



DULLSTROOM COUNTRY ESTATE DESIGN GUIDELINES

DESIGN CONCEPT

The Dullstroom Country Estate architecture can be defined as "Old Transvaal". The concept is based on a combination of the colonial architecture present at the founding of Dullstroom and the historical vernacular architecture of homesteads and barns found on the surrounding farms. The style is free of all adornments such as cornices and fringes ("broekielyste"). Great emphasis is placed on simplicity so that harmony is achieved with attention to scale, proportion and refined details.

The main building structure will be a red brick; flush jointed; with natural stone inlays on corners and around larger windows and doors. Roofs are covered with dark red "chromadeck" finish corrugated iron roof sheets. All other materials are natural such as timber and slate and the natural colours have to be maintained on the final finish.

The Design Guidelines are only concerned with the external appearances of the houses. All internal finishes will be left to the owner's discretion within the parameters of the finishing schedule package.



DESIGN OF HOME

Owners can choose from a variety of designs that vary in size and accommodation that forms part of the sale package. Alternatively the owner can choose to have a new design drawn up by leading architect M.C.

van der Westhuizen and will enter into a separate and individual agreement with M.C van der Westhuizen. In such a case the Design Guidelines have to be strictly adhered to.

SCALE, PROPORTION AND PLACEMENT

The landscape of Dullstroom Country Estate is rocky & hilly. The site offers excellent views in all directions. It is therefore important that the size of the structures must be of a human scale and unnecessarily large building forms must be avoided, as this will spoil the view both from and of the site.

The placement of the houses on the individual stands will be determined beforehand to best strike a balance between views offered and the impact of the house on the immediate environment. These positions will not be negotiated.



RESIDENTIAL ZONING

Only one house will be permitted on each stand. In addition one single carport structure will be permitted per house. The carport will be of an appropriate design available as part of the building package. No exterior additions or alterations to the houses will be allowed at any time after occupation.



COVERAGE AND FLOOR AREA

The maximum permissible coverage per stand will be 3.5%. As the size of the stand is 1 hectare, this translates into a building footprint of 350 square meters. This figure excludes the carport, which may not be bigger than 20 square meter.

A double storey structure will only be allowed subject to the following:

- The double storey section of the house must be over 35% and not exceed 50% of the footprint of the house.
- The footprint of a double storey house is limited to 300 square meters

It then follows that the largest permissible floor area will be 450 square meters for a double storey house of which the footprint is 300 square meters and the second storey 150 square meters.

The maximum floor area permissible for a single storey structure will be 350 square meters, which is the same as the maximum coverage.



BUILDING ENVELOPE

Scale and proportion play an important role in establishing design guidelines aimed at keeping the building size within appropriate parameters. Typical plan forms must be adhered to. The width of the main structure is limited to 9m for single storey and 7m for a double storey.