

Queen Victoria Street Precinct Stanford

A Collaborative Project by
Stanford Tourism
Stanford Conservation Trust
Stanford Heritage Committee
Stanford Ratepayers Association
&
Bernard Oberholzer Landscape Architect
July 2014



An Urban Landscape Design Plan for Stanford

Purpose

"To draw up a shared vision for the village and identify action areas for upgrading".

Objectives

- Protection of the village's natural and heritage assets
- Streetscape upgrading for pedestrians
- Promotion of tourism (the lifeblood of the village).

Project Areas



Queen Victoria St

Village Green

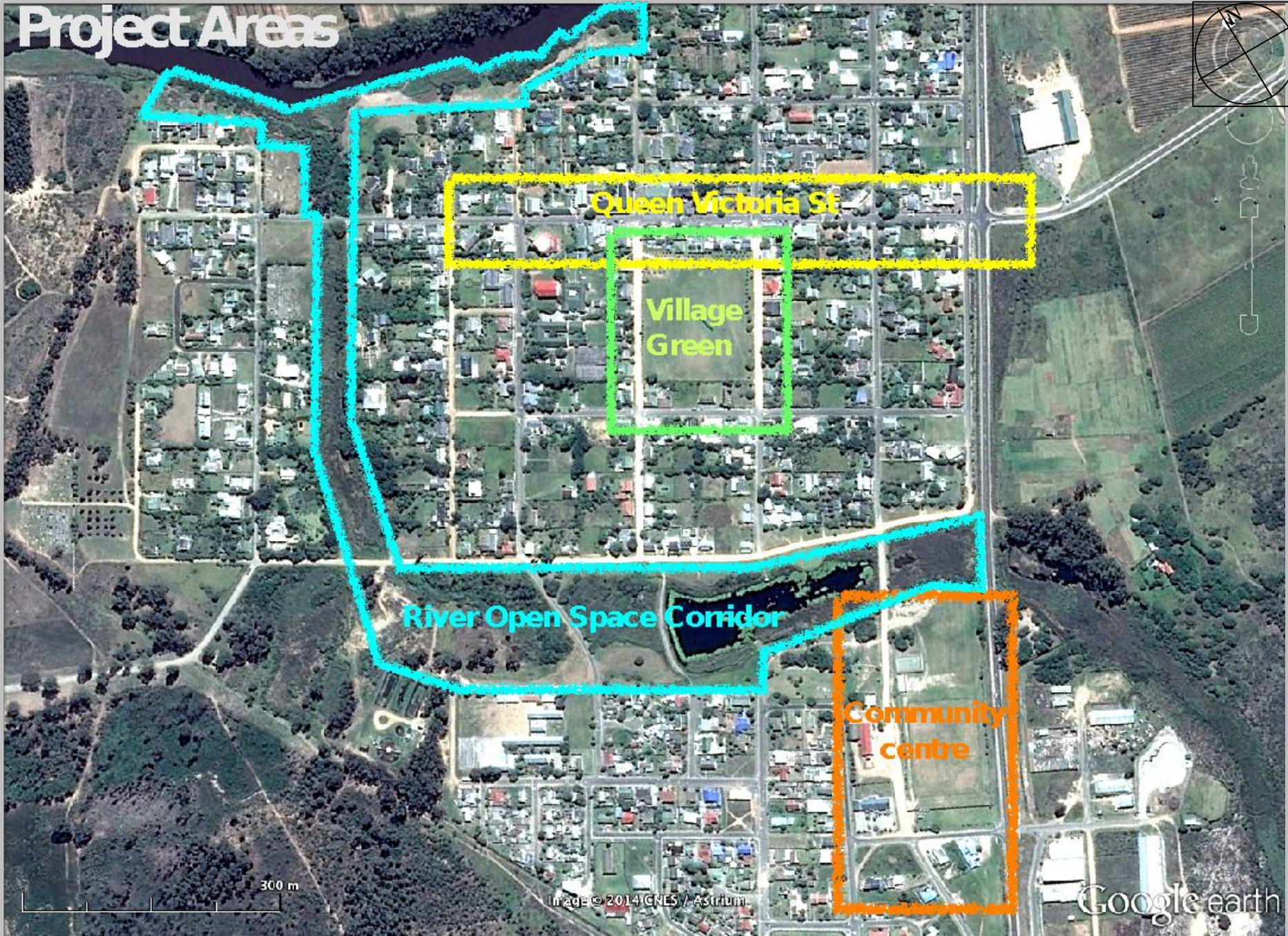
River Open Space Corridor

Community centre

300 m

Imagery © 2014 CNES / Astrium

Google earth



Queen Victoria Street

Assets and Opportunities

Country village with picturesque rural atmosphere.

Interesting shops, restaurants and market.

Most facilities within walking distance.

Historic buildings and streetscapes.

Village green and old church.



Queen Victoria Street

Historical buildings and streetscape



Issues Raised

Lack of public spaces, pedestrian facilities.

Unattractive entrance to the village.

Narrow sidewalks or no sidewalks.

Excessive parking requirements.

Inappropriate street furniture.

Heavy truck through-traffic.

Dead street frontages.



Unattractive streetscape



Not designed for pedestrians



Inappropriate street furniture in a heritage area ...



Poles block sidewalks...



Disregard for living trees ...

Incremental 'improvements' over time can create visual clutter and erode the essential character of historic villages.

Early street scene



Later... with street 'improvements'



Queen Victoria Street

'Wish List' (by Stanford residents)

- Upgrading of Queen Victoria street incl. trees, street furniture, signage, sidewalk cafes.
- A permanent market site.
- Improvement of entrance to Stanford.
- Bypass for trucks to chicken farms, Wortelgat areas.

Capital Budget 2015/16 (not prioritised)

- De Bruyn street tarring R1 000 000.
- Surfacing of Longmarket / Shortmarket streets.
- Sidewalks on Bezuidenhout St. R200 000 (*GMC funding*).
- Shortmarket St. sidewalk R80 000.

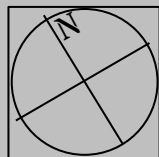
Heritage Sites

A large number of historical buildings exist on Queen Victoria Street combining to form an important architectural streetscape



Source: Overstrand Heritage Survey, 2009

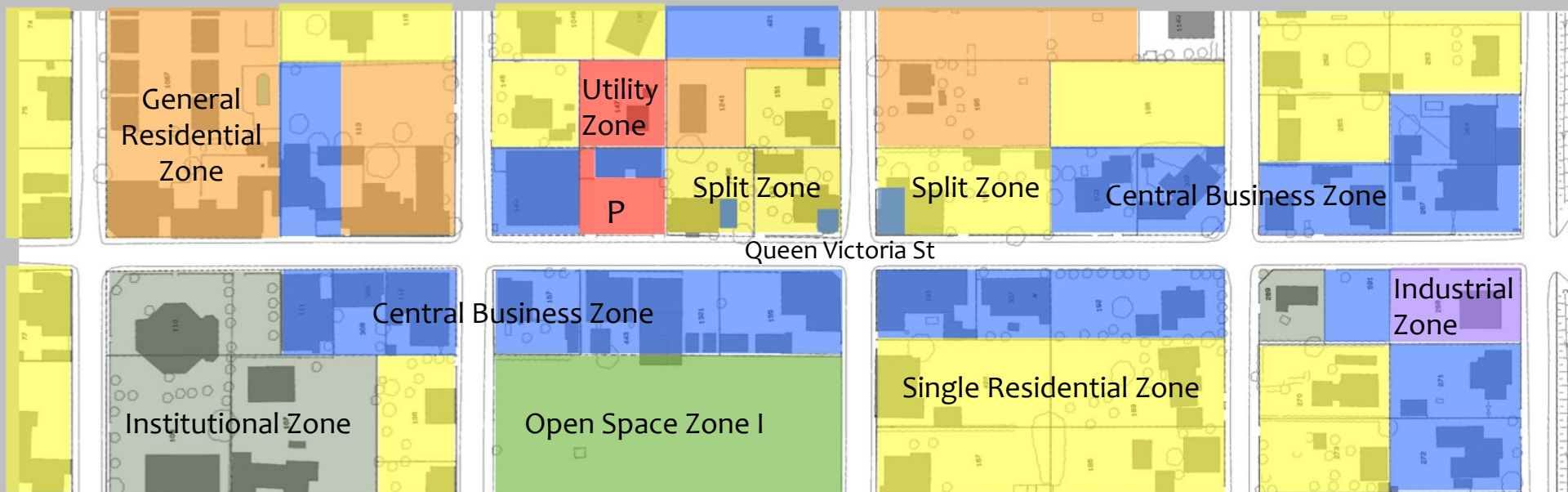
- 3:** Local heritage significance.
- A:** External and internal protection.
- B:** External protection.
- C:** Contextual significance.



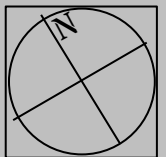
Existing Zoning

The current zoning is historical, based on piecemeal applications, with some anomalies

Stanford does not have a plan of what should be or could be

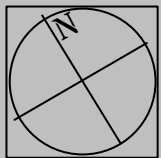
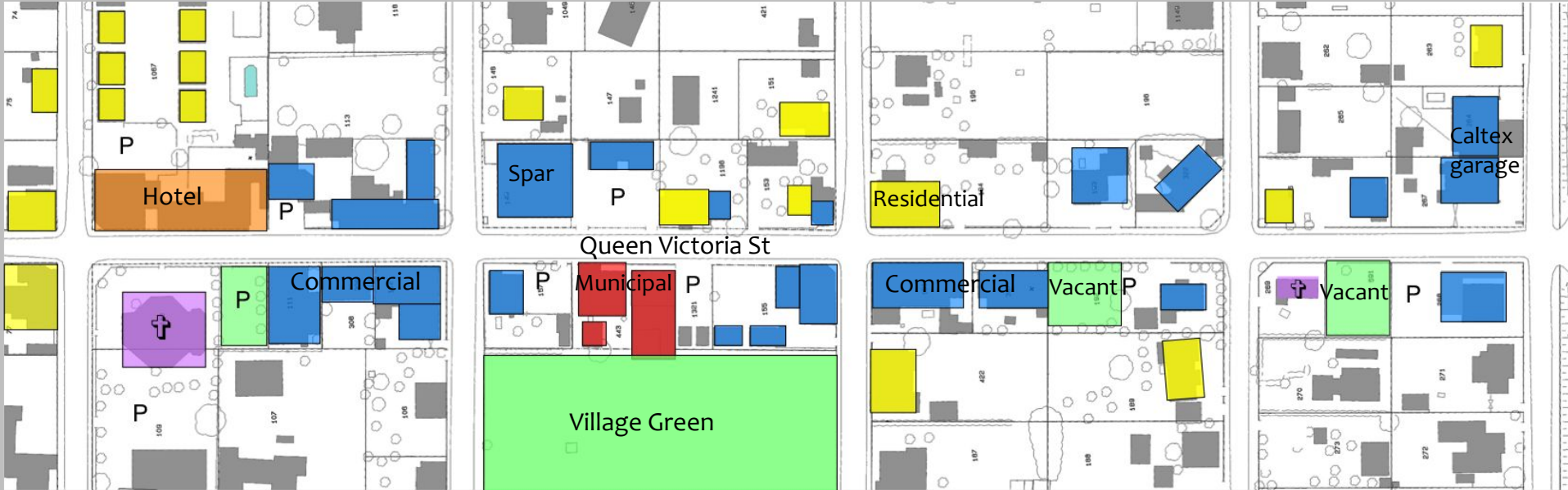


Source: Overstrand Municipality



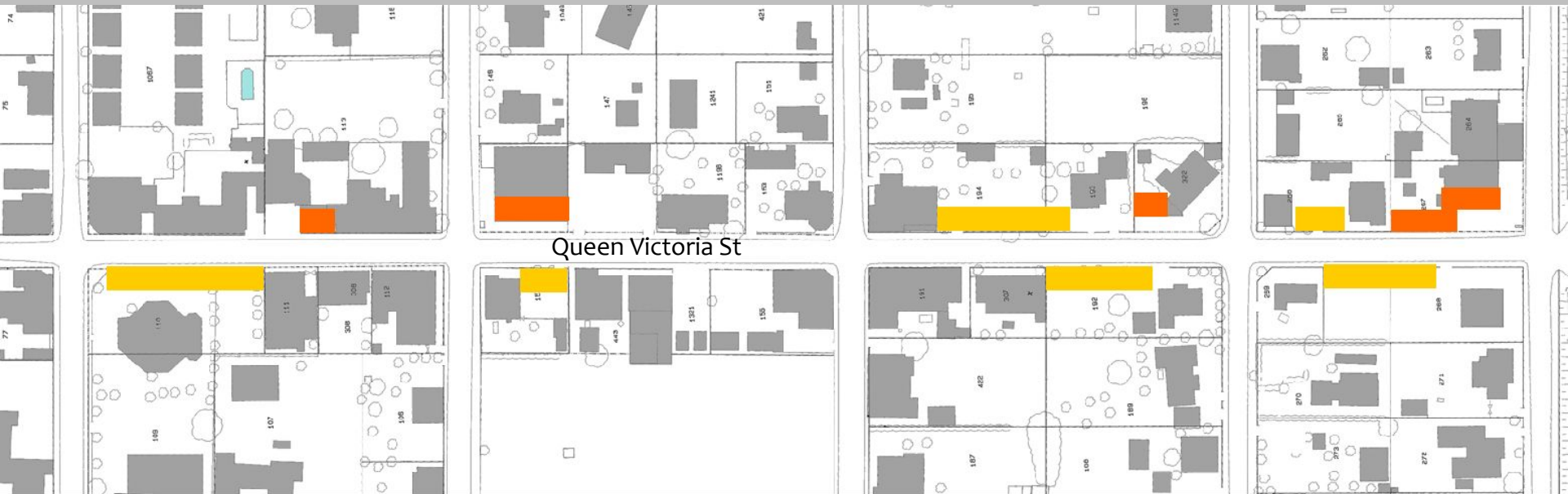
Existing Land Use

Queen Victoria St consists at present of a patchwork of shops, houses and vacant sites



Street-frontage

Street-front activity lacks continuity, mainly at the eastern end, with too many blank walls and open sites

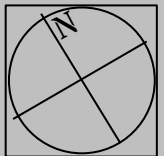


Business / civic frontage

Residential frontage

blank walls

Open

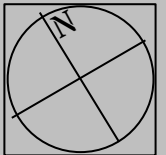




Blank walls and garage doors detract from Q. Victoria St. and disrupt commercial continuity

Existing Trees

Stanford is losing trees and there is not a strong legacy of street tree planting ...



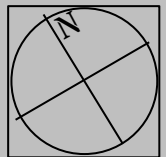
Existing Roadways

Emphasis in the past has been more on roads than pedestrian facilities ...



Existing Sidewalks

Sidewalks are too narrow and side streets have no sidewalks.



Planning Principles

1. Village Gateway

Sense of arrival at entrance to the 'Heritage Village'.

2. Streets for people

Greater emphasis on safe, comfortable, lively, pedestrian-friendly streets.

3. Decent public spaces

Public spaces for pedestrians, elderly, children and handicapped - not just vehicles.

4. Shared parking

Parking areas shared for day / evening activities to avoid duplication.

5. Special events

Regular markets, festivals, displays, music to create interest and attract visitors.

6. Green village

Greater emphasis on 'greening' of Stanford through street tree planting.



Durban City Centre

Church Street - before



Church Street as forecourt to City Hall

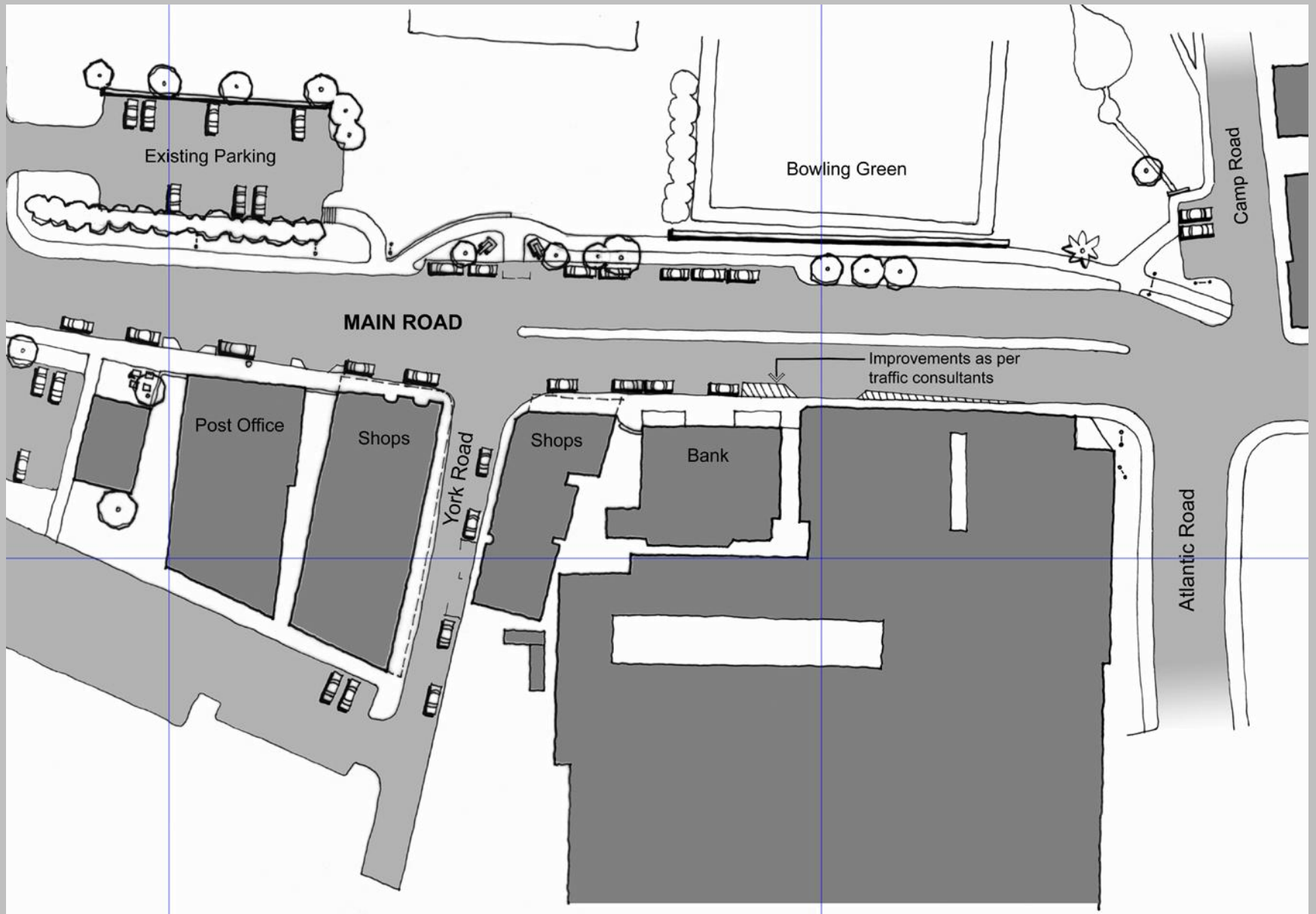
Durban City Centre Upgrade



West Street - before



West Street – after
with sidewalk
widening and
landscaping



Muizenberg Gateway Precinct: Existing car dominated street

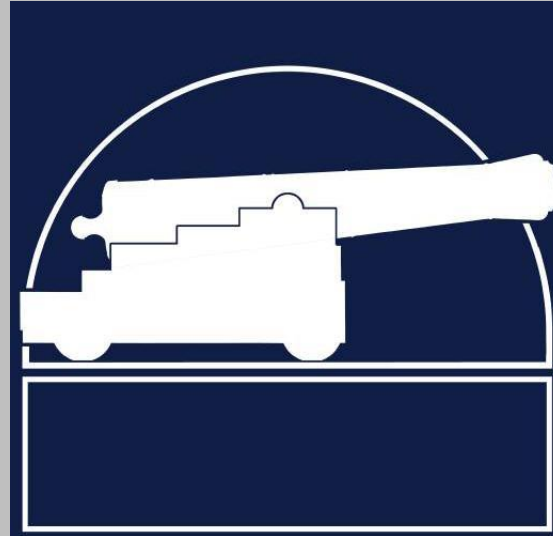




Muizenberg Gateway Precinct: Proposed pedestrian upgrade



Muizenberg Heritage Park

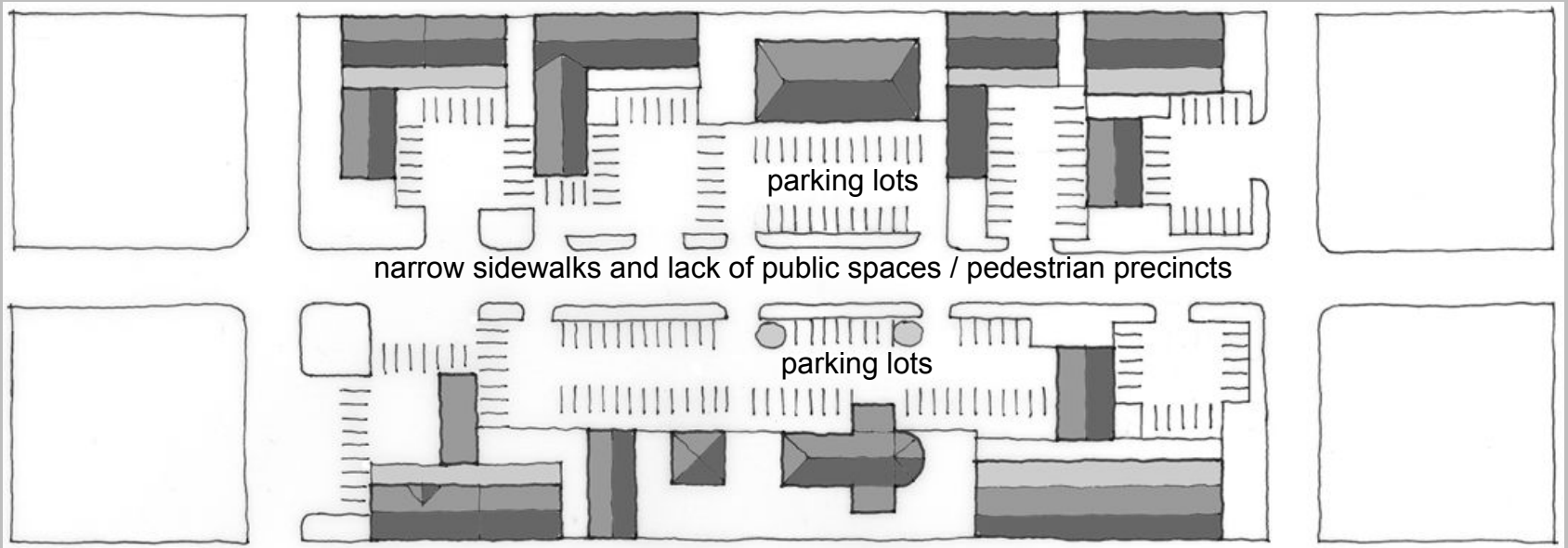


Landscape paving and street furniture themes

Muizenberg Heritage Park

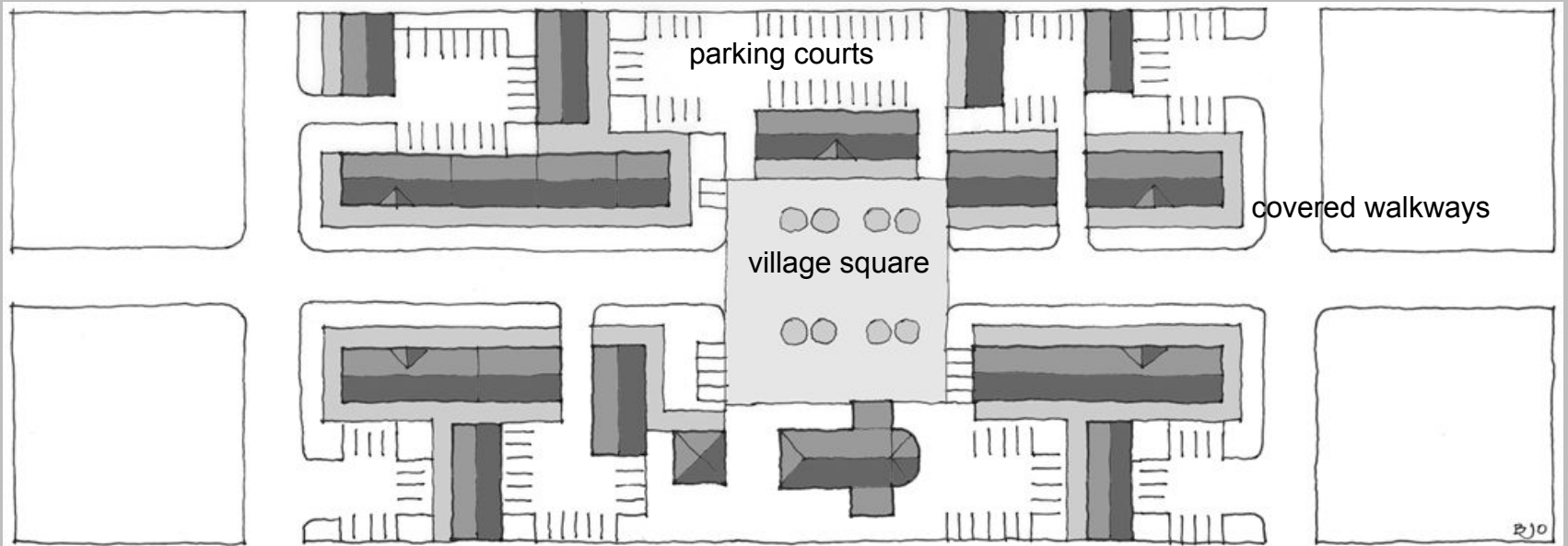


Street Furniture Theme



Parking destroys traditional pattern of village streets.

Source: Overstrand Heritage Guidelines, 2010



Pedestrian-orientated street frontage, with parking behind buildings.

Structuring Elements

Kleinrivier

Central business area

Queen Victoria St

5 min. walking distance

Village Green

Moore Street

Church Street

Bezuiderhout Street

Daneel Street

R43

tarred and landscaped

Proposed De Bruyn St bypass

Willem Appelsdam

Die Kraal

Google earth

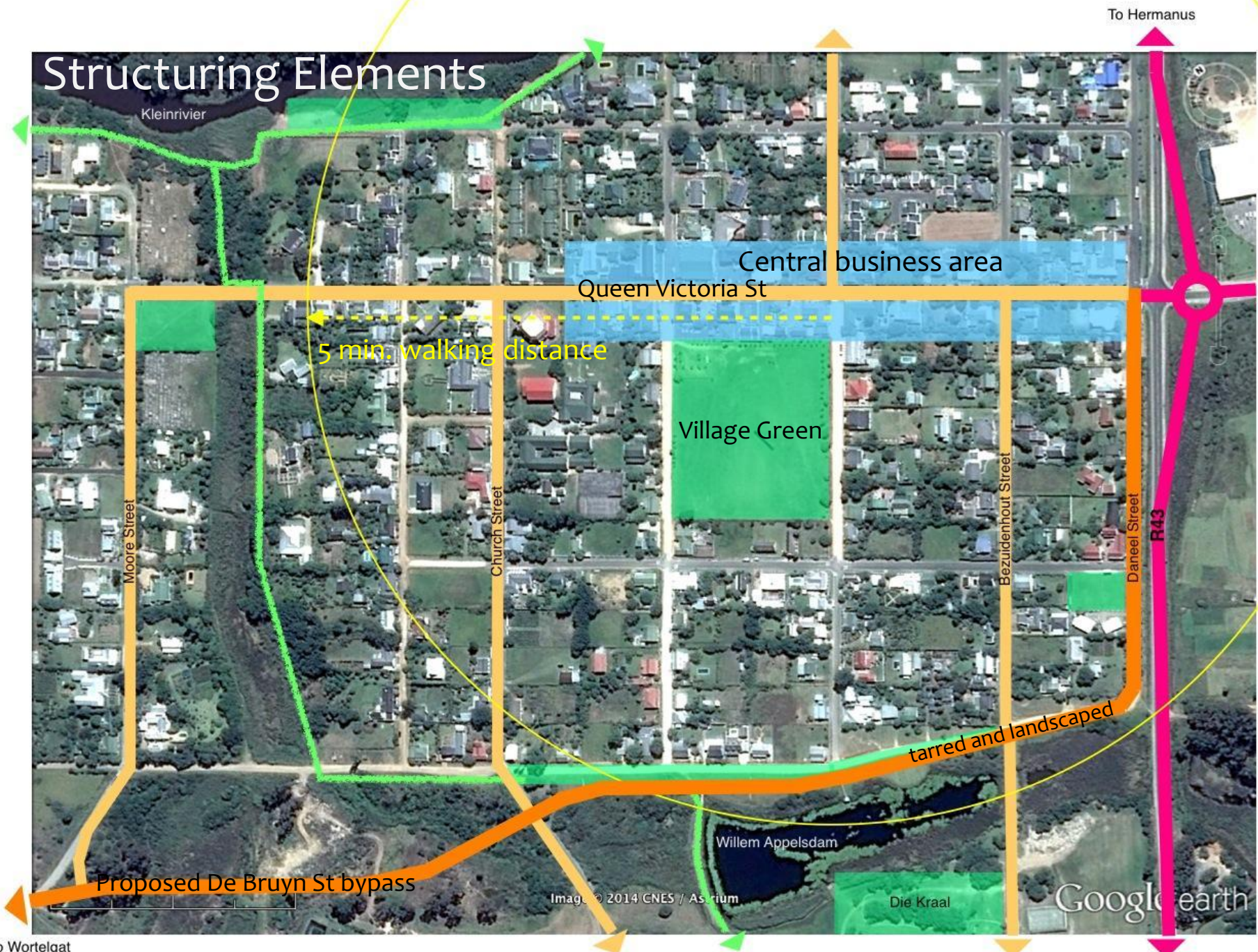
Image © 2014 CNES / Airbus

To Hermanus

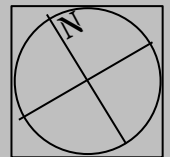
To Wortelgat

Stanford South

To Gansbaai



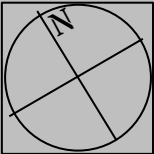
Planned Traffic Circle



Queen Victoria Street Concept: The 4 squares



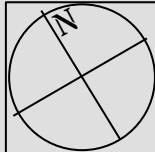
- Squares Public places for people
- Infill / upgraded buildings
- P Parking





Entrance to Stanford Who would know this is a heritage village

Entrance Precinct: Existing



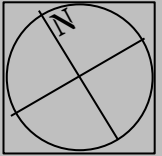


Pedestrian-unfriendly church precinct

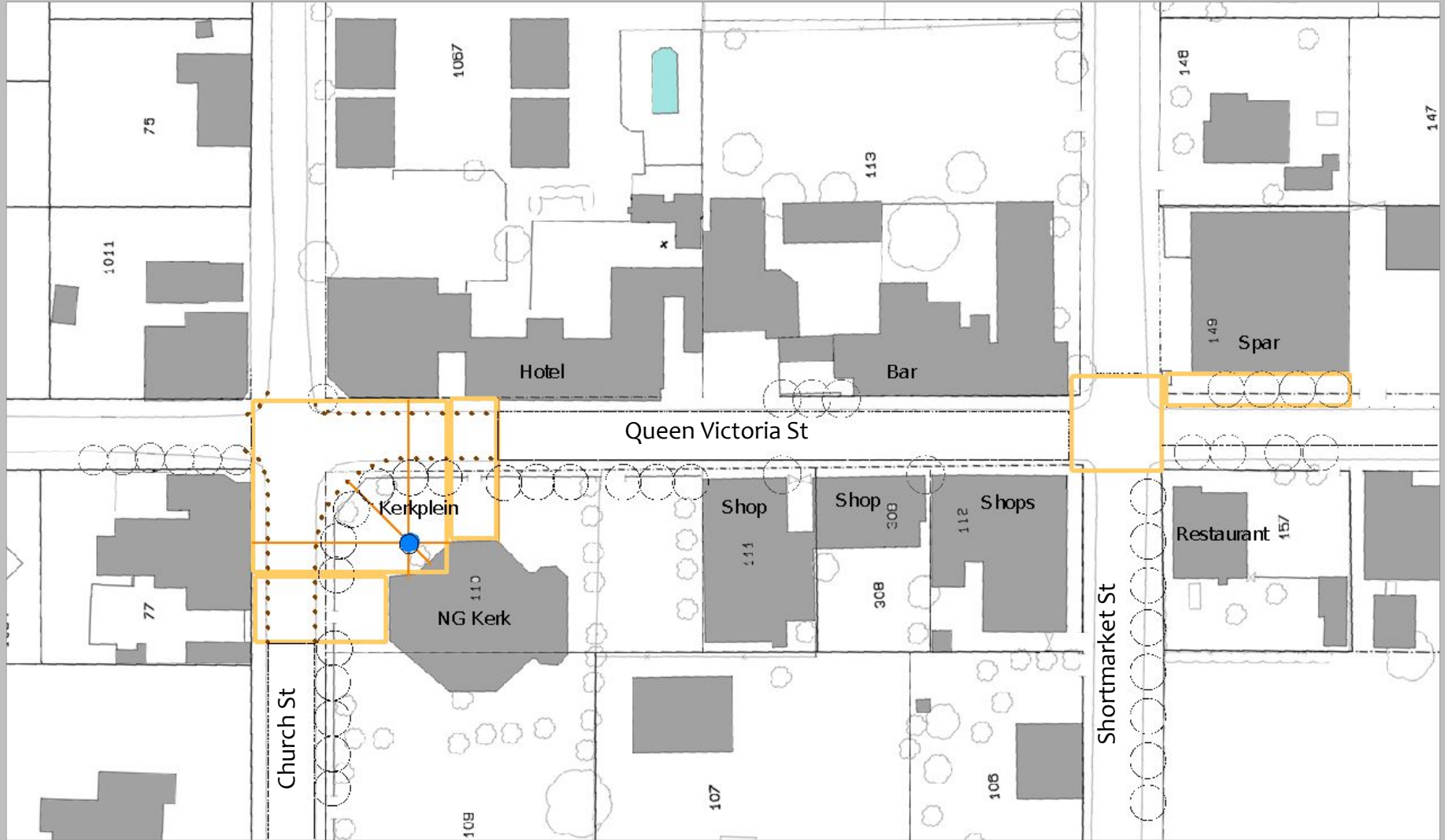
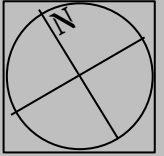


Church forms part of village square
Spain

Church Precinct: Existing



Church Precinct: Proposed



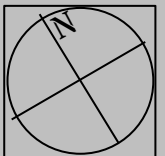
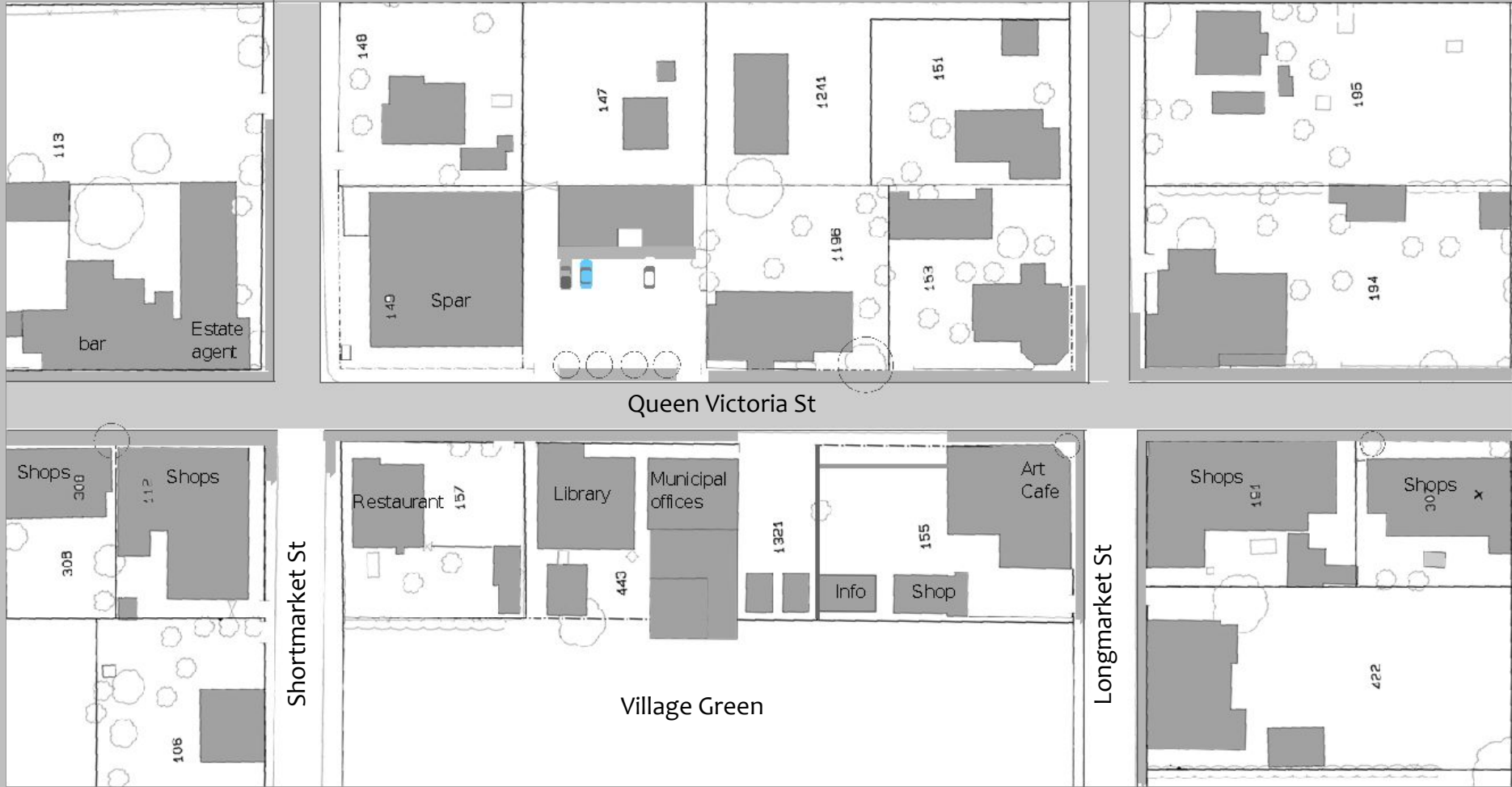
Central Precinct: Existing



Lost opportunity for the creation of a lively village square

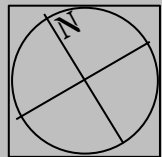
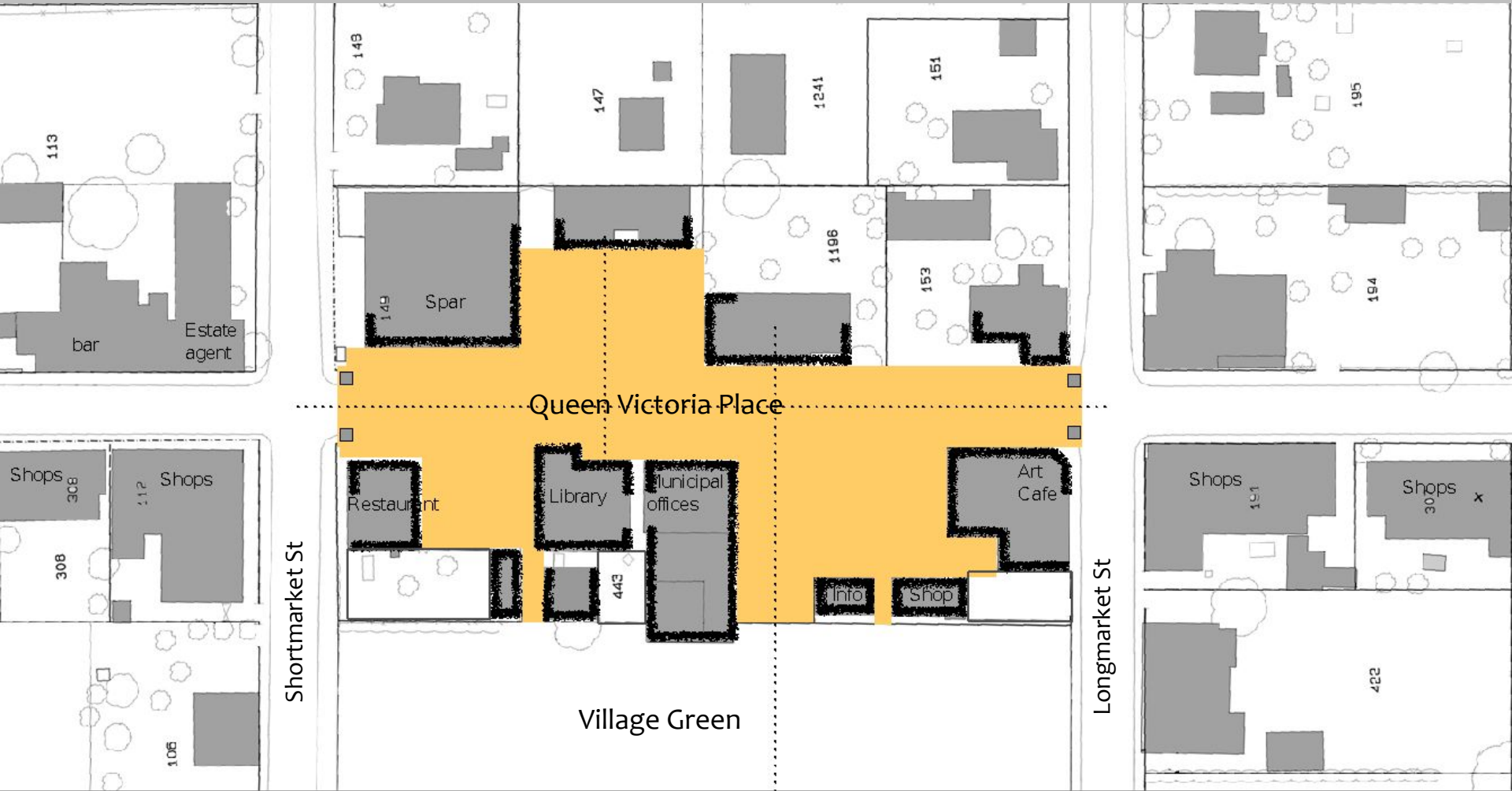
Central Precinct: Existing

Narrow sidewalks and asphalt parking
in the heart of the village –
not designed for people and no market space



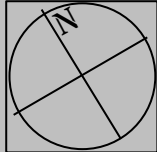
Central Precinct: Concept

Opportunity for a central public place in the heart of the village with connections to the Village Green



Central Precinct: Phase 1

Creation of a village square and market square, shared with parking

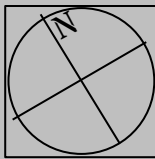


Central Precinct: Phase 2

Village square and market square extended
with traffic calming on Queen Victoria Street



Parking on Shortmarket and Longmarket Streets



Stanford's market square
pedestrian-friendly places,
with commercial activity
and tourism promoted





Example of a mixed-use street, shared with vehicles
Leon, Spain



Example of a roadway integrated with a village square



Stanford -
A street of a
hundred coral trees and
a thousand geraniums

Next Steps

1. Consultation with stakeholders.
2. Proposals be adopted by Council.
3. Proposals included in the Heritage Overlay Zone.
4. The proposals included in Spatial Development Framework.
5. Budgets considered in the Integrated Development Plans.
6. Future roadworks take proposals into account.
7. Priority given to Daneel Street / De Bruyn Street bypass.