

Project Watch

proposed, current and future projects from Southern Africa and abroad

Happening Projects

Stretford Town Square Hall, Orange Farm

Construction of a new 35,000m² shopping centre on Orange Farm close to Stretford Station has been proposed. The retail and shopping centre will consist of various shops, restaurants, takeaways. It will include a mezzanine floor, with an open parking area.

Developer: Capstone 500

Architects: Site Architects

Quantity Surveyors:

Arndt Building Consultants

Consulting Engineers:

Civil: Manong & Associates

Structural: Shepherd Consulting

Electrical: KKA Consulting Engineers

Main Contractor: Stefanutti Stocks

Commencement: ± Feb/March 2011

Value: R100 million +

(Per Private Projects)

New Indoor Health Centre, Aliwal Spa, Aliwal North, Eastern Cape

The proposed new indoor Health Centre at the Aliwal Spa in Aliwal North will consist of a new treatment room, gymnasium and also an indoor swimming pool, which will add to the facilities available at the Spa.

Project Managers: PFT Consulting

Architects: Imbono FJA Architects

Quantity Surveyors:

Van der Walt & Du Plessis

Consulting Engineers:

Structural: SKC Engineers

Electrical & Mechanical:

Clinkscales Maughan-Brown & Partners

Main Contractor: TBA

Commencement: Early 2011

Completion: End 2012

(Information - Databuild)



4 DORP STREET, CAPE TOWN Western Cape Provincial Government and Legislature

The Place

The project encompasses the four inter-linked Provincial Government buildings in the central Cape Town CBD, the 24-storey Dorp Street Tower on the mountain side of this city block surrounded by the 7-storey Long Street tower and Provincial legislature which faces Wale Street.

History

The whole block has been government land since ±1890. The site where the Legislature building now stands was originally the Brand House (built 1787) before it became The Old Police Station. The police barracks fell into complete disrepair and was demolished and replaced by the Provincial Building on Wale Street in 1940.

A New Public Face

The approach to redesigning the ground floor was initiated, by the client, to create a new public face of the Western Cape Provincial Legislature. The current double

entrance has become very problematic in managing reception of the staff, ministers, general public, deliveries and special visitors through a very congested foyer.

The intension is to present the interface of this governance institution in a more public-friendly way and improve the pedestrian urban experience, to preserve, yet improve, the identity of this uniquely integrated provincial government and legislature entrance into a new interpretation of the "Face of the Province".

Making Public Space

The design introduces a sequence of pedestrian forecourts, thresholds, centralised entrances, and urban space-making techniques to celebrate the public activities in and around the site. The first step was to move the existing vehicle access to the basement and VIP parking areas from the walkthrough to the exterior to free it up for exclusively pedestrian use. Wind lobbies at either end of the new



concourse and a glazed roof structure are being introduced to create an atrium that would be predominantly shaded by the buildings surrounding it.

Additional basement parking space would be extended under the atrium slab. The current canteen would be moved down from the tower to this new atrium allowing the space to become useful as a meeting space for staff and public alike. Special functions could be hosted in the space and spill into the new concourse. Access would be from the concourse to the lift foyers and improved by separating the information desk and security activities.

The Dorp street edge is to extend up to the existing central island as a raised pedestrian terrace on the building side. The existing trees would define the edge and create a one way street from the Courts on the South West side. This terrace could host informal traders and allow the building functions along this edge to spill out to the street.

Across the street is the existing Mosque where, on a Friday, the prayers spill out onto the street regularly, thus calling for a suitable design response to celebrate this space. This is being done with surface treatments and the white granite edging which form the furniture in places, signage in others and trims to interior spaces thus creating a subliminal sign of the Governance precinct as it marks the spaces, routes and entrances to buildings.

Dorp and Long Street Tower Façade Renovation

The Dorp and Long Street towers were completed in 1975, and records of deterioration of the façade started soon after in 1980. Investigations on site found that the terrazzo and plaster have been rapidly delaminating due to a combination of poor bonding to the concrete structure and further loosening due to the effects of weathering. The most suitable solution found was to remove the terrazzo and plaster, then apply waterproofing cementitious slurry to the concrete structure thus preserving the quality of the concrete and rejuvenate the life span of the building.

Dorp and Long Street Tower Internal Floor Plates

The existing floor plates are 12m wide with deep window reveals. These were ideal for open plan office spaces which, over the decades, were converted to enclosed passages and cellular offices. This resulted in poor lighting and poor air quality.

The floor renovation was done as a prototypical redesign for future renovation of the whole building. Re-establishing the open plan design and converting the furniture to a more efficient layout improved the occupancy level 8.5m² per person to 5.5m² per person, while adding high quality relief spaces.

Sustainability Design Solutions

All decisions in the design approach are guided by sustainability principles that would promote durability, suitability for the purpose and appropriateness in terms of product selection sourcing, social impact, and reduction on maintenance and operation costs.

Client: Provincial Government of the Western Cape

Architects & Principal Agents: Jakupa Architects & Urban Designers in association with Equity Studio

Quantity Surveyors: Davis Langdon Quantity Surveyors in association with Siba Consulting

Consulting Engineers:

Structural:

Bvi Consulting Engineers in association with BSP Consulting Engineers

Mechanical & Electrical:

Foreplus Group in association with De Villiers & Khan

Transportation:

Pendulum Consulting

Acoustic:

Jongens Keet Associates

Health & Safety Consultants:

Safe Working Practice

Heritage Consultant: Claire Abrahams

Land Surveyors:

KA Hodge Land Surveyors

Main Contractor: Group Five

Completion: ± mid 2012

Happening Projects



Musheireb, Doha, Qatar

This project, comprising a mixed use cluster of buildings round the Al Barahat Square, a new civic space in Doha, and the centrepiece of Phase 1B of Doha-lands \$5.5bn development, has won the overall MIPIM Architectural Review Future Projects Award for the architects, Mossessian & Partners. They are one of four practices working on Phase 1B of the Mushereib scheme, the pioneering 35ha project, which aims to revive and conserve the historic downtown of the city. The scheme will offer residential, retail and leisure facilities through the creation of over 100 buildings.

Developers: Dohaland

Architects: Mossessian & Partners (+ three other firms)

Completion: 2016

Siyabuswa Shopping Centre, Mpumalanga

The construction of a new 11,000m² shopping centre in Siyabuswa is planned and will comprise a strip mall catering mostly to the rural community. An array of retail shops and fast food outlets will be available with open parking in the front of the centre and a dispatch area at the rear for suppliers.

Developers: Heriot Properties

Architects: Jury Dickinson & Associates

QS: Norval Wentzel Steinberg

Commencement: During 2011

(Information - Private Projects)

