

FISH HOUSE HERITAGE CENTRE

KASSIESBAAI, CAPE AGULHAS

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CONTEXT & BRIEF

Kassiesbaai

Kassiesbaai is the last remaining historical fishing community in South Africa and is a Grade 1 Heritage Site.

The whole Kassiesbaai Fishing Village is protected as a Provincial Heritage Site under the National Heritage Resources Act, no 25 of 1999. This means that any change, including rezoning of property, has to be approved by the South African Heritage Resources Agency (SAHRA) before any change can take place. The heritage site, Erf 416, includes the unbuilt land as well as sites identified for new buildings.

Proposed Fish House Heritage Centre

Martin Kruger Architects were asked to design the Centre and to submit building plans to SAHRA, Heritage Western Cape, and Cape Agulhas Municipality for the proposed new building.

It was decided that the proposed Heritage Centre will be situated on the land abutting the sea with the Village Ring Road (Pratt Street) on the Eastern side of the building. See site plan on page 10. The position of the building is on Erf 416, the National Heritage Site, and Erf 172. The process of reconciling the property is currently underway.

The Fish House Heritage Centre will house:

- a museum displaying the history and living heritage of the site
- a facility for the community for meetings, functions and community matters
- a centre for tourists
- a training and educational facility for unemployed/ partly employed/ employed members of the Kassiesbaai community to enable the establishment of new small and medium enterprises focusing on tourism opportunities that provide interpretation facilities for eco/green tourism and environmental education
- an income generator to provide funds on a continuous basis for the renovation, upgrading and preservation of the village.

IDENTIFIED SITE



Existing conditions:

Low vegetation, low 'werf' walls, existing public under-utilised ablutions and 'voetpaadjies' are found on and around the identified site.

The site is open and lends itself to the making of a public square. Defining social space by making 'public squares' and by building the proposed Heritage Centre the existing conditions and use of space can be improved. Earlier urban design proposals suggest that this area takes on a higher hierarchical order in the village, with clustered garages and formal facilities that forms the edges of the 'square'.



Google Earth aerial view of existing Fisherman's Union Hall in context



Distant view of Kassiesbaai





PRECEDENT

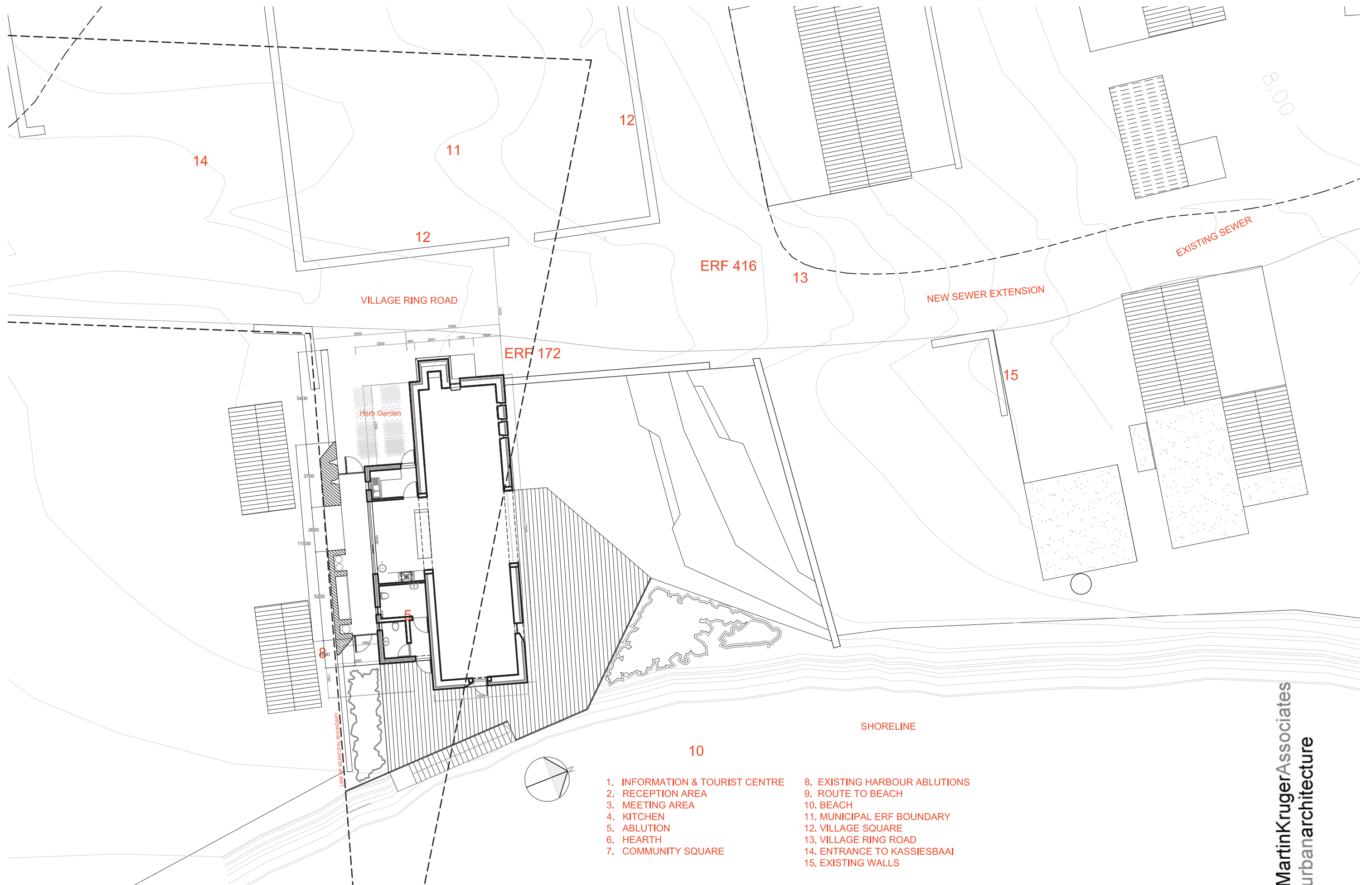
Architects KrugerRoos designed a new house and a series of barns on the Nieuwe Sion farmstead. The Farmstead is a contemporary, subtle rendering of the Cape vernacular.

Architecture elements that inspired the design of the Kassiesbaai Heritage Centre:

- Timber sliding screen doors
- Splayed windows
- Chimney
- The 'werf' wall which is also common in Kassiesbaai
- Thatch roof and gable-end walls
- Timber framed windows
- Walls overall white
- Small square window openings



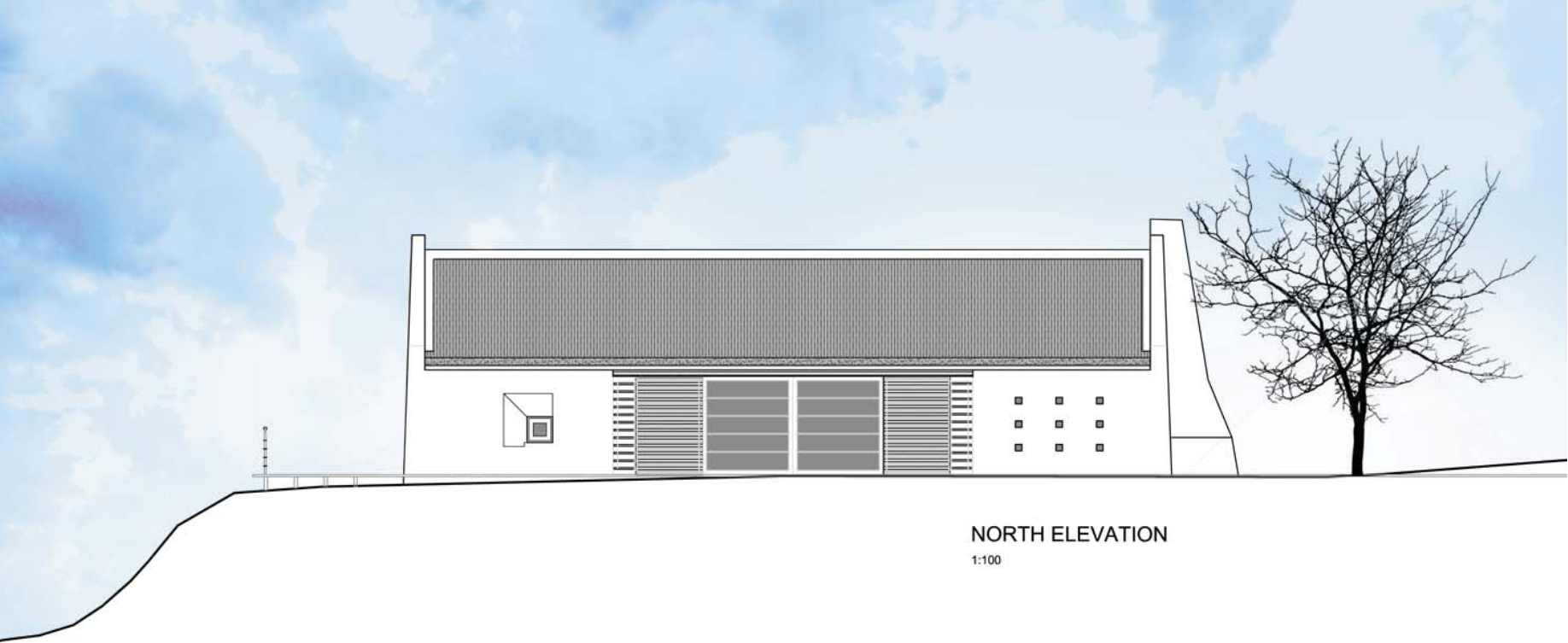
SITE PLAN 1:500



- 1. INFORMATION & TOURIST CENTRE
- 2. RECEPTION AREA
- 3. MEETING AREA
- 4. KITCHEN
- 5. ABLUTION
- 6. HEARTH
- 7. COMMUNITY SQUARE

- 8. EXISTING HARBOUR ABLUTIONS
- 9. ROUTE TO BEACH
- 10. BEACH
- 11. MUNICIPAL ERF BOUNDARY
- 12. VILLAGE SQUARE
- 13. VILLAGE RING ROAD
- 14. ENTRANCE TO KASSIESBAAI
- 15. EXISTING WALLS

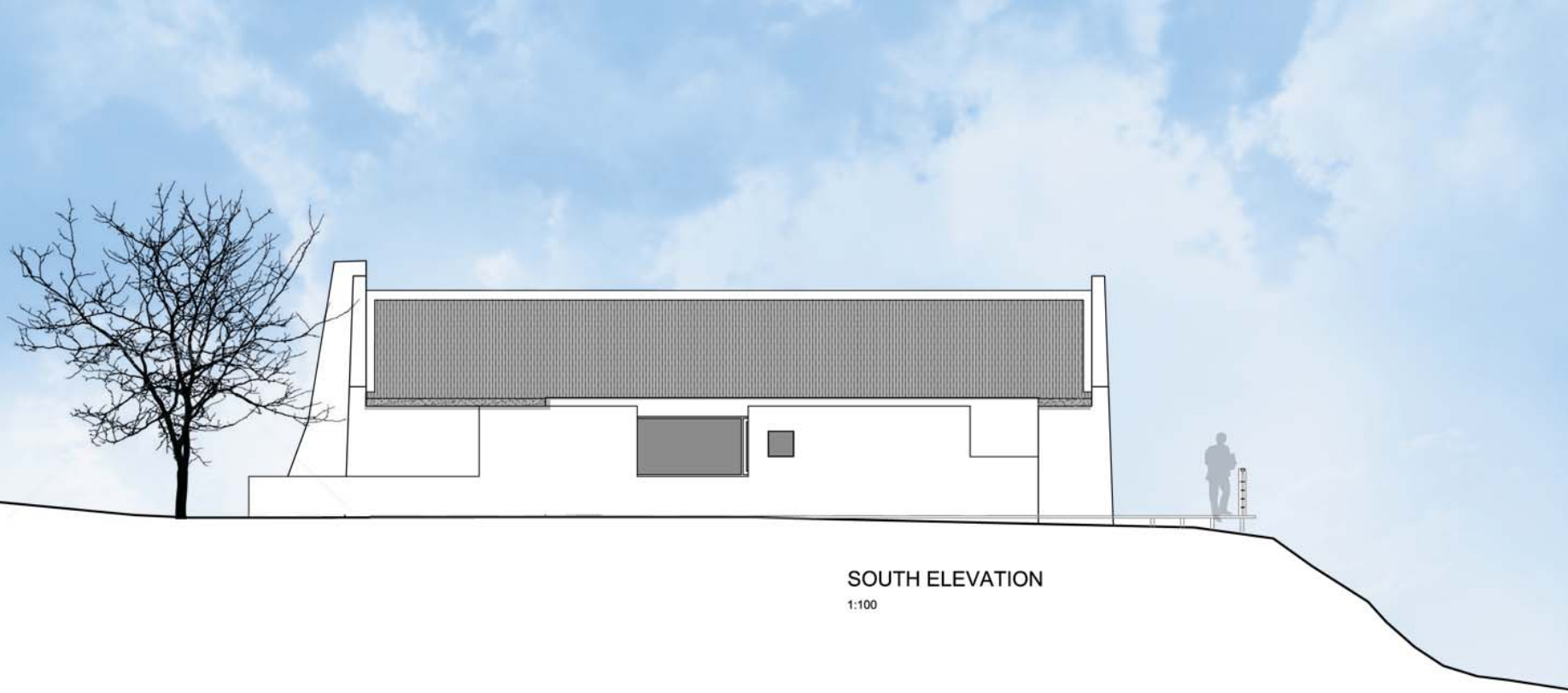
LAYOUT PLAN 1:200



NORTH ELEVATION
1:100



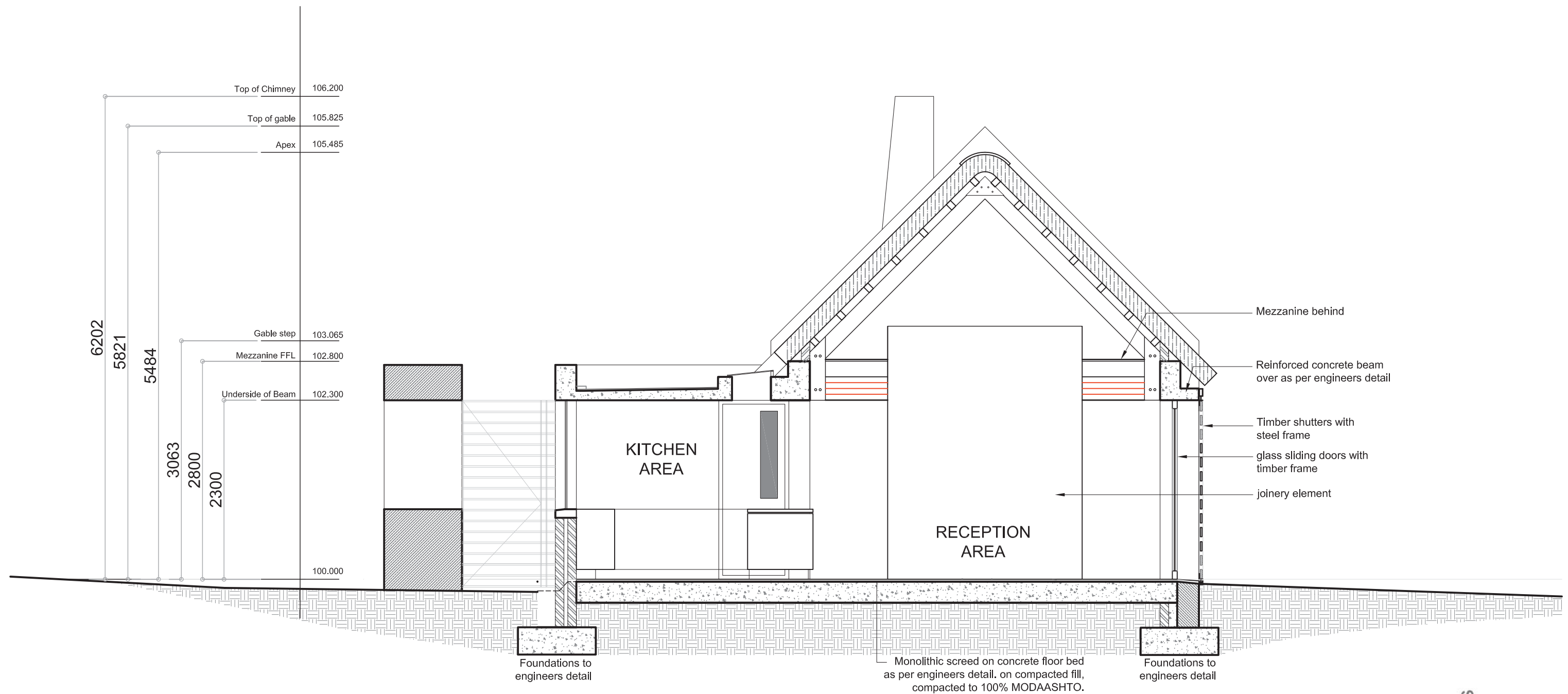
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

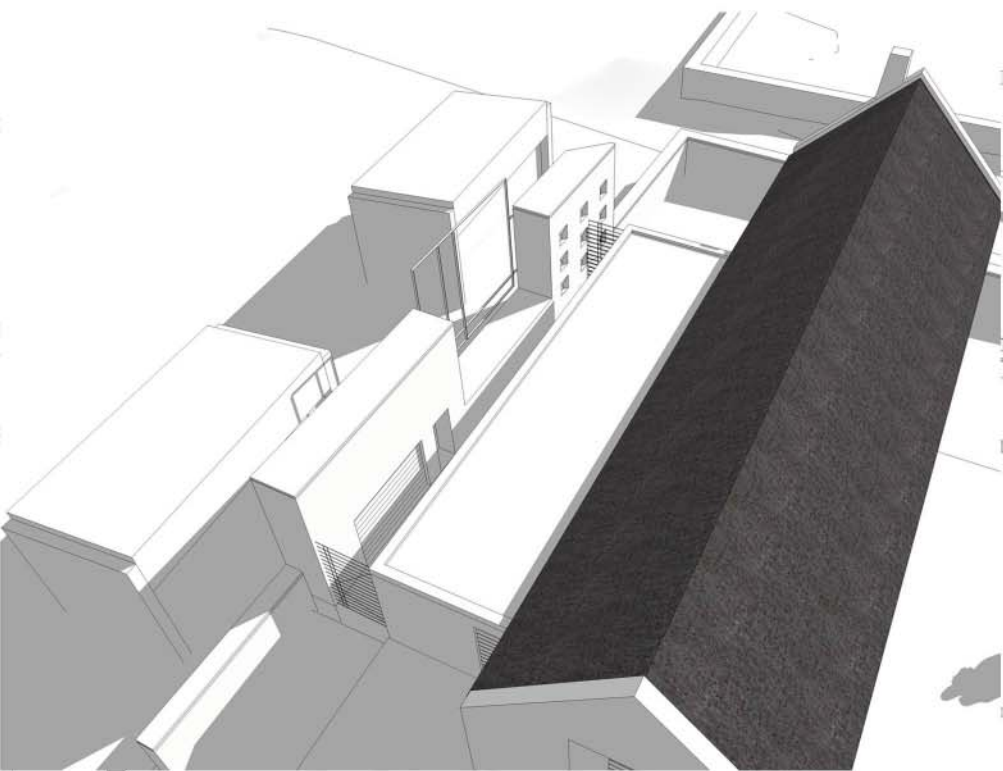


WEST ELEVATION
1:100

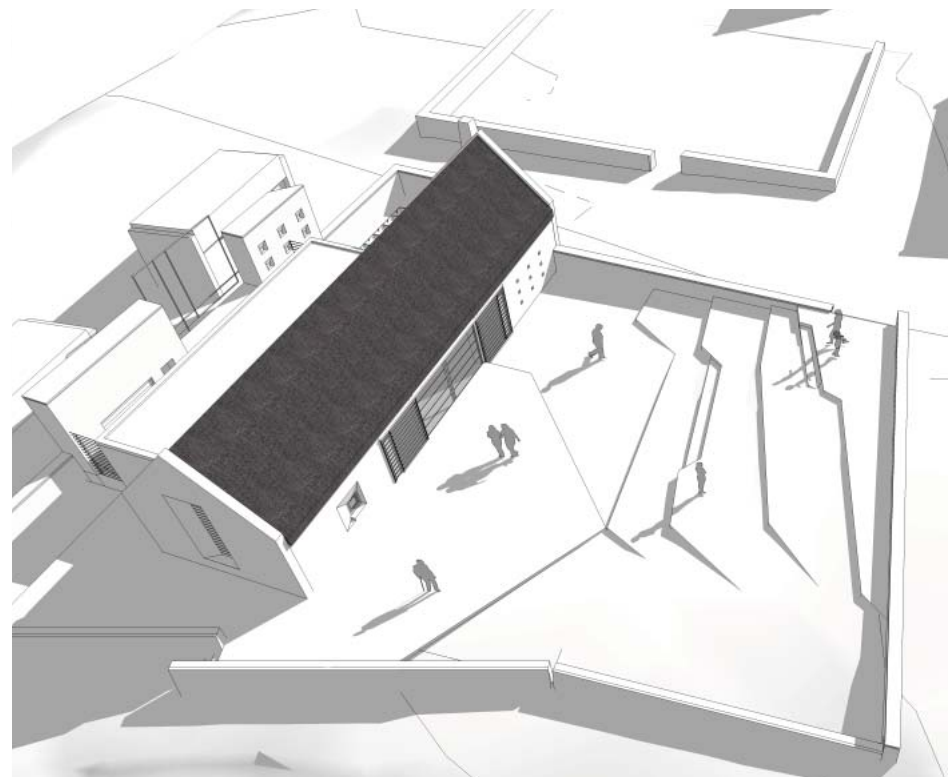


SECTION BB 1:50

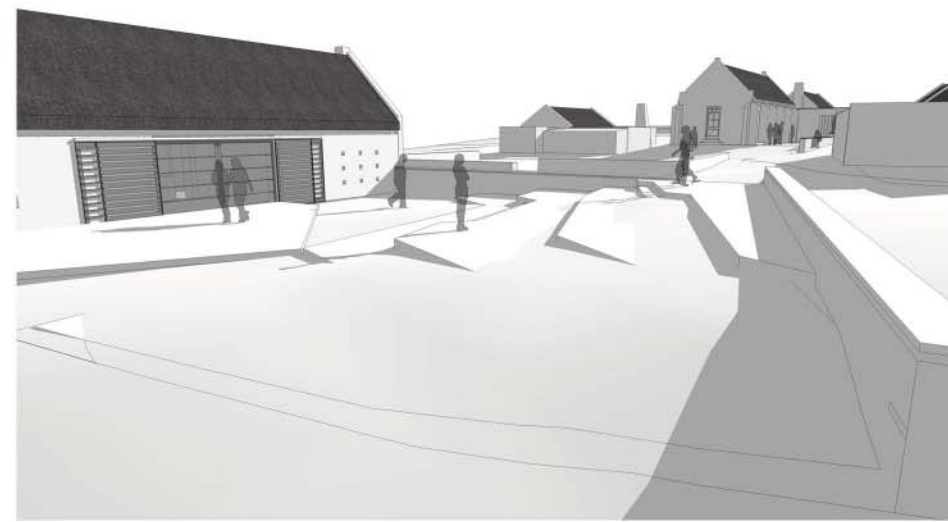
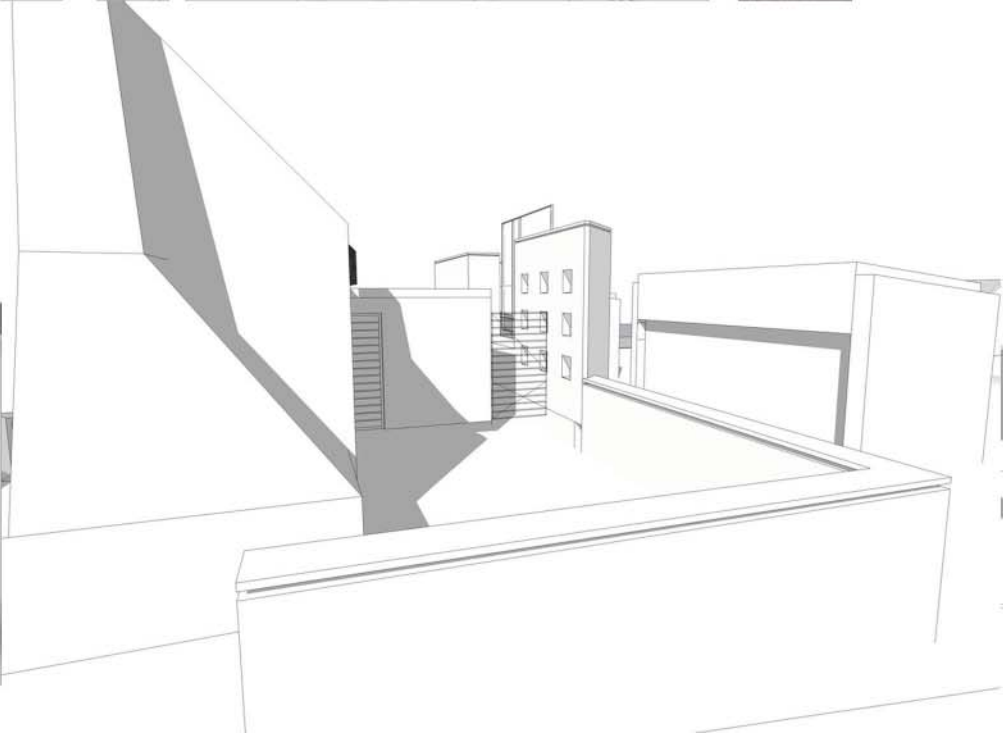
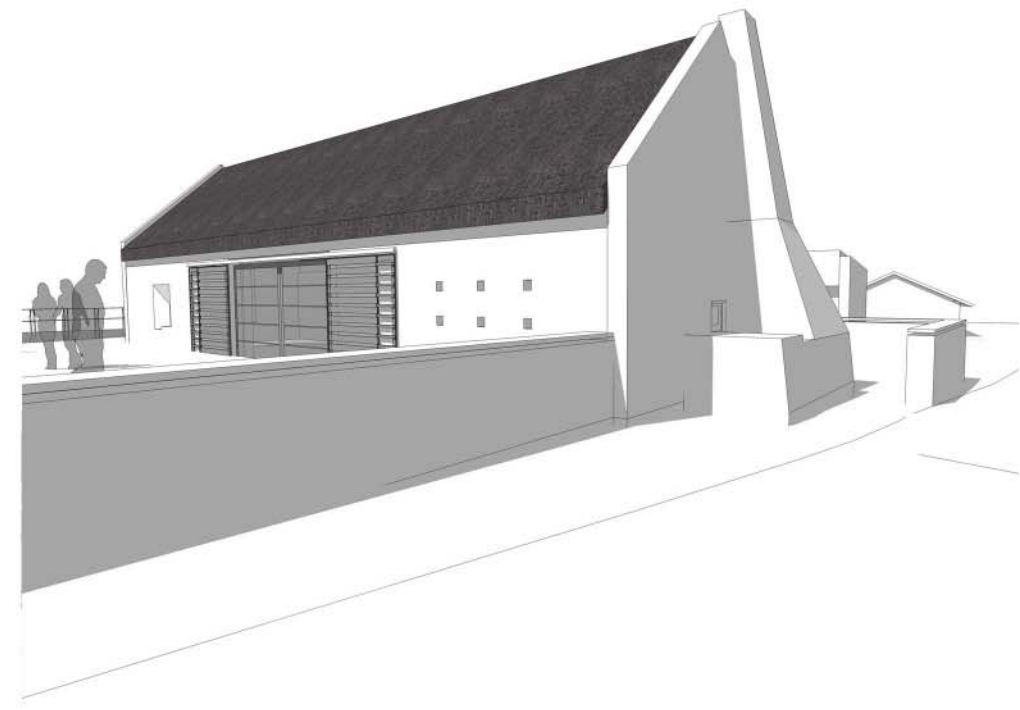
The Wall



The Werf

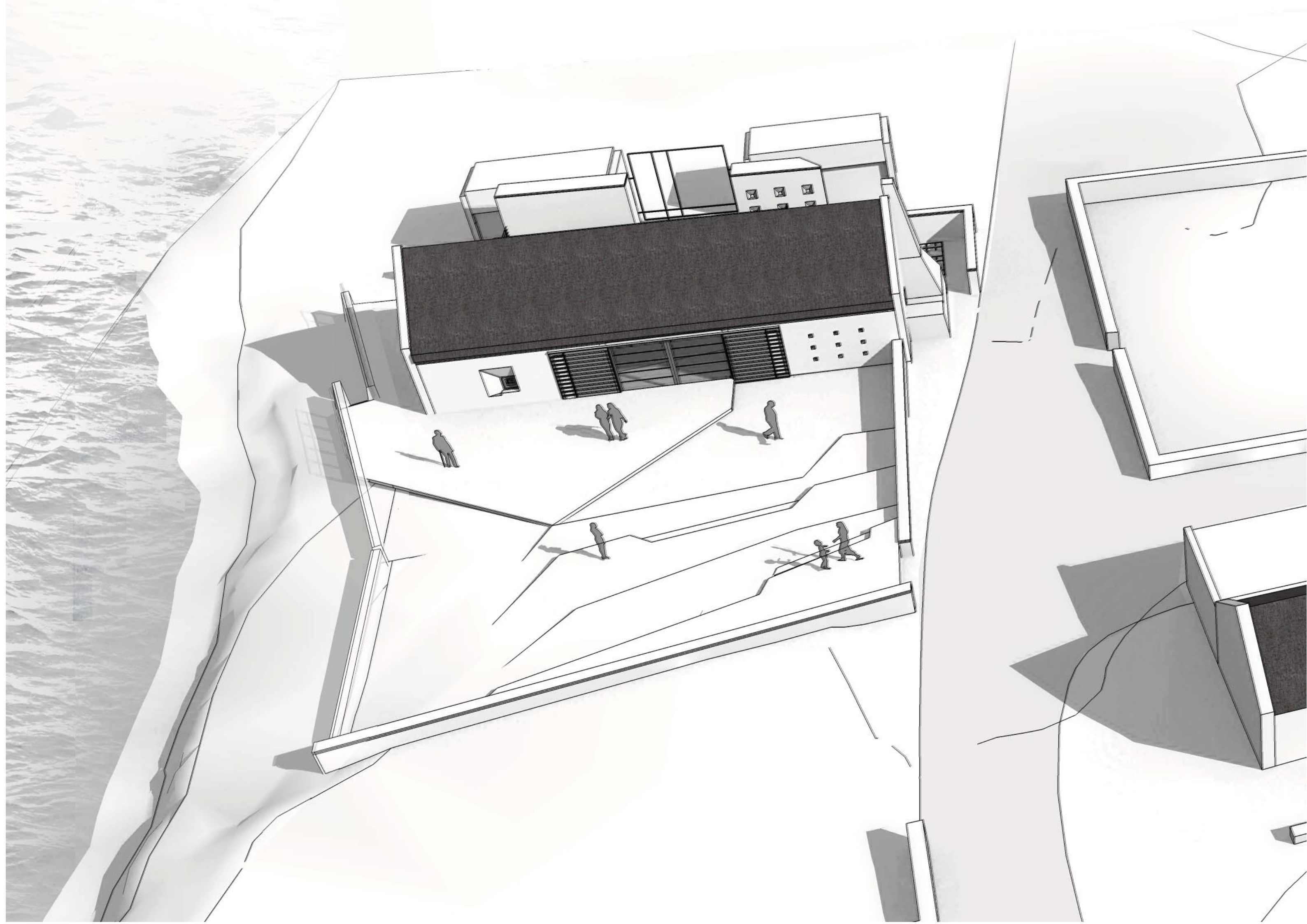


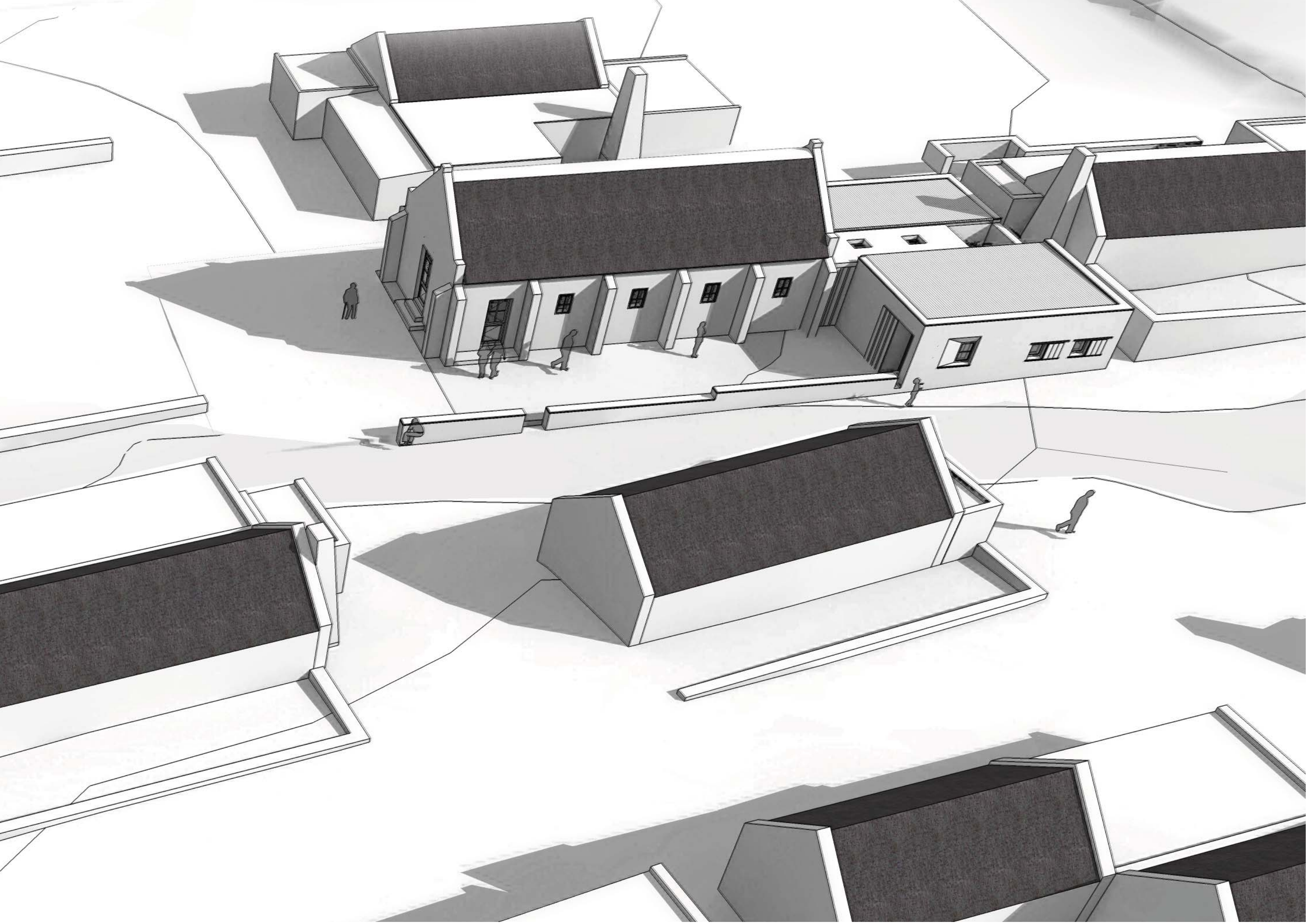
The Fire Place



THE WALL, THE WERF AND THE FIRE PLACE

Architectural elements common to Kassiesbaai







The Fish House
Heritage Centre

The Proposed 'Werf'

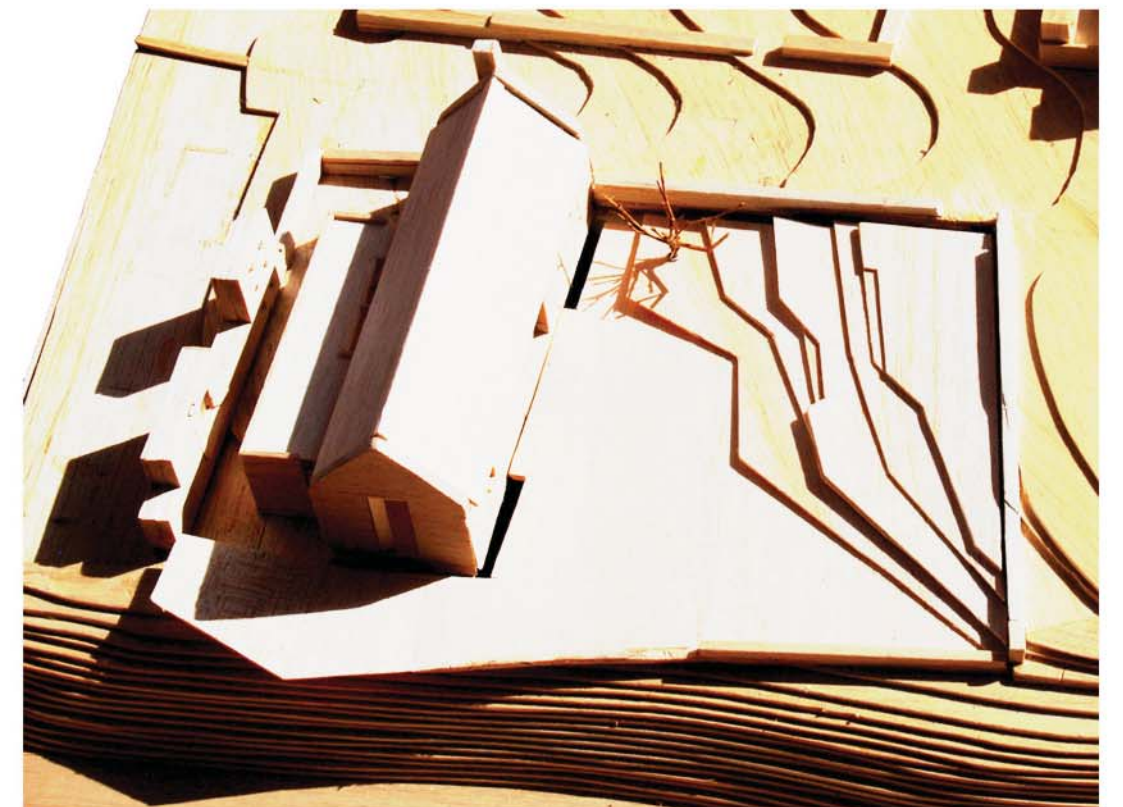
Existing 'Werf'

The Existing Fisherman's
Union Hall

The proposed Heritage
Centre in context



View from the West of
the Centre



View from the South
of the Centre

