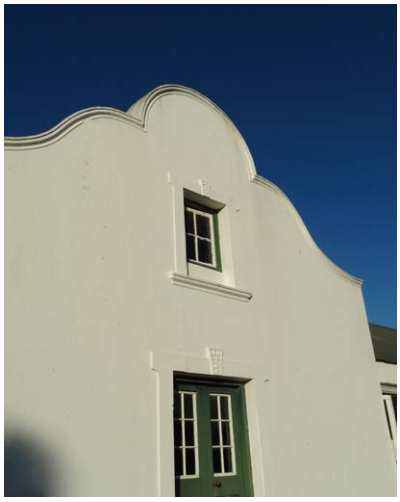




Stanford Style

A GUIDE FOR OWNERS, BUYERS AND DEVELOPERS









INDEX

1 Introduction
- 1.1 Stanford's Architectural History 1
- 1.2 Preservation of Stanford's Architectural Heritage 2
- 1.3 Legislated Architectural Requirements 3
- 1.4 Contemporary Architecture in Stanford 3
- 1.5 Additional Information 4

2 The "Do's" when Building or Renovating 5

3 The "Don'ts" when Building or Renovating 5

4 The Heritage Area and Buildings more than 60 years old – Main Architectural Features 5

5 Map of Stanford Heritage Area 6

6 Architectural feature guidelines for the proclaimed Heritage Area and buildings more than 60 years old
- 6.1 Roof materials 7
- 6.2 Pitch of roof 7
- 6.3 Superstructure walls 7
- 6.4 Height 8
- 6.5 Verandas 8
- 6.6 Windows and doors 8
- 6.7 Dormer windows 9
- 6.8 Chimneys 9
- 6.9 Use of colour 9
- 6.10 Building lines 9
- 6.11 Boundary walls and fencing 10
- 6.12 External fittings 11
- 6.13 Addition to existing buildings 11
- 6.14 Protected and significant trees 11

7 Signage 11

8 Submission of Plans 12
- 8.1 Procedure to follow when submitting plans 12
- 8.2 Guidelines to facilitate assessment of plans 12
- 8.2.1 Concept presentations to the Stanford Heritage Committee (SHC) 12
- 8.2.2 Additional information 12









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STANFORD CONSERVATION

Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

1. INTRODUCTION

1.1 STANFORD'S ARCHITECTURAL HISTORY

The original layout of Stanford dates back to 1857 when a portion of De Kleine Rivier Valey Farm was subdivided into a typical rural village layout: a simple orthogonal (right-angled) grid with large erven and a central public square. This simple layout of the core of the village remains today (although a number of the original erven have been subdivided).

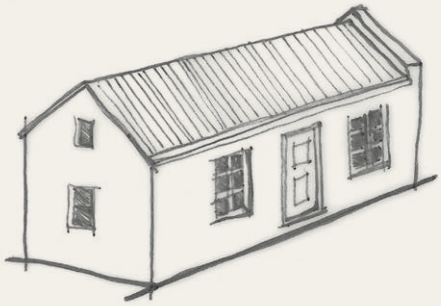
The typical Stanford architectural styles, from the late 1700s to the early 1900s, include the simple cottage, the Victorian barn (simple or adapted and thatched) and the eclectic villa or gabled house (either Victorian or Cape Dutch Revival).

Stanford is among the top few best preserved villages in the Western Cape. The aim of the Stanford Heritage Committee (SHC) is to encourage the preservation of the delightful ambience of the village.

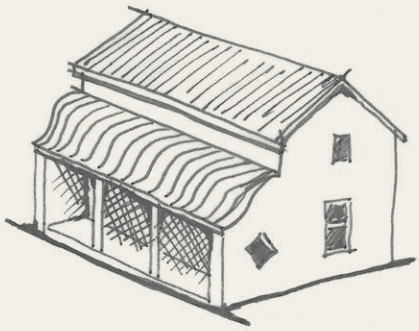
This booklet is one of the tools to achieving this aim. It provides a set of guidelines to:

- enhance awareness of the architecture and streetscape of Stanford;
- provide a reference to the legislation that protects these; and
- encourage owners, buyers and developers to maintain the style, sense of place and character of the village.

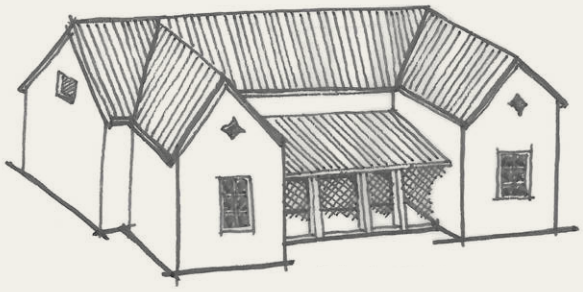
Please note that this does not replace legislation and municipal regulations and should be read in conjunction with these. Particular attention should be given to the National Heritage Resources Act see 1.5.



SIMPLE COTTAGE - CIRCA 1910



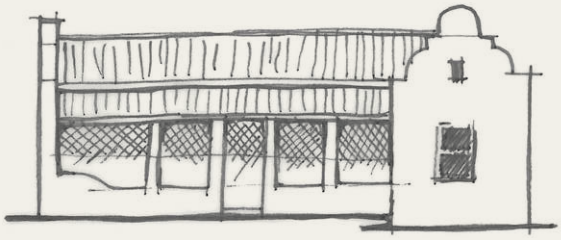
VICTORIAN BARN - CIRCA 1910



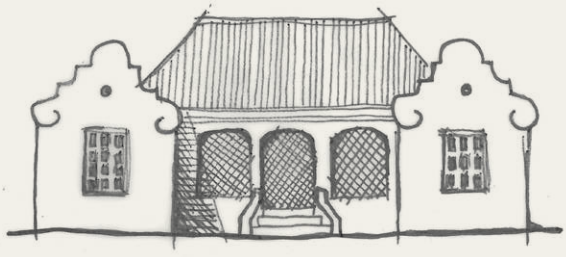
ADAPTED VICTORIAN BARN - CIRCA 1910



ADAPTED VICTORIAN BARN > 1910



ADAPTED VICTORIAN BARN > 1910



ELECTIC VILLA 1920'S - 1930'S

1.2 PRESERVATION OF STANFORD'S ARCHITECTURAL HERITAGE

To preserve and maintain its historical features and architectural heritage, the original village of Stanford was in 1995 proclaimed a conservation area in terms of the then National Monuments Act. This legislation was replaced by the National Heritage Resources Act, Act No. 25 of 1999 (NHRA), and the conservation area was proclaimed a Heritage Area in terms of section 28 of the Act, as illustrated on the map (see section 5).

Heritage Western Cape (HWC) is the provincial government authority that oversees the preservation of this area in terms of the NHRA. The local administrative authority is the Overstrand Municipality (OM), which has the duty to protect the Stanford Heritage Area; in part by means of a Heritage Protection Overlay Zone.

The South African Heritage Resources Management System is based on a system of grading. This provides for 3 grades:

GRADE I: National Heritage Sites (i.e. having heritage value of national significance)

GRADE II: Provincial Heritage Sites

GRADE III: Local Heritage Resources worthy of conservation.

The Grade III category is further sub-divided into 3 sub-categories: Grades IIIA, IIIB and IIIC. Grades IIIA and IIIB heritage resources have sufficient significance to be protected for their intrinsic merit. Grade IIIC heritage resources are significant primarily for their contextual significance (in a streetscape or area). Graded heritage sites and resources are listed in a Heritage Register maintained by OM. Buildings more than 60 years old qualify for heritage protection if they are assessed as having heritage significance.



SOME OF THE MORE SIGNIFICANT HERITAGE ASSETS IN STANFORD ARE:

GRADE II:

- The St Thomas Anglican Church, Erf 159, Morton Street – the only Provincial Heritage Site in the village.

GRADE IIIA:

- The Village Green/Market Square.
- "Die Oog" (the spring which was Stanford's sole water supply up to 2016).
- The "Leiwater" (irrigation furrow) system.
- Okkie Smuts Primary School (main building), Erf 104, Church Street.
- Buzzy Beez building, Erf 101, Church Street.
- "De Kleine Rivier Valey" House, Erf 1310, Church Street.
- The Old Police Station, Erf 80, Church Street.
- Erf 153, Queen Victoria Street.
- "Die Langhuis", Erf 1192, Caledon Street.
- The buildings on Erven 521 & 1709, Moore Street.

In addition, some 52 buildings are graded IIIB, and a further 52 are graded IIIC.

HWC has registered the Stanford Heritage Committee (SHC) (registration no. HM/CB/0815/30) as a Conservation Body in terms of the NHRA. This mandates and obligates the SHC to review and comment on all proposals to alter heritage resources in Stanford and the surrounding area, as well as all new building in the Stanford Heritage Area.

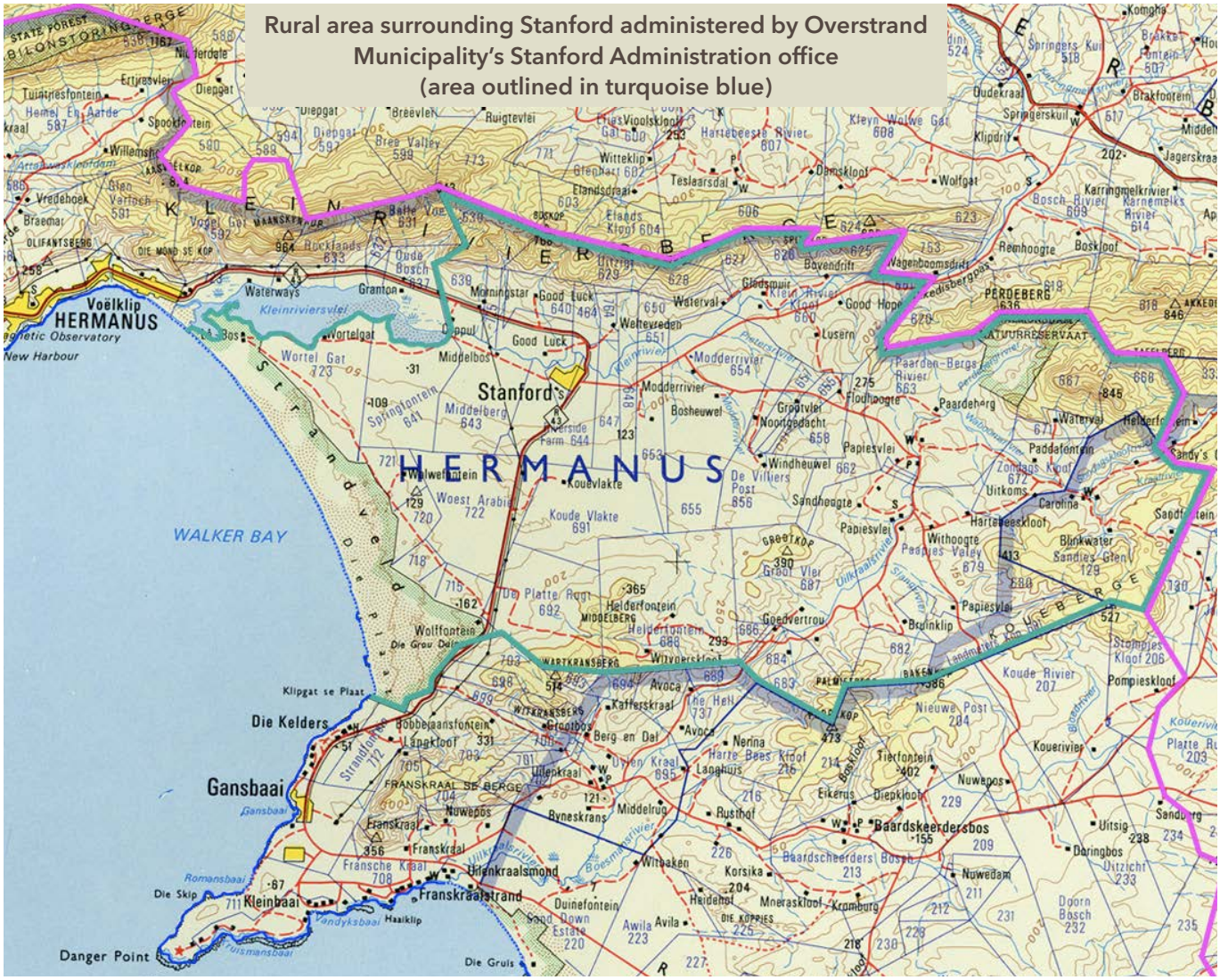
The SHC also works with the OM in exercising its responsibility for the preservation of all Stanford's heritage resources. A representative of the SHC serves on the Overstrand Heritage and Aesthetics Committee (OHAC), a committee comprising municipal officials and architectural and heritage professionals established by the OM and recognised by HWC. It has an overview role on all developments within the entire Overstrand area that impact on heritage resources.

ALL APPLICATIONS FOR WORK ON THE FOLLOWING ARE REVIEWED BY BOTH THE SHC AND OHAC:

- all buildings, structures and signage in the Stanford Heritage Area;
- all buildings more than 60 years old, well as all graded buildings, in the OM Stanford Administration area; and
- any proposals that require comment from Conservation Bodies in terms of the relevant sections of the NHRA.



MAP OF OVERSTRAND MUNICIPALITY STANFORD ADMINISTRATION AREA



1.3 LEGISLATED ARCHITECTURAL REQUIREMENTS

In terms of South African National Building Regulations, all building plans must be prepared by a suitably qualified practitioner registered with the South African Council of Architectural Professionals (SACAP); i.e. a professional architect, senior technologist, technologist or draughtsman.

For any work within the heritage area, an owner should ensure that the appointed practitioner has the skills and experience appropriate to the heritage significance of the building and/or the location of the site. The SHC recommends that, on sites with high heritage significance, a heritage architect is appointed.

1.4 CONTEMPORARY ARCHITECTURE IN STANFORD

Conservation does not imply outright opposition to development and change. Selective overlaying of ideas and building types from different historical periods have made some urban environments far richer than would have been the case had everything always been conserved and had the new simply followed the patterns of the old.

Contemporary designs for infill buildings in historical areas, such as the Stanford Heritage Area, are possible provided that they are sympathetically executed and adhere to the general architectural ambience, style and appearance of the immediate street or area.

1.5 ADDITIONAL INFORMATION

For more information on building guidelines and examples of Stanford architecture, please consult the following documents that are available at the OM Stanford Administration office (OMSA), on the OM website (www.overstrand.gov.za), or on the HWC website (www.hwc.org.za):

• OVERSTRAND HERITAGE SURVEY
www.overstrand.gov.za/en/documents/surveys/heritage-survey

• LISTING OF GRADED PROPERTIES IN STANFORD
Overstrand Heritage Survey Draft Report (same website), pp 191-214.

• GUIDELINES FOR NEW DEVELOPMENT IN HERITAGE OVERLAY ZONES,
sections 9.10 to 11: ibid, pp 310-320.

• OVERSTRAND MUNICIPALITY ZONING SCHEME:
www.overstrand.gov.za/en/documents/town-planning/strategic-documents-1/gazetted-overstrand-zoning-scheme-regulations-29-november-2013

• CONCEPT STRUCTURE PLAN FOR STANFORD
Policy Document 1998 (Kruger Roos), available at OMSA

• NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)
www.gov.za/sites/default/files/gcis_document/201409/a25-99.pdf







2. THE "DO'S" WHEN BUILDING OR RENOVATING

Do:

- ✓ Ensure that the building is not out of scale with its surroundings.
- ✓ Incorporate elements of Stanford's street architecture in the design.
- ✓ Keep within the wall plate and roof height restrictions.
- ✓ Use vertically proportioned windows and ensure that new or replacement windows are stylistically compatible.
- ✓ Relate your building to the street in a way similar to the surrounding buildings.
- ✓ Retain the look and shape of the original building, where practical.
- ✓ Place the garage as a separate entity, set back from the main building.
- ✓ Maintain low boundary walls on the street frontage (max 1.2m in height).
- ✓ Use sympathetic colours.

3. THE "DON'TS" WHEN BUILDING OR RENOVATING

Do not:

- ✗ Build in or enclose your an existing street-facing veranda.
- ✗ Build fake reconstructions which compete with and devalue genuine buildings (e.g. Cape Dutch).
- ✗ Use fake thatching, cement roof tiles, large profile fibre-cement sheets or IBR sheeting on main roofs.
- ✗ Use steel or UPVC windows or doors.
- ✗ Change the street façade of roofs by putting in unsympathetic dormer windows.
- ✗ Use un-plastered concrete or face brick of any kind.
- ✗ Use bagged finishing on walls (plastered and painted only).
- ✗ Erect elaborate palisade boundary fences with brick piers.
- ✗ Erect pre-cast concrete boundary walls or retaining walls.
- ✗ Remove significant trees or hedges without a very good reason (which, in any case, will require a permit).

4. THE HERITAGE AREA AND BUILDINGS MORE THAN 60 YEARS OLD

Stanford's streetscape (the view from the street) and the majority of the buildings have some distinctive features. Developers and owners are requested to take note of these features when altering existing buildings, or when building new structures that impact on the existing streetscape. These are:

- Buildings are rectangular-shaped and positioned parallel (orthogonally) to adjacent street boundaries.
- Open verandas (parallel to the street).
- Diamond-shaped windows at the sides of the verandas.
- Vertical sash windows.
- Victorian profile roofs (corrugated sheeting).
- Main roof pitch between 30˚and 45˚. Veranda pitch between 3˚ and 10˚.
- "Loft rooms" as opposed to double storeys:
  - Maximum height of building does not exceed 6.8m from mean ground level.
  - Maximum height to wall plate does not exceed 4.5m from mean ground level.
- Maximum overall span of any single roof element does not exceed 6.0m.
- Gables of various types.
- Attic doors or windows in gables.
- Low plastered and painted street walls.
- Sympathetic use of colour.

5. MAP OF STANFORD HERITAGE AREA



STANFORD HERITAGE AREA

N

6. ARCHITECTURAL FEATURE GUIDELINES FOR THE HERITAGE AREA AND BUILDINGS MORE THAN 60 YEARS OLD

6.1 ROOF MATERIALS

✓ Victorian profile corrugated sheeting on pitched roofs.

✓ Thatch with cement or thatched capping.

✓ 'Clip-lok' or IBR roofing is acceptable if not visible from the street and only on roofs with a pitch less than 5˚ and if hidden behind a horizontal parapet wall.

✓ Sympathetic use of colour.

✗ No fibre-cement products for roofs, gutters or fascia boards.

✗ Roofs that overhang end gables should extend no more than 100mm. Overhang of horizontal eaves should be similarly limited.



6.2 PITCH OF ROOF



The pitch of the roof is an important part of the overall appearance of the building. Many roofs have a reasonably high pitch to cater for storage space and/ or loft living.

MAIN STRUCTURE:
Minimum 30˚; maximum: 45˚.

MONO-PITCH:
Varying from 3˚ – 15˚. Any main roof with a pitch of less than 15˚ should be hidden behind a horizontal parapet wall, especially when visible from the street.

VERANDAS:
3˚ – 15˚.

6.3 SUPERSTRUCTURE WALLS

Many of the older houses in Stanford are built from mud bricks and therefore are plastered and painted. This is the main reason that the use of face-brick and un-plastered walls are not aesthetically acceptable.

RECOMMENDATIONS ARE:

✓ Plastered and painted brickwork – smooth, traditional sponged or stippled plaster.

✓ Sympathetic use of colour.

✗ No bagged finish.

✗ No face brick, fibre-cement, pre-cast concrete or any unfinished material.

✗ No exposed plumbing (excluding rainwater downpipes).

✗ No weatherboard or other timber-clad finishes except for minor extensions or connecting elements between old and new structures.

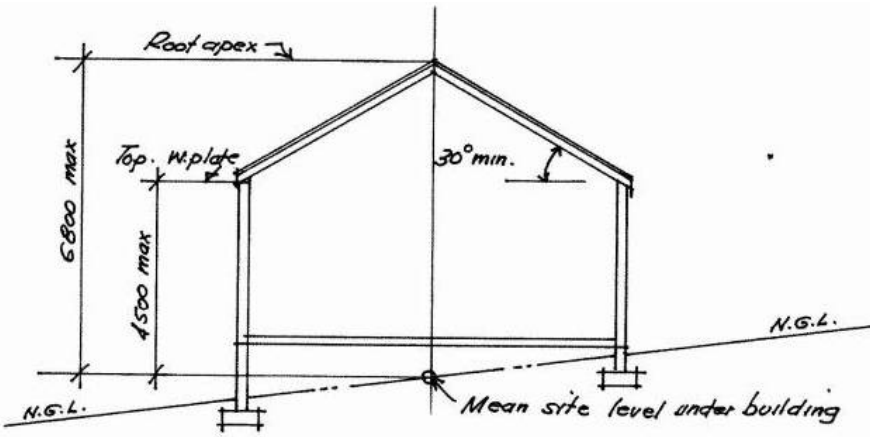


6.4 HEIGHT

Height is measured from the base level of the site, or mean ground level, directly under the footprint of the building. Where the site is sloping, and split floor levels are created, a separate base level may be established for each floor level.

MAXIMUM PERMITTED HEIGHT IN THE HERITAGE AREA
(measured from base level):

- To top of wall plate: 4.5m.
- To the highest point of the roof: 6.8m.
- Commercial Core: Queen Victoria Street between Daneel and Church Streets only: 8m to highest point.



6.5 VERANDAS

Verandas are an important feature of Stanford's streetscape. They were predominantly intended to protect the main house from weather elements.



THE MAIN FEATURES ARE:

- Open verandas parallel to the street.
- Diamond-shaped windows at the sides.
- Vertically oriented sash windows and front doors leading onto the veranda.
- Verandas parallel to and facing the street must not be enclosed by more than one third.

When alterations are made, the re-opening of any previously enclosed street-facing veranda is encouraged.

6.6 WINDOWS AND DOORS





Windows and doors are important features and should be sympathetic to the overall design of the building.

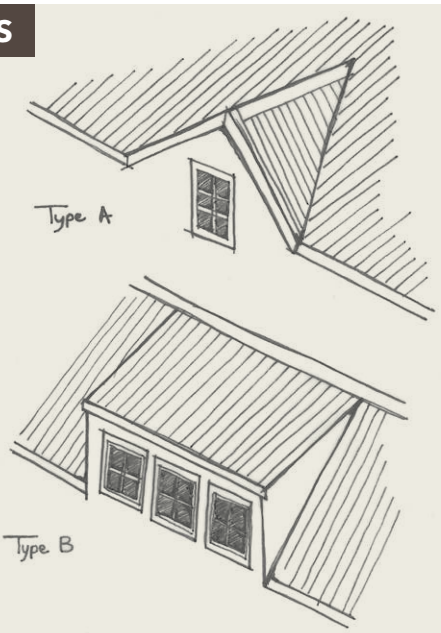
THE MAIN FEATURES ARE:

- Vertically proportioned windows and doors. Any horizontal proportioned windows should be set back from the primary plane and not be visible from the street. Multiple windows can be separated by masonry columns to achieve vertical proportions.
- A traditional relationship between solids and voids.
- Sash windows, where architecturally and stylistically appropriate.
- Wooden framed windows and wooden doors are preferable, although powder coated or colour-anodised aluminium materials of compatible profile are acceptable.
- Single street-facing garage. Where a double garage is required, two single doors separated by a masonry column should be used rather than one large double door.
- For the use of colour, refer to 6.9.

6.7 DORMER WINDOWS

Since lofts were generally used for storage, dormer windows were not a feature of early Stanford architecture. With the contemporary conversion of lofts to living areas, light and ventilation have become requirements. To achieve this, skylight windows are encouraged. However, should dormer windows be a desired option, they should be:

- Not visible from the street in the case of type B dormers.
- Subsidiary elements in relation to the scale of the roof from which they protrude; i.e. should not constitute more than a third of the roof space.
- Located at least 500 mm below the ridge line, 500 mm above the eaves line, and 1 metre inside the gable line.



6.8 CHIMNEYS

Chimneys should relate to the building's design and proportions.

6. 9 USE OF COLOUR

Colour is a matter of individual taste. However, in a heritage context it is important to respect both tradition and the streetscape.

SOME GUIDELINES:

ROOF COVERINGS



The colours of Stanford's roofs are typically heritage green, red, black, grey or silver (unpainted corrugated iron) and are not painted bright shades of green, blue, pink etc.

SUPERSTRUCTURE & BOUNDARY WALLS



The walls of buildings and boundary walls have traditionally been painted in shades of white, cream and neutral or pastel colours. Colours should be chosen with respect for the sense of place, and to harmonize with other buildings in the streetscape. More vibrant colours should be used with discretion.

ACCENT COLOURS



The use of contrasting colours for accent purposes (e.g. on doors and windows) is acceptable.

6. 10 BUILDING LINES

The interface between the building and the street is very important, especially along streets where most of the buildings follow the traditional street building lines. (Note that these predate the current municipal building lines).

In the Heritage Area, the street building line of any new structure should be placed sympathetically in relation to the neighbouring streetscape. This might entail building within the municipally prescribed street building line of 4 metres. Any such proposal would require a departure permit from OM for which application needs to be made. This would be supported by the SHC if approporiate.

6.11 BOUNDARY WALLS & FENCING

Boundary walls and fences are an important aspect of a building's presentation in a streetscape. In order to maintain the ambience of the village, it is vital to avoid, and where possible reverse, the prevailing trend towards enclosing buildings behind high walls for security reasons.

MAXIMUM HEIGHT

- Rear and side boundary walls: 1.8 m
- Street boundary walls, up to the street building line (4 m from street boundary):
  - If solid: 1,2 m
  - If visually permeable: 1,8 m

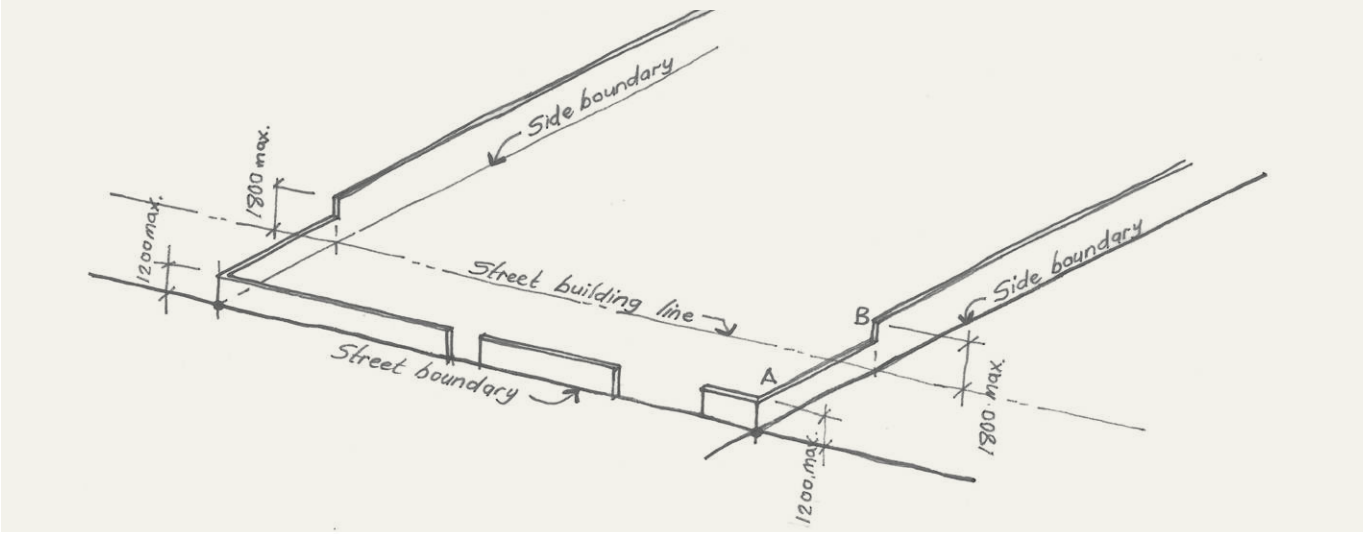
MATERIAL

SOLID

✓ Masonry walls, plastered and painted.
✓ Natural stone.
✓ Wooden pickets or planks (vertically oriented).
✓ Hedges.
✗ No pre-cast concrete or corrugated iron.
✗ No face brick.
✗ No elaborate detailing (e.g. swirls, "fleurs-du-lis" etc.) – keep it simple.

VISUALLY PERMEABLE (not more than 30% solid):

✓ Wire fencing, wooden pickets or latte.
✓ Vertically oriented wrought or galvanised iron uninterrupted by brick piers; preferably painted in darkcolours.
✗ No elaborate palisade with brick piers.











6.12 EXTERNAL FITTINGS

While the positioning of installations such as external geysers and rainwater tanks is often prescribed by practical considerations, it is recommended that:

- Satellite dishes, TV aerials and external geysers should not be visible from the street and should not protrude above the ridge-line.
- Air conditioners and heat pumps must consist of split units, with the external units no higher than 1m from the ground.
- Rainwater tanks should be carefully placed in relation to the form of the building and, if visible from the street, should be either painted to match the building or suitably screened.
- Solar panels, if visible from the street, should be mounted on the roof at the same pitch as the roof.

6.13 ADDITIONS TO EXISTING BUILDINGS

Stanford's architectural style is determined by the street architecture of large homesteads intermingled with simple cottage-style dwellings. Any addition to these buildings, either by means of extension or a second structure, should be sympathetic to the existing building and the immediate streetscape.

If extending an existing building, care should be taken that changes do not alter the character of the original structure. Should a second building be constructed, this should neither dominate the existing structure nor negatively affect the immediate streetscape – rather consider setting the second building back from the existing structure. Alternatively, the extension may be presented as a separate element with a link to the existing structure.



6.14 PROTECTED AND SIGNIFICANT TREES



Certain indigenous tree species (e.g. Milkwoods) are legally protected by the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) and may not be removed without a permit. In addition, the NHRA provides protection for other indigenous and non-indigenous mature trees (e.g. English oaks) that qualify as significant in their context. In 2019, the SHC conducted a survey to identify such trees and to then have them registered as significant. At the time of publication, the results of this survey have yet to be concluded.

7. SIGNAGE

Signage can have a big impact on the aesthetics of a building or location, either enhancing or detracting from it. It is important that it should be sympathetic in style and in proportion with its surroundings, and convey its information without undue boldness.

Signs need to conform in general with the Overstrand Municipal by-law relating to outdoor advertising and signage (Provincial Gazette 6856 of March 2011).

A FEW OF THE MORE IMPORTANT ASPECTS ARE:

- Signs on residential buildings should consist of the number and name in letters not exceeding 200mm in height.
- Signs should never cover up or detract from historical or architectural features.

8. SUBMISSION OF PLANS

8.1 PROCEDURE

- In terms of the National Building Regulations, plans must be prepared by a SACAP-registered practitioner.
- The Applicant makes application to the OM Stanford Administration office (OMSA), by submitting plans and supporting documents (and photographs, if applicable) and completing the required form and checklist which are available at OMSA.
- OMSA refers all Heritage-related applications for review by both SHC and OHAC. These applications are for work on sites with the following:
  - Buildings and signage in the Stanford Heritage Area,
  - Buildings more than 60 years old, as well as all graded buildings in the OM Stanford Administration area,
  - Any proposals that require comment from Conservation Bodies in terms of the relevant sections of the NHRA.
- After these reviews, the applicant submits the application, together with the SHC and OHAC comments, to HWC in Cape Town, who considers the application in terms of the NHRA and issues a Record of Decision (RoD). It is important to note that a permit issued by HWC will require construction to be strictly in accordance with the approved plans. Any deviation would likely result in an order to halt work and to restore the building to comply with the plans.
- Once approved by HWC, the applicant returns the application, with all comments and the RoD, to OMSA. The OMSA then submits the plans to the OM Building Services Department for final approval in terms of local authority by-laws.
- Work on site may only commence once this final approval has been obtained.

8.2 GUIDELINES TO FACILITATE THE ASSESSMENT OF APPLICATIONS

8.2.1 PRESENTATION OF CONCEPTS TO THE SHC

Developers or owners are invited to submit preliminary proposals or sketch plans to the SHC for comment and suggestions prior to final plans being drawn up. This may assist with interpretation of the guidelines in this booklet, and also save time by streamlining the subsequent processes.

8.2.2 ADDITIONAL INFORMATION SUBMITTED WITH APPLICATIONS



The information contained in an application must enable the bodies reviewing and approving it, to gain a full understanding of the proposed work. Bearing in mind that some of the mandated bodies are not located in Stanford, it should include at least the following:

- The full submission package as required by the OM, describing the proposed work in general and in detail, including at least the application form; plans (general and detailed), elevations, sections as necessary for clarity, full specification of materials and bought-in items (e.g. doors and windows), energy calculations, etc., and
- Photographs, CAD drawings, sketches, etc., to depict fully the proposal and its relation to the streetscape.