

RedStone Private Country Estate Architectural Guidelines

Urban design principles
Residential design guidelines

> **RedStone Village**



basic urban design principles

- P4 Estate Layout
- P5 Building mass and proportion
- P6 Defining elements

basic residential design elements

- P7 – P11 General statutory guidelines
- P12 Fencing and privacy
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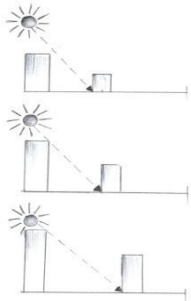
RedStone Private Country Estate

> **urban design** basic urban design principles



REDSTONE
Private Country Estate

DISTANCE BETWEEN BUILDINGS

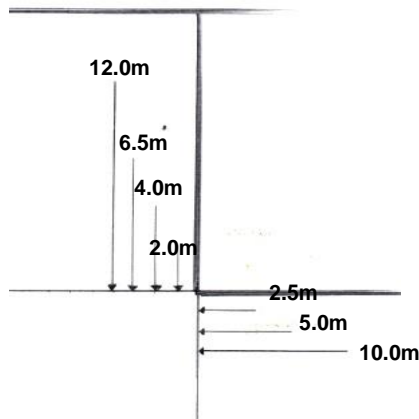


As a **GENERAL** rule, distance between structures must be 1 meter in height to 1,6 meters in length. (1:1,6 ratio)

This will ensure northern facades to get maximum sun exposure in winter between structures.

architectural guidelines **urban design** *building mass and proportion*

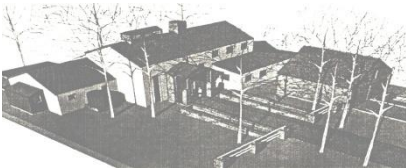
SCALE & PROPORTION



The **PROPOSED** distance to perceive a structure from:

- > 0.5m in length to 2m in height
- > 2.5m in length to 4m in height
- > 5m in length to 6.5m in height
- > 10m in length to 12m in height

BUILDING MASS AND PLACEMENT



BUILDINGS should face the street fronts as *primary* elements, these facades can be softened by green planted areas in front of structures, scale and position.

architectural guidelines **urban design** *defining elements*

INTERACTION



All **disciplines of structure** should promote the **interaction** between the internal space with the external activities.

This can be achieved by creating courtyards to allow natural light penetration and the correct positioning of functional structures in their respective environments.

LANDSCAPE IN ARCHITECTURE



INDIGENOUS trees, shrubs and green axis must be utilized to soften facades and create shadowed areas.

(please also refer to **Landscape Architecture Guidelines**)

- > Trees will enhance the natural environment
- > Create shaded rest areas
- > Soften hard built-up facades
- > Create a natural symbiotic relationship between structure and environment

RedStone Private Country Estate

> General statutory guidelines

BASIC RESIDENTIAL *design* PRINCIPLES *general guidelines*

- > **All the design of and on houses in RedStone Private Country Estate must be submitted to the RedStone Home Owners Association (RHOA) for approval, prior to municipal plan submissions.**
 - > Design information required by the RHOA to be in accordance with details on the RedStone Building Process Document
- > Qualified and registered Architects and Professionals
-
- > Builders registered with the NHBRC
- > Construction to commence immediately on transfer.
- > Garages may be detached from the main house, in this scenario they may only be single storey.
- > Buildings must be designed to blend into the environment and not dominate the environment.
- > **The conceptual design of a dwelling will ultimately be subject to the approval of the RedStone Home Owners Association (RHOA)**
- > **Repetition of building plans will not be allowed with consideration to facades.**
- > Thatch, Cape Dutch and Tuscan orientated architecture designs will not be allowed.
- > Cellars are only permitted as per the SANS 10400 stipulation and definition, and must be self-draining.
- > Only one point of access to any site with a maximum width of 6000mm.
- > Special care to be taken in considering the privacy and line of sights of relative neighbours when addressing the following design principles:
 - > Access
 - > Orientation
 - > Floor levels
 - > Stepped roof lines and pitches
 - > Window types and position
 - > Covered areas
 - > Entertainment areas
 - > Pool and braai areas
- > No wooden houses, Zozo huts or prefabricated structures are allowed.
- > Lapas are allowed if the structure is in the same architectural context of the main structure.
- > Estates' sidewalks, apart from driveways and footpaths are not allowed to be paved by home owners.

BASIC RESIDENTIAL *design* PRINCIPLES *general guidelines*

> **FSR DEFINITION - LOCAL MUNICIPALITY OF MADIBENG**

Floor space ration (F.S.R) is the ration obtained by dividing the total area of all storey's (except a basement, open roofs and floor spaces solely utilised for the parking of motor vehicles or storage purposes for the residents of the building or buildings), which area is measured across the outer walls and includes every form of space except decorations (such as steeples, spires and bell towers) and space reasonable or necessary for the cleaning, maintenance, care or mechanical equipment of the building, by the area of the Erf.

> **SPECIFICATIONS**

- > SANS 10400
- > Local Municipality of Madibeng Regulations

> **MATERIALS**

- > External finishes to incorporate stone, wood & steel
- > Burnt brick preferred over cement bricks
- > No bright colors allowed
- > No reflective shining materials will be allowed on exterior of buildings

> **ENERGY SAVING**

1. Solar water heating may be used in conjunction with gas backup. No electrical backup allowed.
2. All geysers to be LPG operated.
3. No electric kitchen hobs & ovens allowed - LPG only. **UNLESS INDUCTION STOVES**
4. No electric under floor heating allowed – Other heated systems on presentation
5. Only CFL/LED/energy saving light fittings allowed
6. Heating – LPG/others (electrical not allowed)
7. Timers on Swimming pool pumps compulsory
8. Motion sensors and time switches on external lighting
9. No spot lights allowed,
10. No air-conditioning allowed.

> **ENERGY SAVING DESIGN**

- > Orientation
- > Cavity Walls
- > Floor slab insulation
- > Roof insulation
- > Double glazing / e-glass required
- > Appropriate roof overhang
- > Cross ventilation
- > Treatment of northern & western facades

> **WATER CONSERVATION**

- > Water reducing shower roses
- > Harvesting of rainwater for garden and other uses



BASIC RESIDENTIAL *design* PRINCIPLES *general guidelines*

> WINDOWS

> materials (SABS Approved)

- > aluminum
- > timber

- > Appropriate sun shading, in terms of material and design, must be utilized on the northern façade. If glazing exceeds 3 meters in height it is to receive appropriate horizontal and vertical sun control screening to avoid excess glazed facades and improve the residential scale
- > Awnings and sunscreens in wood/aluminum/steel
- > No canvas shading will be allowed



> SECOND dwelling

>**Redstone Village**. A granny flat with maximum of 120m² is allowed

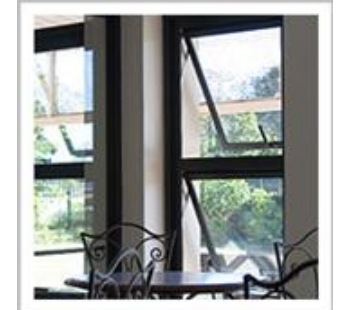
> HEIGHTS AND AREA

- > Heights' area relative to natural ground level
- > All buildings to be limited to double storey but must comply to the following guidelines in regards to the **VIEW, PRIVACY** and **LINE OF SIGHT**.
- > Max floor to ceiling (under side of slab) height 3,2 meters per floor
- > No FIRST floor may exceed 60% of the GROUND floor area.
- > Chimneys are excluded from the 9,0 meters restriction.



> LIGHTING

- > All lighting must be covered to protect the glare of the element from being visible as far as possible
- > All beams to be projected onto walls/surfaces to reflect and create shadows and contrast area
- > Effective light is being promoted, not the light fitting



BASIC RESIDENTIAL *design* PRINCIPLES *general guidelines*

> GARAGES

- No more than 3 garages per site 4 per special permission (only applicable for **RedStone Village**)
- Only 2 garages to face onto the street - 4 per special permission
- More than 2 garages to face onto the internal area
- Carports to form part of the architectural design theme

> REFUSE AREAS

All waste refuse areas and laundry areas shall be screened from the street or visibility from neighbours.

> ROOFS & COVERING

Roofs must match the structure in its entirety.

- > Profiled sheet metal roofs
- > Flat roofs – maximum 30% suggested, subject to RHOA approval
- > Roof colors to be approved by the RHOA
 - Mono-pitched roofs will be allowed
 - Recommended roof overhangs of 600mm or more

> WALLS

- > Dry stacked natural stone
- > Natural stone walls (non-load bearing)
- > Type of plaster (textured, wood float, steel troweled etc)
- > Concrete for a max of 25% of any façade
- > Brick walls- plastered or face brick – to be approved by RHOA

> CHIMNEYS

- > Chimneys are allowed and does not fall in the 9,0 meter height restriction.

> BALUSTRADES

- > 1050 from floor level or horizontal level – Style to be approved by RHOA

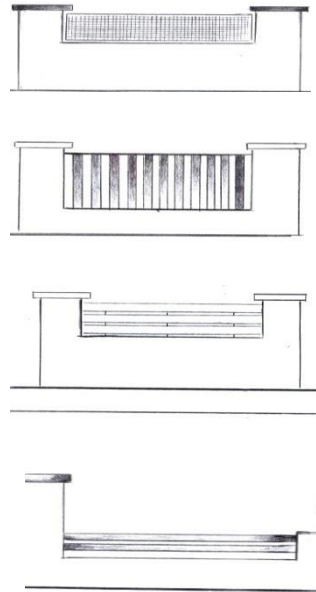
> SWIMMING POOLS

- > Swimming pools are allowed and must comply to SANS 10400



BASIC RESIDENTIAL *design* PRINCIPLES *fencing and privacy*

BOUNDARY FENCE



STREET FACING FENCE

SITE PRIVACY



SIDE BOUNDARIES:

Solid boundary walls will be allowed except front / entrance side.

Max height of 1,8 m.

Promote the usage of transparent and translucent screen walls and natural creepers to enhance visibility and green axis.

Ratio of opening to structure 70/30.

No pre-cast concrete walls will be allowed.

GREEN SPACE BOUNDARIES

All boundaries onto green belts to be a minimum of 70% transparent & translucent fencing.

Foundations and plinth walls not to exceed 750mm above the natural ground area

STREET FACING :

The primary wall must not exceed 750mm in height for the front boundary. This will enhance interactions with street activities and neighbors.

NORTHERN living spaces must be areas for families to live and interact with the street boundary. This will enhance a sense of community. Screen walls can be incorporated to protect certain public areas but the dominating feeling and atmosphere must be that of interaction and publicness.

SOUTHERN living spaces:

These areas **can be reserved for kitchen yards** and summer stoep areas.

BASIC RESIDENTIAL *design* PRINCIPLES *fencing and privacy*

SCREENS



SCREEN WALLS can be utilized to enhance private areas from public and semi-public areas. Screen walls can be covered by creeper planting. Materials to conform with architectural design. We encourage the use of natural materials. Boundaries, fences and screen walls all for RHOA approval and to be indicated on Preliminary Conceptual Design.



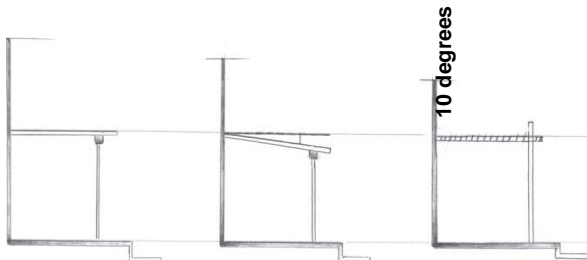
BALCONIES



BALCONIES – Neighbours privacy to be considered.



PERGOLAS

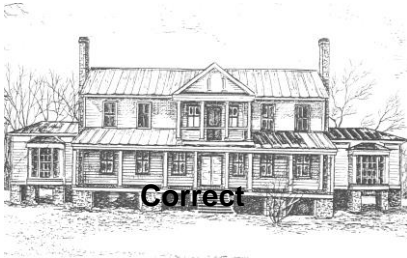
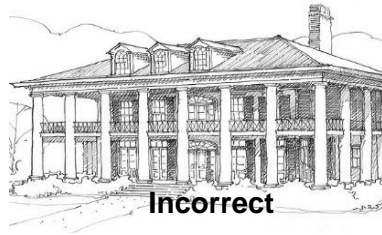
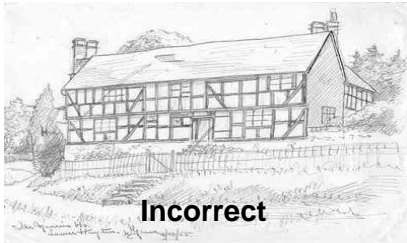


PERGOLAS will allow shaded areas for outdoor spaces. These elements will be the transitional spaces between the internal and external spaces.

Pergolas entail as per hand sketch, they can be semi-covered, covered with creeper plants or completely covered.



BASIC RESIDENTIAL *design* PRINCIPLES *structure massing and facade*



By fragmenting and breaking the functional spaces into simple and logically plan forms the complete structure as a series of "cluster forms" can be connected by moderately scaled flat roofs, connecting roofs or double volumes.

The scale and mass of the building can be visually broken and fragmented to achieve an interesting facade.

The fragmented plan form can also facilitate level differences in plan stepping to suit the site and structural requirements.

The breaking down of scale and mass can further be accommodated by adding flat or low-pitched roofs (horizontally defined) to create positive external spaces. This can be achieved by use of pergolas, concrete flat roofs or corrugated iron lean-to roofs.



PRINCIPLES:

- > varied roof heights
- > covered areas / walkways/ verandahs
- > deep shadows
- > broken/ fragmented facades
 - > lessen mass
 - > define individual spaces

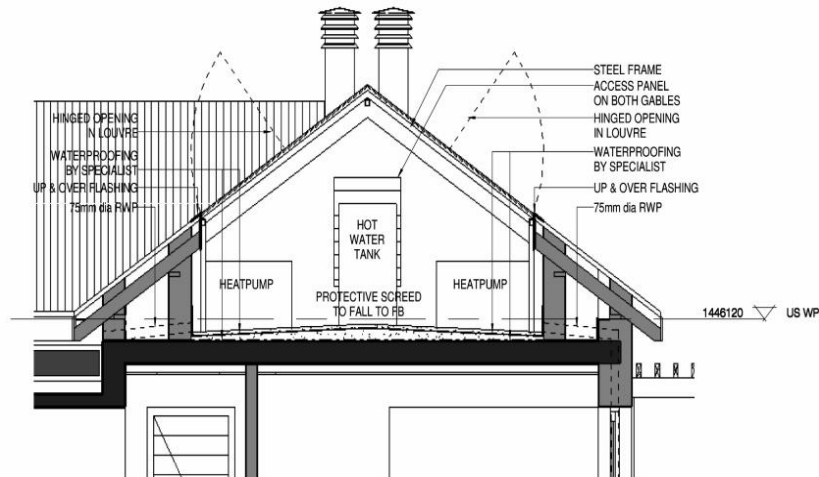
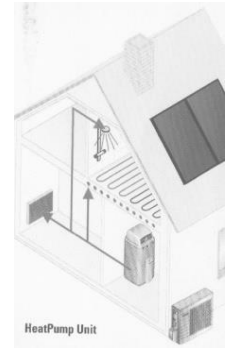
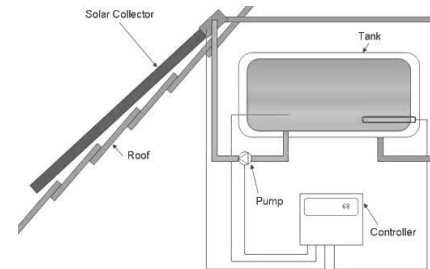


BASIC RESIDENTIAL *design* PRINCIPLES *structure massing and facade*



ALL services to be concealed & indicated on Conceptual Design

- > Waste bins
- > Drainage pipes – detail to be included in conceptual design & final working drawings. Minimum of 350x450mm duct space to be indicated.
- > Kitchen Yards
- > Gas
- > Solar Panels & Gas Geysers
- > Access





RedStone Village architectural guidelines

RedStone Village can architecturally be defined as:

” The integrated collection of aesthetically responsible quality houses grouped in a village atmosphere in terms of scale, proportion and in respect to their specific location and responsibility ”

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REDSTONE
Private Country Estate

RedStone Village *coverage and ratio*

> RedStone Village

GROUND FLOOR : FIRST FLOOR

MAXIMUM of 50 % allowable coverage for the sites is allowable within the site boundary lines for single storey and 60% for double storey dwellings.

A **MAXIMUM** of 60% of the total enclosed and inhabitable area on GROUND floor will be permitted to be constructed on FIRST floor.

MINIMUM size of dwelling to be 250m², including garage

OPEN PATIOS & PERGOLAS



Refer to section on FSR Definition – Page 9

Example:

1 000m² Site

1 000m² x 60% = 600m² coverage.

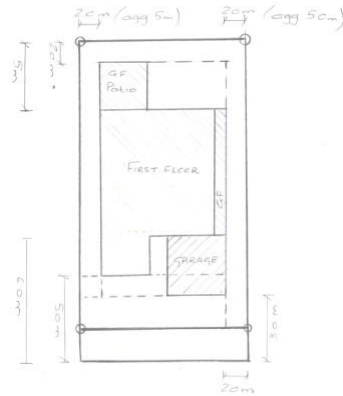
Additional 20% pergolas = 120m² pergola area on Ground floor, totaling 720m².

60% of total Ground Floor to be constructed on First Floor (300m² x 60 % = 180m².)

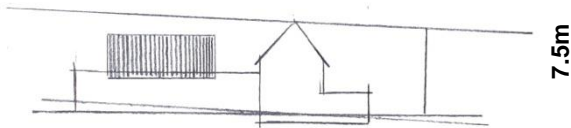
Total Ground floor + Total First Floor = 300m² + 180 m² = 480m².

> RedStone Village

BUILDING LINES

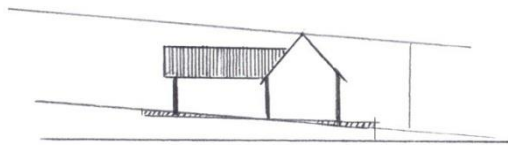


BUILDING HEIGHT single storey



7.5m

BUILDING HEIGHT double storey



9.0m

GARAGES

- 3.0 m BUILDING line, from garage to street boundary
- 2.0 m BUILDING line, from any other side shared by neighbours

SINGLE STOREY

- 5.0 m BUILDING line from boundary on any internal road with 2m on any other side shared by neighbours including mid-boundary

DOUBLE STOREY – FIRST FLOOR

- 5.0 m Building Line except access boundary line
- 5.0 m Mid Boundary
- 5.0 m Aggregate with a minimum of 2m on all other sides shared by neighbours.

A maximum height of 7.5 m from NATURAL GROUND LINE to ridge height for single storey

A maximum height of 9.0 m from NATURAL GROUND LINE to ridge height for double storey