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| <b>TITLE</b>       | Bo-Kaap Revitalisation Framework in association with Piet Louw Architects |
| <b>CLIENT</b>      | City of Cape Town: Planning and Environmental Directorate                 |
| <b>DATE</b>        | 2003  |
| <b>AREA/EXTENT</b> | 76 ha   |
| <b>LOCALITY</b>    | Bo-Kaap, Cape Town  |

## The Project Challenge

In 2002 NM & Associates in association with Piet Louw Architects and Urban Planners, were appointed to undertake a revitalisation study, as a continuation of a study undertaken by Piet Louw's office in 1993. The broad objectives of the study were to develop a practical implementation based approach to protect the historic and cultural heritage of the study area through strategic and focussed intervention. In addition there was a requirement for a framework for considering land sale proposals based on a good understanding of the needs of the local community and the city as a whole.

The brief required the following key tasks to be undertaken:

- Assess the social, environmental, structural and economic dynamics that currently impact on the study area;
- Develop a vision / urban design concept and set of objectives for the study area to manage and facilitate future environmental upgrade / renewal and ultimately the protection of a positive and sustainable living environment;
- Propose areas for further detailed studies; and
- Assess current development initiatives.

The site was defined to include the Lion Battery, Magazine site and Strand Street Quarry site.

A public participation process was undertaken and which included one on one engagement, public meetings within the community and engagement with key stakeholders. The participation was run concurrently with analysis of the context through the scales.

## Planning & Design Objectives

**Integration** - integration of the study area into its surrounds, given the nature of Buitengracht Street as a major barrier to pedestrian movement and the current backyard status of the mountain.

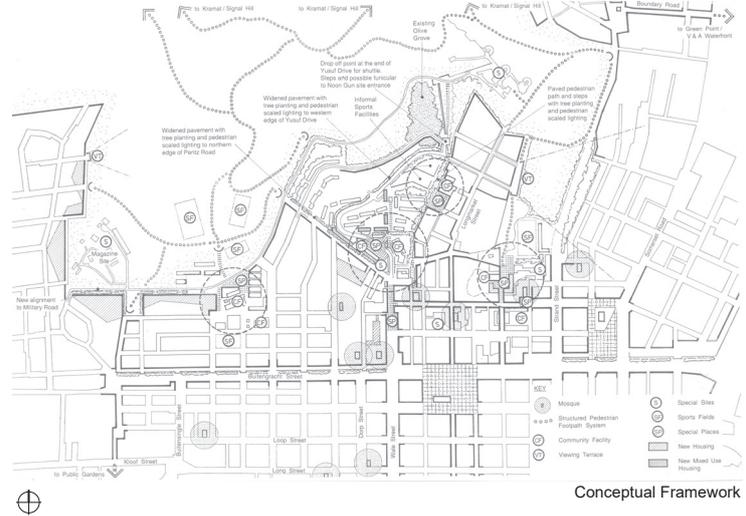
**Externalisation** – concentration of commercial land uses on the periphery of the study area and along Whale Street to ensure businesses maximise on the accessibility and visibility offered by the edges and to protect the privacy of the community internally

**Scale** - the scale of the building fabric has a profound impact on the quality of life experienced by the residents. Intervention must be focussed on the scale of the pedestrian.

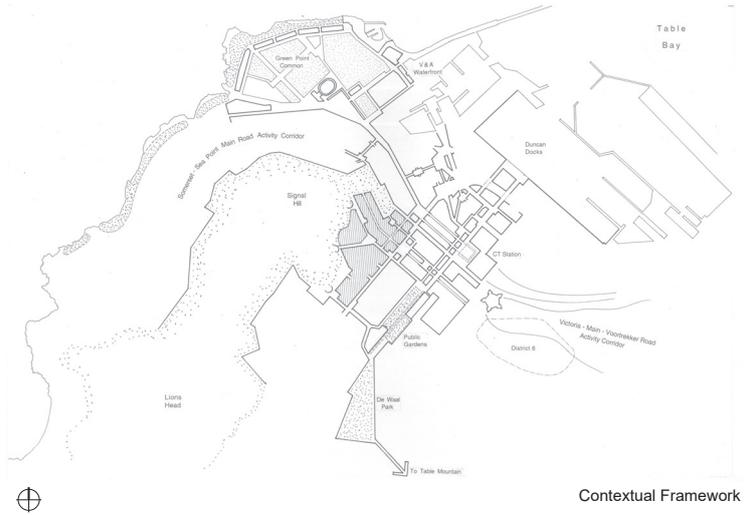
**Sense of Place** – the older fabric has been shaped to mitigate the effects of the environment including wind and building on slopes. The street network has been scaled to the pedestrian and the built interfaces have been shaped to facilitate dense occupation patterns. The framework must protect these spatial conditions.

## Proposals

The Framework aimed to consolidate the edge of the area to prevent inappropriate creep up the mountain slope while allowing green continuities to be protected down into the study area. The mountain edge proposals were informed by the need to address the risk of fire etc. The Framework also proposed a clear hierarchy of routes to guide future infrastructure upgrades and provide improved legibility of the area. A number of gateways and special places were identified to build on the areas character and reinforce the public spatial structure. Lastly the Framework identified sites for infill housing and sites for further detailed consideration.



Conceptual Framework



Contextual Framework



Photographs of typical streets in Bo-Kaap. A settlement pattern and architecture shaped by culture and topography.