

ARCHITECTURAL CONSERVATION IN SOUTH AFRICA SINCE 1994: 100+ PROJECTS

CONVENED AND EDITED BY ALBRECHT HERHOLDT



THE DRYMILL, THESEN ISLAND, KNYSNA

CHRIS MULDER AND ASSOCIATES INC.



Address **Millway, Thesen Islands**
Completed **2007**
Architectural Team **Eugene Marais, Steff Mulder, Hildegardt Marais**
Client **Thesen Islands Development Company**

Mechanical & Electrical Engineers **De Villiers & Moore**
Structural Engineers **LSM Structures & Civils**
Quantity Surveyor **Steele Consulting**
Contractor **Shamwari Projects**
Landscaping **Golf Landscapes**

Photography **CMAI Architects; Create (Colin Stephenson & Raquel de Castro Maia), Patrick Canny, Ian Flemming**

Awards **2007 CNBC International Property Award for Best international Redevelopment (multiple units)**
2007 CNBC International Property Award Finalist for Best international Redevelopment
2007 Timber Frame Builders Association

Website **www.cmai.co.za**

The major portion of Thesen Island was previously an industrial site which was developed into a residential marina with individual houses fronting onto waterways. Only two of the original industrial buildings were retained and converted for redevelopment. One of these is the old Power Station and the other is The Drymill.

The Power Station was recycled into a hotel, with much of the original industrial equipment retained as an appropriate theme for the entire public space of the hotel. The large rectangular Drymill building became the site for the new three storey high-density residential development directly across the canal from the hotel. The residential components are grouped along the elongated main circulation spine, centred around the Drymill ridge line which also serves as the source of natural light and ventilation. The memory of the original building becomes a strong feature of the space with the original roof trusses exposed and spanning lightly across the internal road.

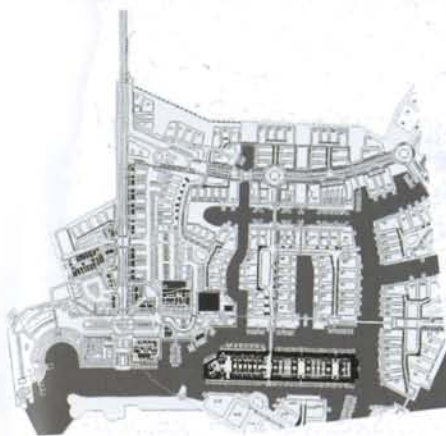
The architects have very successfully integrated the new residential scale with the theme and language of the Marina residential area. This is carried through both the massing and the scale of the new building. The large scale of the industrial building has been reduced to relate to the domestic scale of the residential homes and the detailing is sensitively and carefully respectful of the village. The length of the complex has been artfully reduced by appropriate vertical elements and the grouping of the three storey buildings.

This development is an excellent example of a new project, which is in essence a complete recycling of an industrial scale project to incorporate an entirely new function, but which at the same time retains its original historical links. The very careful handling of the residential details to integrate the new with the style and language of the overall residential marina is commendable. The architects retained the original footprint of the factory, changed its function radically, carved up its envelope and transformed its appearance. This demonstrates the supreme robustness of the original structure. In the process the significance of the structure was greatly enhanced.

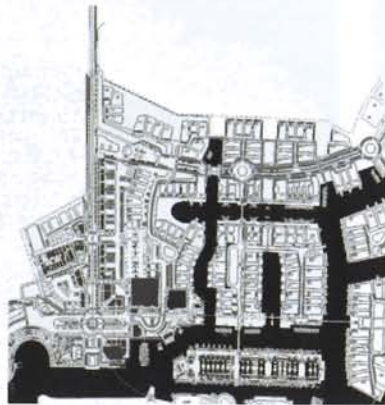
Rod Philip, Stauch Vorster Architects, Port Elizabeth



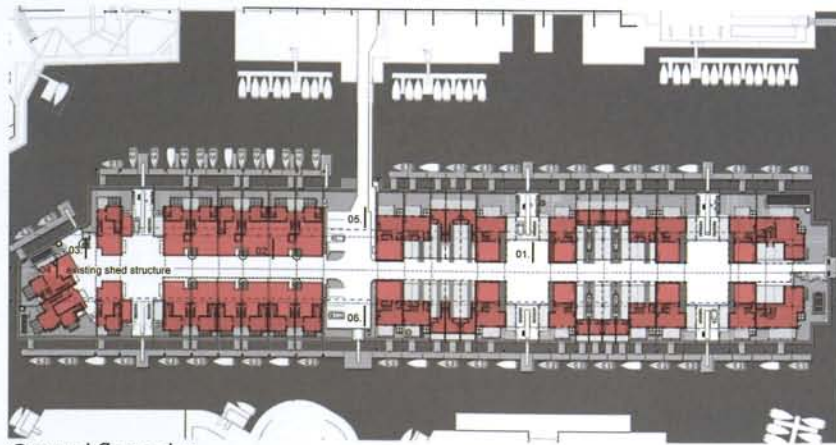
S 34° 2'58.00" E 23° 2'59.15"



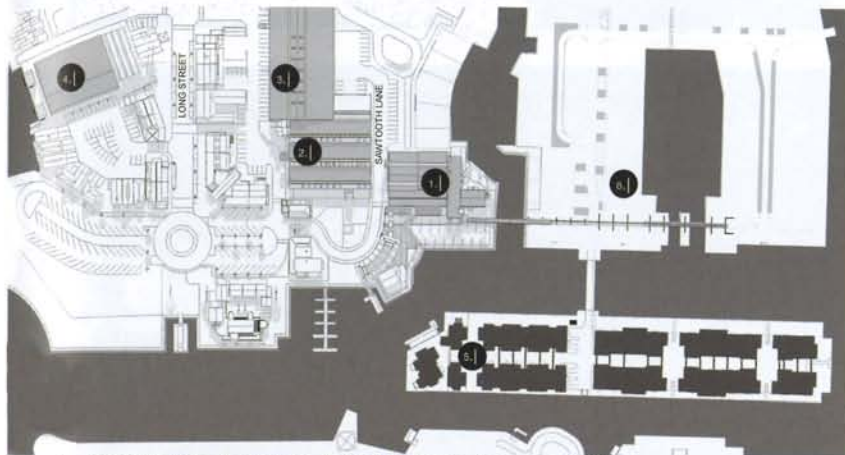
Location and access



Lagoon access

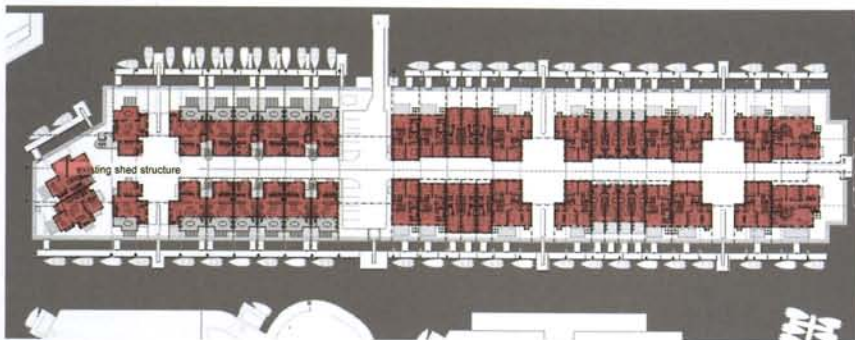


Ground floor plan



- 1 The turbine boutique hotel and spa [power station]
- 2 The sawtooth building
- 3 The parking shed
- 4 The boatshed
- 5 The drymill marina apartments
- 6 The monorail bridge

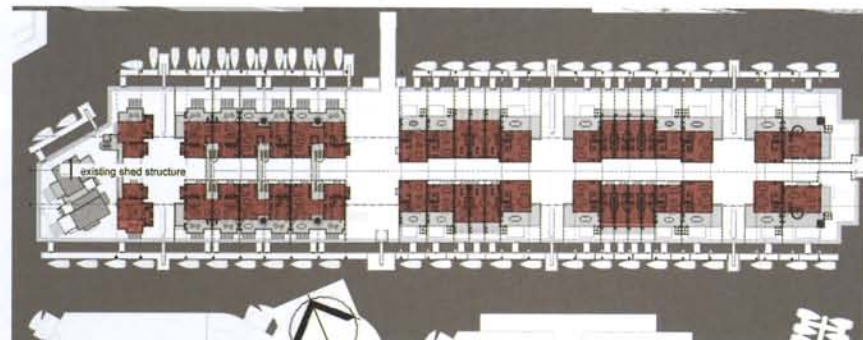
Locality plan showing buildings allocated for reuse



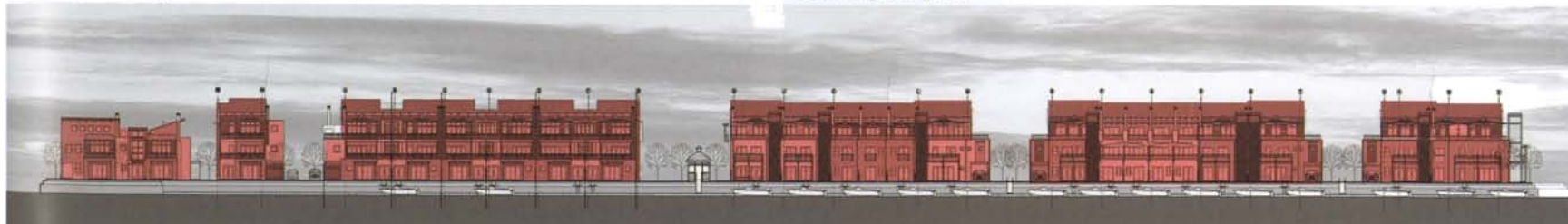
First floor plan



Artist's renderings



Second floor plan



South elevation



