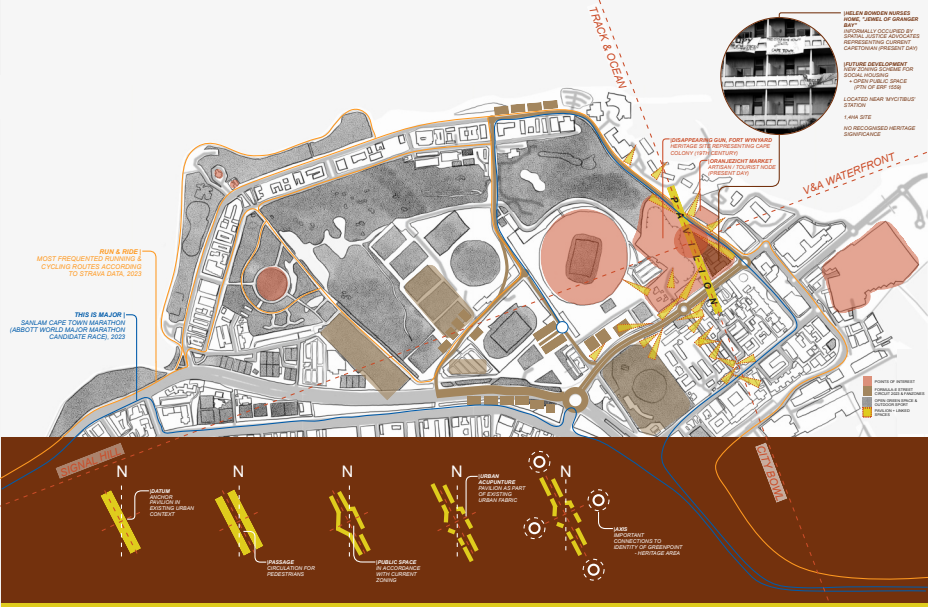


|THE JEWEL OF GRANGER BAY

CONNECTING PEOPLE AND PLACES THROUGH A MULTI-SCALAR PEDESTRIAN PAVILION AS A CATALYST FOR BUILDING A LEGACY WITHIN THE SOUTH AFRICAN CITY

NOWNOW23



SITE PLAN
GREEN POINT, CAPE TOWN

TC04

PERMANENT WATERPOINTS ARE PROVIDED FOR PEDESTRIANS/ RUNNERS/ CYCLISTS/ SPECTATORS

PEDESTRIAN LINK TO THE V&A WATERFRONT IS STRENGTHENED

OPEN PUBLIC SPACE - DOUBLES UP AS FAN ZONE DURING FORMULA-E EVENTS

EXTENSION OF MARKET

CYCLE & RUNNING PATHWAY

ORANJEZICHT MARKET

ACTIVATE GROUND FLOOR OF EXISTING BUILDING - MIXED USE ECONOMIC STALLS

NEW PUBLIC INTERFACE TO EXISTING BUILDING

COVERED STREET LEVEL PROVIDES SHELTER & INFRASTRUCTURE

HELEN BOWDEN NURSES HOME

NEW SOMERSET HOSPITAL

SCALABLE PAVILLION - LINK TO THE PROMENADE

SAFE PEDESTRIAN CROSSING

INTERVENTION FLOATS ABOVE NATURAL SLOPE OF FORT WYNYARD

NEW CONNECTED GREEN AREAS

UPPER LEVEL PAVILION BECOMES MIXED-USE OPEN PUBLIC SPACE

SAFE PEDESTRIAN CROSSING

EXISTING BUILDING IS ADAPTED TO BECOME SOCIAL HOUSING

KEEP VIEWS FROM HIDDEN GUN CLEAR

VIEW OF FORT, SIGNAL HILL & STADIUM

FORT WYNYARD

PAVILLION CAN BE APPROPRIATED FOR MULTIPLE EVENTS & ADAPT OVER TIME TO SUIT COMMUNITY NEEDS

EXISTING SPORTS FACILITIES ARE LINKED THROUGH PEDESTRIAN CIRCULATION

OPEN PUBLIC SPACE

HERITAGE SITE IS UPGRADED & MAINTAINED

PEDESTRIANISED STREETSCAPE

SCALABLE PAVILLION - LINK TO THE CITY BOWL

REFURBISH EXISTING HERITAGE BUILDINGS FOR MIXED USE

STADIUM INFRASTRUCTRE ALLOWS FOR LARGE CROWDS TO MOVE THROUGH THE AREA WHEN SPORTING EVENTS TAKE PLACE

DHL STADIUM GREENPOINT

VIEW TO TABLE MOUNTAIN

DESIGN POINTS OF INTEREST

SOCIAL METRE PROVIDES COMMUNITY OUTREACH & ENHANCED PEDESTRIAN CIRCULATION

NEW PUBLIC PEDESTRIAN BRIDGE LINKS OCEAN FRONT PROMENADE & HERITAGE PRECINCT

UPGRADED NORTHBOUND BUS/TAXI/CAR DROP-OFF AREA & ENHANCED PEDESTRIAN CIRCULATION

NEW PUBLIC SPACE

NEW PUBLIC PEDESTRIAN BRIDGE

VIP

NEW PUBLIC PEDESTRIAN BRIDGE

VIP

PEDESTRIANISED PUBLIC PEDESTRIAN BRIDGE PORCH CONNECTS MARKETS & ECONOMIC DEVELOPMENT

LOCAL MARKETS, URBAN RESORT MARKET & ECONOMIC DEVELOPMENT OPPORTUNITIES FOR TRANSFORMATION

DESIGN PARAMETERS:

1 CONNECTING PEOPLE & PLACES

A major design challenge for the successful staging for the appointment of the Formula E event in Cape Town, can become the **catalyst for transformative architecture** in one of Cape Town's most recognisable locations. The Fan Zone can be used as a **mixed-use public space** to be utilized through the year project, giving back to the local inhabitants of the area. The Fan Zone will be a place for **people to meet**, through human - where visitors, spectators and locals converge. This means that the pavilion allows for a **flexible space** that can be used for the event as well as a permanent facility for **urban dwellers**.

The Helen Bowden Nurses Home (HBNH), also known as the "Iconic Pineapple Bay", lends itself to a type of urban rejuvenation. Currently informally occupied by subsidy-centre occupiers, the City of Cape Town is trying to solve the same situation with a new zoning scheme, **converting the HBNH into a mixed-use and open public space**. Thus the proposed project is already in line with City of Cape Town progress on well-funded asset-flooding.

In our current **boundary** forward urban landscape, there is a lack of **public space** and a lack of **public life** in the area. Currently, the two boundary lines are separated by a **fence** which is a physical barrier that restricts for a kilometer. We part of Beach Rd from part of major **transportation** routes for both pedestrians and vehicles, as well as a section of the Fan Zone. Currently, the Fan Zone is **underutilized**. Fantastic typologies have popped up in the area across from the HBNH building, including exotic park-like **public spaces** and **sporting facilities**. These typologies have the **potential** to tie in with the newly activated pedestrian route along the pavilion, where **pedestrian bridges** can start to integrate into the existing fabric.

2 BUILDING ON EXISTING INFRASTRUCTURE

One of the main contributing factors to the design is the idea of **temporality** - where a structure exists around the skeleton becomes the infrastructure and **aesthetic/significance** to the existing structures is stated. Since the design is for a temporary event, the pavilion is designed to **minimize** the effects on the urban fabric, allowing for succession of use/ needs or systems for generations of public space.

The local community would be interacting with this pavilion on a **daily** basis, thus both occupies a **permanent** and **temporary** nature. The public spaces across the street (high - rising) in front of palace surveillance and safety for pedestrians, allowing for **social interaction** and **safe environment** for locals and users. Over time, there is an **appropriate** for spaces as needed, as the needs of the community may change, therefore **flexibility** in the design is important.

In alignment with Formula E's mission statement of sustainability, adaptive reuse is used as an architectural tool for **sustainable development**. This is a way to **reduce the carbon footprint** of the project, a feature of the Grandstand area, along with all its other infrastructural components. This is also in line with the **Cape Town Spatial Development Framework's modern African City**, which is still developing, with pace, becomes an inviting challenge. Could this be a place where **people can meet and interact**, a platform for showcasing the ideas of typical events, sees and art? A nod to the Serpentine Pavilion but with a **local flavour**, this pavilion could be the one to bring in a **new perspective** to fit each & breaking barriers of exclusion and preconceived ideas about our nation.

From daily pedestrian routines that become rituals, to annual major events. Cycling and running events have been known to **strengthen local economies** and **encourage tourism**. Cape Town's cycle tour as well as daily cycling and running movement through the city **creates positive economic impacts** through the use of public amenities and services. Activated urban nodes connect to these programmes. Solar powered electrical points for vendors can be managed by the City of Cape Town. Water points, ablution facilities, routes and services built on the urban **patterns** already 'designed by the people of cape town to be emulated.

Foreign investment through accommodating for international sporting events allows for **future** investment in the city, as well as **job creation** through the construction and maintenance of the heritage buildings. It is crucial to incorporate ideas such as the Formula E as it will bring programmes and urban roles to current unutilized spaces. Thus, creating a **sense of ownership** within the vicinity of the user base, leading to **appropriation** of public spaces, and the adaption of the programmes to suit the needs of the community. Over time, **new pathways** will emerge from local influences creating the pavilion and auxiliary structure and exhibitions, as well as future development in the area.

3 BUILDING A LEGACY

Understanding the socio-political challenges present in Cape Town, the design of the Fan Zone and the Pavilion structure above these issues to introduce a **new typology** into the area, providing a neutral, **inclusive space** for the city to engage and **celebrate** within the South African identity and a beacon for **hope** and future development.

It is possible for this joint project to become a legacy project, that not only has an immediate effect on the economy and urban landscape and the structures, but can also **initiate** a long-term process of urban transformation in the city, and even as an informant to urban rejuvenation projects all over the world, building on the theoretical framework experienced with in this project.

The aim is to eventually expand the development **beyond the Fan Zone** and the Helen Bowden Nurses' Home buildings that have heritage significance but are currently not being used. Adjacent streets are also in need of urban upgrading, and could benefit from well-located mixed-income developments. Lastly, the peripheral issue of **homelessness** can be counteracted by the creation of **jobs** and **skills training**. Income training villages to be accommodated for, can namely encouraging integration back into the local community.

|EXISTING
UNDERUTILISED OPEN SPACE ZONED FOR OPEN PUBLIC SPACE CLOSED OFF BY BARRIERS, CREATING "DEAD" SPACE

|FLOOR
RAISED FLOOR LEVEL OVERLOOKING THE HARBOUR, OPPORTUNITY FOR PROGRAM/ ACCOMMODATION ON BOTH LEVELS. WALKWAY CONNECTING PEDESTRIAN PATHS

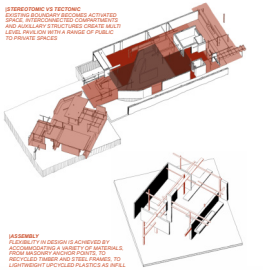
|WALL
EXISTING BOUNDARY BECOMES STRUCTURAL, CAN BE CUT BACK FROM ROAD TO WIDEN PEDESTRIAN PATH. PROTECTION FROM THE ROAD/TRACK.

|ROOF
RAISED FLOOR LEVEL BECOMES SHELTER. ROOF CAN BE ADAPTED TO ALLOW FOR SOLAR ENERGY HARVESTING. PROTECTION AGAINST THE ELEMENTS

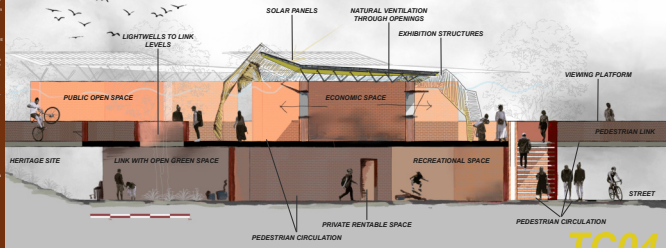
|FORMULA-E
TEMPORARY GRANDSTAND, SECURITY & VENDOR STRUCTURES CAN BE ATTACHED TO PERMANENT STRUCTURES. ALLOW FOR MIXED-USE FACILITIES

|STEREOTOMIC VS TECTONIC
EXISTING BOUNDARY BECOMES ACTIVATED SPACE. INTERCONNECTED COMPARTMENTS AND AUXILIARY STRUCTURES CREATE MULTI LEVEL PAVILION WITH A RANGE OF PUBLIC TO PRIVATE SPACES

|ASSEMBLY
FLEXIBILITY IN DESIGN IS ACHIEVED BY CONSTRUCTING WITH LIGHTWEIGHT MATERIALS FROM MASONRY ANCHOR POINTS. TO RECYCLED TIMBER AND STEEL FRAMES. TO LIGHTWEIGHT UPCYCLED PLASTICS AS INFILL



PROGRAMME



TYPICAL SECTION

TC04