

STANFORD HERITAGE PROTECTION REGULATIONS



Stanford Village Green

Since the creation of the Stanford Proclaimed Conservation Area in 1996, in terms of the National Monuments Act as it was then, it became necessary to provide the public with guidance as to what constituted the significant and conservation worthy elements of the village, and how Stanford's particular character and qualities could and should be preserved and protected.

In 2000 the first "Stanford Style" booklet, compiled by concerned residents with assistance from professionals from the fields of architecture and heritage management, was published to guide developments in the village. The booklet provides guidelines both for alterations to existing structures and for new builds within what is now called the Heritage Area, in terms of 1999's National Heritage Resources Act (NHRA).

The fourth edition of the booklet, produced in 2019, is available on the Heritage page of the Stanford Conservation website: <https://www.stanfordconservationtrust.org.za/heritage/>.

One of the central principles of the NHRA is appropriate management of heritage resources at the appropriate levels. This means that national resources should be managed nationally (by the South African Heritage Resources Agency), provincial heritage at provincial level (Heritage Western Cape in our case), and local heritage should be managed by local municipalities.

Since 2006 the Stanford Heritage Committee has lobbied the Overstrand Municipality to enact regulations for a Heritage Protection Overlay Zone for Stanford which puts the management of local heritage resources within the framework of municipal zoning regulations. As this is an element of the broader management of land use in the Overstrand area, it first required integration of the zoning by-laws for the several towns and villages in the area.

OM recently completed this lengthy process, and on Friday 7 August 2020 the Overstrand Municipality Amendment By-Laws on Municipal Land Use Planning, 2020, were published in the Western Cape Provincial Gazette.



Anglican Church

These by-laws are available on the following website:

<https://www.overstrand.gov.za/en/documents/town-planning/by-laws/overstrand-municipality-amendment-by-law-on-municipal-land-use-planning-2020>

The map of the wider Stanford area, showing designated scenic routes and significant landscapes is available here:

<https://www.overstrand.gov.za/en/documents/town-planning/by-laws/overstrand-municipality-amendment-by-law-on-municipal-land-use-planning-2020/05-annexure-c-of-schedule-2-hpoz-regulations/7695-plan-b-overstrand-wide-1>

Information which is of particular interest to Stanford is appended for ease of reference in the following attachments:

Appendix 1: The Stanford Heritage Protection Overlay Regulations.

Notable changes are the provision for relaxation of parking standards subject to certain conditions, and relaxation of the street building line if appropriate to the site.

These regulations will provide a basis for the goal of preserving of the architectural heritage and ambience of our village. All Stanford residents are encouraged to familiarize themselves with the regulations, which are now in effect.

Appendix 2: Map of the Heritage Area Overlay Zone.

The map shows the extent of the Overlay Zone and highlights the graded properties in the village. There is one building of Provincial significance (Grade II), and several of local significance, in 3 sub-grades (Grades IIIA, B and C), with different levels of protection.

Appendix 3: Map of the wider Stanford area.

The map shows designated scenic routes and significant landscapes.

Appendix 1

18 STANFORD HERITAGE PROTECTION OVERLAY ZONE ("STANFORD HPOZ")

18.1 Spatial delineation

Refer to Plan 10.

18.2 Purpose

To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

18.2.1 To protect and enhance the wide range of heritage sites and streetscapes of considerable heritage significance which contribute to the unique townscape character.

18.2.2 To protect and enhance the role of Market Square and Queen Victoria Street as major structuring elements within the historic core of Stanford which reflect a number of architectural and historical features and establish the character and sense of place in Stanford.

18.2.3 To enable adjustments in the standard provisions of the land use scheme, especially related to the provision of parking and the implementation of setback lines, to ensure the enhancement of identified streetscapes of heritage and architectural value.

18.2.4 To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.

18.2.5 To protect and enhance the character of the historical built environment (established by street, subdivision and building patterns, including building setbacks, orientation, scale, massing and form, street interface and access) and avoid negative impacts on townscape and streetscape character in general and on architecturally and historically significant buildings in particular. This applies to new development, alterations to existing structures, road engineering interventions and boundary treatments and include security fencing, signage and landscaping.

18.2.6 To protect and enhance historical building typologies. Inappropriate typologies must be avoided in the historical core of Stanford with its significant spatial character. The historical present, streetscape and street block character and the role of buildings as landmarks, street liners or corner buildings in contributing to

this character must be respected. Appropriate modern interpretations will be considered by the Municipality with comment from Stanford Heritage Committee.

18.2.7 To protect and enhance the leiwater system which contributes substantially to the area's character.

18.3 Land use and building plan applications

18.3.1 Land use and building plan applications, if applicable, within the defined Stanford HPOZ area must be submitted to the Stanford Heritage Committee for comment.

18.4 Height, massing and orientation

18.4.1 No new building in the Stanford HPOZ should exceed 6,8 m in height, except on erven zoned for commercial use in the commercial core in Queen Victoria Street between Daneel Street and Church Street where a maximum height of 8,0 m is permitted above the base level.

18.4.2 No portion of any building shall exceed the prescribed maximum height from base level, save for the general encroachments as prescribed in the applicable land use scheme.

18.4.3 The maximum height in the SR zone shall be as follows:

18.4.3.1 From the finished floor level to the top of the wall plate: 4.5 m.

18.4.3.2 From base level to the top of the structure: 6.8 m.

18.4.4 Dormer windows visible from the street must be carefully scaled and must not exceed one-third of the roof space. Skylight type windows flush with the roof surface are permitted.

18.4.5 Building forms must be orthogonal in nature and must be positioned parallel to the street boundary.

18.5 Parking provision

18.5.1 Parking provision standards/ratios may be relaxed when, in the opinion of the Municipality, the imposition of obligatory parking ratios will have a negative impact on building–street relationships and the continuity of the streetscape

where such streetscapes are considered to have heritage significance. A minimum parking ratio of 4 bays per 100 m² GLA will apply in the commercial zone.

18.5.2 Shared parking between properties or owners should be encouraged in commercial zones to avoid excessive parking areas, which fragment the streetscape.

18.5.3 Relaxation of parking provisions will be subject to the alternative parking arrangements provided for in the land use scheme.

18.5.4 Parking should be located to the rear of the buildings where possible to avoid gaps in building frontages, particularly in commercial areas.

18.6 Building setback lines

18.6.1 In the case of an existing building which is being altered/extended, the existing building line shall be maintained, except where the existing condition deviates from the pattern and rhythm of the street, subject to such exceptions that the Municipality may specially approve.

18.6.2 In the case of new building construction work to be undertaken on a vacant site or portion of a vacant site or alterations to an existing building, a building line must be prescribed by the Municipality to protect the building line generally observed in the immediate context and with neighbour's approval. In such cases the prescribed building line shall not be considered a departure.

18.6.3 Garages must be set back 4,0 m from the street boundary.

18.7 Disaggregation of buildings and the need to prevent monolithic structures

18.7.1 Scaling devices such as lower walls should be used to disaggregate building massing and large monolithic building forms.

33

18.7.2 Large buildings should be disaggregated to form smaller-scaled structures.

18.8 Roof pitches and materials

18.8.1 Roof pitches must be within the range of minimum 30° and maximum 45°.

Parapet and lean-to roofs must have a maximum 15° pitch.

18.8.2 Any mono-pitched roofs, excluding verandas, must be hidden behind front and

side parapet walls.

18.8.3 Roof cover materials must be either Victorian-profile corrugated metal sheeting or thatch with cement capping. Lip-lock and IBR type or similar (fiber cement products) roofing is permitted if not visible from the street and only on roofs with a pitch less than 5°. Roof colours must be: Cape Victorian Green, dark green, brick red, black or grey.

18.9 Solid/opening relationships

18.9.1 Doors, windows and openings must not exceed 30% of any façade facing the street and must be vertically proportioned. Recessed façades may exceed the 30% opening subject to approval by the Municipality with comment from the Stanford Heritage Committee.

18.10 External walls

18.10.1 The following materials are permitted:

18.10.1.1 Dressed or semi-dressed local stone.

18.10.1.2 Painted, plastered masonry (smooth or traditional sponged or stippled plaster).

18.10.1.3 Aluminium doors, windows or frames must be powder coated or may be colour-anodised aluminium. Steel and plastic doors, windows and frames are not permitted on buildings which have a heritage grading.

34

18.10.1.4 Paint colours must be white or pastel shades. Differentiated colours to emphasise architectural features and on recessed walls set back from the street boundary may be permitted provided that comment is obtained from Stanford Heritage Committee. Striped veranda roofs are permitted.

18.10.2 The following materials are not permitted:

18.10.2.1 unplastered brick or concrete;

18.10.2.2 external bagged finishes;

18.10.2.3 external face brick;

18.10.2.4 fibre cement roof sheeting;

18.10.2.5 precast concrete; and

18.10.2.6 artificial stone or slate-wall finishes of all kinds except on plinths.

18.11 Boundary walls

18.11.1 The maximum height of boundary walls and fences on street boundaries must be 1.2 m, measured from ground level. For security reasons, visually permeable fencing not more than 50% solid with openings of at least 20 mm will be permitted up to a height of 1,8 m on the street boundary. The solid vertical components must not exceed 50 mm in width.

18.11.2 The maximum height of walls and fences (other than on street boundaries) must be 1,8 m, reducing to 1,2 m at the street building line with the proviso established above.

18.11.3 Building plans of walls or fences must be submitted to the Municipality for written permission, with comment from the Stanford Heritage Committee, prior to any construction work.

18.11.4 No artificial stone cladding will be permitted. Walls and fences on boundaries shall only be constructed with the following materials:

35

18.11.4.1 plastered and painted brick or block work;

18.11.4.2 uncoated or plastic coated wire mesh;

18.11. 4.3 wrought iron;

18.11.4.4 cast iron;

18.11.4.5 wood; or

18.11.4.6 hedging.

18.12 Verandas

18.12.1 Verandas parallel to and facing the street must not be enclosed by more than one-third on the street side.

18.13 Ancillary elements

18.13.1 Solar panels must be secured flat against the roof if visible from the street.

18.13.2 Air conditioners must consist of split units with the motor-unit placed not higher than 1,0 m from the ground.

18.13.3 Water tanks and exterior elements must not be visible from the street nor

protrude above the eaves or ridge line and must be in compliance with the land use scheme.

18.13.4 No freestanding transmission tower or energy renewable structure will be allowed within the HPOZ.

18.14 Trees and hedge rows

18.14.1 No street trees or vegetation in public spaces may be cut without written permission from the Municipality and comment from the Stanford Heritage Committee.

36

18.15 The leiwater system

18.15.1 No alteration of the leiwater system will be permitted without the permission of the Municipality and comment from the Stanford Heritage Committee.

18.16 Signage

18.16.1 All signage must comply with the Overstrand Signage By-Law and be submitted to the Stanford Heritage Committee for comment.

18.16.2 Signage must respond positively to the architecture of the building to which it is attached. It must not cover any architectural or historical features.

18.17 Public works

18.17.1 All road works (including verges, sidewalks, kerbs, storm water channels, culverts and street lighting) as well as pump stations, substations and electrical kiosks must be in sympathy with the heritage townscape and must be submitted, where deemed necessary by the Municipality, to the Stanford Heritage Committee (or equivalent body) for comment before finalisation of the design.

DRAFT



**OVERSTRAND MUNICIPALITY
OVERLAY ZONES
FOR ZONING SCHEMES**

PLAN 10:
STANFORD

HPOZ: SCENIC DRIVES

- Important Scenic Corridor
- Route of Regional Scenic Significance

HPOZ

- Local Area

INDIVIDUAL SITES OUTSIDE HPOZs

- 2: Proposed Provincial Heritage Site
- 3A : Local Heritage Sites
- 3B : Local Heritage Sites
- 3C : Local Heritage Sites

NODES

- ☆ Special Places
 ▲ Landmark

PLEASE NOTE:

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

NP-1: J:\Drawings-attor-1\06 D:\CAMES\OVERS\KANE\

REF:
Drawing submitted
Overall and - Overlay Z

COMPILED BY:

COMPLIANCE

INDEXABILITY

DATE:

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SEPTEMBER 2016

SCALE: SEE I NESCALE

SEE LINESCALE

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

2.2. FLOOR TYCERVALLEY CHAIRS

72 403 111 7/AM PK, HELLER, A. 94

MP: 150°C; n_D^{20} : 1.445
PC: 60°C/2.445

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6081 010 (1220 3671
6101 028 (1220 771

Appendix 3: Map of wider Stanford Administrative Area (outlined in turquoise blue).

