ARCHITECT'S STATEMENT

To preserve and cherish our heritage is the ideal.
Man cannot create time. We can only at best utilize time. We cannot stretch history. We can however enjoy the result of our history.
We do not want to slavishly imitate the style of a specific historical period and as a result create a wrong perception of our own position in history.
If we could generate a friendly environment by complementing our historical architecture, we will fulfill our social responsibility. Tourism and economic growth will also prosper as a result.

1 BUILDING CATEGORIES

The following categories of buildings are notable within the Strand historical core.

1.1 Flat Roofed Buildings with parapets

The Georgian type house is a rarity in the Strand and the adjacent example, is the best-conserved example although the windows are too small to provide us with a high classification grade.

1.2 Houses with pitched roofs

The bulk of the buildings fall in this category. These buildings usually include the addition of verandas they were not part of the original design. In the Victorian period timber and cast iron were used. However, the tendency in the Strand was to use masonry and concrete columns. In later additions the verandas were sometimes closed with windows and incorporated in the inside space of the house. Fortunately there are still a remarkably high percentage of open verandas present in the area.

1.3 Corner buildings

Wrong application:

This building is a good example of a totally wrong structure for the following reasons**:**

- No street facade articulation.
- No building filter (veranda)
- No gable or parapet treatment
- Unsympathetic treatment of windows

Correct application:

A covered stoep on the street front provides a friendly approach to the entrance and results in a sympathetic street facade.

1.4 Row Houses

Typical example: SA Legion

This is a typical example of row housing. Features of this example that are characteristic of the Strand include the following**:**

- The veranda
- The veranda columns
- The stoep walls
- The boundary walls
- The veranda windows and door openings.

The windows and doors are symmetrically placed around the stoep columns.

1.5 Buildings for religious use

A number of religious buildings form part of the heritage of the core area:

- An old Mosque is situated on land given to the Malay people in 1850.

- St Andrews Anglican Church built in 1891

- Ned Gereformeerde Sendingkerk built in 1908 and presently used as a crèche

- Erf 1522 Ned Gereformeerde Moederkerk completed in 1930.

- Synagogue built in 1930 presently used as a house.

1.6 New infill buildings

If property in the conservation zone should change in terms of use or be rezoned to business, sectional title or group housing, the following development guidelines should apply**:**

- Keep the old structures as fronts.
- Use the veranda structures to link the buildings.
- Keep the old gables and re-apply it if possible.
- If the building should change from a single storey to a double storey, keep the character of the old single storey.
- Windows and doors of double storeys must be similar to those of the single storey buildings.
- Alterations should not involve the replacement of windows with French doors or modern fenestration or shop-fronts.

1.7 New buildings and additions in focal positions:

Contemporary designs for new infill development or substantial additions to old buildings are permissible provided they are sympathetically executed and do not destroy the character of the historic buildings to which they relate.

The building of fake reconstructions should be avoided as this leads to falsification.

When designing new structures, consider repeating the local form and scale rather than imitating historical architectural details. Falsification competes with and reduces the value of the authentic historical buildings. Rather use elements, which have compatible qualities in terms of scale, texture and colour.

A typical process in recent years has been the gradual encroachment of commercial activities into adjacent residential areas.

While commercial development does obviously increase employment opportunities, it usually occurs at the expense of available housing and the architectural character of the area. As a result properties, are not occupied after business hours, which leads to dead areas at night and consequent increased crime rates.

The invasion of commercial services and industrial uses into residential environments, as it has existed historically in the area, is a fact. It should only be encouraged where it is feasible to include buildings that accommodate both commercial and residential uses.

Development guidelines for such developments:

- Commercial uses should be enterprises (e.g. shops, laundries, small offices etc.) that are not detrimental to the residential environment or a source of nuisance**,**
- Commercial developments should not occur at the expense of housing,
- Commercial development should complement the architectural character of the area, and
- Permanent residency is preferable.

Existing examples of compatible commercial uses include a shoemaker, butchery, art gallery, doctors rooms etc.

2 REDESIGN OF INTRUSIVE BUILDINGS

Where intrusive buildings are found to be harmful to the character of the historic core, the following remedial actions would assist to improve the situation over time.

2.1 Detail

- **Historical detail.**
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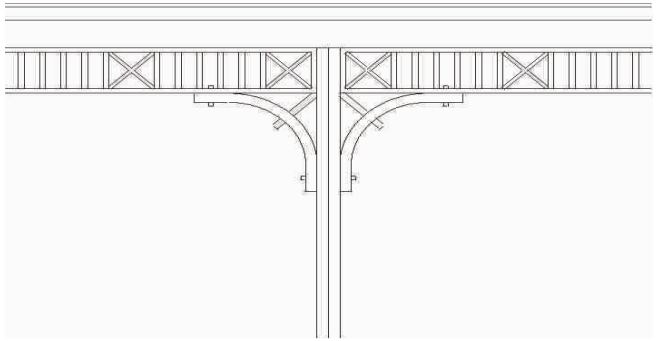
A simplified contemporary style should rather be provided than cheap imitations wrongly interpreted in a building.



- **New Detail**

Simply by changing the following elements, a building can contribute to the total ambience without making a false statement**:**

- Change window design
- Add a veranda
- Consider the plastering of excessive face brick work
- Change roofing material

Insensitive handling of the following causes intrusive buildings**:**

- Insensitive departure from existing scale
- Style
- Materials
- Siting
- Gable treatments

Improvement by adding a veranda

Redevelopment does not necessarily imply major building work. Minor changes can have a significant impact. The aim should be to disguise disruptive features. Sensitive landscaping can also contribute to the effort.

2.2 Scale

- **Historical scale of streetscape:**

  Reinstate the original scale of the street front. If you have to develop a high building, higher than the adjacent buildings, have a setback from the front for the high portion.

  Where an additional floor is unavoidable it may be more appropriate to locate the new accommodation at the back of the site.

  Roof space can be used for additional area to reduce the height.

  Do not obstruct views on other focal points. Rather enhance the visual flow.

- **Scale of Detail**

  If the architect can conform to scale of existing detail, and apply some of environmental elements in his design in a contemporary way and still be able to motivate the design, the building will be a bonus to the environment.

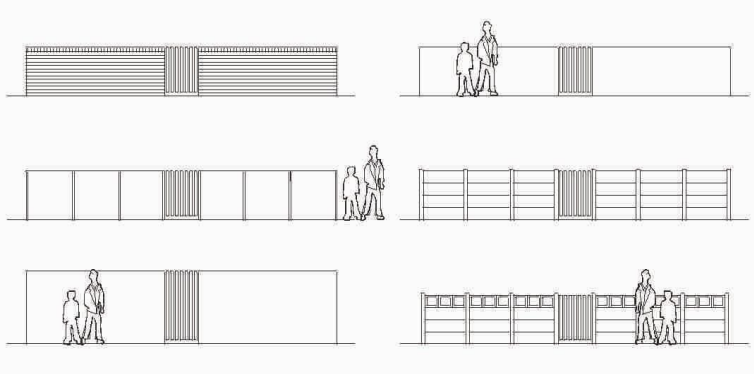
  Consideration should also be given to the dominant patterns created by bay windows, gables, parapets, and recessed entrances of buildings in the immediate vicinity.

3 THE RESIDENTIAL STREETSCAPE

Maintaining the integrity of and integrating the character of the streetscape is important. The following elements should be considered.

3.1 Wrong applications

- Boundary walls
- Veranda columns
- Roofing material
- Extensive use of facebrick
- Enclosure of verandas
- Windows



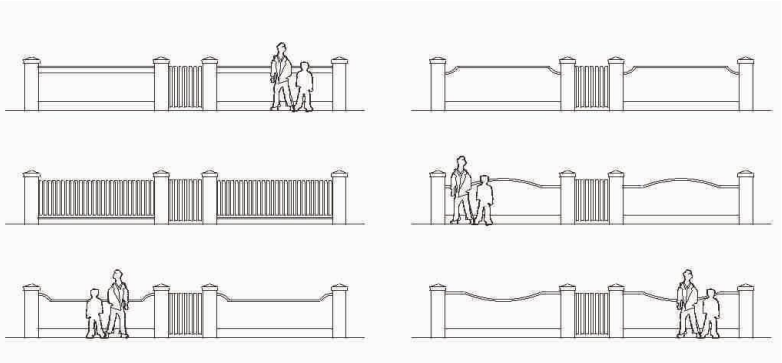
- Boundary walls to be avoided

- Insensitive façade and boundary treatment

3.2 Correct applications

- Boundary walls
  The traditional treatment of the front boundary is an important characteristic of the area.
  Consider enclosing only a portion of the front garden to allow a view of the building.

The traditional treatment of the front boundary is an important characteristic of the area.



- Appropriate front walls

- Veranda walls
- Veranda columns
- Verandas
- Roofing material
- Windows

3.3 Street furniture

Benches, planters, bollards, bus stops, rubbish bins, drinking fountains etc. could be modern neutral elements. Glass, stainless steel and exposed aggregate are preferred rather than bright colour painted fibreglass and plastic.

The street furniture can be a binding factor between the modern seafront and the old historical core. The interface between streets and buildings is always important.

3.4 Building treatments

Materials used for additions and new buildings should be compatible with the existing materials in the area.

Large profile metal sheets (e.g. IBR) or fibre cement sheets (e.g. 'Canadian' pattern or Big Six) are not sympathetic to the traditionally used corrugated iron sheets because of the scale. Corrugated iron or Victorian profile fibre sheeting should be used for roofing of new buildings.

Try to ensure that the windows and doors on the street have vertical proportions. This is in keeping with the historical character. It is generally advisable for the height of windows to be greater than their width.

Windows of horizontal proportions or of larger scale and patio doors could be used at the back of the building. Consider making plaster surrounds to doors and windows

facing the street. This treatment helps to modulate the building facade and is in sympathy with the character of historic buildings.

Paint the timber doors and windows on the elevation facing the street. Painted timber elements reduces maintenance and is in keeping with the treatment of the historical buildings in the area.

4 SITING/SCALE

4.1 Orientation

The siting of new buildings should be done with care.

Try to orientate your building to the street in a similar manner as the surrounding buildings. Maintain a uniform setback.

4.2 Setbacks

If setbacks vary in the street, try not to locate new buildings or additions closer to the street than the adjacent historical buildings. Should a varied setback exist in existing buildings the average of these setbacks provides a suitable guideline to follow in order to maintain the exiting urban form.

4.3 Spacing

Do retain side spacing that is dominant in the area. The retention of the original building lines is critical to ensure the characteristic urban form. In particular the side building lines are critical to maintaining the level of perceived permeability of the streetscape. The extent to which historical buildings are set back from side boundaries help to set up a pattern of built form and open spaces which should be maintained when considering new construction.

4.4 Side spaces

When additions occur in these side spaces, consider setting them back from the front facade.

4.5 Views

The siting of new buildings is important to enhance the characteristic historical ambience of the historical area. A new building with a contemporary design approach correctly positioned, can enhance awareness of a focal point. In this respect views along pedestrian routes are important factors.

4.6 Scale

Ensure that buildings are not out of scale with the surrounding buildings and retain the proportion and scale of historic buildings in the area. Limit new buildings to two storeys. Should a building be higher than two storeys the third floor should be set back from the front façade. This will ensure that the characteristic human scale of the historical area is retained. To reduce the apparent scale street-front facades should be articulated (broken up into smaller surfaces).

5 BUILDING DETAIL IN NEW DEVELOPMENTS AND ALTERATIONS

5.1 Interpretation

The detailed treatment of buildings is as important as their overall form. The detailed treatment of walls, windows, doors, stoeps and roofs are all factors that contribute to the architectural quality of the historical area.

Without slavishly copying details, historical elements could be reinterpreted and applied.

The following elements are referred to

Front gardens
Garden walls
Stoep walls
Fences and boundary elements
Verandas
Balconies
Colonnades over pavements

The following should be avoided

Facebrick walls
Concrete block walls
Precast concrete
High walls which obscure the building.
Replacement of verandas with pergolas.

5.2 Roofs

The roofscape of rowhouses and semi-detached houses is an important element that allows the individual houses to form part of a whole. The original roofs of buildings in Strand were corrugated galvanised iron. Where properly maintained, it has lasted nearly 100 years.

Therefore preserve the original roof pitch and shape. If attic rooms are to be added, consider facing them to the rear of the house.

- Traditional roof shape and detail

Retain the original roofing material wherever possible. Avoid replacing a corrugated iron roof covering with new materials such as cement tiles, asphalt-coated pressed metal tiles or fibre cement sheets. If corrugated iron sheets are not desired, consider using aluminium or fibre cement sheets that have the same profile as the original corrugated iron.

- Traditional roof shape with contemporary detail

Avoid removing decorative elements from the roof. The character and scale of the roofscape rely on the presence of these elements.

5.3 Gutters

Generally speaking half-round gutters with round downpipes will be permitted as suitable replacements. Rectangular gutters and downpipes, fibre cement rainwater goods are unsuitable replacements.

5.4 Veranda roofs

Verandas and stoeps are important elements of late 19th and early 20th century buildings in the area. They do much to retain the historic character of your house and also provide an important buffer between the public street and the privacy of your home.

Retain the veranda/stoep of your house.

It is a semi-public extension of the house where people socialize.

Avoid enclosing the veranda. However, should it be necessary to enclose a veranda, retain original materials and architectural features and avoid the removal of handrails, balustrades, columns, brackets and plaster mouldings. It is recommended that specialist advice be requested with this type of addition.

Avoid stripping stoeps, verandas and porches of original floor coverings. Retain original tiled floors, tinted cement plaster, etc. Avoid using modern materials e.g. terrazzo style or ceramic tiles.

Avoid replacing stoeps or verandas with pergolas. Pergolas of any kind are out of character with the original historical quality of the houses in this area. If the reason for removing an original stoep roof is to gain more light inside the house, consider replacing a sheet of corrugated iron with translucent fibreglass sheeting of the same profile.

When replacing the veranda roof, avoid carrying the sheeting over the house and veranda in an unbroken line. The main roofs and veranda roofs were originally separate.

5.5 Gables and walls

The gables, parapets, projecting bay windows and entrances help to give a pattern or rhythm to the building form that makes up the typical street in Strand. They serve as focal points for individual houses.

Preserve the original gables, parapet walls, chimney stacks, bay windows and entrances to your house but also retain the plaster mouldings and decorated timber fascia boards.

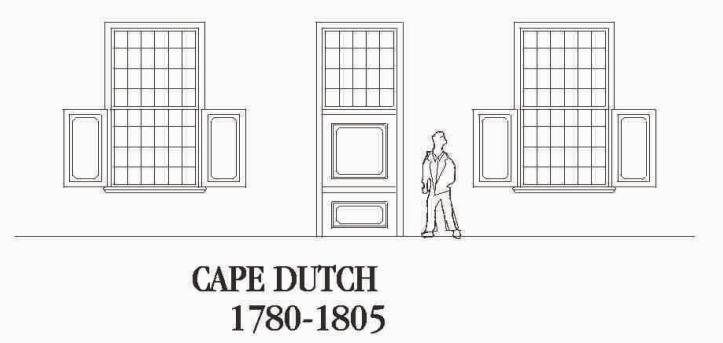
The traditional treatment with decorative plaster mouldings on the walls in Strand helps to give it character. Preserve the original plaster mouldings and quoins. Avoid changing the plaster mouldings and quoins around window and door openings when replacing old elements with the appropriate new ones. Retain the existing quoins at the corners of your house.

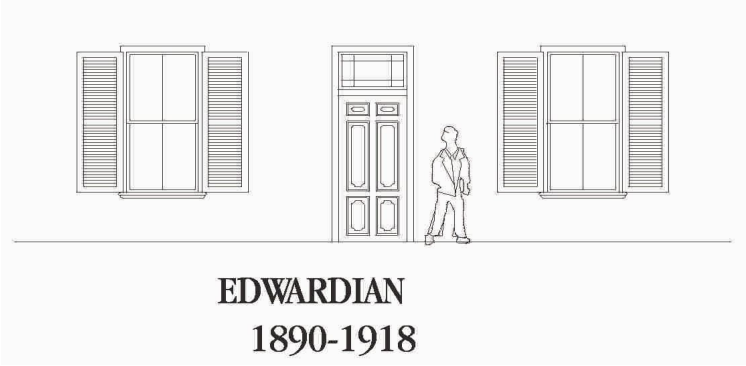
Try to retain the original texture of plasterwork.

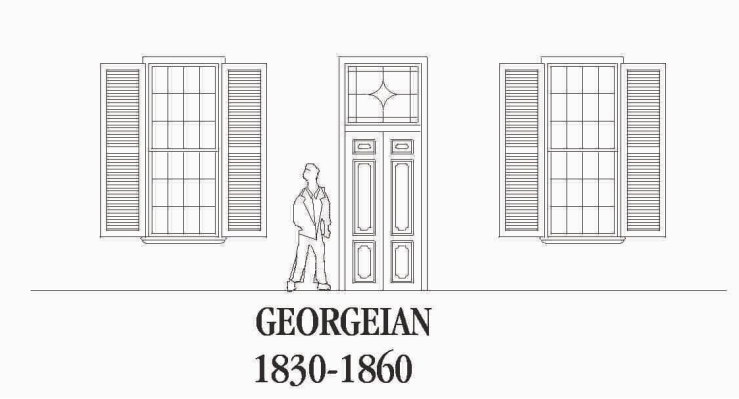
Avoid changing the existing plasterwork to a texture or finish that is not in keeping with the historical character of the building. Refrain from cladding walls with facebrick, tiles or artificial stone.

5.6 Windows, Doors and Shutters

Windows and doors are important elements in the design of any building. It communicates the outside to the inside and vice versa. The history of early window and door configuration is included to provide a better understanding of the design principals when choices are to be made. In most instances, not any of these historical styles will be suitable applications in the Strand. The illustrations show the architectural choice a house owner ought to make when he chooses windows and doors.







Window detailing clearly shows if an owner is informed on the history of architecture.

Indiscriminate use of period decoration and detailing leads to a false perception and will have a negative effect on the value of the original building.

Historical detailing should be carefully interpreted and applied in a present architectural language, preferably in an understated manner.

The architectural character of the historic buildings in Strand depends on the preservation of original windows, doors, shutters, sills, lintels, architraves and hardware (i.e. handrails, locks, hinges to windows, doors).

Try to match new windows and doors with the originals. If it is necessary to replace them, avoid changing the original location of windows and doors. Do not change the size, proportion or arrangement of windows, windowpanes, mullions and rails. Do not use tinted or mirrored glass.

Avoid replacing timber windows and doors with steel or aluminium elements, especially those facing the street. Retain original frames, fanlights or sidelights if you replace old doors.

Retain original shutters where possible. Avoid replacing them with aluminium or mock shutters. Avoid using awnings over window openings. Shutters are less costly and provide security as well. You can keep the windows open for ventilation but still have the house secured.

Care should also be taken to match the type of shutters to windows correctly.

When installing new timber doors and windows, they should be painted.

Install unobtrusive burglar bars where possible. Burglar bars should preferably be placed internally and where possible made to match the subdivisions of windowpanes. Where this is not possible, bars should preferably be painted a dark colour, as this makes them less visible from the outside. Internal burglar bars are safer and cheaper to maintain than external bars. Simple window locks, which permit a limited opening of the sliding sash, could also be considered.

A change from domestic to commercial use can result in well intentioned but destructive changes to fenestration. Stock modern windows and doors should not be used as their proportions; style and detailing are usually totally incompatible with traditional character. Security doors and burglar bars should always be on the inside and be carefully designed to be as unobtrusive as possible.

Internal doors should be of the paneled type with moulded beads at the junctions of the panels.

Paneled internal doors should not be replaced with modern flush doors nor should the typical knob and horizontal lock be replaced with modern door furniture. Lever type door handles are usually particularly unsuitable.

Note that Cape Dutch sash windows c1780-1805 with their fixed upper sashes and transom, multiple small panes, heavier glazing bars, panelled half-shutters and their accompanying stable doors, belong to an earlier period to that in which Strand developed and therefore should not be used. Unfortunately none of the structures of the early Malay settlers were conserved.

There are 3 typical styles of 19th Century window and door combinations typifying post British Occupation joinery.

Windows:

- Vertical double sliding sashes**:** 12 panes in both upper and lower sashes are very narrow without horns at the frame edges**,** full height louvered external shutters and internal paneled shutters.
- Vertical sliding sashes; 1 or 2 panes per sash. Otherwise they are similar to the above.
- Vertical sliding sashes with either 12 or 6 panes per sash. The glazing bars are sturdier and the meeting rails are heavier with guiding "horns" at the leading edges of the sliding sash frame, full height louvered external shutters; and paneled internal shutters (if absent, window reveals were usually paneled).

Front doors:

- Typically about 1200mm wide; vertically divided with 3 moulded panels per leaf and decorative fanlight over, which is usually semi-circular.
- Similar to above but so-called "French" doors with glazed upper sections also became popular. External full height louvered shutters and/or paneled internal shutters for the extent of the glazed section are often present.
- Usually about 900mm wide single door, 4 - 6 panels with mouldings and a rectangular fanlight.

5.7 Boundary walls

Boundary walls are important historical elements of the typical streetscape in the Strand. They help to define the streets and give privacy to your home. Retain the original boundary walls or fencing. If possible, re-use the cast iron railing and pillar capping. Cappings are usually pre-cast elements and can with care be relocated on top of the higher pillars.

Use suitable materials for boundary walls. Avoid using exposed face-brick, pre-cast concrete, timber or wire fences. Use plastered and painted brick walls only, with appropriate plaster mouldings. Where a wall of face-brick exists that is visible from the street, consider plastering and painting it. One could also combine plastered brick and timber or cast iron.

Try to retain front gardens.

Unfortunately the roads have become busier and concern for security and privacy has become more important. If owners don't take positive steps to reduce this trend, the environment will become very unfriendly and bland. The contemporary concern with privacy and security is conducive to a hostile atmosphere. High walls behind which an intruder can operate unobserved, will rather foster crime than counter-act it.

Solid street boundary walls should be no higher on average along their length than 1,2 meters, with a possibility of varying heights being allowed if necessary, for example to conceal a swimming pool or other recreation area.

Suitable railings or fencing which can be seen through could be as high as 1,8 meters. The combinations of walls and railings is also possible.

Unsatisfactory materials:

In general, modern materials, which were not available at the beginning of the century, should not be used. In particular, pre-cast concrete panels, whether plain or decorative, are very obtrusive and should never be used. Plaster and paint stoep walls and boundary walls.

5.8 Garages, carports and off-street parking

Avoid adding garages, carports or parking bays directly in front of historic buildings. Where it is impossible to locate parking at the back of houses, garages or carports should be built in a manner that avoids cutting into stoeps and facades of houses.

Avoid leaving garages and carports un-plastered or unpainted. Where garages or carports are built in sight of the street, avoid the use of face-brick or pre-cast concrete walls as well as metal roller doors. Plaster brick walls and paint wooden garage doors.

Where the provision of increased parking is unavoidable, take care in making the parking area as unobtrusive as possible and refrain from disrupting the continuity of boundary walls and street elevations.

5.9 Gardens and pot plants

Retain front gardens where possible.

In high-density areas small gardens and potted plants on the stoeps are encouraged. It provides welcome relief from the hard surfaces, and adds variety to the area. Maintain gardens and greenery.

Planting of deciduous trees in front gardens should also be encouraged where possible, as narrow footways often preclude tree planting in the street.

5.9 Colours

The Victorian era was not as dull as many people believe. Bright colours were often applied with great effect.

The use of vivid and contrasting colours purely for advertising purposes should not be encouraged.

The application of bright colours for surface treatment in the conservation zone is not advised without consulting an architect.

The combination of pastel colours on walls in combination with historical green on elements such as fascias, gutters, doors and windows is proposed as a general guideline.

6. MAINTENANCE

The following section provides owners with useful guidelines for the maintenance and upkeep of properties in the conservation zone.

6.1 External timberwork

Avoid stripping and varnishing external painted woodwork. Varnish provides poor protection and requires more maintenance.

Exposed teak should be oiled annually.

Stripped wood should be lightly sanded and repainted with an oil-based primer and two coats of enamel paint.

6.2 Roofs

Repair leaking roofs immediately. Leaks usually occur where overlapping sheets have rusted and where screws and flashings have worked loose.

- Small leaks can be repaired with sealants available from your hardware store.
- Where substantial parts of corrugated iron sheets have rusted, it is advisable to replace the entire sheet. Prime the sheets where they overlap with a rust inhibitor,
- Paint corrugated iron roofs regularly. Where the original roof has been replaced, consider repainting with the traditional colours. Veranda roofs were either painted the same colour as the main roof, or in alternating stripes, where one colour was used per corrugated iron sheet.
- Clean out gutters regularly to prevent water damming up, which usually leads to rusting and leaking.
- Repair and replace leaking gutters and downpipes. These usually leak at the joints.
- Where gutters and downpipes need to be replaced, use galvanised iron elements. Avoid using fibre cement gutters and downpipes, which are very bulky.
- Avoid water from leaking gutters running over walls.
- Ensure that water from the roof is led away from the house. Water should not run over walls or onto the foundations. Where necessary, provide rainwater channels and clean them regularly.

6.3 Windows and doors

- Refrain from stripping and varnishing original doors and windows. It is not only out of character, but is also costly to prepare and maintain.
- In principle retain and repair windows and doors (including glass), frames, sashes, sills, lintels, architraves, shutters and ironmongery unless they appear to be inappropriate.

- Note that it is particularly desirable to retain the frames of door and windows so that the brickwork is not disturbed, even if the sashes of the window or the door itself are beyond repair.
- If replacement of windows or doors becomes necessary, it is very important that they are matched in detail and material.

- The originals should never be broken up or discarded until accurate copies or drawings have been made.
- If the original windows and doors are missing, obtain expert advice on proportions and configuration of the proposed replacements.

- If new glazing is required, an attempt should be made to match the imperfect old glass and its reflective qualities. Glass manufacturers sometimes have 2nd grade glass which is flawed but not reduced in strength. This is ideal for the purpose, besides being cheaper.
- Do not replace timber panels in doors with glass even though it does improve the light. Repair original windows, doors, window frames, doorframes and glazing where possible.
- Old windows, doors and frames can generally be repaired at a cost that is lower than replacements with new or modern elements. Oil hinges to windows, doors and shutters regularly.
- Service sash widows regularly. To prevent major repairs to sash windows they should be serviced on a regular basis.
- Repair all external woodwork regularly. To prevent rotting, the external woodwork (such as Oregon pine, teak, and meranti) should be painted regularly.

6.4 Plaster

The external plaster walls of houses should be regularly maintained to avoid repair costs and preserve the value of your house.

Minor cracks in plaster walls can be repaired as follows**:**

- Hair cracks, should be repaired or covered with filler and painted.
- Use putty knife to clean rough edges.
- Remove dust and dirt. Expose brickwork on both sides of crack for 50mm – 60mm
- Cover the exposed crack and brickwork with wire or similar product and secure it on both sides with small nails.
- Re-plaster exposed area with weak plaster mix (1 part cement, 3 parts lime and 8 parts sand). Prepare for paint work as normal.

6.5 Floors: Damp problems

Houses built at the turn of the 19th century usually have airbricks below floor level in the outside walls. Make sure that the airbricks are not blocked. Air circulation in the under floor space will assist the drying out of the foundations and prevent rising damp. If no airbricks exist in a wooden floored house, providing one in every foundation wall above ground level will help to solve damp problems. Never cover timber floors with vinyl or similar material. It will prevent the floor from breathing and will cause the wood to rot.

Examine the site water drainage situation. Make sure that excessive storm water is channeled away from the walls and foundations.

6.6 Gardens:

Although climbing plants can be attractive, they need to be kept under control or they could damage walls, mouldings and gutters. Provide strong enough trellis or wire to support climbers and avoid varieties that attach themselves with suckers or hooks and cannot be removed without causing damage. The roots of plants growing in cracks can cause serious damage to masonry. They should be pulled out immediately. If the roots have already penetrated deeply cut off at the base and poison to prevent re-growth.