

EQUITY STUDIO (PTY) LTD

4 DORP STREET (TOWER BLOCK) FACADE REFURBISHMENT TO INCLUDE ADDITIONAL ACCOMMODATION & PARKING

LOCATION: 4 DORP STREET, CAPE TOWN

DATE: 2015

BACKGROUND

Equity Studio Pty Ltd were appointed by the Provincial Department of Public Works in association with Jakupa Architects and Urban Planners. The appointment primarily entails restoring the failing facade and adding value to the ground floor through innovative urban design.

The street which ran under the arches served as access to two parking garages for Provincial vehicles. It also served as the refuse collection area for the Provincial Precinct.

DESIGN

The first design concern was the failing facade which had to be removed and waterproofed. The facades then received a visually pleasing steel grid on the Long and Dorp Street sides. Balconies were added to the Keerom Street axis.

Facade articulation is limited to Dorp Street, the Keerom Street axis and Long Street. Along Long Street it is important to blend in with the existing spirit of the street. It is important that the Long Street facade relates better to the scale of the other buildings.

At ground floor Dorp Street should become an extension of Long Street and become the catalyst for activity in the current dreary area. By introducing urban design components and retail/ commercial space the area is more alive.

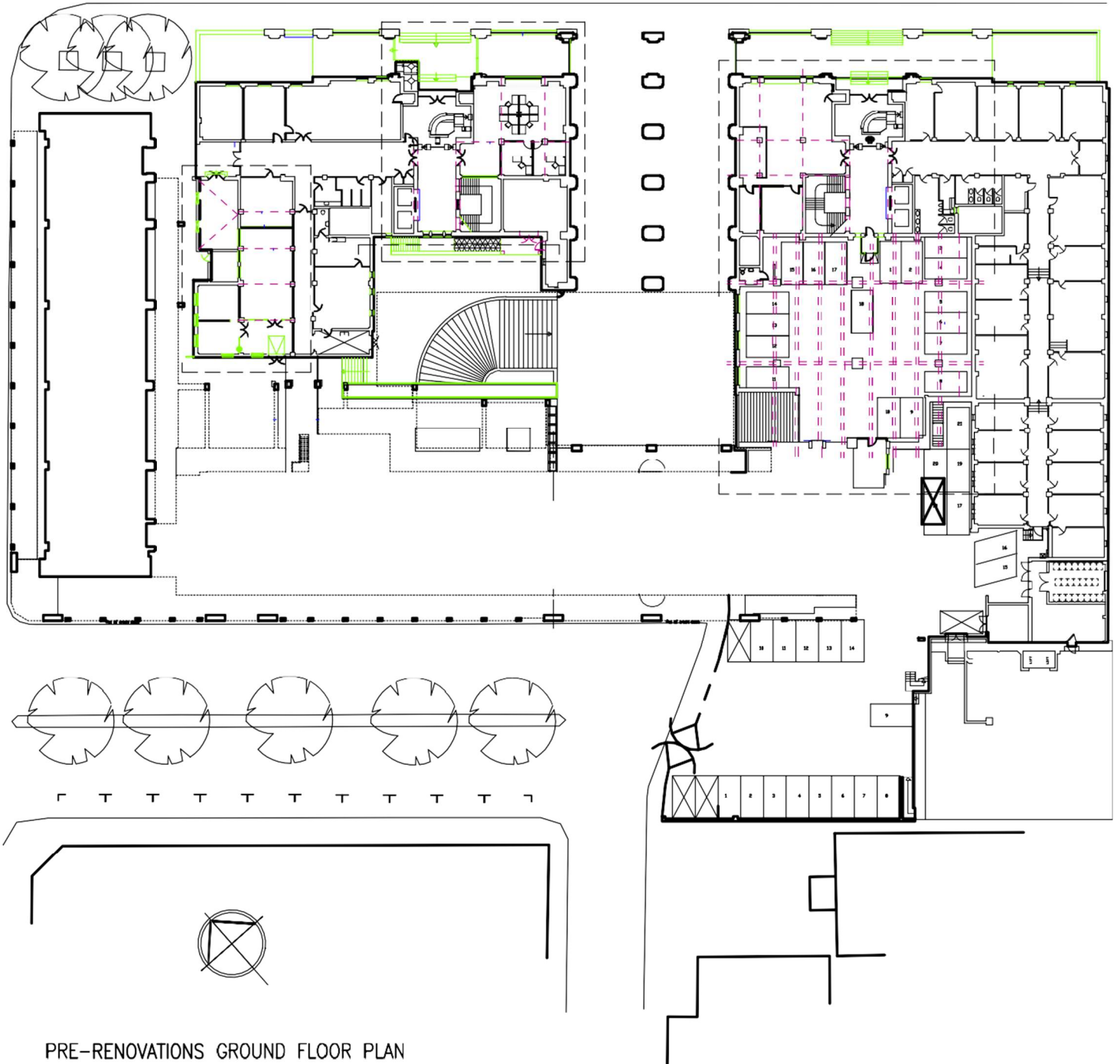
The ground floor development needs to resolve the questions around public and private entry points. Removing the vehicles from the Keerom arches was critical to the success of creating one foyer for all the provincial requirements.

The area was a dangerous wind tunnel and an awful, smelly pedestrian and vehicle shared space. The challenge was how to make the human experience the most important.

The parking garages access was moved to enter from Dorp Street. The refuse collection was moved away from the public circulation, into Keerom Street.

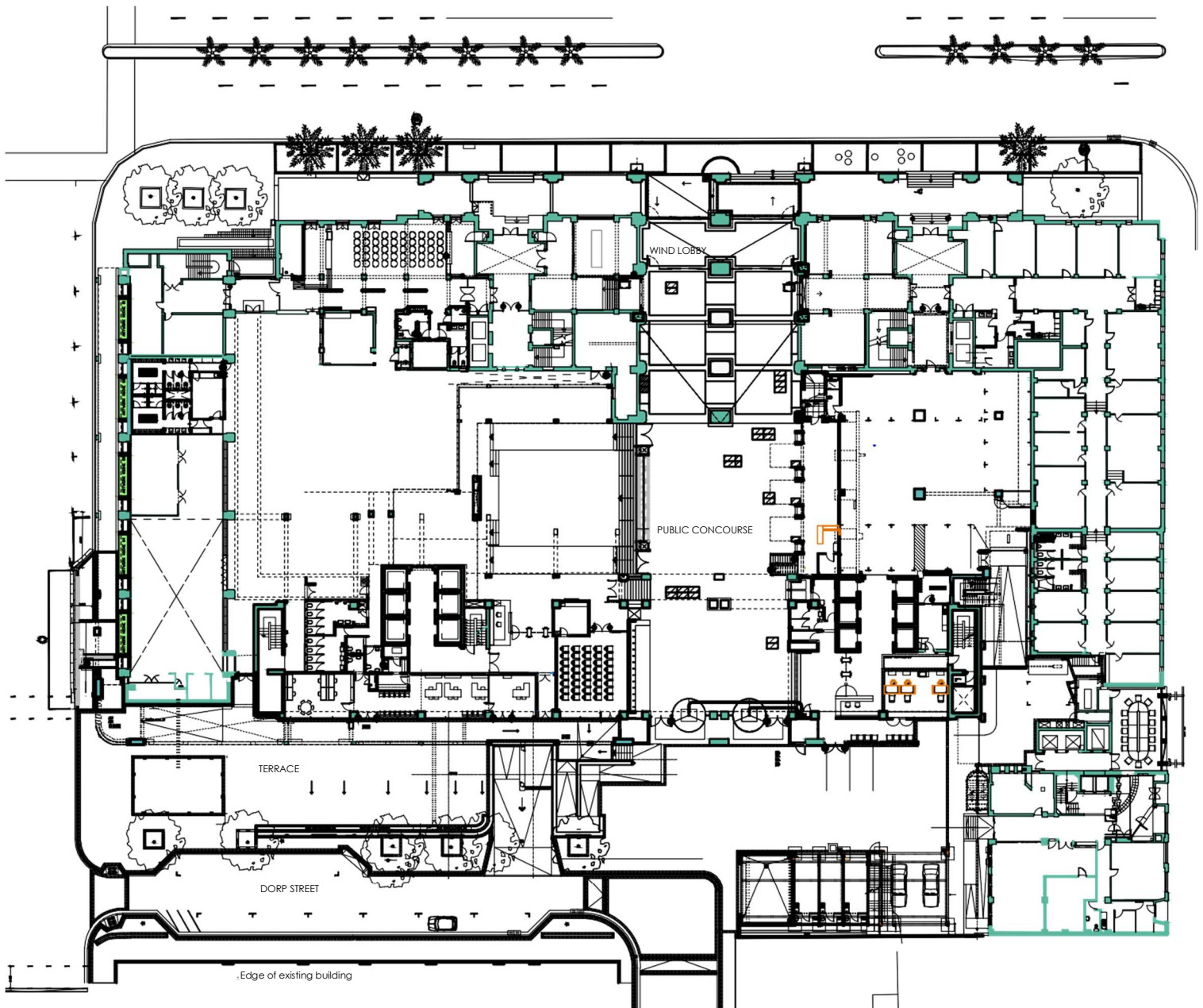
The new foyer provides an urban lounge from where different Provincial Departments can be accessed via proper security. It is an internal street with an information kiosk, a cafeteria and space for exhibitions. A space which was totally disfunctional was turned into a vibrant internal concourse.

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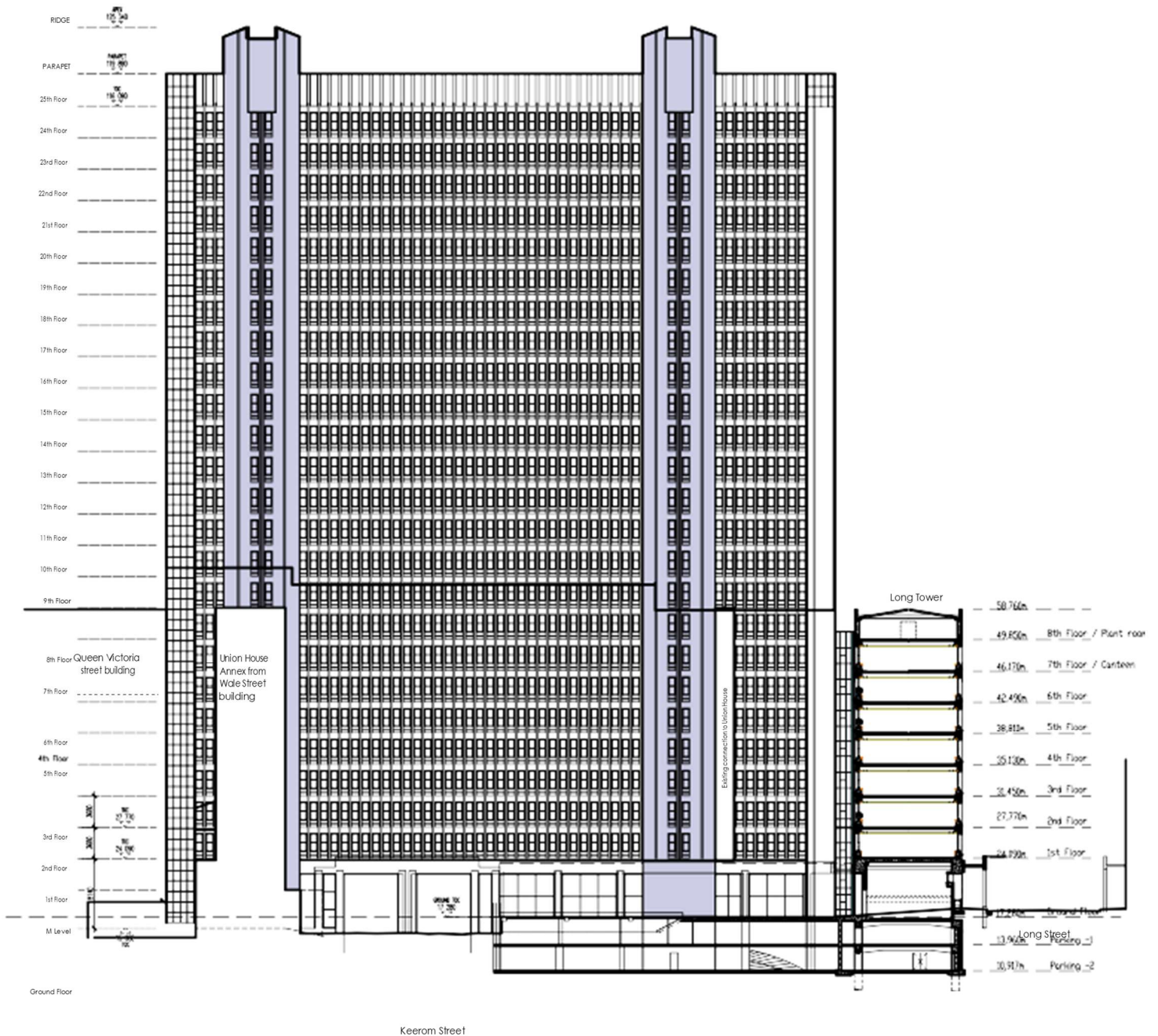
PRE-RENOVATIONS GROUND FLOOR PLAN

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GROUND FLOOR PLAN

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NORTH EAST ELEVATION
Scale 1:250