Gowrie Farm
GOWRIE FARM ARCHITECTURAL REVIEW COMMITTEE
NOTTINGHAM ROAD

GOWRIE FARM BUILDING GUIDELINES
PHASE 2

1. BACKGROUND TO THE CODE

The overall ethic of the "Lowlands" second phase of Gowrie Farm

The ethic of this, the second phase of Gowrie Farm, is that of loosely assembled farming settlements: It does not have the 'tightness' of a typical rustic village but is rather a series of homesteads assembled around/within a farmyard configuration and a loose assembly of disaggregated components making up the buildings (barn, shed, stables, tractor parking/work shed, service buildings, main living component, bedroom wing, etc).

Whilst the houses of the first phase at Gowrie Farm drew their inspiration from the old farmhouses of Kwa Zulu Natal, the intention now is to draw inspiration from these houses and develop a more modern interpretation of the Midlands Farmhouse. Owners are therefore encouraged to have modern designs in an assembly of fragmented building elements.

Possibly one of the most distinctive departures from the architecture of Phase 1 is that mono-pitched or flat roof elements are now permitted, as well as requiring lower angles on double-pitched roofs. This is required so that the new generation of houses will settle into the forest of Ouhout, which has been planted behind the properties.

This document is less of a 'code' than a set of guidelines. Variances to the guidelines are allowed on the basis of architectural merit and as adjudged by the Gowrie Farm Architectural Review Committee (GFARC). In effect, GFARC judgements seek to be more 'design-driven' than merely a check-list of 'regulation-compliance'. It must not be seen as a document which inhibits quality and architectural endeavour but rather an exploration of a vernacular which is pleasing and fits in with the existing buildings, allowing architectural excellence to be expressed, as long as the spirit of the guidelines and Gowrie Farm is taken into account. See the submission of Andrew Makin, the designer of The Folie (Erf 1013, previously Erf 246) at Gowrie Farm, as set out in Annexure "B".

The overriding architectural ethic is to achieve a low-slung built form set down into its landscape. Reference image of Rem of Erf 1011 Gowrie Farm Phase 1

2. FORM

The form of development: A low-slung architecture

As inferred from the pictures above and below, the architecture is low-slung and settles into the landscape, being visually a single storey (although mezzanine levels may be incorporated as set out below in the *Roofs and Height Constraints* section).

A low-slung architecture set about interior courtyard spaces is encouraged: House in the Dry, Moore Creek, Australia: MRTN Architects

The houses must have a primary, or core space, with secondary spaces, whether as lean-to elements or disengaged, minor-order mono-pitch or double pitched elements. The architecture is to conform to the so-called Letters of the Alphabet architecture noted in Annexure "A" and variances of this. Predominantly, these

are plan forms mimicking the letters H, I, L, U and a square O (meaning either a square house plan or a perimeter courtyard house).

Courtyard configurations are encouraged to provide wind-sheltered outdoor spaces and facilitate passive cooling of the various elements of the house.

Layouts are to be fragmented, as far as possible, into an assembly of elements such as main living areas, bedroom wings, guesthouses, garages, storerooms, etc.

In order to facilitate this fragmentation, covered links are permitted, provided that they are carefully considered elements in the overall architectural ethic of the development.

The primary spaces of any element of an assembly of buildings may not exceed an outside dimension of 6.2m in width, save for a square house (which would have to be built in a similar form to the original farmhouse at Gowrie Farm on Erf 278 (See photo on page 2 of these Guidelines).

3. BUILDING LINES

Placement of a development on a site

Buildings must be placed on the property inside the building lines as shown on the attached schedule Annexure C.

Relaxation of building lines may be granted upon application to GFARC which has the right to relax building lines on the basis that the relaxation will not unduly prejudice neighbouring properties and properties in the surrounding area. Before agreeing to the relaxation of any building line, GFARC will obtain comment from immediate neighbours so as to allow GFARC to consider their comments.

Swimming pools may be built within 2 metres of a site's property boundaries, other than a street boundary, with relaxation being permitted in cases of particular design merit and input from immediate neighbours affected.

The relation of a development to the road

Buildings are not intended to have a strong relationship with a 'village road' but are rather a series of homesteads loosely accessed off a narrow 'country lane' in ways determined by the expedience of locality. This country lane is not 'engineered' with kerbs and is flanked with lightly forested, wide verges. A 5m building line area on most sites adds to this forested fringe, such that one 'discovers' the homestead beyond this fringe in secret, unexpected ways.

Ground floor slab height may not project more than 400mm from NGL at any given point.

4. DRIVEWAYS AND GARAGES

De-emphasising the presence of the car, garage doors and utilities

Where garage doors face out towards the road, the additional space provided by the 5m building line is to be used to screen these, with the driveway meandering to make for an indirect, somewhat winding way.

Where garaging is turned at 90° to the road, such that garage doors are not prominent on arrival at the homestead, this 5m building line may be relaxed as determined by local context and design merit.

Garage doors, although being capable of automation, should, as far as possible, break from the 'suburban' garage door ethic and reflect a more rustic quality of barn doors, sliding screens or 'hangar doors'.

Thoughtful and careful detailing around plumbing, trunking, conduiting and plant and equipment of all descriptions is to be a conscious element of all design and adequate ducting and/or recesses in surfaces is to be allowed for such that nothing is surface mounted nor appears to be 'retro-fitted'.

Noting the development ethic set out above, there is an explicit intention for driveways to be rendered in as farmstead/rustic ways as possible so as to consciously avoid a 'suburban, car-oriented' character emerging. Essential points in this regard are:

- a 'suburban driveway character' is to be avoided;
- dominant, axial and landscaping-focused driveways accentuating a car's progression off the estate's 'country lanes', across the Ouhout planted verges and onto a site are to be avoided;
- engineered kerbing and surfacing accentuating a car-oriented shaping and turning radii of the driveway are to be avoided;
- attention should be on rustic, permeable surfacing materials (with understated edge restraints) that allow for a non-extensive rustic mix of materials including some cobbling, gravel, concrete/'sleeper' elements interspersed with lawn/ground covers/veld grasses;
- the movement off the 'country lane', across the verge and onto the site should preferably be as oblique as possible, and punctuated with larger specimen trees, including Ouhout;
- driveway routes should be as narrow as possible or broken by bifurcations around trees consciously placed to 'de-massify' the prominence of the driveway routing;
- driveways should not be 'celebrated with suburban-style gate posts, elaborate gates nor unduly accentuated 'porticos'.

5. ENVIRONMENTAL IMPACT REPORT

Compliance with the terms of Environmental Approval

The Record of Decision, in terms of which Environmental Approval has been granted, specifically requires the following:

1. Residential sites will install rainwater harvesting tanks, connected to toilet cisterns for flushing toilets and for use for gardening and washing;
2. Any outside lighting must be directed inwards and downwards in Phase 2;
3. The stormwater system must be kept separate from the sewerage system.

Items 2 and 3 above must be dealt with specifically both in submission documentation and supported with engineering detailing and directives for implementation on site.

In respect of Item 1 above, rainwater harvesting, as a requirement of the Environmental Approval, has to be achieved within strict adherence to the following guidelines:

- all storage tanks are to be consciously designed into the overall scheme;
- all piping, channelling and ducting is to be designed as part of the scheme's overall architectural ethic;
- galvanised, unpainted corrugated water tanks may be used as feature elements;
- rotor-moulded tanks must be of a neutral, natural, recessive colour and must be suitably screened in their entirety;
- nothing of the rainwater harvesting may appear as an after-thought, nor tack-on, nor as a retro-fit.

In addition to the above environmental approval conditions, the following must be adhered to:

Sewerage/Septic Tanks

In the case of all properties, individual septic tanks must be installed, which septic tanks must comply with the National Building Regulations. Soak-aways must then be built and with special consent, may be built outside of the property boundaries on the farm land.

In the case of septic tanks, these must be inspected by an engineer, appointed and paid for by the owner, and approved, prior to them being closed. In addition, a filter must be placed at the outlet pipe, preventing any foreign matter passing through into the system. A two-pipe drainage system is required, one for solid waste and one for grey water. The grey water line is to bypass the septic tank and feed directly into the soak-away. All septic tanks must have a manhole that is easily accessible, so that waste may be pumped out from time to time.

Homeowners are to ensure that they place signs in their bathrooms advising people that the houses are on a septic tank system. Please also ensure that if you are discharging water into the communal system, a filter is placed at your outlet.

6. SOLAR PANEL INSTALLATION

Solar water-heating panels are accepted although heat pumps tend to be similar in energy efficiency, more versatile in being hidden from view and integrate more easily into a conventional plumbing system. Where solar water-heating systems are used, only the panels may be placed on the roof or in external view and all tanks, manifolds, piping and lagged trunking is to be within the building.

Solar panels for energy production are encouraged, noting the following:

- they must be roof-mounted or an integral part of carport/shade-port/pergola elements in keeping with the architectural ethic of the overall development;
- they must be of the 'black' cell-type (as opposed to the 'blue');
- they must be of a black panel variety;
- they must be frameless or have their frames rendered black;
- they must be fixed at the angle of the roof to which they relate and may not project off, or past, any part of the roof element to which they relate;
- no portion of mounting structure may be visible and such structure must also be rendered black or the colour of the roof sheet;
- no trunking, conduiting or cabling may be visible;
- all trunking and battery storage and power reticulation is to be designed as an integral part of the architectural ethic within the building.
- The panels must be installed in portrait format on the roof slope

7. COVERAGE AND FAR

Floor area and verandah extents and constraints

The maximum enclosed floor area extent of a single storey house is to be 430 m²: This area excludes any mezzanine areas and verandah areas.

In the case of Erven 1352, 1353 and 1354 only, the allowable coverage shall be 600m², which coverage shall include the verandah allowance of 50m².

Covered verandahs may follow a traditional Midland's vernacular but apparently flat projections off the main building element/s are encouraged in a more contemporary idiom. Noting the Midland's need for warm sun being able to penetrate into a building's inner volume for warmth, clerestory north and east-facing elements above these verandahs are also encouraged.

Every house, in addition to the enclosed floor area, is to have a minimum of 50m² of verandah area, or such lesser amount as GFARC may in its sole discretion allow (such as in the case of a small house).

A total verandah area may not exceed 100m² and noting that no more than a total of 50m² may be enclosable, such enclosure to be with frameless glass systems only (and any variance in this regard being in terms of individual design merit and at the sole discretion of GFARC).

No portion of a verandah may be enclosed in any manner other than by frameless glass:

Vertically-hung roller storm-blinds in a dove grey colour may be permitted on verandahs and on design merit at the sole discretion of GFARC.

No louvered systems, whether clear, translucent or opaque, may be used.

No canvas, nor plastic blinds, nor awnings, nor canopies, of any description may be installed.

Where movable sheets of glazing are used to enclose outdoor areas (such as mullion-less, slide-away-folding, glazing) specific design attention is to be paid to the resultant glass-line so as to achieve a cool, recessive, non-reflective plane of glass (and noting that such glazing must be clear or, at most, of a very light grey tint only).

All other retractable vertical blinds are to be no less than 300mm back from the outer structural element of the area being enclosed.

8. ROOF AND HEIGHT CONSTRAINTS

As noted above, roofs may be mono-pitch or double pitched, or a combination considered on design merit. Flat roofs are permitted generally as concrete slabbed, secondary roof elements and should ideally be sodded. Verandah roofs may also be flat in appearance such that a slightly sloped sheet roof may fall within an outer facia (such as a deep timber or steel perimeter element). Flat roofs should not, however, form the dominant or primary roofing element of a building.

In the case of pitched roofs, whether mono or double-pitched, the pitch is to be slight and restrained, de-emphasising it as an element and accentuating the sense of a low-slung, extensive linear architecture. Roofs are to be rendered in various shades of charcoal, dark grey and dove grey and comprise one or other of two sheet-profiles: A corrugated S-profile sheet type and the Brownbuilt-profile. As points of architectural accentuation, *corten* may be used as a naturally rusted

element as a roof sheet, providing that adequate detailing is in evidence regarding unwanted straining and streaking from uncontrolled run-off.

In the case of mono-pitched roofs, the slope may not exceed 8°. Primary roofs may be symmetrically gabled or hipped and slopes may not exceed 35°.

Eaves may be clipped or have detailed overhangs. In the event of overhangs, the detailing of rafter treatment and eaves-closure (if any) must be included with plan submission. Rainwater goods (gutters, downpipes, water harvesting and rain tank configurations) are not compulsory but must be explicitly referred to in plan submission. Where no rainwater goods are proposed, detailing of surrounding ground-aprons, surface drainage, splash-backs, spouts, chains, localised threshold weather-proofing etc, must be included.

All buildings are to be single storey. No lofts are allowed but mezzanine floors will be permitted, noting that they must be *bona fide* mezzanine levels and in no way may represent a second storey or undermine the single-storey design ethic of the guidelines. Mezzanine levels are thus only permitted according to the following restrictions:

- No mezzanine may constitute more than 50% of the area of the lower floor to which it relates;
- The collective area of all mezzanines may not constitute more than 40% of all floor area within a development;
- Any mezzanine must look down into and be an integral part of the lower-floor volume to which it relates;
- A mezzanine level may only draw natural light from:
  - the windows serving the lower level to which the mezzanine relates;
  - windows on the gable ends to which a mezzanine relates; and/or
  - flush-fitting skylights carefully integrated into the overall architectural ethic;
- No mezzanines may be expressed in the external appearance of the building of which it is a part (meaning no dormer windows or balconies);
- The mezzanine floor shall be limited to internal access and circulation only.

Wall plate height may not exceed 3.6m and may not be less than 2.7m. Wall plate height is measured from the top of the finished ground floor slab to the top of finished wall plate.

9. EXTERNALS WALLS

9.1 Where façades are solid and opaque

Masonry, whether rendered with plaster or as exposed brick, is to portray an earthiness in rustic application and colours: Plaster may be smooth, mildly

textured or bag-washed and rendered in earthy, muddy tones of clay, ochre, black and ox-blood red.

Restraint must be used in the number of external finishes applied to designs, however, alternative façade treatments may be considered on design merit (eg timber, sheeting, clapboard, etc) and with appropriate proofing of durability. If *corten* is contemplated as a sheet cladding, detailing must be in evidence in the submission that there will be no streaking or staining from uncontrolled run-off.

To date, grey walls have proliferated and there is now the intention to reduce this somewhat.

Where of particular architectural merit, GFARC may consider the very selective use of white as a colour, be this as a landmark 'white architecture' or in cases of particular accentuation.

If stonework is to be used, it must be of natural stone only and as far as possible, of the region. Natural stone tiles or rivens are not permitted and stone cladding must be of a substantial, rough-hewn, cut-but-not-dressed character.

Exposed brick, even though noted as face brick, should be of a relatively poor specification/tolerance and be of an earthy, mottled character in general with higher quality specification brickwork being used in an accent manner only.

All general brickwork is to be flush-jointed with suitably pigmented and burnished mortar so as to achieve expanses of brickwork panels rather than the expression of individual bricks.

An alternative rendering in brick is as noted on the last page of Appendix "B": "…rough brick resembling the orangey-brown clay [of the region] … [with joints that] are deeply raked out gives a rustic, rudimentary, earthy feel, … inspired by old farm outbuildings."

A sample of all face brick and/or natural stone must be provided to the HOA office for approval, **prior** to build commencing.

9.2 Where façades are expansive and clear

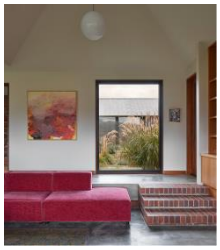
Expansive use of clear glazing is encouraged and may well be combined with natural timber structural members and/or steel I-beam or channel sections, in a contemporary idiom. Where glazing is to be tinted, this may only be in a restrained manner and only in light tints of grey.

Expansive glazing is suggested for promoting views out into extensive landscapes, whilst a more solid material with punctured fenestration may interface with the

forest-lined country lanes and side spaces. The effect is to heighten the sense of arrival through solid architectural plane/s and subsequent release into panoramic views of the golf course expanses beyond.
Windows may be wooden or powder-coated aluminium and are to be glazed with clear glass (or frosted glass in the case of bathrooms). Sandblasted windows or stain glass windows may be used for special doors or feature windows as approved by GFARC.

Windows are to be rectangular or square and may be either vertically or horizontally composed, being designed and placed to complement the overall design of the house.

Where openable, expansive glazed elements are used, sliding planes are favoured (as opposed to framed, sliding-folding systems) so as to achieve a lightweight, less-framed result that unduly accentuates structural members. There is no set ratio for vertical frame elements relative to width, although the proportioning system used is to be a conscious design concern, demonstrated to GFARC.




The proportioning of vertical and horizontal relationships in expansive glazing elements is to be of conscious, demonstrable concern; House in the Dry, Moore Creek, Australia: MRTN Architects

No small cottage pane windows are permitted, although large, industrial type cottage pane windows are allowed.

Steel window frames may only be used, with GFARC approval, where, for structural reasons, the extent of a glazed feature warrants a frame having better slenderness-to-structural-strength characteristics than timber or aluminium.

Shutters are to be of timber or powder-coated aluminium or steel and:

- must be operable (meaning they can't be fake and fixed); and
- sized to match the opening to which they relate.

9.3 External Wall Colours

A Paint Committee has been appointed to monitor the use of external wall colours at Gowrie Farm. All queries in this regard must be directed to the HOA office.

Colours for the estate have been selected and A4 brush outs can be viewed at the Homeowners' office.

External colours shall be limited to the following colours from Plascon, who have offered assistance with interior colour choices and discounts on purchases for Gowrie Farm home owners:

- Bauhaus Y2-E2-1
- Bottecelli E17-5
- Castle stone Y5-E2-2
- Corinthian pillar Y3-E1-4
- Fever tree BBO602
- Lightning Y4 D2 2
- Misty valley BBO609
- Mosaic Y5-D2-2
- Off-Shore 50
- Rhine Castle 54
- My Magnolia Y4-C2-2

So as to avoid monotony of colour on houses at Gowrie Farm, all exterior wall colours are to be approved by the Paint Committee, to ensure that no consecutive homes are painted the same colour.

When choosing colours for the homes at Gowrie Farm, the Paint Committee has been sensitive to the Midlands' landscape and has set out with the intention of minimising the impact of the houses in the landscape. It is important that when home owners choose their trim colours, they are sensitive to the impact that these colours will have on the overall effect of the homes at Gowrie Farm. With this in mind, the following rules are applicable:

- Colours of shutters and major verandah details such as posts should be darker than the exterior walls. White is discouraged on all major features and may only be used on windows. It is specifically excluded from use on garage doors, barge boards and facia boards or plaster bands.

- White is permitted on wooden windows, although colours complementary to the walls and if possible, darker than the walls, are preferred. In the case of aluminium windows being used, then dark colours are obligatory. No white aluminium windows or doors will be permitted in the future. Before choosing

the colour of the aluminium or metal doors, these colours must be approved by the Paint Committee.

- Garage doors should be painted a dark colour, or alternatively the same colour as the walls in which they hang. Should they be timber doors, then a natural stain is permitted.

- Gutters must be the same colour as the roof on which they are fixed. Downpipes are to be painted the same colour as the walls on which they are fixed, or alternatively match the roof colour.

Before final approval is given for paint colours, contractors shall paint samples onto a northern, eastern and western wall and these colours must then be approved by the Estate Manager, together with the Paint Committee.

10. EDGE CONDITIONS

Garden walls, screen elements, retaining structures and fence-lines

Shaggy hedgerows (within which fence-lines are hidden) are favoured as edge conditions on road and side boundaries or low delineations within a site's development. Box hedges are not favoured and may only be used in instances of particular design merit.

Garden walls may be of local stone, rustic brick, plastered, or bag-washed in earthy colours and should have a minimum width of 350mm and generally no higher than 1.1m but allowing for an increased height of 2m for screening purposes. Screening of views into and out of a property must not portray a 'suburban' ethic and should only be used selectively to enhance the privacy and wind-protection qualities of elements such as courtyards and utility service yards.

When designing at Gowrie Farm, place must be provided for a kitchen/washing yard, where bins may be kept. The object is that these areas must be created in such a way so as to ensure that bins, gas bottles and washing, is not visible to neighbours. When designing, the natural light of the sun should be borne in mind, for the purposes of drying areas.

All air conditioning plants, equipment, heat pumps and gas geysers are to be positioned, or screened, so as to be out of sight from any public street or space. Their position and if necessary the proposed screening, must be indicated on building plans.

Retaining walls are to be high-quality off-shutter concrete, rustic brick, gabion, plastered, bag-washed or natural stone. No dry-stacked concrete systems (such

as Lofflestein or Terraforce) may be used save where, in GFARC's opinion, such material will not be in public nor visitors' view.

For purposes of keeping dogs within a site's boundaries, natural, un-spun CCA-treated gum pole stanchions not exceeding 900mm may be used, with interstitial weldmesh, supported on three horizontal straining wires between stanchions. Such fence-lines are:

- to be restrained in extent and not following the site's full cadastral outline.
- where following a cadastral boundary, the fence should be off-set within the boundary by 300mm so as to allow hedgerow planning on both sides of the fence-line; and noting that
- boundaries along open space and golf course frontages, other than in cases of specific merit, are not to be enclosed with boundary treatments save for the combined low fence and hedgerow option where keeping dogs within the site leaves no alternative and with all alternatives having been explored fully.

Gates, whether for vehicular or pedestrian purposes, are to be restrained, unadorned and kept to a minimum. In many cases a simple farm vernacular is favoured and anything beyond this is to take reference from this vernacular of simplicity.

11. MATERIALS

Timber and steel as strong, slender structural elements

Use of natural timber structural elements is encouraged, as is the use of steel. Timber should be rendered so as to enhance its natural qualities. Structural steel is to be rendered in black, charcoal or dark grey. Polished or reflective steel (such as stainless steel) is to be restrained and confined to selective use in balustrading and handrailing. Where design merit is appropriate, it may also be used with restraint on/in chimney flues.

Balustrading

In a low-slung architecture, balustrading is infrequent and possibly associated more with the follies referred to below. Simple un-adorned, light-weight steel or timber work is preferred and, where glazing is used in this regard, it must be in clear glazing and particularly carefully dealt with as a conscious, specific aspect of design: The fact that it is clear glazing does not mean it is invisible and/or unimportant; its proportioning and fixing system is an essential detail in design.

12. FOLLIES

In all manner of settlements, follies are an acceptable accentuation (dovecots, water tanks, water devices, silos, towers, etc) and are encouraged within restraint: Each must be within a clearly articulated understanding of what it sets out to do

and how it is so positioned; the vertical nature of some of these follies may give rise to the need for balustrading.

13. LANDSCAPING

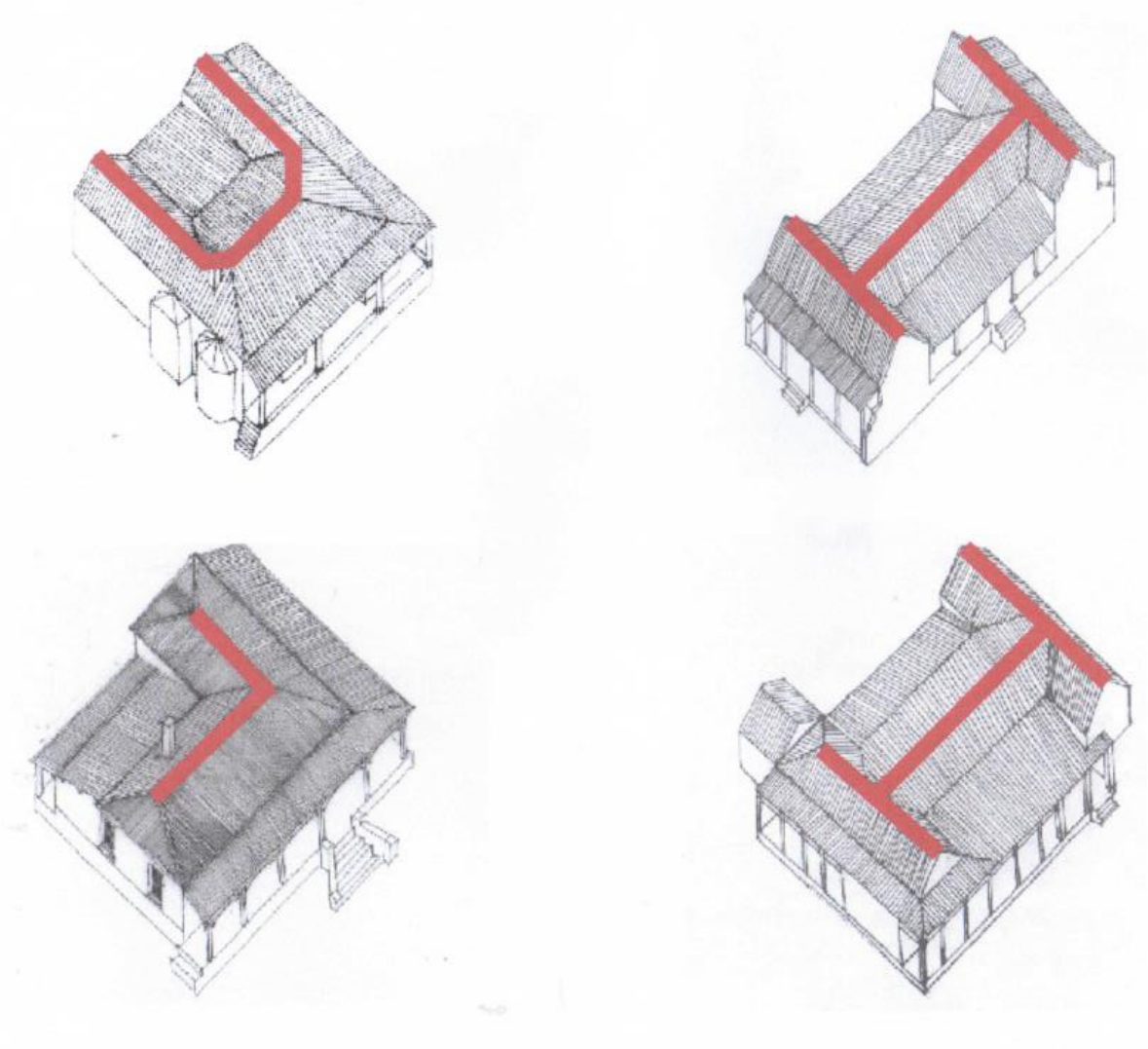
It is not the intention to specifically, nor unduly prescribe individual landscaping responses on sites, but rather noting as follows:

- the overall ethic of Gowrie Farm stems from its farming origins, its pastural qualities and its natural attributes.
- the overall appearance is to be one of a blended, rolling landscape on which several low-impact homesteads are dotted, and the specialness of the golf course worked into this wider landscape, is accentuated;
- emphasis is on natural simplicity and grasses in a largely unmanicured context;
- plan submission should indicate, albeit conceptually, how trees, shrubs, hedgerows and planar surfaces (whether soft or hard) are to accentuate and complement the architecture proposed.

In the case of properties on Swilken Road, kikuyu lawns are not allowed and lawns are to be of cynodon, dactylion or grass approved by GFARC who will be guided by such experts as they may appoint.

ANNEX A

LETTERED ARCHITECTURE



ANNEX B

AN INTERPRETATION OF THE GOWRIE FARM BUILDING CODE:

HOUSE 246 "THE FOLIE" GOWRIE FARM

BY ANDREW MAKIN – LEADING ARCHITECT

The introductory background to the Gowrie Farm Guidelines describes what kind of environment is intended at Gowrie Farm. It primarily involves the relationship of buildings to the natural landscape, climate, available materials, lifestyle, ie regional vernacular. This is a description of the Guidelines. The subsequent detail in the Guidelines sets out how the design of individual houses will extend this regional vernacular and intended relationship with the landscape. These are the Guidelines against which compliance with the Spirit can be measured.

Focusing on the heritage of old farmhouses of the KZN Midlands, the introduction includes reference to the Cape origins of KZN Midlands farmhouses and their 'Lettered' plan shapes, which were typically the H, I, L or U shapes; their roof dominated accreted forms; the predominance of the single storey scale in the landscape; response to climate, including sun, wind, rain and presumably temperature; and the importance of views as a way of relating to the landscape from within properties, as well as views of properties from the landscape.

The photo of an old 'farmhouse' above is useful, inspirational and beautiful. But it can also have the effect of limiting the perception of the range, variety and diversity of old farmhouses that exist across the Midlands. Also, old farmhouses in the area were conceived of in an entirely different time to the present. This chronological gap must surely have significant impact on the interpretation of 'old farmhouse' just as a change in cost or climate must necessarily have a significant impact on design conception.

Perhaps this is why none of the houses built at Gowrie really resemble this idealised image of an old farmhouse. The design of Lot 246, while largely satisfying the Guidelines, attempts to find a way to represent the intention of old Midland's farmhouses and the range of outbuildings with which they were almost always associated. But it wishes to do this in the syntax of our own time, rather than as an unsatisfactory imitation or substitute [a simulacrum] of the inherently un-replicable authentic original.

To do so, the accommodation schedule, common to many of the houses on Gowrie, is divided into two types. First, is the living space that is treated as one large verandah facing the fantastic southern views, its range of uses changing along its length, according to lifestyle need and sun position through the day. Prevailing winds, sometimes freezing cold, often come from the south, so this 'verandah' also opens to the sun-warmed northern side. Because the views are so good in all directions, the verandah is double-glazed pretty much all round. This is not a feature of traditional farm houses anywhere, simply because the technology was not available at the time of their construction. But the simple pitched sheeted roof, its long horizontal proportions, the plinth relationship to the ground, and the overhanging verandah roof protecting the [glass] walls from the early summer morning and later afternoon sun, as well as wind driven rain, make direct reference to the midlands farm house.

The second type of accommodation is the private bedrooms. These are treated more like the outbuildings of traditional farmhouses. They are primarily wall rather than roof, and the openings are relatively small. The depth of these windows is exaggerated by the projecting steel surrounds, both to shade the east and west facing glass and to create very deep shadow, reminiscent of the unglazed openings in old farm buildings. The rough brick resembles the orangey-brown clay-like rock found just under the surface of the grassy high-ground. It's broken into smaller units and the joints are deeply raked out to give that rustic, rudimentary, earthy feel, also inspired by old farm outbuildings.

The arrangement of the living space and the 2 bedroom elements into a Lettered 'U' shape, forms a northern courtyard protected from the weather and at a very contrasting scale to the vast landscape all around. Experiential and lifestyle variety is always appreciated in a home. It allows the rich dynamics of family and social life to be accommodated, reflected and expressed.

This house does not attempt to replicate a Midlands farm house. That is not possible. But it does attempt to analyse how those lovely old farm houses really work in their contexts and therefore why they feel the way they do in their landscape; and to find ways of learning those lessons, applying them with respect and acknowledgment of that tradition, while also making inventive use of technologies and materials now available, which can bring so much pleasure to our contemporary lifestyles. We believe that this is the mandate of architecture: Not to replicate the past - that can best be done by measuring up an old farmhouse and simply duplicating it, but rather by respectfully extending the best of custom, tradition and vernacular wisdom into our time, and in so doing, both giving reverence to that tradition while confidently and sensitively creating new tradition.

ANDREW MAKIN

DESIGN WORKSHOP : SA

ANNEX C

SCHEDULE OF BUILDING LINES

ERF NUMBER	BOUNDARIES			
SWILKEN ROAD				
1329	1m (NW)	8m (NE)	5m (SW)	2m (SE)
1330	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1331	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1332	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1333	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1334	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1335	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1336	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1337	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1338	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1339	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1340	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1352	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1353	2m (NW)	8m (NE)	5m (SW)	2m (SE)
1354	2m (NW)	10m (NE)	2m (SW)	2m (SE)
PLANTATION ROAD				
1341	8m (NW)	4m (NE)	2m (SW)	4m (SE)
1342	8m (NW)	2m (NE)	2m (SW)	4m (SE)
1343	8m (NW)	2m (NE)	2m (SW)	4m (SE)
1344	8m (NW)	2m (NE)	2m (SW)	4m (SE)
1345	8m (NW)	2m (NE)	4m (SW)	4m (SE)
1346	2m (NW)	4m (NE)	4m (SW)	5m (SE)
1347	2m (NW)	4m (NE)	4m (SW)	5m (SE)
1348	2m (NW)	4m (NE)	4m (SW)	5m (SE)
1349	2m (NW)	4m (NE)	0m (SW)	5m (SE)
MUIRFIELD ROAD				
1350	13m (NW)	0m (NE)	2m (SW)	0m (SE)
1351	10m (NW)	2m (NE)	0m (SW)	0m (SE)
DAIRY ROAD				
PORTION 5 OF 1065	2m (NW)	2m (NE)	5m (SW)	2m (SE)
PORTION 6 OF 1065	2m (NW)	5m (NE)	5m (SW)	10m (SE)
PORTION 7 OF 1065	3m (N)	2m (W)	0m (E)	2m (S)