

Guidelines: Do's and Don'ts

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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 historical areas could be possible – provided they are sympathetically executed and adhere to the general architectural ambiance, style and appearance of the immediate street or area.

DON'T:

- *Build in or enclose your existing street-facing stoep*
- *Fake reconstructions which compete with and devalue genuine buildings such as imitation Cape Dutch gables*
- *Use fake thatch, cement roof tiles, large profile fibre-cement sheets or IBR Sheeting*
- *Use steel windows or doors*
- *Change the street facade of roofs by putting in dormer windows*
- *Use un-plastered concrete or face brick of any kind*
- *Use bagged finishing on walls – only plaster and paint*
- *Remove trees or hedges without a 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 or palisade fencing*

DO:

- *Ensure that your building is not out of scale with its surroundings*
- *Relate your building to the street in a similar way to surrounding buildings*
- *Incorporate the elements of De Rust's street architecture in your design*
- *Retain the look and shape of the original building*
- *Use vertically proportioned windows rather than horizontal windows*
- *Keep the wall plate and roof height recommendations to maintain the “**De Rust Design**”*
- *Remember that the garage should be a separate entity*

- *Maintain the low boundary walls on the street (max. 1.2 m) in keeping with Village tradition*
- *Ensure that any addition/second dwelling does not overpower the original building*

Submission of Plans to Heritage Permit Committee

*The Oudtshoorn Municipality has the responsibility to protect the “**Heritage Sensitive Area**” in De Rust which is in turn protected by the National Heritage Resources Act of 1999.*

Any alterations to such buildings (external as well as internal) MUST be approved by the Heritage Permit Committee plus Heritage Western Cape.

The De Rust Heritage Conservation Society is registered through Heritage Oudtshoorn Erfenis to Heritage Western Cape (HWC) as a Conservation Body.

We assist HWC with this task in and around De Rust including farm buildings.

The Oudtshoorn Municipality has requested the Committee to assist them in protecting the architectural heritage of De Rust and to ensure that all existing and new dwellings fit in with the historical character of the Village.

All plans for approval by the Municipality must therefore, be first submitted to the Heritage Permit Committee.

- *The Heritage Permit Committee meets every two weeks on a Tuesday in Oudtshoorn.*
- *Developers are encouraged to submit preliminary sketch plans for comments/suggestions prior to final working drawings being completed.*
- *Photographs to illustrate the “old” versus the “new” should also be supplied wherever possible including the streetscape*
- *A short motivation including materials and colours should be supplied*
- *The Committee will assist in clarifying any issues in terms of the above*