



BIRNAMWOOD ECO VILLAGE



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DESIGN REVIEW AND BUILDING CONTROLS
MARCH 2025
REVISION 2

DEVELOPERS VISION:

The Developer and Architectural Design Team intend creating a unique modern, contemporary "Farm House" Architectural Style Eco Estate, to a well secured Development of Freestanding, single erven Sites situated in the serene KZN Midlands region of, Birnamwood. A suburb of Merrivale, Howick.

A. SITE ZONING CONTROLS

1. All designs are subject to Umgeni Municipality Town Planning Scheme Controls and Building Plan Approval.
2. Birnamwood has 33 freestanding, Freehold Sites ranging from 1092 m² to 2643 m² in area, a Common Area /Park and Gate House, Storage and Main Entrance zone.
3. Birnamwood is currently zoned RESIDENTIAL ONLY DETACHED 3 (Umgeni Municipality) with the following Town Planning Controls:
 - i. Density – 1 Dwelling per ERF, optional granny flat permitted (with a maximum area of 80m²)
 - ii. Floor Area Ratio (FAR) – 0,5 (50%) of individual site area
 - iii. Coverage – 30% of individual site area
 - iv. Height Restriction – 2 Storeys (Ground and First Storey). Specific sites on the S.D.P limited to single storey so as not to block views of units located behind them)
 - v. Parking – Minimum 2 Parking Bays accommodated on Site (can include Garages)
 - vi. Road Front Building Line – 5m minimum / 7.5m encouraged
Side Spaces – 2.0m minimum / 3.0m encouraged
Rear Spaces – 2.0m minimum / 3.0m encouraged
 - vii. No Structures to be erected within the building lines imposed by the Town planning Scheme, provided that the Residents Association may in its sole discretion be prepared to support an application to the Local Authority for the relaxation of those building lines under certain circumstance.

B. DESIGN VISION + AESTHETICS

1. To promote the vision of a modern, contemporary "Farm House" theme aesthetic, maximising natural light and ventilation penetration into living spaces and a generous implementation and use of natural materials and glazing to all Elevations.
2. To design for Sustainability integrated with the Building Envelope.
3. Natural materials such as Stone, Facebrick and Timber Cladding are highly encouraged.
4. Paint Palettes to reflect Natural Earth Colours and Textures with limited highlighting to Design Review Approval.
5. Patios to capitalise on outdoor, informal recreational spaces, with preferred Timber Structure Pergolas and Aluminium/ Sheet Metal coverings, however with wrap around Fascia's to all sides.
6. Large Overhangs encouraged for window and wall shading.
7. Preferred Orientation of Living Spaces – North-east to North-west, which is predominantly for Winter Warmth.

C. ROOF DESIGN

1. A minimum 25 degrees roof pitch is required, with metal roof sheeting.
2. Roofs colour palette – Mid-Grey to Charcoal Grey colours (darker is preferred).
3. Large overhangs encouraged with enclosed eaves.
4. Gutters to be full length, extruded seamless to match Roof Sheeting Colours.
5. Rainwater down pipes to be painted to match wall colours.
6. All IBR and Concealed Fix Profiles accepted, however secure fixings for high winds and Hail is recommended.
7. Glazed gable ends to roofs are preferred.
8. Planted or stone chip finish to Flat concrete Roofs, where applicable, is required.
9. Lightning Protection to all roofs is mandatory, however visibility is to be minimized.
10. Sky Lights Flat Type flush with Roof pitch.
11. Polycarbonate Clear or Opaque to Patio Roofs only.
12. All Roof Installations to be fully Insulated and Performance approved in terms of SANS 10400 Part XA.
13. The following roof materials and designs are not permitted:
 - i. Fibre Cement, Cement or Clay Tiles
 - ii. Flat Sheeting
 - iii. Thatched Roofs or Eucalyptus/Bamboo
 - iv. Mansard or Clipped Gable Ends
 - v. No unpainted or raw mill finish roof sheet materials
 - vi. No Colour Choices to be approved other than the Mid Grey to Charcoal & Black Palette
 - vii. No Gooseneck Rainwater Down Pipes designs – only straight angle sections
 - viii. Dome or Pyramid Roof Lights

D. EXTERIOR WALLS

1. Exteriors Paints are to be 100% Pure Acrylics, following the DRP approved colour palettes. Proposed colours to be submitted with sketch designs for approval.
2. Raised plaster bands around windows are encouraged.
3. The following finishes are permitted and preferred, subject to DRP approval:
 - i. Natural Stone Cladding, by specialist Mason.
 - ii. Natural Timber Cladding, both Horizontal and Vertical.
 - iii. Face Brick finishes subject to DRP approvals – confined to core areas or feature panels and should not dominate any elevation and should be used in combination with plastered surfaces. Specific face brick to be presented and approved.
 - iv. Fibre Cement, painted lap boarding – vertical preferred, with limited horizontal panels – to DRP approval.
 - v. Cement textured Finishes.
 - vi. Grade FI finish - Off Shutter Concrete surfaces rubbed down or sealed.
 - vii. Plaster and Paint – Earth Cote or Equal Finishes.
 - viii. Limited Vertical Sheet Steel cladding, to DRP approvals.
4. The following wall materials and designs are not permitted:
 - i. Reflective surfaces
 - ii. Circular Arches – Flat Arches only
 - iii. No Mouldings
 - iv. unpainted plaster or unblistered stock brick walls

E. WINDOWS + DOORS

1. All Fenestration, Doors and Shopfronts to be fully SANS 10400 Part N, XA Energy Efficiency, and 203 Compliant and SAGGA and AAAMSA certification required.
2. Powder Coated Aluminium Window/ Door and Shopfront Frames in either Charcoal, Black or dark Brown colours.
3. Natural / Varnished Timber Window and Door Frames are encouraged to external elevations.
4. Natural Timber or Powder Coated sliding or opening Shutters are encouraged.
5. Large View Windows / Glazing is encouraged.
6. Solar reflective glazing or tinted colour glazing is not permitted.

F. DECKS, PATIOS + PERGOLAS

1. All decks, patios & pergolas are to be integrated into the Elevation Design Aesthetic and not seen as a "Clip-on" structure.
2. Natural Floor finishes are encouraged, i.e. Stone, dark, rustic clay pavers, and Hardwood Timber.
3. Textured non-slip porcelain tiling, with earth-colour palette.
4. Deck integration with Landscaping Trees, etc is encouraged.
5. Pergolas – Earth Powder coated Aluminium, Charcoal Grey Colour paint to Structural Steel Posts.
6. Laminated Timber Beams or Painted Structural Steel I Beams are welcomed to create a contemporary "Farm/Industrial" Aesthetic.
7. Planting/ Creepers to pergola structures is encouraged.
8. Vertical Timber or Aluminium slat privacy Screens are to be implemented, where necessary.
9. Balustrades are to be treated in a minimalist way with simple vertical or horizontal members in timber or steel powder coated. No glass balustrades are permitted.
10. The following features are not accepted:
 - i. Mouldings, Filigree, Broekie Lace, etc.
 - ii. Any form of Shade Cloth
 - iii. Round Support Structure
 - iv. Exposed Retractable Awnings other than under a Pergola being the dominant Aesthetic
 - v. Precast Concrete Columns

G. CARPORTS + GARAGES

1. Carports and garages to be integrated into the overall Design Concept and Aesthetic, with no "Clip-Ons" accepted.
2. Garage Doors - Sectional or otherwise, to be Timber or Dark Brown / Charcoal Fibre Glass Horizontal Slats.
3. Timber and charcoal grey coloured steel is preferred.
4. Temporary Steel Framed Carports or shade cloth is not permitted.
5. Roofs to be as with Roofing Section and totally integrated with the Design Concept.
6. Storage of Boats, Golf Carts, etc is to be behind Natural Timber Screens, having a minimum 1.8m height.

H. DRIVEWAYS

1. Asphalt (tar) is not permitted.
2. Precast concrete Cobbles is favoured, with interlocking Grey Palette PC concrete pavers also acceptable.
3. Duzi / Granite Stone Chip is also encouraged, with precast concrete edging kerbs. Exposed Aggregate Driveways is also acceptable.

4. Backfall gradient away from Garages is mandatory, unless proven by engineer to not be possible.

I. RETAINING WALLS, EMBANKMENTS + FENCING

1. All retaining walls, embankments and fencing is to specifically detailed and subject DRP approval.
2. Natural Landscaped and Natural Rock Retention is preferred.
3. No solid vertical retaining walls are permitted.
4. No solid Boundary Walls to Road Frontage is permitted, with Hedging/ Creeper around ClearVu fence (or equal) preferred, at no higher than 1.5 m. Spaced out and portions of solid walls are permitted, to the DRP approval.
5. Fencing between Sites is mandatory – ClearVu, slatted timber and landscaping/ Hedge Screening.
6. Precast Dry Stack walls can be used where necessary, however these must be Planted with indigenous Creepers and sustained as such.
7. Safety Fencing to Swimming Pools is required, as per Health and Safety Laws.
8. Precast concrete fencing, Picket Fencing permitted or solid Timber Fencing Panels are all not permitted.
9. Razor wire, security spikes or similar features is not permitted, except with the permission of the Residents Association on the perimeter of the estate.

J. LANDSCAPING

1. Landscaping proposal to be submitted with final design details to DRP.
2. Proposed planting list is to be included.
3. Indigenous plant is encouraged and should complement the overall landscaping concept to be prepared by a Landscape Architect.

K. GENERAL BUILDING CONTROLS

1. All work is to comply with SANS 10400 National Building Regulations.
2. All sites have a 2m wide Pedestrian Right of Way access Reserve to all Road Boundaries, within the site Boundary.
3. Roof Pitches to be no less than 25 Degrees.
4. Air Conditioning Condensers to be Mounted no higher than 300 mm above Ground Level and Screened either by Timber or Powder coated Aluminium Slats.
5. TV Dishes to be completely screened for Neighbours view, preferably mounted at Ground Level and Screened.
6. Solar Panels to be integrated with Roof Design and Design Review approved PRIOR to setting out on Roof Planes.
7. No Exposed Solar Hot Water Cylinders permissible on Roofs – All to be accommodated within Roof / Ceiling Void.
8. Fencing between Sites to be no higher than 1.2m (Recommended Designs to be followed as per Design Review Code) and Colour Coated ClearVu fence, or equal.
9. 1.8m high Landscaped Screening required on boundaries between Sites to facilitate visual privacy between Dwellings ONLY where habitable spaces occur on Elevations i.e. Ablutions and Bedrooms.
10. Motion Sensor, LED Flood Lighting to be only installed on Side and Rear Boundaries with Neighbours.
11. Permanent Security Flood Lighting to Garage / Entrance Parking Court Yard, on Day/ Night Solar Cell.
12. Time Limits for Construction – The construction of the improvements should begin within two years from the date of registration of transfer of ownership. To reduce inconvenience to the neighbours and unsightliness, construction should proceed without lengthy interruptions and should be completed within one year from commencement.
13. No temporary structures may be constructed for occupation prior to completion of the main approved buildings. This will include mobile homes, caravans etc.
14. Outbuildings and additions should match the original design and Style, both in elevation and in material usage.
15. Domestic staff accommodation and kitchen should open onto a screened Yard or patio.
16. No domestic staff accommodation should be nearer the street than the main dwelling unless contained under the same roof or integrated into the total design, and opening onto a screened yard, as per above.
17. The privacy of the surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should directly overlook the “living space” or public external of the adjacent dwellings.
18. All exposed plumbing and washing lines should be fully screened from the street or any visible elevations.
19. The approval of the Architectural Committee should be obtained for the use of any materials other than conventional bricks and mortar.
20. Individual house/ street numbers are required on the road boundary, with text 250mm high. House or family names are also accepted, with a text size of 120mm high. All signage is to be grey or charcoal grey finish (depending on the background).
21. No flags of any sort or advertising/ notice boards are permitted.
22. Private swimming pools are permitted.

L. CONSULTANTS + DESIGN REVIEW

1. Millenium Consortium Architects (MCA) are the designated Architects of Record for the Development and the preferred Architect for each individual site. However, should a Client/ Purchaser prefer their own Architect, the Architect in question would be required to meet the following criteria:
 - i. Architect to be a registered Professional Architect with a valid SACAP Registration.
 - ii. Architect to administer their Clients Project through all SACAP Work Stages 1 to 6 (full project scope).
 - iii. All supporting Engineers and Consultants to be Professional and registered with their respective Professional Bodies, i.e. ECSA

- iv. Architect must be qualified to meet the Design, Compliance and the Aesthetics Criteria of the Design Review Panel (DRP), who's decision is final. This Design Review Process includes a Formal Submission, Comments & Written Approval and will incur a Fee of R5 500.00 (excl. VAT) per Building Project/ Plan Submission. This will be required prior to submitting Building Plans into the Umgeni Municipality.
2. Any current or future renovations that require Building Plan Approval from Umgeni Municipality or in any way effect the exterior façade of a unit, must comply with this architectural design code, and follow the above DRP process and received the Panel's approval.

M. CONTROL OF BUILDING ACTIVITIES

1. Building activity is only allowed during the following public time hours:
 - i. 07h00 – 17h00 Normal weekdays
 - ii. 08h00 – 15h00 Saturdays
 - iii. No building activity is permitted on Sundays and Public Holidays (as these are deemed Private Times), without special written permission from the Resident's Association and all adjacent neighbours.
2. During private time, the Contractor will be allowed only one representative per site in the capacity of a watchman only.
3. The contractor shall provide facilities for rubbish disposal and ensure that the workers use this facility provided. The rubbish is to be removed at most weekly, and not burnt on site.
4. The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations.
5. Where materials offloaded by a supplier encroach onto the pavement or roadway, these materials are to be immediately moved onto the site by the contractor.
6. No material must be allowed to remain on the roadway or pavement and it is the contractor's responsibility to clean the roadway of all such materials. The same applies to sand and rubble washed or moved on to the road during building operations.
7. Residents will be held liable for any damage caused to the roads or landscaping by deliveries or heavy equipment.
8. Contractor shall provide toilet facilities for the workers on site.

For any queries, please feel free to contact Kelvin Kotze on 076 875 7982

Thank you.



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DESIGN CONCEPT



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