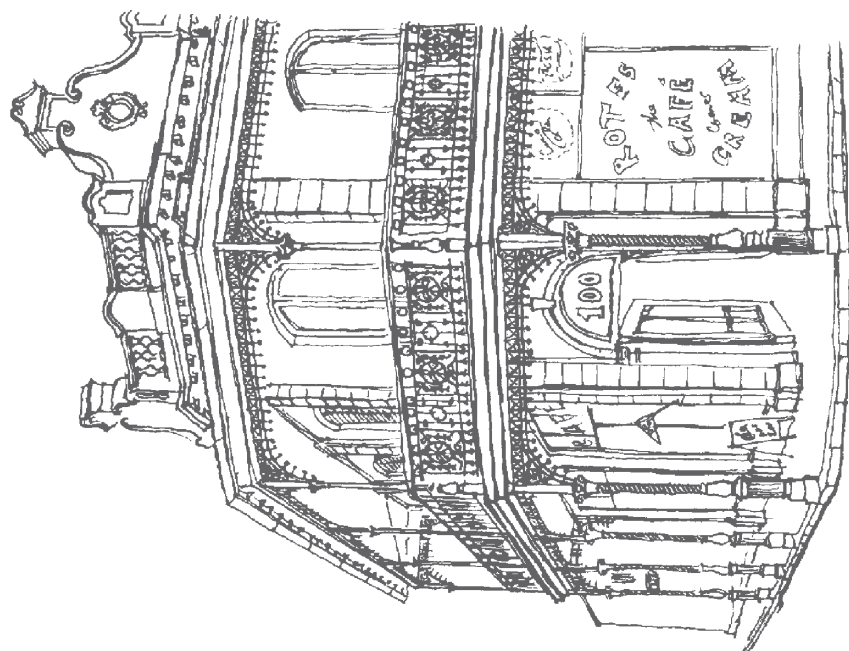


# HERITAGE AREAS

2

City of Cape Town Heritage advice pamphlet

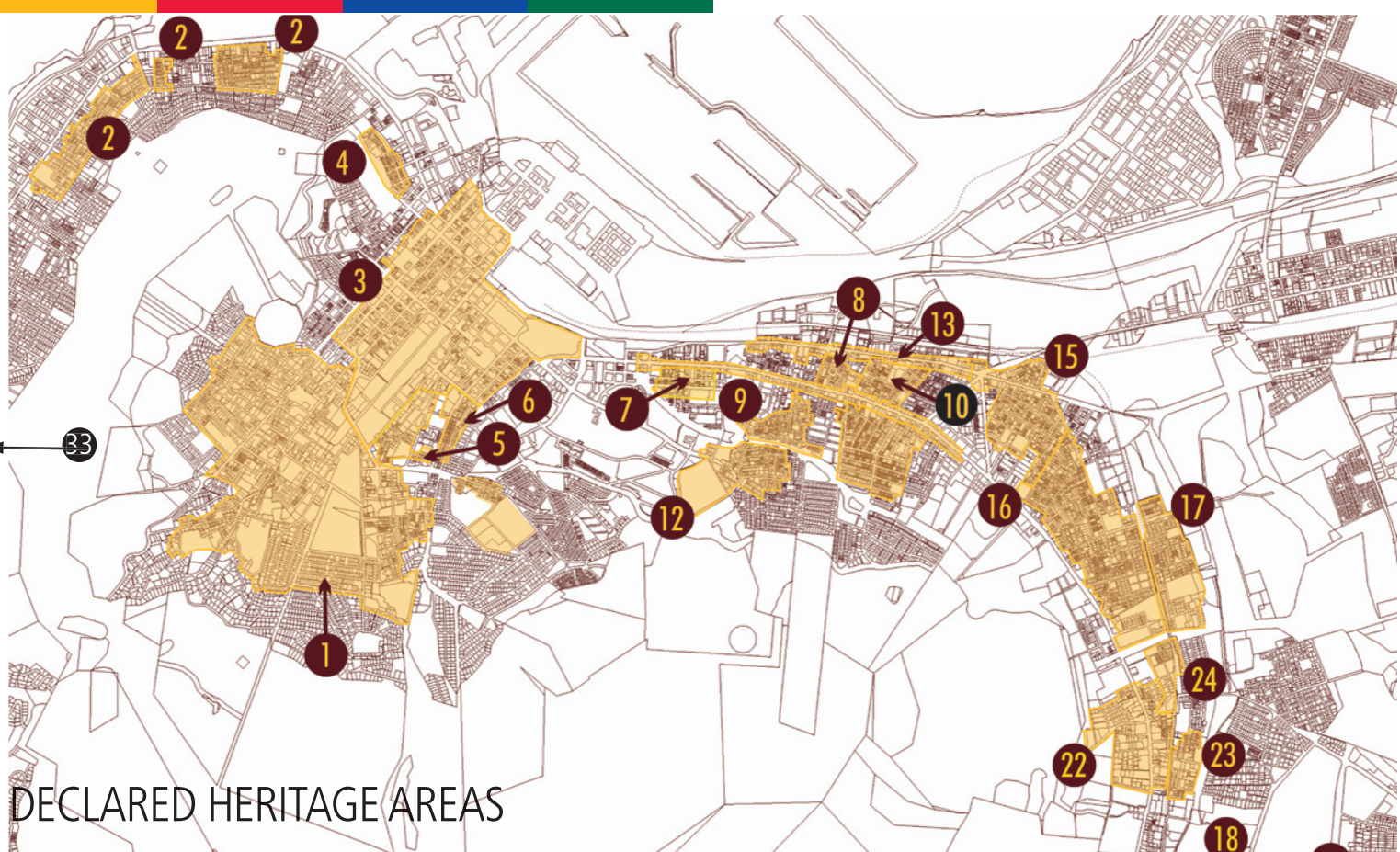
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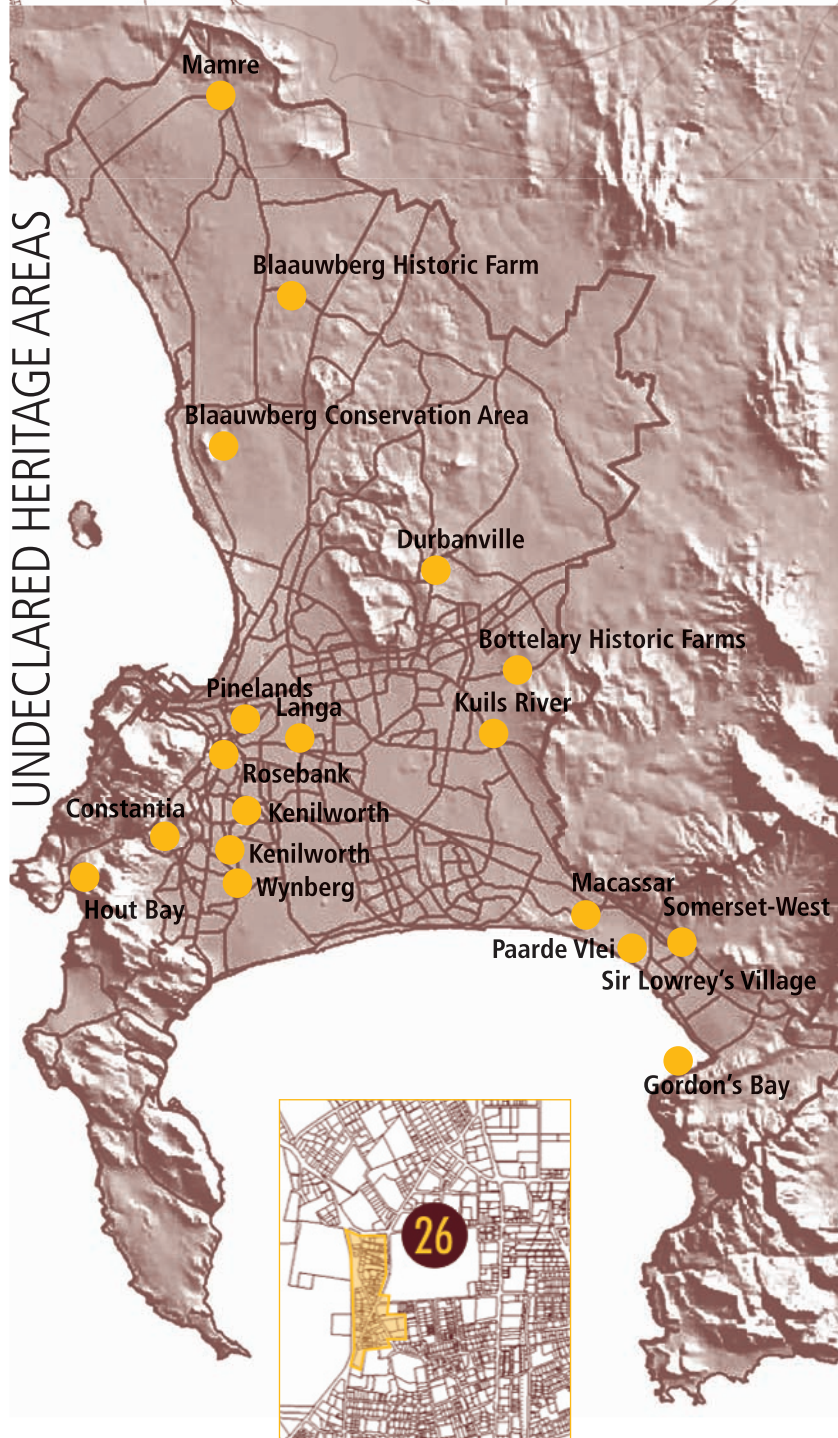
CITY OF CAPE TOWN | ISEKHO SASEKA | STAD KAAPSTAD

THIS CITY WORKS FOR YOU

June 2005 ISBN 1-874924-82-1



## DECLARED HERITAGE AREAS



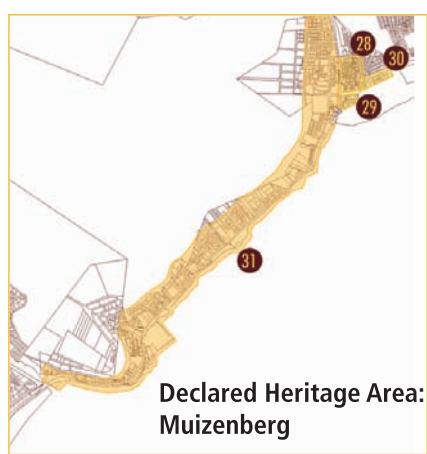
## UNDECLARED HERITAGE AREAS



Declared Heritage Area: Wynberg



Declared Heritage Area: Simon's Town



Declared Heritage Area: Muizenberg

## WHERE ARE THE DECLARED HERITAGE AREAS?

(Numbers relate to the attached map.)

- Upper Table Valley Areas 1
- Sea Point, St Bedes, Green Point
- Central City 3
- Loader Street, Waterkant 4
- Wandel Street, Lower Gardens 5
- Maynard Street, Lower Gardens 6
- Chapel Street, Woodstock 7
- Cavendish Square, Woodstock 8
- Queens Road, Woodstock 9
- Regent Street, Woodstock 10
- Rodebloem Road, Woodstock 11
- Chester/Coronation Street, Woodstock 12
- Albert Road, Woodstock 13
- Victoria Road, Woodstock 14
- Salt River 15
- Upper Observatory 16
- Lower Observatory 17
- Belmont Road, Rondebosch 18
- St Michael's, Rondebosch 19
- Lower Rouwkoop Road, Rondebosch 20
- Westerford, Rondebosch 21
- Mowbray-Rosebank 22
- Little Mowbray 23
- Mowbray Station 24
- Upper Rondebosch 25
- Wynberg Village 26
- Silwood 27
- Muizenberg Village 28
- Atlantic/Beach Road, Muizenberg 29
- Royal/Beach Road, Muizenberg 30
- Muizenberg - St James - Kalk Bay 31
- Simon's Town 32
- Clifton, Glen Beach and Bakoven Bungalows 33 (off map)

Areas in Bo-Kaap, Lower Rosebank, parts of Wynberg and Langa have been identified as future Heritage (conservation) Areas yet to be declared. Areas in Claremont, Harfield Village and Newlands Village have been identified as "Special Areas" due to their heritage value. The City of Cape Town has developed guidelines for development within these special areas.

## ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS

Alterations and additions to existing buildings should satisfy the following requirements:

- They should respond sympathetically to the character and proportions of the existing building.
- They should be similar in scale and not dominate neighbouring properties.
- Original features such as verandahs, boundary walls, decorative timberwork, plaster mouldings, fascia boards, roof shape and materials should be maintained or restored.
- If any architectural feature or element, e.g. a timber gate, needs to be replaced, it is important to maintain the historical character and scale of the original item. It could be replaced with an identical design, or a modern version based on similar materials, proportions, and scale.
- Awnings, lamps, signs and other elements should be carefully chosen to fit their historic setting. Separate guidelines are available for outdoor advertising in Heritage Areas.
- Mature trees, hedges and other existing features such as boulders, stone retaining walls, or terraces of the landscape should be retained.
- Should the municipality not be satisfied that any proposed development is appropriate or sensitive to its environment, it can ask for further investigation, specialist reports or an Impact Assessment to be conducted independently.

## NEW BUILDINGS

The relationship of the new development to the existing buildings and townscape around it should be carefully considered. New buildings should satisfy the following requirements:

- The positioning of the building on the site should follow earlier and existing patterns of development, for example the building should be positioned square to the site and parallel to site boundaries. The setbacks from boundaries should also be consistent.
- The form, volume, massing, scale and height of the building should be sympathetic to neighbours and follow the general patterns of development in the area.
- The choice of materials and colours should be based on the traditional materials and colours in the area.
- The proportioning of doors, windows and facades should be sympathetic to the proportions used in existing buildings.
- The roofscapes, boundary treatment, landscaping and planting should be carefully considered and should follow the original patterns of development in the area.

## REQUIREMENTS FOR PROPERTY OWNERS

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your Local Planning and Environment Office and particularly with the Heritage Resources Section, who will advise you about any regulations that might impact on your proposed building work.

The officials of the Heritage Resources Section also advise architects and designers on appropriate designs for Heritage Areas and historic buildings. Other Heritage Advice pamphlets in this series include:

- Heritage Advice Pamphlet No. 1 Heritage Resources
- Heritage Advice Pamphlet No. 2 Heritage Areas
- Heritage Advice Pamphlet No. 3 Cultural Landscapes and Historic Vegetation
- Heritage Advice Pamphlet No. 4 Design Guidelines for a Heritage Context
- Heritage Advice Pamphlet No. 5 Boundary Enclosures in Heritage Areas and to Historic Buildings
- Heritage Advice Pamphlet No. 6 Garages and Carports in Heritage Areas and for Historic Buildings
- Heritage Advice Pamphlet No. 7 Roofs in Heritage Areas and of Historic Buildings
- Heritage Advice Pamphlet No. 8 Security in Heritage Areas and for Historic Buildings
- Heritage Advice Pamphlet No. 9 Langa Heritage
- Heritage Advice Pamphlet No. 10 Company's Gardens

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RESIDENTIAL STREET,  
TAMBOERSKLOOF



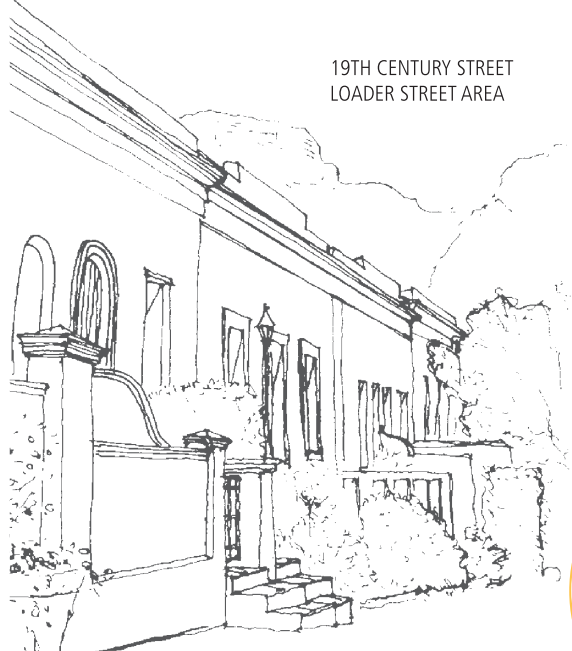
ARCHITECTURAL EXCELLENCE: MARTIN MELCK HUIS



'1930'S APARTMENT BLOCKS  
HIGH LEVEL ROAD, SEA POINT



AGE: OLD RESTORED  
COURTYARD, HERITAGE SQUARE



19TH CENTURY STREET  
LOADER STREET AREA



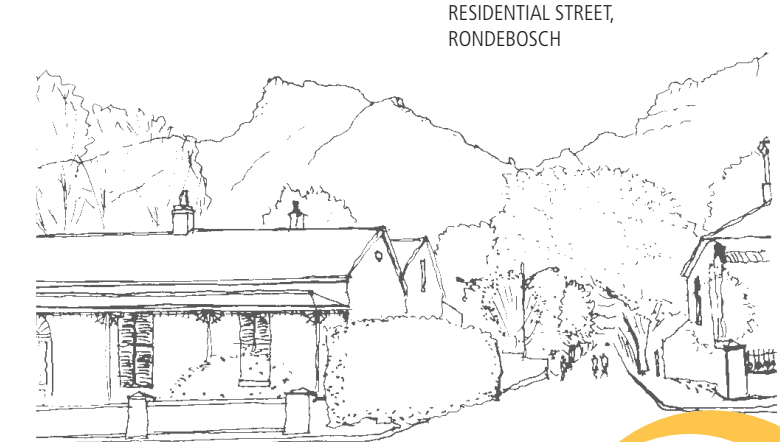
ARCHITECTURAL DETAIL:  
WALL & WROUGHT IRON GATE



RESIDENTIAL STREET,  
WOODSTOCK



CHARACTER OF AREA:  
HISTORIC AVENUE TREES



RESIDENTIAL STREET,  
RONDEBOSCH



HISTORIC ELEMENT:  
OLD WATER PUMP, GARDENS



VIEW TOWARDS HARBOUR



HISTORIC PATTERN:  
LOW PLASTER & WROUGHT  
IRON BOUNDARY WALLS

INTRODUCTION

Cape Town is a unique city of beauty shaped by its history, people and in particular, by its natural setting and natural resources. The City has a rich heritage of buildings and urban environments as well as natural landscapes.

This urban heritage includes the beginnings of the City such as the Company's Garden and the Castle, the early houses of the Bo-Kaap as well as distinct suburbs such as Woodstock and Kalk Bay. It also includes, for example, the Table Mountain range, the vleis and wetlands of the Cape Flats.

Between 1977 and 1994, the City of Cape Town commissioned a series of conservation studies of many of the historic architecturally significant parts of the City. As a result 32 urban conservation (heritage) areas were established (see overleaf for a full list of declared Heritage Areas).

This Heritage Advice pamphlet advises on the care designers need to take when planning new developments or alterations to properties within heritage areas, as well as to historic buildings outside of heritage areas.

HERITAGE AREAS

A Heritage Area is an area of special historic and cultural significance in which the character and quality of the environment is protected by legislation. Areas are designated as Heritage Areas on the basis of the quality of the concentration or extent of groupings of cultural heritage resources, an extensive landscape resource or place or an agglomeration of buildings.

PROCESS OF IDENTIFICATION

Identification of Heritage Areas or heritage groups of buildings which are to be designated as Heritage Areas, is carried out by the City of Cape Town in consultation with the public, community structures and other interested groups such as ratepayers' associations, religious groups, heritage committees and architectural associations.

Approaches to heritage and conservation change over time and for this reason ongoing monitoring, reassessment and public participation are important. Not all historic areas within the Cape Metropolitan Area have been studied and assessed for their heritage value and further studies will be commissioned by the City of Cape Town in due course.

REGULATIONS

Heritage resources and Heritage Areas are protected by law at local, provincial and national levels:

- At local level, the Zoning Schemes applicable to particular parts of the City define property rights and areas of special character. In certain areas the Zoning Scheme provides for the management of new development work, alterations and additions to the built fabric as well as the protection of mature trees and hedges.
- At local, provincial and national level, the National Heritage Resources Act (No. 25 of 1999) provides for the conservation and management of heritage resources and empowers society to assist in this management. This Act is administered by the South African Heritage Resource Agency (SAHRA) at national level and Heritage Western Cape (HWC) at provincial level. Local heritage areas and related aspects of heritage resources are administered by the City of Cape Town.

ASSESSMENT

Within the Heritage Areas, the sites and buildings are assessed and graded to establish their architectural, cultural and historic significance. The character of the areas may vary. However, a uniform set of criteria, including the following are applied:

- **Historic value**  
Importance in the community or pattern of history; association with the life or work of a person, group or organisation of importance in history; or significance relating to the history of slavery.
- **Aesthetic value**  
Exhibits particular aesthetic characteristics valued by a community or cultural group.
- **Scientific value**  
Potential to yield information that will contribute to an understanding of natural or cultural heritage; demonstrates a high degree of creative or technical achievement at a particular period.
- **Social value**  
Association with a particular community or cultural group for social, cultural or spiritual reasons.
- **Rarity**  
Possesses uncommon, rare or endangered aspects of natural or cultural heritage.
- **Representativeness**  
Demonstrates the principal characteristics of a particular class of natural or cultural places or objects.

At present, many sites and structures within the City of Cape Town are graded according to their heritage significance. Grading is based on the grading system described in the National Heritage Resources Act, which identifies sites of national importance as Grade 1, sites of provincial importance as Grade 2 and sites of local importance as Grade 3 sites.

PROPOSED NEW WORK

Properties within identified Heritage Areas are of great value to the City as they are rich in architectural detail and character. The conservation and careful management of these Heritage Areas can result in significant increases in cultural and tourist values and in turn ensures the ongoing maintenance and restoration of their valuable historic fabric.

- As a guide:
- Owners require a permit from the City before pruning, felling or intentionally killing any mature trees on properties in Heritage Areas. Property owners wishing to develop, alter or demolish any part of a building or boundary wall or any other structure in a Heritage Area or remove any mature tree or hedge, must apply for special permission from the Heritage Resources Section of the Local Planning and Environment Office. It is advisable that this permission is sought at sketch plan stage, before designs are finalised.
  - If in the opinion of the Heritage Resources Section, the proposals are architecturally or environmentally insensitive or in any way inappropriate to the historic use and function of the area, they will give advice for an alternative solution or may recommend refusal of the plans.
  - If property owners wish to appeal against any decision to refuse approval of the proposals, the Local Planning and Environment Office will assist and advise the owner regarding appeal procedures and will refer the matter to the appropriate body.

GUIDELINES FOR BUILDING WORK

Historic buildings in a Heritage Area are most likely to express an architectural character of the area and should be used as precedents in the design of new buildings and/or alterations to existing buildings.

Buildings which are unsympathetic to the character of the particular Heritage Area will generally have been built before the identification of the area as a Heritage Area and should not be used as precedent.

Cities are living entities and change over time. The Heritage Resources Section of the City of Cape Town will support proposals which are contemporary in style or use modern materials, provided that they are contextually sensitive, and maintain or enhance the character of the heritage area (see Heritage Advice Pamphlet No. 4: Design for a Heritage Context).