



ARCHITECTURAL AND LANDSCAPE DESIGN MANUAL

REVISION – FEBRUARY 2018 **PHASE 1**

1. BACKDROP

Simola is located in a magnificent natural landscape with a rural feel. It is therefore important that all development be done within a framework to achieve the following goals:

- Harmony with nature
- Development of a consistent and timeless architectural style that is sustainable
- Creation of a unique lifestyle
- Retention of the value of the estate
- Development flexibility and diversity bound by a golden thread

2. AESTHETIC STANDARDS AND APPROVAL

This document serves as the manual of application for the development of Simola. It is supplementary to National Building Regulations and Municipal by-laws as well as any environmental regulations.

These guidelines will be managed by the Design Review Committee (DRC) for Simola and may be revised from time to time if necessary with approval from Knysna Council.

3. THE DESIGN REVIEW COMMITTEE (DRC)

All designs for houses and lodges must be submitted to the DRC for endorsement prior to submission to the municipality for building approval.

The DRC will be represented by the following parties:

- A representative of the Developers of Simola
- A representative of the Home Owners Association (H.O.A)
- An architect appointed by the DRC.
- A member of the Knysna Municipal Town planning or Building Control Sections.

4. ARCHITECTS

Only qualified registered architects are permitted to design residences at Simola.

5. ENDORSEMENT PROCEDURE BY THE DRC

The following are required for evaluation:

5.1 Stage 1

- 5.1.1 Sketch plans at scale of 1:100
- 5.1.2 Completed sketch plan checklist
- 5.1.3 Non-refundable scrutiny fee of R5 000
- 5.1.4 Geo-technical report

5.2 Stage 2

- 5.2.1 Working drawings including storm water management plan.
- 5.2.2 Completed technical checklist
- 5.2.3 Structural / civil engineers drawings and indemnity

Plans will be approved on a 14-day cycle.

6. ARCHITECTURAL AND LANDSCAPE GUIDELINES

- Only one dwelling will be permitted on a stand
- If suitable and appropriate, the developer may consent to stands being consolidated
- Maximum coverage is 35%. This includes the area of the main house, outbuildings as well as covered verandas
- The minimum area of a dwelling is 300m²
- Maximum footprint size 1000m².
- The garage may be detached from the house but must be single storey.
- No development will be permitted on slopes steeper than 1:4 (25%).
- Building must be designed to blend with their surroundings and not dominate them. As such, buildings may need to be stepped along slopes.
- These guidelines must be read in conjunction with the project Environmental Management Plan (EMP)

6.1 Philosophy

Buildings and structures should fit into the landscape in the same vein as famous American architect Frank Lloyd Wright said: "a house should not be on the hill but of the hill"
Gardens should create a continuum with the natural landscape and golf course.

6.2 Elements of building form

The following elements are used to create the style:

- 6.2.1 Low roof pitches with long overhangs giving a low-slung effect in the landscape.
- 6.2.2 Most sites are steep and buildings should take slopes into account instead of creating platforms.
- 6.2.3 Rectangular building shapes that are fragmented into smaller elements.

- 6.2.4 Use of large openings in walls to enhance views and create depth on elevations.
- 6.2.5 Use of natural building materials and textures with colours that compliment the landscape
- 6.2.6 Generally top floors must be smaller than ground floors to create a stepped effect, which is sympathetic with the landscape. A 60% ratio is encouraged. The DRC reserves the right to restrict top floors should they be deemed to be imposing on the landscape / skyline.

6.3 Climate and micro-climate

The climate of Simola is specific and will affect the performance of buildings. It is therefore important to enhance the use of natural elements such as sunlight and wind to create optimal comfort for the inhabitants.

6.4 Building envelope

The following apply:

6.4.1 Building lines

Phase 1:

Street	-	6m
Side	-	3m
Rear	-	5m
Golf course	-	6m

Walled yards may not be closer than 1.5m from a boundary line. Swimming pools may not be constructed closer than 3m to any boundary.

6.4.2 Height

Buildings must be within a height line of 8m measured from the natural ground level at any point below the building. Chimneys are excluded from this restriction. This height allows for a ground and first floor. Loft spaces will be evaluated as a storey if deemed to be habitable.

6.4.3 Access

Only one point of access to each dwelling stand is allowed with a maximum width at the street of 6m.

6.4.4 Special sites

The DRC reserves the right to interpret the guidelines at its discretion. Where the DRC permits variations, these are in respect of specific site conditions, and should not be considered to be permanent amendments to the guidelines. A written motivation must be provided. The Municipality reserves the right to refuse plans, even if endorsed by the DRC.

6.4.5 Privacy and overlooking

Attention must be paid to the preservation of privacy between one house and the next.

6.5 **Roofs**

- 6.5.1 Roof slopes of main roofs should be between 17.5 - 25°.
- 6.5.2 Lean-to roofs may not be flatter than 7°.
- 6.5.3 Flat concrete link roofs are permitted where main roof forms are linked creating an overall fragmentation. Flat roof elements may not exceed a sum of 25% of the total roof area and any single flat roof element may not exceed 15% of the total roof area.
- 6.5.4 Planted roofs are not only permitted, but encouraged. They can be used as flat roof linking elements too. Where planted roofs are used, they will not count as a % of flat roof area.
- 6.5.5 Planted roof elements may not exceed a sum of 25% of the total roof area and any single planted roof element may not exceed 15% of the total roof area.
- 6.5.6 **Materials and colour**
The following roof covering materials may be used:
 - Flat concrete tiles such as Lafarge – Elite Colours – Kanonberg Black or Charcoal
 - Natural slate tiles as Mazista silver blue
 - Lean-to roofs in Standing Seam roof sheeting (Brownbuilt 406 profile) with a roof pitch between 5 and 10°. Colour Volcanic Grey
 - Flat concrete link roofs or roof verandas where trafficable are to be tiled or where not trafficable must be dressed with a 50mm layer of 13mm brown coloured stone chips.
 - Planted roofs must be planted with Natural Fynbos type plants or indigenous grasses. All planted roofs are to be maintained in a way that is congruent with the balance of the property in which they exist.
- 6.5.7 Patent-type roof lights such as Tony Sandal may be used in loft spaces. Glass roof lights may also be used in flat concrete link roofs if the area does not exceed 3m².
- 6.5.8 Dormer windows are not permitted
- 6.5.9 No parapet gables or Dutch hips are permitted.
- 6.5.10 Eaves overhangs must be a minimum of 700mm and over gable walls a minimum of 400mm. a standard Simola eaves detail needs to be used for both tiled and standing seam roofs.
- 6.5.11 Veranda eaves must project at least 400mm beyond the external face of supporting columns.

6.6 **Fascias, gutters and down pipes**

- 6.6.1 Fascias and bargeboard heights may not exceed 150mm using varnished timber with a small pre-painted metal capping for protection. The standard eaves detail for Simola should be used (attached). Where structural steel is used as a building element, the barges and fascias may be painted charcoal
- 6.6.2 Gutters shall be pre-painted pre-formed aluminium or copper with matching round or square down pipes. The minimum size for the particular application must be used.
Gutter colours to match roof colours. Down pipes colours to match wall colours.

6.7 **Walls: Materials and finishes** (270mm external cavity walls)

Natural textures and materials are to be used. Specific materials and finishes are the following:

- 6.7.1 Dry pack natural stone cladding from the area – see samples on site
- 6.7.2 Scratch textured plaster
- 6.7.3 Smooth plaster with textured finishes such as Plascon Morocco, Midas Earthcote sand paint and peinture, Marmoran Marakesh or Dulux Ultratex.
Colours to conform with Simola swatches – attached and to be finally approved by the Simola DRC

6.8 Chimneys

- 6.8.1 Internal type patent hearths and flues to have masonry surrounds to match the style of the house.
- 6.8.2 The use of dry pack natural stone cladding on chimneys is permitted.
- 6.8.3 Stainless Steel flues with non-descript caps can be used if etch primed and painted to match either the roof colour or aluminium door / window colour.
- 6.8.4 Chimney cap details are attached – any variation from the details provided are to be approved.

6.9 Doors and windows

The following materials and finishes are encouraged:

- 6.9.1 Dark varnished hardwoods such as African Mahogany, Iroko or Rhodesian Teak.
- 6.9.2 Bronze anodized aluminium or epoxy powder coated aluminium in approved colours – Charcoal, Dark Grey Umber or Bronze
- 6.9.3 Glass thickness standards must conform to National Building regulations
- 6.9.4 Only clear glass or obscure (in bathrooms) may be used.
- 6.9.5 Timber or aluminium external shutters in materials and finishes to match windows and doors may be used in critical areas for sun protection. The use of Horizontal Sliding timber shutters is encouraged
- 6.9.6 Garage doors: Single or double doors only may be used with not more than 2 doors in a wall plane. Garage doors should not dominate the streetscape. Materials: Horizontal hardwood planks or Aluminium to match windows and doors in sectional overhead arrangement.
- 6.9.7 Window and door proportions should dominate in the vertical dimension rather than horizontally. Large glazed areas (greater than 2.5m²) must be under a roof overhang of 1m or a pergola structure.
- 6.9.8 Plastered and painted window / door surrounds (150mm wide) are permissible.

6.10 Verandas and pergolas

Varnished hardwood to match windows and doors is permitted supported on masonry or timber pillars. Minimum size in masonry to be 345 x 345mm. A hardwood lattice on top of pergolas is permitted but no externally visible shade cloth.

6.11 Plinths and columns

The use of plaster or natural dry pack plinths is encouraged. Plinths should not be higher than window cills and must be sensitively handled with the stepping of floor levels and the fall of the landscape.

6.12 Retaining structures

Generally the use of retaining structures around buildings must be limited. No retaining structure may be higher than 1m. Natural stone and gabions may be used but must be planted to obtain good coverage.

Retaining blocks may be used, however the following is applicable:

It is imperative that the retaining walls are planted and hence disappear. It is also required that a suitable Irrigation system be installed for said planting, and this should connect to a suitable harvested rain water system.

6.13 Boundary walls and fences

- 6.13.1 The total fencing or walling of properties is not permitted as it negatively affects the landscape continuity.
- 6.13.2 Yard or limited site walling must be a visual extension of built forms and must have the same finishes as the house.
- 6.13.3 Where animals are kept or pool protection is required, a timber structure frame with mesh fence internally. Detail to be as per Simola Maximum height is 1.2m. Timber is to be allowed to age and the fencing is to either be galvanized or dark grey / black
- 6.13.4 Yard walls may not exceed a height of 2.1m measured from the yard floor.
- 6.13.5 Gates – in matching hardwood or galvanized painted metal – col. charcoal.
- 6.13.6 At property Entrance, walls are permitted provided the walls do not exceed 1.8m in height and do not extend more than 3m on each side of driveway. The use of dry pack rock cladding is encouraged. Tiering of these walls would be encouraged.

6.14 Swimming pools

- 6.14.1 Fencing is to be in accordance with National Building Regulations. Colour as 6.13.3.
- 6.14.2 Swimming pools must be within the building lines and may not be above ground (Portapools).
- 6.14.3 Pool filtration systems and heat pumps must be screened to reduce the visual impact or noise. Backwash must comply with environmental regulations.
- 6.14.4 Dark coloured pools are encouraged – black, dark grey, chiptile.

6.15 Timber decks

Due to the steep slopes the use of timber decks as an extension of living areas is encouraged. These avoid the need for large-scale masonry and fill operations and make buildings “float” in the landscape. The maximum height of decks above natural ground level is 1.5m and should be planted below. Decks should cantilever at least 500mm over support columns.

The use of treated or durable timber for deck structures and planking is important.

6.16 Handrails

The following are recommended in accordance with National Building Regulations:

- Galvanized painted metal with hardwood top rails
- Stainless steel
- Controlled use of Frameless glass where reflection is not a factor, may be used – the extent of which to be determined by the DRC.

6.17 Conservatories

All conservatories must be approved by the DRC and Knysna Municipality.

6.18 Site parking and carports

- On-site parking for at least two vehicles in addition to garages is required. This must be within property boundaries.
- Attached or free-standing single or double carports are permitted. Architectural language to be congruent with main dwelling
- Roofing should match the house or where flat should be dressed with stone chips.
- All rules pertaining to roof details and materials apply to carports

6.19 Outbuildings

- Outbuildings may be no larger than 20% of the area of the main dwelling.
- A garage is classed as an outbuilding.
- A separate roofed gazebo or barbeque is classed as an outbuilding.
- Outbuildings may be attached, free-standing or semi-attached to the main dwelling by means of a link veranda or pergola.
- No garage or outbuilding may be double storey unless connected to the main house.
- Out buildings are defined as accommodation for a domestic worker, games rooms, studios, etc. Bona fide outbuildings will only be permitted where the Knysna Municipality is satisfied that they are ordinarily associated with the main dwelling.

7. SERVICES

7.1 Service pipes

Sewer, waste pipes or any other pipe or ducting must be built into the wall. Only stub stacks below 500mm may be exposed.

7.2 Satellite dishes and aerials

Should be sensitively positioned to minimize impact and should be indicated on submission drawings for DRC approval.

7.3 Air-conditioning

All condenser units must be screened at ground level or on flat roofs and must not be visible. Window or wall mounted units are not permitted.

7.4 Environmental Aspects

- 7.4.1 All units in the Estate are to be fitted with solar assisted Geysers or heat pumps. Solar collectors may be flush-mounted on roofs with consent of the DRC. Colours to match the roof. Geysers should not be visible.
- 7.4.2 All units in the estate are to be fitted with LED bulbs wherever practical
- 7.4.3 All units in the estate are to be fitted with dual flush cisterns and low pressure taps and shower heads
- 7.4.4 All units to have load switching relays (for solar assisted geysers) and in addition will be required to have dual gas/electric hob installation

7.5 Refuse areas and clothes lines

These areas must be screened behind 2.1m high walls. Bins must be lockable and baboon proof within a gated yard.

7.6 Electrical and irrigation boxes

Must match the wall colour.

7.7 Rainwater tanks

Must be integrated into a masonry or stone structure or be below ground.

7.8 External and site lighting

All external lighting must be shaded above the horizontal plane.

7.9 Paving

The use of clay or concrete pavers for parking and hard standing areas is permitted. All paving to be approved by DRC
Refer to paving samples on site.

8. GARDENS AND LANDSCAPE DESIGN

A landscape design is required with the submission of working drawings for each property at a scale of 1:100. This must indicate the following:

- 8.1 Adjacent areas of private / public open space
- 8.2 All grading, retaining work including gradients and structural elements
- 8.3 Paving, water features, swimming pools, pumps and filters, fences, gazebo's and other structural elements.
- 8.4 Details of storm water handling – A storm water management plan, certified by a qualified engineer, should accompany all building plan submissions. The Storm water management plan should ensure the control of storm water during construction and at completion.
- 8.5 Details of finishes
- 8.6 Any requested extension of a garden onto an adjoining verge or open space showing detail and extent. Approval is required from the HOA and DRC on the basis that the ongoing maintenance is the responsibility of the property owner.
- 8.7 Extent of lawns and planting and a list of plants to be used.

8.8 Steep slopes (1:4) on lodge sites must be planted with indigenous vegetation and maintained by owners.

9. SUGGESTED LIST OF PLANTS FOR LANDSCAPING AT SIMOLA

It is strongly suggested that Palms, Palm-like or large banana leaf-like plants are not used as these create a tropical atmosphere, which is in conflict with the area. Plant material naturally dominates evergreen trees, ground covers, shrubs, restios and other fynbos species.

TREES

Brachylaena discolor	Coast silver oak	Kusvaalboom
Brachylaena glabra		
Buddleia salvifolia	Sagewood	Saliehout
Calodendrum capense	Cape chestnut	Wildekastaing
Celtis africana	White stinkwood	Witstinkhout
Choinanthus faveolata		
Crotalaria capensis		
Ekebergia capensis	Cape ash	Essenhout
Ficus sur	Broom cluster fig	Besemtrosvy
Kiggelaria africana	Wild peach	Wildeperske
Podocarpus falcatus	Outeniqua yellowwood	Outeniekwageelhout
Podocarpus latifolius	Real yellowwood	Opregte geelhout
Rapanea melanophloes	Cape beech	Kaapse boekenhout
Rhus chirendensis	Red currant	Bostaibos
Syzygium cordatum	Water berry	Water Bessie

SHRUBS

Chlorophytum comosum	Hen and chickens	
Rhus glauca	Blue kuni-bush	Bloukoeniebos
Tecomaria capensis	Cape honeysuckle	Kaapse kamferfoelie

OTHER GROUND COVERS

Agapanthus sp.		
Anapalina sp		
Azima tetraantha	Bee-sting bush	Byangelbos
Crassula ovata		
Dietes iridoides	Wild iris	Klein wittulp
Geranium incanum	Carpet geranium	Ou-meid-op-die-werf
Pelargonium capitatum	Rose-scented pelargonium	

Protea cynaroides	King protea	
Protea gradiceps		
Senecio elegans	Wild cineraria	Strandblommetjie
Senecio tamaides	Canary creeper	
Sutera sp.		

10. CONTRACTORS CODE OF CONDUCT

To ensure that environmental quality is monitored on the Estate, the following requirements need to be complied with:

- A contractor's code of conduct must be signed by all building contractors prior to the commencement of work on the Estate. Owners or their agents should ensure that these procedures are followed.
- All contractors must be registered with the Estate prior to construction.
- Main contractors are responsible for all sub-contractors.
- No work will be permitted to commence before an approved storm water proposal has been issued to the relevant contracting parties.

10.1 Contractors All-Risk liability policies.

Prior to commencement of work contractors must provide proof of current policies and amounts covered to the satisfaction of the owner.

10.2 Builders deposit

An amount of R10 000 is payable prior to the commencement of construction to cover any damages to infrastructure or the environment caused by such operations.

A refund is subject to all damages being repaired by a contractor appointed by the Estate. Damage in excess of this amount will be for the account of the owner who will then claim against the contractor.

10.3 Deliveries

All deliveries are to be made through the main entrance.

No vehicles in excess of 6 tons will be permitted will be permitted with the following loads:

- 10.3.1 Sand and stone – maximum 6m³
- 10.3.2 Bricks – maximum 3 000
- 10.3.3 Cement – maximum 120 pockets

Deliveries may take place only during construction times ie. 07:30 to 17:30 on Mondays to Fridays only. Special requests will be considered by the Estate Management.

10.4 Site pegs

Site pegs may not be removed. Relocation will be arranged by the Estate for the owners account.

10.5 Water and electrical meters

To be protected while construction is in progress.

- 10.6 Demarcation of the area for construction
- The Contractor must limit building activities to within the building the building are to protect vegetation and slope stability vegetation may only be removed by prior approval of the Estate.
- 10.7 Site office
- A weatherproof container-type temporary building in good condition may be sited on the property for administration and storage and must be removed promptly on completion of the property.
- 10.8 Site toilet
- A properly enclosed chemical site toilet must be provided on each site and properly maintained.
- 10.9 Hoarding
- A dark green shade cloth hoarding must be erected, supported by timber posts, located on the inside at 3m centres at a total height of 2.1m to screen building operations. It must be maintained in position. No materials may be stored outside of the hoarding.
- 10.10 Litter and rubble
- All litter must be stored in receptacles and removed on a weekly basis. On completion construction sites must be cleared of all rubble and top soiled. No dumping may take place on the Estate and no materials may be quarried.
- 10.11 Precautions against subsidence and wash-aways
- Adequate precautions must be taken and maintained. No cement or chemical run-off is permitted.
- 10.12 Site staff
- Only the contractor's staff may be allowed on the site.
- 10.13 Fires
- No fires may be made on the Estate
- 10.14 Sewer and water connection
- Pipes must be kept clean so that no foreign objects enter the system causing blockages.
- 10.15 Speed
- A speed of 30km/h will be enforced on the Estate
- 10.16 Breach of contract
- Breach of the above requirements will result in the Estate management:

- 10.16.1 Calling on the Contractor to comply within 4 days of notification
- 10.16.2 Rectifying the breach itself and recovering the deposit amount or excess.
- 10.16.3 The decision of the Estate management will be accepted by the owner and Contractor as final.

Simola Golf and Country Estate reserves the right to remove any contractor from the Estate's list of approved contractors. Removal from the list will be deemed by either the Simola DRC or the Developer and can be based on matters such as (but not restricted to): General Workmanship, Build Quality, Site cleanliness, Adhering to the Guidelines, etc.

Contractors removed from the list will not be permitted to work on Simola Estate.

11. ENVIRONMENTAL MANAGEMENT

Due to the sensitivity of sites, application must be made for a permit for construction prior to work commencing. The terms of reference and description of the process is outlined in annexure "A" of this Design Manual (The OSCAER permit). Application can be made by the owner or his agent.