



Guide to Play Structures

Commentary on Bluewater Estate Design Manual

April 2017

Legal Status: Approved by Architectural Committee on 13 April 2017 by email circular; made binding by Board via circular on 18 April 2017 with immediate effect.

Introduction

The Bluewater Estate Design Manual does not include specific guidelines for the construction of play structures.

The purpose of this document is to guide the design and choice of materials for play structures in order to maintain the Bluewater Estate Design Manual's criteria for conservation, sustainability and aesthetic coherence.

General Requirements

1. The criteria upheld by the Architectural Committee in line with rules and regulations are: adherence to the Design Manual, aesthetic coherence, consideration of neighbours and safety.
2. Planning of play structures must consider the affect they will have on neighbouring properties in terms of overlooking and must comply with the Architectural and Landscaping Design Manual in this regard. Screens must be erected on upper decks of play structures in accordance with the Architectural and Landscaping Design Manual if these decks overlook neighbouring properties.
3. Play structures which include enclosed areas and/ or roofs will be considered outbuildings and must therefore comply with the Architectural and Landscaping Design Manual in terms of design, materials and position.
4. Design of play structures notwithstanding, all materials, finishes and colours must be in accordance with the Architectural and Landscaping Design Manual.
5. Design and construction of play structures within Bluewater Estate must comply with any statutory regulations relevant at the time.

Permitted Materials and Finishes

Timber

- Natural finishes or stains/paint colours in accordance with the Architectural and Landscaping Design Manual

Materials and Finishes not Permitted

- Steel structures
- Concrete
- Plastic
- Bright colours

Procedure

The following procedure is to be followed before erecting a play structures:

1. A notification of the intention to build a play structure must be given to the estate manager.
2. If the play structure is to be enclosed or roofed, it will be deemed an outbuilding and must therefore comply with the Design Manual. Standard BWE procedures for plans submissions must be followed.
3. If overlooking of neighbours will occur, the neighbours must be consulted and an agreement must be in place with the neighbours before the structure may built.