

# A ROUND-UP OF RECENTLY UNVEILED DESIGNS

## FORESHORE PLACE

An iconic 70's high-rise in Cape Town's downtown financial district is being redeveloped into a unique mixed-use building called Foreshore Place, which will feature 34 storeys of ultra-modern, luxury residential and commercial premises. Situated on the corner of Adderley Street, Riebeek Street and St Georges Mall, and previously known as the ABSA building, Foreshore Place will have 15 floors of commercial space with the ground floor offering banking facilities, coffee shops, food and other shops. Above this will rise 11 floors of residential units, which runs from the 6th to the 16th floor, made up of 99 one-bedroom apartments, nine two-bedroom apartments and 63 studio apartments. The fourth floor of Foreshore Place will feature a business and resident's lounge and entertainment terrace. Designed by KMH Architects, marketed by Dogon Group Properties, and developed by HBW Group, Foreshore Place will have modern minimalism as its signature look and feel throughout the building - with crisp clean interiors and calm open spaces. "Foreshore Place's signature hallmark in the Cape Town skyline is its bronze aluminium metal work and bronze tinted glazing. Both of which pay homage to New York modernist architecture," says Monique Pieterse, Development Manager of HBW Group. "This iconic building was the first structure in Cape Town to use a continuous glass curtain wall and, at the time, was the largest steel-skeleton ever used in a skyscraper, defining its 34-storey main tower which opened its doors in 1970." Work on Foreshore Place has already commenced, with completion programmed for December 2020. [www.kmh.co.za](http://www.kmh.co.za)



## BARLOWORLD EQUIPMENT

Paragon Architects South Africa (PASA) was tasked by developer Eris Property Group to design an aesthetically appealing corporate head office and showroom that fits in with the industrial environment of Isando in Johannesburg for Barloworld Equipment, the Southern African dealer for Caterpillar earthmoving equipment for the construction and mining industries. A feature of the project was its prime location adjacent to the busy R24 highway, where it was vital to maximise the available frontage. Apart from housing offices for Cat Rental and Used Equipment, the design had to showcase the brand via internal and external areas. The state-of-the-art

4 500m<sup>2</sup> head office consists of two elongated, north-facing buildings: A two-storey north building, and a three-storey south building, linked by an enclosed, glazed bridge. The office structures sit lightly on a landscaped podium, which floats above a semi-basement parking level. The 3 200m<sup>2</sup> showroom is the first of its kind in South Africa - a bubble-like structure dedicated to large earthmoving equipment. The building is split into two specialty areas, namely equipment defined by a 'tyre' or 'track' category, open and enclosed showroom areas. The space also includes two floors of office space to the rear. The project broke ground at the end of 2018, and is anticipated to be completed by end 2019. [www.paragon.co.za](http://www.paragon.co.za)

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## AIRPORT CITY DEVELOPMENT, GHANA

The new 15-storey mixed-use development in Airport City in Accra, Ghana, will include a 214-room Pullman-branded hotel and 150 serviced residential apartments, as well as a conference centre. It is a project of many firsts in Ghana. Arup worked with Inter-Afrique Properties and Paragon since 2015 to develop the initial concept, and later with Accor Hotels, the company behind the Pullman brand. An early works contractor has been appointed and ground has been broken, and negotiations are underway with a major international contractor for the design and construction of the building. The design team includes Paragon Group (architecture), DIAD (interior design) and Crane Construction Consultants (quantity surveyors). Diagonal Projects is responsible for project management, while Solid Green Consulting is handling the sustainability consulting. The building's distinctive white and black cladding is an interesting technical aspect. The product is likely to be Dekton - an artificial stone product - and if that's the case, it will be the first use in Ghana. The development is set for completion in January 2021 and operations will begin in the same year.

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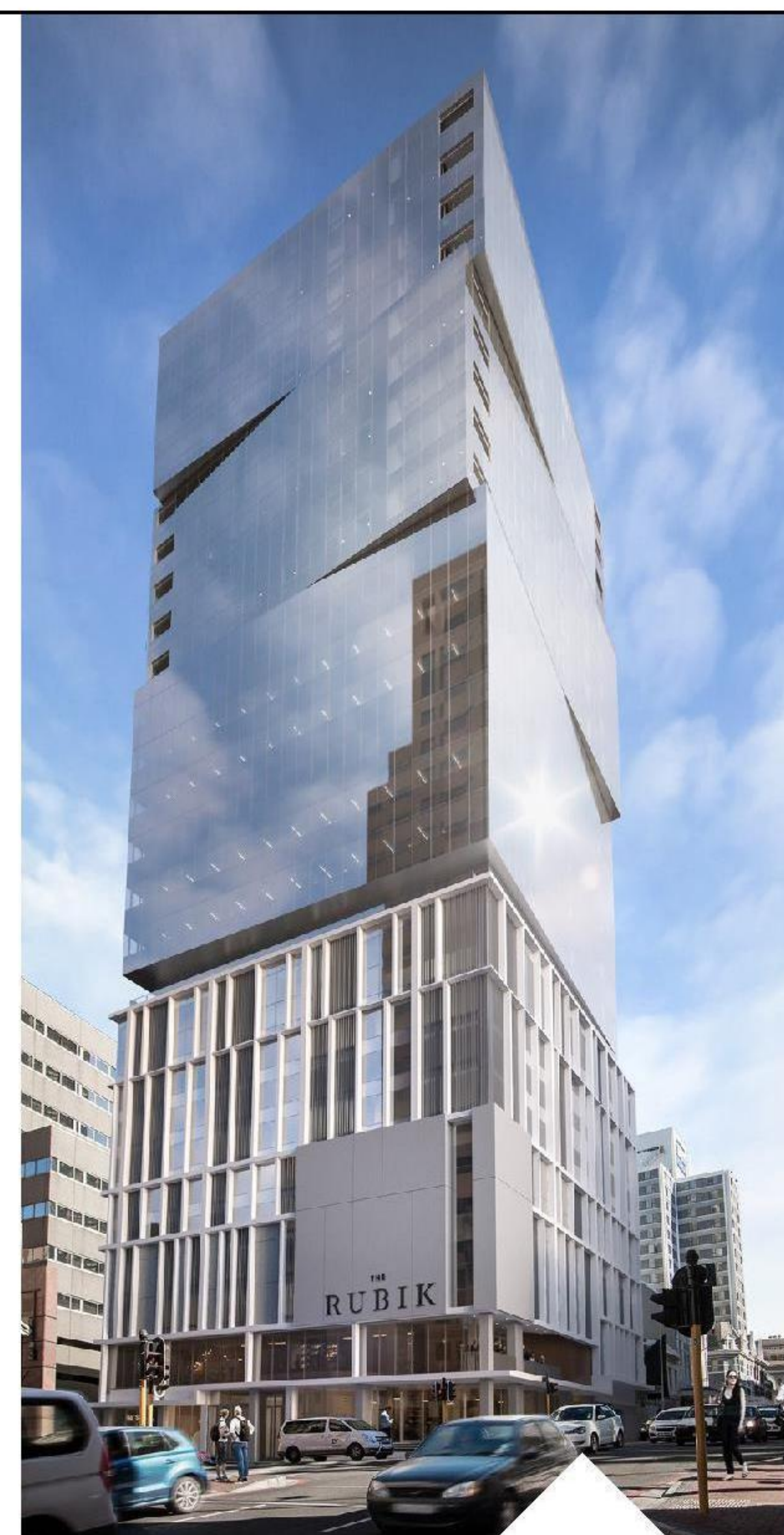
## JEWEL CITY

GASS Architecture Studios has revealed their design for the R1.2bn redevelopment of the Jewel City precinct in Johannesburg's CBD by Divercity Urban Property Fund Pty (Ltd). This urban redevelopment project in Joburg's eastern CBD will breathe new life into the previously walled-off former centre of the diamond and precious metals trade in Johannesburg. The complex consists of six city blocks of industrial buildings, some dating back to the 1930s.

Jewel City involves the reinvention of this pre-existing industrial complex as an open, vibrant mixed-use precinct. Jewel City will introduce affordable residential space, a school, healthcare and retail facilities such as pharmacies and a supermarket, a gym and other recreational facilities. The industrial heritage of the

buildings will be honoured through the lightness of the architectural interventions to the façades and by exposing the expressive minimalism of their industrial materiality - off-shutter concrete, brickwork and steel. The Jewel City complex will be reintegrated with the existing urban fabric, but will be orientated inwards to create and sustain a new pedestrianised section of Fox Street as its central axis. This urban intervention will help to support a safe, friendly and open pedestrian-focused public environment and urban infrastructure, characterised by shared public space. Jewel City broke ground in November 2018 and is scheduled for completion in 2020. Its first tranche of retail, commercial and residential space will be ready by November 2019.

[www.gass.co.za](http://www.gass.co.za)



## THE RUBIK

The Rubik, a newly launched luxury mixed-use building situated in the heart of Cape Town's CBD, is set to challenge property development in South Africa with its iconic and unique architecture and design. Located on the corner of Loop and Riebeeck Streets, The Rubik consists of premium residential apartments above luxury offices and high-end retail space, housed within a distinctive modern glass-clad "tiered" building that is reminiscent of the Rubik's cube. Marketed by Dogon Group Properties, developed by Abland in partnership with Nedbank and Giflo, The Rubik has been designed by dhk Architects. "This dhk-designed building echoes things to come in the city centre - the wave of the future. Gone are the days of inner-city living being a novelty, and enter the days of 'Great City Addresses' that are inspiring to live in," says Rob Stefanutto, MD of Dogon Group Developments. "It will set a benchmark for future developments and see both out-of-town and local buyers being offered a true quality product in a city on the rise in international terms." Work on the development is expected to commence in the latter part of 2019 with the demolition of existing buildings, with completion in July 2021.

[www.dhk.co.za](http://www.dhk.co.za)