

ARCHITECTURAL CONSERVATION IN SOUTH AFRICA SINCE 1994: 100+ PROJECTS

CONVENED AND EDITED BY ALBRECHT HERHOLDT



TURBINE HOTEL, THESEN ISLAND, KNYSNA

CHRIS MULDER AND ASSOCIATES INC.



Address *Sawtooth Lane, Thesen Harbour Town, Thesen Islands*

Completed *2010*

Architectural Team *Mike Louw, Tiaan Smith, Cordia Louw, Liezl Verfuss, Margot Leonard*

Client *The Next Leisure Group*

Mechanical & *Clinkscales*

Electrical Engineers *Maughan-Brown*

Structural Engineers *Nieuwoudt & Co.*

Quantity Surveyor *Steele Consulting & McIntosh Consulting*

Contractor *Cape Island Construction*

Landscaping *The Green Fairy*

Wet Trades *United Plumbing 2004*

Consultant

OHS Consultant *Leon Nightingale*

Heritage Consultants *Vida Memoria & Ashley Lillie*

Refurbishment of existing equipment *TI Paint & Maintenance*

Photography *CMAI Architects, Ian Fleming and Wayne Prichard*

Website *www.cmai.co.za*

The reconstruction and adaptation of the old Power Station on Thesen Island, Knysna, is one of the concluding projects of CMAI's involvement in the area. It is part of a larger regeneration initiative that has unfolded in the area over an extended period of time. Originally, the old Power Station was a key component in the production of the electric power for Knysna, before being decommissioned in favour of a centralized power grid and since its decommissioning has stood vacant.

The Turbine Hotel and Spa has responded to the need for the regeneration of the existing, purpose-made industrial structure. This project highlights the issue of the growing arena of "industrial heritage" – that collection of under used and obsolete structures and infrastructure that often have a visually prominent and heritage significant role to play. The discussion as to the future of these structures is a contemporary and international one: South Africa, has a rich industrial structure heritage, needs to engage with this issue more fully. There is a broad contemporary international framework for work of this nature, such as that of ICOMOS that notes that, "The Industrial Heritage is the evidence of activities which had and continue to have profound historic consequences" and indicates that ongoing maintenance and conservation should be "in situ", includes structure and machinery, that there is an allowance for interpretation and respect for original material.

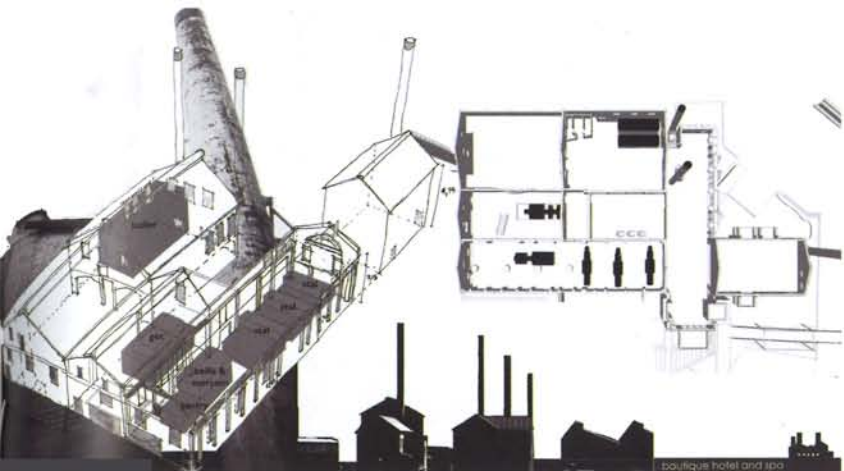
The new interventions and architectural responses to the existing structures have taken the approach of being "contemporary" (of its time) and deliberately contrasting with the original structure. This approach has been followed throughout the space-planning, detailing and finishes and has produced a clearly read and understood heritage intervention. The contemporary intervention creates a hyper-awareness of the historical components of the building, resulting in a clearly legible composition of architectural elements from different times, clearly distinct from one another, yet integrally linked spatially, formally and functionally. New programmatic functions are assigned to spaces, and where possible, the working equipment of the old structure has been retained and re-used, with key heritage objects distributed among the various public and private spaces of the hotel. In doing so, the importance of the building's heritage status is reinforced. Selected historical elements are augmented with modern technology, altering their use while providing a functional existence for them, thereby fostering a sense of interaction between the user and the structure. The structure has also directly taken on the issues relating to energy efficiency and sustainability, with new technology resulting in long-term savings for the owner of the property.

The Turbine Hotel and Spa holds significance within the South African heritage landscape, highlighting the concern for the future of the country's older industrial buildings. Many of these are functionally obsolete, yet form important urban architectural and cultural landmarks. It responds directly and appropriately to contemporary approaches to industrial heritage and highlights the need for innovative and sensitive responses, that will ensure a new life for a distinct architectural typology that has seen it's technological, cultural, and consequently, urban context change around it.

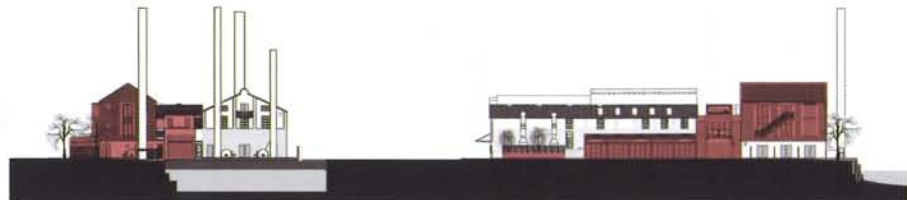
Bryan Wintermeyer, The Workplace Architects, Port Elizabeth



S 34° 2'54.50" E 23° 2'56.09"



Sketches of existing equipment and machinery



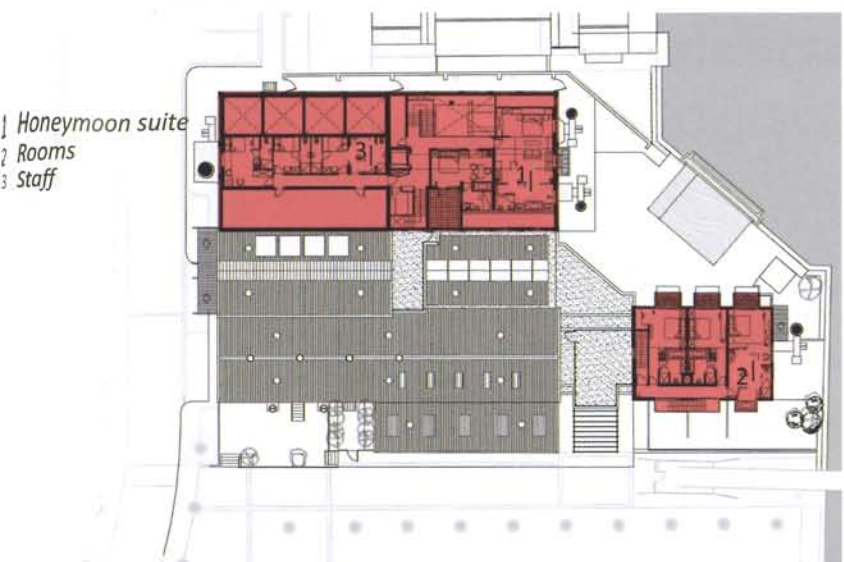
East elevation

South elevation



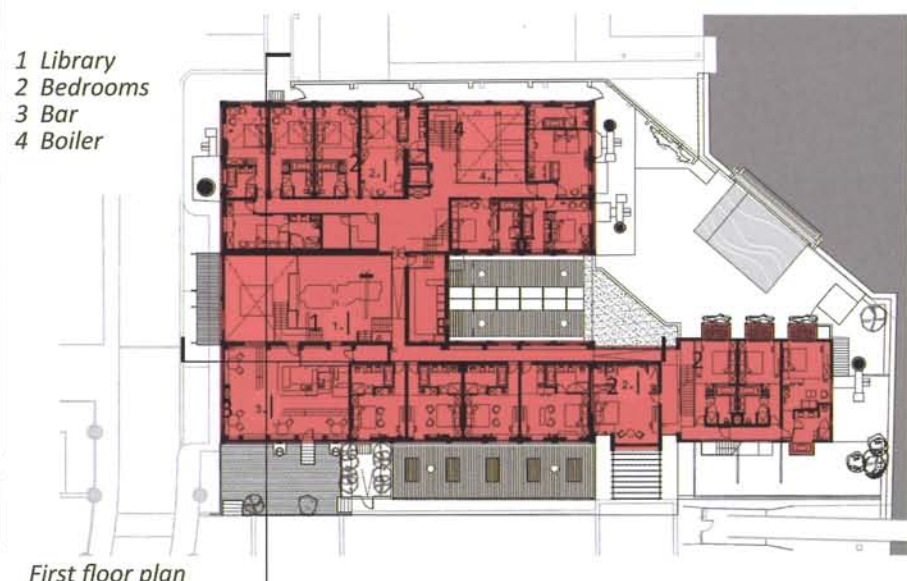
Short section through turbine hall

Long section through library



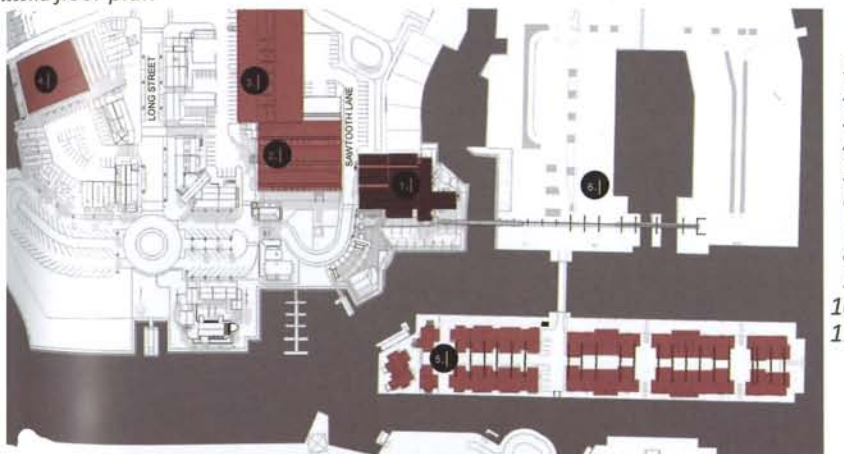
- 1 Honeymoon suite
- 2 Rooms
- 3 Staff

Second floor plan



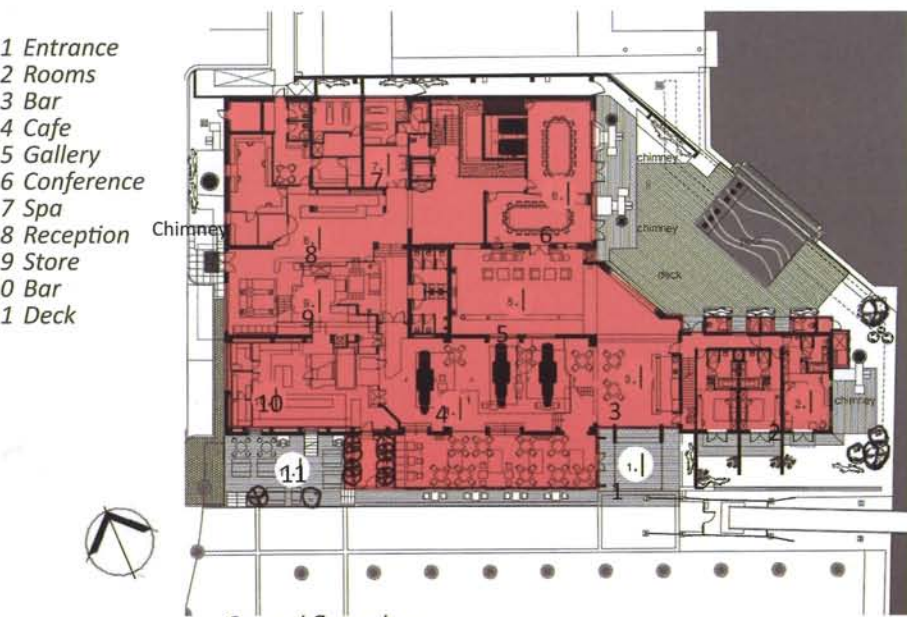
- 1 Library
- 2 Bedrooms
- 3 Bar
- 4 Boiler

First floor plan



- 1 Turbine boutique hotel and spa [power station]
- 2 Sawtooth building
- 3 Parking shed
- 4 Boatshed
- 5 Drymill marina apartments
- 6 Monorail brige

Locality plan showing buildings allocated for reuse



- 1 Entrance
- 2 Rooms
- 3 Bar
- 4 Cafe
- 5 Gallery
- 6 Conference
- 7 Spa
- 8 Reception
- 9 Store
- 10 Bar
- 11 Deck



Ground floor plan

