

A photograph of a white house with a red roof and a lavender bush in the foreground. The house has a white door and a window. The lavender bush is in the foreground, partially obscuring the house. The sky is overcast.

Stanford
a village green

Stanford Style

A guide for owners and builders

STANFORD IS A PROCLAIMED CONSERVATION AREA

To preserve and maintain the historical features, the old village of Stanford was proclaimed a conservation area in 1995 in terms of the then National Monuments Act. It was divided into two sections: Core Conservation Area A and Area B.

This booklet aims to provide any person buying, building or renovating in this area with guidelines on how to maintain the Stanford Style and Cape village atmosphere.

As the proclamation was requested by the then Stanford municipality, it is the responsibility of the local authority to proclaim by-laws and other protective measures for Conservation Areas A & B (referred to as a Conservation Overlay Zone in the Stanford Zoning Scheme Regulations).

After 10 years of advocating for such protective measures, the Overstrand Municipality has agreed to take the necessary steps to put these in place and has promised that the draft guidelines will be published simultaneously with the first draft of the Overstrand Zoning Scheme Regulations.



STANFORD'S ARCHITECTURAL HISTORY

→ The original layout of Stanford dates to 1857 when De Kleine Rivier Valey Farm was subdivided into a typical rural village layout: a simple grid with large erven and a central public square.

This simple layout still stands today and this booklet provides a set of guidelines to assist owners and developers to become aware of the unique streetscape and architecture which has made Stanford the sought after rural village it is today. (Stanford is regarded by Heritage Western Cape as the 3rd best preserved village in the Western Cape – after Montagu and certain areas of Greyton)

Stanford's architectural styles range from the late 1700s to the early 1900s, and include the following styles : simple cottage style; Victorian (thatched) barn; adapted Victorian barn and the eclectic villa or gabled houses (incorrectly named Cape Dutch).



Adapted Victorian Barn > 1910



Adapted Victorian Barn > 1910



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 if everything had always been conserved and if the new had simply blindly followed the patterns of the old.

Contemporary designs for infill buildings in the historical areas could be possible – provided that they are sympathetically executed and adhere to the general architectural ambience, style and appearance of the immediate street or area.



ADDITIONAL INFORMATION

For more information on building guidelines and examples of the Stanford architecture, please consult the following documents that are available at the Stanford Administration:

- 1) Stanford Zoning Scheme Regulations: Annexure A
- 2) Concept Structure Plan for Stanford: Policy Document 1998 (KrugerRoos)

Please also note that the required conservation overlays for the Overstrand Zoning Scheme Regulations are being drafted at the moment and should soon be open for inspection at the municipal offices. These overlays should be consulted for more specific building guidelines.



Simple Cottage
circa 1910



Eclectic Villa 1920's - 1930's



Victorian Barn
circa 1910

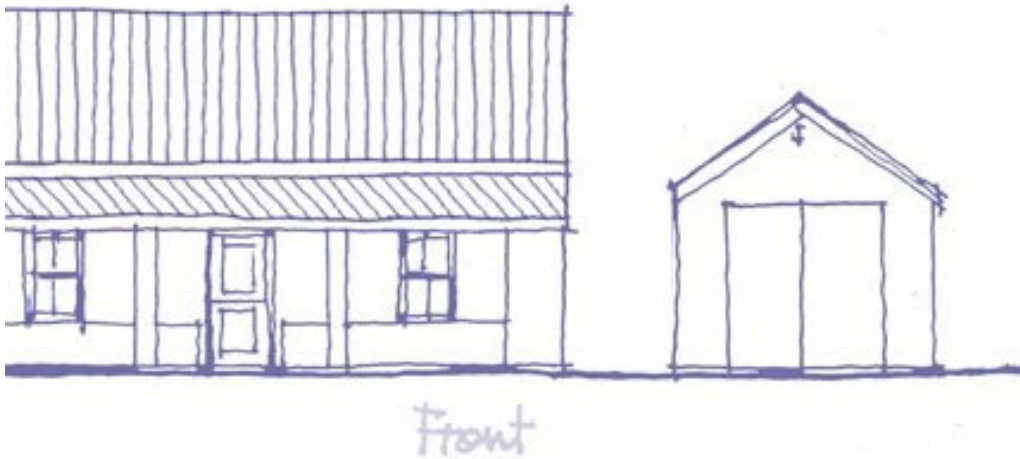


DON'T

when building or renovating in the Core Conservation area A (& buildings older than 60 years)

- ✗ build in or enclose your existing street-facing veranda
- ✗ 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
- ✗ use steel windows or doors
- ✗ change the street façade of roofs by putting in dormer windows
- ✗ use unplastered concrete or face brick of any kind
- ✗ use bagged finishing on walls (only plastered and painted)
- ✗ remove trees or hedges without a very good reason (a special permit is required for the removal of any tree older than 60 years and for certain indigenous varieties that are protected)
- ✗ erect pre-cast concrete boundary walls





when building or renovating in the Core Conservation area A (& buildings older than 60 years)

- ✓ Try to ensure that your building is not out of scale with its surroundings
- ✓ Try to relate your building to the street in a similar way to the surrounding buildings
- ✓ Incorporate the elements of Stanford's street architecture in your design
- ✓ Retain the look and shape of the original house
- ✓ Use vertically proportioned windows rather than horizontal windows
- ✓ Keep to the wall plate and roof height recommendations to maintain the "Stanford Style"
- ✓ Remember the garage should be a separate entity
- ✓ Maintain the low boundary walls on the street (max 1.2m) - in keeping with village tradition
- ✓ Ensure that an addition / second dwelling that does not overpower the original cottage



SUBMISSION OF PLANS TO HERITAGE COMMITTEE

Whereas the municipality has the responsibility to protect Conservation Areas A & B, all buildings older than 60 years are protected by the National Heritage Resources Act.

Any alterations to such buildings (external as well as internal) **MUST** be approved by Heritage Western Cape (HWC).

Stanford Conservation Trust is registered with the HWC as a Conservation Body (permit no. HWC/RCB/03/06). We assist HWC with this task in and around Stanford (this includes farm buildings!).

The municipality has also requested the committee to assist them in protecting the architectural heritage of the village and to ensure that all new dwellings fit in with the historical character.

All plans for new dwellings within the Conservation Area must therefore be submitted to the Heritage Committee.

The Stanford Conservation Trust's Heritage Committee meets every fortnight on a Thursday in the Stanford municipal boardroom.

Developers are encouraged to submit preliminary sketch plans for comments and suggestions prior to final plans being drawn up.

Photographs to illustrate the "old" vs. the "new" are a great help, whether accompanying preliminary sketches or final plans.

A short motivation for certain specific features, material to be used etc will assist the committee in making an informed decision.

A sketch or photograph to illustrate the new addition / alterations in relation to existing neighbouring structures will also inform the committee's deliberation.

The committee will happily discuss preliminary proposals with the owner or developer and will assist with the interpretation of the guidelines in this booklet.



WAIVER

Stanford's street architecture requires the placing of new dwellings within the prescribed 4-metre street building line. Owners need to apply for a waiver from the municipality for keeping to this historical street architecture. The Heritage Committee will endorse any such request in an effort to speed up this administrative procedure.



Adapted Victorian Barn > 1910



Adapted Victorian Barn > 1910



CORE CONSERVATION AREA A AND BUILDINGS OLDER THAN 60 YEARS Main Architectural Features

Stanford's street architecture (the view from the street) has some unique features that are listed below.

In order for Stanford to retain its ranking as one of the best preserved villages in the Western Cape, developers are requested to take serious note of these features when altering existing buildings – and especially when building new structures that directly impact on the existing streetscape.

- ✓ Open verandas (parallel to the street)
- ✓ Diamond windows at the sides of verandas
- ✓ Vertical sash windows
- ✓ Imposing front door onto the street
- ✓ Victorian profile roofs (corrugated sheeting)
- ✓ Roof pitches not less than 30°, unless flat
- ✓ Maximum height does not exceed 6.8m from mean ground level
- ✓ Maximum height to wall plate does not exceed 4.5m from mean ground level
- ✓ Gables of various types
- ✓ Attic doors or windows in gable
- ✓ Low, plastered street walls
- ✓ House painted in white or pastel shades (no more than 30% content of colour)
- ✓ Sympathetic roof colouring

Dwellings should be orthomorphically shaped and positioned parallel to adjacent boundaries.



SPECIAL CONSIDERATIONS FOR THE ENTIRE STANFORD AREA

- ▶ Height restrictions - (4.5m to wall plate; 6.8m to highest point of building, both measured from mean ground level)
- ▶ No double storeys
- ▶ No wooden houses
- ▶ Sensitivity to river frontage

CONSERVATION AREA B

OUTER CONSERVATION AREA

This area compliments the Core Conservation Area and all requirements mentioned above should therefore be taken into consideration.







FEATURE GUIDELINES

→ ROOF COVERINGS

Apart from the specific materials used, the colours of Stanford's roofs are typically heritage green, red, black, grey or silver (unpainted) and should definitely not be painted bright shades of green, blue, pink etc.

- | Victorian profile corrugated sheeting.
- | Thatch with cement or thatched capping.
- | No fibre-cement products unless motivated if deemed to be imperative.
- | No overhanging eaves or gable verge more than 100 mm.

→ PITCH OF ROOF

The pitch of the roof is an important part of the overall feel 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°.
- Lean-to roofs: Varying from 7° – 15°.

MONO-PITCH

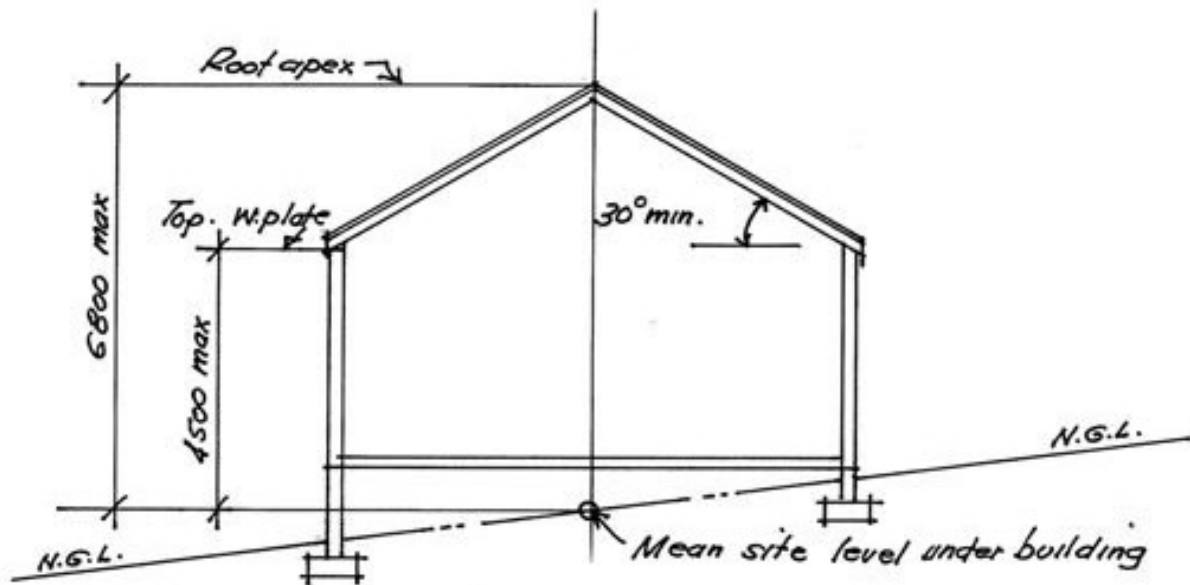
Any pitch less than 15° must be hidden behind a parapet wall, especially when visible from the street. Excluded are veranda roofs, as they are typical of the Stanford style.

→ SUPERSTRUCTURE WALLS

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

- Plastered and painted brickwork - smooth or traditional sponged or stippled plaster.
- Paint to be white or in shades of pastel (max 30% content of colour).
- Bagged finish not desirable in Conservation Area B, and not at all in "A".
- No face brick, fibre-cement, pre-cast concrete or wooden houses.
- Exposed plumbing should be avoided.







→ HEIGHT

No point of any building or any portion thereof shall exceed the maximum height prescribed. The maximum height allowed is measured from the mean ground level. The mean ground level is defined as the natural level of the ground under the footprint of the building, including all outbuildings attached to the building – even if there is no direct access from the one to the other.

On sloping sites the height from mean ground level to the lowest natural ground level of the footprint of the house may not exceed 1m (one meter).

HEIGHT RESTRICTIONS

-  From mean ground level to wall plate: 4.5m
-  From mean ground level to the highest point of the building: 6.8m



Simple Cottage
c. 1910



Eclectic Villa 1920's - 1930's



Victorian Barn
c. 1910

→ VERANDAS

Verandas are an important feature of Stanford's streetscape. They were mainly used to protect the main house from severe weather elements, such as rain and sun.



- Open veranda parallel to the street.
- Diamond windows at the sides.
- When alterations are done, the re-opening up of the front veranda is encouraged.
- Vertical sash windows and imposing front doors onto the veranda.

→ WINDOWS AND DOORS

Windows and doors form an important feature and should be sympathetic to and compliment the overall design of the building.

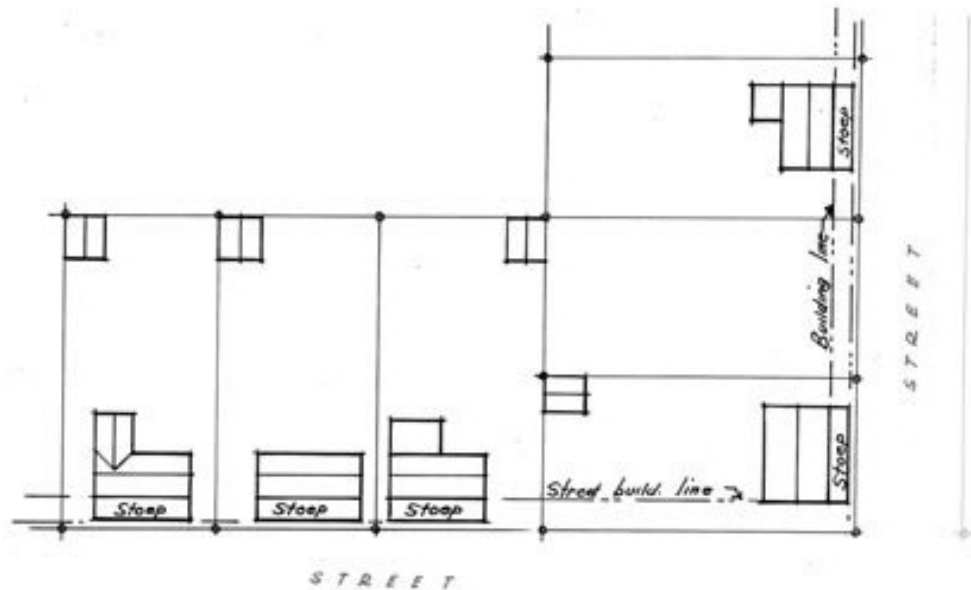
- Vertically proportioned fenestration. Any horizontal fenestration must be set back from the primary plane and preferably not visible from the street.
- Try to achieve the traditional relationship between solids and voids, i.e. any wall plane should not have more than 30% voids.

→ DORMER WINDOWS

Should dormer windows be considered to be a desirable option (but definitely not on the street frontage of Core Conservation Area and houses older than 60 years), the following should be kept in mind:

- | Dormer windows must be sensitively designed bearing in mind their relationship in the scale of the roof from which they protrude.
- | Rather consider roof light type windows to provide light.





➤ BUILDING LINES

The interface between the house and the street is very important – especially along those roads where most of the houses follow the traditional street building lines. Here (and especially in Core Conservation Area A) it is encouraged that the building line of any new house is placed sympathetically to the neighbouring streetscape. Currently this will require a waiver from the municipality, which could be easily granted if recommended and approved by the SCT Heritage Committee and if space is allocated for two parking bays on site.

➤ ADDITIONS TO EXISTING DWELLINGS

Stanford's architectural style is determined by the street architecture of large homesteads intermingled with simple cottage-style dwellings.

Any additions to these dwellings, either by means of extension or a second dwelling, should be sympathetic to the existing building.

If extending an existing small dwelling, care should be taken that the original structure does not change its character. Should a second dwelling be built, this structure should not dominate the existing structure and not negatively affect the existing streetscape - rather consider moving the second dwelling to the back of the property.



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c. 1910



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Victorian Barn
c. 1910

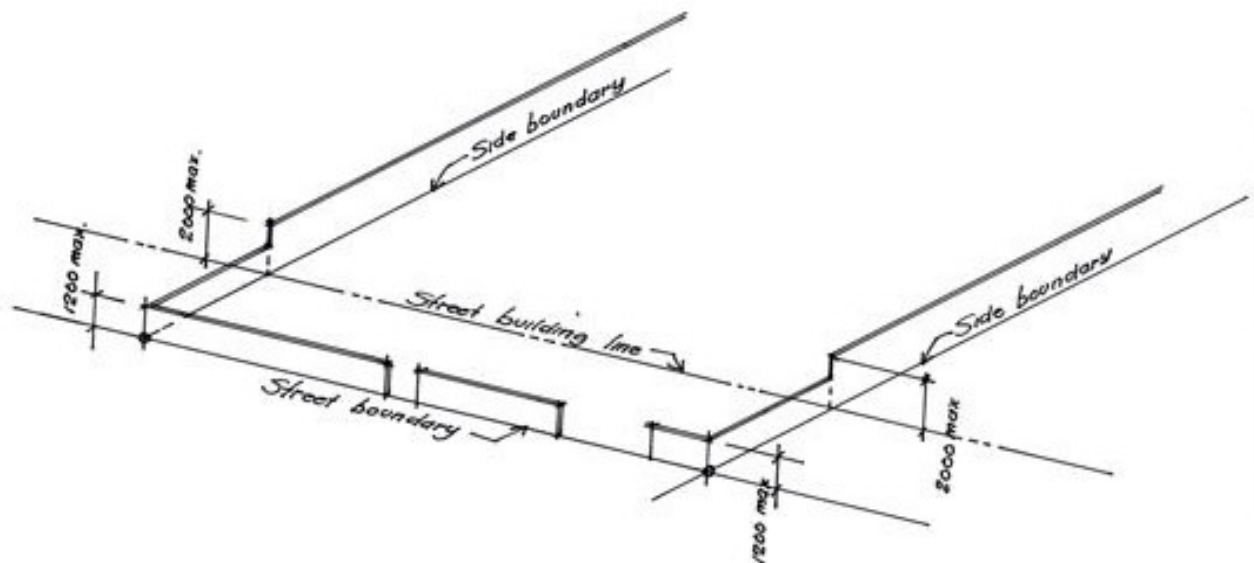


→ BOUNDARY WALLS & FENCING

Like verandas, boundary walls and security fences are an important part of the way that your house presents itself to the world.

Boundary walls should not exceed 1.2m on the street boundary (measured from street pavement level and not the inside of the property) and 2m on side and rear boundaries, although a height of 1.8m is preferred.

If needed for security reasons, palisade fencing is preferred on the street boundary. Should a wall be required, it should be designed with a doorway in such a way as to harmonize with the streetscape and set back from the building line.



Adapted Victorian Barn > 1910



Adapted Victorian Barn > 1910



SIDE-WALLS

The 1.2m street boundary height should be carried through to building line from street, where after it can be raised to the maximum 1.8m side boundary height.

STREET BOUNDARY

Not higher than 1.2m above street pavement level along street boundary and up to the side building line.

Should it be required to increase the height of the side-wall towards to the street boundary, palisade fencing not higher than 1.8m should be used.

If an existing street boundary wall is to be raised, the character of the wall should be maintained. Most low, masonry or stone walls can be raised with metal or timber palisade fencing (not more than 50% solid).

Gates for vehicle or people access should similarly be visually permeable.

Palisade fencing, as opposed to solid walling, allows the house to be visible from the street, permits surveillance by neighbours and has a lower impact on the streetscape.



MATERIAL

- ✓ Brick or block work, plastered and painted
- ✓ Farm-style fencing, wooden picket or other fencing
- ✓ Hedges
- ✗ No pre-cast concrete or corrugated iron fencing



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c. 1910



Eclectic Villa 1920's - 1930's



Victorian Barn
c. 1910

PROCEDURE TO FOLLOW WHEN SUBMITTING PLANS



Any alterations to buildings older than 60 years have to be approved by Heritage Western Cape (HWC).

The Stanford Conservation Trust is registered as a Conservation Body with Heritage Western Cape – Permit No. HWC/RCB/03/06 – and assists HWC in this matter.

All plans are scrutinised by the Stanford Heritage Committee, a sub-committee of the Stanford Conservation Trust, and this committee's recommendations have to accompany all applications to HWC.

The committee meets every second Thursday. Please note that the municipality will NOT scrutinise plans without a Record of Decision (RoD) from HWC.

To simplify matters and prevent excessive costs, it is recommended that the owner first submit sketch plans for comment to the Heritage Committee (they could be handed in at the municipal offices) OR attend a meeting to discuss proposed plans and get advice.



THEREAFTER THE PROCEDURE IS AS FOLLOWS :

- 1) Submit a set of plans to the Heritage Committee.
- 2) Heritage Committee will scrutinise plans for aesthetical compliance only (technical compliance is the municipality's responsibility). If in agreement with the plans, the committee will provide a letter of recommendation to HWC. If not in agreement, the committee will request changes to be made and write the letter of recommendation once the committee and owner have come to an agreement. If no agreement is reached, this will be motivated in the committee's letter to HWC.
- 3) The owner then submits the plans with the said letter to HWC for a RoD.
- 4) Should the owner and committee not be in agreement, HWC will therefore make the final decision.

Once the RoD has been issued, the plans and the RoD have to be submitted to the municipality, who will then scrutinise the plans for technical and other municipal compliance.



*This publication was compiled by
the Stanford Heritage Committee*



STANFORD
CONSERVATION
TRUST

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*The Stanford Heritage Committee is a sub-committee of the Stanford Conservation Trust. Permit No. HWC/RCB/03/06

DATE PUBLISHED: JUNE 2007