



# STANFORD GREEN

eco lifestyle estate

A G U I D E F O R H O M E O W N E R S

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## **1. STANFORD GREEN – ECO ESTATE - THEME:**

The sense of place Stanford Green eco lifestyle Estate is of utmost importance. Its identification with its location and reflection of the history of the area. The typical Stanford styles include the simple cottage, the Victorian barn, and the eclectic gabled house (Victorian or Cape Dutch Revival).

Stanford Green Eco Lifestyle Estate aims to encapsulate the rural Cape farmyard architectural style in creating a contemporary habitation among the age old milkwood trees and wetland. Whilst attempting not to slavishly imitate any particular style type. Borrowed elements used in varied forms and integrated into a simple architectural shape to create individual and unique designs.

- Unbroken expanses of white plaster
- Verticality of windows
- Celebrated entrances
- Contrasting textures and materials
- Interplay of light and shade
- Proportions of rooms

Stanford Green to that purpose, forms part of the greater Stanford eco and lifestyle development.

## **2. Architectural feature guidelines for STANFORD GREEN properties:**

### **2.1 WALLS:**

#### **2.1.1 Foundation walls/Plinths:**

- Plaster and painted,
- Painted bagged brickwork,
- Face brick (De Hoop Red only),
- Stacked limestone.

#### **2.1.2 Superstructure walls:**

- Plaster and painted,
- Painted bagged brickwork – smooth, traditional sponged or stipple plaster,
- Pre-colour coated corrugated galvanized sheet cladding,
- Hardwood shiplap cladding,
- Painted fibre cement shiplap cladding,
- Face brick (De Hoop Red only),
- Stacked limestone – only allowed up to foundation wall/plinth height on street facades.

## **2.2 ROOFS:**

### **2.2.1 Roof materials:**

#### **2.2.1.1 Pitched roofs (Minimum 30 degrees, maximum 45 degrees):**

- Victorian profile corrugated pre-galvanized, and colour coated steel, Zinalume, or Zinal;

#### **2.2.1.2 Lean-to veranda roofs: (7 to 15 degrees):**

- Victorian profile corrugated pre-galvanized, and colour coated steel, Zinalume, or Zinal to match main roof.

#### **2.2.1.3 Flat or mono-pitch roofs (3 to 7 degrees):**

To be concealed behind a horizontal parapet from the street.

- Any non-leak, long lasting roof sheeting.
- Flat RC slab with screed to falls.

## **2.3 PERGOLAS:**

- Hardwood – treated or painted.
- Galvanized steel – unfinished or painted.

## **2.4 BOUNDARY WALLS, FENCES, SCREENS AND GATES:**

Street boundaries are preferred to be open.

### **2.4.1 Where boundary walls, fences and screens are required:**

- Plaster and painted, painted bagged brickwork – smooth, traditional sponged or stipple plaster.
- Face brick (De Hoop Red only),
- Dry stacked limestone,
- Pre-treated hardwood fencing in vertical slats (design to approval of overseeing architects).
- Glass pool screens are allowed.
- Planted hedges,
- Galvanized wrought iron vertical rod fencing without interrupting masonry piers is allowed.
- Precast concrete (vibracrete) fencing not allowed.
- ClearVu fencing allowed on non-street facing sides.

### **2.4.2 Height:**

- Street boundary and sides from street up to line of building façade, maximum 1200mm from NGL.
- Sides and rear between erven, maximum 2100mm from NGL.

### 2.4.3 Gates:

- Colour coated aluminium,
- Pre-treated hardwood – vertical slats,
- Galvanized or Aluzinc steel,
- Glass,
- Aluzinc

## **2.5 DOORS:**

2.5.1 Entrance doors: This is up to the owner's choice. Antique repurposed doors are welcome.

2.5.2 All other external doors are to be weather resistant such as:

- Colour coated aluminium,
- Glass,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

2.5.3 Garage doors:

- Colour coated aluminium (may include glass),
- Aluzinc,
- Pre-treated hardwood,
- Chromadek.

## **2.6 WINDOWS:**

2.6.1 Proportions and shape:

- Proportions to be vertical.
- Diamond, round, rectangular or square shaped accent windows in appropriate spots allowed.

2.6.1 All external windows are to be weather resistant such as:

- Colour coated aluminium,
- Pre-treated hardwood.

## **2.7 DORMER WINDOWS:**

Dormer windows are allowed but are to be scaled in relation to the roof from which it protrudes.

## **2.8 SHUTTERS:**

2.8.1 Swing and sliding shutters are allowed:

- Colour coated aluminium,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

2.8.2 Where roll down shutters are required, these are to be built in. No boxes above windows to be visible.

## **2.9 HANDRAILS AND BALUSTRADES:**

Handrail with vertical slats:

- Colour coated aluminium,
- Glass,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

## **2.10 BARGE BOARDS AND FACIA BOARDS:**

- Colour coated aluminium,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.
- Painted fibre cement.

## **2.11 GUTTERS AND DOWNPIPES:**

- Colour coated aluminium seamless gutters and downpipes.

## **2.12 CHIMNEYS:**

- Chimney size and shape should be in scale of the building design and proportions and should not protrude more than 1300mm above the adjoining roof.
- Stainless steel pipe flues and chimneys are allowed.

## **2.13 COLOUR PALETTE:**

2.13.1 The STANFORD GREEN colour palette is neutral and the envelope homogenous. The following applies to all exterior visible building elements:

- WHITE
- CHARCOAL
- DARK GREY

- NATURALS:
  - o HARDWOOD
  - o LIMESTONE, SANDSTONE or other to Estate Architects approval.
  - o GALVANIZED STEEL
  - o DE HOOP RED BRICK

2.13.2 Other accent colours are allowed for extremely minimal use, such as main entrance doors.

## **2.14 COVERAGE:**

Single residential Maximum allowable coverage as defined in the Overstrand Municipality Land Use Scheme 2020 requirements.

## **2.15 BUILDING LINES:**

- Building lines at all boundaries are 2 meters for dwelling, and nil for garages only.
- First floor level building line 2 meters from boundary.
- Garages are to be set back from the street boundary, or so positioned that it allows for parking of one vehicle per garage (5 meters) in front of it.

## **2.16 BUILDING HEIGHT:**

Building height is measured from the mean ground level, under the footprint of the building. Where the site is sloping and floor levels are split, each level to have a separate base level related to that portion of the building.

Maximum permitted heights:

- Single storey – Wall plate 3300mm maximum,
- Double storey – Wall plate 5600mm maximum,
- Maximum total overall height – Top of roof 8000mm maximum.

## **2.17 EXTERNAL FITTINGS:**

- Satellite dishes and external geysers may not be visible from the street.
- Solar PV panels as well as water heating panels may be placed on and aligned with roof surfaces facing the street.
- External units such as air conditioner split units and heat pumps to be positioned such that top of units is maximum 1m from the ground. If visible from the street, it should be screened appropriately.
- Rainwater tanks should be positioned not to be visible from the street. If visible from the street, it should be screened appropriately.

## **2.18 PROTECTED VEGETATION:**

Indigenous and protected fauna and flora species are legally protected under the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) and may not be removed without a permit. Further, the NHRA provides protection for other indigenous and non-indigenous mature trees (e.g. English oaks) that qualify as significant in their context.

## **2.19 POOLS:**

Pools and the enclosure for safety regulations are to comply with the NBR, municipal and all other applicable regulations. Filtration and heating installations must comply with EXTERNAL FITTINGS above.

## **2.20 LANDSCAPING:**

- Landscaping guidelines by ESTATE LANDSCAPE ARCHITECTS are to be followed on street fronts.
- Driveways are to be Cape Stone 'Royal Cobble'.
- Behind street façade landscaping is encouraged follow above ELA guidelines and adhere to the Department of Water Affairs' Water Wise Gardening program.
- Hard landscaping must be minimised.
- The use of timber decking is encouraged.
- Planting between buildings, on pergolas and walls is encouraged.
- The planting of large trees is not allowed.
- The planting of medium trees is subject to SGHOA approval.
- Planting blocking of views and sunlight from neighbouring properties is not encouraged and must be maintained to comply.
- Planting that disperses leaves, seed or flowers into neighbouring properties is not encouraged.

## **2.21 BUILDING PLANS:**

Building plans must first be submitted to the Stanford Green Homeowners Association (SGHOA), or before the establishment of the SGHOA (before the first property transfer in the development), the developer, for scrutiny and approval by the Estate Architect, on behalf of the SGHOA. The municipality must be informed of this prerequisite.

Only plans approved by the Estate Architect may be submitted to the municipality for scrutiny and approval.