

SOMERSET PARK HOME OWNERS' ASSOCIATION

Registration Number: 1998/005649/08 NPC

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BUILDING DESIGN CODE – “ANNEXURE B” (as approved on 29 October 2022) (Framed in terms of Section 8.4 of the Memorandum of Incorporation of the Association)

1. **INTRODUCTION**

The purpose of these property improvement **Buiding Design Code** for **Somerset Park** is to serve as a manual for the design and character of the external appearance of buildings in order to create a harmonious relationship between buildings in terms of style, colour and connecting elements such as boundary walls and landscaping.

Prior to submitting plans to the relevant controlling authority, all property owners will be required to submit Site-Development Plans to the Somerset Park Home Owners' Association. These plans should display the general external design and character of the buildings, boundary enclosures and landscaping.

The Home Owners' Association's Planning and Aesthetics Committee will consider the plans, hence these should be submitted timeously in order to obtain the approval of this Committee.

2. **BUILDING DESIGN CODE**

The overall design theme incorporates the typical use of verandahs, green tiled roofs and plastered or facebrick walls.

The code is designed to assist the homeowner in achieving a harmonious environment, is easy to follow and is divided into the primary elements of the house. Each section will state the Association's intent together with the code requirements.

2.1 **Urban Control**

2.1.1 **Height**: Each dwelling may not exceed two storeys in height (attics are permitted) except in exceptional circumstances where the terrain of the property warrants a lower ground floor with garages only.

2.1.2 **Building Lines**:

Front boundary - 3 metres

Minimum Area - Minimum floor area for residential buildings is 100 m². This excludes verandahs and outbuildings.

Note: These controls are those of the Association and do not override the Town Planning Regulations of the Local Authority. It is brought to your attention that there are further controls, such as side space for double storey buildings, applicable in the Town Planning Scheme and in all cases, architects/ designers are advised to consult the



Development and Planning Department of the eThekweni Municipality, to ensure that the interpretation of the scheme is correct.

2.2 **Roof**

2.2.1 Association's Intent:

The roof is the most visual dominating element in a house and a harmonious relationship of complimentary roofs is of prime importance.

Single volume structures are encouraged, which creates interesting and economical roof shapes.

"Lean-to" verandah roofs are encouraged and may be reduced in pitch to create secondary spaces.

2.2.2 Mandatory requirements:

Roofs: All roofs are to be pitched.
Ends of roofs may be closed gable, open gable (exposed trusses), hipped or hipped-gable.

Roof Pitch: Minimum pitch to all areas, except on open verandahs, to be 26°. Open verandahs may be any pitch, or flat.

Overhangs: Minimum 600mm.

Roof Materials: Double Roman roof tiles painted green (Plascon Moss Green 005 or similar)

2.2.3 Exclusions: The following type roofs are specifically excluded:

- ❖ Thatch
- ❖ Sheeted roofs
- ❖ Mono-pitches, except for verandahs and pergolas
- ❖ Flat roofs

2.3 **Walls** (General)

2.3.1 Association's Intent:

The relationship of solid (walls) and voids (windows/doors), is an important element in the successful design of a house. Walls create the sense of enclosure and clear, solid and void relationships should be encouraged.

The finish of external walls should compliment the general theme of the suburb.

2.3.2 Mandatory Requirements:

Materials: All walls to the house and outbuildings to be clay masonry.

Finish: All walls to be plastered and painted or facebrick.

Colour: All external walls to be painted in accordance with the Somerset Park Colour Guide (see Section 3). Facebrick to be approved by the Planning and Aesthetics Committee.

2.3.3 Exclusions: The following types walls are specifically excluded:

- ❖ Pre-cast systems or concrete block
- ❖ Reflective wall surfaces (Refer to Clause 2.5.2)
- ❖ Flying beams
- ❖ Clinker facebrick
- ❖ Tyrolean or Spanish plaster

2.4 **Walls** (Garden and Boundary)

2.4.1 Association's Intent:

The treatment of boundary walls is an important element, especially when facing the street. Its function is not only to separate public from private space, but also to form a transitional, active, built form between the street and the house. Modulation through piers, built-in seats, planters, pergolas, grille blocks, creepers, courtyards, etc. are encouraged.

Grille Blocks: These are encouraged especially when combined with creepers. Details of the proposed grille blocks are to be submitted to the Planning and Aesthetics Committee for approval.

Plinths: Plinths are not mandatory, but if used, they are to form a minor proportion of the wall.

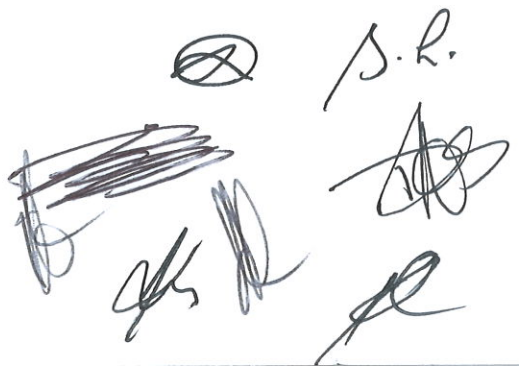
2.4.2 Mandatory Requirements:

Materials: All street (including Umhlanga Rocks Drive) boundary walls to be plastered and Painted masonry or facebrick. Plastered concrete block is acceptable here only.

All side and rear boundary walls to be:

- ❖ Plastered & painted concrete block, clay or facebrick, bagged on the external face as a minimum requirement
- ❖ Timber post and rail
- ❖ Pre-cast concrete
- ❖ Forest fencing

Colour: All street boundary walls to be painted in accordance with the Somerset Park Colour Guide (see Section 3). Facebrick to be approved by the Planning and Aesthetics Committee.

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Copings: All front boundary walls are to have pre-cast concrete, facebrick or painted plastered coping and are to be designed to overhang the plane of the wall in such a manner as to form a drip.

Height: Heights to be 1.2 metres or 1.8 metres only subject to discretion of the Directors.

- 2.4.3 Exclusions: The following type fencing is specifically excluded:
- ❖ Wire fencing
 - ❖ Diamond mesh
 - ❖ Bonnox fencing

2.5 Windows, External Doors and Shutters

2.5.1 Association's Intent:

Windows & Doors: The use of windows and doors is an important element creating harmony, richness and wholeness in a "village". This can be achieved through limiting the size and shape and introducing richness through "gems" such as projecting/bay windows and the proportion of the openings in the wall. The aim is to keep openings in "solid" planes and limiting in size and number, so that the punctuation of the solid plane is controlled. However, where walls are seen as 'voids', the entire opening should be glazed to express transparency and openness.

Shutters: The use of shutters is encouraged as they add to the quality of the "village" as a whole but control light, privacy and security.

Window Boxes: The use of window boxes is encouraged to frame the openings. These can be painted in a different colour to the rest of the wall, but from the Colour GUIDE requirements, to create interest.

2.5.2 Mandatory Requirements:

Windows: Individual openings are to be square or of a vertical proportion. The design of elements such as projecting and bay windows have to be approved by the Planning and Aesthetics Committee

External Doors: Fully or partially glazed doors are encouraged. Fielded panel doors and stable doors can be used for front and kitchen doors.

Shutters: Shutters must be the same proportion as the window, and may be louvred, vertical or horizontally slatted or ledged, braced and battened.

- 2.5.3 Exclusions: The following type windows and doors are specifically excluded:
- ❖ Triangular and round window shapes;
 - ❖ Reflective glass

2.6 Verandahs, Balconies, Pergolas and Awnings

2.6.1 Association's Intent:

Verandah's, balconies and pergolas are encouraged as important transitional spaces between "internal" and "external" spaces.

Awnings/Patios to be approved by the Planning and Aesthetics Committee.

Patio awnings to have a minimum pitch with white wide fascia around perimeter and white posts, and Moreland Classic Green aluminium IBR profile roof sheeting. Window awnings to extend to a maximum 1.2m and to be to Somerset Park Colour requirements (see Section 3).

2.6.2 Mandatory Requirements:

Every house : is to have a minimum of one covered verandah, of a minimum dimension of 2.4m x 1.8m. If, however, this verandah is to be used as an entrance foyer/ thoroughfare, a larger more functional verandah is required.

Materials: Roofs are to match the main house in profile.

Colour: To be painted in accordance with the Somerset Park Colour guide, and/or stained or varnished timber.

2.7 Garages and Carports

2.7.1 Association's Intent:

These are encouraged to be integral with the rest of the house. Each house is to have at least one lock-up garage.

2.7.2 Mandatory Requirements:

Garages and Carports: To be attached to the main house either directly or by a screen wall.

Shadecloth:

Although not specifically encouraged by the Home Owners' Association, the Board of Directors may, in special circumstances, consider the use of shadecloth carports provided, however, that it:

- ❖ is not erected along any street boundary of the property;
- ❖ is not visible from the street;
- ❖ is not considered a substitute for a permanent lockup garage;
- ❖ is professionally designed and erected on steel or aluminium poles;
- ❖ is properly maintained.

Note : Approval of such carports is at the discretion of the Home Owner's Association and the Association reserves the right to request the removal and replacement of such structures in the event of their deteriorating or becoming unsightly.

2.7.3 Exclusions: Free standing carport



2.8 Signage and Post Boxes

2.8.1 Association's Intent

All house names, numbers and post boxes are regarded as part of the architectural design and should contribute to functionality and harmony throughout Somerset Park.

2.8.2 Mandatory Requirements

- (i) House numbers are to be minimum of 200mm and a maximum of 300mm high.
- (ii) Numbers are to be fixed to the boundary wall or gate at 900mm from the natural floor level.
- (ii) Post boxes are to be built as an integral part of the boundary wall or gate.

2.8.3 Exclusions

The following types of signage and post boxes are specifically excluded:

- (i) No free standing boxes will be permitted.
- (iii) No free standing signage will be permitted, they are to be built into the wall.

2.9. Solar Panels and Solar Geysers

2.9.1 Association's Intent:

Each dwelling will be entitled to make use of solar power to ease pressure on the national grid and the environment.

2.9.2. Mandatory Requirements:

- ❖ To be attached to the roof tiles in a reasonable pattern.
- ❖ These are encouraged to be integral and flush with the roof design and colour scheme.
- ❖ No panels should be elevated or overhanging.
- ❖ Tanks to be painted forest green to match the roof tiles.
- ❖ Panels to be grouped in uniform arrays with breaks in pattern to be avoided or justified.
- ❖ Piping and electrical connections for solar geysers will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
- ❖ The battery reserve must be installed in a concealed ventilated area.
- ❖ Tank for solar geyser may be external (flush mounted to roof adjacent to panels) or internal, concealed beneath the roof.
- ❖ In Sectional Title Schemes, permission is first required from the Body Corporate and construction is further restricted by the respective

scheme rules and subsequently permission then to be sought from the Directors of the Somerset Park Homeowners Association.

Note : Approval of such panels at the discretion of the Homeowner's Association and the Association reserves the right to request the removal and replacement of such structures in the event of their deteriorating or becoming unsightly.

2.10. Wendy Houses

2.10.1 Association's Intent:

Wendy Houses/Garden Sheds are complementary to the design of the building and should add value to the aesthetic characteristics of the homestead, or that of Somerset Park.

2.10.2 Mandatory Requirements:

- ❖ These structures are not to be used for human habitation.
- ❖ Total floor area not to exceed 2.5 x 2.5 square metres.
- ❖ Roof apex not to exceed 2.4 m in height with no attics or crawlspaces allowed.
- ❖ Sloping structures to have fondation gaps concealed.
- ❖ In terms of aesthetics, the structure is not to be visible from the road (within Somerset Park. or the municipal/national roads bordering the suburb).
- ❖ Roof and wall colours must be aligned to the main building.
- ❖ In Sectional Title Schemes, permission is first required from the Body Corporate and construction is further restricted by the respective scheme rules.
- ❖ Permission then to be sought from the Somerset Park Homeowners Association is mandatory.
- ❖ It is also recommended that a plan be submitted to the council under "Minor Building Works".

Note : Approval of Wendy Houses at the discretion of the Homeowner's Association and the Association reserves the right to request the removal and replacement of such structures in the event of their deteriorating or becoming unsightly.

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3. **THE SOMERSET PARK COLOUR GUIDE**

3.1 Association's Intent

The use of colour is another important element which will create harmony, richness and wholeness in the village of Somerset Park. The aim is to create a natural environment through the use of natural colours.

3.2 Mandatory Requirements

All external walls are to be painted in neutral colours e.g. Pastel or Earth tones. Examples are:

- ❖ White
- ❖ Off-white
- ❖ Bone-white
- ❖ Cream
- ❖ Beige
- ❖ Grey
- ❖ Light Brown

Exclusions: Bright primary colours, Dayglo/Neon colours.

4. **LANDSCAPING**

Association's Intent

Landscaping is an effective tool in creating a beautiful environment. KwaZulu-Natal offers an ideal climate for lush, tropical gardens and homeowners are encouraged to develop their gardens. Emphasis should also be put on the landscaping of the homeowner's property fronting the pavements and road.

- 4.1. At least 50% of the undeveloped area shall be landscaped.

5. **PLAN APPROVAL PROCEDURE**

5.1 Planning and Aesthetics Committee

Sketch plans are to be submitted to the Planning and Aesthetics Committee of the Somerset Park Home Owners' Association or their agents **first** for preliminary discussion and approval. They are to conform to the Building Design Code as set out in Part 2 of this document.

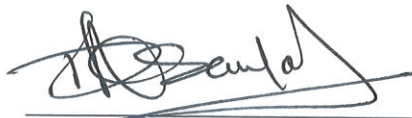
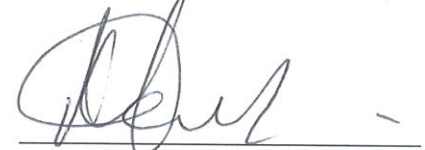
Two sets of working drawings, together with the check list form, are to be submitted to Attlee Agency (Managing Agent for Somerset Park Home Owners' Association) for onward transmission to the Planning and Aesthetics Committee before drawings can be approved by the Association.

On approval, the two sets of drawings will be stamped "Approved" and one set returned to the architect/designer. The other set will be retained by the Committee for their records. Drawings can be collected from the offices of Attlee Agency.

5.2 Local Authority

Plans must then, in the normal procedure, be presented to the Local Authority for their approval prior to commencement of building.

The above rules shall be effective from 29 October 2022


Director: Wayne du Preez
Director: Desi Sewlal
Director: Sanjeen Deosaran
Director: Kreean Govender
Director: Suren Lutchminarayan
Director: Avilash Aniruth
Director: Puvendra Akkiah