

LANQUEDOC

Lanquedoc was conceived as a planned village for farm workers. Following the phylloxera outbreak, Rhodes Fruit Farms bought up farmland in the Dwars River Valley in order to plant fruit orchards. In 1898 Rhodes, aware of the need to attract and retain labour in the face of immense demand from the gold and diamond mining industries, commissioned architect Sir Herbert Baker to design an orderly village for the farm workers. In addition to the English-style St. Giles Church, established at the head of the settlement, the cottages, a school and a house for the pastor were built. Each cottage included half a morgen of garden for growing flowers, vegetables and keeping some livestock. A hundred morgen of commonage was also provided for grazing of the livestock. The cottages are simple but well proportioned, and reflect Baker's Cape Dutch Revival style. While there has been insensitive suburban development to the south of the historic village, the core remains largely intact.

The core character unit in Lanquedoc is made up of: the "head" of the town – the churches, pastorie and school, as well as the open forecourt space (although this is unfortunately currently tarred over as a parking lot); the "spine" of the settlement, Hoof Street, which is lined with Oak trees and ends in a avenue of established gum trees; the "fabric" – the rhythm of similar cottages that line the street to either side.

These elements are collectively seen to embody the core townscape character of Lanquedoc, and should duly be protected, and any new development controlled to ensure this historic pattern is retained and strengthened.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Lanquedoc is to protect the structures making up the core settlement and to preserve the character-giving elements that extend beyond each individual property, and are common to the village as a whole. Special characteristic elements and features include the church, commonage and the historic dwellings along Hoof Road.

It is noted that Lanquedoc is a community with a need to improve the circumstances of its members. This must be balanced against the sense of history and "rootedness" of the community, and the potential burden to individual property-owners of maintaining a heritage resource. Therefore, the criteria have been judged to be the minimum necessary to maintain the character of the Special Area.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the church precinct, public open spaces or historic houses, will undermine the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centres or petrol stations.

A ECOLOGICAL

Significance: *Lanquedoc is located alongside the Banghoek River.*

COMPONENTS: Stream course.

Development Criteria:

- Maintain ecological support areas (here associated with Banghoek River).

B AESTHETIC

Significance: *The core character unit in Lanquedoc is made up of: the "head" of the town – the churches, pastorie and school, as well as the open forecourt space (although this is unfortunately currently tarred over as a parking lot); the "spine" of the settlement, Hoof Street, which is lined with Oak trees and ends in a avenue of established gum trees; the "fabric" – the rhythm of similar cottages that line the street to either side. This is a rare and unique "set piece", and the development of new houses should not be allowed between and within this historic core. Instead, new development should occur to the east of the settlement.*

COMPONENTS: Public Spaces and Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Streets and Infrastructure, Planting Patterns, Stream Course, Interface between Streets and Buildings: *Verges/Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail, Security and Modern Fixes, Street Elements.*

Public Spaces and Social Foci:

- Work on public spaces of historic significance should only be undertaken by professionals who are sufficiently trained and experienced. Urban design expertise should be sought to formulate design framework plans, and consideration should be given to appropriate and positive uses of spaces, for instance the tarmac-covered parking lot adjacent to the stone church (St. Giles). This space has the potential to be re-created to be a people-centred space.
- Negative impacts on visual-spatial relationships (including the broader setting) of buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on narrow plots) must be respected. Over-scaled new development should not be allowed.

Grain (Consolidation, Subdivision, Density and Coverage):

- The historic pattern of subdivision into square-ish plots with semi-detached houses are key to the character of Hoof Road and the core village. The consolidation or subdivision of land units will impact the "grain" of the neighbourhood. Therefore, the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. This is a rare and unique "set piece", and the development of new houses should not be allowed between and within this historic core.

Streets and Infrastructure:

- The scale of roads should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.
- Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.

Planting Patterns:

- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies and longer-term replacement planting with suitable species should be encouraged.
- The row of Eucalyptus trees that line the road upon entry to the village have high significance, and should be maintained, and plans for a replacement avenue should be made in due course.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and (re)planting plan should be developed. Trees must be regularly maintained.

Stream Course:

- The role of water as a structuring system within settlements must be respected. River courses are founding elements in historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- The open commonage between the historic cottages and the Banghoek River is key to the village setting. This space should be maintained as open, agricultural, common land.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new infill buildings, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.

- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Lanquedoc are largely grassed or hard-packed earth pavement. Often, oak trees are situated within this band. The informality of the verges should be preserved.
 - **Boundary Treatments:** The most characteristic in Lanquedoc is the low fence, often with vines growing over it, or a hedge/planting. High and solid walls that obscure views to buildings should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
 - **Gardens:** Front gardens are characteristic of the settlement, and should be retained.
 - **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
 - **Setbacks:** The prevailing setback of building from street edge is highly consistent within Lanquedoc. An extension to the side of an historic building should be set back slightly from the original façade, and the Municipality should not unreasonably withhold relief for setback departures for additions, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
 - **Heights:** The buildings within the Special Area of Lanquedoc are all one storey. This height should be respected. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
 - **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions or alterations must be sympathetic to the architectural character of the historic houses but should also be of their own time. Important architectural elements include: the double-pitched roofs (finished in a dark grey material) with the projecting central gable (where the entrance to each semi-detached unit is located), white walls with small-paned casement windows located close-up under the eaves line, traditional green or dark grey paint (in combination with white) for the joinery elements, as well as fascias and other trimmings. The stone materiality of St. Giles' Church is a rare example, and must be carefully maintained.
 - **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Where electric fencing is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar should not be permitted along the street frontage within the Special Area.
 - **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The church, houses, avenue planting and village commonage are key to establishing the character of the Special Area. This is a rare and unique “set piece”, and the development of new houses should not be allowed between and within this historic core. Instead, new development should occur to the east of the settlement.*

Development opportunities in Lanquedoc fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance;; and (3) Opportunities to redevelop intrusive elements and sites in order to better reflect the character-giving elements of Lanquedoc.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- The historic function or use of a building as workers' housing is still intact: this function has heritage value and should be protected.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing. Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Lanquedoc:

- Wherever possible, existing buildings, elements or places that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape. The parking lot adjacent to the church is a space in need of mitigation.

D SOCIAL

Significance: *Established community, with deep roots within the village.*

Development Criteria:

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible'⁶ features and values of these sites.

E ECONOMIC

Significance: *There is pressure on Lanquedoc to extend, in order to create housing opportunities.*

Development Criteria:

- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification adjacent to historic village settlements, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged. Much of the fabric to the east of the Special Area is inappropriate, and should be mitigated where possible.

⁶ This study is limited to the compilation of a tangible heritage inventory. A formally commissioned intangible heritage study is encouraged, and therefore we only have limited capacity to operate within this principle and merely point to these associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.