



ST. JOHN'S VILLAGE

— LIFESTYLE & RETIREMENT —

HOWICK | MIDLANDS

ST JOHN'S VILLAGE

APPROVAL AND BUILDING PROCEDURE

(06.07.2017)

1. The SJV Architectural code
is available from SJV Estate Manager's office (details below) in electronic format and may be e-mailed at no cost. The onus is on the designer to keep informed as to possible revisions of the code.
2. All structures are to be designed and built in accordance with the architectural code.
The SJV Architectural Forum may amend the code as they see fit, but will above all strive to protect the interests of the development as a whole and in this regard reserves its right to approve or disapprove submissions as it sees fit.
3. The SJV Architectural Forum convenes fortnightly at the SJV offices.
Submissions/Appointments must be made in advance. A fee of R4000 is payable prior to submission. Please email confirmation of EFT payments.

Subsequent submissions, if the initial design is turned down, will be liable for a further fee. This fee must be re-submitted at a subsequent appointment if the initial design is turned down.

Each submission (2 full sets required) must pass the design and submission stages to be granted a letter of approval from the committee. This approval letter must be furnished to the uMngeni Municipality with the approved copies of the submission drawings.

Contact : Craig Bennett – SJV Estate Manager – e-mail craig@stjohnsvillage.co.za or cellphone 060 983 8077 to arrange an appointment, payment, etc.

Banking details for submission fees :

St John's Village Home Owners Association

First National Bank Limited

Branch : Liberty Mall

Branch Code : 257 355

Account No. : 62546963837

Reference : SJV/Site No. _____

4. Stage 1 : Design

The following concept drawings are required :

- all plans;
- all elevations (part colour);
- 2 sketch sections;
- site analysis and locality (a simple sketch is adequate);
- concept sketches where required;
- list of materials / materials pallet;
- 2 renderings of a 3D model or 2 clear perspective drawings are also required.

These drawings/documents must be submitted to SJV (preferably in hard copy and .pdf format) 10 days prior to the scheduled review meeting to allow for an initial technical appraisal.

5. Stage 2 : Submission Drawings.

Please refer to the uMngeni Municipality check list.

6. Before building

- The site must be land surveyed. (Preferably before design).
- The 'SJV Builders' Contract' must be signed.
- The Contractor's deposit of R10 000 must be paid to the SJV Home Owners Committee. (50% will be refunded on completion if the Builders Contract terms were met and if there is no damage to the common areas, kerbs, roads, etc.)
- Contractors are to pay for all damages to common areas;
- if payments are not made, the SJVHOA can halt all future work.

SITE LAYOUT AND RESTRICTIONS

Maximum dwellings per site:

Separate smaller structures making up a dwelling are preferable but great care must be taken not to fragment masses to the point of abstraction and in-coherence.

These structures could be joined by verandahs and covered walkways.

One main dwelling + Granny flat/garage.

Height restrictions

In single storey houses, the wall plate height may not be lower than 2,7m. In the case of houses with lofts, the maximum wall plate height shall be 4.5m high and the minimum height measured to the top of the slab or floor, shall be not less than 3.0m. In measuring the heights, wall plate height shall be measured from finished floor level.

Roof height may not be more than 7.0m measured from FFL.

There are limitations on certain sites where 2 stories can be built.

In respect of two storey volumes,

- their footprints are restricted to not more than 50% of total developable width of the property (to provide sufficient spatial breaks between units).
- footprint of 100% of the developable width may be allowable, subject to SJV review and approval, where the ridge line does not exceed 7m above the main access road level adjacent to the site. Applies to sites which slope down from the access road.

Massing

Buildings shall be designed using a combination of primary and secondary spaces, where the secondary spaces are preferably to be lean-to structures attached to the primary spaces.

The maximum width for the primary space is 6.2m (external dimension), while the maximum width of the secondary space is 5.0m. Secondary spaces should be in proportion to the primary spaces.

The length of any singular mass on a street elevation may not exceed 15m (where side space allowable is 2m).

Rainwater Harvesting Tanks

In keeping with farm ethos, water conservation in the form of rainwater harvesting off roof structures is recommended. If JoJo tanks are used they should not be blue or green, but softer colours like charcoal or beige and may require screening subject to SJV review.

Solar Panels, Geysers and Heat Pumps

Solar panels may be fitted directly to roofs and match the angle of the roof.

Geysers however must NOT be roof mounted and must rather be installed internally.

Heat pumps must be positioned discreetly and may require screening.

Site Footprint

All built elements touching the ground (paving, roads, verandahs, buildings, pools, parking, etc) must be kept to a minimum.

Coverage

Maximum coverage, inclusive of garaging, is worked out according to plot size.

Coverage excludes Verandahs to encourage large 'outdoor living' areas, but site footprint constraints must still be met.

Municipal town planning restrictions must still be complied with.

Positioning of structures on site

Private gardens and courtyards are encouraged.
4m compulsory Road Building line
2m Side Building line
2m compulsory Rear Building line

Please note : At least one major mass (or associated major verandah) must butt on to compulsory building lines. In any decisions relating to the placement of the house on the property and the approval, the Review Committee's decision shall be final and binding upon the owner. Before commencing design work, architects must contact the SJV Review Committee to obtain clarity on the relaxations which are allowed.

Garden & Retaining walls

Garden walls and retaining walls may be face brick, plastered, bag-washed or made of natural stone. They shall be a minimum of 225mm with horizontal copings.
Terraforce-type retaining walls are only permitted if fully covered in planting.

Fencing at SJV is discouraged. Where fences are necessary they shall blend in with the surrounding fences on the farm and shall either be pre-painted steel "Betafence" or similar style fencing or weldmesh wire fences with CCA treated timber poles. Maximum height 1.2m

It is the intention that the sites be terraced and stepped on multi-levels rather than major cut & fill. Low "Werf" walls are encouraged but are not mandatory.

The following are not allowed : precast walling/fencing; wire fencing; steel palisade.

Stormwater disposal:

There is generally no main piped storm system available to sites nor is there a requirement for attenuation. Stormwater can be discharged via driveway surfaces directly onto the road if levels allow. Stormwater to the rear of properties is to be discharged via underground pipes to a small headwall outlet within the adjacent open ground.

The stormwater disposal system is to be designed by an Engineer and these designs are to form part of the submissions to both SJV and the Municipality.

APPROACH TO ARCHITECTURAL ELEMENTS

Verandahs:

Minimum height of 200mm above ground level.

Columns may be :

- Brick, square or rectangular (min size 340x340)
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- Wooden posts – square (min 100x100) or rectangular (80x120).

No precast concrete 'classical' columns allowed

No "broekie lace" is permitted.

Verandahs may be enclosed with either aluminium framed or frameless glass systems, but then this space needs to be included in the coverage calculation.

Balustrades & Railings:

Vertical elements only.

Wood / Resoconcrete or equal / steel.
Natural wood finish where possible

Roofing:

Primary roof elements: Double Pitched 35 – 45 degrees.

Lean-to roof elements : 3 – 15 degrees

No mono-pitch structures

Flat concrete roofs may be used as linking elements.

Eaves may be clipped or extend to a maximum of 450mm. Exposed rafter feet are encouraged in preference to fascia boards, to reinforce the farm aesthetic, with rafters being cut square. Eaves details to be submitted at approval stage.

Barge cappings to be formed in Chromadek – no L shaped fibre cement barge boards will be accepted.

Victorian profile corrugated sheeting in specified Chromadek colours.

Tiling : slate or concrete 'slate tile' (Marley Modern)

With the consent of the Review Committee, Kliplok or Brownbuilt sheeting may be used where appropriate.

Roofs shall be dark dolphin, charcoal grey, or a light grey colour approved by the Review Committee.

Rainwater Goods:

Gutters should be aluminium seamless gutters with ogee profile, either white or charcoal.

Downpipes should be square, either 75x75 PVC, or aluminium. Downpipes should either be charcoal to match the roof and gutters, or painted to match the wall.

Walls:

External walls shall be plastered, facebrick, bag-washed or built of natural stone.

In the case of special incidents such as chimneys or plinths, stipple plaster or tyrolean finish may be used to enhance the proportions and definition of the elements and houses.

Garages:

Not more than one double garage may be built. If more than two garages are required, then the third or additional garages must be built as a separate building. Garages should ideally be designed in such a manner as to have a rural or barn-like feel to them. Garages that take on the proportions of a barn or similar structure are encouraged.

When designing the position of the garages, Architects must take into account the impact the garage(s) will have on neighbours, as well as the impact on the road.

All garage doors shall be horizontal slatted pattern – colour to be white or charcoal or natural hardwood.

Windows:

Windows shall be rectangular, vertically proportioned and operable, or alternatively, in instances where horizontal windows are complementary to the architectural style of the house, then such windows must be specifically approved by the Review Committee. The Review Committee places extreme importance on the proportions of the windows and has the right to reject any proportions and placements of windows and shall scrutinise all openings with the utmost care.

Windows may be made of timber, powder coated aluminium or U-PVC, and shall be glazed with clear glass or frosted glass, in the case of bathrooms. Sand-blasted windows are permitted in the case of front doors. In the case of aluminium or U-PVC windows, the diameter sections are to have a minimum profile of not less than 50mm.

Approved colours – natural timber, white, grey and dark grey.

- No cottage pane windows
- No steel windows
- No arched windows
- Circular windows are allowed in gabled ends, but to be avoided where possible.
- Simple louvered and boarded shutters are encouraged, but must be functional.

Shutters:

They may be timber or powder coated aluminium, but must be operable, sized and shaped to match the opening.

Verandah Screens:

Drop-down weather protection screens are acceptable but must be "SHEERWEAVE" style blinds or equal approved - colour to the panel's approval.

Clear plastic "window" elements are strictly prohibited.

External Doors:

External doors may be timber, aluminium or U-PVC.

Where timber they should be painted or varnished with a natural varnish.

External aluminium doors shall have members with a minimum dimension of 50mm, and sliding folding doors may only be used when opening on to a verandah.

Windows attached to any external doors may not be used without specific approval from the Review Committee.

Security doors and burglar bars are allowed, subject to the condition that they are approved by the Review Committee.

MATERIALS AND COLOURS

Roof sheeting colours

CHOMADEK:

- Dove Grey
- Charcoal
- Dark Dolphin

COLORBOND

- Armour Grey
- Stone

NATURAL SLATE

CONCRETE TILES

- Marley Modern – or equivalent "slate tile".

Wall Paint Colours

A palette of approved wall colours will be issued in due course. The intention is to permit a range of natural earthy colours which blend with the grey roofs and the farm landscapes.