



## 1. INTRODUCTION

Nestled on the Mid-South coast of Kwa-Zulu Natal, between Scottburgh and Pennington, lies the unspoilt area of Kelso.

The area is steeped in history having served as an outspan post for postal pony riders in the 1800's, as well as a major railway junction for the transportation of sugarcane, at the turn of the 20<sup>th</sup> century. The "Kelso Hill" forms part of a new development initiative from local developers, Simpkins & Associates International cc.

A large portion of the hill now comprises an up-market, gated, residential housing estate, called Abrams Crest. Named after the Abrams family, who were owners of the farm on which the development is situated, since the mid 1800's.

The estate comprises 145 freehold residential sites, many of which are situated on the crest and sea-facing side of Kelso Hill and enjoy spectacular sea views.

The development is fully walled with eco-friendly aggregate impregnated concrete palisade fencing. The roads are tarred, with cobble paved intersections. The estate has "Ye olde" colonial style lampposts and street signs, and is guarded by a manned gated entrance to the estate.

In order to retain the up-market feel of the estate, it is necessary to set an architectural "feel", with design guidelines, and to create a set of social rules that must be adhered to by residents. These guidelines are compiled for the protection of all current and future landowners, and will, no doubt, be a major asset in the development process of Abrams Crest.

## 2. DEVELOPMENT ARCHITECTURE AND DESIGN

The architectural design style for Abrams Crest is the South African variant of **Colonial Architecture**, known as the **Natal Verandah Style**. This style was developed in the mid 1800's to suit the KwaZulu-Natal climate. Buildings were designed with low pitch roofs to reduce the accumulation of hot air in the roof spaces. Verandahs were incorporated into the building design to create a shady indoor-outdoor social area where cool breezes would relieve the discomfort of the high humidity. Verandahs would shield the external walls from the sun, which lowered the temperature of the entire house.

With time the verandahs became more decorative, as the darker areas of the verandah would be set off by patterns of light created by the sun shining through the elaborate iron and timber details.

New structures at Abrams Crest are to be designed in this style and all elements of the structure (walls, roofs, floors, windows, doors, verandahs, gables, columns, etc) are to comply with this style. These elements are to be composed in the manner of the Colonial architecture, as shown in the illustrations below.

The Detailed specifications of these architectural elements follow in this document.



**Fig 1**  
*Illustration of Architectural style of Abrams Crest*

### **3. STABILITY OF STRUCTURES AND COMPLIANCE WITH AUTHORITIES AND REGULATIONS**

First and foremost, all structures are to comply with the SABS 0400 National Building Regulations (hereafter known as NBR's). All structures must also comply with the rules and regulations of the local authorities. It is up to the landowner, or the architect appointed by the landowner, to submit construction plans for new structures to local council.

Construction plans for new buildings must also bear the approval of the Abrams Crest Homeowners Association (ACHOA). All plans must be submitted to the ACHOA, together with the prescribed inspection fee (currently R850), before submission to local council, in case such plans require aesthetic alterations or amendments to suit Abrams Crest Architectural Standards. Local council and the ACHOA operate independently. By no means is the approval of plans by the ACHOA the equivalent of an approval of plans by local council. Nor does an approval of plans by the ACHOA imply an automatic approval of such plans by local council.

### **4. SPECIFIC EXCLUSIONS**

- Temporary structures, including pre-fabricated buildings, tool sheds and Wendy houses.

### **5. SPECIFICATIONS OF STRUCTURES**

Acceptable Design elements refer to details, materials and colours that are considered to be complimentary to the architectural design of Abrams Crest. Unacceptable Design elements are not considered to be complimentary or suitable for the estate, and are therefore not allowed whatsoever.

#### **5.1. ROOFS**

##### **5.1.1. Acceptable Roof Design**

- |                   |                                                                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials         | <ul style="list-style-type: none"> <li>▪ Double Roman Concrete tiles</li> <li>▪ Victorian profile pierced aluminium roof sheeting</li> <li>▪ Concealed fix aluminium roof sheeting “klip – tite” profile or similar approved.</li> <li>▪ FC, PVC or hardwood fascias</li> <li>▪ FC, PVC, or aluminium rainwater goods</li> </ul> |
| Colour            | <ul style="list-style-type: none"> <li>▪ Amazon green, rainforest green or approved dark green roofing material</li> <li>▪ White fascias and rainwater goods.</li> </ul>                                                                                                                                                         |
| Form and Elements | <ul style="list-style-type: none"> <li>▪ Roof pitch 17½° - 30° - secondary 10 degrees.</li> <li>▪ Minimum 3 tile overhang</li> <li>▪ Dormer windows</li> <li>▪ Individual opening skylights</li> <li>▪ Garage roof to match dwelling</li> <li>▪ Roof height restrictions See Schedule A.</li> </ul>                              |

#### **5.1.2. Unacceptable Roof Design**

- |                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials         | <ul style="list-style-type: none"> <li>▪ Any other material other than those permitted under “Acceptable Roof Design”</li> <li>▪ IBR profile</li> </ul>                                                                                                   |
| Colour            | <ul style="list-style-type: none"> <li>▪ Any colour, other as described under “Acceptable Roof Design”</li> </ul>                                                                                                                                         |
| Form and Elements | <ul style="list-style-type: none"> <li>▪ Roof pitch exceeding 30°</li> <li>▪ Semi-circular or vaulted roofs</li> <li>▪ Main roof lower than 17½° Secondary roof lower than 10 degrees.</li> <li>▪ Skylight roofs</li> <li>▪ “Swiss” or A-frame</li> </ul> |

### **5.2. EXTERNAL WALLS**

#### **5.2.1. Acceptable External Wall Design**

- |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials         | <ul style="list-style-type: none"> <li>▪ Facebrick walls</li> <li>▪ Plastered and painted walls</li> <li>▪ Plaster bands around windows and doors (min 120mm)</li> <li>▪ Stone Detail</li> </ul>                                                                                                                                                                                                                                                          |
| Colour / Finish   | <ul style="list-style-type: none"> <li>▪ Facebrick: Corobrick Terracotta Satin (or other approved)</li> <li>▪ Plastered walls with the following colours:<br/>Plascon: Clay Stone (VLO 83), Oyster Catcher (V2-B2-3), Iced Coffee (VLO 5), Dune (WAA 82), Harvest Wreath (Y2-B2-2), Ivory Parchment (Y3-D2-3), Blonde Wood (WAA-82)<br/>Dulux: Dutch Gold (10Y78-146), Honey Drizzle (10YY77-125).</li> <li>▪ Plaster bands: White. Min 120mm.</li> </ul> |
| Form and Elements | <ul style="list-style-type: none"> <li>▪ A balanced combination of panels or bands of facebrick and plastered</li> <li>▪ Decorative details, such as moulded plaster &amp; stone Detail</li> </ul>                                                                                                                                                                                                                                                        |

#### **5.2.2. Unacceptable External Wall Design**



- |                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Materials         | ▪ Textured plastered effects                                                      |
|                   | ▪ Highly reflective finishes                                                      |
| Colour / Finish   | ▪ Any other colour or finish than described under Acceptable External Wall Design |
| Form and Elements | ▪ Decorative elements from other styles, such as Tudor, Tuscan, or Cape Dutch     |

### **5.3. WINDOWS AND DOORS**

#### **5.3.1. Acceptable Window and Door Design**

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|-------------------|--------------------------------------------------------------|
| Materials         | ▪ Hardwood or powder coated aluminium windows and doors      |
| Colour / Finish   | ▪ Hardwood: Natural or Oak coloured varnish                  |
|                   | ▪ Powdercoated: Bronze or White                              |
| Form and Elements | ▪ Full pane or cottage pane doors and windows                |
|                   | ▪ Plaster bands around doors and windows (min 120mm) – white |
|                   | ▪ Internal burglar guards to match lines of windows          |

#### **5.3.2. Unacceptable Window and Door Design**

- |                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Materials         | ▪ Reflective glass                                                        |
|                   | ▪ Triangular shaped windows                                               |
|                   | ▪ Railway sleeper doors                                                   |
|                   | ▪ Pressed metal doors                                                     |
| Colour / Finish   | ▪ Colours/finishes other than Acceptable Window and Door Colours/finishes |
| Form and Elements | ▪ External burglar guards                                                 |

### **5.4. COLUMNS AND POSTS**

#### **5.4.1. Acceptable Column and Post Design**

- |                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Materials         | ▪ Pre-cast concrete columns                                        |
|                   | ▪ Hardwood or galvanized mild steel posts                          |
| Colour / Finish   | ▪ Pre-cast columns to be painted white, or to match External Walls |
|                   | ▪ Posts white, or natural timber                                   |
| Form and Elements | ▪ Pre-cast columns as illustrated in Fig 2                         |
|                   | ▪ Square or round posts decorated with filigree details            |

#### **5.4.2. Unacceptable Column and Post Design**

- |                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Materials         | ▪ Any other material other than those discussed under “Acceptable Column and Post Design |
| Colour / Finish   | ▪ Colours /finishes other than Acceptable Column and Post Colours/Finishes               |
| Form and Elements | ▪ No fluted columns                                                                      |
|                   | ▪ Any shape or design from other architectural styles                                    |

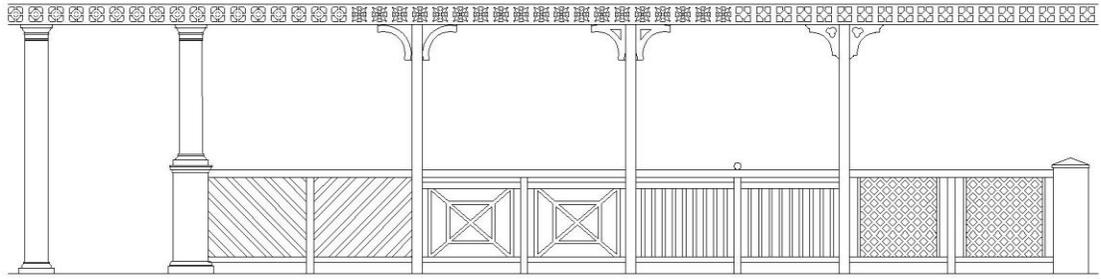
## 5.5. VERANDAHS AND SIMILAR EXTERNAL STRUCTURES

### 5.5.1. Acceptable Verandah Design

Materials	<ul style="list-style-type: none"> <li>▪ Balustrades in solid timber, PVC, aluminium or galvanized mild steel or pre-cast to compliment the main structure</li> <li>▪ Timber decks</li> </ul>
Colour / Finish	<ul style="list-style-type: none"> <li>▪ Balustrade height piers to be covered with capping</li> <li>▪ Colours to match main structure, or white</li> <li>▪ Timber to be natural or Oak coloured varnish</li> <li>▪ Accents in dark green or natural timber.</li> </ul>
Form and Elements	<ul style="list-style-type: none"> <li>▪ Deep overhangs with Natal Verandah appearance</li> <li>▪ Balustrades to comply with NBR's</li> </ul>

### 5.5.2. Unacceptable Verandah Design

Materials	<ul style="list-style-type: none"> <li>▪ Textured plastered effects</li> </ul>
Colour / Finish	<ul style="list-style-type: none"> <li>▪ Colours /finishes other than Acceptable Verandah Colours/Finishes</li> </ul>
Form and Elements	<ul style="list-style-type: none"> <li>▪ Elements from other architectural design styles</li> </ul>



**Fig 2**

*Acceptable Verandah Design, illustrating examples of balustrades, columns, posts and decorative beams*

## 5.6. AWNINGS

A schedule of approved awnings is available from Simpkins and Associates. Non-approved awnings are not acceptable.

## 5.7. GARAGES AND CAR PORTS

### 5.7.2. Acceptable Garage and Car Port Design

Materials	<ul style="list-style-type: none"> <li>▪ Construction to match main structure</li> <li>▪ Garage doors sectional sliding or roll up doors.</li> <li>▪ Fibreglass, wood or aluminium.</li> </ul>
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- Colour
- As main structure
  - White
  - Natural timber

### **5.7.3. Unacceptable Garage and Car Port Design**

- Materials
- Pre-cast concrete systems
- Colour
- Colours/finishes other than Acceptable Garage and Car Port Colours/finishes

## **6. SWIMMING POOLS**

### **6.1. Acceptable Swimming Pool Design**

- Materials
- Pool surround paving to match general paving, or
  - Natural or artificial rock paving.
- Colour
- Turquoise to Navy Blue, or
  - Rock finish
- Form and Elements
- Security fencing around swimming area to comply with National Building Regulations. Fencing specification as Section 3.10.

### **6.2. Unacceptable Swimming Pool Design**

- Materials
- Portable pools (all types)
- Colour
- Colours /finishes other than Acceptable Swimming Pool Colours
- Form and Elements
- Visible pump

## **7. DRIVEWAYS**

### **7.1. Acceptable Driveway Design**

- Materials
- Preferably cobblestone paving to match the Estate roads
  - Interlocking or rectangular paving bricks
  - Asphalt
- Colour
- To be approved

### **7.2. Unacceptable Driveway Design**

- Materials
- Broken brick and other imitation cobble paving
- Colour
- Colours other than Acceptable Driveway Colours

## **8. FENCING**

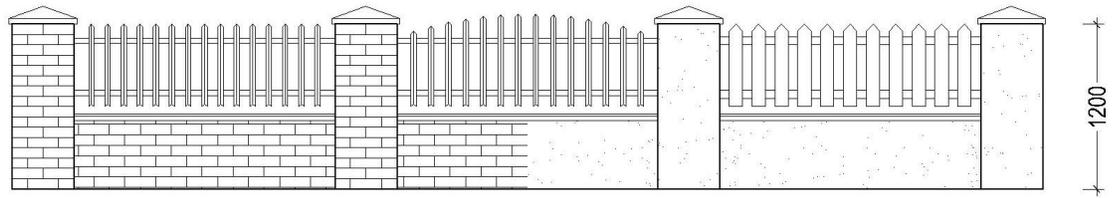
### **8.1. Acceptable Boundary Wall or Fencing Design**



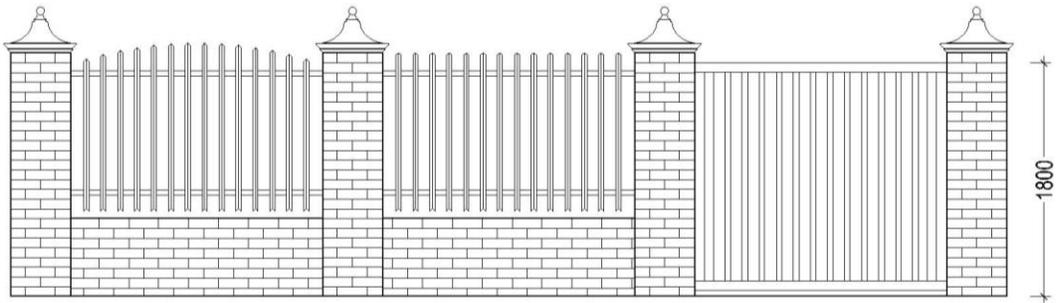
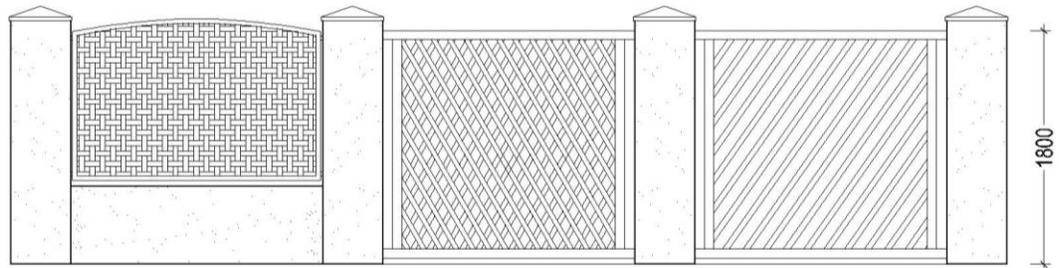
Materials	<ul style="list-style-type: none"><li>▪ Facebrick walls and piers Corobrick Terracotta Satin (or other approved)</li><li>▪ Plastered and painted walls and piers</li><li>▪ Combination of plaster and painted wall and treated timber</li><li>▪ Fibre cement fencing.</li><li>▪ Pre-cast coping on all brick walls (plastered on facebrick)</li><li>▪ Natural hedges</li><li>▪ No fencing</li></ul>
Colour / finish	<ul style="list-style-type: none"><li>▪ Facebrick to match main structure</li><li>▪ Plastered walls painted to match main structure</li><li>▪ Timber or fibre cement fences painted to match main structure or white</li><li>▪ Galvanized pales to be painted Dark Green (Colour to be approved)</li><li>▪ Capping and copings to be painted white or to match main structure</li></ul>
General	<ul style="list-style-type: none"><li>▪ The entire perimeter of the property may be fenced to a maximum height of 1.8m. Street boundaries may be fenced to a maximum height of 1.5m, measured from the base of the outside of the wall.</li><li>▪ Retaining walls on the boundary may be 2m high with a 1m terrace up to a maximum height of 3m. Retaining walls may be constructed from facebrick (Corobrick Terracotta Satin or other approved) or plantable retaining blocks. Retaining blocks need to be planted and facebrick walls need to be screened with plants. Engineers drawings to be submitted to the ACHOA.</li><li>▪ All street facing fences to comply with guidelines from first build. All other fences to comply once the neighbouring homeowner builds. Until this time, temporary fencing that is aesthetically acceptable may be erected. Temporary wire fencing needs to be screened by a natural indigenous hedge and may only be 1.5m high.</li><li>▪ A time frame of one year is allowed from completion of a neighbours house until such time as the shared boundary wall needs to comply with the guidelines for a permanent wall.</li><li>▪ As a norm it is recommended that an amount of 25% of the original cost of the wall be offered to the homeowner who built the wall, when a neighbor develops.</li></ul>

## **8.2. Unacceptable Permanent Fencing Design**

Materials	<ul style="list-style-type: none"><li>▪ Pre-cast concrete panel fencing</li><li>▪ UPVC coated wire fencing</li><li>▪ Barbwire or razor wire</li><li>▪ Wire mesh fencing</li><li>▪ Steel palisade fencing without brick piers and brick plinths</li><li>▪ Unpainted galvanized pales</li></ul>
Colour	<ul style="list-style-type: none"><li>▪ Colours /finishes other than Acceptable Fencing Colours</li></ul>



*Fig 3  
Examples of Acceptable Street Boundary Fencing*



*Fig 4  
Examples of Acceptable Fencing between Neighbouring Properties*

## 9. VEHICLE AND PEDESTRIAN GATES

### 9.1. Acceptable Gate Design

Materials	<ul style="list-style-type: none"> <li>▪ Painted galvanized steel</li> <li>▪ Painted wrought iron</li> <li>▪ Stainless steel</li> <li>▪ Varnished timber</li> </ul>
Colour	<ul style="list-style-type: none"> <li>▪ Paint: White or Dark Green (as approved)</li> <li>▪ Varnish: Oak coloured</li> </ul>
Design	<ul style="list-style-type: none"> <li>▪ Design to compliment the main structure</li> </ul>

### 9.2. Unacceptable Gate Design



Materials	▪ Unpainted galvanized steel
	▪ See also Unacceptable Fencing materials
Colour	▪ Colours /finishes other than Acceptable Gate Colours

## **10. LAUNDRIES, OTHER SERVICE AREAS, SPORTS AREAS AND GAMES AREAS**

Laundries and other service areas are not to be visible from the street. These areas are to be screened by walls in the form of an enclosed courtyard. The courtyard is to form part of the overall design of the main structure, and must therefore comply with the specifications of the main structure. Unroofed walls are to be finished with a pre-cast coping, painted white or to match the main structure. Courtyard gates as specified in Section 6.11.

## **11. STREET ADDRESS NUMBERS**

Street address numbers are to be clearly visible. Approved materials are polished brass, cast aluminium (White, Forest Green, or Black), or a cast iron post-and-plate that compliments the main structure. Street numbers are to be permanently fixed. Plastic-type numbers, fixed with double sided tape are not acceptable.

## **12. OUTSIDE LIGHTING**

The shape of the light fitting should compliment the architecture. Approved colours are Black, White, Verde Green and Antique Bronze. No multi-coloured light fittings, such as neon lights or coloured globes are allowed.

## **13. SATELLITE DISHES AND TELEVISION ANTENNAS**

Satellite dishes are to be mounted in such a manner that they are as inconspicuous as possible. Where possible, they should be mounted in the roof space.

## **14. AIRCONDITIONING UNITS**

External components of air-conditioning systems are to be installed out of sight. Noisy systems are not allowed.

## **15. TELEPHONE LINES**

All telephone lines are to run underground. It is the onus of the property owner to negotiate telephone connections to their own individual properties.

## **16. BURGLAR ALARMS**

The installation of a burglar alarm is at the owner's discretion. However, if a burglar alarm is installed, no cabling is to run on any visible external surfaces of the building.

## **17. GARDENS AND LANDSCAPING**



Following the construction of buildings on the property, landscaping of the garden must take place. Firstly, a lawn is to be planted, followed by the cutting of flowerbeds and the planting of trees. All vegetation, including lawns, is to be completely indigenous.

**18. UPKEEP AND MAINTENANCE OF PROPERTIES**

Properties must at all times meet the standards of the Estate. It is the onus of the property owners to ensure that general maintenance to the structures and grounds of the properties are carried out.

**19. EXCLUSION FROM FAR**

The FAR as stipulated by the local municipality is 33%. The municipality have, however identified certain stands on the estate (those that are very steep and those that have an abundance of indigenous vegetation) and have restricted those stands to a 25% FAR. These stands are as follows;

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