# DURBANVILLE CBD
# URBAN DESIGN FRAMEWORK

3

STAD ● ISIXEKO ● CITY

# URBAN DESIGN FRAMEWORK
## FOR
## DURBANVILLE CBD

## REPORT 3
## EXECUTIVE SUMMARY AND DESIGN GUIDELINES

## CONTENTS

## FIGURES

## ANNEXURES

# 1. INTRODUCTION

This document serves as an executive summary of the Durbanville CBD Urban Design Framework compiled by The Planning Partnership in 1999. It is also intended to serve as design guidelines to aid architects and developers in the future development of Durbanville CBD.

The Urban Design Framework consists of two documents:

Report no. 1 : The Analysis
> This report contains a record of the status quo and identifies the key issues and character forming elements. It ends with a guiding vision.

Report no. 2 : Urban Design
> This report contains the proposals and implementation strategy of the Urban Design Framework.

A third report : Design Guidelines (this report) completes this study.

This document draws on the key issues and elements identified in the analysis and illustrates the urban design principles that need to be implemented to achieve the desired urban form. It also recommends architectural and landscape guidelines that respect and enhance the village character of Durbanville CBD.

# 2. AREA OF APPLICATION

The adjacent figure demarcates the extent of the CBD. It is divided into two zones: the CBD core and the secondary CBD.

The CBD core area is envisaged as a compact urban area with intensified commercial and business uses directed at encouraging economic and social activity. To this end the Design Guidelines prescribe certain urban design responses i.e. perimeter block development and a 0 m street building line along certain streets, to achieve this goal. At the same time it builds on the underlying symbolic structure and existing urban structure as identified in the Analysis : Report 1.

The Secondary CBD serves as a transitional area between the CBD core and surrounding residential suburbs. This area will accommodate a mix of predominantly residential and offices uses, allowing only restricted retail to serve local needs. Due to increased residential densities within walking distance of the CBD core, the retention of existing open space is imperative. The retention of the treed appearance of the area will enhance the environmental quality and portray a looser urban appearance than the CBD core.
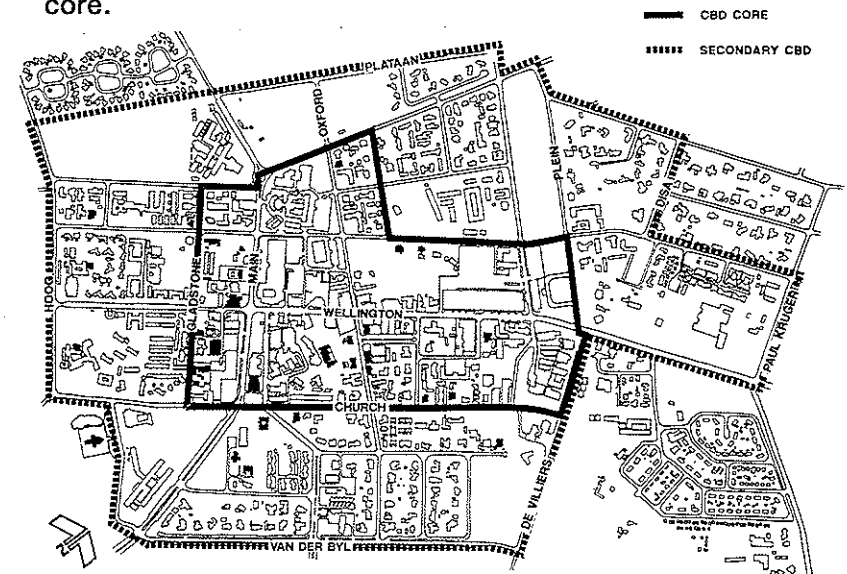


**Core CBD and Secondary CBD Areas**

## 3. SWOT ANALYSIS AND THE IDENTIFICATION OF KEY ISSUES

| STRENGTHS | OPPORTUNITIES | WEAKNESSES | THREATS |
|---|---|---|---|
| * The town has a rich historical heritage. | * Encourage and enhance this aspect to create a unique character. | * The lack of adequate protection of historic and conservation worthy buildings. | * Loss of historical heritage and fine grained texture of old town. |
| * The area is highly accessible to the surrounding residential areas and the rural hinterland. | * Use the accessibility to provide maximum business opportunities. | * The current traffic system (vehicular and pedestrian) shows signs of inadequacy.<br><br>* Lack of linkages across Wellington Road from Church to Queen Street. | * Unchecked traffic can lead to further deterioration of the urban environment and undermine the attractiveness of the area as an investment opportunity.<br><br>* Further environmental decay and urban impoverishment at northern end of Wellington Street. |
| * Much of the vacant land is in public ownership. | * Opportunities for co-ordinated redevelopment exist. | * The area displays a lack of cohesive structure: the different structuring elements seem unconnected. | * Unguided development can lead to further loss of distinctive character. |
| * The area is identified as a lower order node on an activity corridor.<br><br>* An above average income residential area provides a potential market. | * Encourage diversity and intensity of activities.<br><br>* Exploit the potential by making the CBD attractive to shoppers and investors. | * The area suffers from a lack of environmental quality. | * The lack of a clear vision and co-ordinated planning action further frustrates the achievement of a quality urban environment. |

From the above SWOT Analysis key issues that have the greatest current and potential impact on the future of Durbanville CBD have been identified, and are the following:

• A high allocated bulk (1.8) and ensuing parking requirements threaten the desired village character,

• Conflict exists between pedestrian and vehicular

movement,

- Inappropriate provision of parking which does not satisfy varied needs,

- The overall urban form and structure is illegible,

- A weak sense of place,

- Undeveloped and underdeveloped land undermines the consolidation of the CBD core area, and

- The CBD as a whole lacks an overall guiding vision.

## 2. A VISION FOR THE CBD

Durbanville CBD is characterised by buildings of historical and architectural value, and an underlying symbolic structure. Relatively large open spaces are found/located close to, or bordering on the CBD that are reminiscent of the rural origin of Durbanville. Urban development is at a human scale.

The Urban Design Framework draws on the strengths and opportunities that exist, to address those issues that threaten the character and future development of Durbanville CBD. It's purpose is to define a framework within which character and structure are strengthened and enhanced to the advantage of the CBD.

This is done within the ambit of the guiding vision for Durbanville CBD over the next 20 years :

**"A dynamic town centre with a distinctive village character"**

This vision recognises the rural origin of Durbanville, the existing human scale village image and the potential of the CBD as a competitive commercial node within a metropolitan context.

It's purpose is to foster an urban environment that promotes social interaction, generates a wide range of activities, provides quality and specialised goods, services and facilities in a pleasant and attractive environment. Parking facilities scattered throughout the CBD ensure accessibility and convenience in contrast to the large parking lots and long walking distances characteristic of large shopping malls.

The implementation of the Urban Design Framework and implementation the architectural and landscape design guidelines proposes to enhance the village character of Durbanville CBD, in order to strengthen the image of the CBD in the minds of people, to encourage private investment in the CBD and to enhance the perception of Durbanville CBD as a destination for both commercial and social purposes.

## 3. USE OF THE GUIDELINES

Each map or graphic representation comprises guiding principles and conceptual representations that guide the architect or developer in the development of a site:

**Figure 1 : Conceptual Framework**

The main structuring and character giving elements of the CBD core are identified. This forms the basic structure of the CBD that has to be retained and strengthened by future developments in the CBD.

**Figure 2 : Built Form and Urban Space Structure**

The Urban Design Framework proposes a hierarchy of linked urban and village scale spaces. This map indicates the main urban spaces, how they relate to each other and the linkage system that connects them. The map helps architects or developers to orientate themselves in the urban environment and should indicate the type of intervention required to realise the vision for the CBD.

**Figure 3 : Urban Form Response Perimeter Block : General Guidelines**

These diagrams illustrate the typical urban block form response with buildings placed on the street reserve boundary, horizontal and vertical articulation, parking within the block core and the building/street interface.

These urban form responses are based on the principles of perimeter planning which entails placing buildings on the outside edge of the urban block. It has the advantage that relatively high bulk can be achieved without having to build up.

**Figure 4 : Perimeter Block : Example**

This figure illustrates the composite urban block form developed along the lines of perimeter development. Block cores can be used for interior gardens, courtyards or utilised for structured parking. Buildings open up onto the street and other urban spaces that are activity orientated. However, sensitive architectural design that respects the human scale, must be used in conjunction with perimeter block development to attain a bulk of 1,8, accommodate the resulting parking requirement and ensure the retention and enhancement of the human scale and village character.

**Figure 5 : Perimeter block : Hard Edge**

The creation of strong edges is required to define urban paths and urban spaces. They are also required to achieve the compact CBD core envisaged by the Urban Design Framework. A zero street building line is prescribed and is mandatory on streets as indicated in figure 5A. Street level activity should be encouraged and facades designed to emulate the village character. On other streets in the CBD core this would be the ideal but is not an absolute. This allows developers the choice of developing in a traditional manner and creates the possibility of urban space variety.

**Figure 6 : Architectural Approach : Use of Contextual Cues**

These diagrams illustrate the extraction of basic rules of composition and articulation from existing buildings. The purpose is to emulate the village architecture that strives to create a composite form that is greater than the sum of the parts. This enables a designer to design large buildings in keeping with the village idiom. It also recommends the approach required to integrate new architecture with the architectural heritage of Durbanville. Both the basic composition of the form as well as the use of architectural detail to articulate the form are essential aspects that should be recognised in the design of new buildings.

**Figure 7 : Architectural Composition**

On this sheet the specific guidelines are provided for the composition of the basic architectural form and volume. Building and roof shape and proportions are provided. A general example that illustrates the implementation of the guidelines is provided for different aspects of the design.

**Figure 8 and 9 : Architectural Detail**

Several architectural details and contextual cues are provided that have been extracted from the architectural

heritage of Durbanville (Refer to Analysis - Report 1).

**Figure 10 and 11 : Landscaping Details**

These guidelines are specifically directed at the street/ building interface and the provision of parking. Ideally parking should be provided behind buildings. However, where parking is provided in front of buildings, parking lots need to be suitably landscaped to retain the village character. Pavements should be reserved for pedestrian traffic. Depending on the amount of pedestrian traffic they need to accommodate pavements should be grassed or brick paved. The loose structure and visual permeability of the secondary CBD should be retained to preserve the village character. High solid walls are therefore not allowed and low walls, hedges or palisade fencing should be used along street front erf boundaries.

Where further guidance and explanation is required, the documentation on which these guidelines are based should be consulted:

**Report 1:** The analysis which contains a record of the status quo (1999) and identifies the key issues and character forming elements.

**Report 2:** The Urban Design Framework which contains the proposals and implementation strategy to realise the vision.

## 6. INCENTIVES

In order to achieve the goals of the Urban Design Framework, incentives are provided to encourage developers to apply these guidelines in new developments.

- Where arcades are provided at street level the floor area above the arcade will not be taken into account in the calculation of bulk.

- Where the consolidation of sites is required to comply with the urban design guidelines a percentage of the structured parking may be waived in the calculation of bulk by the local authority depending on the degree of compliance with the urban design guidelines.

- Up to 100 % coverage may be granted by the local authority depending on the degree of compliance with the urban design guidelines.

# THE VISION:
## "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

**PRECINCTS**

1. CIVIC PRECINCT
2. RUST EN VREDE
3. PUBLIC TRANSPORT PRECINCT

**FORECOURT TO TOWN HALL**

**FOCAL POINT**
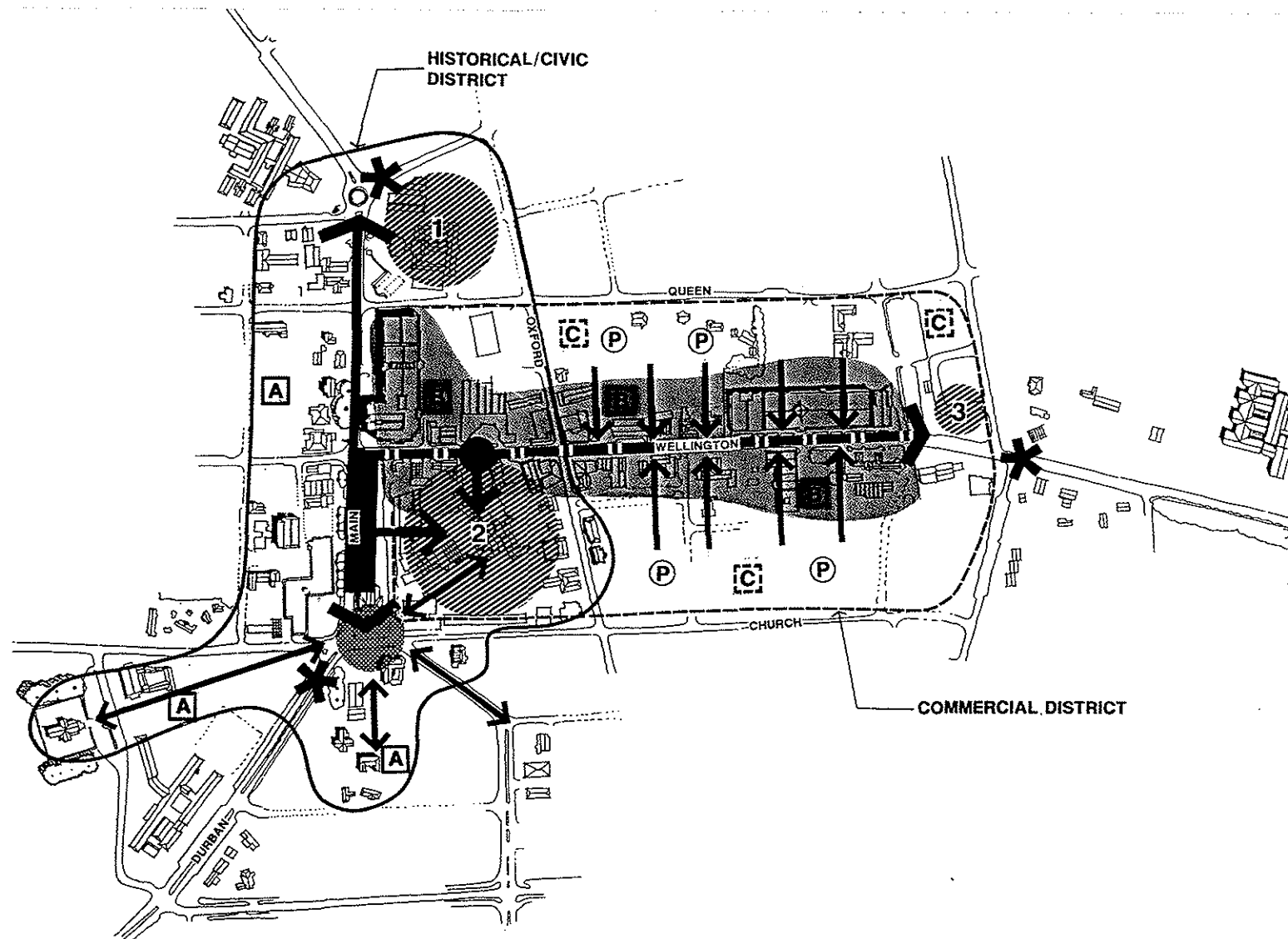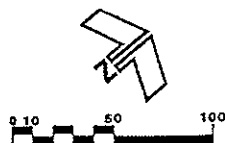
[A] HISTORICAL/SYMBOLIC CBD CORE

[B] COMMERCIAL STRIP

[C] LAND USES AND PARKING SUPPORTING COMMERCIAL STRIP

**CIVIC SPINE**

**COMMERCIAL STRIP**

**VISUAL LINKAGES**

**GATEWAYS**

HISTORICAL/CIVIC DISTRICT

COMMERCIAL DISTRICT



QUEEN

OXFORD

WELLINGTON

MAIN

CHURCH

DURBAN

**DURBANVILLE CBD**
**URBAN DESIGN FRAMEWORK**

**1**

**CONCEPTUAL FRAMEWORK**

THE PLANNING PARTNERSHIP
DIE BEPLANNINGSVENNOOTSKAP

TYGERBERG STAD CITY

# THE VISION:
## "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

### GUIDING PRINCIPLES:

Create sequences and hierarchies of well defined spaces and linkages ranging from the public to the private realms:

- The urban scale network:
  Main structuring elements that are strongly related to the urban context (public realm)

- The village scale network:
  Secondary structuring elements related to the localised context (semi-private)

- Village scale linkages
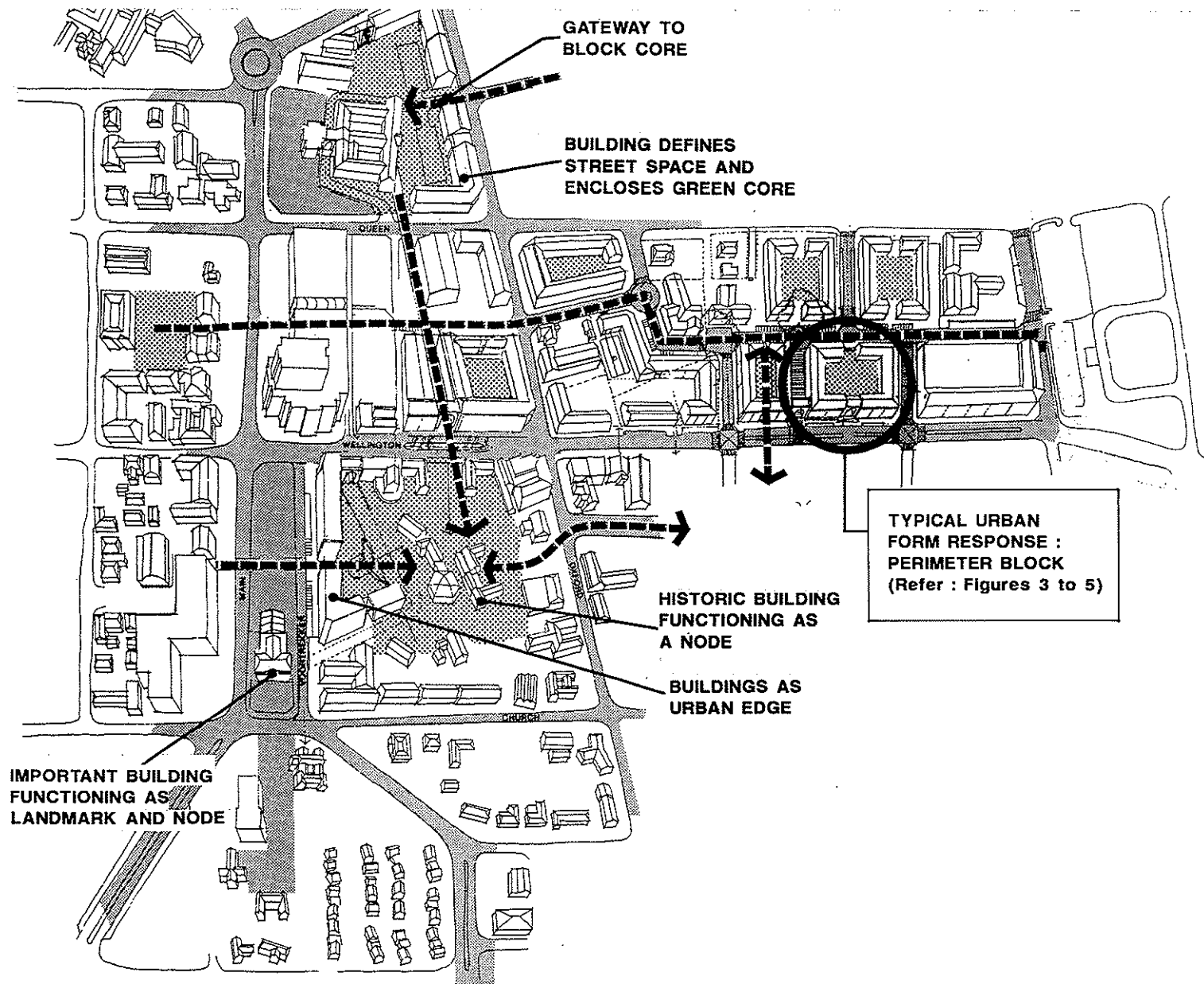
GATEWAY TO BLOCK CORE

BUILDING DEFINES STREET SPACE AND ENCLOSES GREEN CORE

TYPICAL URBAN FORM RESPONSE : PERIMETER BLOCK
(Refer : Figures 3 to 5)

HISTORIC BUILDING FUNCTIONING AS A NODE

BUILDINGS AS URBAN EDGE

IMPORTANT BUILDING FUNCTIONING AS LANDMARK AND NODE

## THE VISION:

### "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

## OBJECTIVES:

- Achieve permitted bulk (1.8) with low rise development (3 levels).

- Create a hierarchy of open spaces from public to private.

- Provide good street enclosure.

- Accommodate parking in structures below and behind buildings.

- Bring activities in the building in close contact with the public realm and the streetscape.
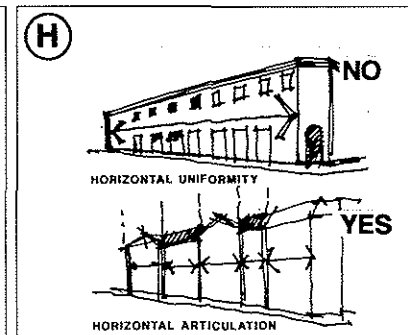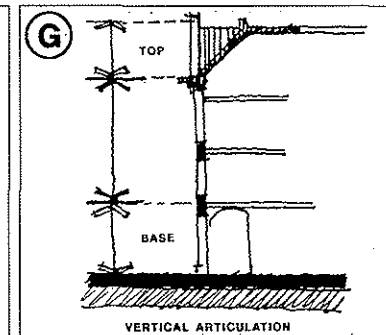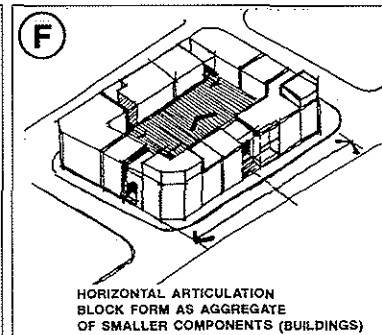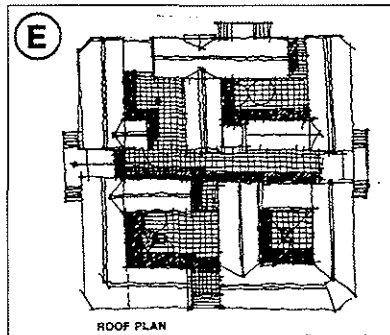
*Internal Courtyard.*

# URBAN MASSING

**A** — BUILDING LINE ON STREET BOUNDARY / ZERO BUILDING LINE / RECESS PARKING / SEMI BASEMENT PARKING- WITHIN BLOCK FORM

**B** — CORE / EDGE RESPONSES / BUILDING AS STREET EDGE / -PERIMETER DEVELOPMENT / -RECONSTRUCT BLOCK FORM / -ENCLOSE CORE SPACE

**C** — 'SEMI-PRIVATE SPACE' / PARKING / PUBLIC SPACE

**D** — TOWER DEVELOPMENT — NO / PERIMETER DEVELOPMENT — YES
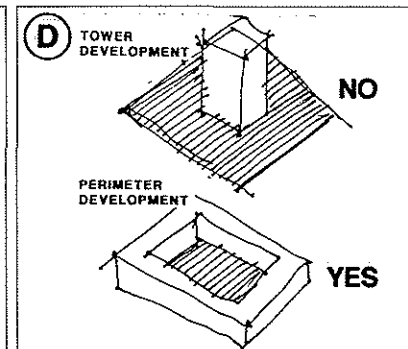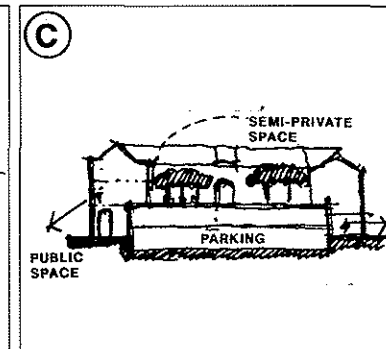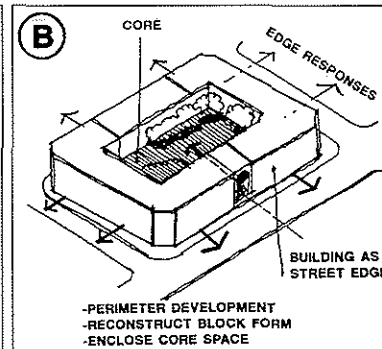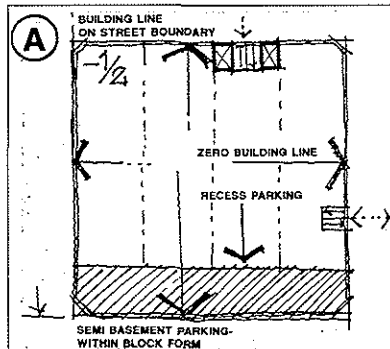
# URBAN FORM ARTICULATION

**E** — ROOF PLAN

**F** — HORIZONTAL ARTICULATION BLOCK FORM AS AGGREGATE OF SMALLER COMPONENTS (BUILDINGS)

**G** — TOP / BASE / VERTICAL ARTICULATION

**H** — NO / HORIZONTAL UNIFORMITY / YES / HORIZONTAL ARTICULATION

# URBAN INTERFACE

**I** — WELLINGTON ROAD / STREET LEVEL PLAN

**J** — GATEWAYS TO CORE

**K** — PARKING ALWAYS WITHIN BLOCK PERIMETER ACTIVITY AT STREET LEVEL

**L** — NO / PARKING ON STREET FACADE / YES / POSITIVE STREET FACADE
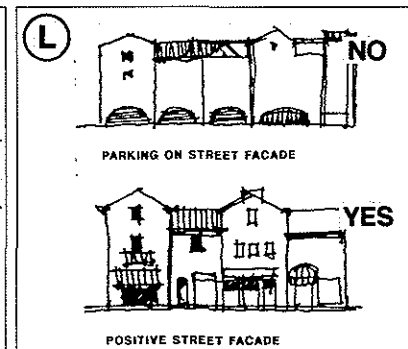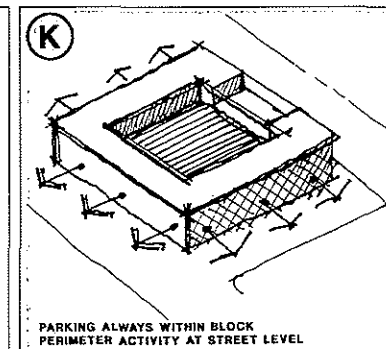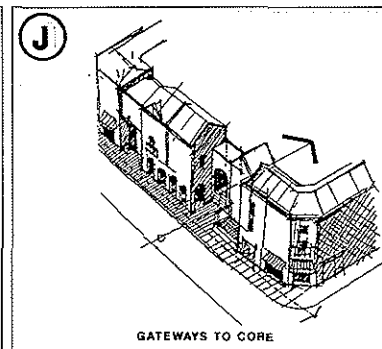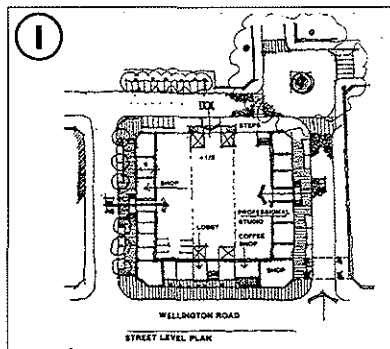
**DURBANVILLE CBD URBAN DESIGN FRAMEWORK**

**3**

**URBAN FORM RESPONSE PERIMETER BLOCK GENERAL GUIDELINES**

THE PLANNING PARTNERSHIP DIE BEPLANNINGSVENNOOTSKAP

## THE VISION: "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

### OBJECTIVES

Articulate the urban realm into a hierarchy of public to private space by:

- creating a high degree of street enclosure,
- regenerating the urban fabric,
- establishing high bulk at low rise.

Building depths must be:

- narrow (9 m to 13 m) to create buildings that are:
  - naturally lit and ventilated,
  - energy efficient,
  - cost effective,
  - user friendly,
  - flexible, and
  - robust.

Preserve the village character. Urban spaces must be at a human scale that are activity orientated. Building dimensions must be of similar proportions and dimensions to the existing traditional architecture.

### URBAN ARTICULATION

1. Large building volume as a group of smaller articulated components.
2. Facade component.
3. Articulation.
4. Roof component.

### URBAN INTERFACE

5. Arched gateway to block core.
6. Arcades and colonnades.
7. Entrance lobbies.
8. Terraces.
9. Shop fronts.
10. Balconies.
11. Canopies.
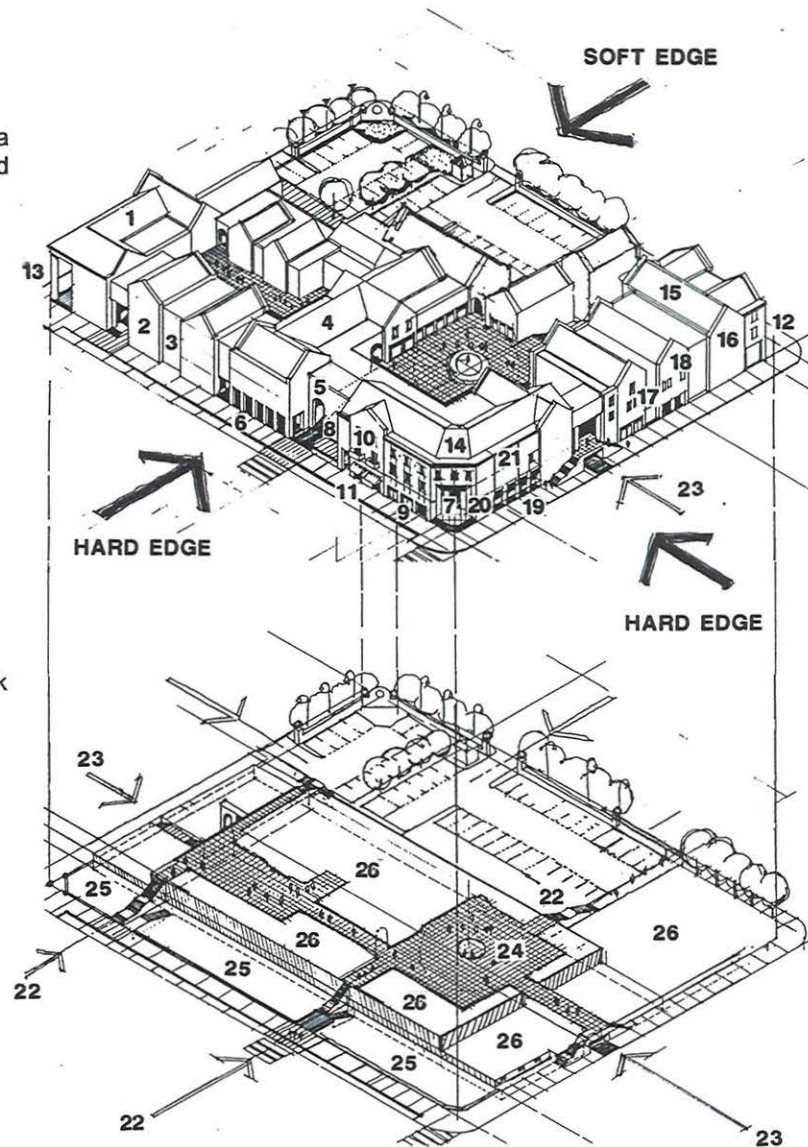
### ARCHITECTURAL COMPOSITION

12. 90° corner.
13. Recessed corner 90° upper levels.
14. Recessed corner.
15. Predominance of pitched roofs.
16. Gable ends.
17. More solid than void (upper levels).
18. Vertically proportioned windows.
19. More void than solids on ground level (Shopfront).
20. Shopfronts and lobbies.
21. Shadow lines.

### FOOTPRINTS/LINKAGES AND PARKING

22. Pedestrian entrances to block core and parking decks below.
23. Entrances to parking decks and semi-public open spaces above.
24. Semi-public open spaces.
25. Commercial uses at street level.
26. Commercial uses above semi-basement parking.
27. Two parking decks (-½+½), semi-public open spaces above (at +3.80m).



SOFT EDGE

HARD EDGE

HARD EDGE

HARD EDGE

TYGERBERG STAD · IKHAYA · CITY

**DURBANVILLE CBD**
URBAN DESIGN
FRAMEWORK

**4**

**PERIMETER BLOCK EXAMPLE**

THE PLANNING PARTNERSHIP
DIE BEPLANNINGSVENNOOTSKAP

## THE VISION:
## "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

### OBJECTIVES:

- To create good street enclosure
- To create continuity of streetscape
- To ensure continuity and variety of street level activity

### DESIGN GUIDELINES:

- Zero building lines along entire street level, where applicable
- Recesses and setbacks on upper levels (no more than 20 %)
- Uses at street level should generate pedestrian movement between the street and the building
- No solid facades at street level

\* These objectives and principles are mandatory on sites indicated in the above figure. ▉
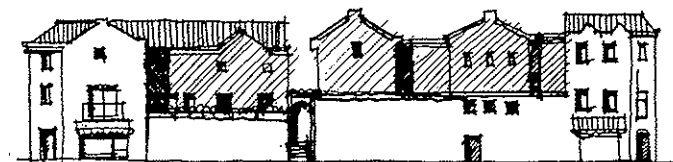
**A**
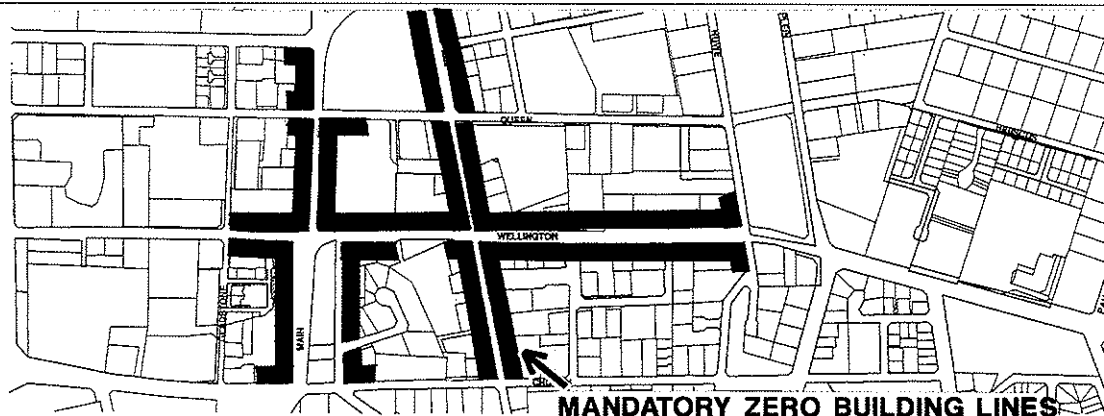
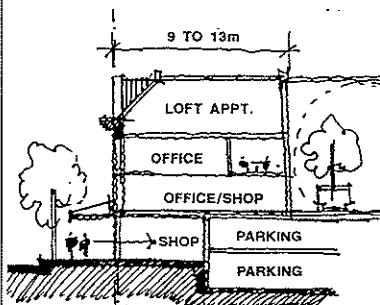**MANDATORY ZERO BUILDING LINES**

**B**

**YES**
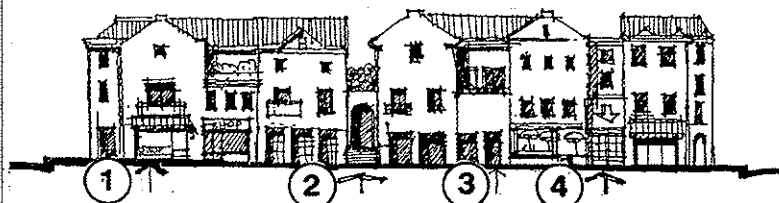
- ACTIVATE STREET EDGES AND OPEN FAÇADES AT STREET LEVEL.
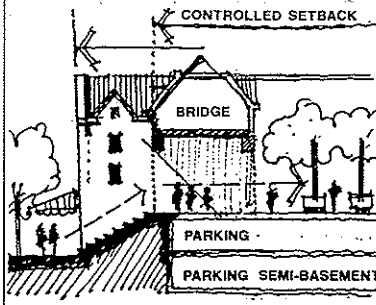- CONTROLLED FAÇADE RECESSES.   **(REFER TO C)**

**NO**

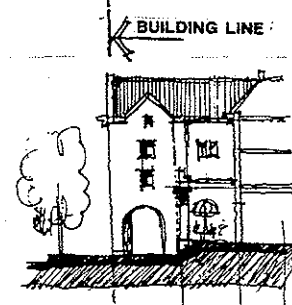- LACK OF ACTIVITY AND SOLID FAÇADES AT STREET LEVEL.
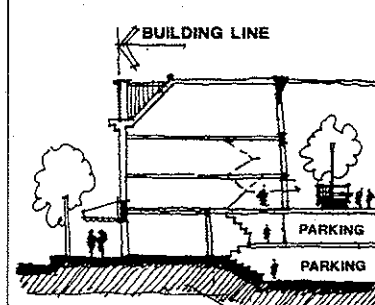- CONTINUOUS RECESSES.

**C**

**① SHOPS AT STREET LEVEL**

9 TO 13m
LOFT APPT.
OFFICE
OFFICE/SHOP
SHOP
PARKING
PARKING

**② LINK TO COURTYARDS**

CONTROLLED SETBACK
BRIDGE
PARKING
PARKING SEMI-BASEMENT

**③ TERRACE ACTIVITIES**

BUILDING LINE

**④ ENTRANCE LOBBY**

BUILDING LINE
PARKING
PARKING

**DURBANVILLE CBD**
**URBAN DESIGN**
**FRAMEWORK**

**5**

**PERIMETER BLOCK**
**HARD EDGE**

THE PLANNING PARTNERSHIP
DIE BEPLANNINGSVENNOOTSKAP

# THE VISION:
# "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

## DESIGN PHILOSOPHY:
## CONTEXTUAL DESIGN

New buildings must contribute to and enhance the village character, extracting environmental cues from the architectural heritage of Durbanville.
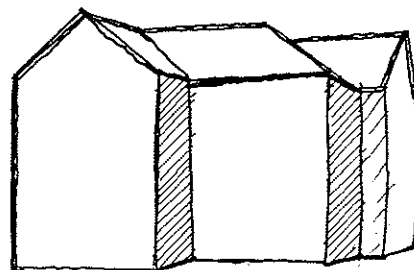
**A** EXISTING NATIONAL MONUMENT

CONTEXTUAL CUES →
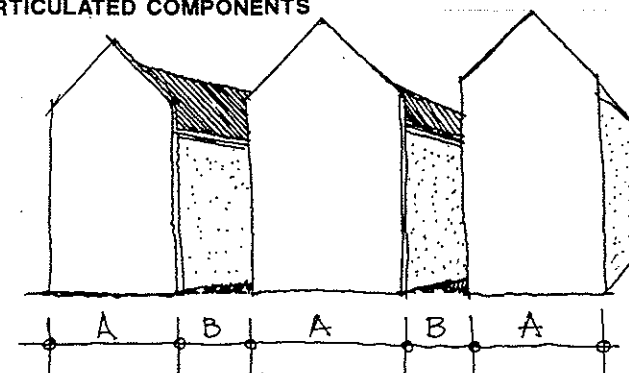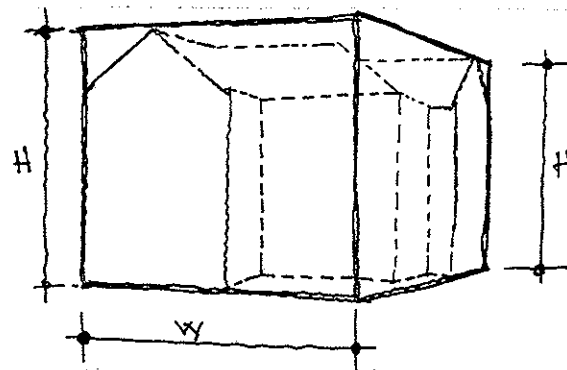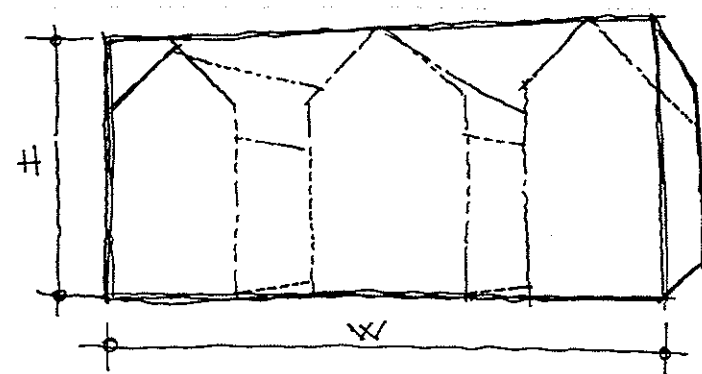
**B** ARCHITECTURAL DETAIL

ARCHITECTURAL COMPOSITION

BUILDING AS AGREGATE OF SMALLER ARTICULATED COMPONENTS

A B A B A

BASIC ARCHITECTURAL VOLUME : SMALL BUILDINGS

BASIC ARCHITECTURAL VOLUME : LARGE BUILDINGS

TYGERBERG

**DURBANVILLE CBD**
URBAN DESIGN
FRAMEWORK

**6**

**ARCHITECTUAL APPROACH
USE OF CONTEXTUAL CUES**

THE PLANNING PARTNERSHIP
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## THE VISION:
### "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

**DESIGN PHILOSOPHY:**

**CONTEXTUAL ARCHITECTURE**

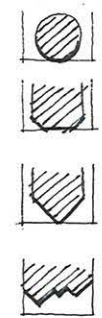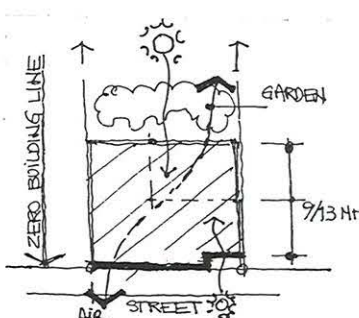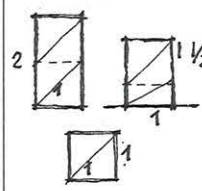Architectural composition must contribute to and enhance the village character.
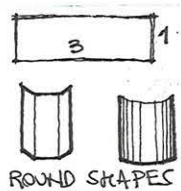
Contextual uses must be extracted from those buildings identified as historically relevant and conservation worthy (refer to Analysis - Report 1).

**RELATION TO PERIMETER BLOCK**

All aspects of individual buildings must be considered as components of the composite form of the perimeter block.

The architectural image must contribute to the overall sense of place.
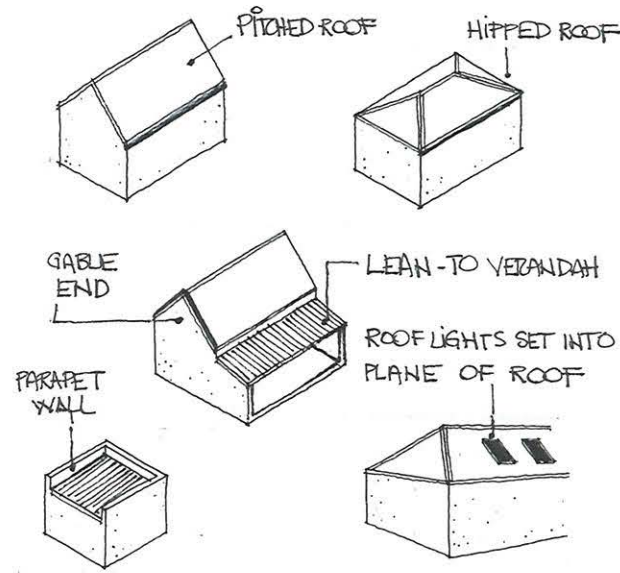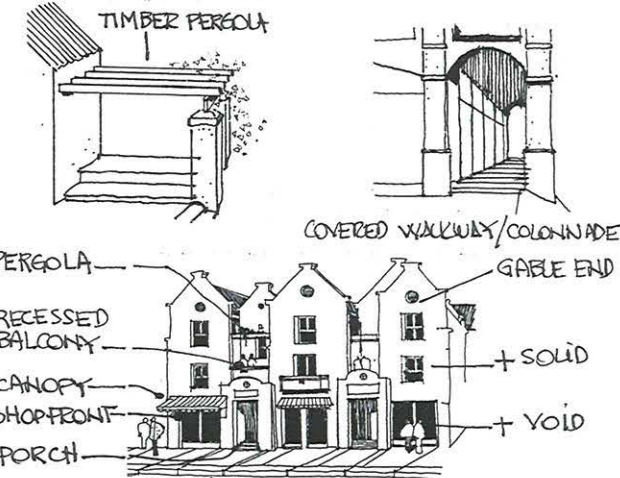
Institutional and religious buildings should stand out from the overall form. They must however, be in keeping with the village character.

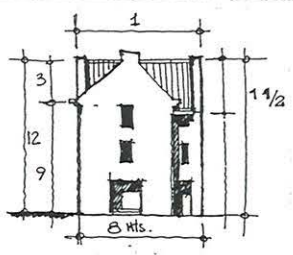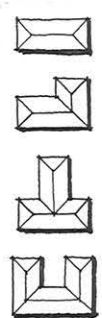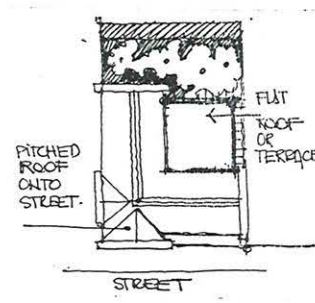| DESIGN ASPECT | DESIGN OBJECTIVES | DESIGN ELEMENTS (RECOMMENDED / EXCLUDED) | EXAMPLES |
|---|---|---|---|
| **PLAN** | • Arrange large plans as a group of smaller articulated components.<br>• Orientate buildings onto the street front.<br>• Use simple rectangular shapes.<br>• Maximum building depth 13 m.<br>• Arrange long facades as a sequence of smaller articulated components.<br>• Use harmonious proportions. Height to width ratio - 2:1, 1½:1, 1:2<br>• Place buildings in surrounding context. | SIMPLE RECTANGULAR SHAPES. / ROUND AND IRREGULAR SHAPES |  |
| **FACADES** | • Facades must denote the activities in the buildings.<br>• Use a variety of vertical and horizontal articulations.<br>• Treat walls on side boundaries as facades. | ROUND SHAPES |  |
| **ROOFS** | • Break large roofs into a group of smaller components.<br>• Cover each component separately.<br>• Use similar proportions of roof components to those used in architectural heritage.<br>• Treat roofs as a fifth facade.<br>• Use predominantly pitched roofs. |  |  |
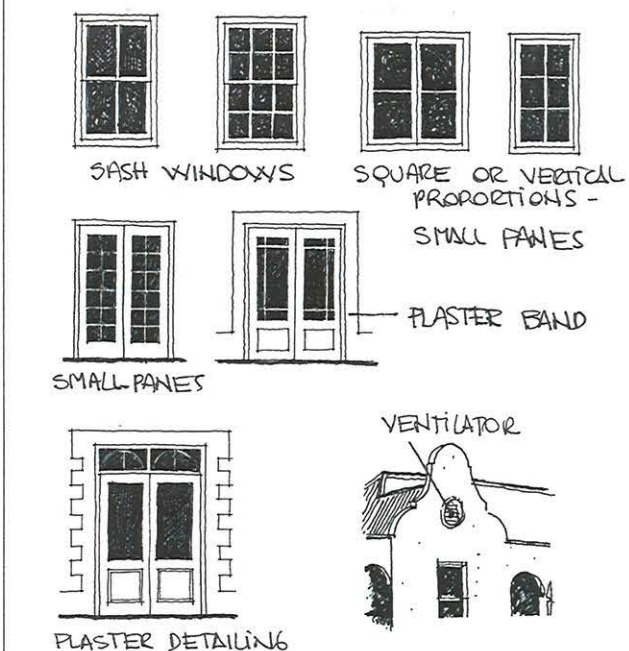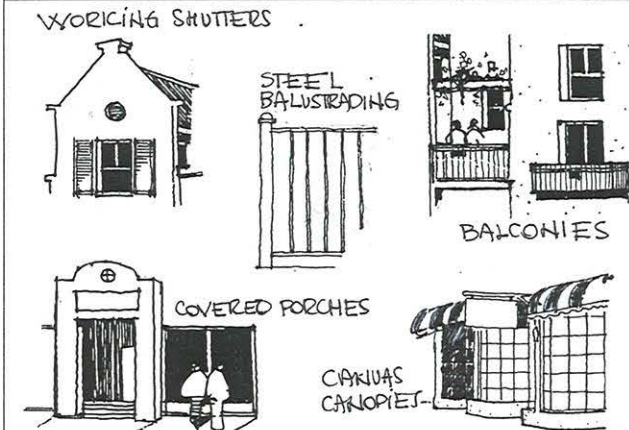
## THE VISION:
### "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

**OBJECTIVES:**

- Pay attention to architectural detail.

- Extract environmental cues from the architectural heritage.

- Evoke styles rather than imitating them.

- Stress simplicity or variety and richness.

- Pay attention to scale.

- Relate design elements to people in the street. Respect the human scale.

| DESIGN ELEMENT | DESIGN DETAIL | RECOMMENDED | EXCLUDED | EXAMPLES |
|---|---|---|---|---|
| ROOF | Form | Predominantly pitched or hipped Lean-to verandahs Parapets to flat roof sections | Predominantly flat |  |
| | Materials | Natural slate Cement tiles Thatch "Cromodek" | Asbestos Fibre cement Reflective materials | |
| | Colours | Earth tones | Bright colours | |
| | Gables | Gable ends | Cape Dutch copies | |
| | Openings | Roof lights set into plane of roof | | |
| | Materials | Plaster and painted brickwork | Clay facebrick Exposed blocks Glass walls | |
| FACADE WALLS | Colours | Earth tones and neutrals | Primary colours |  |
| | Openings | Predominantly void on ground level Predominantly solid on upper levels | | |
| | Projections | Canvas awnings Balconies (in-keeping with architecture) Pergolas | | |
| | Recesses | Covered walkways and colonnades | | |

| DESIGN ELEMENT | DESIGN DETAIL | RECOMMENDED | EXCLUDED | EXAMPLES |
|---|---|---|---|---|
| DOORS & WINDOWS | Types | Sash<br>Small pane<br>Ventilators<br>Decorative fanlights | "Winblok" |  |
| | Proportions | Vertical or square | Horizontal | |
| | Material | Timber<br>Aluminium<br>PVC | Mirror glass | |
| | Colour | Natural<br>Historic greens | Primary | |
| | Surround | Plaster detailing | | |
| | Garage entrance | Single doors set back from street | | |
| | Verandahs | Lean-to type<br>Timber | Fibreglass or polycarbonate sheeting | |
| ACCESSORIES | Balustrading | Painted or epoxy coated steel tubing | |  |
| | Pergolas | Timber and masonry | | |
| | Balconies | In-keeping with architecture | | |
| | Porches | Covered | | |
| | Shutters | Working | | |
| | Gateways | | | |
| | Canopies | Canvas | | |

SASH WINDOWS   SQUARE OR VERTICAL PROPORTIONS - SMALL PANES

SMALL PANES   PLASTER BAND

VENTILATOR

PLASTER DETAILING

WORKING SHUTTERS   STEEL BALUSTRADING   BALCONIES

COVERED PORCHES   CANVAS CANOPIES

TYGERBERG STAD · IXEXE · CITY

DURBANVILLE CBD
URBAN DESIGN FRAMEWORK

9

ARCHITECTURAL DETAIL

THE PLANNING PARTNERSHIP
DIE BEPLANNINGSVENNOOTSKAP

# THE VISION:

## "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

## AREA OF APPLICABILITY

New Office and Residential Developments

## GUIDELINES:

- Reserve pavements for pedestrian use.
- Provide landscaping to soften the hard character of parking lots.
- Provide landscaping between the parking area and the building.
- Provide landscaping between parking area and the pavement.
- Prioritise pedestrian safety.
- Provide trees for shade.
- Low walls, palisade fencing or hedges should separate the parking area from the pavement.
- Recommended colours for pallisade fencing :
  Oxblood red
  Battleship red
  Navy blue
  Historic green
  Burgandy
  Black



MIN 7m

TREES TO IMPROVE THE MICROCLIMATE, REDUCES GLARE & PROVIDES SHADE.

LANDSCAPED STRIP TO SOFTEN INTERFACE BETWEEN BUILDING & PARKING AREA.

LOW WALL TO SCREEN PARKING AREA.

ACCESS INTO PRECINCT

DEDICATED PEDESTRIAN WALKWAY, WITH DROPPED KERBS FOR WHEELCHAIRS.

LANDSCAPED STRIP TO IMPROVE VIEWS IN FROM STREET.
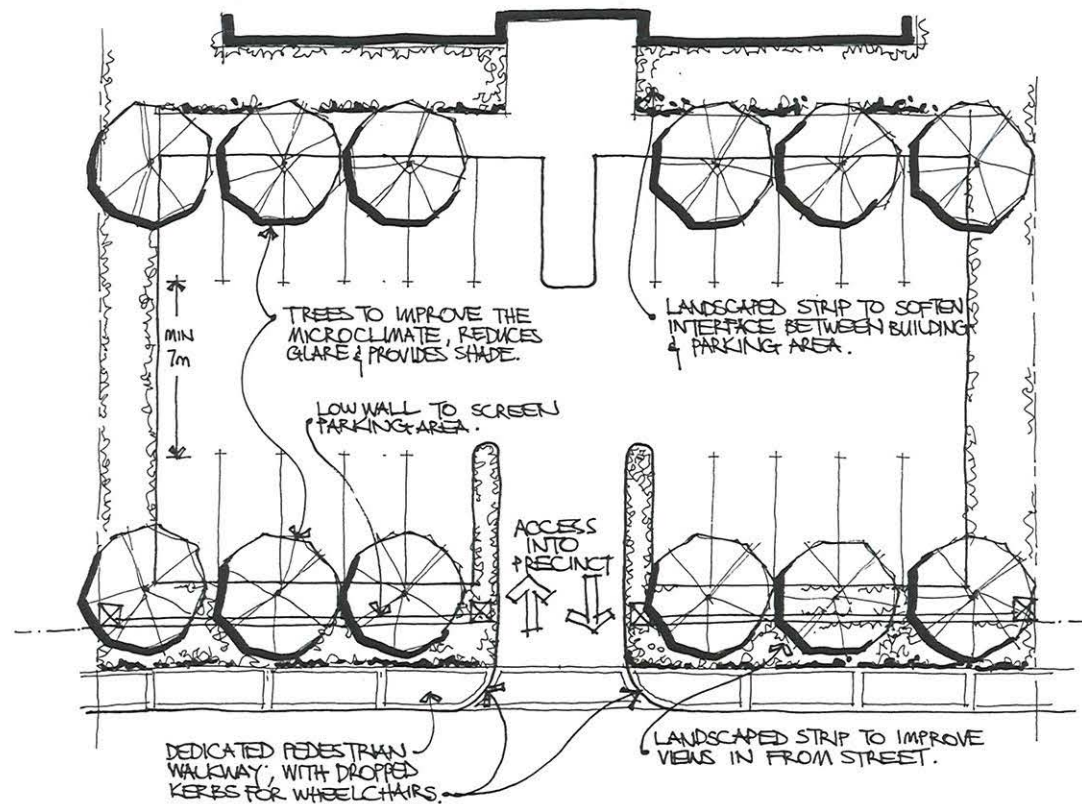
TYPICAL PARKING AREA TREATMENT
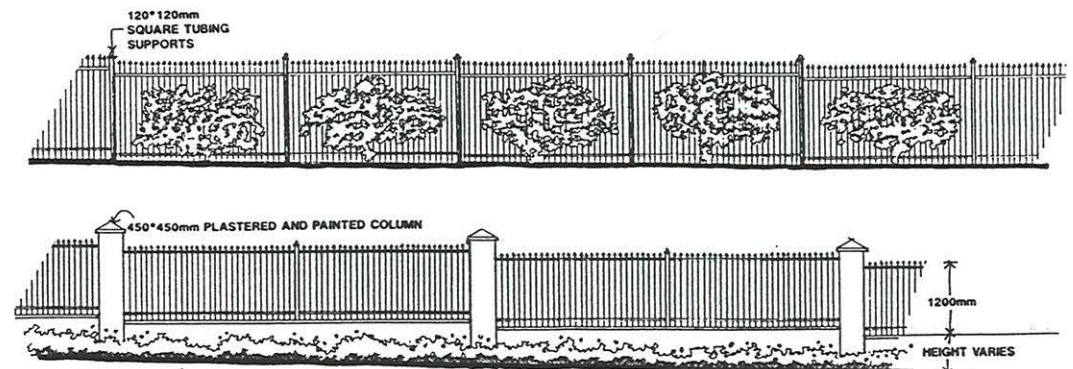
120*120mm SQUARE TUBING SUPPORTS

450*450mm PLASTERED AND PAINTED COLUMN

1200mm

HEIGHT VARIES

FENCE OPTIONS

# THE VISION:
## "A DYNAMIC TOWN CENTRE WITH A DISTINCTIVE VILLAGE CHARACTER"

## AREA OF APPLICABILITY

- Secondary CBD and where 0 m building line is not mandatory.
- When existing buildings are upgraded.
- Where plots are too small to provide parking as illustrated in Figure 10.

## GUIDELINES

- Provide landscaping to soften hard character of parking lots.
- Prioritise pedestrian safety.
- Provide trees for shade.
- Clearly identify pedestrian walkways.
- Provide landscaping between the parking area and the building.



EXISTING SITUATION.

* NOTE:
IF ANY MATURE TREES OCCUR BETWEEN THE KERB LINE & THE BUILDING LINE, THESE MUST BE RETAINED AT ALL COSTS & NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE LOCAL PARKS DEPARTMENT.

NO DEDICATED PEDESTRIAN WALKWAY.

PAVED WALKWAY FOR USE OF BUILDING ONLY.

LONG ROW OF PARKING BAYS VISUALLY UNDESIRABLE.

BREAK LONG ROW OF PARKING BAYS WITH A PLANTED STRIP WITH A MINIMUM WIDTH OF 1,5m.

5 BAYS

1,5m BREAK

5 BAYS

1,2m WIDE PAVED PEDESTRIAN WALKWAY.

YELLOW BRICK PANELS WITH RED BRICK BANDING

1X SHADE TREE FOR EVERY SECOND PARKING BAY.

PROPOSED TREATMENT.

DURBANVILLE CBD
URBAN DESIGN FRAMEWORK

11

LANDSCAPING DETAILS

THE PLANNING PARTNERSHIP
DIE BEPLANNINGSVENNOOTSKAP
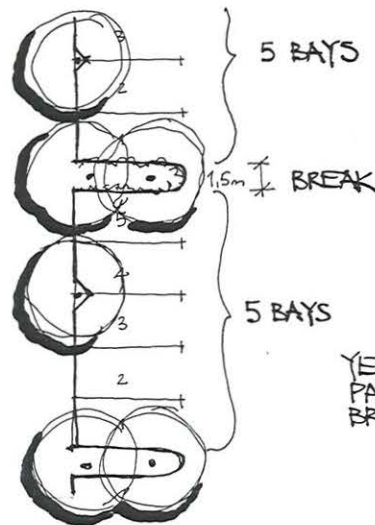
**ANNEXURE A**


**REDEVELOPMENT OF SITES WITH
HISTORIC OR CONSERVATION WORTHY BUILDINGS: GUIDELINES AND
CHECKLIST**

**New developments, renovations and redevelopment**

The following guidelines should be employed to ensure that the distinguishing qualities of buildings and neighbourhood environments are not damaged by new developments, redevelopment and renovations.

**Guidelines**

- Reasonable efforts should be made to provide a compatible use for buildings that will require minimum alteration to the building and its environment.
- Rehabilitation work should not destroy the distinguishing character or qualities of the property or the environment. The removal or alteration of any historic material or architectural features should be restricted to the minimum.
- Deteriorated architectural features should be repaired rather than replaced. Replacements should be consistent with the composition, design, colour, texture and other visual qualities of the original.
- Distinctive stylistic features or examples of skilled craftsmanship which characterise older structures should be treated with sensitivity.
- Many changes to buildings and environments which have taken place over time are evidence of the history of the building and the neighbourhood. These changes may have significance in their own right that should be recognised and respected.
- All buildings should be recognised as products of their own time. Alterations to create an appearance that is inconsistent with the actual character of the building should be discouraged.
- Contemporary design for new buildings in old neighbourhoods and additions to existing buildings or

landscaping should not be discouraged if the design is compatible with the size, scale, colour, material and character of the neighbourhood, building or its environment.
- New additions and alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would remain intact.

**Checklist to aid in the assessment of development proposals**

1) The Environment

In new construction, retain distinctive features of the neighbourhood's existing architecture, such as distinguishing size, scale, mass, colour, materials and details including roofs, verandahs and stairways, that give the neighbourhood its special character.

2) Existing Buildings

Site
As far as possible retain plants, trees, fencing, walkways, outbuildings and other elements that might be an important part of the property's history and development. If changes are made, they should be carefully evaluated in the light of the past appearance of the site.

Exterior Features
The original materials, colour, texture and methods should be employed as far as possible. Suitable alternatives may be used.

Roofs
Preserve the original roof shape and roofing material where

possible.

## Windows and Doors
Retain existing window and door openings. Respect the stylistic period or periods the building represents. Replacement should duplicate the material, design and hardware of the original feature.

## Verandahs and steps
Retain verandahs and steps that are appropriate to the building and its development. These often reflect later architectural styles and represent the building's history.

## Exterior Finishes
Discover and retain the original paint colours or repaint with colours consistent with the character of the neighbourhood.

## Interior Features
Where rehabilitation makes it possible retain original material, architectural features and hardware such as stairs, handrails, balustrades, mantelpieces, cornices, chair rails, baseboards, panelling, doors and doorways, lighting fixtures, locks and door knobs.

## Plan and Function
Where possible use a building for its intended function. Adaptive uses should be compatible with the plan, structure and appearance of the building. Wherever possible, retain the basic plan of a building.