



ARCHITECTURAL DESIGN MANUAL (ADM-2020)

This Architectural Design Manual (ADM) is the definitive guide that dictates all elements relevant to the design of any house to be built on the Westford Bridge Estate.

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1 INTRODUCTION

The Westford Bridge Estate is situated on the Knysna Estuary, biologically the richest in the Western Cape and one of the largest. This richness and the beauty of the surrounding landscape and forests make the area particularly unique. Lagoon and river views create a stunning setting for 'living with nature'.

The Estate is 137 hectares in extent overlooking the Knysna River and Estuary. The vegetation comprises 74 ha. coastal fynbos, 32 ha. indigenous forest and 26 ha. estuarine 33n wetland. Within these areas are 58 properties, all zoned Resort II and provision for a 60 bed Bush Camp zoned Resort 1. The remainder is a Private Nature Reserve. Walking trails and board walks have been constructed throughout the Reserve for the home owners and their guests to enjoy.

This Architectural Design Manual 2020 (ADM2020) sets out to define the areas, scale, height, materials and finishes of the houses, encouraging extensive use of verandas and pergolas to minimise the visual impact. A set of principles, guidelines and controls have been formulated for the development of housing within the Estate, using appropriate historical and cultural influences and vernacular references.

The emphasis is on simplicity, symmetry and harmony, without losing individual variety. Simple rectangular forms, refined and robust details, human scale and vertical proportions will achieve an articulated unified architecture, appropriate for its natural setting.

All new buildings, building alterations and additions must comply with the principles and detail of this Design Manual in addition to Municipal or National Building Regulations. The Board, Project Architect and Architectural Review Committee of the WBHOA (ARC) are required to ensure that the spirit, principles and detail of the Design Manual is carried out throughout the Estate.

Adherence to the ADM2020 protects the property values of all owners.

2 RESIDENTIAL AREA

The residential area consists of 33 properties on the South side and 25 properties on the North side, separated by portion of the Private Nature Reserve.

There are three house types:

Single storey with loft accommodation

Double storey

Single storey

3 SUSTAINABLE LIVING

3.1 Solar PV Electric Panels and Controls

Considering the erratic Eskom supply, it is recommended that a supplementary power supply system be integrated into the house design. The following should be noted:

Orientation of roofs for optimum sun exposure of panels is due north. Ideally panels should be placed on pitched roofs of 35 degrees. Roof purlins must be correctly positioned and spaced to carry the panel mounting rails and extra weight.

Panels should be placed a minimum of 100mm below the apex of the roof and 100mm from the sides to minimise wind load and 200mm from the gutter to maximise water catchment. No panels may project beyond the roof.

Ideally a small separate room for the battery storage bank and controls should be provided.

If it is desired to mount panels on a low pitch flat roof, this may not be visually obtrusive from neighbours or the road. The mounting structure to be boxed in with 50% open, lightweight fibre cement planking painted the dark charcoal roof colour.

3.2 Rainwater Harvesting and Storage

Rainwater harvesting and storage correctly implemented could supply most of your water needs. Recommended are 4 or 5 x 5000l tanks appropriately positioned and linked. However fewer tanks are still worthwhile. A low energy variable speed pump can supply the house. A cutover and non-return valve must be installed for mains water supply. Please note:

Tanks should be positioned to minimise visual impact.

Tanks should be screened. OR positioned adjacent to the house or outbuilding and painted the same colour as the walls of the house-

3.3 Solar Water Heating

The modern solar hot water systems save a lot of electricity and are recommended. Please note:

No external tanks permitted. Locate in roof space.

Heating elements must lie flat on the roof and be a dark, non-reflective colour. Connecting piping to be in the roof space.

4 BUILDING AREAS (Maximum Permissible)

Properties have been classified into two groups in terms of **maximum permissible** building areas, which are:

GROUP ONE:

Property no.'s: 3, 5, 7, 8, 9, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 27, 29, 30, 35, 40, 41, 42, 43, 44, 45, 53, 54

GROUP TWO:

Property no.'s: 1, 2, 4, 6, 10, 11, 12, 19, 21, 23, 26, 28, 31, 32, 33, 34, 36, 37, 38, 39, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58

	GROUP ONE	GROUP TWO
Maximum Interior Living Area :	215 sq.m	270 sq.m
Maximum Covered Veranda Area	65 sq.m	65 sq.m
Maximum Garage Area	50 sq.m	50 sq.m

Application of these Areas:

Interior Living Area may be any combination of Ground Floor / First Floor / Loft

Veranda allocation may not be used to increase Interior Living Area.

Interior Living allocation may be used to increase Veranda Area.

Garage allocation may not be used to increase Interior Living Area.

See Section 19 – Garages - regarding regulation for lofts above garages.

Building voids to be counted for area calculation.

NOTES:

1. Exposed Decks without roof cover or pergola do not form part of the measured area.
2. No separate dwellings (eg.flat with kitchenette) are permitted. Knysna Municipality Regulation.
3. Separate flat without kitchenette permitted.

5 BUILDING PLATFORM AND BUILDING LINES

Each property has a Building Platform within which all construction (except for the Garage) must take place. This will be determined by the Architectural Review Committee and owner's architect taking into account topography and neighbouring properties and is a broadly rectangular area that may not exceed 400 m². Owners are encouraged to build parallel to the contours to minimise excavations and retaining walls. The size may not be increased and it may not intrude over a building line or servitude. A garage is permitted outside this Building Platform.

Building lines : Front and back : 2 metres from boundary line.

Side - Group One : 1 metre from boundary line.

Side - Group Two : 2 metres from boundary line.

Driveway access to the property has to be approved BEFORE any planning begins. It may not exceed 4.5 metres in width and where it crosses the pavement or swale must follow the existing contour and not be filled in.

No building or deck may intrude over a boundary line. No foundation, building or deck may intrude over a servitude. Verandas, balconies, decks, pergola, staircases and built-in braais higher than 500mm are considered part of the building structure.

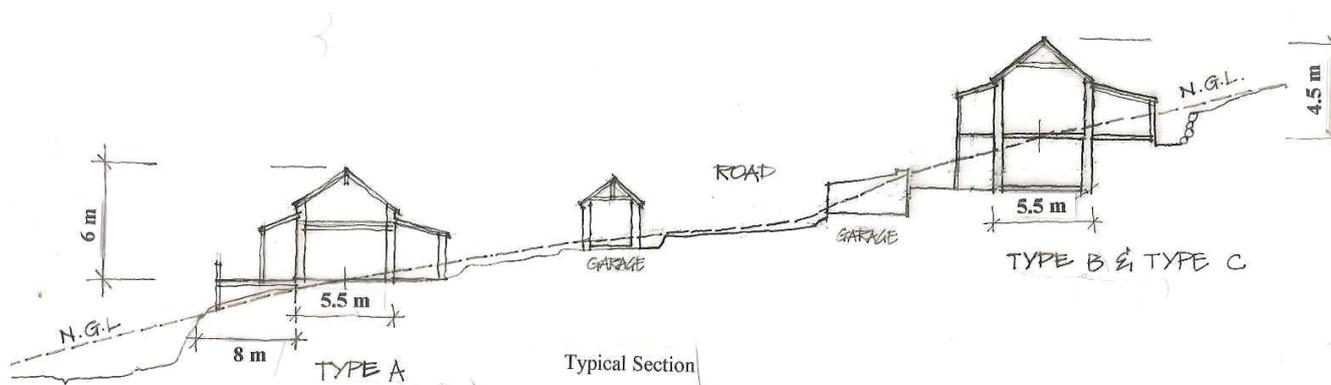
A pergola linking the garage and the house will be allowed.

6 MAXIMUM BUILDING HEIGHT

Building heights are restricted to ensure a reasonable vertical scale and to maintain views as far as possible. The maximum height to ridge of roof (measured from natural ground level to the centre line of roof) is 6m. **This may not be exceeded.**

7 PLAN FORM

Simple rectangular and interconnected rectangular, generally along the contour.



8 BUILDING WIDTHS

Maximum building widths of Gable walls:

Double Pitch roof type 5.5m

Hipped roof type 7.5m

Maximum wall width under a mono pitch roof for garages/carports 6.0m

Maximum wall width double storey garage / loft 6.0m

Maximum wall width under lean-to roof ; 70% of adjacent main building roof width

9 BUILDING FORMS

Building forms must be simple rectangular, or composite rectangular and they should align with contours and boundaries as far as possible.

Cuts or inserts into the house forms are not permitted.

10 ROOFS

Predominately pitched; symmetrical double pitched gable; symmetrical hipped or half hipped; lean to against pitched roof with maximum width 70% of adjacent building width.

No mono pitch roofs. Exception is a single storey garage or carport where the roof facing the road is concealed behind a simple parapet wall. Maximum length 8m.

Roofs must coincide with plan elements.

Lean to roofs may not exceed 40% of the total roof area.

10.1 ROOF MATERIAL

Victorian profile aluzinc or aluminium corrugated sheeting is mandatory.

Recommended: Colorbond, pre-painted dark charcoal

No other roof material and type will be permitted

10.2 PERMISSIBLE ROOF ANGLES

Double-pitch (simple gable or hipped)	30° – 37°
Hipped Roof	22° – 37°
Lean-to Roof	3° – 15°
Veranda Roof	3° – 15°

NB: Pitches must be consistent on a property.

10.3 ROOF OVERHANGS:

Maximum overhang 250mm horizontal including veranda or lean-to roofs.

10.4 PARAPETS:

Parapets are simple extensions of walls.

Maximum height of 300mm above roofline. Simple moulded copings only.

11 WALLS

Wall surface options : Plain masonry plastered without decoration.

For timber frame and steel frame designs : Clapboard (shiplap) cladding in timber or fibre cement plank (minimum width 150mm) used horizontally. May not be used randomly or decoratively but for a complete section such as a veranda, a single storey garage or a complete house. Flat fibre cement sheeting may also be used if a plain plaster finish is applied.

For timber frame or steel frame designs: Victorian profile corrugated metal used vertically is permitted for a single storey garage only. May not be used randomly or decoratively elsewhere.

Simple plaster or timber surrounds to door and window openings are acceptable. Not to exceed 150mm in width. Minimum 15mm thick.

A limited amount of natural stonework or look alike smartstone as a feature (eg entrance surround, basement) will be considered.

Natural stone plinths encouraged. No facebrick or precast concrete.

12 WINDOWS

12.1 Style and area: frames and panes rectangular with minimum vertical proportion of 1:1.2.

Small square windows not exceeding 900 x 900mm permitted.

Door and window area not to exceed 50% of the facade area if not behind a 1.5m veranda.

No restriction on window area if behind a 1.5m minimum deep veranda and the vertical proportion above is observed.

12.2 Types: Traditional shapes and proportions consistent throughout the buildings - side hung casement, vertical sash, horizontal sliding. Double volume windows not permitted. There must be normal separation between windows in different storeys

12.3 Material: Timber or Aluminium frames of a similar section to timber (see dimensions).

Highly reflective mirror glass or film not permitted.

12.4 Window Section Dimensions Aluminium (Elevation): the objective is the appearance of a timber window frame.

Fixed frame thickness: Min 30mm Max 75mm

Opening frame thickness: Min 30mm Max 65mm

12.5 Window Placement

Windows should generally:

Be taller on the ground floor, shorter on the first floor.

Be the same height at the same level throughout the same storey

Form individual openings in a wall.

Corner windows not permitted. No window may be closer than 0.4m to an external corner of a building.

12.6 Bay windows: Subject to approval. Must be traditional in proportion, in sections with vertical windows. Maximum 2.4m wide. Maximum 2 per building. No balcony above.

12.7 Dormer Windows

Gabled or shed type. Maximum window width 1.2 m. Vertical proportions apply.

Dormer no wider than window width, at least 1.5 m apart and from roof end. Maximum 3 per roof element.

12.8 Roof Windows

Flat glass, vertical proportions. Maximum 1,0 m wide x 1.2 m high. Maximum 3 per roof element and at least 1,5 m apart and from roof end. Each one not more than 10% area of roof element, maximum 3 per roof element. Set in plane of roof at least one window width from roof ridge or fascia line. Must be non-reflective glass.

12.9 Veranda Roof Lights

Veranda roof lights permitted in clear or white polycarbonate. Victorian profile sheeting only. Maximum length 70% of the roof sheet length centred between the wall and gutter, maximum 600mm wide. Maximum 25% of roof area equally spaced, at least 1.0 m from the roof ends.

12.10 Apex windows

Small triangular windows at the apex of a pitched roof , maximum 1.0 m high are permitted.

13 BURGLAR BARS

Burglar bars should be of a simple rectangular form, placed internally, if possible lining up with window mullions. Steel or polycarbonate. Trellidor cottage guard recommended.

External burglar bars are only acceptable where windows open inwards and the bars are built into the window reveals.

Steel burglar bars must be painted matt black or matt dark brown to limit visibility.

Trellidor type security doors will be considered if in charcoal, bronze or light brown colour so as to limit the visual impact from the outside.

14 SHUTTERS

Traditional style functional shutters internal or external, folding or sliding, louvered or solid are acceptable. False shutters are not permitted. Sliding / folding framed glass windows or doors are not considered shutters.

Frameless glass shutters are permitted to partially enclose a veranda but may not enclose more than 25 sq.m of the covered veranda area.

Colours (see Section 27 PAINT COLOURS)

15 DOORS

15.1 Style and area:

frames and panes rectangular with minimum vertical proportion 1:1.4. Traditional, sliding or folding consistent throughout the house.

Door and window area not to exceed 50% of each facade area if not behind a 1.5m veranda. No restriction on door sizes or area if behind a 1.5m minimum deep veranda and the vertical proportion above is observed.

15.2 Door Placement

Must be a minimum of 0.8m from the external corner of a building.

15.3 Garage Doors

Garage doors should be timber horizontal planking or look alike steel or aluminium.

No panel or ornate designs. For colours see PAINT COLOURS 27.5

16 FASCIAS, BARGEBOARDS AND GUTTERS

Fascia's and Barge boards are required on all roofs. If timber should be minimum 25mm thick, maximum width of 230mm. Fibre cement 12mm permitted if epoxy butt jointed and sanded flat. Leave no joints visible.

Gutters to be aluminium ogee type.

Gutter and downpipe colours - See Section 27 PAINT COLOURS.

17 CHIMNEYS

Whilst chimneys are important formal elements they should be moderate in size and not be used as architectural statements. Materials permitted are:

Plain plastered masonry with end-cap or pot.

Square or round Stainless Steel with a minimum diameter of 200mm.

Simple cowl (requires plan approval), with a minimum height above roof of 300mm, and a maximum height of 1,2.m, but not to exceed the roof apex by more than 300mm.

A natural stone chimney of appropriate material and restrained design will be considered.

18 VERANDAS, BALCONIES, DECKS, EXTERNAL STAIRCASES

Verandas and balconies should be simple traditional or simple modern form. Support posts not to exceed 300mm square in overall size. Railings and balustrades to be in timber. Horizontal stainless steel cable is permitted between timber posts with top rail in timber.

Decks should be of timber construction, painted or stained. Masonry ground floor decks may not be more than 500mm above finished ground level. Higher decks to be in timber.

If an upper floor veranda or balcony has a reinforced concrete floor the total visible thickness should not exceed 300mm.

The sides of verandas may be enclosed with rooms or a single wall of timber or fibre cement plank, not with masonry. An external staircase must be in timber and parallel to the building.

19 GARAGES

A garage is permitted outside the Building Platform. Loft or veranda area is permitted above a garage to the maximum garage size of 50 sq.m. and maximum gable width of 6.0m. These are counted in the total maximum areas - refer Item 4 Building Areas. Garages to be of similar form and style as the house.

19.1 Above The Road: Garages should be positioned at street level to avoid the necessity for driveways running against the contour.

19.2 Below The Road: As a basic principal driveways should be brought down from the road with garages placed parallel to the contours.

19.3 General: See also Roofs - Section 10

Single storey lean-to or mono pitch roofs are permitted for both single and double garages if behind parapet walls when viewed from the street.

Double storey garage / living area roof may not be mono pitch.

20 PERGOLAS

Simple timber pergolas are permitted. Posts should be 150 – 300mm square or round. Top to be flat. Concealed white translucent or clear polycarbonate sheeting is permitted, however this is counted as veranda area. A pergola may not intrude over a building line.

21 FENCES

Fences are allowed anywhere on the owner's property subject to the following :

Look through fences are best for security. Plain 50% open timber or latte, natural or brown stain; Game (Bonnox-rectangular type dog proof) fencing with timber posts (natural or brown stain) or modern dark colour "clear view" steel mesh.

Heights of fences and gates: a maximum of 1,2m along the street boundary and a maximum of 1,8m if set back 3.0m from the street boundary. 1.8 m elsewhere.

Gate design must be plain and the same as the fence type selected. Maximum 3.6m wide. Must not open into the road.

NB: All fence and gate designs and their placement require plan approval. In particular no fences should be planned in a servitude area without prior consultation with the ARC.

22 SCREENS

When screening for privacy plain timber fencing including latte will be permitted. Minimum 75% solid screen. ie maximum 25% open. Subject to normal fencing heights and positions.

No masonry screens are permitted.

Screen designs require plan approval.

23 COURTYARDS

Courtyards will only be permitted as an extension to the buildings. To be masonry plastered as per the house, or plain flat timber. Courtyard designs require plans approval.

24 EXTERIOR LIGHTING

Westford Bridge has a "dark sky" policy. Outside lights should not be bright or shine towards roads, neighbours or upwards. They should shine down or be hooded. Short duration motion sensitive lighting permitted provided it does not shine directly at neighbours. Small security indicator lights permitted.

25 CANTILEVERED CONSTRUCTION

Cantilevered floor or roof construction will only be considered by the Architectural Review Committee if a maximum of 900mm deep and used in moderation.

26 CANOPIES AND AWNINGS

Only a plain design in fabric of an approved colour is allowed. No aluminium, plastic or fibreglass is permitted.

27 PAINT COLOURS:

The following paint colours apply to new or repainting of houses. Note : Existing approved colours on a particular property may be used for repainting on that property.

27.1 Roof :

Prepainted : Chromodak & Colorbond : African (Dark) Charcoal

Repainting : Pre-approved : Dulux Roofguard : Grecian Grey

27.2 Exterior Walls : The following are pre-approved : Dulux Weatherguard: (Colour chart available from Dulux stockist)

Summer Showers	Beige Sand
Cape Fog	Stoneware
Berg Cloud	Leopards Lair
La Casa	Karoo Land
San Sebastian	Nightingale Grey
Malaga	Pheasant Feather
Palomino	Bushveld
Mohawk Valley	

NB : All other colours chosen : Colour swatch to be supplied for provisional approval. Final approval when sample sections are painted on the house. In general colours should be restrained and blend with the estate's natural environment. No pastels.

Note : Use of the charcoal (roof) colour is not permitted on walls due to the combination resulting in a harsh industrial appearance.

27.3 Second wall colour : A second compatible wall colour may be used on window reveals and window and door plaster surrounds. Must not be strongly contrasting with main exterior wall colour. Colour swatch to be supplied for provisional approval. Final approval when sample section painted on house.

27.4 Trim colours : If sealed natural wood must be a matte finish without stain. If painted should be subdued and colour-compatible with the external wall colours and roof. Primary or bright colours not permitted. Matte White permitted. Aluminium doors and/or windows require a sample of the colour to be supplied. Trim colour selection must be consistent throughout. Colour swatch to be supplied.

Trim is classified as follows : Fascias and bargeboards, Windows and doors (excl garage) Shutters, External Posts, Columns, Balustrades, Ventilators.

27.5 Garage doors : Wall colour, Second wall colour, Trim colours excluding matte white

27.6 External Posts, columns and balustrades : Wall colour, Second wall colour, Trim colour

27.7 Gutters : Matching roof or exterior wall colour, matte white.

27.8 Downpipes : Matching exterior wall colour, matte white.

28 EARTHWORKS – EXCAVATIONS OR INFILL

Any proposed excavations or infill must be shown on the site plan with levels and require plan approval. No earthworks allowed over servitudes

29 POOLS

All pools, both in-ground and above ground (portable) pools, require plan approval from the WBHOA and Knysna Municipality and be appropriately fenced/secured for safety.

Pools may not exceed a capacity of 35 000 litres. Placement to be a minimum of 2m from property boundaries.

Above ground (portable pools) must not be visible from the road, neighbouring properties or other public areas.

If a swimming pool is to be constructed a plan showing position and outflow drainage must be provided. May be channelled into stormwater drains on the roadside. Must not be discharged into the sewer system or neighbouring property.

30 RETAINING WALLS

A retaining wall may not be positioned closer to a boundary line than the equivalent of the height of the wall.

Walls may not exceed 1,8m in height without stepping back at least 0.5m.

Retaining walls to be of natural stone or plastered brick painted to match the house wall colour. Concrete retaining block walls (eg. Sholin / Loffelstein) are permitted if in an earth brown colour and planted.

Plans and Engineers certificate to be provided for approval.

31 DRIVEWAYS

Only cobble or paving bricks that reasonably match the colour and shape of those used on the estate roads are permitted (eg yellow, dark grey, black or purple brick pavers are not permitted).

Any alternative surface will require sample submissions and plan approval. Paving extent to be limited as much as possible.

32 ROADWAYS

A minimum width of roadway runs along the contour, serving houses above and below the road. Residents are to allow for visitor parking by not planting their verge area.

33 PLANTING

The planting of Exotic Plants is only permitted within the building platform.

Planting of Indigenous plants, hedgerows, trees & shrubs are recommended.

34 GENERAL

Plumbing pipes and projections must be concealed above 1,2m. in height. Pipes to be painted the same colour as the walls.

Radio/TV aerials, outdoor radio systems or satellite TV dishes may not protrude above roof height and must be positioned as unobtrusively as possible. These must be painted in the same colour as the relevant roof or walls.

Heat pumps and air conditioning units need to be shown on plan and elevation for approval and will only be considered if unobtrusively positioned. Split type units must be in service ducts.

All unsightly objects i.e. dust bins, refuse containers, wash lines and storage areas, pet accommodation / kennels must be screened from neighbours, roads, parklands and nature areas.

No caravans, trailers or boats (on or off trailers), shall be parked within the estate. These should be parked in the "Boat Yard". Offloading of a trailer on the estate is permitted for a short period of time.

No free-standing House Signs (names / numbers) are permitted other than the standard House Numbers as approved by the WBHOA. A discreet House Name plaque may be fixed to the wall of the house.

Past bona fide approvals of completed buildings in terms of previous versions of this ADM are confirmed.

If, in the approval process, any minor deviations to this ADM are proposed, they will only be considered if affected neighbours are consulted and give their consent.

35 PLANS SUBMISSION

- 35.1** Three sets of paper prints to be supplied in sets. Minimum text print size 10pt. Once approved by the ARC an electronic copy must also be supplied.
- 35.2** Size A1 folded to A3. Title Block to include the WB property number and erf number, Owners and architects names and the date. Title of plan (elevation, floor plan etc.), Scale of Plan.
- 35.3 Site Plan:** scale of 1:200 or 1:100, showing:
- Land surveyor supplied half metre contour lines.
 - Outline of all buildings. Dimensioned building lines, designated access, fencing, brick paving or other hard surface. Stormwater drainage.
 - Dimensioned building platform of 400 sq.m.
 - Adjacent properties WB property numbers and the position of structures on the adjacent property within 3 metres of the boundary.
 - Indicate North.
- 35.4 Building Plans:** scale of 1:100, showing:
- All elevations of all facades, including those obscured by a building, fence or wall in front.
 - Ground floor and first floor plans for all structures
 - Separate Roof Plan with roof drainage direction.
 - All dimensions incl. doors and windows, veranda and deck posts
 - Indicate North.
- 35.5 Window, Door, Roof light, Shutter and Gate Schedule,** showing:
- Elevational dimensions; Type; Material and Manufacturer.
 - NB: Positions to be identified by reference numbers on every building plan and elevation.
 - Scale 1:50 or 1:25.
- 35.6 Balustrades, Railings and External Staircases:**
- Provide a detailed dimensioned section in plan and elevation. Scale 1:25
- 35.7 Chimney End Cap or Pot,** non-masonry chimney
- Provide a detailed, dimensioned plan and elevation with material and colour specs. Scale 1:25
- 35.8 Fascias and Bargeboards:**
- Provide dimensions and materials. Scale 1:25.
- 35.8 Complete and sign** the current “Architectural Specifications” sheet.
- 35.9 All plans to be signed** by Architect.
- 35.10 Scrutiny fee** to accompany plans
- 35.11 Architect to supply confirmation** of appointment for Supervision or Owner’s Declaration of Responsibility for Building Works Supervision