



Architectural Guideline Manual

Henties Bay Lifestyle Estate



INTRODUCTION

The developers have adopted an architectural and environmental approach to establish a unique character for the Henties Bay Golf Village. In order to create and preserve this character, an Aesthetics Committee has been appointed to control all structures, site works and landscape elements. All property owners will be required to submit detailed sketch plan drawings to this Committee for approval, prior to preparing Municipal drawings for submission.

All designs and drawings for construction of houses or alterations to houses must be prepared by registered architects of Namibia.

This Manual consists of general guidelines and mandatory restrictions at which are essential to create the unifying architectural character and environmental issues. It encourages variations within the theme and only prohibits extremes in design.

THE BASIC CONCEPT

The basic concept of the architecture of Henties Bay Golf Village is to create a unifying character with traditional building materials and a contemporary design.

DESIGN ELEMENTS

Walls: The walls are plastered cement brick walls, painted light pastel colours. No arched walls or ornamental decoration will be allowed.

Roofs: Roofs are 17½° pitch red concrete tiles or flat concrete roofs with proper water proofing. Flat roofs must be enclosed by parapet walls. A height of 250mm above roof line is recommended.

Windows: Windows are relatively large to allow good views over the golf estate and allow the heat gain in winter.

Window frames should be of black or charcoal aluminum.
Bulls eye panes or small Cape Dutch panes are not allowed.
No arched windows will be allowed.

Plan: The house plan should be built up in wings forming sheltered courtyards.

Verandahs: Outside sitting spaces are recommended, covered partially with a pergola and protected possible with planted walls or glass wall



Plumbing pipes: Plumbing pipes must be fully concealed.

Entrance doors: Doors and doorframes should be of black or charcoal aluminum. If doors are a feature they can be in timber, with dark stain or paint, with horizontal or vertical patterns. No arched doors will be allowed.

Garage doors: to be horizontally slatted electrical operated overhead doors. Colours: White, Grey or Charcoal.

Satellite dishes, Solar geysers, Solar Photovoltaic panels, Air conditioning: To be hidden if possible or integrated in the design.

Balcony balustrades: light and simple structures are recommended. Either painted brick walls, or horizontal or vertical light non-corrosive structures. No ornamental handrails will be allowed.

ENVIRONMENTAL DESIGN GUIDELINES

Sun: The sunshine is the most valuable natural resource at the Namibian coast. The optimum orientation for houses is to the north with windows to the north to capture the heat in winter. When properties have a road access from the north, it is recommended that the garage be separate from the house, to create a courtyard and allow maximum northern sun into the house.

Garages: Garages should be built close to the road to avoid long driveways on the erven and noise disturbance to the neighbours. Garages must be 5m away from boundary line to allow parking in front of garage doors

Wind: The wind is an important climatic factor at the Henties Bay Golf Village. The prevailing winds are from south to south-west and occasional from east in winter. The orientation of the house and the creation of courtyards are important design factors, as well as the roof pitches and their position assist in creating wind sheltered court yards. The landscaping, planting, windscreens will reduce the wind velocity and can provide protected outside environments.

Corrosion: The extreme effect of moist salt laden winds is an important consideration when selecting building materials and garden structures.

Boundary walls: Boundary walls to the streets and golf course should be avoided. Boundary walls to adjoining properties may be 2.5m high to create sheltered, private court yards. Natural or painted timber screens with simple horizontal or vertical designs may be



Used.

The planting of hedges and creepers is encouraged.

Corrugated iron, barbed wire and pre-fabricated fences are prohibited.

Natural stone: The plinths of all walls will be of good quality natural stone to avoid rise of moisture and efflorescence in walls.

Chimneys, pergola columns, accent walls should be built or clad with natural stone.

Signage: House names and numbers are recommended to continue the Henties Bay character.

All other signs for houses must be approved by the Aesthetics Committee in writing.

Aesthetics Committee: All plans must be submitted to the Aesthetics Committee of the Henties Bay Golf Village and approved before being submitted to the Municipality of Henties Bay for approval. Sufficient detailed information (site plan, plans, elevations, sections, 3-D presentation, and color scheme) must be submitted to illustrate the development. Municipal drawings may not deviate from the approved Aesthetic Committee submission.

Plans must be submitted to: THE CHAIRMAN, AESTHETICS COMMITTEE, email: mprop@iafrica.com.na but preferable in A3 size hard copy duplicate, delivered at SWAKOP WYNKELDERS, NATHANIEL MAXUILILI STR. 27, SWAKOPMUND