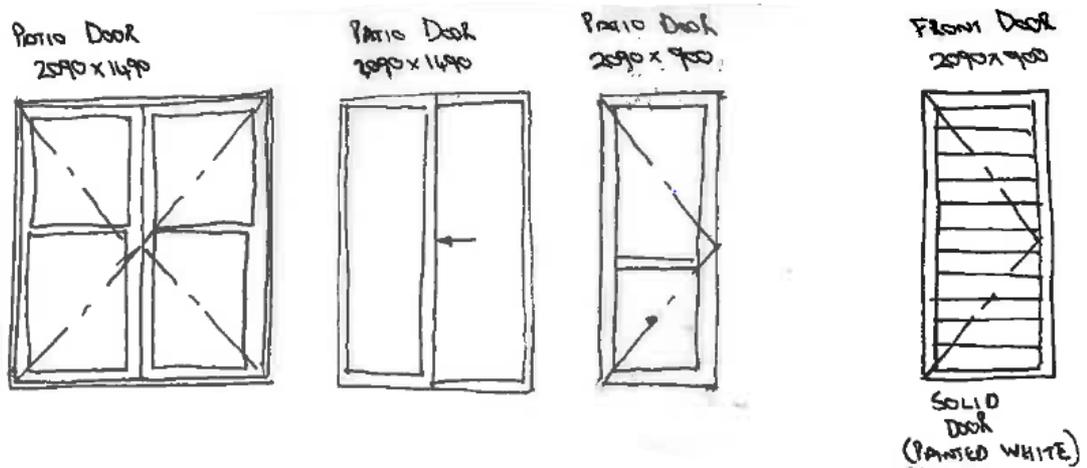
Sketch 6

## 8. DOORS

### 8.1 Doors in Major and Minor Elements

8.1.1 Door Openings shall have vertical or square proportions.

8.1.2 Stacking doors are permitted however will not be allowed along a street façade.



Sketch 7

## 8.2 Door Finishes

8.2.1 Doors shall be made of Wood/Aluminium – white as per the colour range in accordance with Addendum A.

8.2.2 No reflective glass will be allowed.

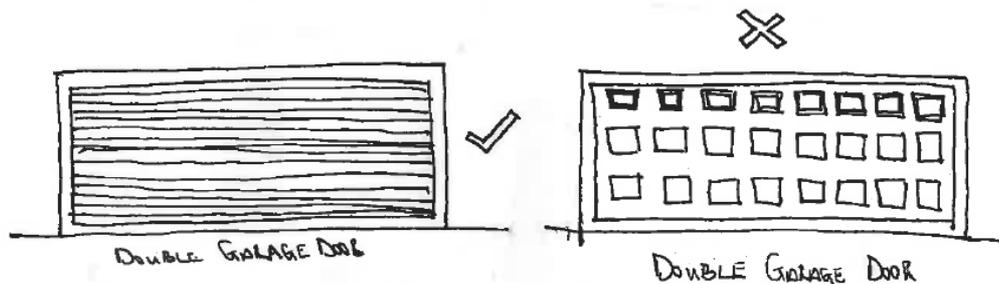
## 8.3 Garage Door

8.3.1 Garage Doors to be Aluminium or Timber and to have horizontal slats.

8.3.2 Sectional overhead and tip up doors are permitted.

8.3.3 No clear viewing panels will be permitted. Nor square or vertical panels will be permitted.

8.3.4 Roll up Aluminium Doors are permitted once approval is received from trustees .



Sketch 8

## 9. SHUTTERS

9.1 Epoxy or powder coated aluminium shutters are encouraged. Preferably white in colour.

9.2 Shutters may **only** be internally mounted.

9.3 The finish and colour of the shutters to be approved by the Trustees.

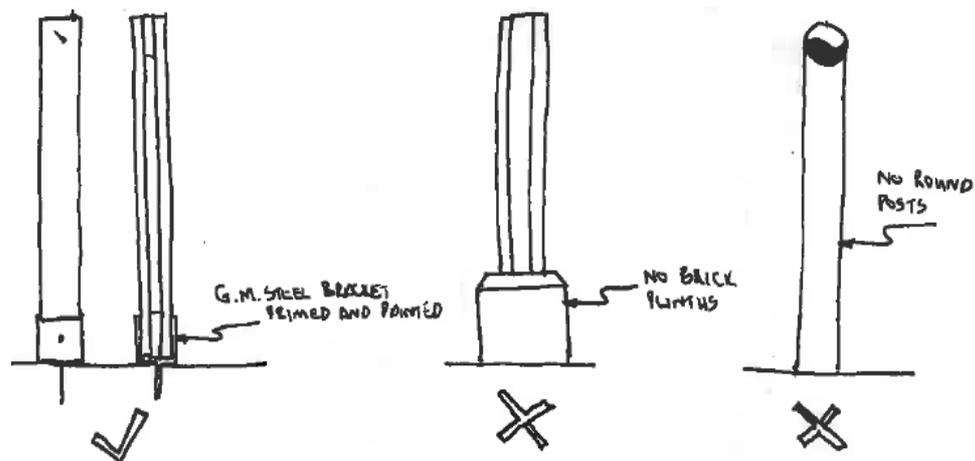
## 10. VERANDAHS / STOEPS AND PERGOLAS

### 10.1 General

- 10.1.1 Stoeps may be covered with a roof or a pergola with evenly spaced rafters. **Pergola may not face the roads and are subject to approval.**
- 10.1.2 Stoeps may be covered with a lean-to roof of which the prescribed gradient is 5-10° to create a verandah.
- 10.1.3 The sides of roofed stoeps may be closed if the total permissible coverage allows this.
- 10.1.4 The total depth of a stoep or verandah may not exceed 3.5m.

### 10.2 Support Types

- 10.2.1 100mm x100mm timber post with galvanised mild steel bracket.



Sketch 9

### 10.3 Finish and Colour

- 10.3.1 Posts of the pergola are to be white as per the colour range in accordance with Addendum A.
- 10.3.2 Only Volcanic Grey roof sheeting to lean to will be permitted.

## 11. BALCONIES

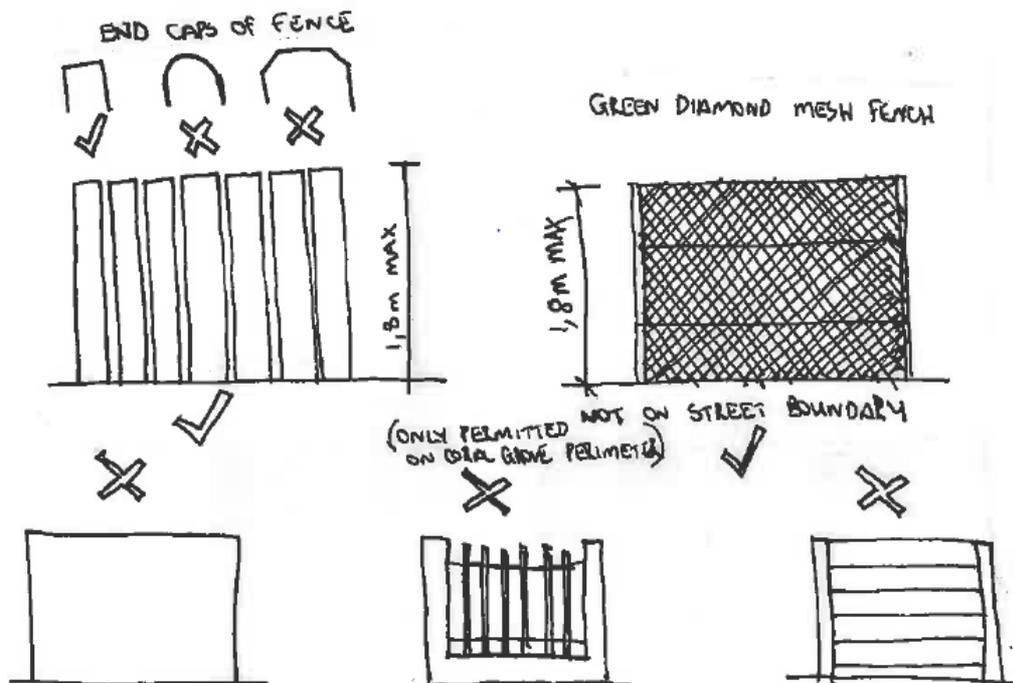
### 11.1 General

11.1.1 Juliette balconies are the only permitted balconies within Coral Grove subject to the approval of the Trustees.

## 12. BOUNDARY WALLS AND FENCES

### 12.1 General

12.1.1 No brick walls will be permitted along either boundary unless it is long the Coral Grove Perimeter.



Sketch 10

## **12.2 Street Boundary Walls / Fences**

- 12.2.1 Fibre Cement fences (Timber Grain only) along the street boundary will be permitted.
- 12.2.2 Fibre cement fences are to be constructed of 225 x 10mm plane planks painted white as per the colour range in accordance with Addendum A.

## **12.3 Common Boundary Walls / Fences**

- 12.3.1 Diamond Mesh fences will be permitted in the colour green. Should existing fence fail, it is preferred that it be replaced with Fibre Cement fencing.

## **12.4 Vibacrete Fences**

- 12.4.1 Not permitted.

## **12.5 Gates**

- 12.5.1 Gates to be made of Fibre Cement and to match fencing (as per sketch 11).

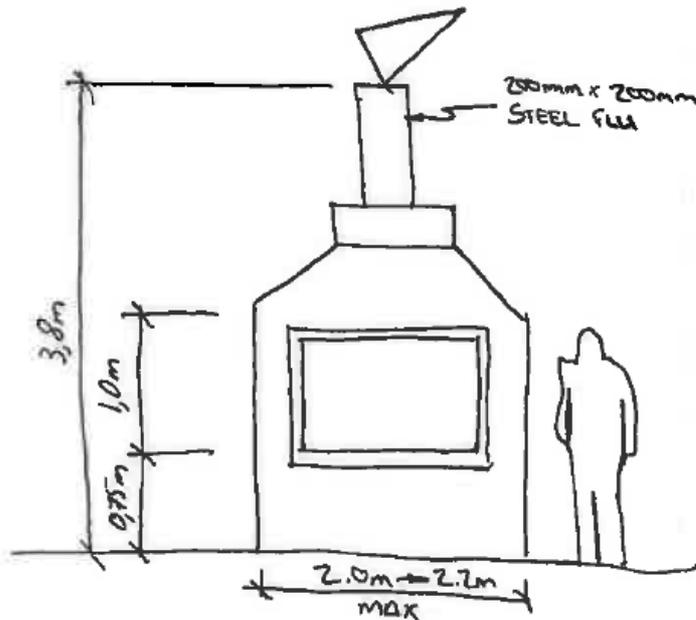
## **12.6 Finishes and colours**

- 12.6.1 All to be white as per the colour range in accordance with Addendum A.
- 12.6.2 Coral Grove perimeter walls are to conform to Royal Ascot Master Property Owners Association requirements.

## 13. BRAAIS

- 13.1 Braais built into an external wall of the main house with a simple rectangular opening are preferred.
- 13.2 All free standing Braais to be according to sketch 11. Any variations are to be approved by the Trustees.

**Sketch 11**



## 14. SWIMMING POOL

### 14.1 General

- 14.1.1 No 'Porta-Pools' will be permitted.

### 14.2 Swimming Pool Fences

- 14.2.1 Swimming pool fences will comply with the National Building Regulations.
- 14.2.2 Fences to be white as per the colour range in accordance with Addendum A.

### 14.3 Backwash

- 14.3.1 All owners are to ensure that they comply with the National Building

Regulations.

#### **14.4 Swimming Pool Pumps and Screening**

14.4.1 Pool filtration systems and pumps must be fully enclosed with Fibre Cement boarding (Timber Grain only).

### **15. PARKING DRIVEWAYS AND CARPORTS**

#### **15.1 Finishes for Driveways and Parking bays**

15.1.1 Finishes for Driveways and parking bays are to match existing.

#### **15.2 Carports**

15.2.1 Carports are permitted within the scheme subject to Trustees approval.

### **16. OUTBUILDINGS**

16.1 Outbuildings will not be permitted within the scheme.

### **17. SERVICES**

#### **17.1 Satellite Dishes**

17.1.1 The location of all television aerials or satellite dishes should not be visible from the street or potentially in view or hazardous to adjoining properties or residents.

17.1.2 The position, size and siting of satellite dishes must be approved by the Trustees.

17.1.3 Any surface cabling is to be concealed in conduits and painted the same colour as the building.

#### **17.2 Service Pipes and facilities**

17.2.1 All telephone and electrical cable reticulation on the property should be underground. No overhead masts or wires are permitted. Any surface cabling and piping is to be concealed in conduits and painted the same colour as the building.

17.2.2 Gas Cylinders, refuse bins and compost piles should be screened within service yards, in order not to be visible from the street or neighbouring properties.

### **17.3 Air Conditioners**

17.3.1 All Air conditioning outside condensers are to be approved by the Trustees and further screened in order not to be visible from the street or neighbouring properties.

17.3.2 Any surface cabling is to be concealed in conduits and painted the same colour as the building.

### **17.4 House numbering**

17.4.1 Size of lettering to be used: Max 300mm in height – Min 200 mm in height.

17.4.2 All lettering and numbering to be placed horizontally.

17.4.3 Preferred lettering style: Helvetica.

17.4.4 Colour for lettering: Brushed Aluminium in colour. Cut from Aluminium Only.

### **17.5 Clothing Lines**

17.5.1 All clothing lines should be screened within service / drying yards, in order not to be visible from the street or neighbouring properties.

### **17.6 Rainwater tanks**

17.6.1 The type size and sitting of all rainwater tanks will be subject to the scrutiny of the Trustees.

## 17.7 Lighting Externally

- 17.7.1 All outside lighting should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic. As per Sketch 12.



**Sketch 12**

## 17.8 Solar Heating

- 17.8.1 Solar heated hotwater systems are encouraged. Remote tank and solar panels must be used i.e. combined tank and panels on roof are not allowed. The panels will be mounted on the roof of major forms only. Solar Panel installations will not be permitted without consent from the Trustees.
- 17.8.2 Pool Solar Heating only permissible on garage roofs.



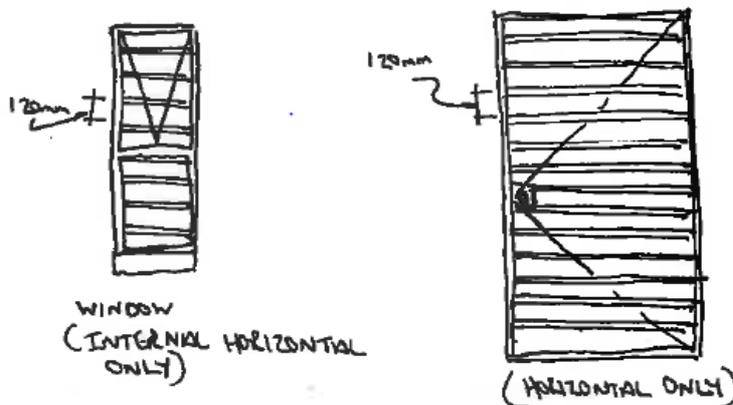
17.8.3 Evacuated tube systems and PV Panel systems will be permitted.



17.8.4 Locations  
Pool – Flat roofs of garage  
Evacuated tube & PV Panel – sloped roofs

## 17.9 Burglar Bars and security gates

17.9.1 All Burglar bars and security gate bars are to be horizontal, spaced every 120mm. The bars are to be white in colour as per the below sketch 13. All Burglar bars are to be fixed internally.



Sketch 13

## 18. BUILDING PLAN SUBMISSION

### 18.1 General

18.1.1 All building plans must be submitted to the Coral Grove Home Owners Association Trustees and Royal Ascot Master Property Owners Association for aesthetic and colour scheme approval prior to the Local Authority Submission. This also applies to all future additions and alterations.

It is recommended to consider the appointment of a design professional who may assist with facilitating a smooth review process.

It must be stressed that the final approval of all building plans, ultimately vests in the Local Authority.

## **18.2 CONTROL OF BUILDING WORKS**

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abide by the conditions as set out below :-

- 18.2.1 Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.
- 18.2.2 The contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor just ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed daily. The rubbish may NOT be burned on site.
- 18.2.3 The site is to be kept as clean as possible of building rubble, with daily cleaning taking place during the building operations.
- 18.2.4 Where materials is off-loaded and encroach onto the pavement or roadway, the contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement, roadway or common property. The same applies to sand or building rubble washed away or moved onto the road during building operations.
- 18.2.5 Porter Toilets need to be placed inside the site. Positioning to be approved by the Trustees.

## **18.3 Owners Acceptance and liability form.**

- 18.3.1 Prior to any work being performed on a house the Home Owner will Have to sign an acceptance of liability form. This will allow the HOA to Charge the HO directly onto his levy account for any damages that may occur. The home owner will take full responsibility for all employees and contractors they contract. Should this document not be signed prior to the Engagement of the HO contractor a fine may be levied onto the HO levy account as a fine.

## 19. DOUBLE STORY RENOVATIONS – ADDING ABOVE GARAGES

- 19.1 Building above garages is now allowed subject to conditions below
  - 19.1.1 Aesthetic are very important and not all homes allow for this from an aesthetic point of view.
  - 19.1.2 Existing Structure must be tested and reports submitted by structural engineers stating the foundation allows for the new structure, **Structural Foundation Survey must be provided.** CGHOA will only approve once this is received.
  - 19.1.3 Neighbours Approval , CGHOA approval and RAMPO's approval and municipality's approval
  - 19.1.4 All work performed is in accordance with the CGHOA rules , CGHOA constitution , CGHOA Building guidelines, All Municipal Rules and Regulations .