

An aerial photograph of a coastline, showing a dark, winding path that likely represents a road or a railway line. The surrounding area is a mix of dark and light tones, suggesting a natural landscape. The text is overlaid in the lower right quadrant.

**cape town contemporary**  
an art museum for south africa



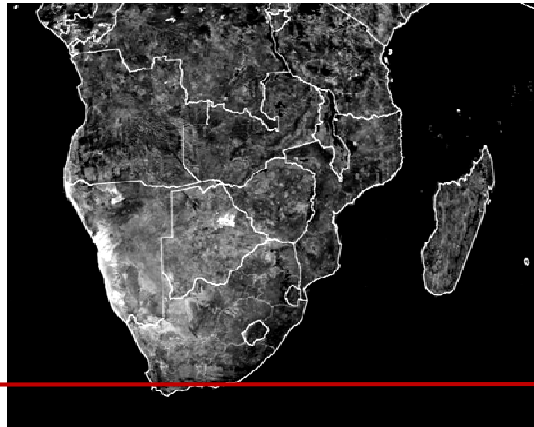
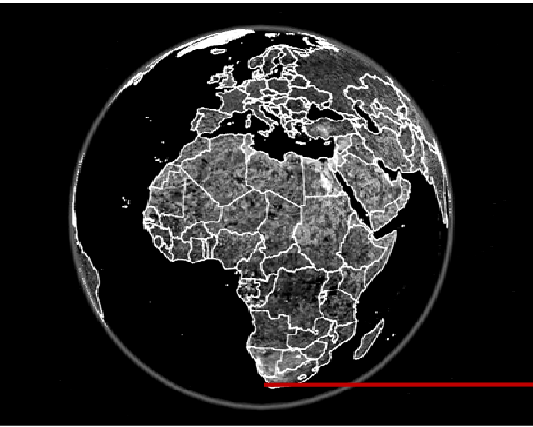
# the art of living

more than an icon, the art museum built upon the silos enhances the already internationally recognised skyline by introducing a spectacular urban landmark that will catalyse growth and regenerate the popular waterfront precinct; a beacon that will re-energise tourism and one which will create a new public focus for Cape Town life.

# cape town

the "Mother City", is the oldest city in South Africa and a favourite international destination hosting the top five national attractions: Table Mountain, the V&A Waterfront, Robben Island, the Wine Routes and the internationally acclaimed Kirstenbosch Botanical Gardens. Set in the magnificent topography of Table Mountain, Devil's Peak and Lion's Head, Cape Town is surely the most memorable gem of sub-saharan Africa



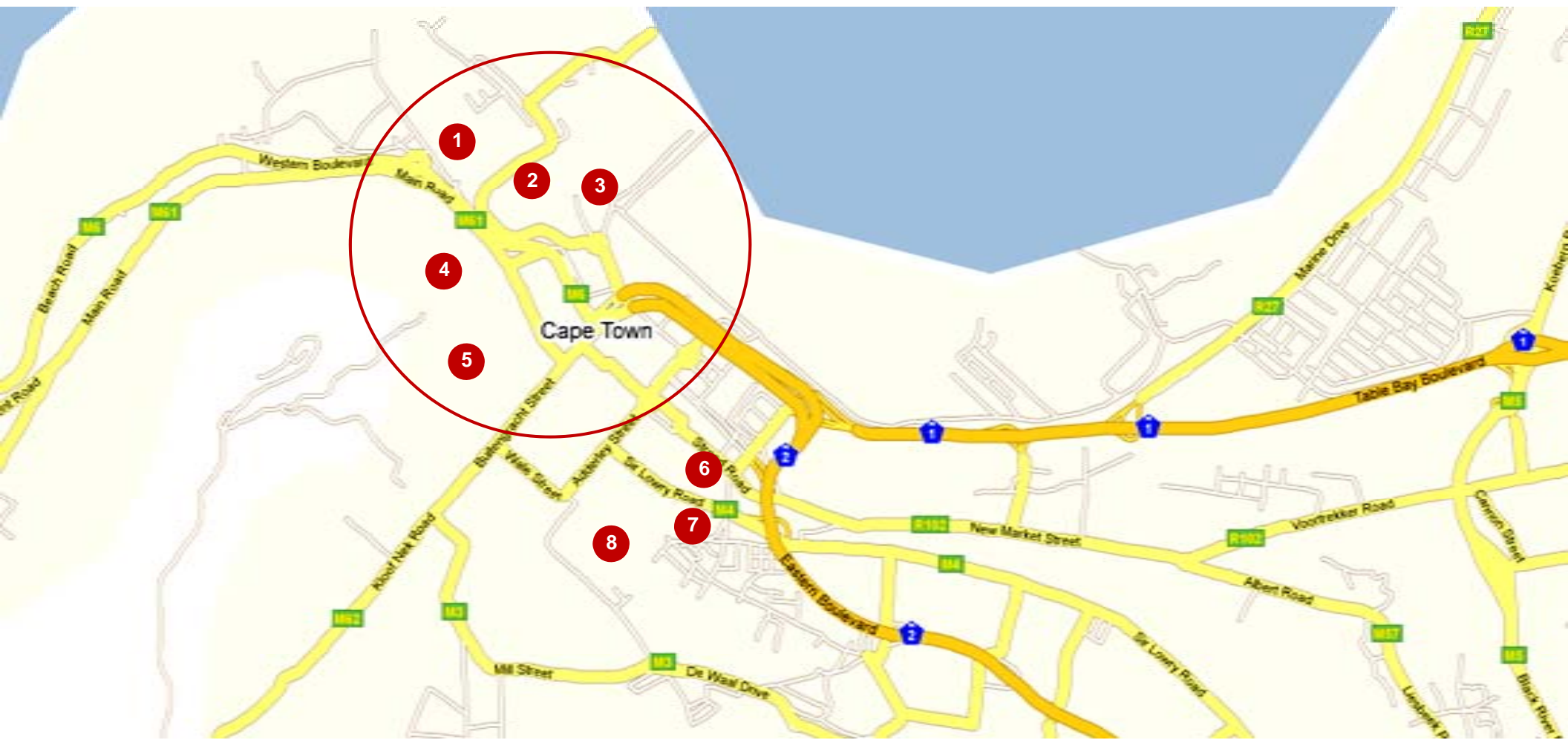


→ **33 °S 18 °E**  
**an international destination**  
**connecting ocean travellers to the**  
**continent**



- 1 – 2010 soccer world cup green point stadium
- 2 – V&A waterfront
- 3 – The Silos
- 4 – Signal Hill
- 5 – Lion's Head
- 6 – Train Station
- 7 – The Castle
- 8 – Company Gardens

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## T A T E M O D E R N

the revitalisation of an industrial building and dead precinct

“tate modern was the most successful millennium project of 2000. in its first three months it attracted two million visitors, the expected annual figure for the new gallery”

power into art, karl sabbagh



## G U G G E N H E I M B I L B A O

a building to give identity to an unknown city

the Guggenheim is the landmark building of Bilbao putting this city on the map. It was an extraordinarily farsighted decision to locate the museum here. Couldn't the money be spent on better things? Who's going to come here anyway, just to look at a museum?



## C E N T R E P O M P I D O U

the use of museum to promote a people's place

the Pritzker jury said the Pompidou “revolutionized museums, transforming what had once been elite monuments into popular places of social and cultural exchange, woven into the heart of the city.”



## L O U V R E P A R I S

the use of transparency + the juxtaposition of old and new to promote movement + liveliness

its the world's most visited art museum & a central landmark in Paris. The construction of the pyramid triggered controversy because many felt it looked quite out of place. Others came to appreciate the juxtaposing of the classical and the ultra-modern.



## M O M A N Y C

the use of contemporary art as a resource

important in developing and collecting modernist art, it is often identified as the most influential museum of modern art in the world. The renovation project nearly doubled the space for MoMA's exhibitions and programs and features 630,000 square feet of new and redesigned space.

# case studies

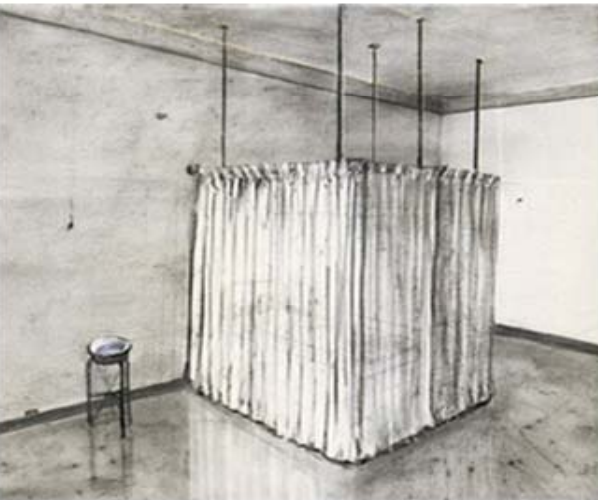
internationally, art museums have been catalysts for the regeneration of cities, giving them new iconic buildings for tourism marketing and providing locals with powerful places in which an array of convenient activities are available. Art museums, are no longer confined to musty old halls and forgotten buildings, but rather are being used by city councils and developers to rejuvenate urban environments; giving them new life, at times new identities, and an on-going life force for contemporary society to express itself creatively.

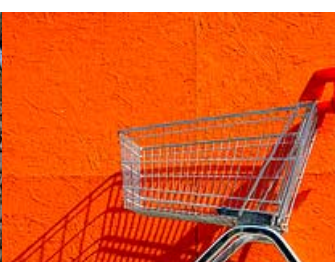
precedents sourced from wikipedia

# art in SA

South African contemporary art has grown significantly and yet it has no permanent exhibition space. There is a great need to create an art museum to house contemporary South African art so that this rich resource is properly nourished as an important manifestation of our society and collective culture.

Recent auctions of South African art have reached record levels. Irma Stern's *Congolese Woman* sold for £569 300 while Pierneef's *The Baobab Tree* fetched a new record amount of £826 000 in September 2008. Other important works by South African masters such as William Kentridge and Marlene Dumas have garnered international acclaim yet are exhibited mainly in Europe.





# waterfronts

waterfronts across the world are enjoying a revival, as people need more public spaces that can be enjoyed by the community as a whole. Waterfronts have enormous potential for city-wide revitalization and investment, attracting locals and tourists all year round. Great waterfronts need to be great destinations, drawing people across the board through a range of diverse activities that are unique to the site.

<http://www.pps.org/waterfronts>

## principles for re-energising the V&W waterfront:

1 enhancing public spaces: to draw people and to keep them there

2 build on existing infrastructure and assets: to improve city amenities

3 create multiple destinations: using 'the power of 10'

4 promote 24hr uses – locate residential so that activity doesn't interfere

5 create strong connections between destinations: pedestrian oriented

6 promote multi-modal transport links through the site

7 increase public access into the site

8 rehabilitate natural shorelines and improve natural environments

9 introduce iconic buildings with many functions to mark the site

1

2

3

4

5

6

7



# the power of 10

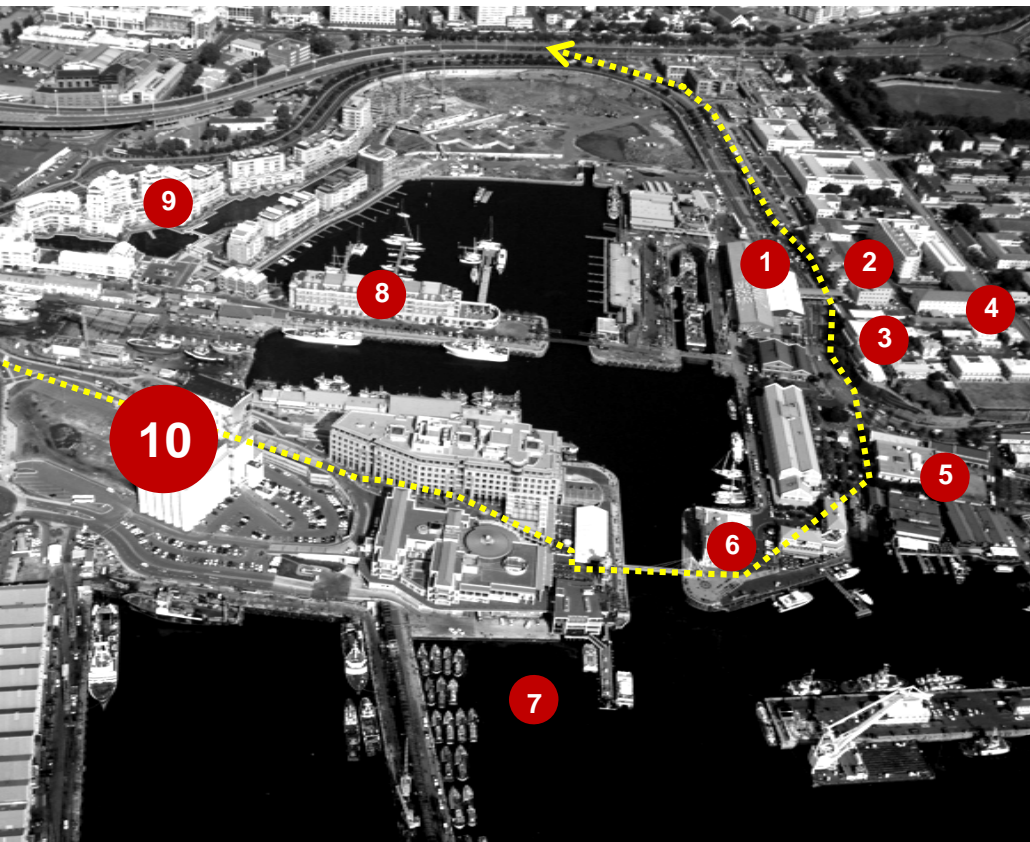
“what attracts people most it would appear, is other people”

<http://www.pps.org/waterfronts>

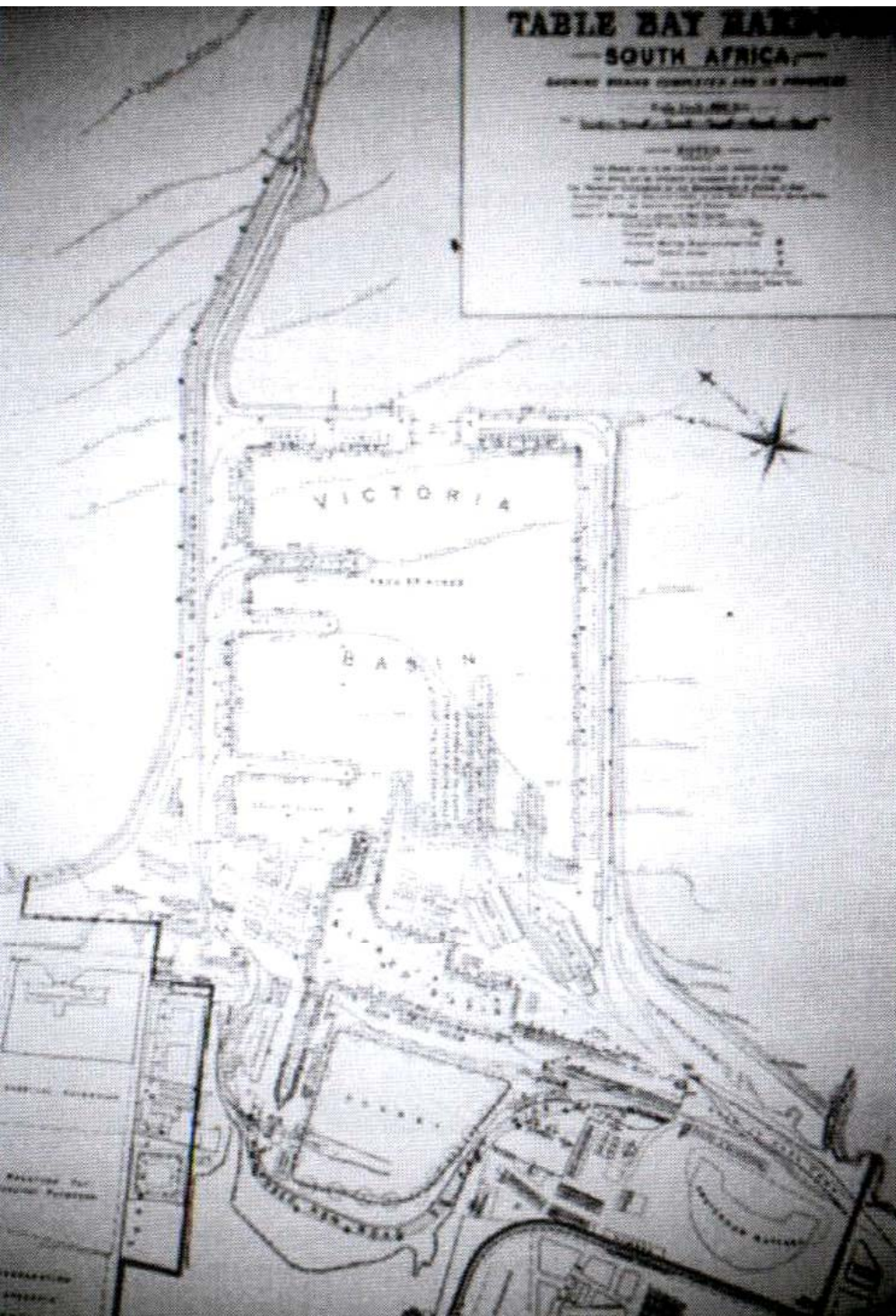
The power of 10 begins by creating 10 ‘destinations’ in a precinct, developing these as nodes and then identifying 10 further features within each node to create a vibrant and diverse set of uses that will keep people coming to these places. Themed architecture is not enough, spaces need to be useful, comfortable and memorable.

**the V&A waterfront activity is concentrated mostly to the right of the image below. However strong links to the city are being established to the left of the image along the silos, as indicated by the dotted line below. This strong link becomes the logical point for tenth attraction in the waterfront, the contemporary art museum.**

<http://www.pps.org/waterfronts>



- 1 – aquarium
- 2 – offices
- 3 – shopping
- 4 – business school
- 5 – restaurants
- 6 – square + clock tower
- 7 – marina
- 8 – hotel
- 9 – new residential apartments
- 10 – art museum



# an historic harbour

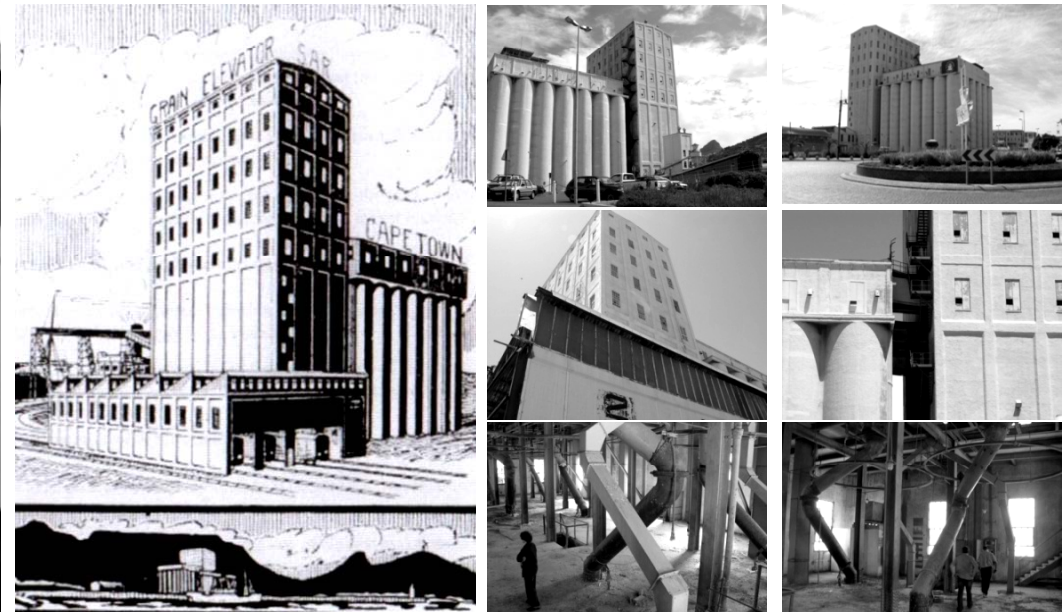
the conservation of the harbour was first motivated in 1980 by the renowned local architect, Gawie Fagan, and since the formation of the Victoria and Albert Waterfront Company in 1988, the harbour waterfront has been redeveloped to house retail, commercial and leisure uses. A popular tourist attraction, the waterfront also maintains its harbour functions and its historical connections remain strong.



# the silos

the grain silos were built in 1924 and form part of only 3 other harbour silos in a greater network of transportation in South Africa. Their presence in the Cape Town harbour has contributed to it becoming a treasured landmark in the city. The conservation plan of 2001 identifies possible uses for the silos as being an art or music museum among others. The importance of the silos in the city is unquestionable, their context is derived from excellent location and their dormant potential is ready to be tapped into.

Conservation Report 2001. The Archaeology Office, UCT

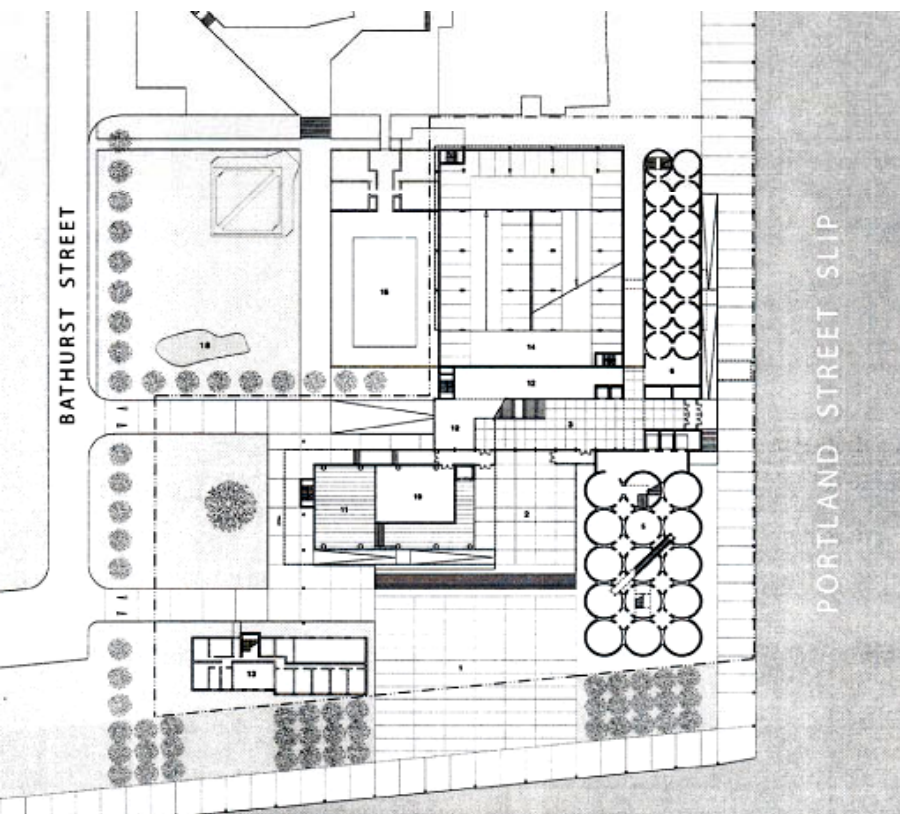




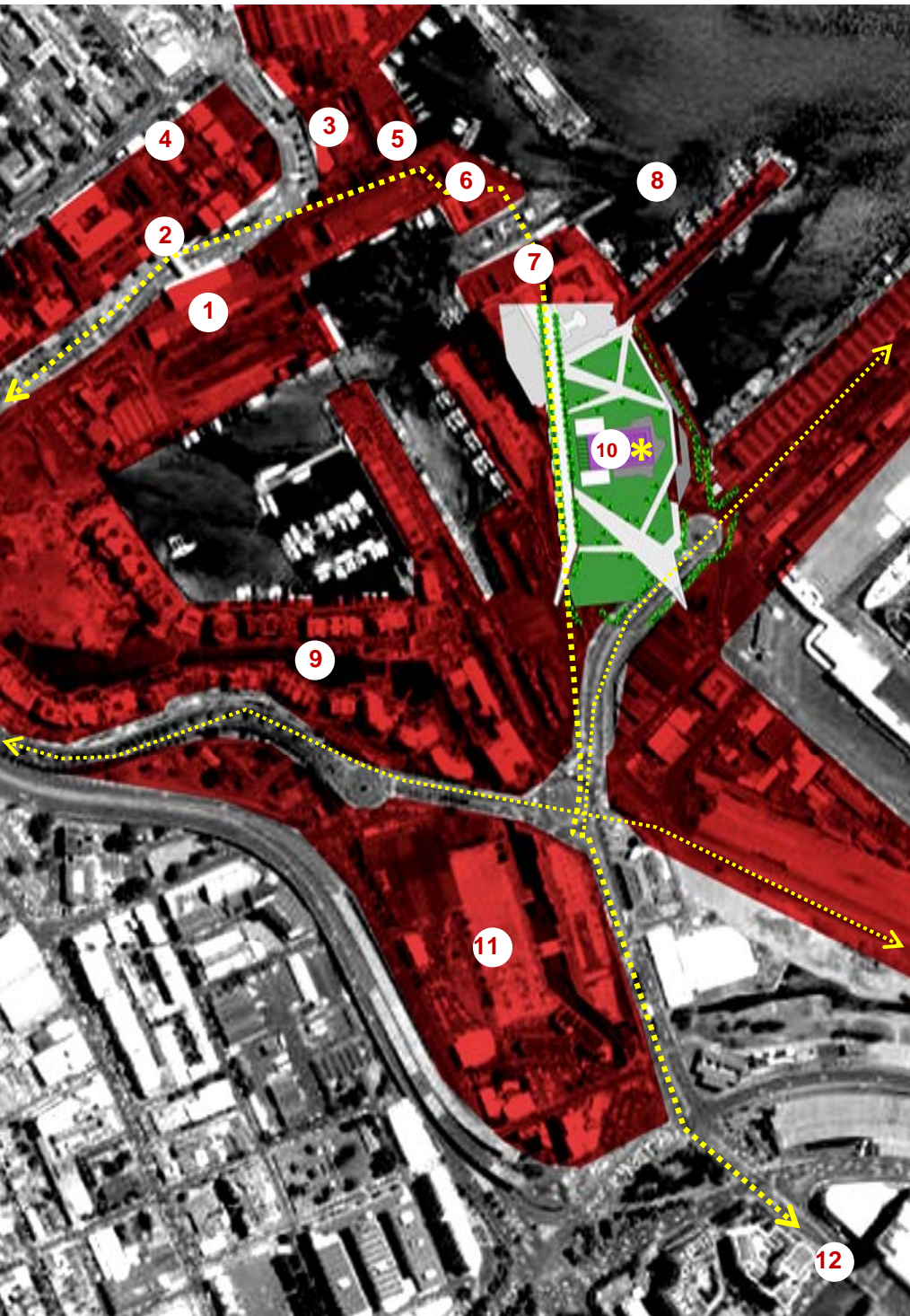
# similar project

redevelopment case study: metronome canada, toronto  
“Canada’s Music City is the award-winning, first of its kind initiative that will transform a monumental heritage landmark, celebrate Canada’s contributions to the world of music, strengthen a vital Canadian cultural industry and be a dynamic catalyst for Toronto’s waterfront renewal.”

<http://metronomecanada.com/executivesummary.html>



Bruce K. Dattell



# intervention

The silos will be the catalyst for a larger site intervention, consisting of the art museum at the centre, with additional retail, office, residential, leisure and hotel buildings alongside. The aim of the site intervention is to ensure that the art museum is not dealt with in isolation, but rather within a well developed urban context of supporting uses with clear movement routes into the city.

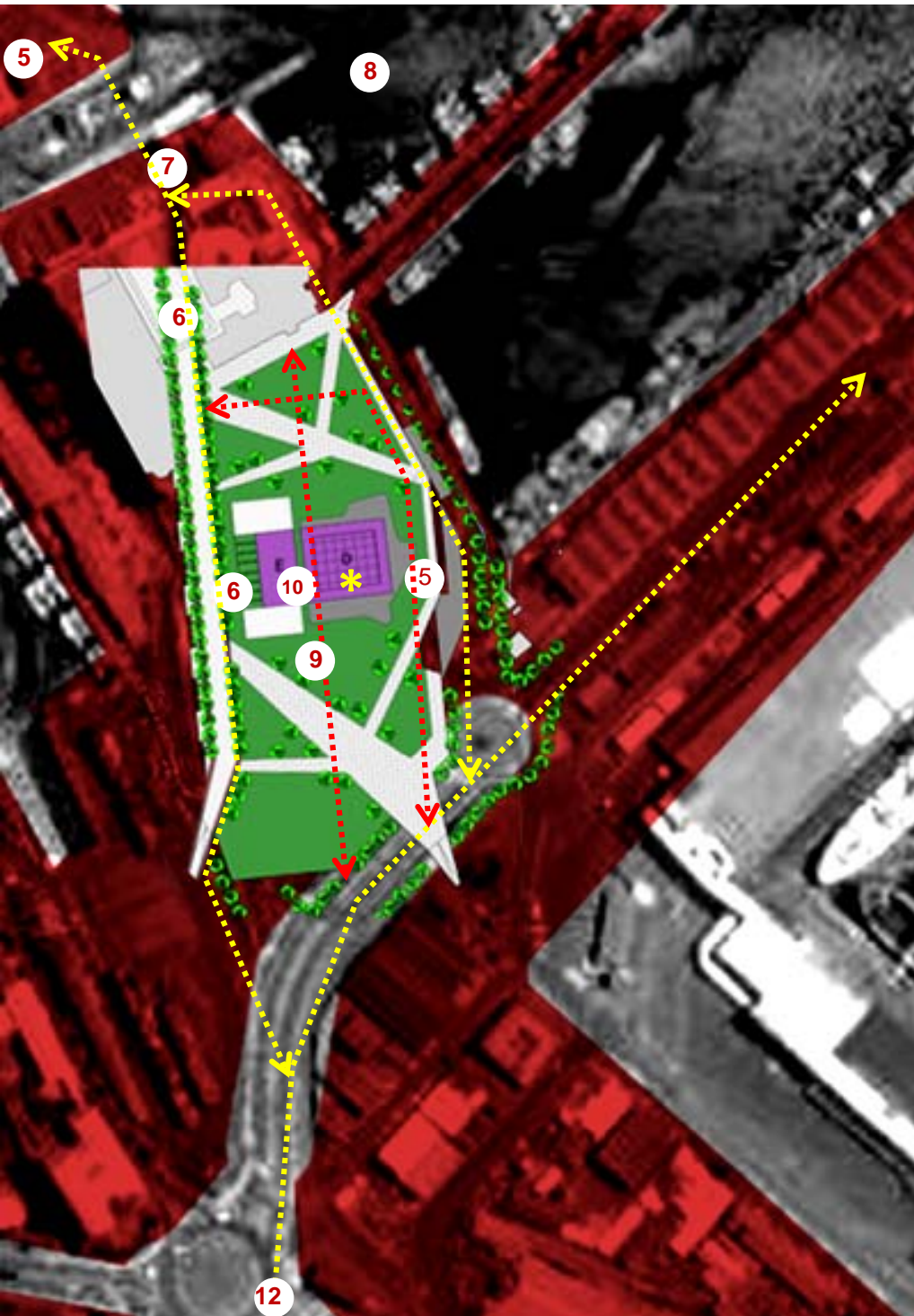
- 1 – aquarium
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## Global Linkages to the city



- \* 1 – aquarium
- 2 – offices
- 3 – shopping
- 4 – business school
- 5 – restaurants
- 6 – square + clock tower
- 7 – marina
- 8 – hotel
- 9 – new residential apartments
- 10 – art museum
- 11 – new residential development
- 12 – to CBD





# place making

The spaces around the landmark silos museum will consist of a series of public spaces, linked by pedestrian and cycling routes. As these routes begin to link to the city, they become multi-modal merging pedestrians, cyclists and motorists. A public transport stop is suggested in close proximity to the museum, encouraging easy accessibility to the public amenities.

## Local Linkages through the site

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>* AQUARIUM</li> <li>-----</li> <li>EXISTING STRUCTURES</li> <li>DEVELOPMENT AREA</li> <li>LOWER FLOOR</li> <li>WATER</li> <li>ROADS</li> <li>WALKWAYS</li> <li>OFFICE/COMMERCIAL</li> <li>SILOS</li> <li>APARTMENT/RESIDENTIAL</li> <li>HOTEL</li> </ul> | <ul style="list-style-type: none"> <li>1 – aquarium</li> <li>2 – offices</li> <li>3 – shopping</li> <li>4 – business school</li> <li>5 – restaurants</li> <li>6 – square</li> <li>7 – clock tower</li> <li>8 – marina</li> <li>9 – new residential apartments</li> <li>10 – art museum</li> <li>11 – new residential development</li> <li>12 – to CBD</li> </ul> |
|---|--|



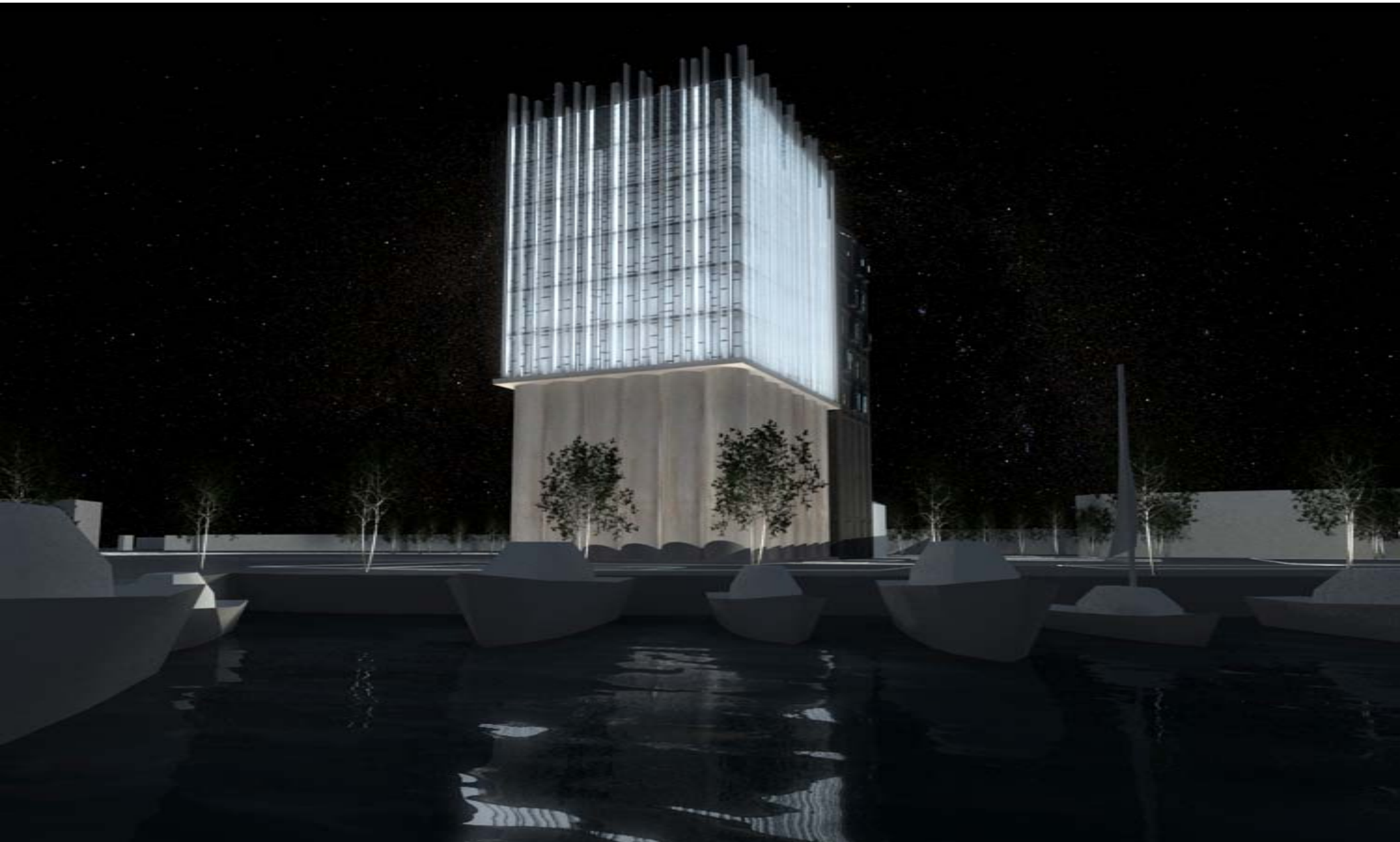
# urban parks

In the first phase, the gallery will be the focal point of a large landscaped urban park, providing the waterfront precinct with green space for passive recreation and public gathering including picnic areas and connective walking and cycling paths. Urban parks are seen as valuable community assets in cities; as places of refuge to residents and a draw card for visitors. Around the gallery, the green space will serve to enhance the gallery as an urban icon, and will function as a meeting place all year round.

Parks which act as catalysts for the city include Central Park in New York, Millenium Park in Chicago, Parc Diagonal and Parc Guell in Barcelona, Parc de la Villette in Paris. Each of these parks have landmark status in the cities they serve.



phase 1





# composition



1



6



11



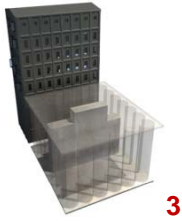
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12



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14



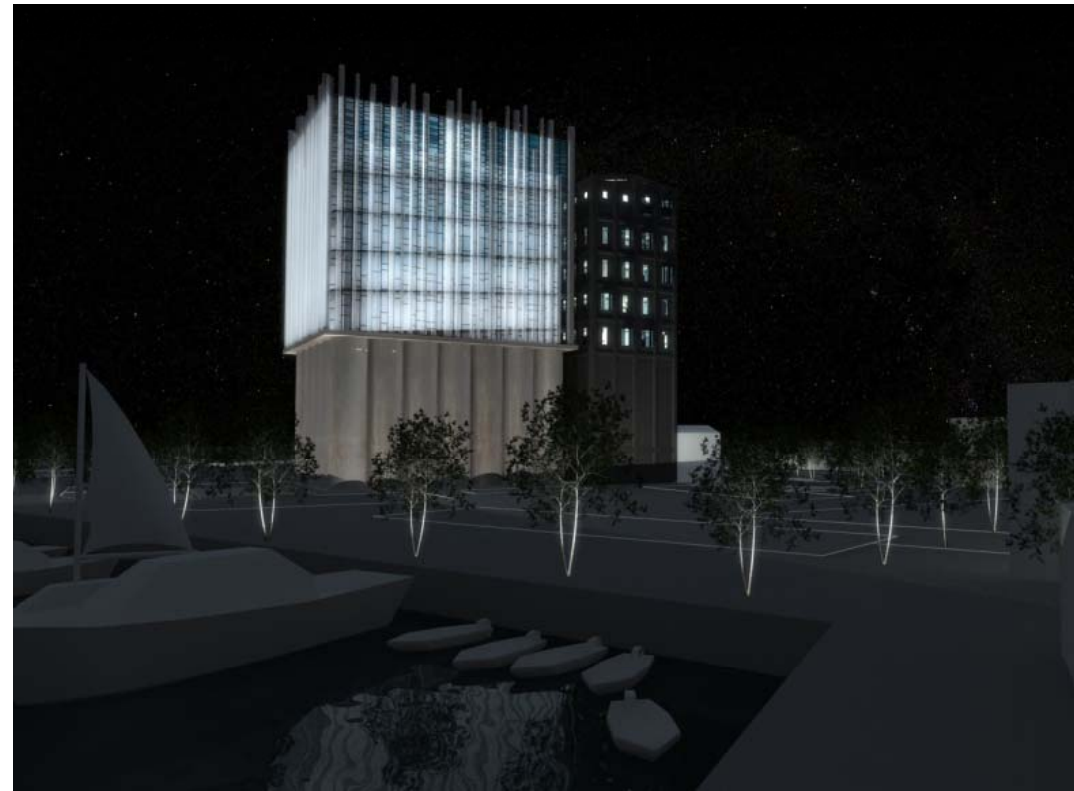
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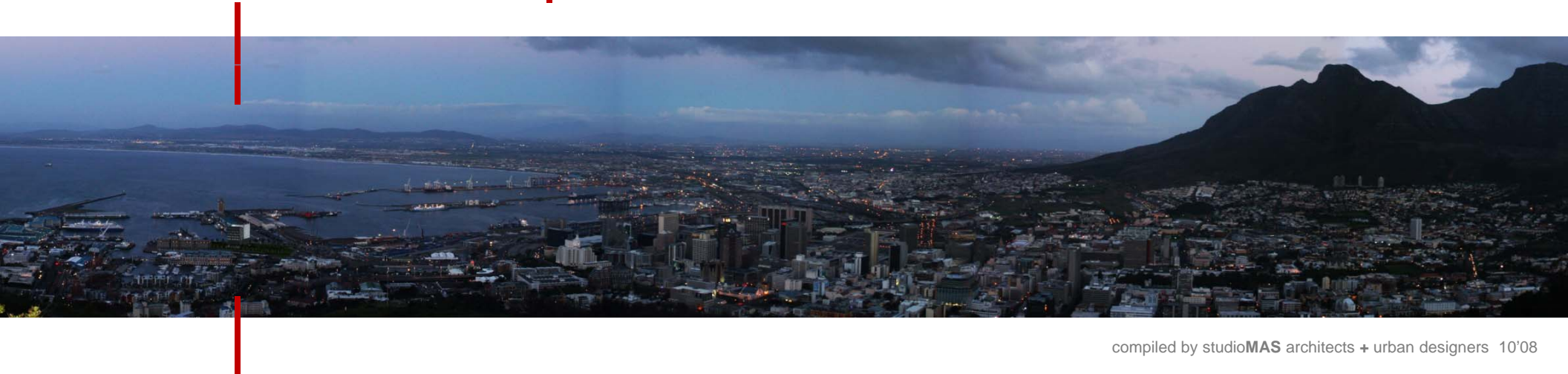
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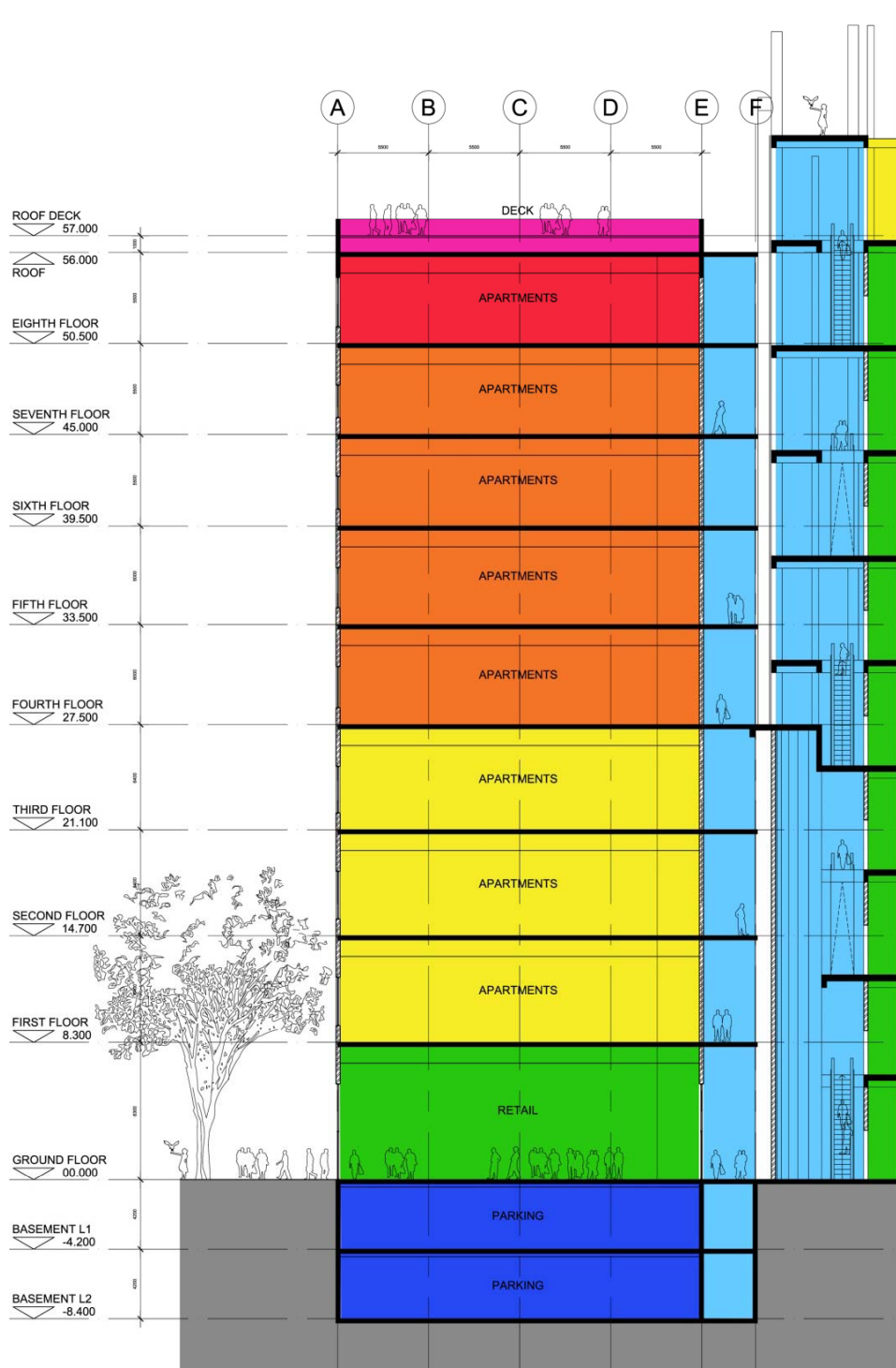
in context



# views toward



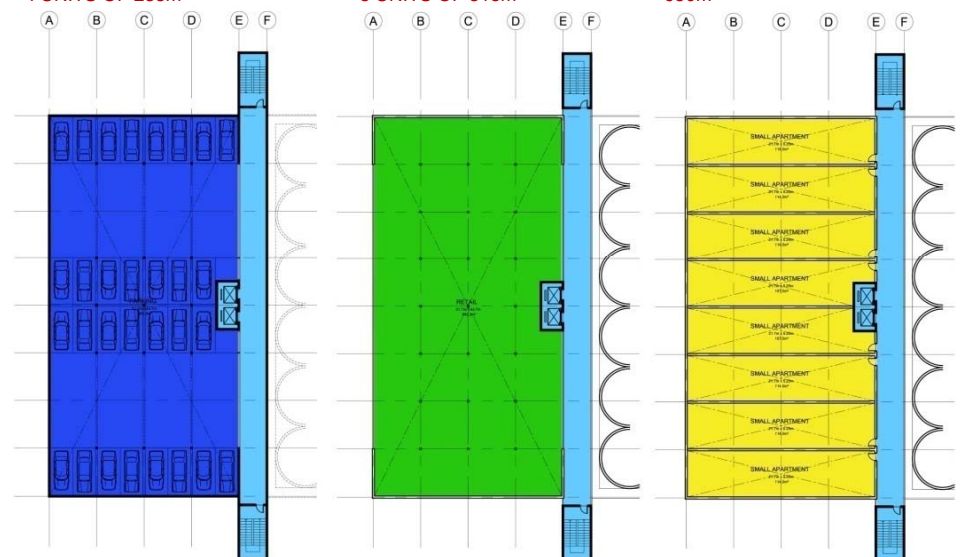
# apartments



4 x LARGE APARTMENT FLOORS  
4 UNITS OF 235m<sup>2</sup>

1 x PENTHOUSE FLOOR  
3 UNITS OF 315m<sup>2</sup>

1 X PUBLIC ROOF DECK  
950m<sup>2</sup>



2 X BASEMENT PARKING  
LEVELS OF 950m<sup>2</sup> EACH

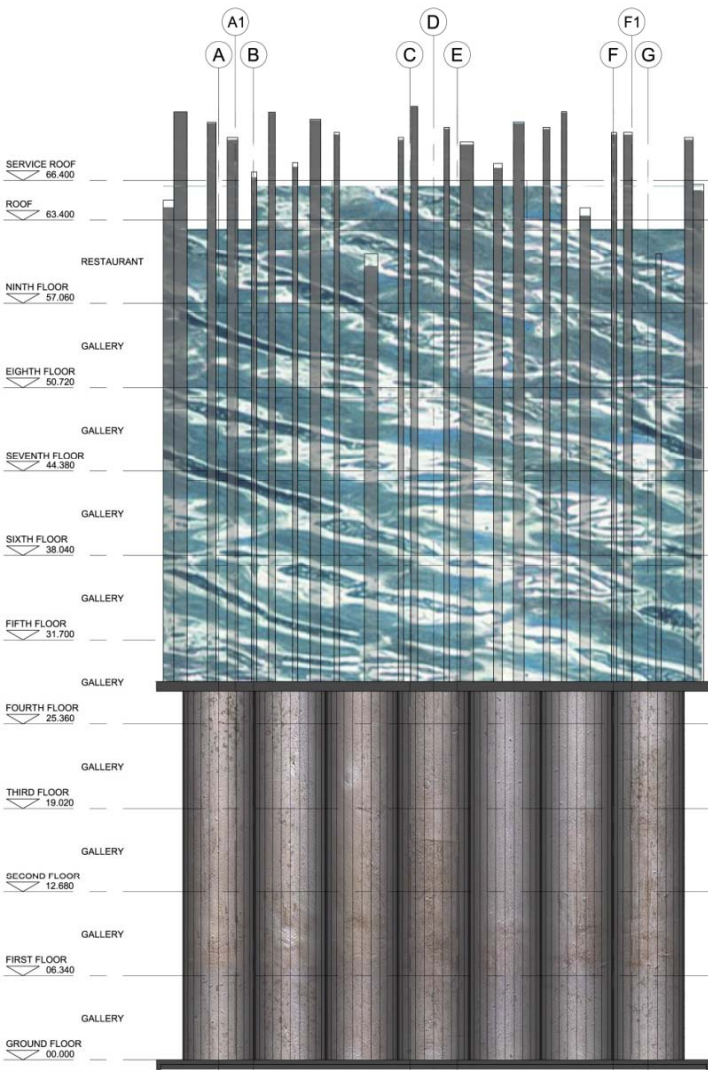
1 X GROUND RETAIL LEVEL  
OF 950m<sup>2</sup>

3 X SMALL APARTMENT FLOORS  
8 UNITS OF 115m<sup>2</sup>

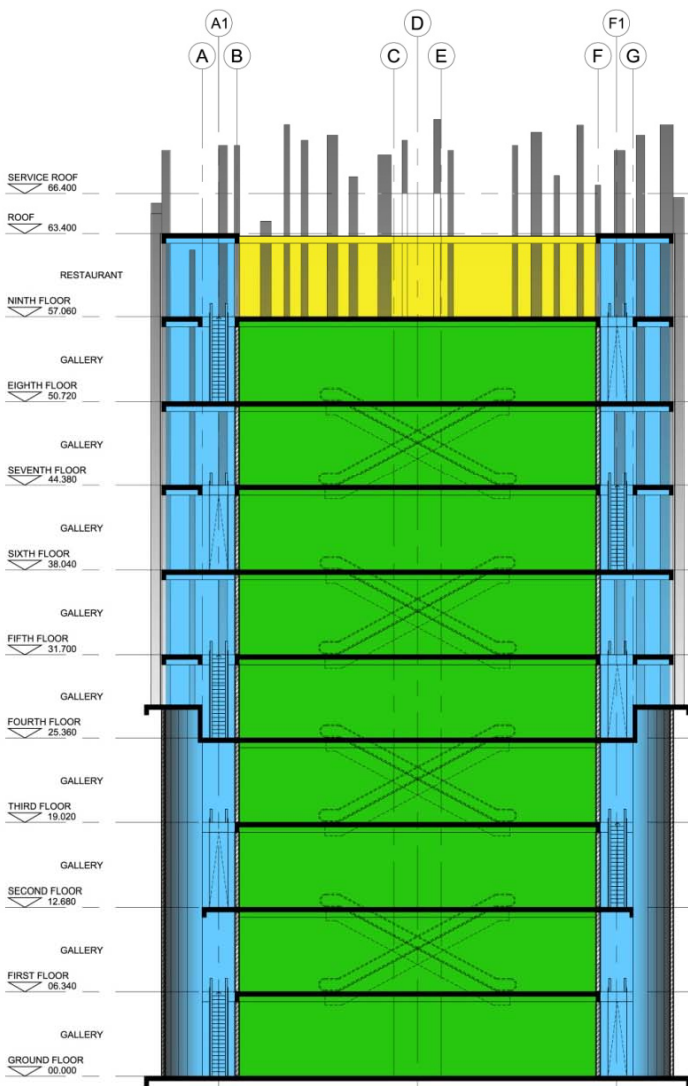
# apartments

(areas exclude circulation and services)	No. of Units	Unit Area (sqm)	Total Floor Area (sqm)
Basement Parking L2	---	---	950
Basement Parking L1	---	---	950
Ground Floor Public Retail	---	---	950
First Floor	8	115	950
Second Floor	8	115	950
Third Floor	8	115	950
Fourth Floor	4	235	950
Fifth Floor	4	235	950
Sixth Floor	4	235	950
Seventh Floor	4	235	950
Eighth Floor	3	315	950
Ninth Floor Public Deck	---	---	950

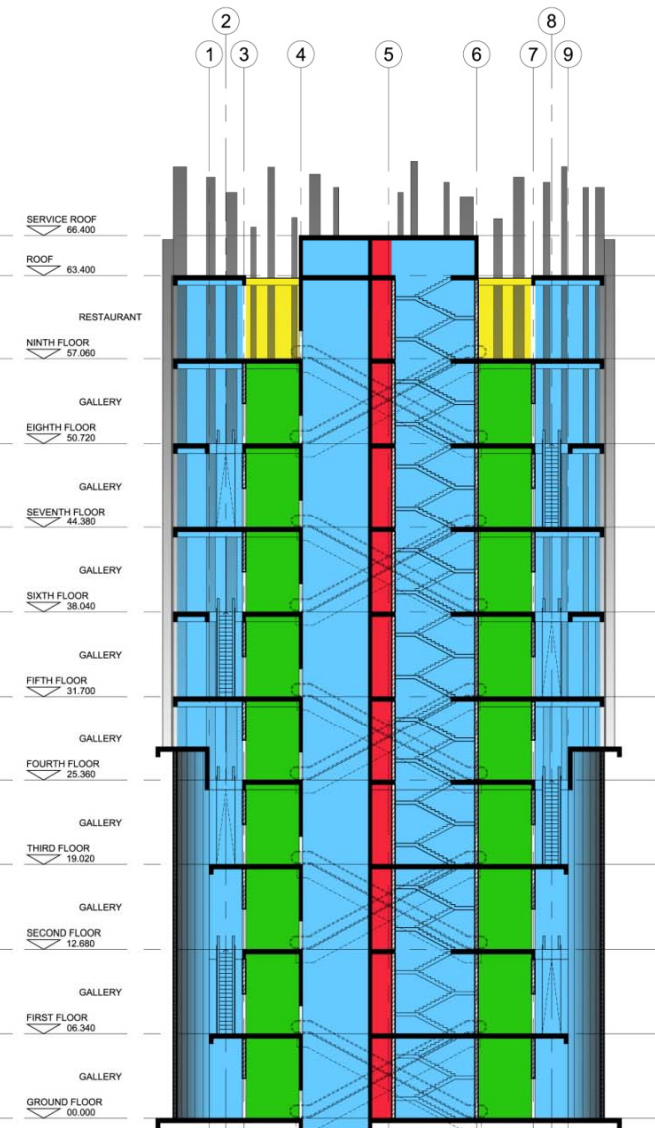




SOUTH ELEVATION  
SCALE 1:200

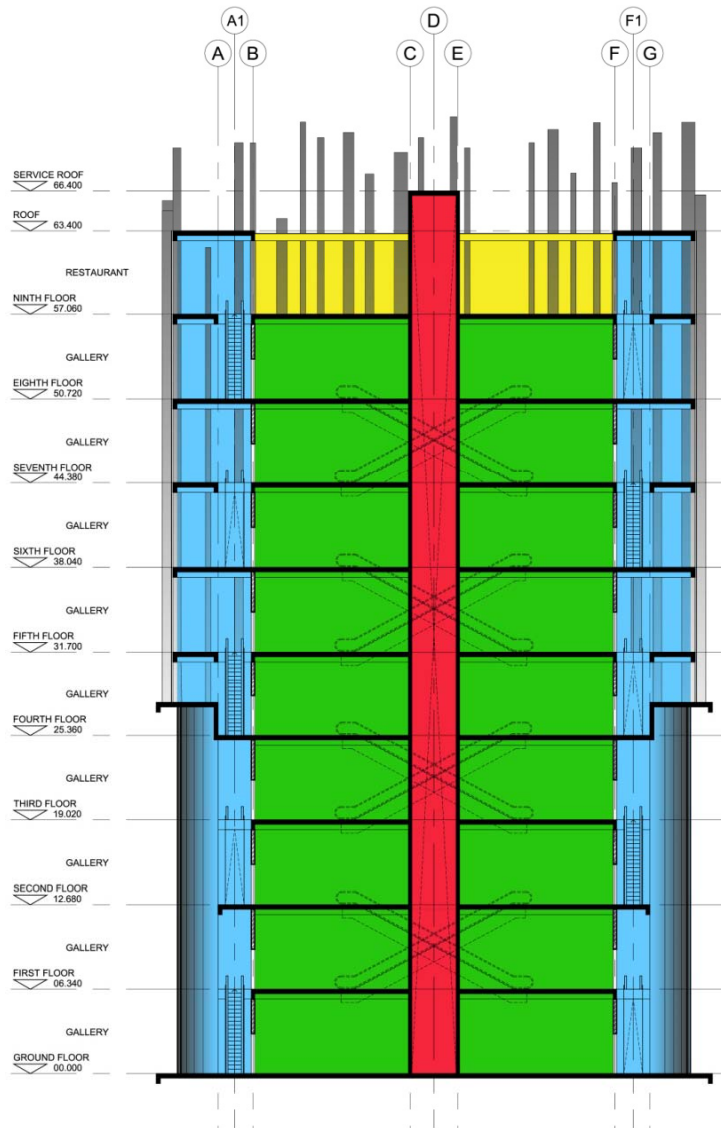


SILO SECTION B-B  
SCALE 1:200



SILO SECTION 1-1  
SCALE 1:200

# gallery

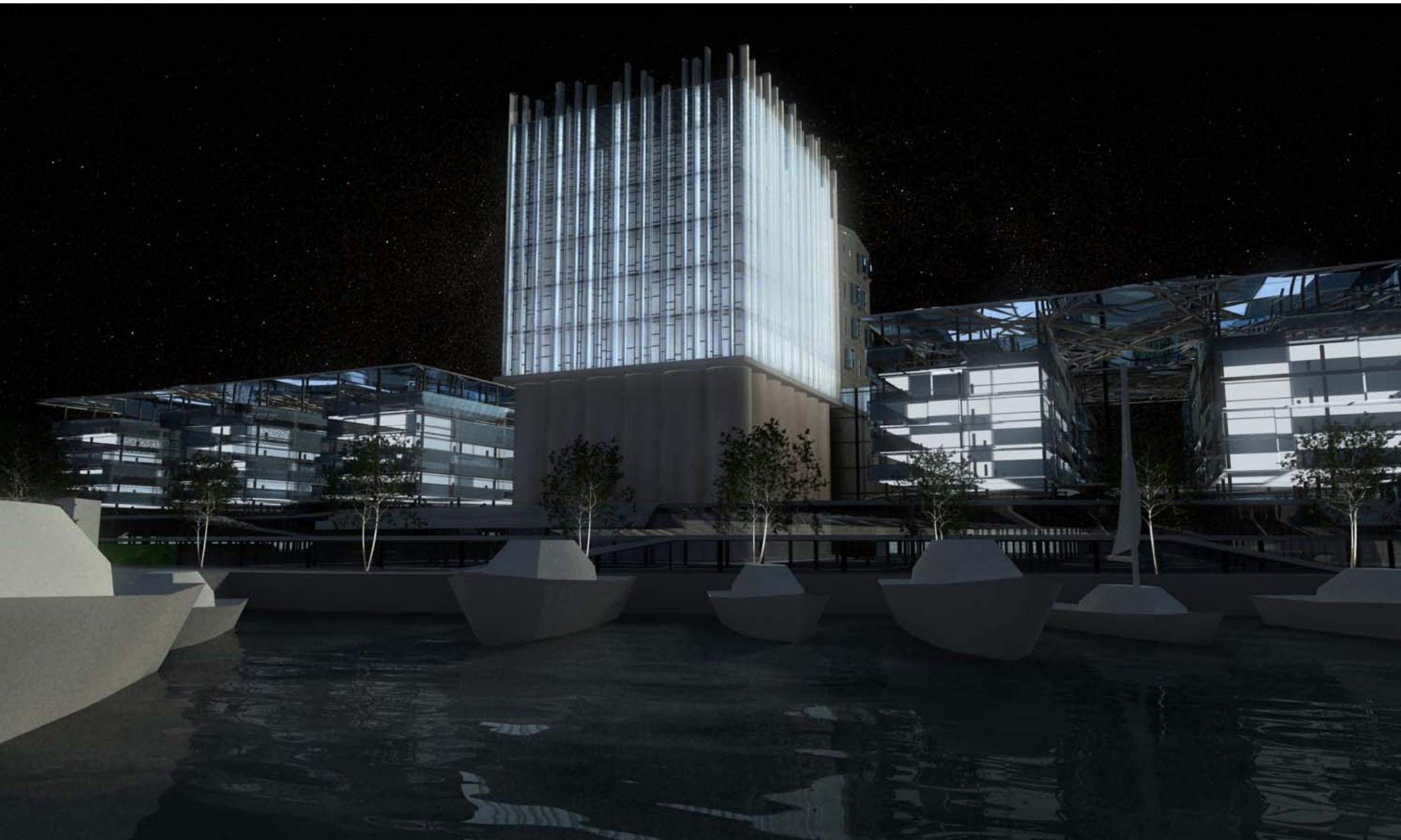


SILO SECTION A-A  
SCALE 1:200

(areas exclude circulation and services)	Total Floor Area (sqm)
Ground Floor Public Space	550
First Floor Back of House	550
Second to Ninth Floor Galleries	4400
Tenth Floor Restaurant	1150



# phase 2



in context



