

## **ARCHITECTURAL GUIDELINES**

### **INTRODUCTION**

Wagenbietjieshoek Estate is a conservation area and the aim is to protect and preserve the natural grassland of the Estate.

All game will roam freely and will be part of the Wagenbietjieshoek Estate experience. Each owner will strive to maintain the Estate's natural environment and therefore no fences or large gardens will be allowed.

### **ARCHITECTURAL STYLES/DESIGNS**

There are three basic architectural styles:

1. Contemporary Loft Living
2. Old English Houses and
3. Verandah Style Houses which include:
  - 3.1 Colonial verandah houses
  - 3.2 Provincial verandah houses
  - 3.3 Victorian verandah houses

The inclusion of photographic examples of architectural styles/designs will provide the potential owner with inspiration and ideas in deciding on the final choice. Below is the core architectural description for each village:

### **THE WORKING FARMSTEAD**

**Main Feature:** Contemporary Loft Living

#### **General Characteristics**

##### **Walls:**

- Stone, brick, glass, steel, aluminum & timber
- Elements in corrugated steel sheeting allowed

##### **Windows:**

- Galvanised steel encouraged
- Galvanised steel & aluminum shutters in natural anodized colours encouraged

##### **Doors:**

- Large timber/steel sliding/tip-up doors
- Stable doors, steel & glass



**Verandahs & Pergolas:**

- Canvas in plain colours
- Galvanised or painted steel & timber posts

**Balustrades:**

- Galvanised steel or anodized aluminum in natural colours

**Roofs:**

- Pitched roofs to major structures, double pitches, mono-pitches and lean-to's
- Flat concrete roofs preferably planted or covered in stone chips

**THE COLONIAL**

**Main Feature:** Colonial verandah houses of bygone days

**General Characteristics****Walls:**

- Natural stone/sand stone plinths with smooth plastered walls
- Stone walling, face bricks

**Windows:**

- Painted timber frames, bay windows
- Traditional shutters of natural timber or painted timber in natural colours

**Doors:**

- Front double door with finish to match finish of window frames or other elements

**Verandahs & Pergolas:**

- Off-set verandahs
- Simplistic single/double steel or timber posts
- Brick & stone columns
- Precast ornate columns, Doric base and capital
- Canvas in plain colours
- Screens of slats

**Balustrades:**

- Discreet galvanized steel/anodized aluminum
- Timber or painted timber
- Low plastered masonry walls with stone/plastered coping

**Roofs:**

- Double-pitched roofs at 30° pitch
- Pitched roofs to major structures
- Lean-to-roofs
- Flat concrete roofs as secondary linking elements
- Verandah roof to be offset from main roof

**Roof Finishes:**

- Corrugated sheet metal
- Terracotta clay roof tiles
- Flat roofs covered in stone chip



## **LAKE HOUSES**

**Main Feature:** Single storey Provincial style verandah houses

### **General Characteristics**

#### **Walls:**

- Natural stone/sand stone, wood trowelled or bagged plaster finish
- Stone plinth, stone yard walls, stone retaining walls

#### **Windows:**

- Natural timber or aluminum frames in natural anodized colours
- Shutters of natural timber or aluminum in natural anodized colours

#### **Doors:**

- Natural timber stable/sliding doors
- Aluminum sliding doors in natural anodized colours
- Front doors may have different finish to rest of house

#### **Verandahs and Pergolas:**

- Deep shadowed galvanized steel
- Wrap-around verandahs encouraged
- Heavy stone/sand stone or concrete columns
- Simplistic single/double steel or timber posts
- Canvas in natural colours

#### **Balustrades:**

- Discreet galvanized steel/anodized aluminum or painted timber in natural colours/natural timber

#### **Roofs:**

- Double-pitched roofs from 10° to 15°
- Pitched roofs to major structures, double pitches and lean-to's
- Verandah roofs to form part of main roof with crank to facilitate pitch change
- Flat concrete roofs as secondary linking elements allowed

#### **Roof finish:**

- Corrugated steel roof sheeting

## **WAGENBIETJIES JUNCTION**

**Main Feature:** Victorian style verandah houses

### **General Characteristics**

#### **Walls:**

- Natural stone/sand stone
- Smooth plaster finish

#### **Windows:**

- Painted or natural timber frames
- Shutters in painted timber/aluminum in anodized colours



**Doors:**

-Front door finish to match window frame finish, gutters, etc.

**Volumes:**

-1.5 volumes can provide a usable loft space

**Verandahs & Pergolas:**

-Single/double steel or timber posts

-Heavy stone/brick column bases

-Precast ornate columns with Doric bases and capitals

-Canvas in plain colours

-Screens of slats, dowels and saplings

**Balustrades:**

-Discreet galvanized steel/anodized aluminum painted timber in natural colours or natural timber

**Roofs:**

-Double pitched/mono pitched roofs between 40° and 45°

-Pitched roofs to major structures, double pitches, mono pitches and lean-to's

-Flat concrete roofs as secondary linking elements allowed

-Verandah roofs lower than main roofs

**THE GROVE**

**Main Feature:** Old English style houses such as manor houses, mill houses and cart houses reminiscent of English settler country

**General Characteristics****Walls:**

-Natural stone/sand stone with variations in stone work

-Combination of stone and face brick

**Windows:**

-Natural timber frames

-Shutters in natural timber or coloured anodized aluminum

-Bay windows

**Doors:**

-Front doors to match finish of window frames of rest of house

**Verandahs & Pergolas:**

-Single/double steel or timber posts

-Heavy stone/brick column bases

-Dark stained timber structure or painted steel in natural colour

**Balustrades:**

-Stone or face brick articulated with openings in the work

-Painted steel/natural timber of bold appearance



**Roofs:**

- Double pitched/mono pitched roofs between 40°&45° with kink at eaves
- Pitched roofs to major structures, double pitches & lean-to's
- Flat concrete roofs as secondary linking elements allowed

**Roof finish:**

- Broseley clay tiles, slate tiles, shingles

**CENTRAL VILLAGE**

**Main Feature:** Typical building form found in the old Transvaal towns

**General Characteristic:**

Any choice of style as described in the other villages is allowed in the Central Village.

**MOUNTAIN RETREAT**

**Main Feature:** The most exclusive private stands positioned harmoniously with the panoramic landscape of Wagenbietjieshoek.

**General Characteristic:**

The owner has carte blanche on the architectural choice of design and not limited to the three basic choices as outlined above.

