

CS STUDIO ARCHITECTS

GUGULETHU CENTRAL MEAT MARKET

LOCATION: GUGULETHU, WESTERN CAPE

DATE: 1996 - 1998

BACKGROUND

In 1994, it was decided to proceed with the development of the Gugulethu Central Market as the first of the small business development initiatives, intended for Langa, Nyanga and Gugulethu. At a general meeting involving many informal businesses, a management committee was elected who then worked with CS Studio Architects to develop the project. It was agreed that the main aim was to solve the immediate problem of the traders by providing a covered market area.

Umzamo, hostels to homes, project was working in this area on hostel upgrading and they assisted and facilitated initial meetings. Prof Julian Cooke was working on the hostel upgrading.

The executive committee, consisting of one man and six women, played an extremely important role in making the project succeed. Over seventy funding organisations, donors and government departments were approached for funding. Finally, funding was secured from Ikapa, Eskom, Cape Town Municipality, Provincial RDP and the British High Commission. A loan was also arranged with the DBSA.

The Central Meat Market site is located in Section 3, Gugulethu, and is surrounded by hostels and informal shelters. The site forms a central gathering point and is an important public space. The site is rectangular and surrounded by roads on two sides. The site is 1 466m² on ERF no 7746.

DESIGN

The design process for this project was complex and involved many workshops, meetings and negotiations.

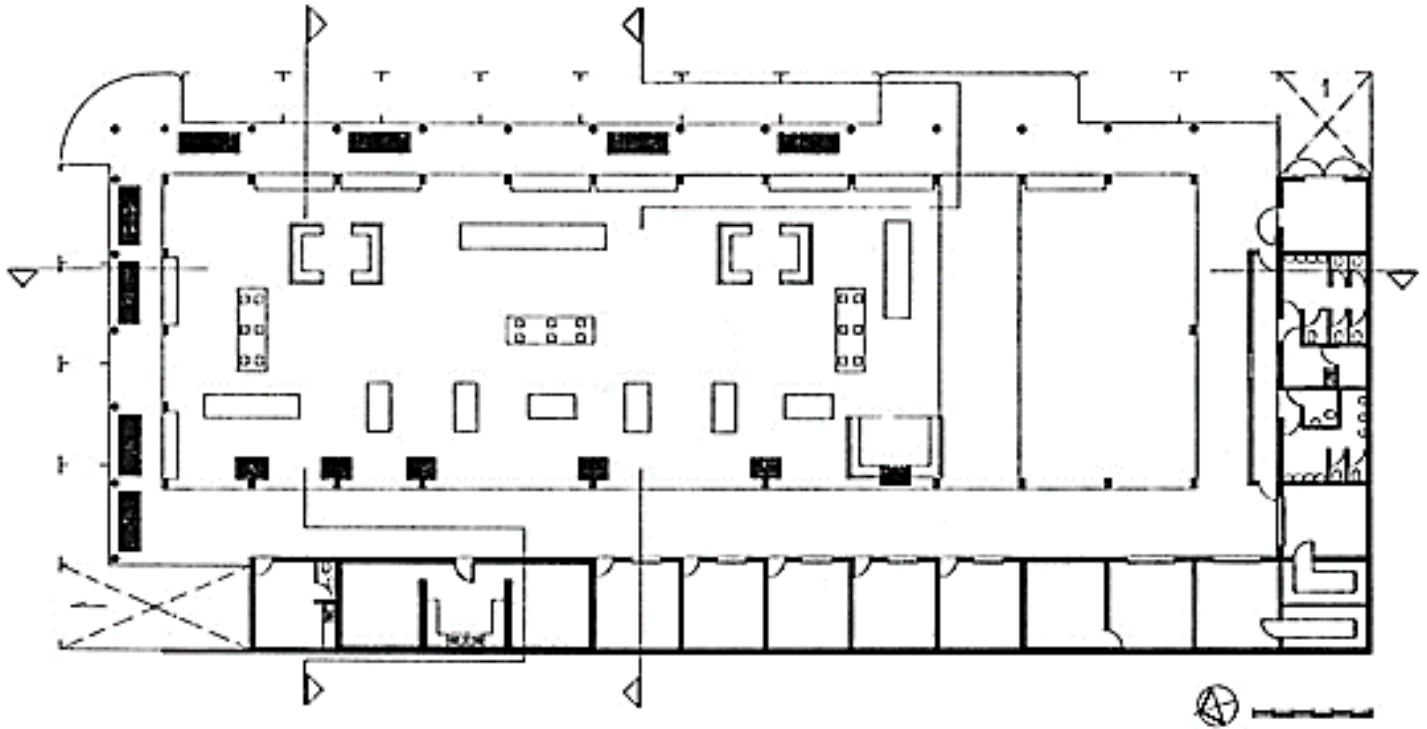
The executive went through a process of capacity building, which involved input through work-shops from Coopers & Lybrand on financial and other business skills. A legal representative, Mr. Siphon Puwani, also worked with the traders while various other professional organisations offered additional expertise.

Later the Canadian High Commission also funded the installation of braai areas and stainless-steel tables. Due to the active involvement of all the traders in the design discussions, the initial 'Eurocentric' market proposal was transformed into a more appropriate local and culturally expressive solution. The traders were clear they wanted security from the south and west with a petrol station floating roof over the market.

The traders requested an L – shaped building which would form a boundary wall on the south and west sides, cutting off the prevailing winds. This thickened "wall" accommodates the spaza shops, public toilets, offices, etc. The north and east sides of the market are open while the roof covers the whole trading area.

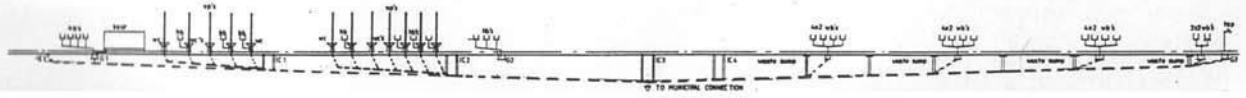
Roller shutter doors are used to shut the market at night. Stainless steel tables, sinks and indoor fire places allow for braaing under the roof. The roof, resembling a giant wave, provides a pleasant and iconic shelter. At night when the roof is lit up, it creates the impression that it floats, allowing all the 'informal' market and "african restaurant" activities to take place beneath it. This adds to a positive and vibrant urban space.

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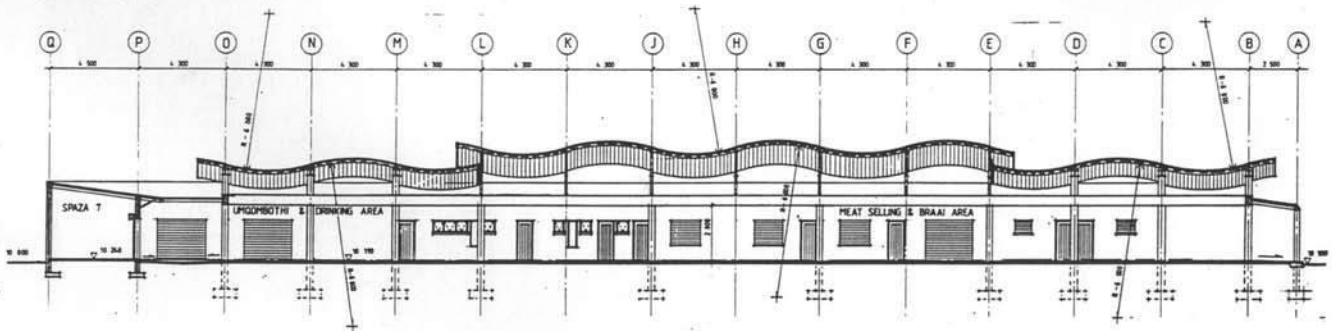


Central Meat Market ground floor plan

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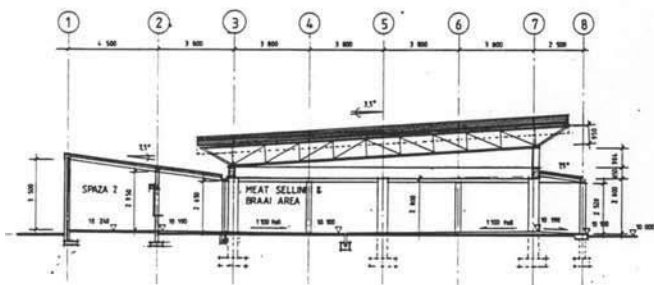


DRAINAGE SECTION (Not to scale)

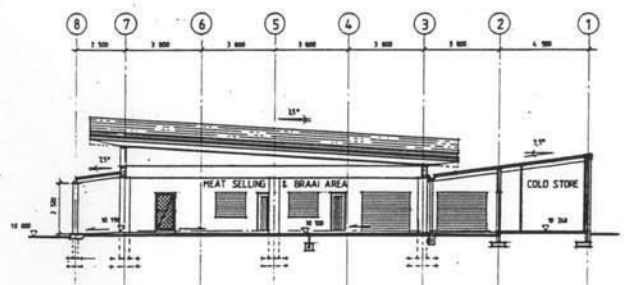


SECTIONAL ELEVATION A-A

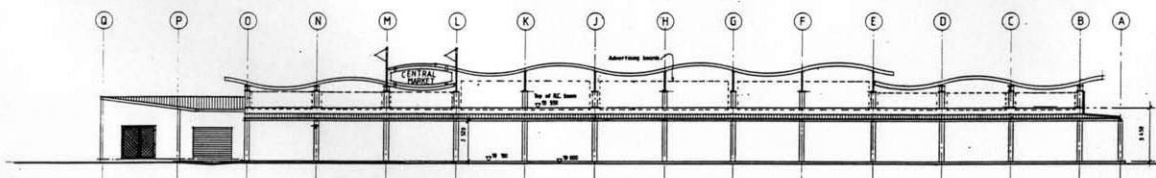
- 1. Material/Finish A-B
- 2. Material/Finish C-D
- 3. Material/Finish E-F
- 4. Material/Finish G-H
- 5. Material/Finish I-J
- 6. Material/Finish K-L
- 7. Material/Finish M-N
- 8. Material/Finish O-P
- 9. Material/Finish Q-R



SECTION C-C

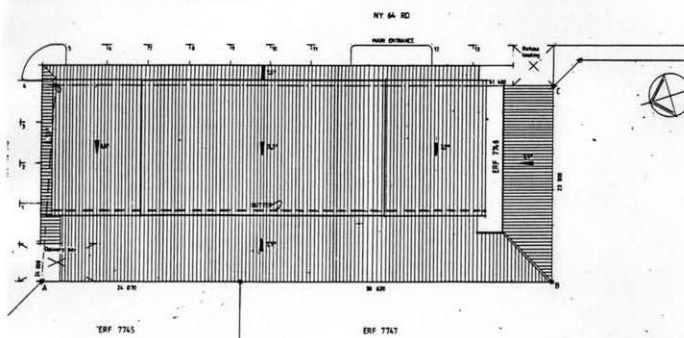


SECTIONAL ELEVATION B-B

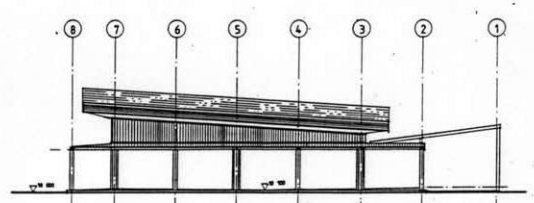


EAST ELEVATION

- 1. Material/Finish A-B
- 2. Material/Finish C-D
- 3. Material/Finish E-F
- 4. Material/Finish G-H
- 5. Material/Finish I-J
- 6. Material/Finish K-L
- 7. Material/Finish M-N
- 8. Material/Finish O-P
- 9. Material/Finish Q-R



SITE/ROOF PLAN



NORTH ELEVATION