



# LONG KLOOF

PIERRE SWANEPOEL  
PARTNER

dhk



## INTRO

# LONGKLOOF

### Mixed-use precinct

- Public realm
- Adaptive re-use
- New build

### Scope

- Architecture
- Urban design
- Landscape design
- Wayfinding
- Signage
- Environmental graphics

Client **GROWTH-POINT**  
PROPERTIES



Largest Property REIT in South Africa  
Owns V&A Waterfront in Cape Town





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- Client brief
- Repurposing existing and addition of new assets
- Incremental purchase of 11 adjacent erven
- 15-year design/development journey
- Precinct shortcomings at inception
- Challenges
- What has been achieved

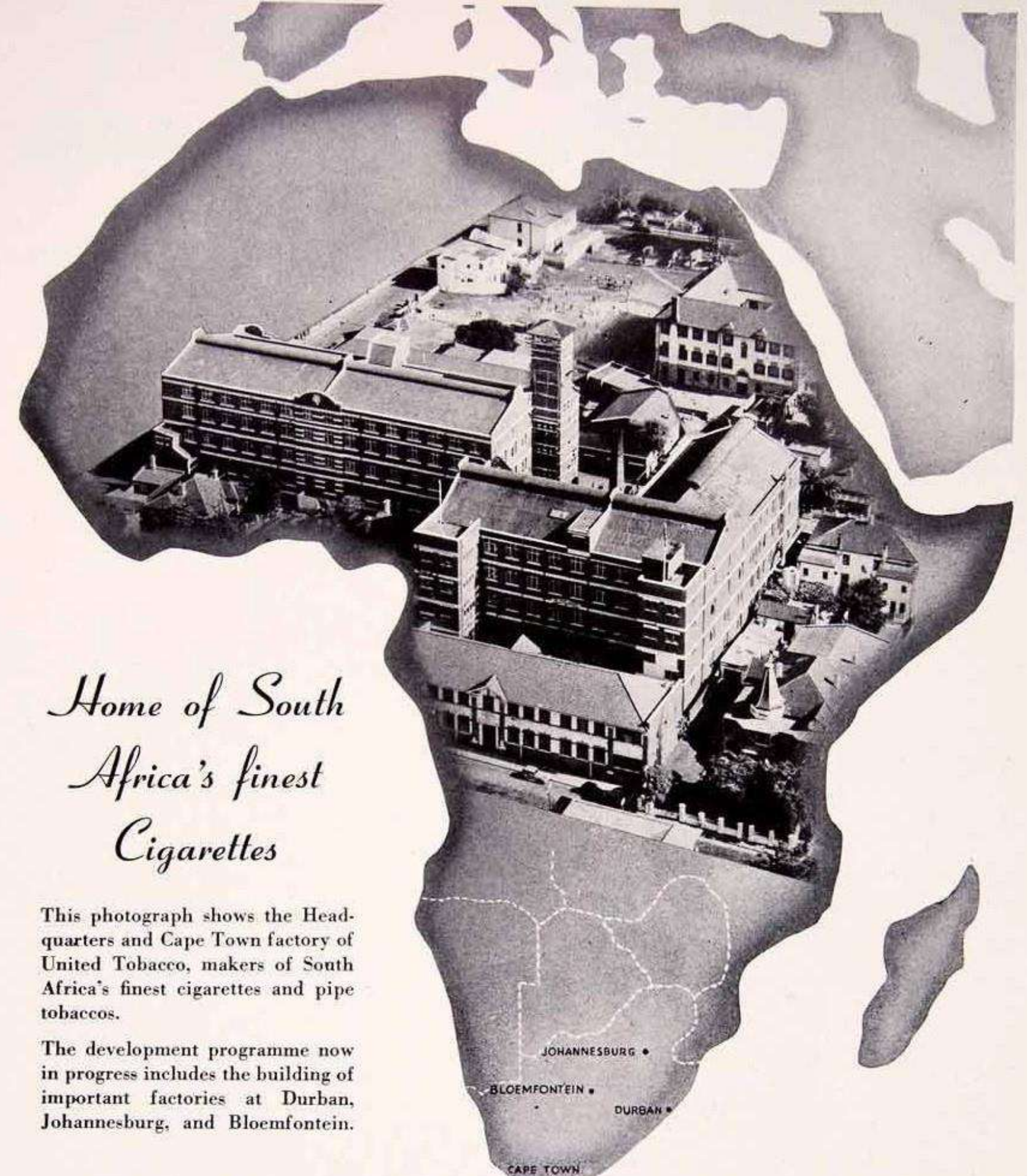


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**THE UNITED TOBACCO COMPANIES (SOUTH) LTD.,  
CAPE TOWN, SOUTH AFRICA**



## BRIEF

- Realisation of permitted development rights
- Optimise single owner opportunity of multiple sites
- Create an enticing, creative, innovative, vibrant, secure, mixed-use urban precinct
- Enhancement of architectural heritage
- Interconnected pedestrian-friendly public realm
- Maximise active frontages
- Parking relocated into concealed basements





## BRIEF

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## BRIEF



### Kloof Annex

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Height: avg 4 storeys  
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### Darters + Threshers

**Erven: 94460**  
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### The Refinery

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BRIEF



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**IN PROGRESS**  
RESIDENTIAL + PARKING



**Darters + Threshers**  
**COMPLETED**  
ADAPTIVE RE-USE



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**Carisbrook**  
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**32 on Kloof**  
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NEW BUILD, PUBLIC  
REALM + PARKING





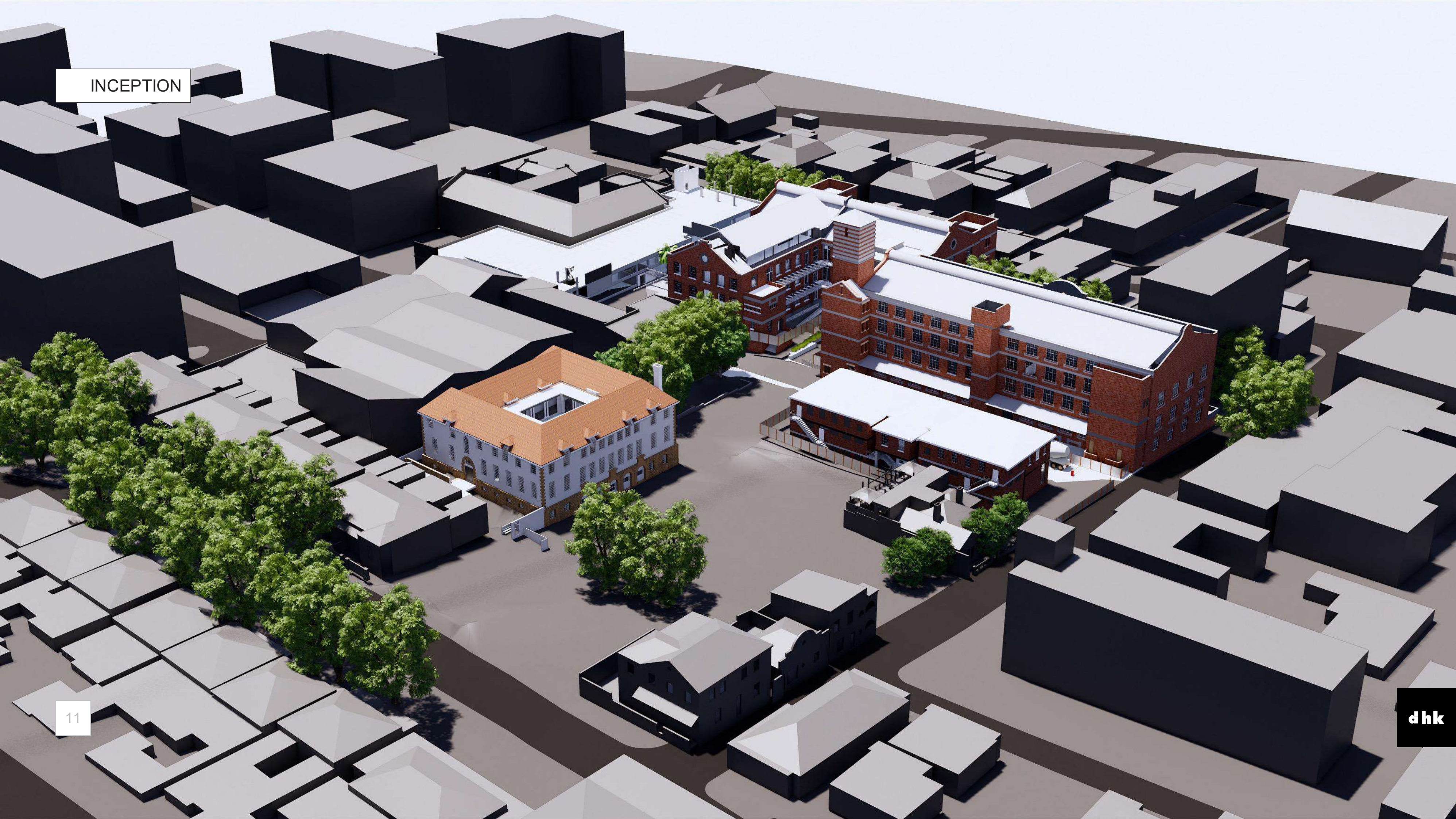
## INCEPTION

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- Incremental aquisition  
2010-2024
- **15,564m<sup>2</sup>** combined site area
- **64,928m<sup>2</sup>** permitted rights
- **28,535m<sup>2</sup>** bulk realised to date





INCEPTION



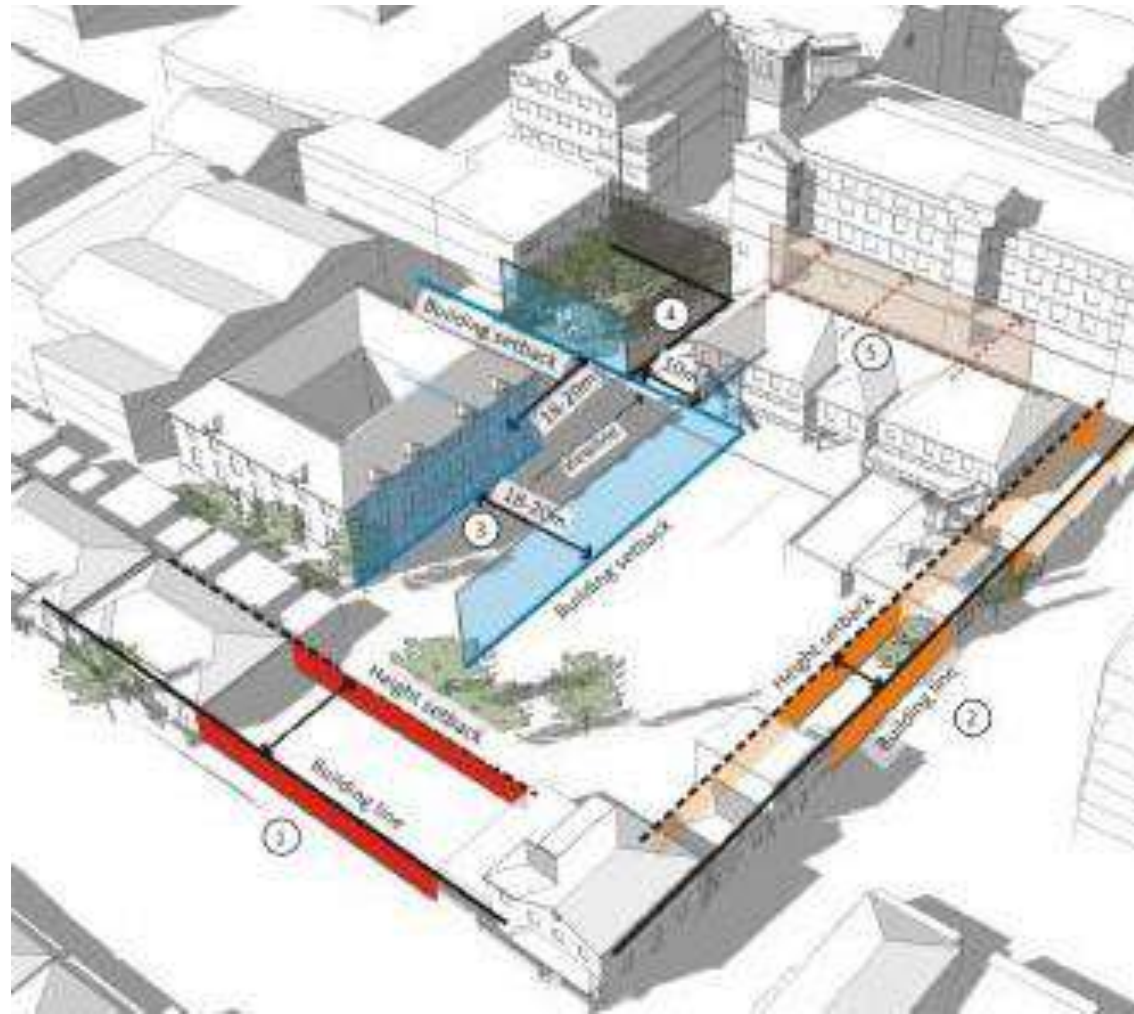


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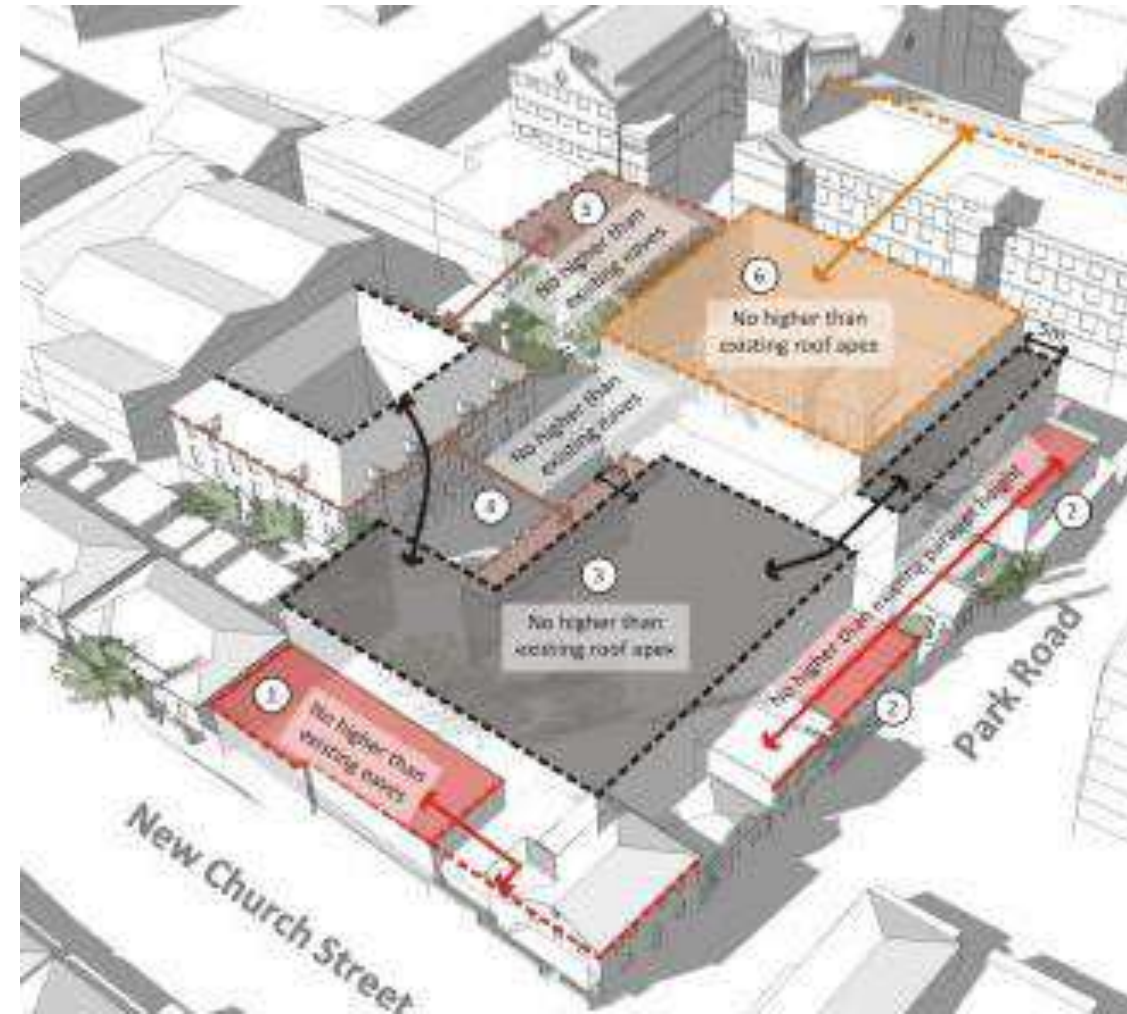




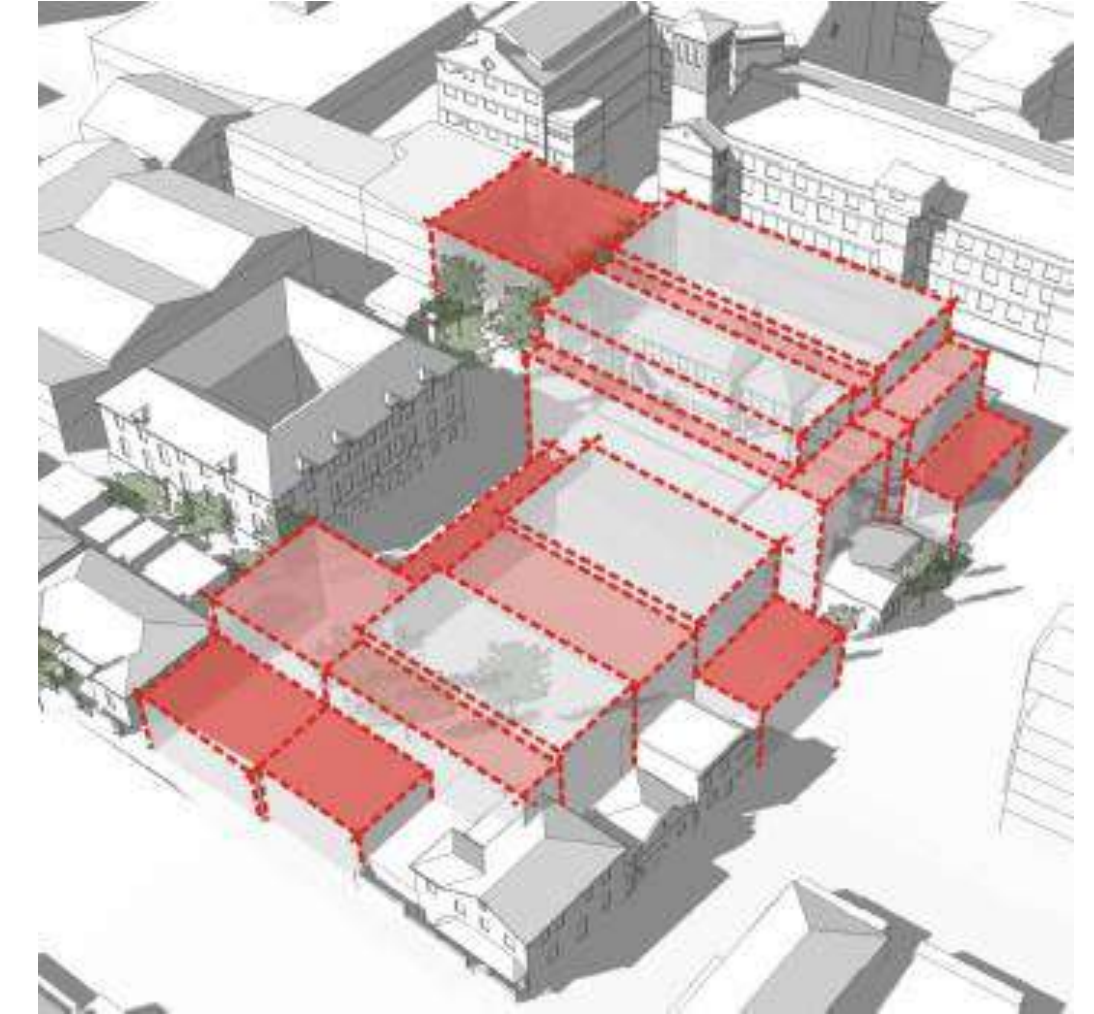
# design indicators



SETBACKS



HEIGHT RESTRICTIONS



BUILDING MASS FRAGMENTATION



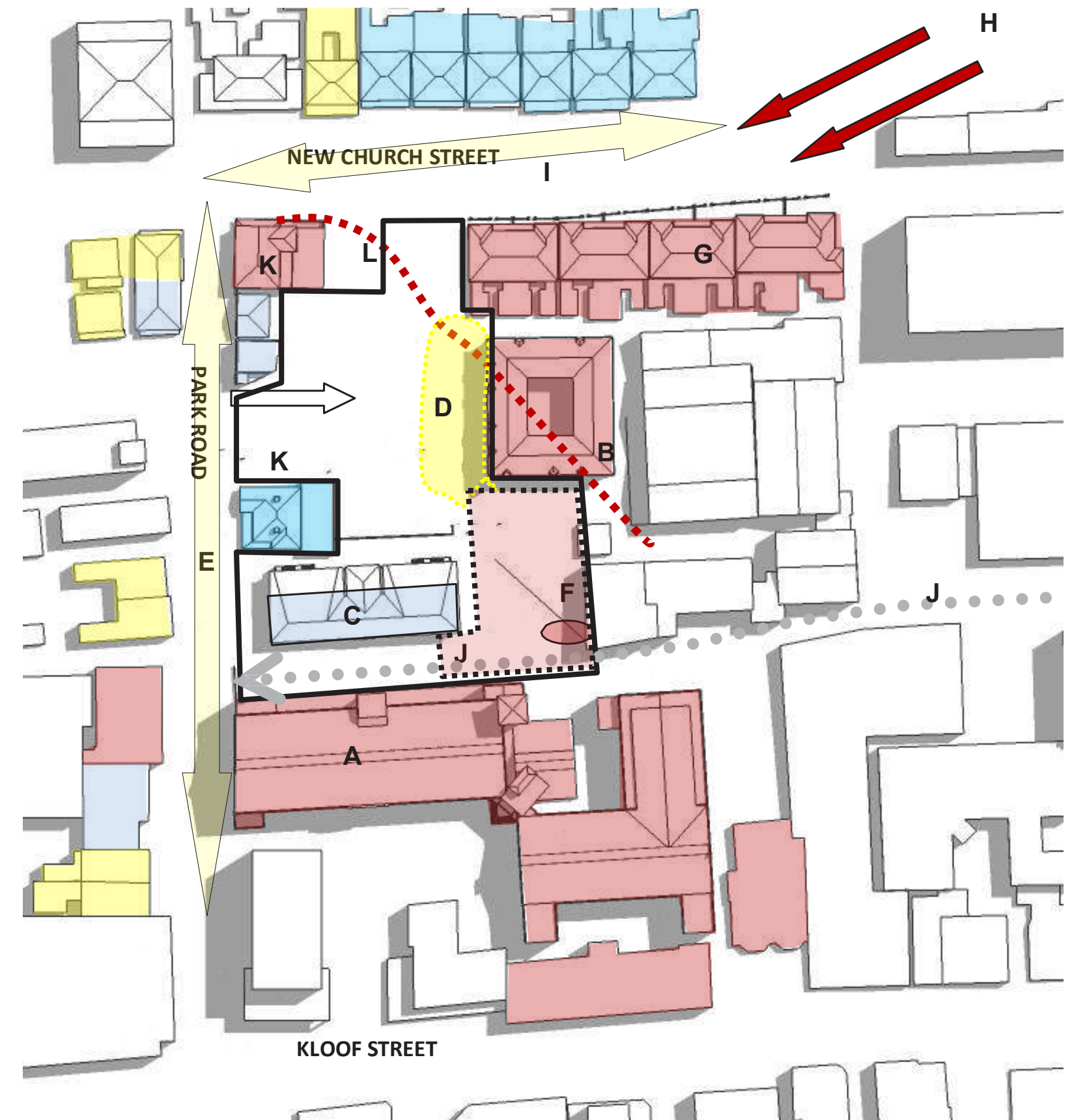
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## Existing buildings

- Heritage buildings undervalued/ unappreciated and requiring refurbishment
- Poor quality additions/ alterations of buildings
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# heritage

## Considerations

- Assessment of existing buildings
- Retention vs partial demolition strategy
- Adaptive re-use opportunities
- Navigation of heritage restrictions
- Interplay between contemporary + heritage architecture



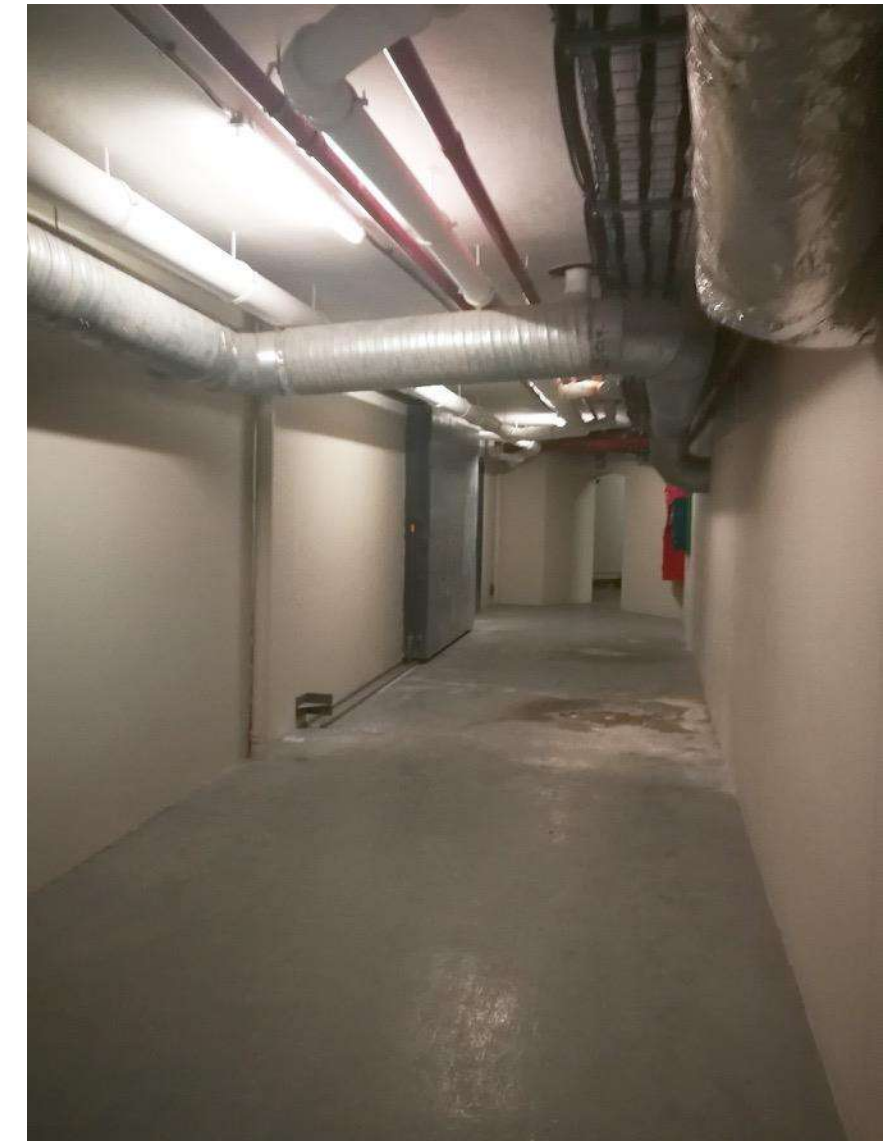
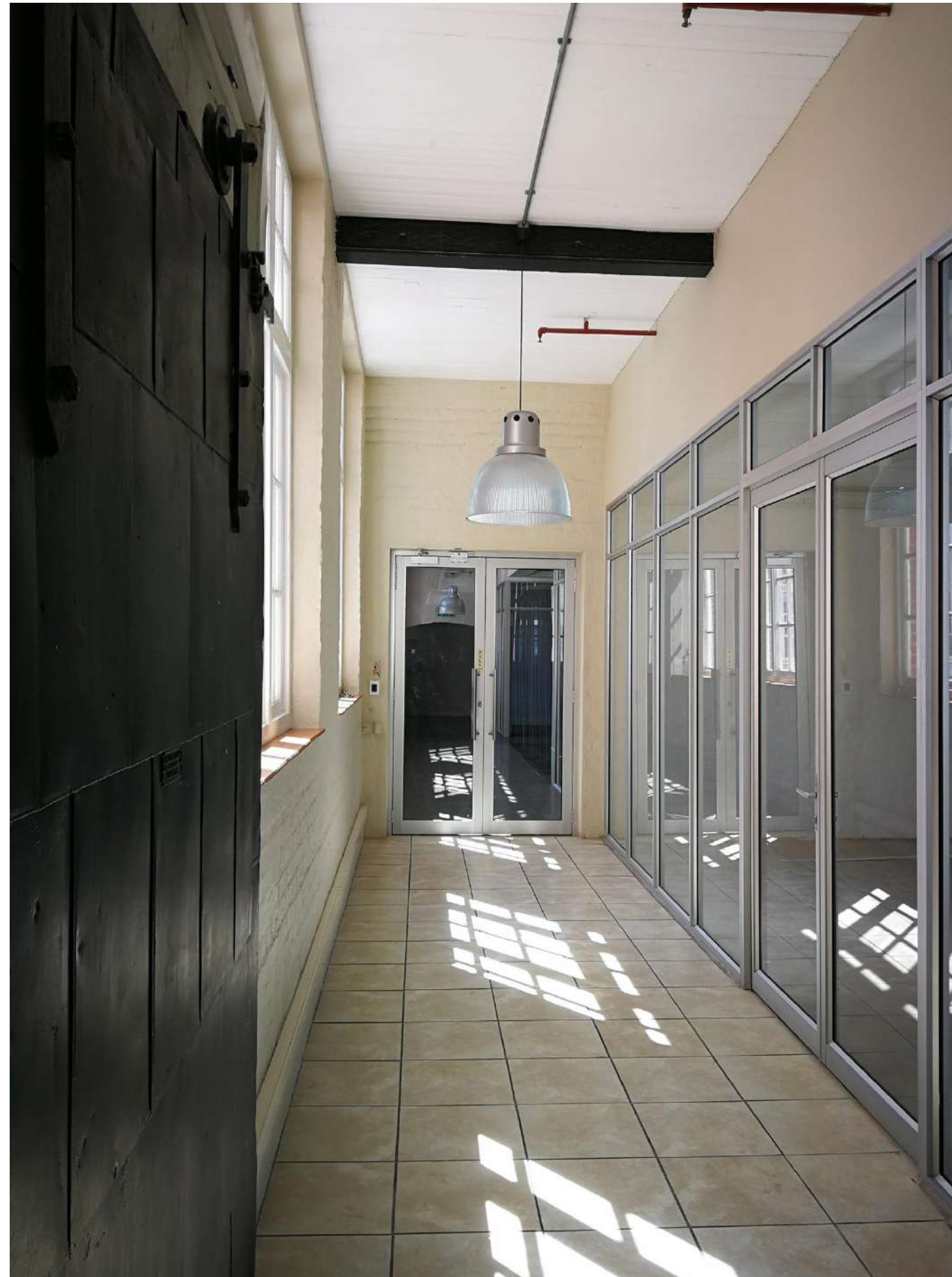


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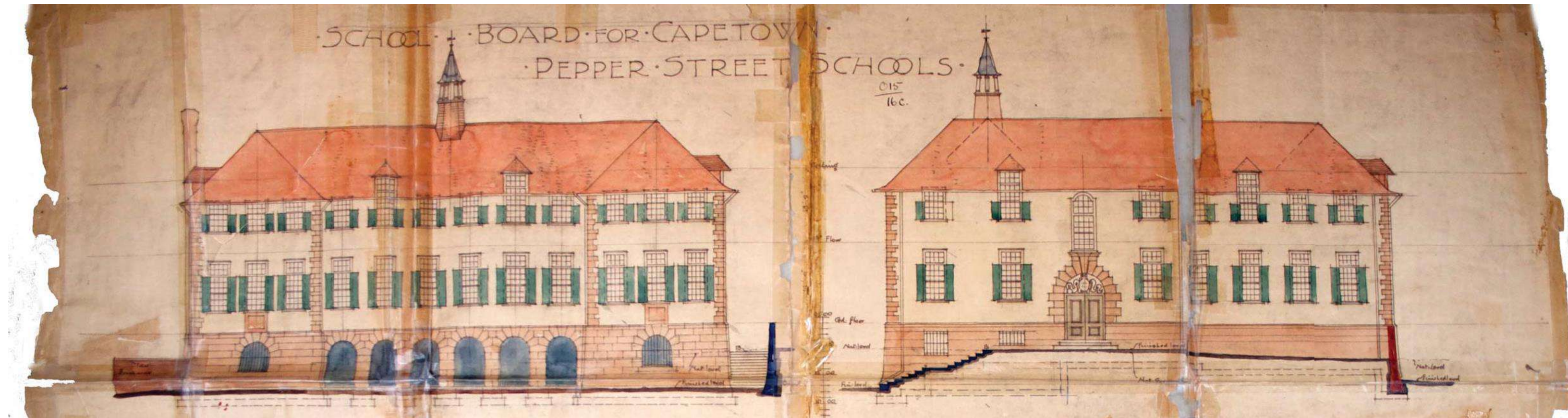


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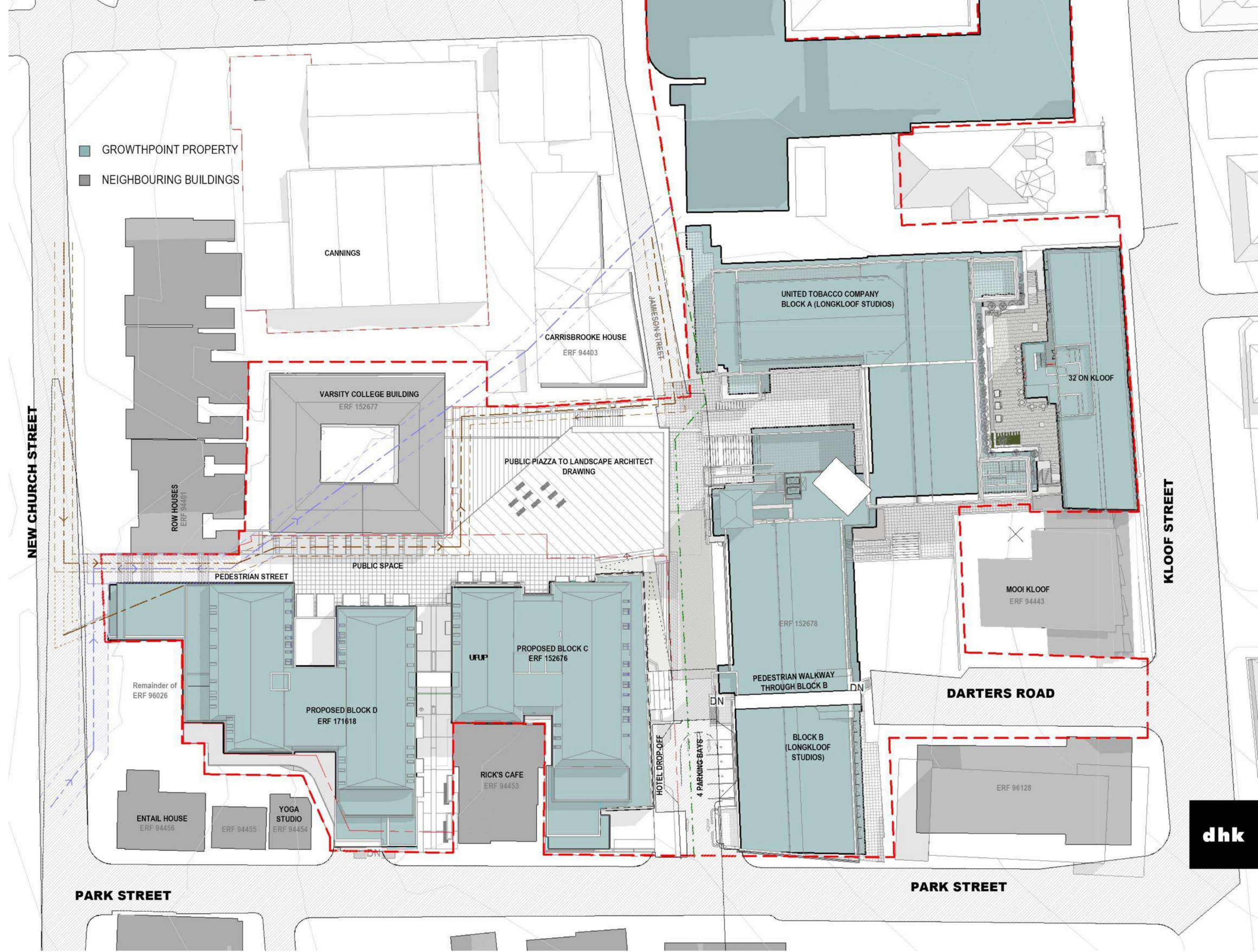


## INCEPTION





# precinct plan





## HERITAGE INFORMANTS

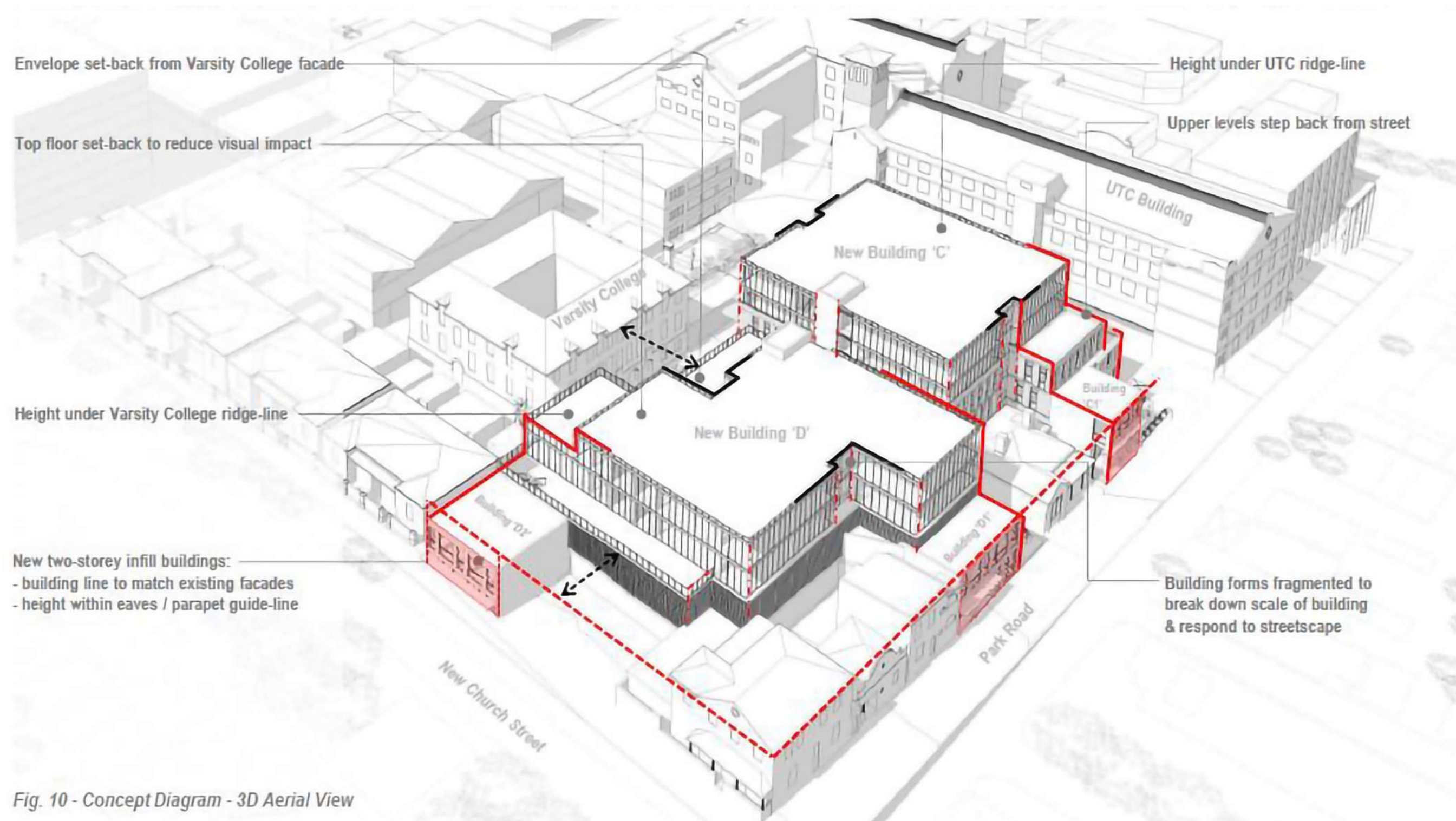


Fig. 10 - Concept Diagram - 3D Aerial View



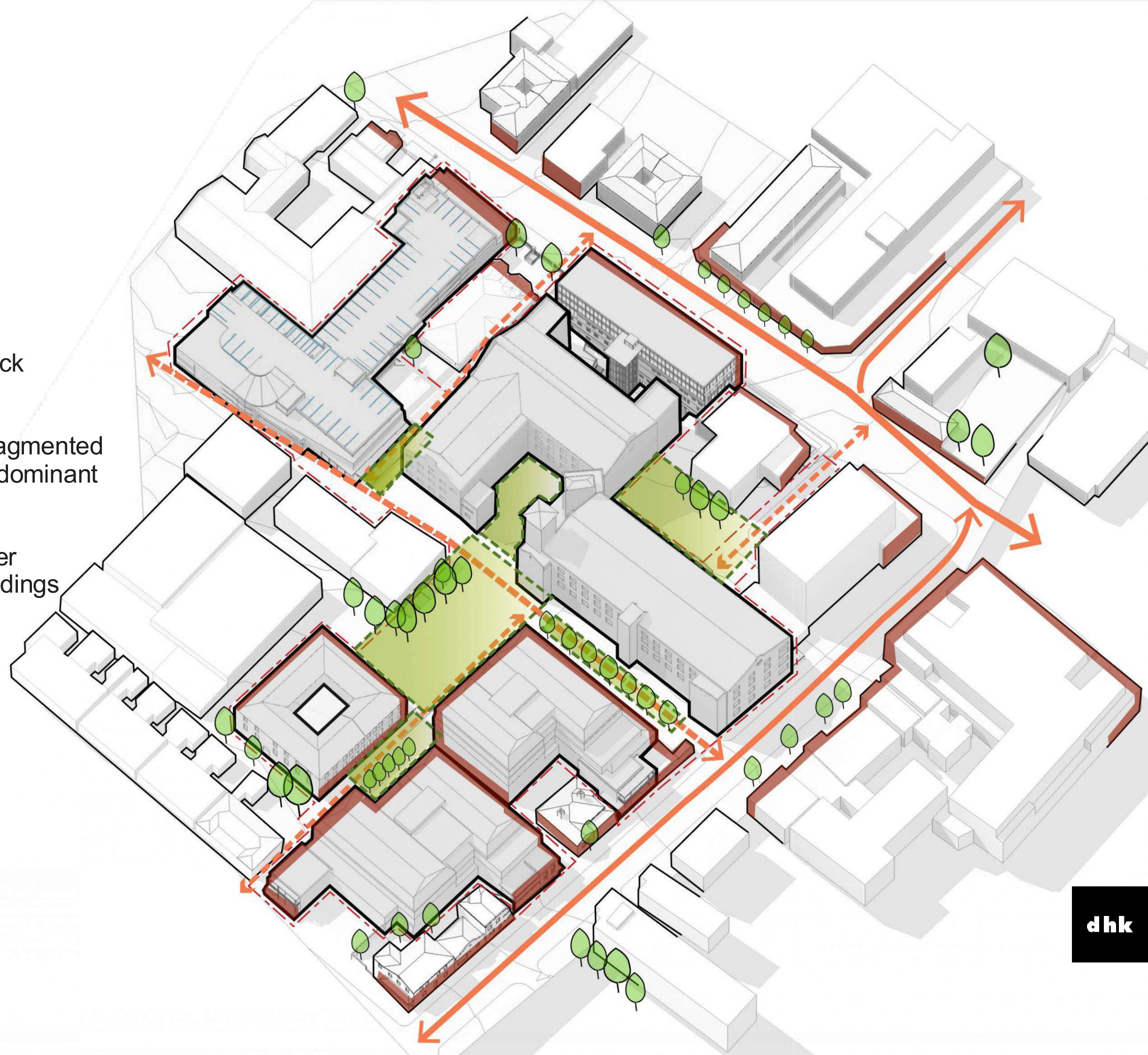
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## Vision

- Cohesion between new + existing buildings
- External space defined by new buildings
- Generosity of publicly accessible square
- A permeable precinct with highly activated frontages
- Kloof + Park Street vibrancy extended into precinct
- Diverse uses

## Indicators

- Height and setback restrictions
- Massing being fragmented into smaller less dominant masses
- Response to lower neighbouring buildings + streetscape





# public space

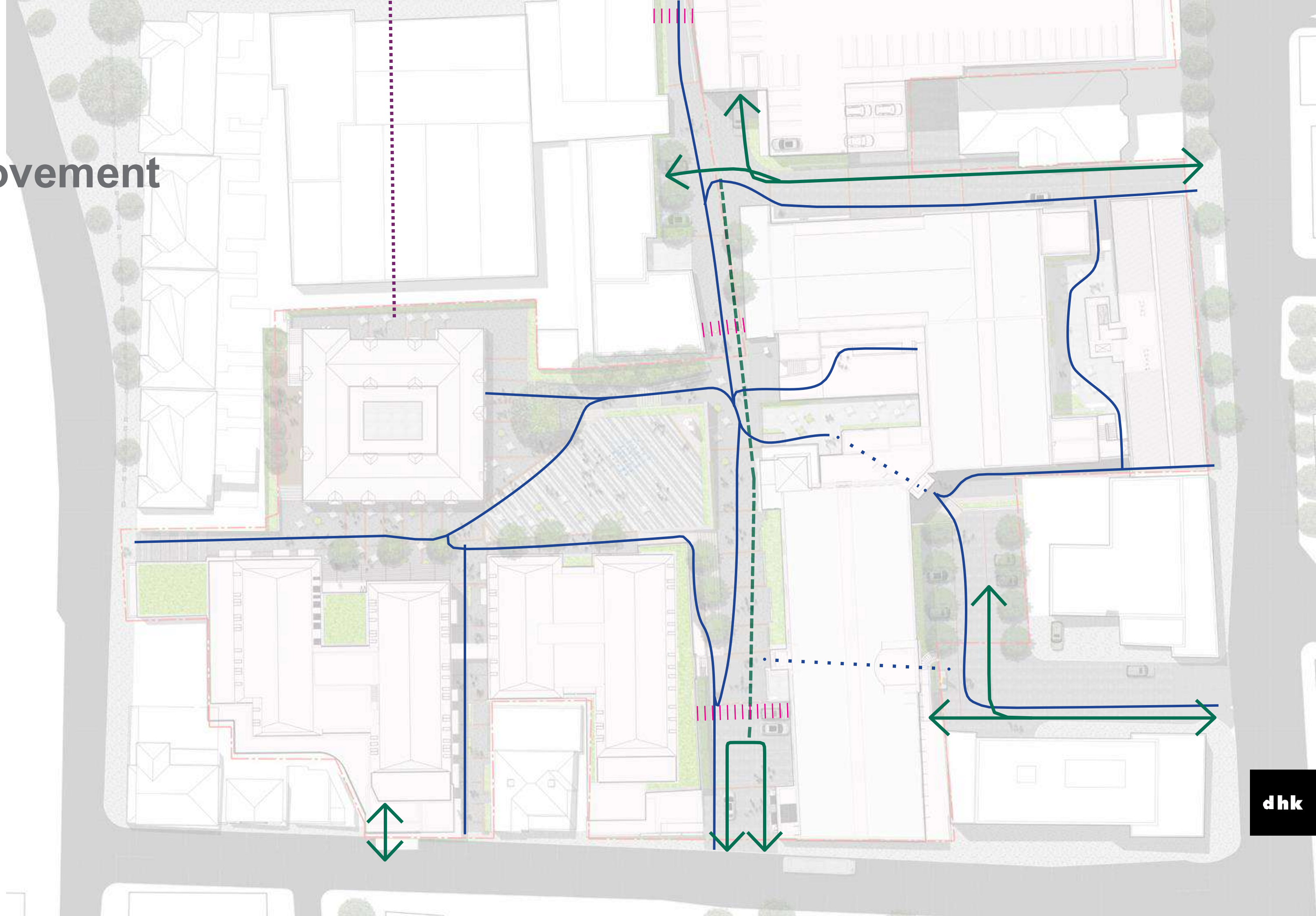
- courtyards
- squares
- lanes



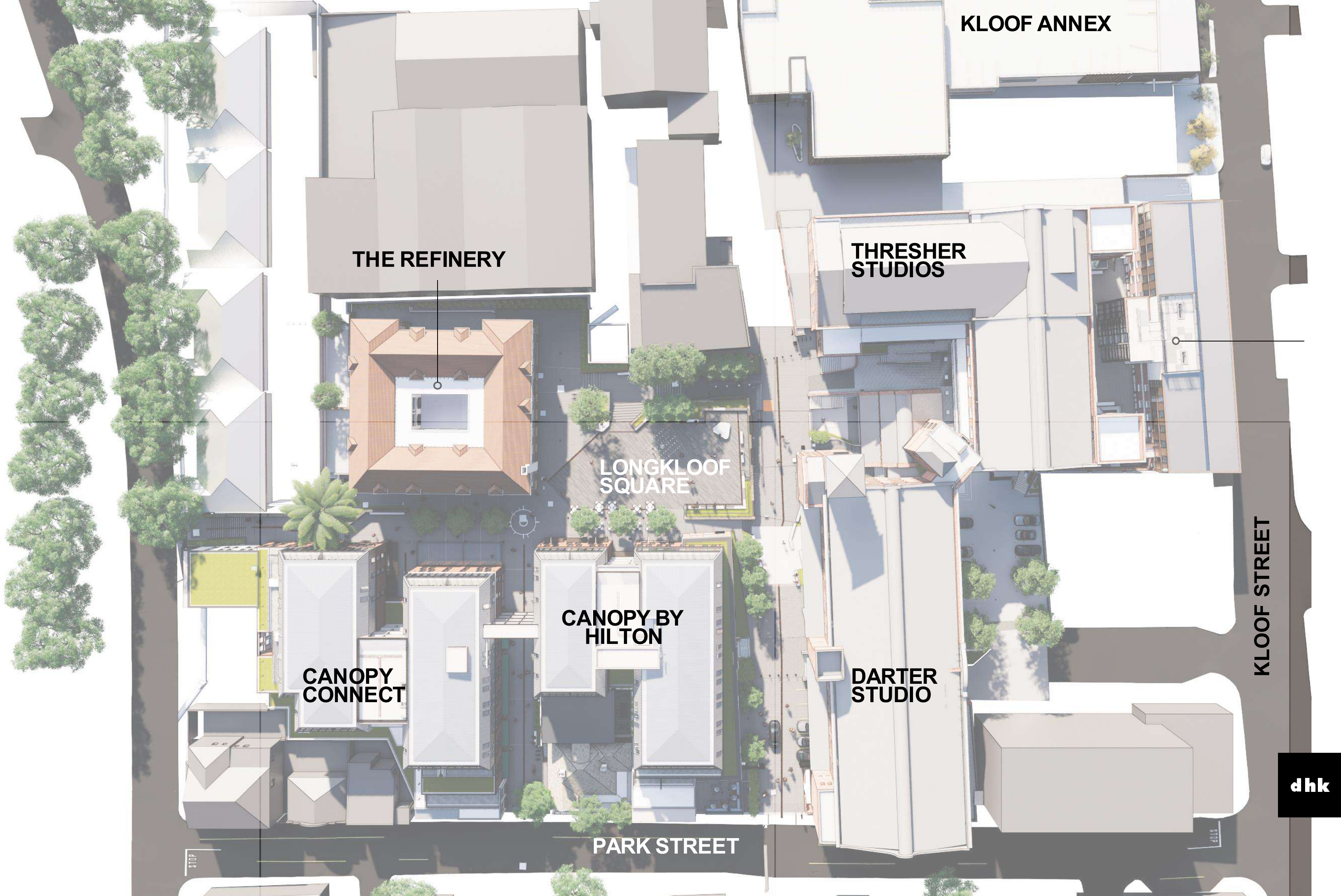


## access + movement

- pedestrian
- vehicular



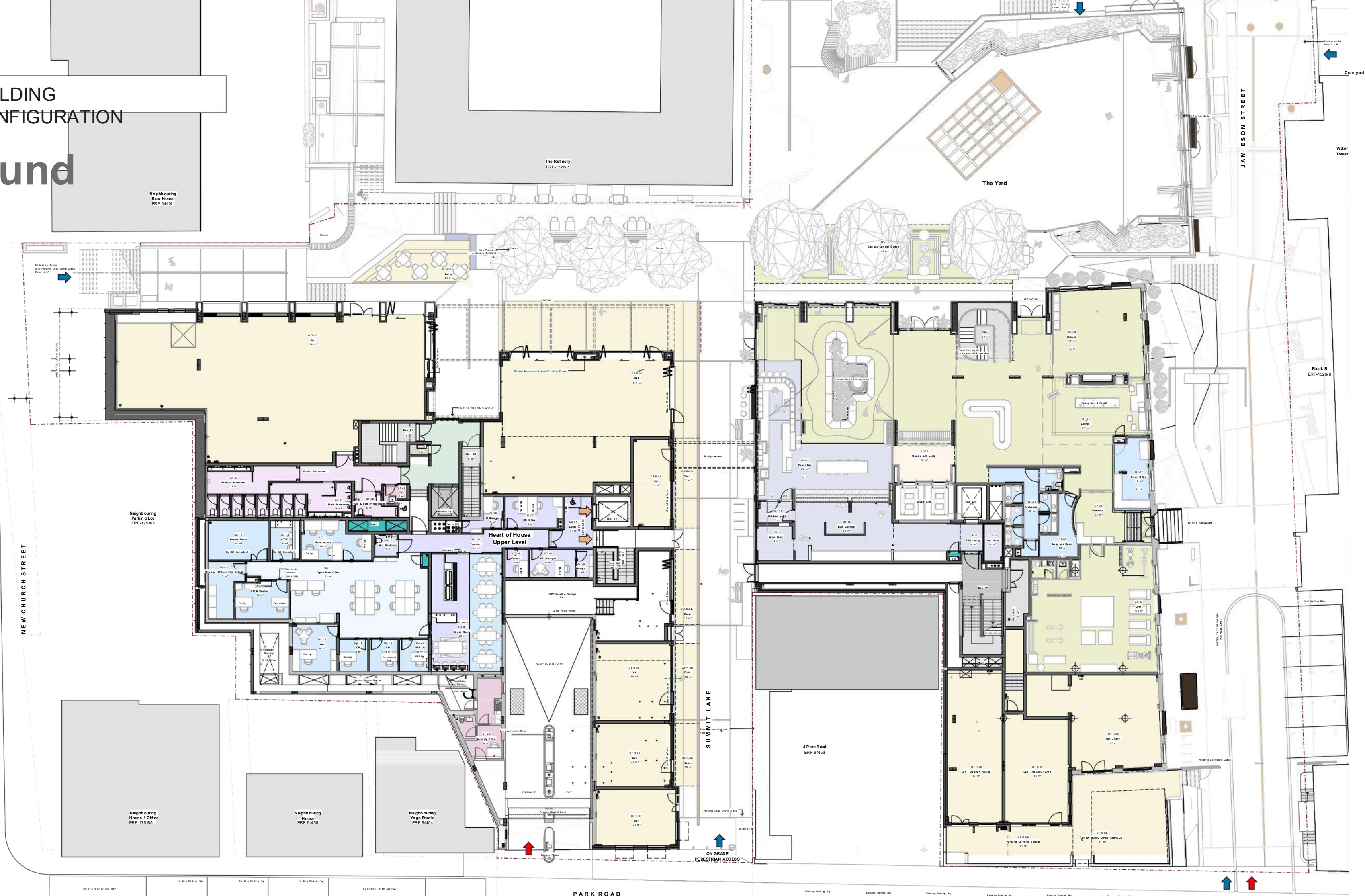






BUILDING  
CONFIGURATION

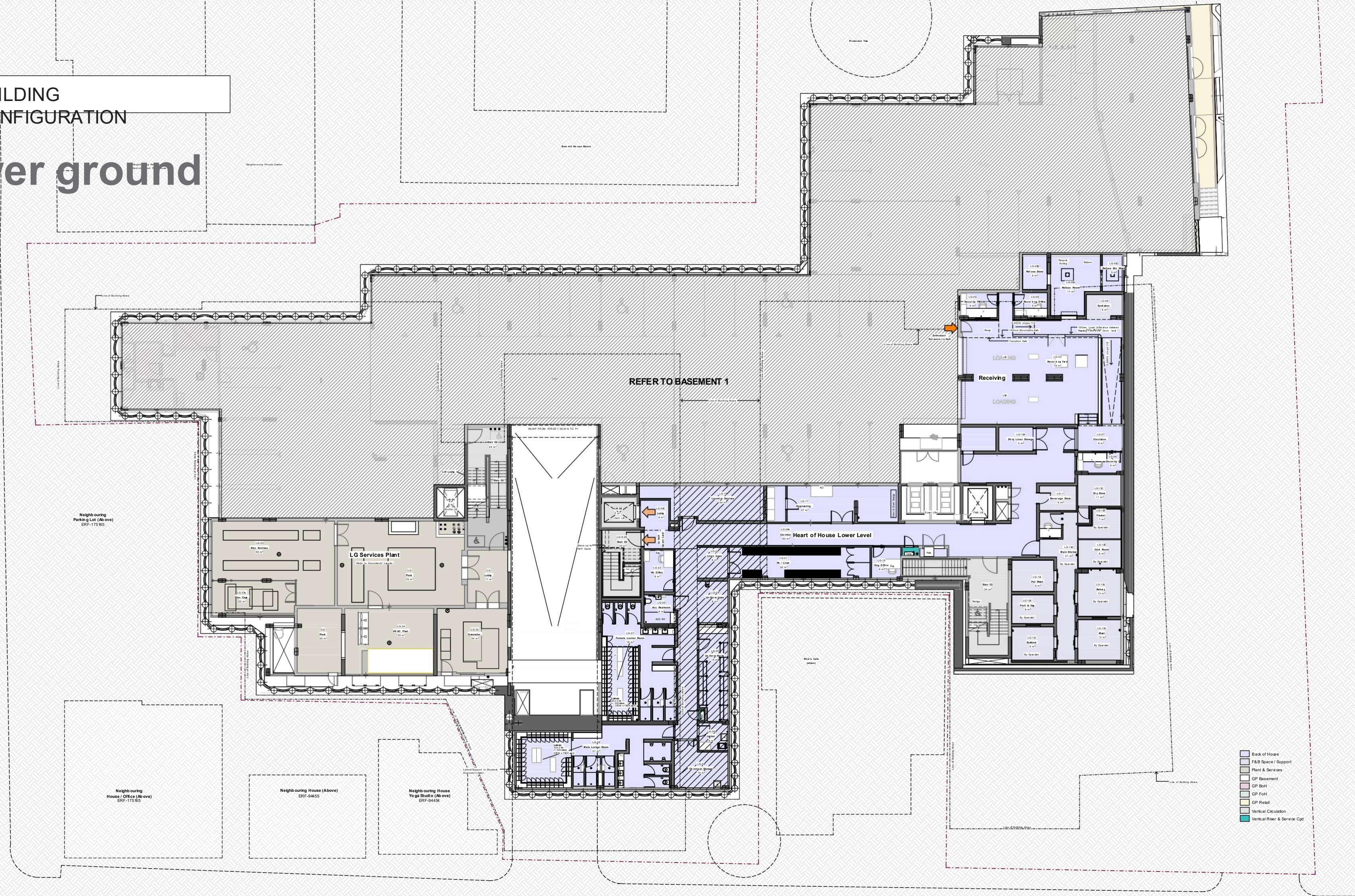
ground





BUILDING  
CONFIGURATION

lower ground



- Back of House
- F&B Space / Support
- Plant & Services
- GP Basement
- GP BoH
- GP FoH
- GP Retail
- Vertical Circulation
- Vertical Riser & Service Core



first

The Refinery  
ERF-152677

## The Yard

**Courtyard**

ster  
wer

Block B  
ERF-152678

NEW CHURCH STREET

**SUMMIT LANE**

4 Park Road  
ERF-94453

PARK ROAD

Neighboring  
Yoga Studio  
ERF-94454

SITE BOUNDARY

- Back of House
- F&B Space / Support
- Function Space / Support
- Guestroom
- Guestroom Circulation
- Terrace
- Plant & Services
- Vertical Circulation
- Vertical Riser
- Vertical Riser & Service Cpt

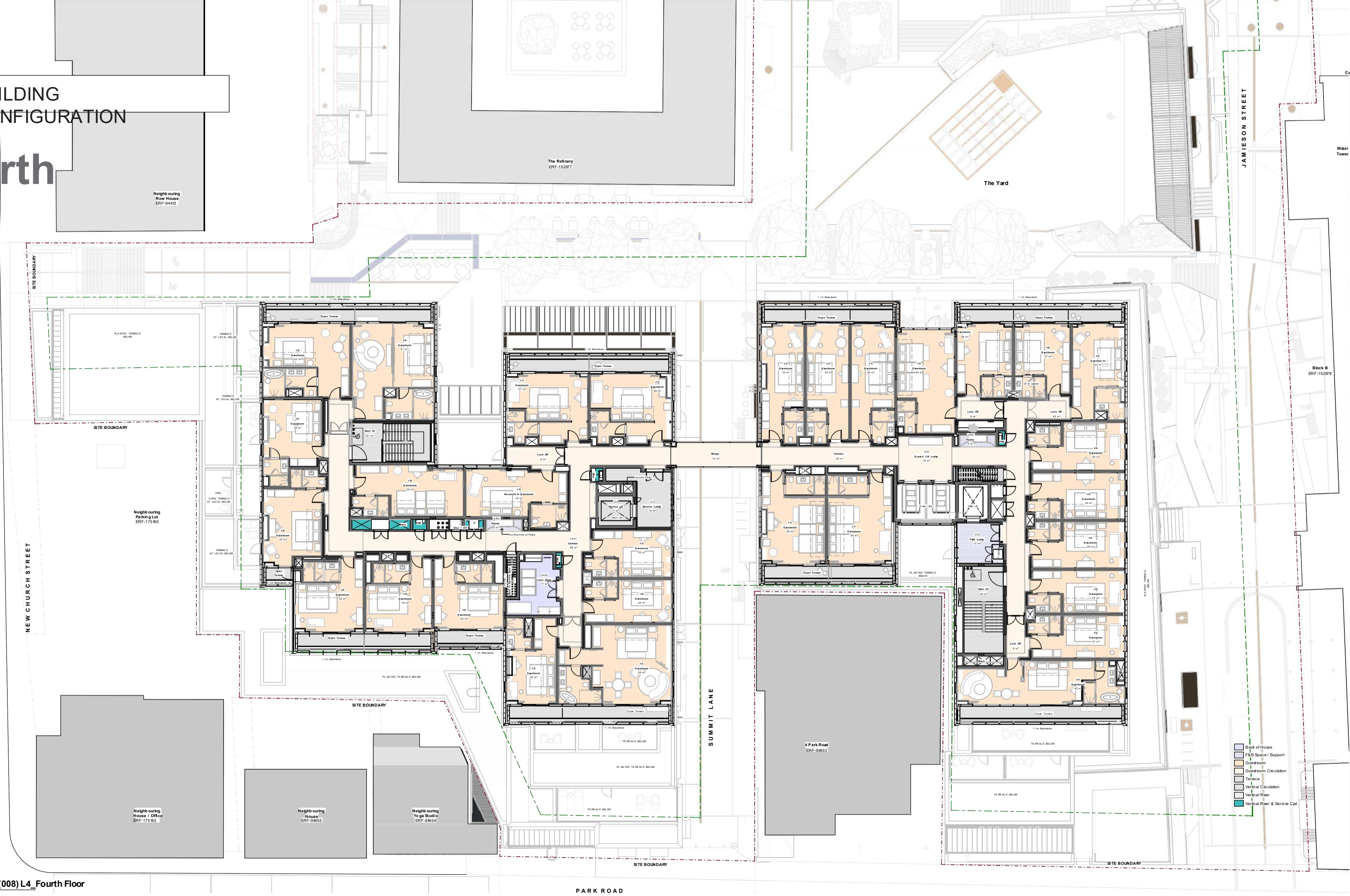
27

dhk



BUILDING  
CONFIGURATION

fourth





## BUILDING CONFIGURATION





# BUILDING CONFIGURATION





## STREET INTERFACE

# façade

## New Church Street

- Relationship to adjacent scale
- Datums to Refinery
- Pedestrian entrance to create permeability to West

## Park Street

- Setbacks away from street
- Interface with lower neighbouring buildings
- Mansard roof forms/height
- Pedestrian routes
- Materiality





## STREET INTERFACE





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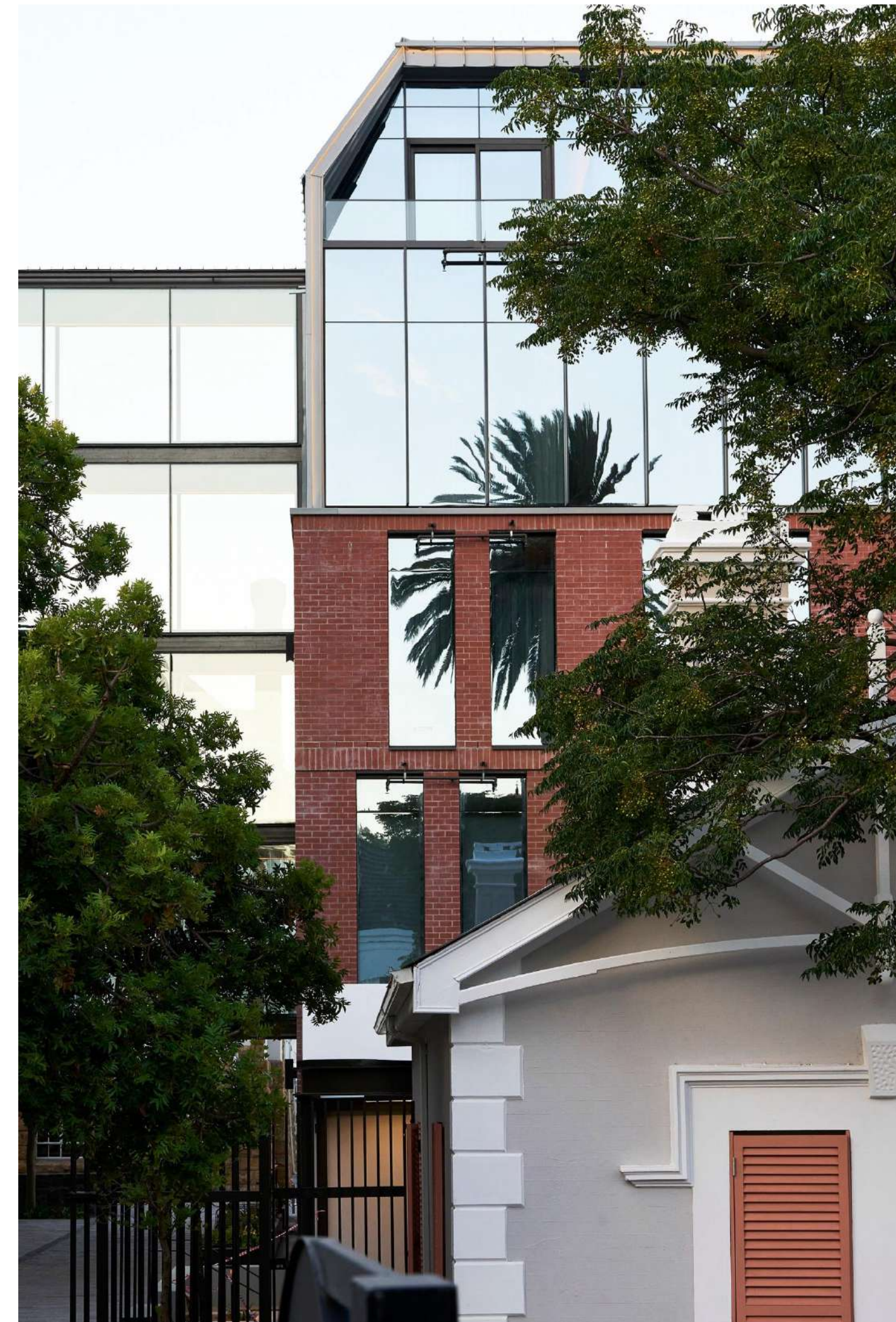
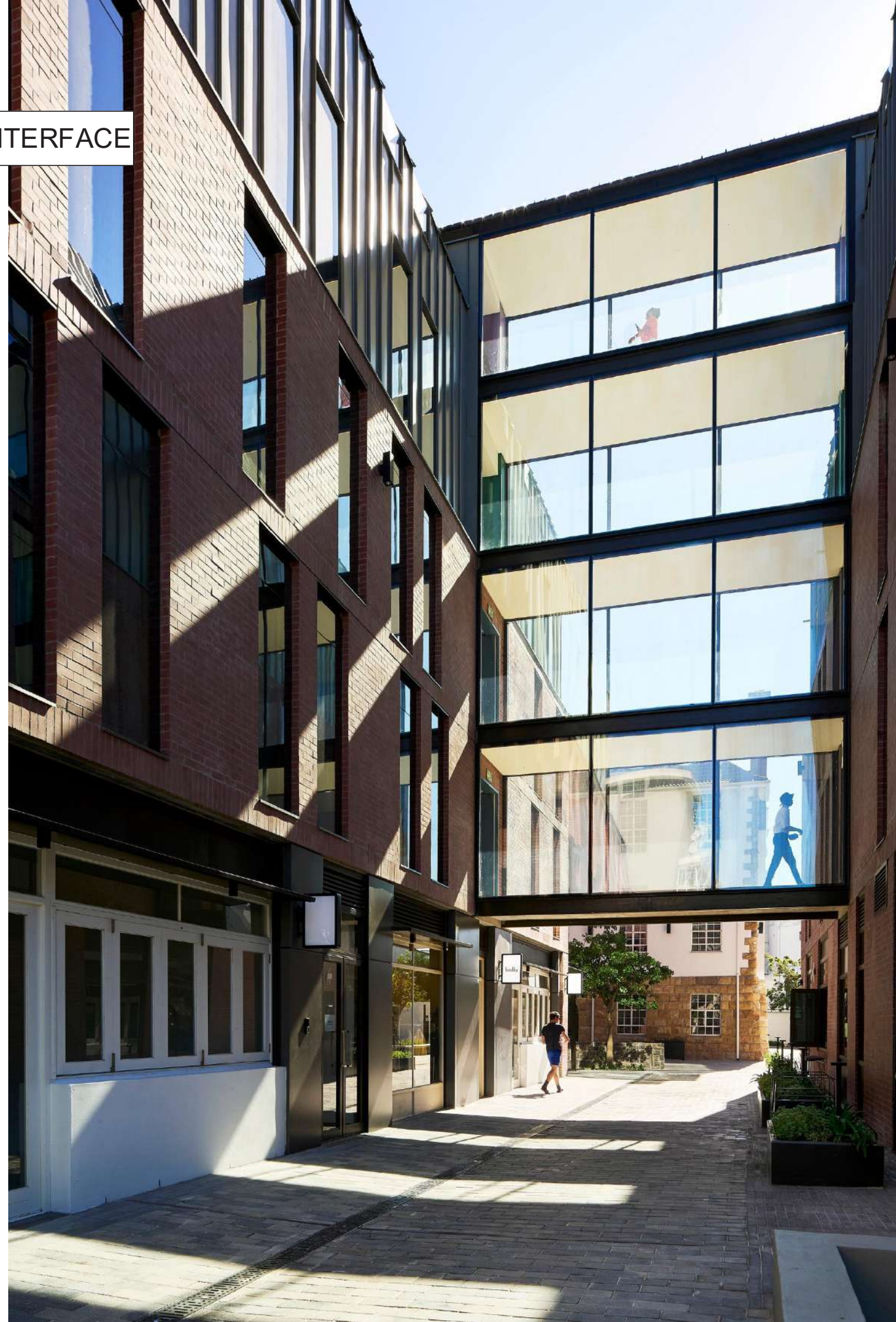


## STREET INTERFACE





## STREET INTERFACE





## SQUARE INTERFACE

# façade

## Jamieson Lane (East)

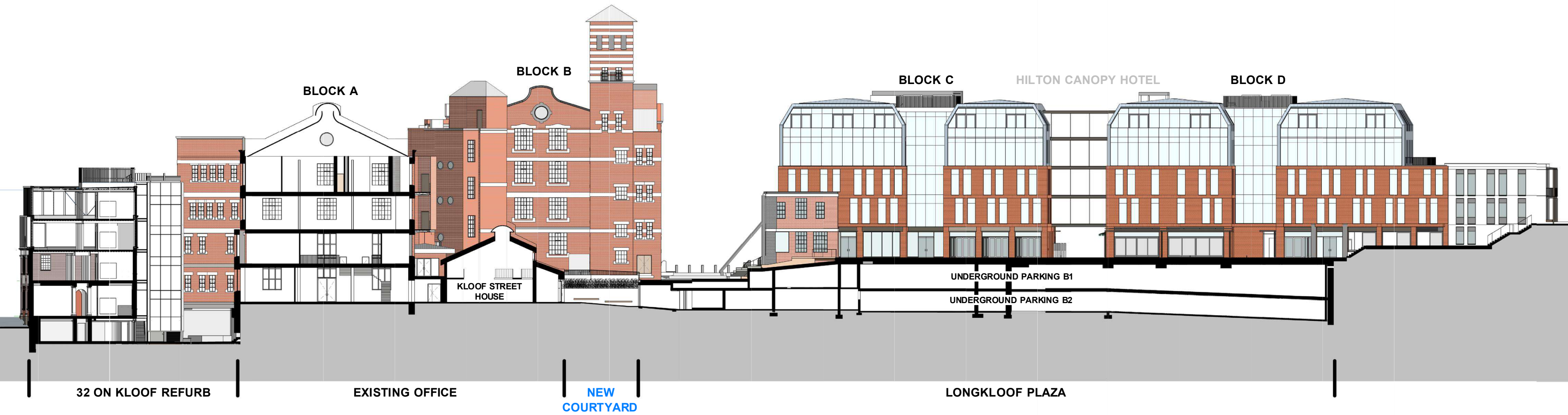
- Setbacks from Park Street
- Retention/incorporation of MLT House façade
- Mansard roof forms/height
- Pedestrian routes

## Facing square (North) Retail/hotel frontages

- Glazed link
- Concealed parking
- Materiality
- Scaling to New Church Street









SQUARE INTERFACE





SQUARE INTERFACE





## SQUARE INTERFACE





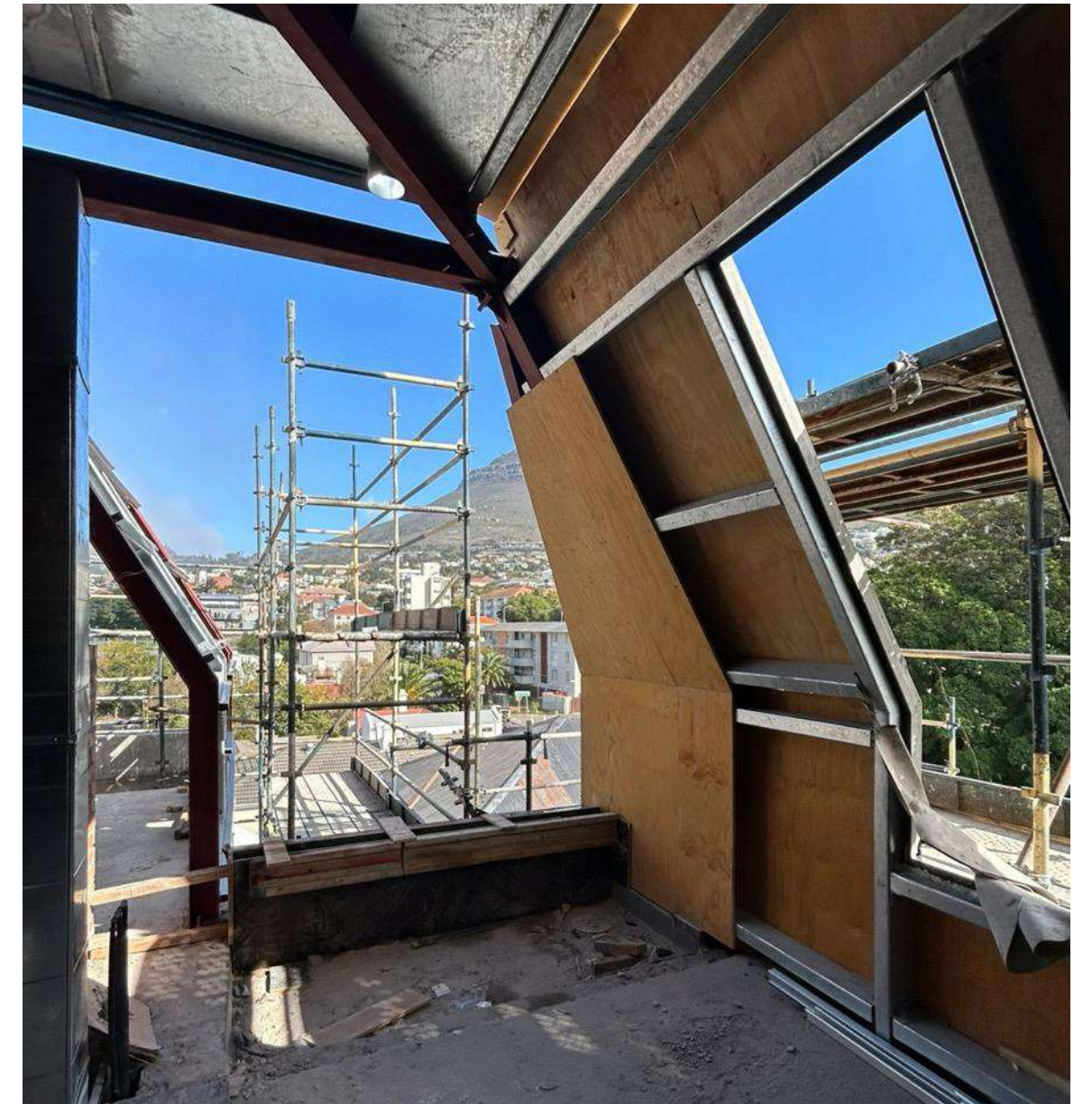


SQUARE INTERFACE



## CONSTRUCTION

- Excavation along side heritage structures
- Shutdown post Covid - 1st floor
- Hybrid RC frame + steel structure





## concept drivers

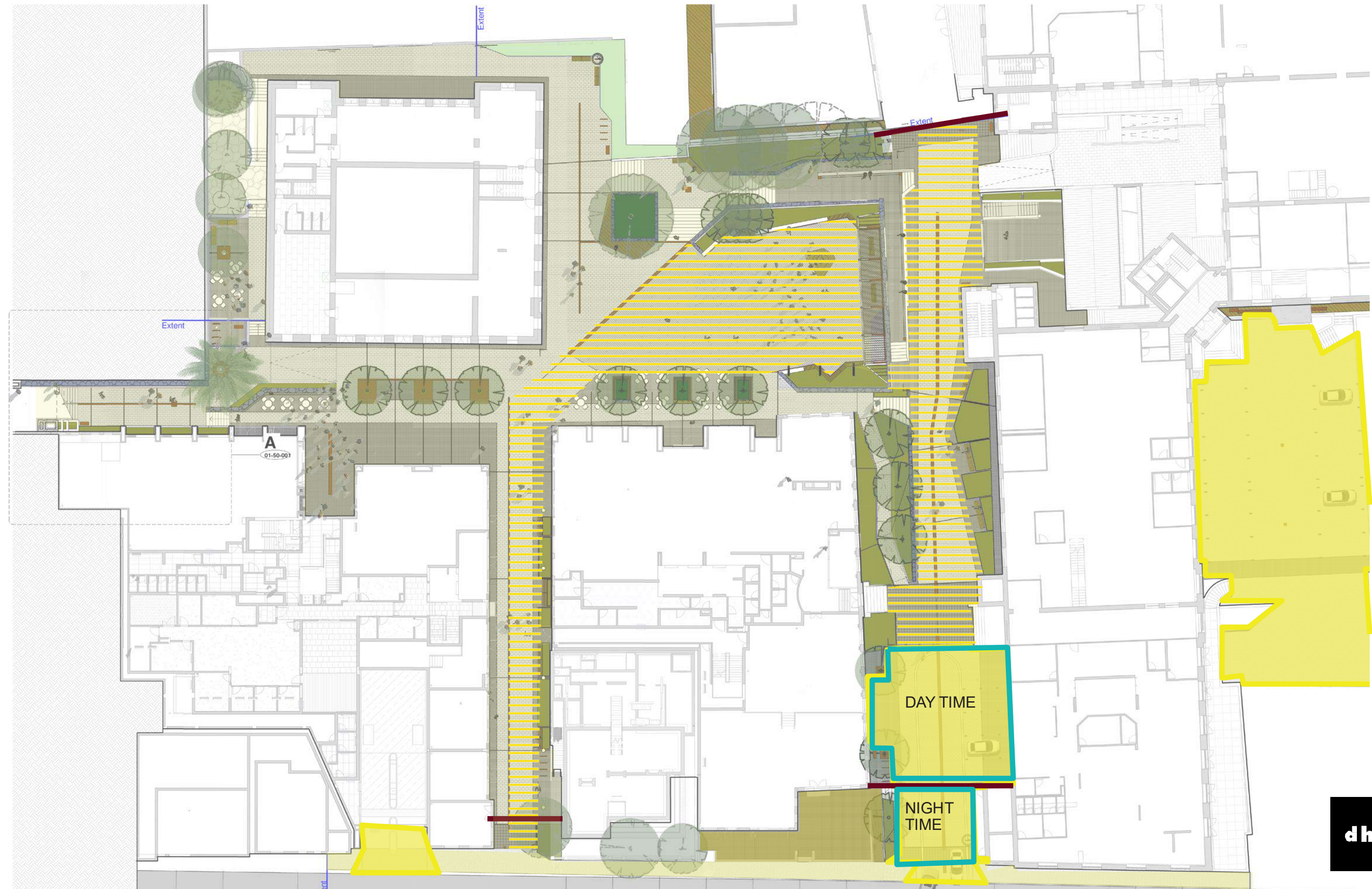
- Seamless, enticing, user-friendly spaces
- Pedestrianised walkways
- The Yard - a new public space
- Level changes articulate spaces
- Sunken courtyards - connectivity
- Consistency of detailing - stone, wet cast pavers, steel edges planters
- Extensive planting, trees + roof terraces
- Future-proof expansion





# movement

- Pedestrian movement through precinct
- Limited restricted vehicular access





# soft landscape

- Trees + planters





# concession areas





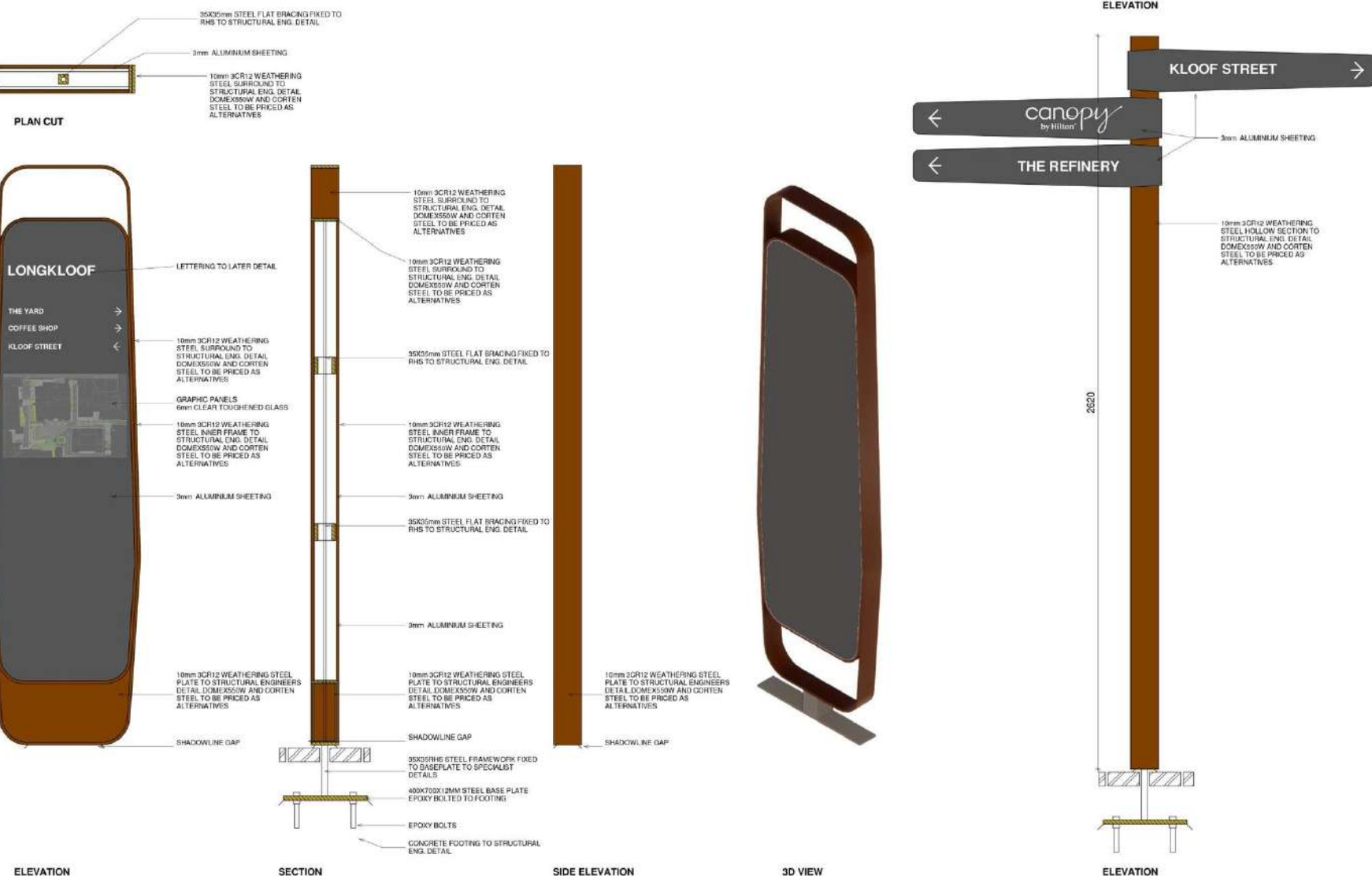
# street furniture





## LANDSCAPE DESIGN

# wayfinding

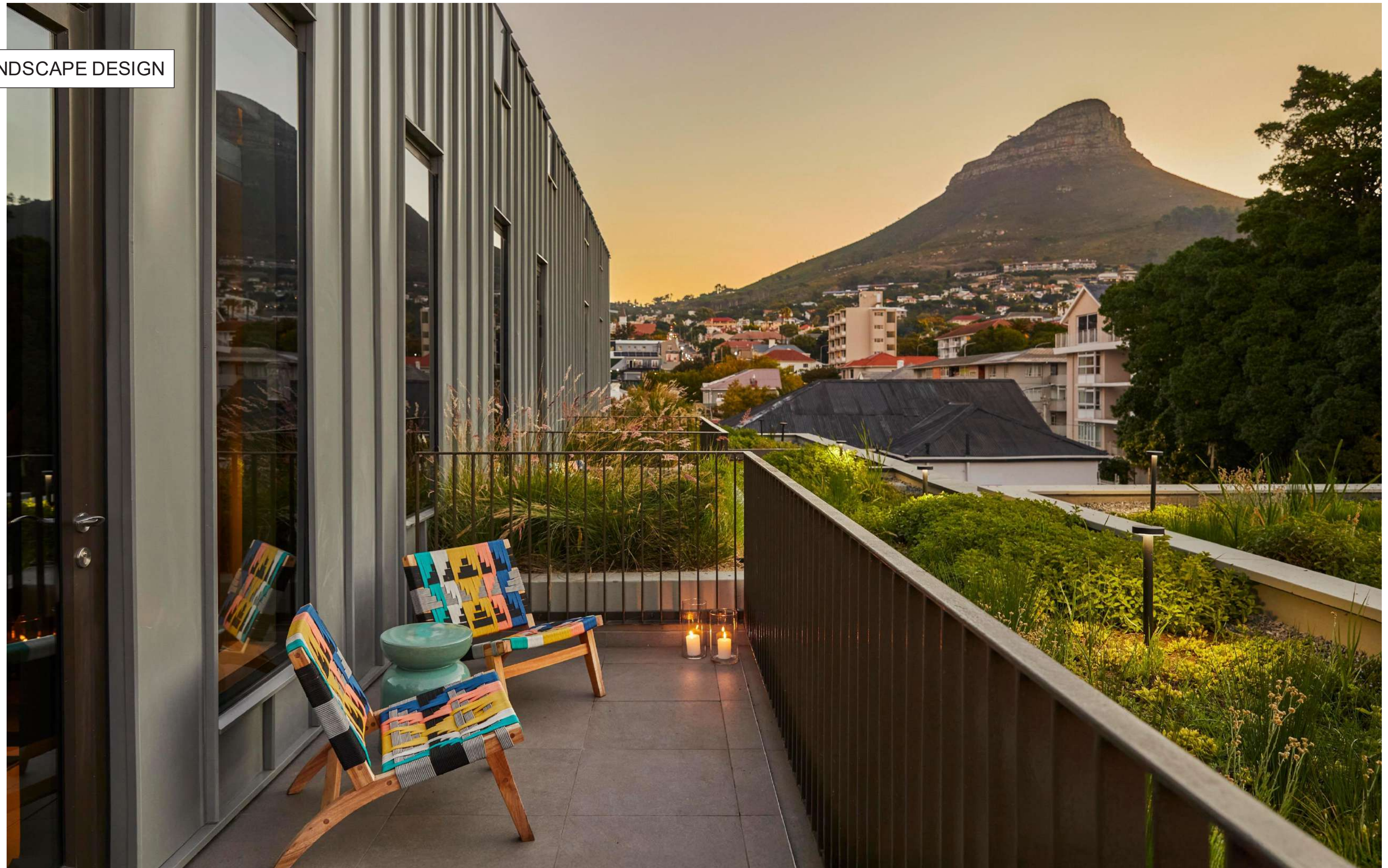








LANDSCAPE DESIGN





32 ON KLOOF





## design approach

- Clear distinction between existing heritage floors + extension
- Demolition of roof + annex building
- Excavation of courtyard - sunken landscape court to create active permeable frontage
- Floor plate - vertical circulation outside of existing floorplate
- Addition of two new floors - to street frontage (4.5m setback)
- Elevational treatment - fins providing vertical articulation of façade



















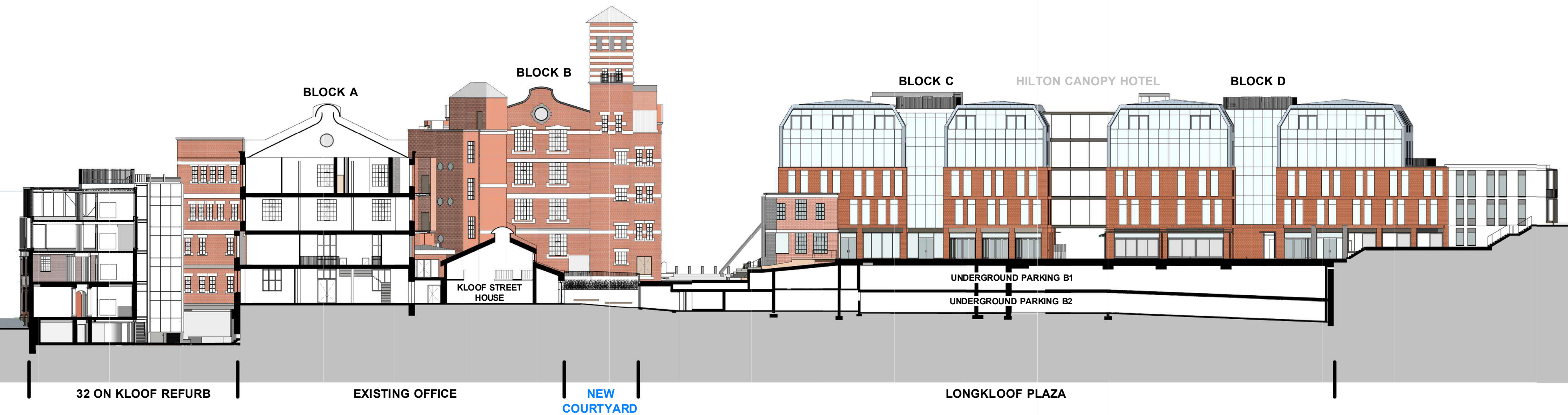


## design approach

- Excavation of courtyard for additional frontage
- External walkways to allow compliant multiple tenancies









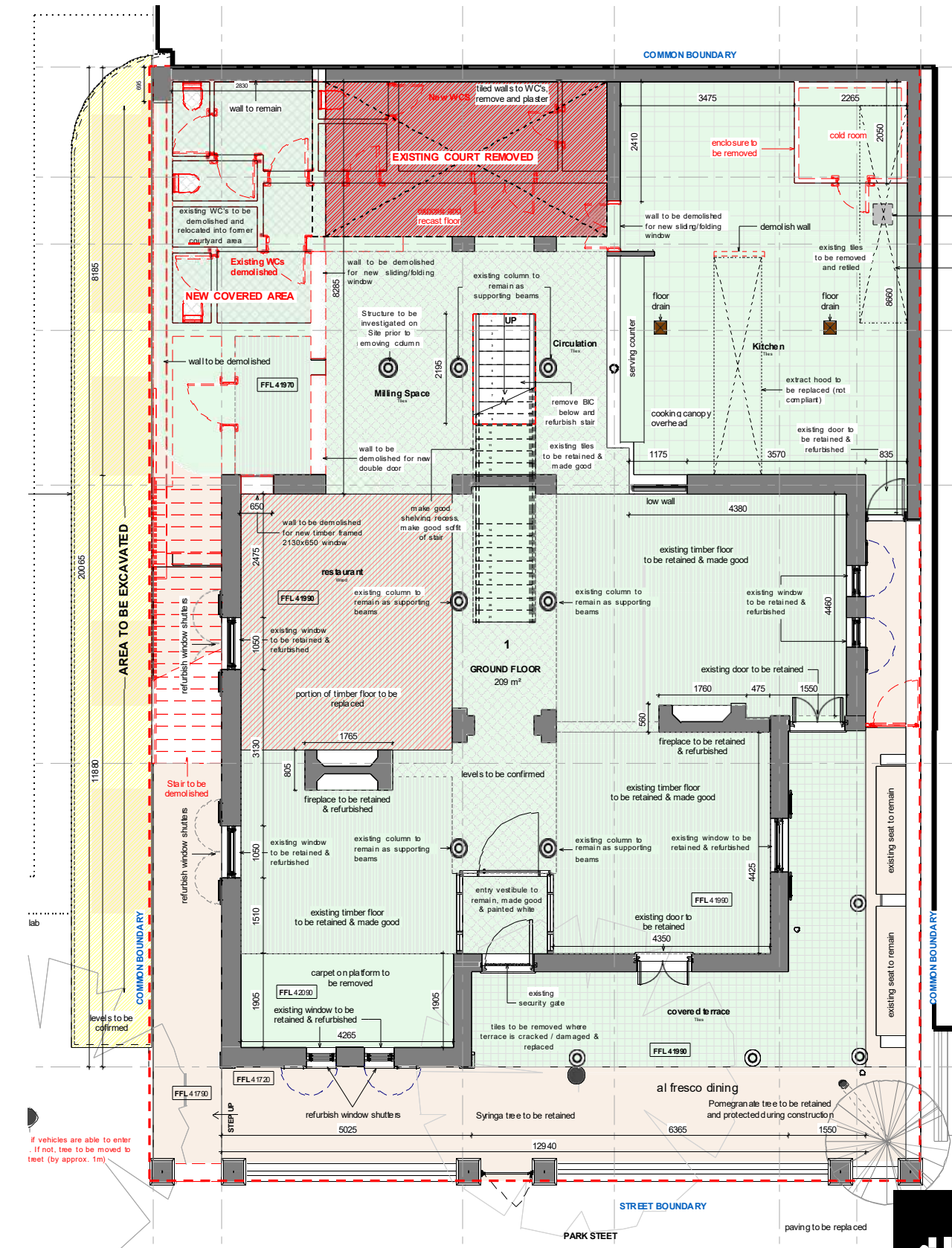
DARTERS + THRESHERS





# design approach

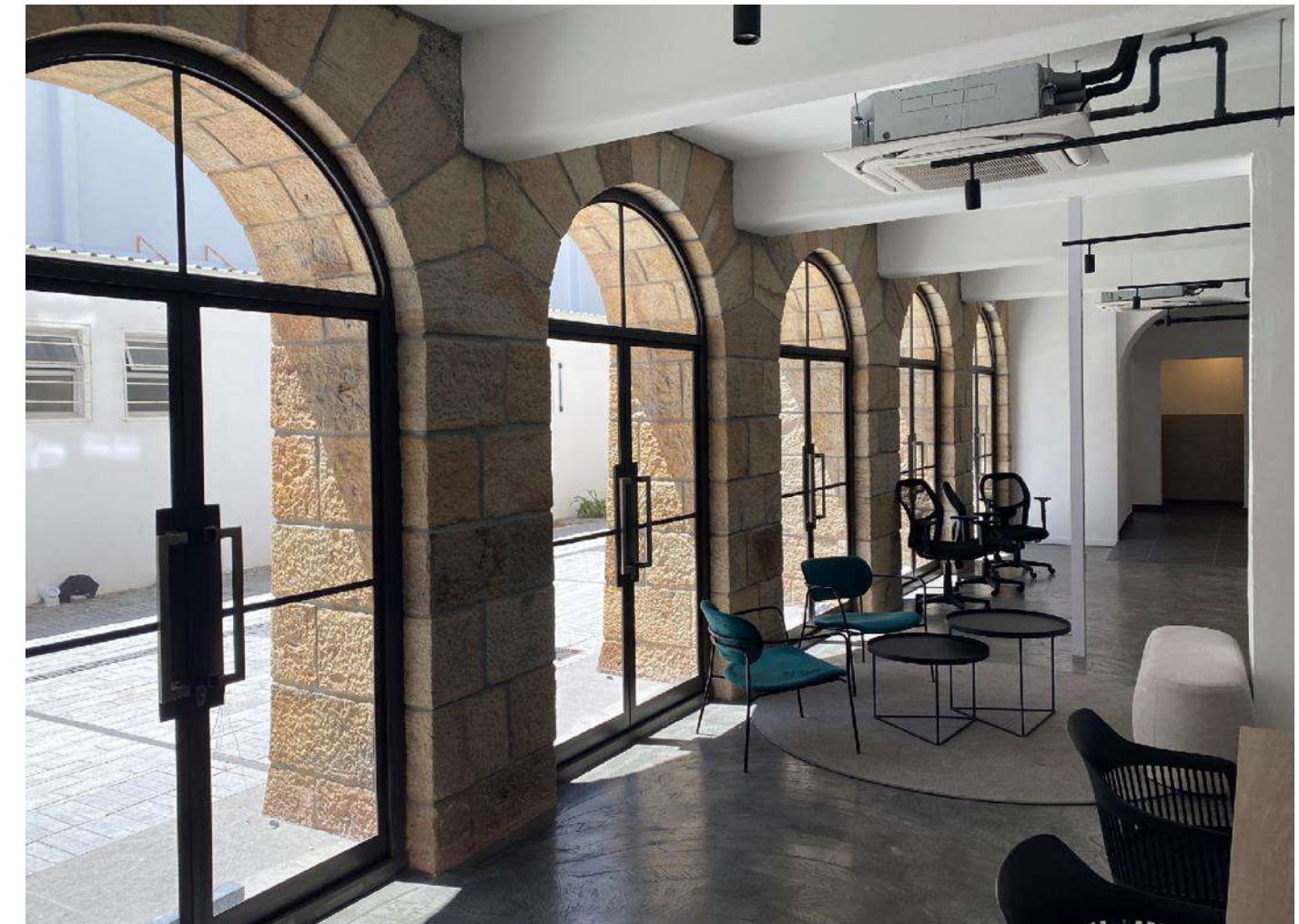
- Partial demolition to create sunken court along retail alley
- Change of level defines external seating along court and alley.





## design approach

- Internal demolition to open plan office and retail spaces
- Opening and reglazing of blocked-up arches
- Landscaping in courtyard + perimeter





An aerial photograph of Cape Town, South Africa, taken during the golden hour. The city's dense urban landscape, with a mix of residential and commercial buildings, is visible in the foreground and middle ground. In the background, the iconic Table Mountain rises majestically, its flat top and steep cliffs illuminated by the warm, low-angle sunlight. The sky is a clear, pale blue.

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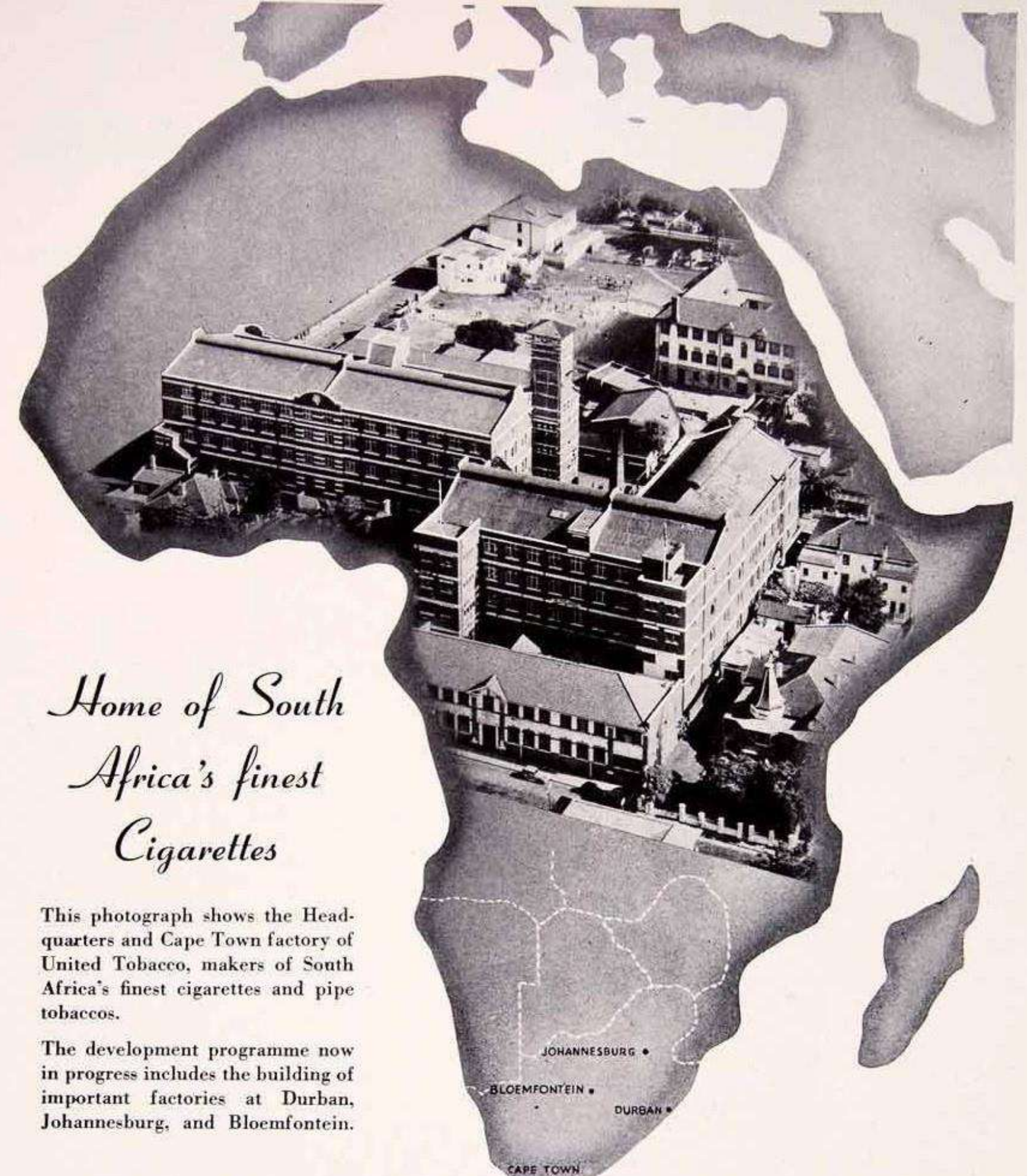


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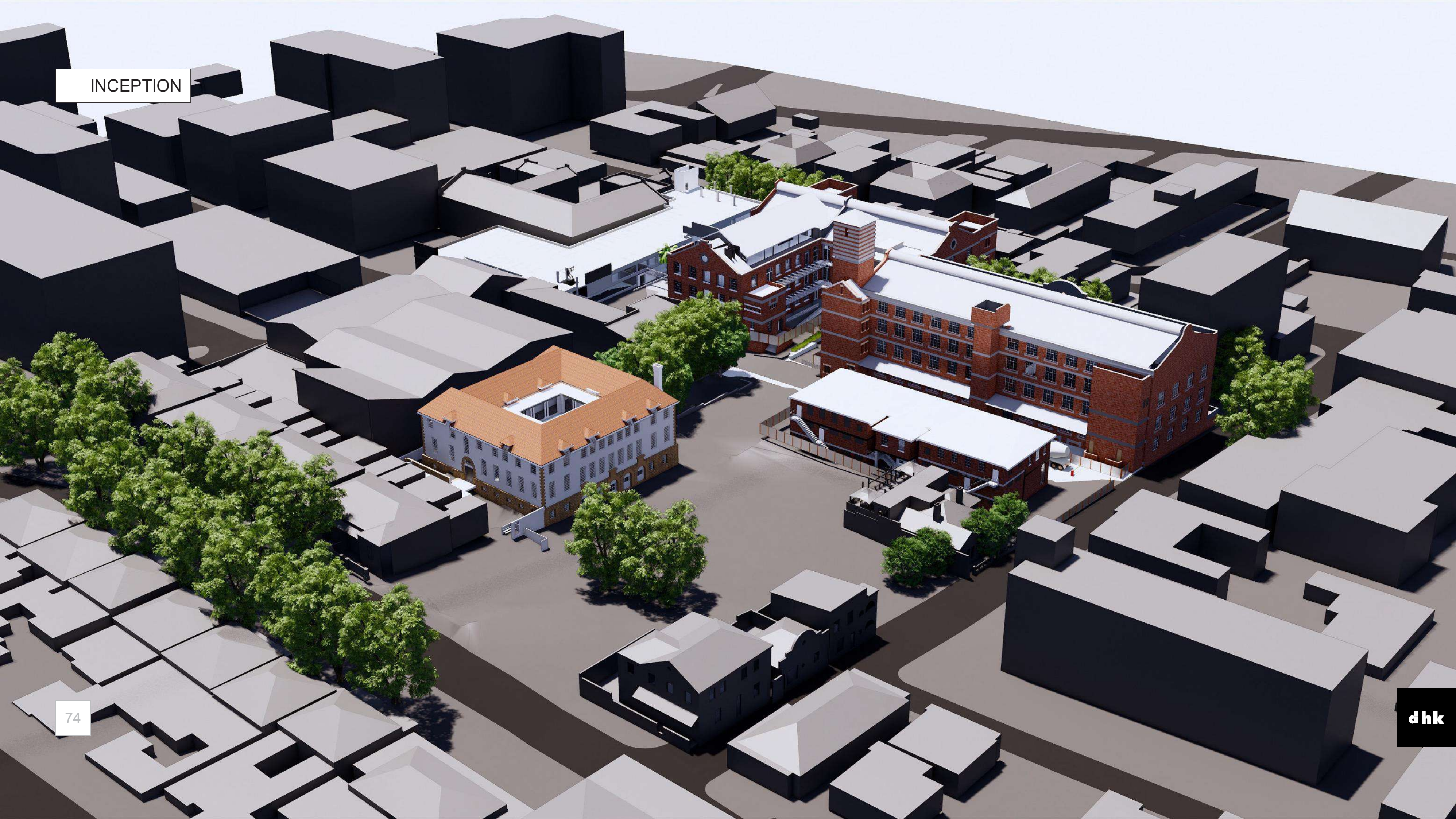
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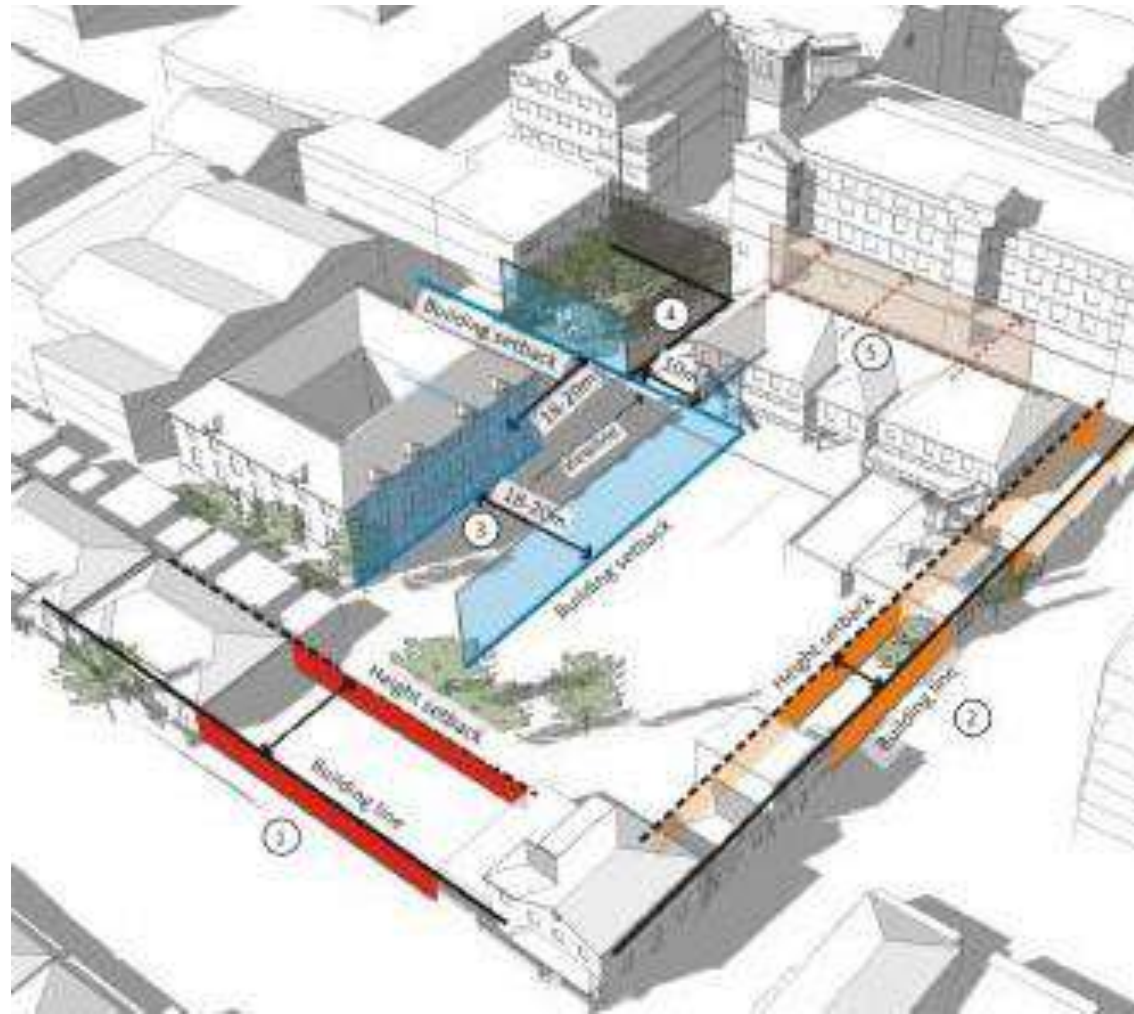


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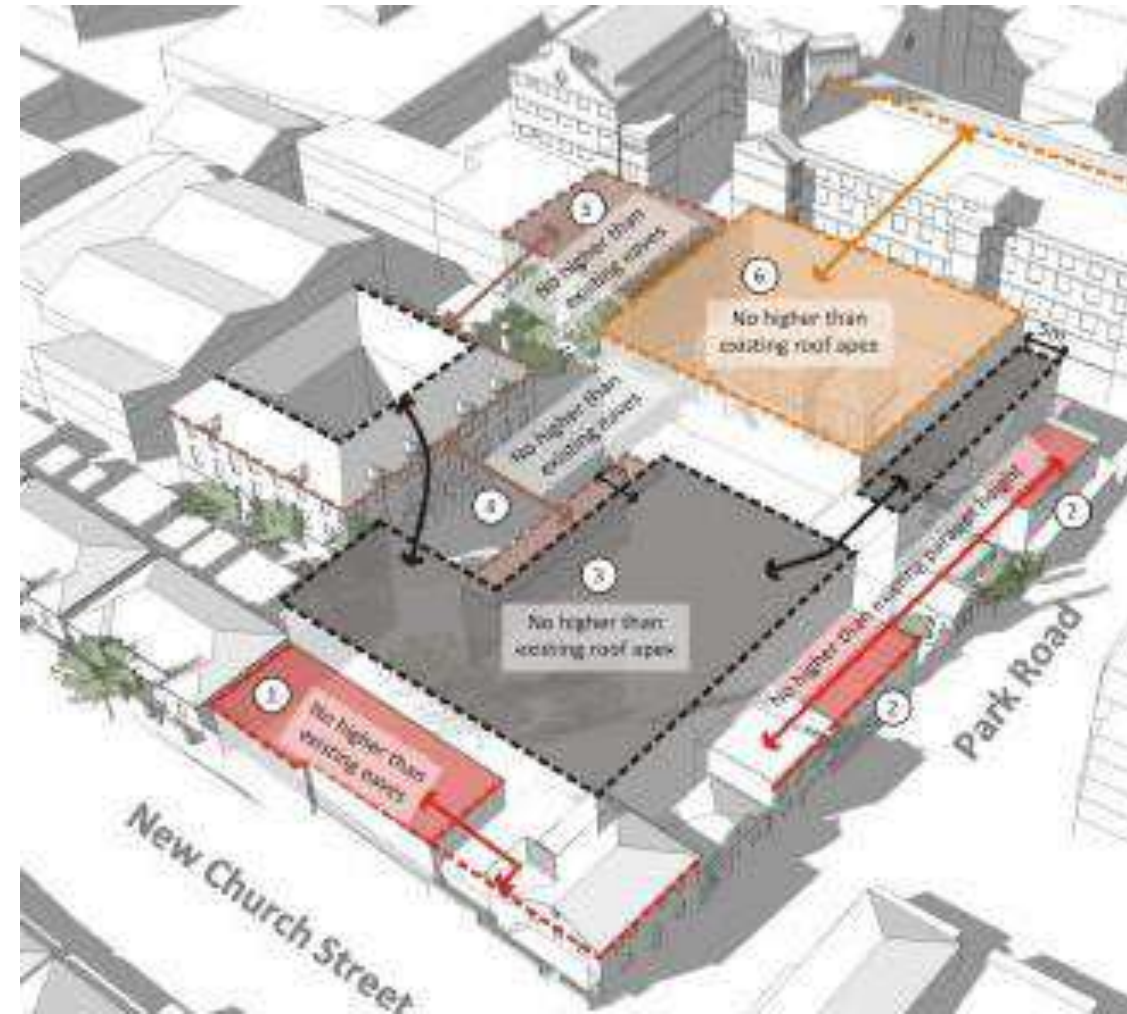




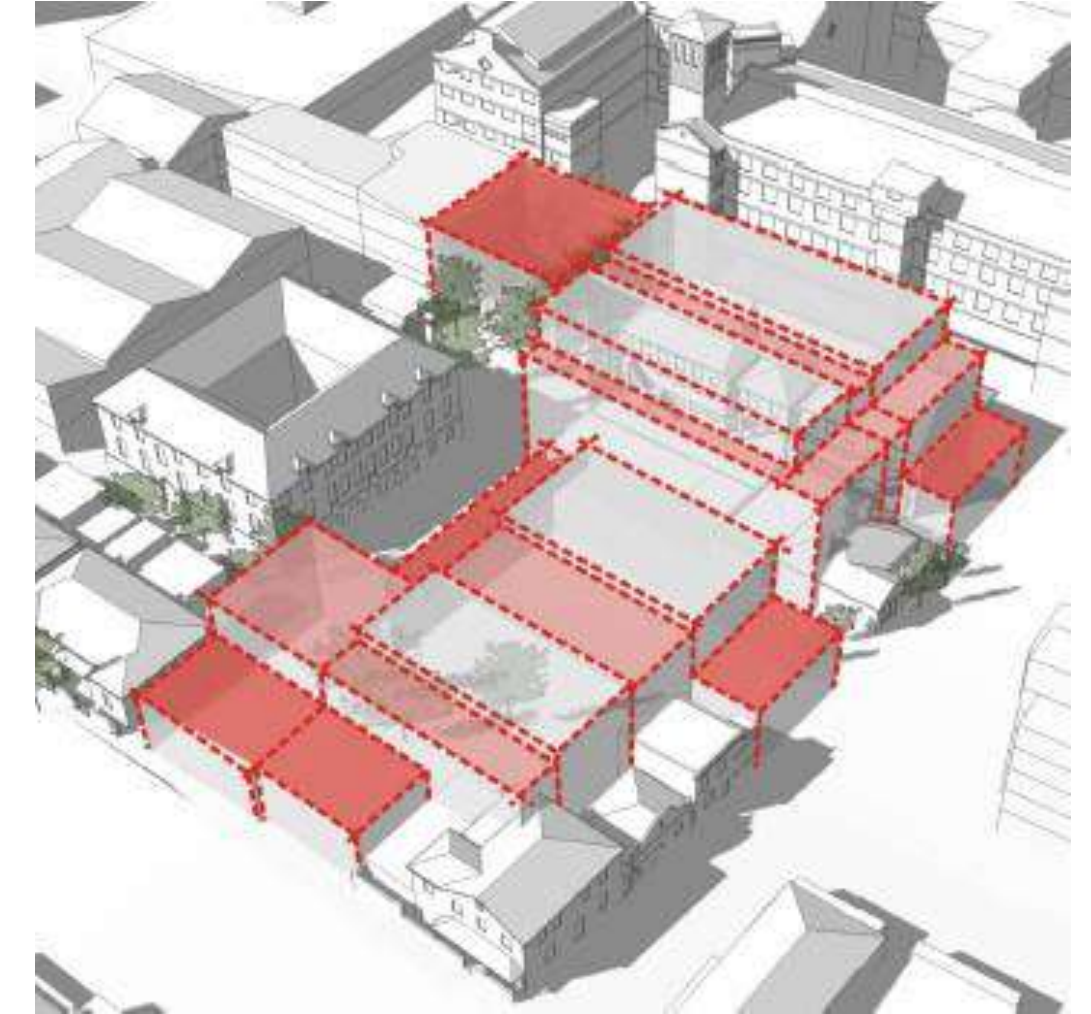
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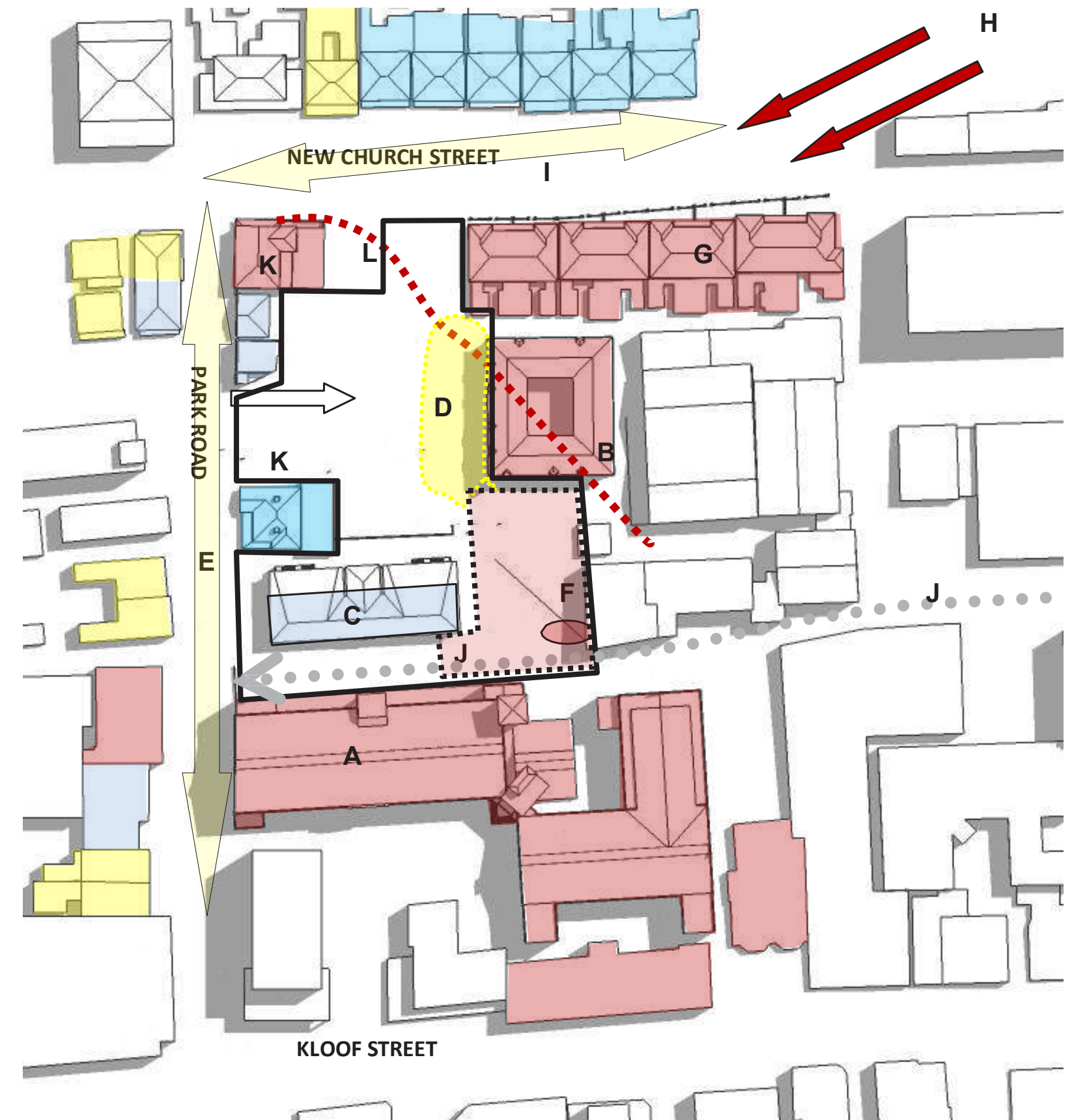
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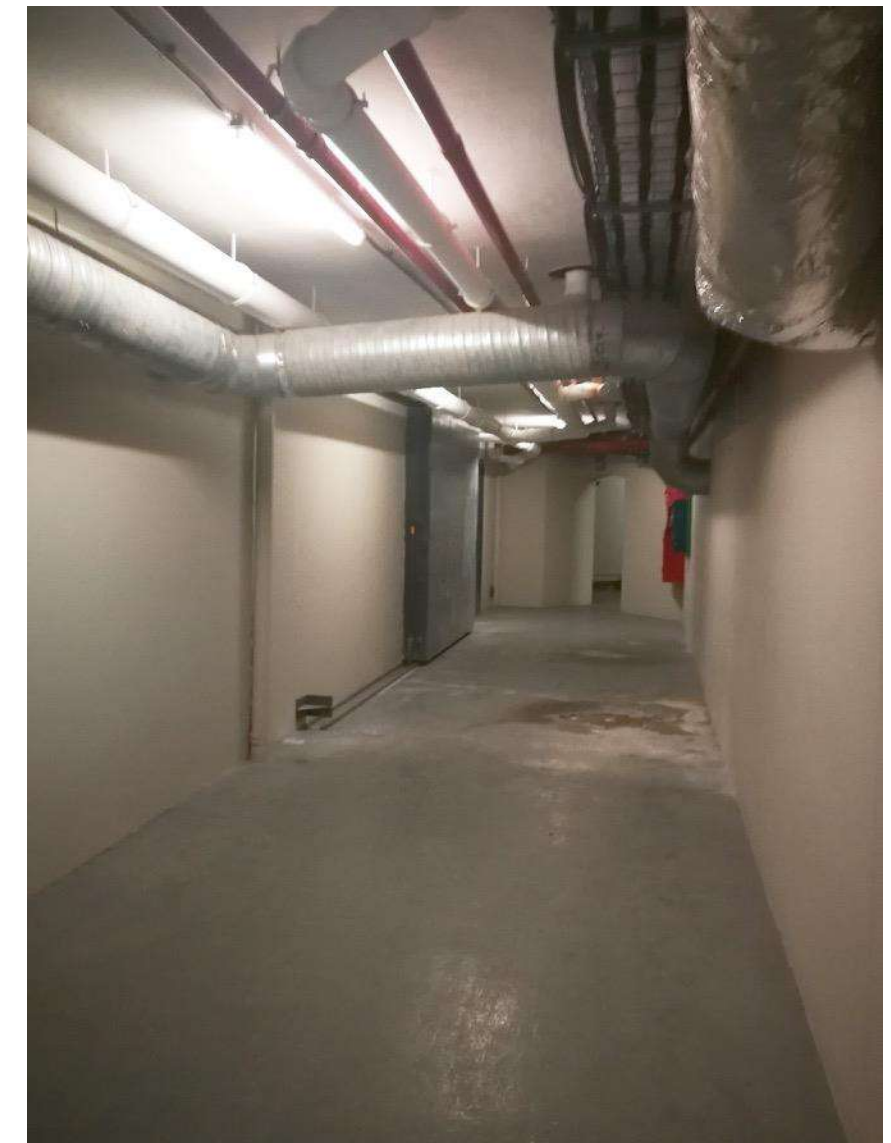
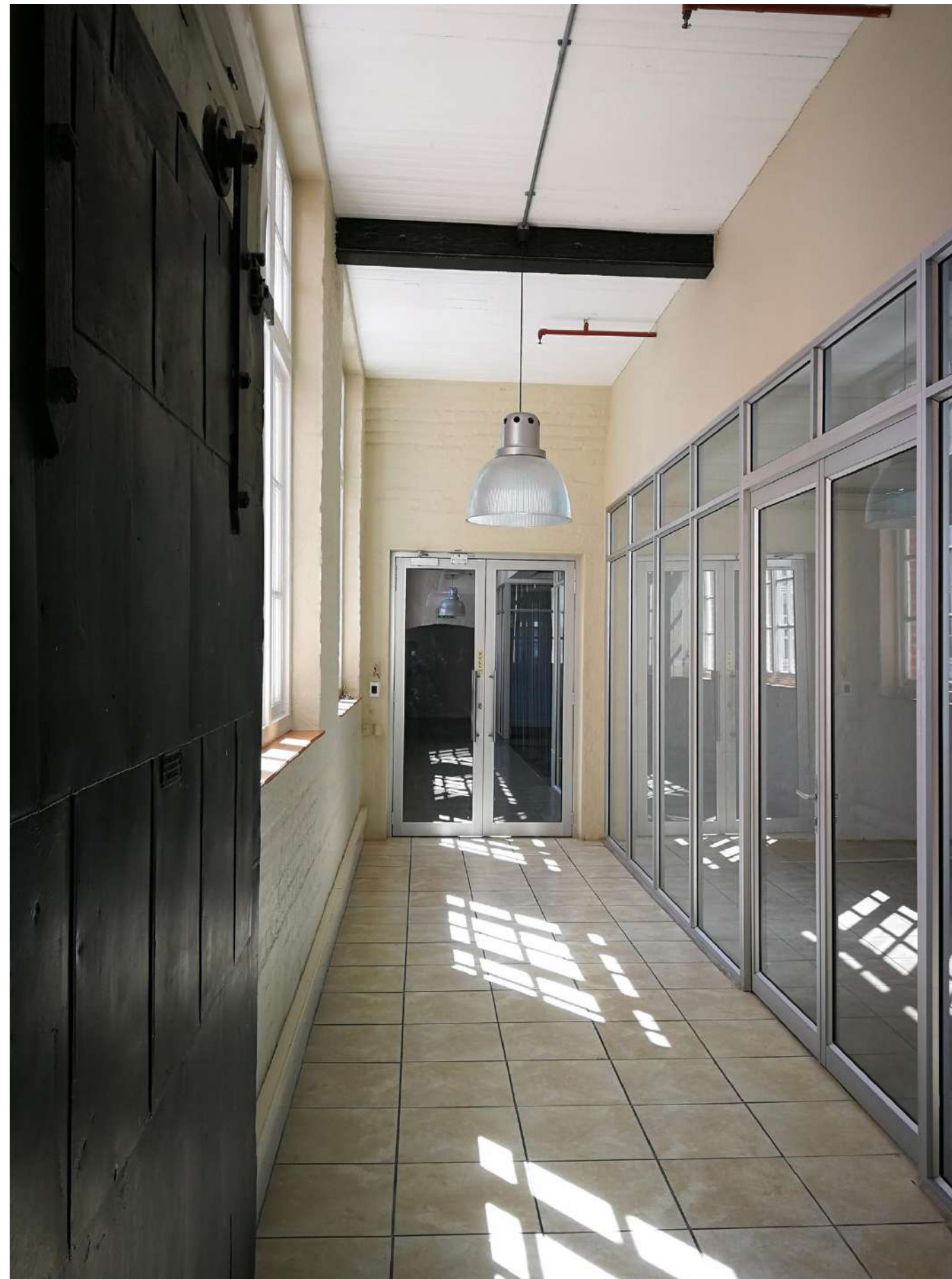


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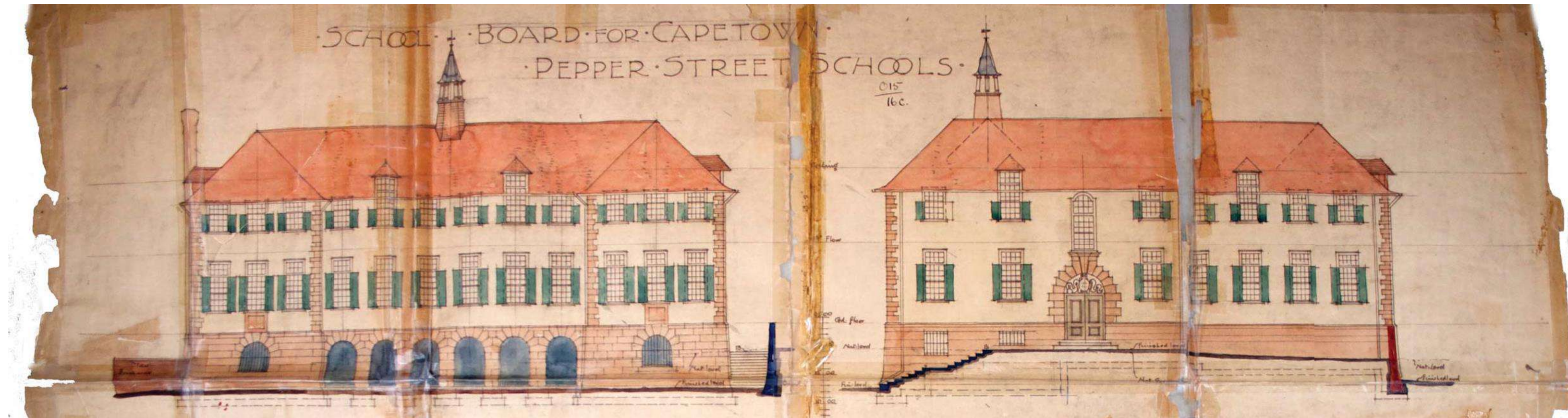


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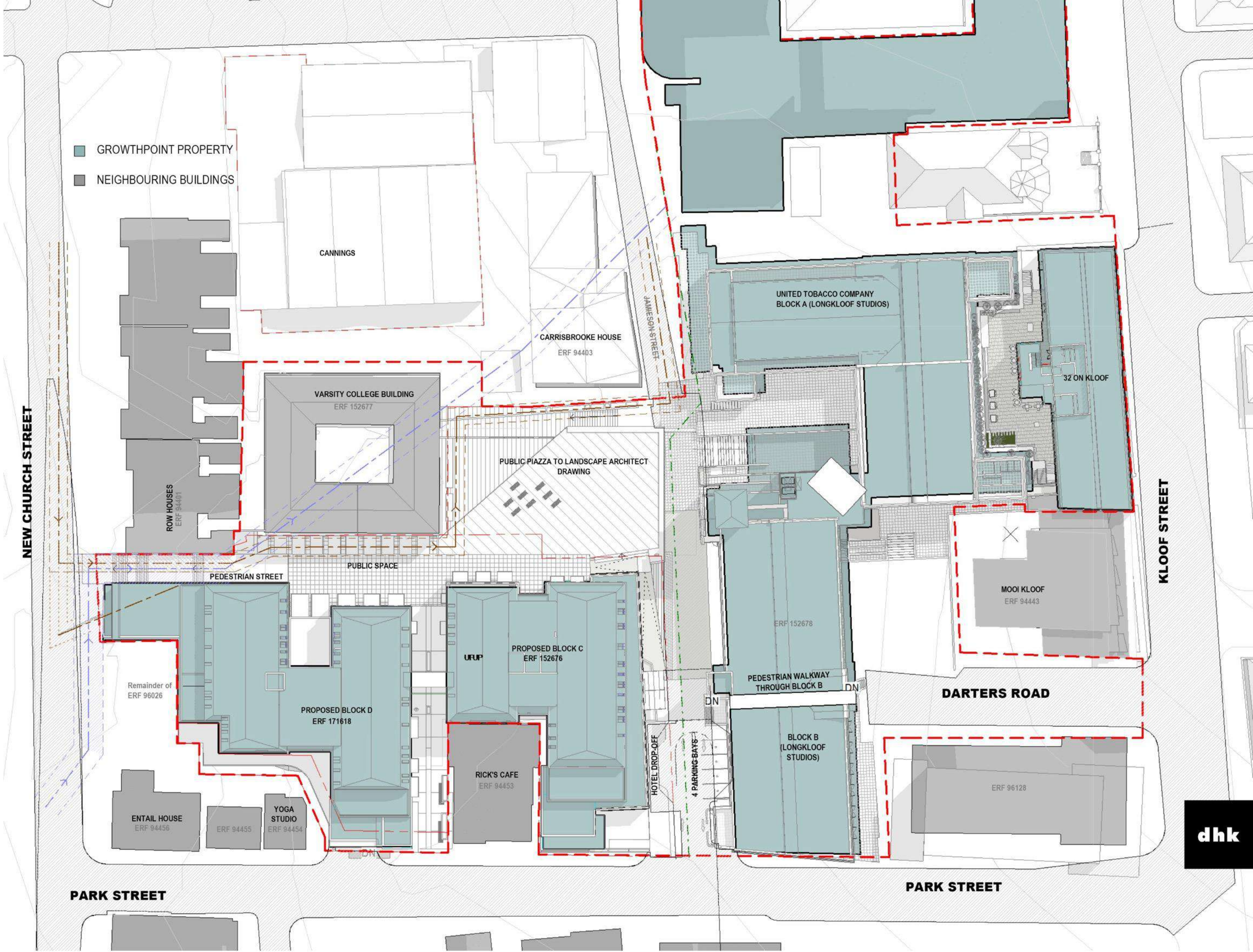


## INCEPTION





precinct plan





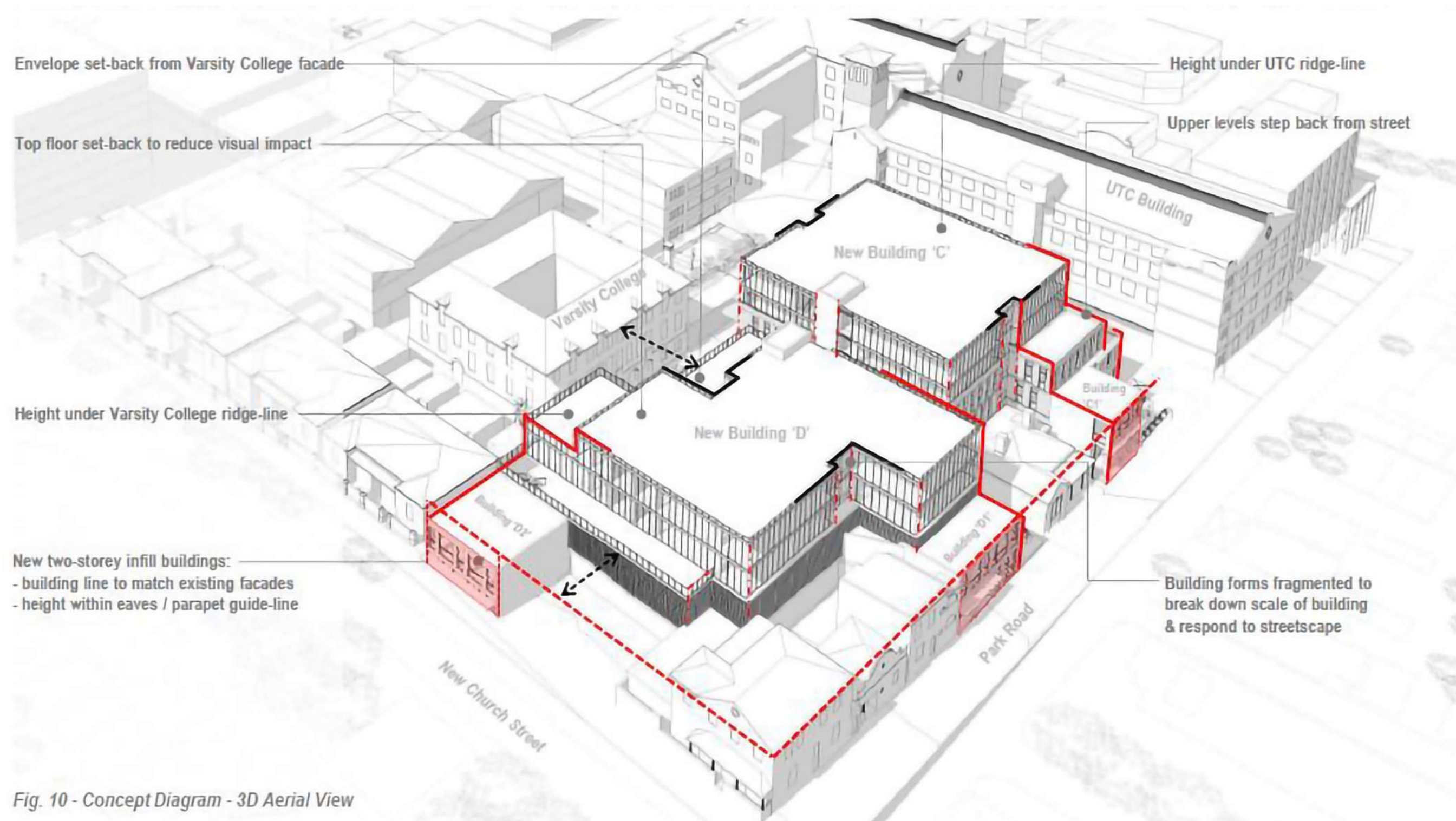


Fig. 10 - Concept Diagram - 3D Aerial View



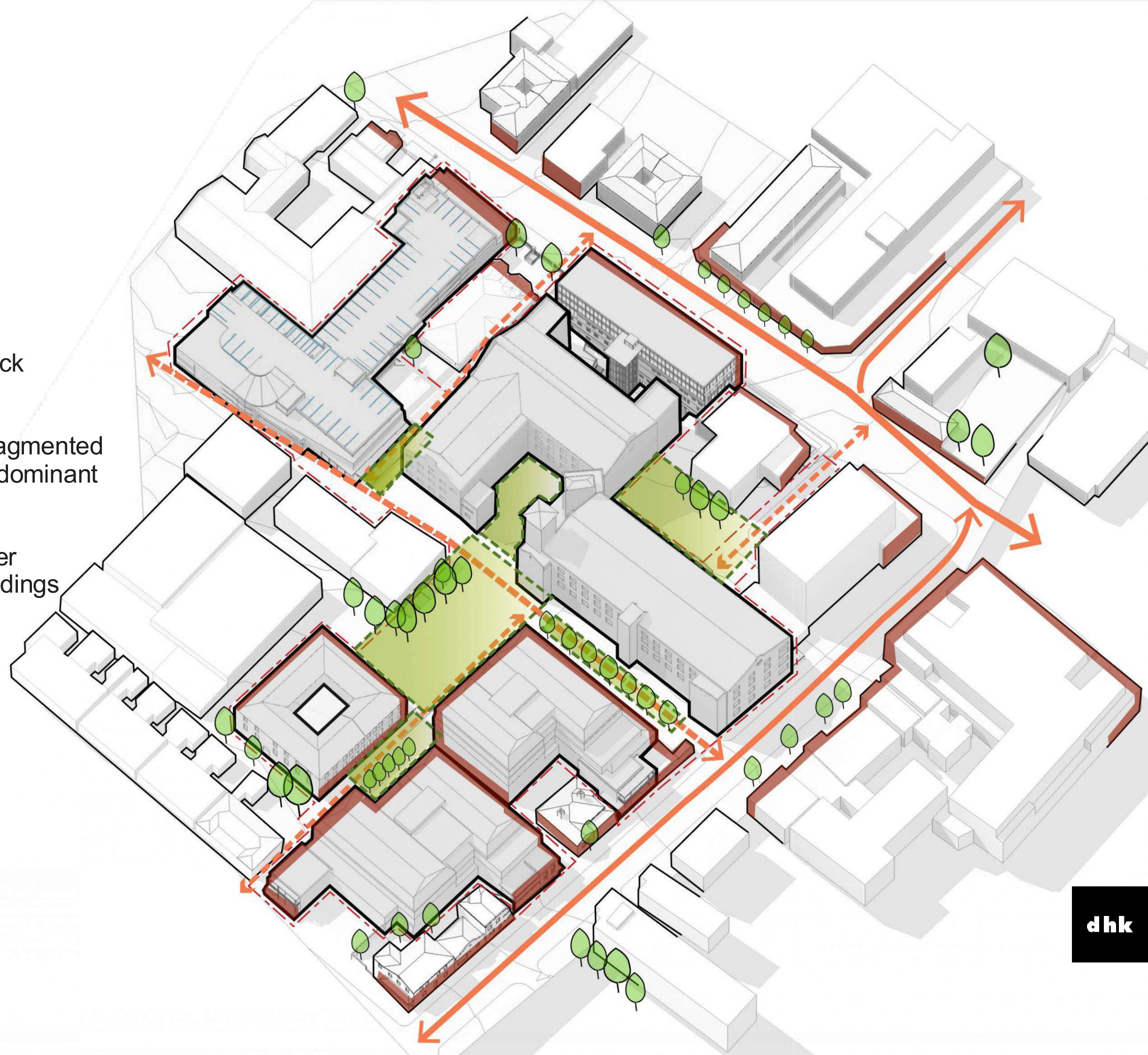
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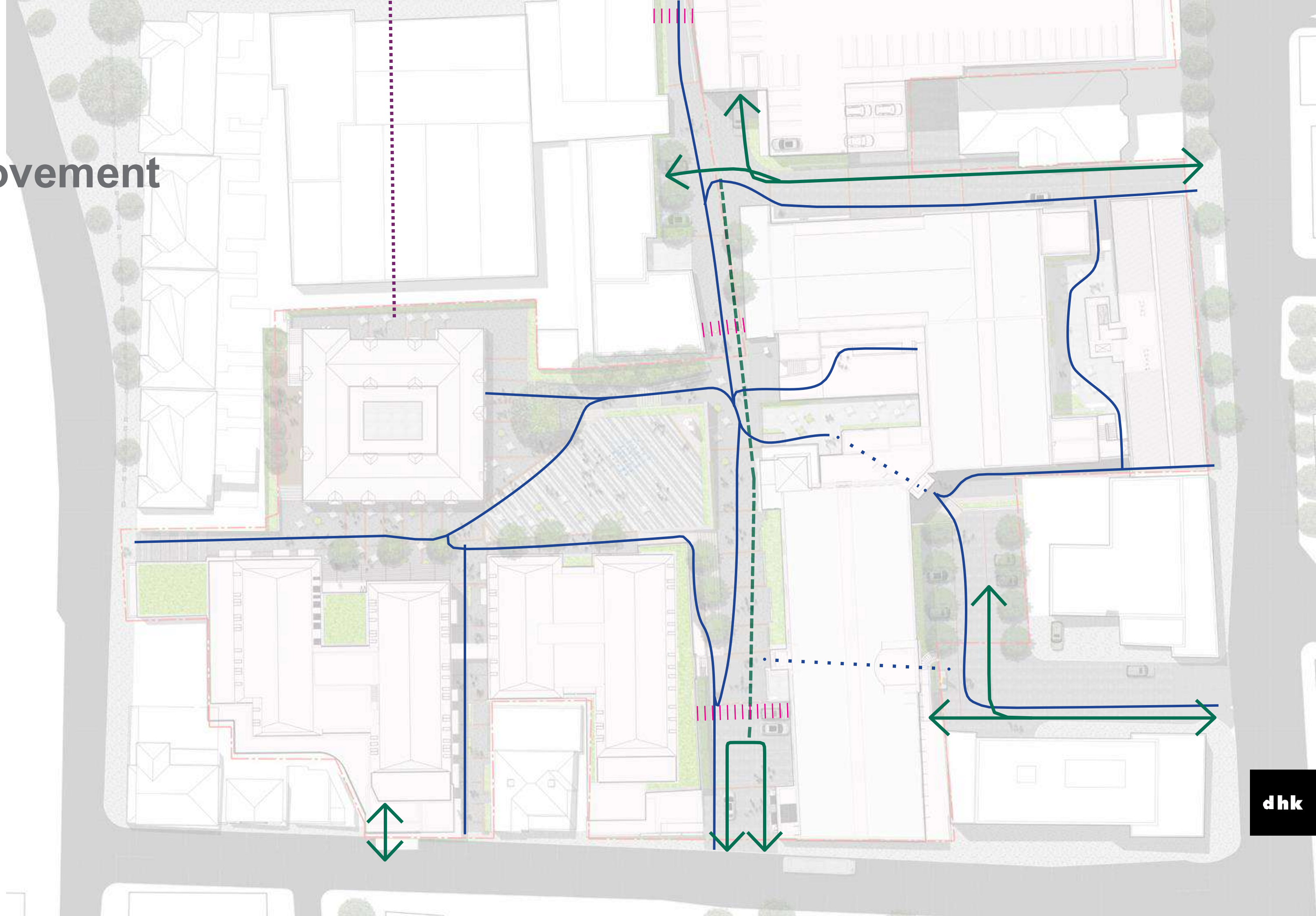
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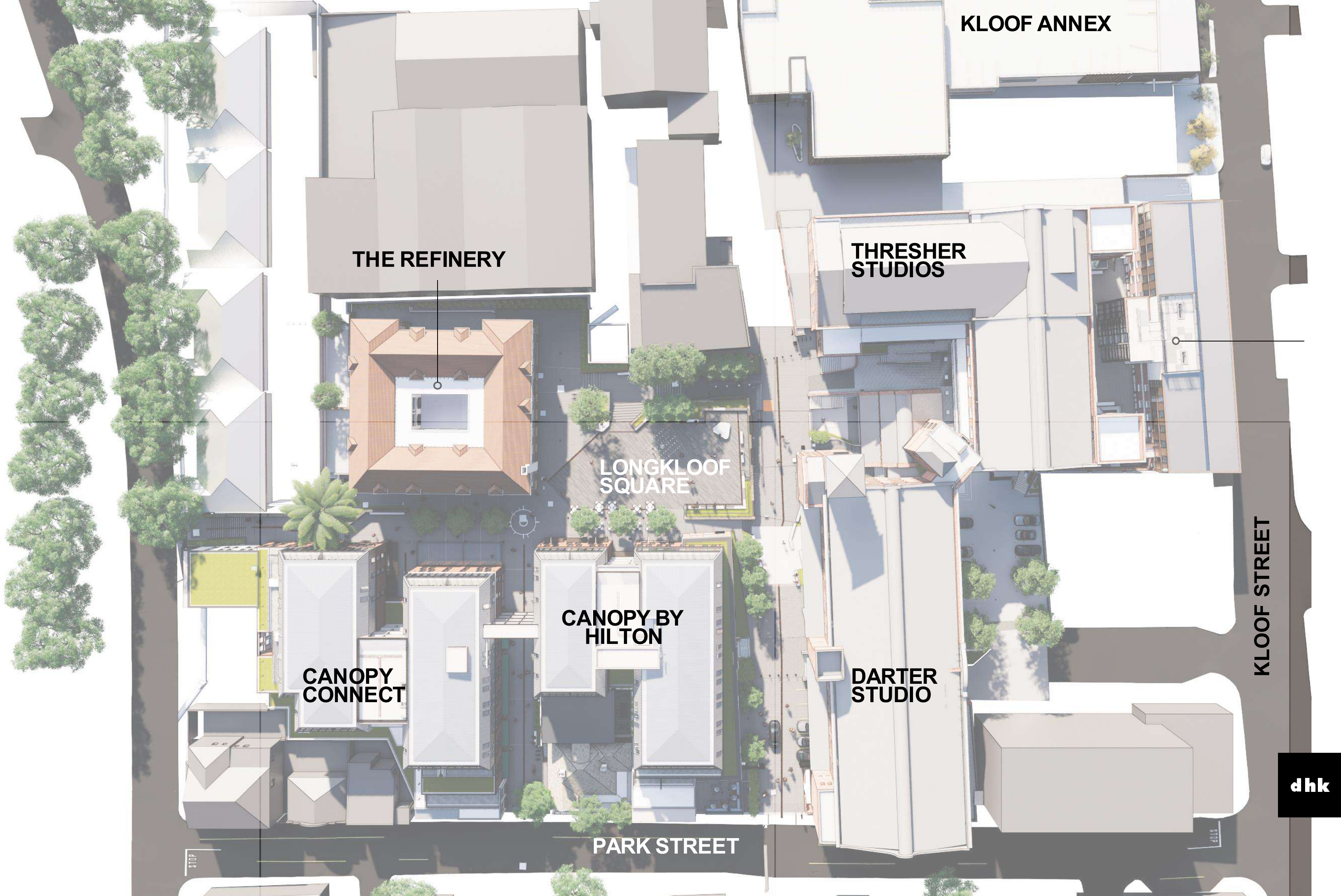


## access + movement

- pedestrian
- vehicular









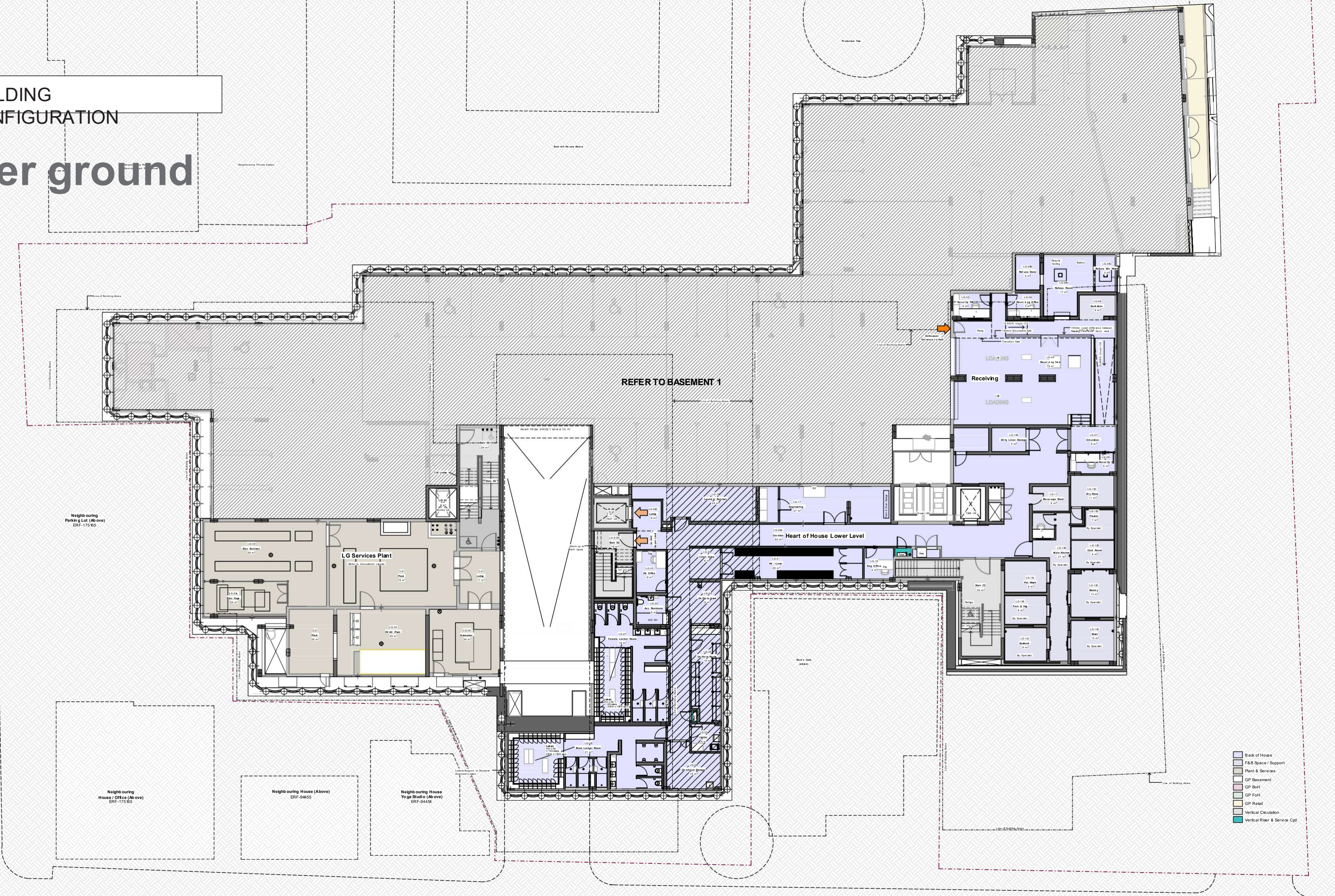
## 25





BUILDING  
CONFIGURATION

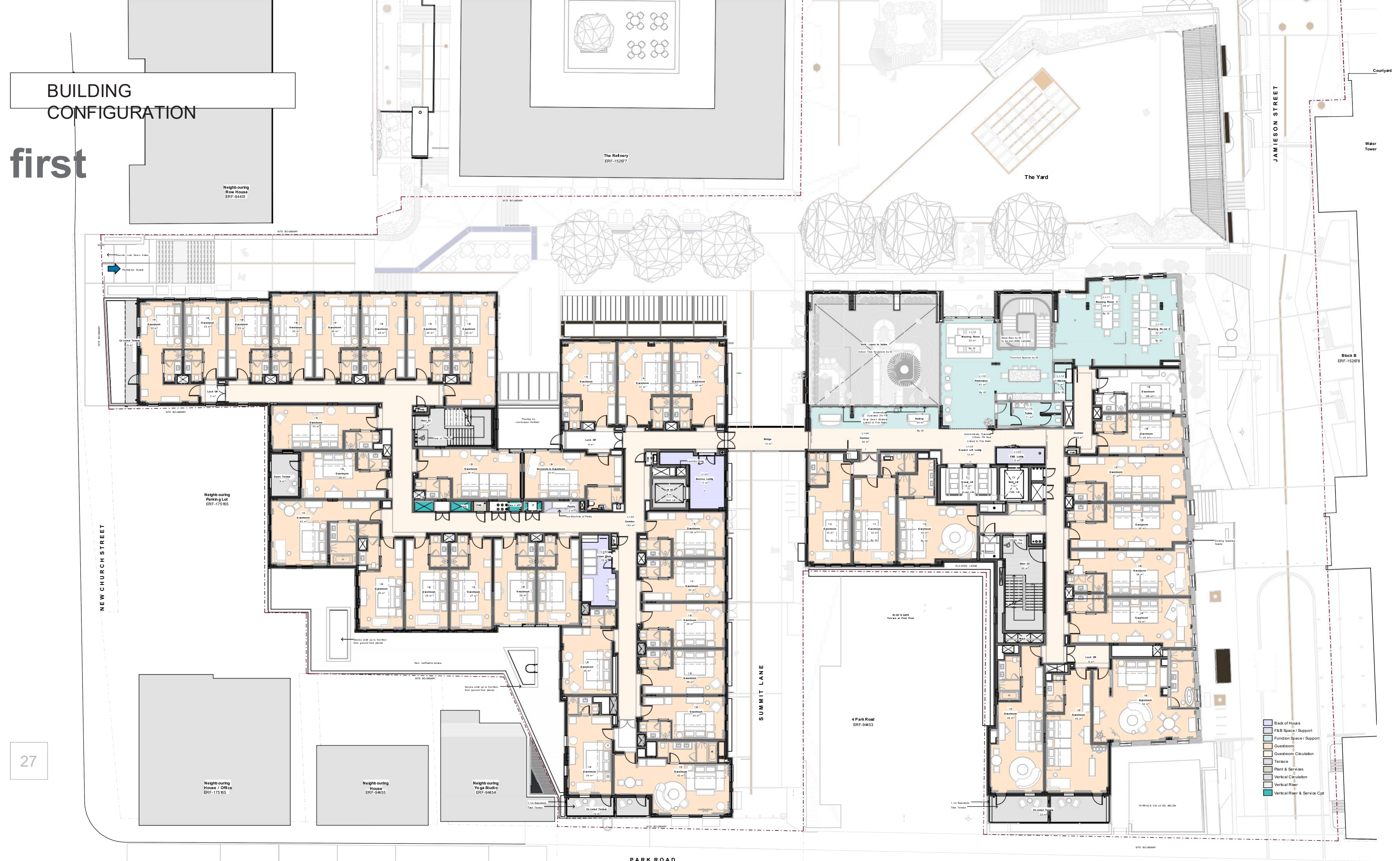
lower ground





first

27

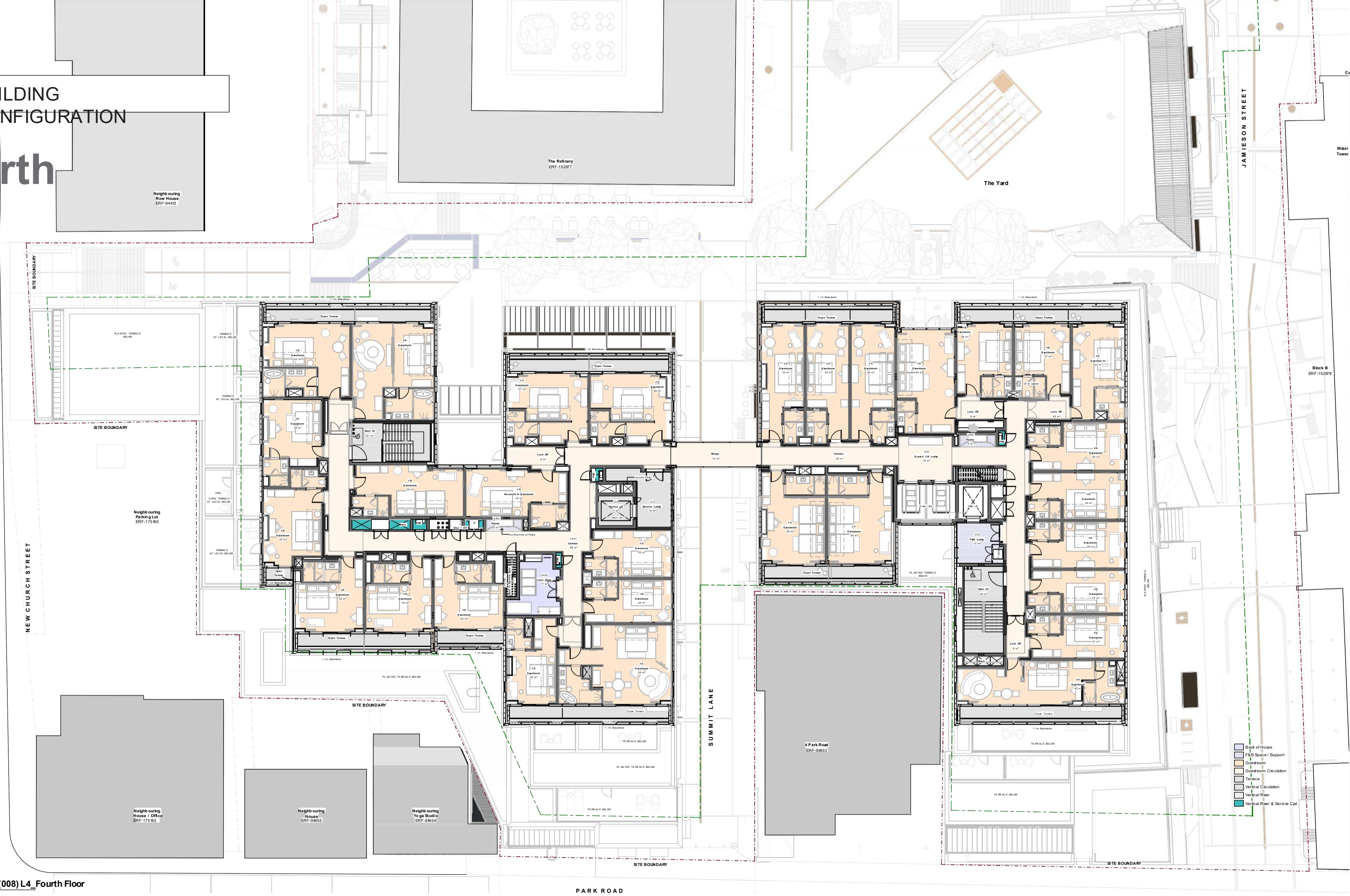


dhk



BUILDING  
CONFIGURATION

fourth





## BUILDING CONFIGURATION





# BUILDING CONFIGURATION





## STREET INTERFACE

# façade

## New Church Street

- Relationship to adjacent scale
- Datums to Refinery
- Pedestrian entrance to create permeability to West

## Park Street

- Setbacks away from street
- Interface with lower neighbouring buildings
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STREET INTERFACE





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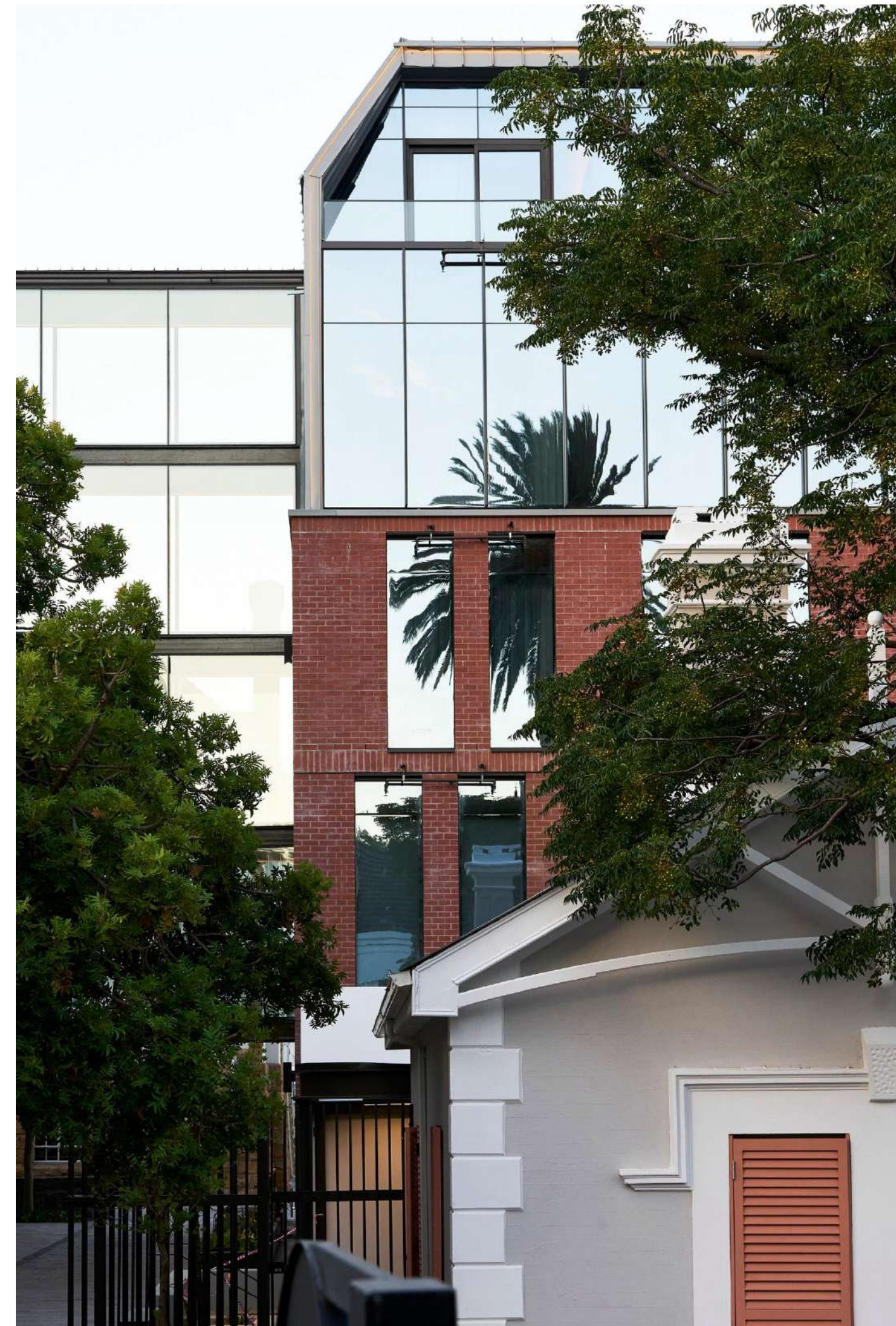
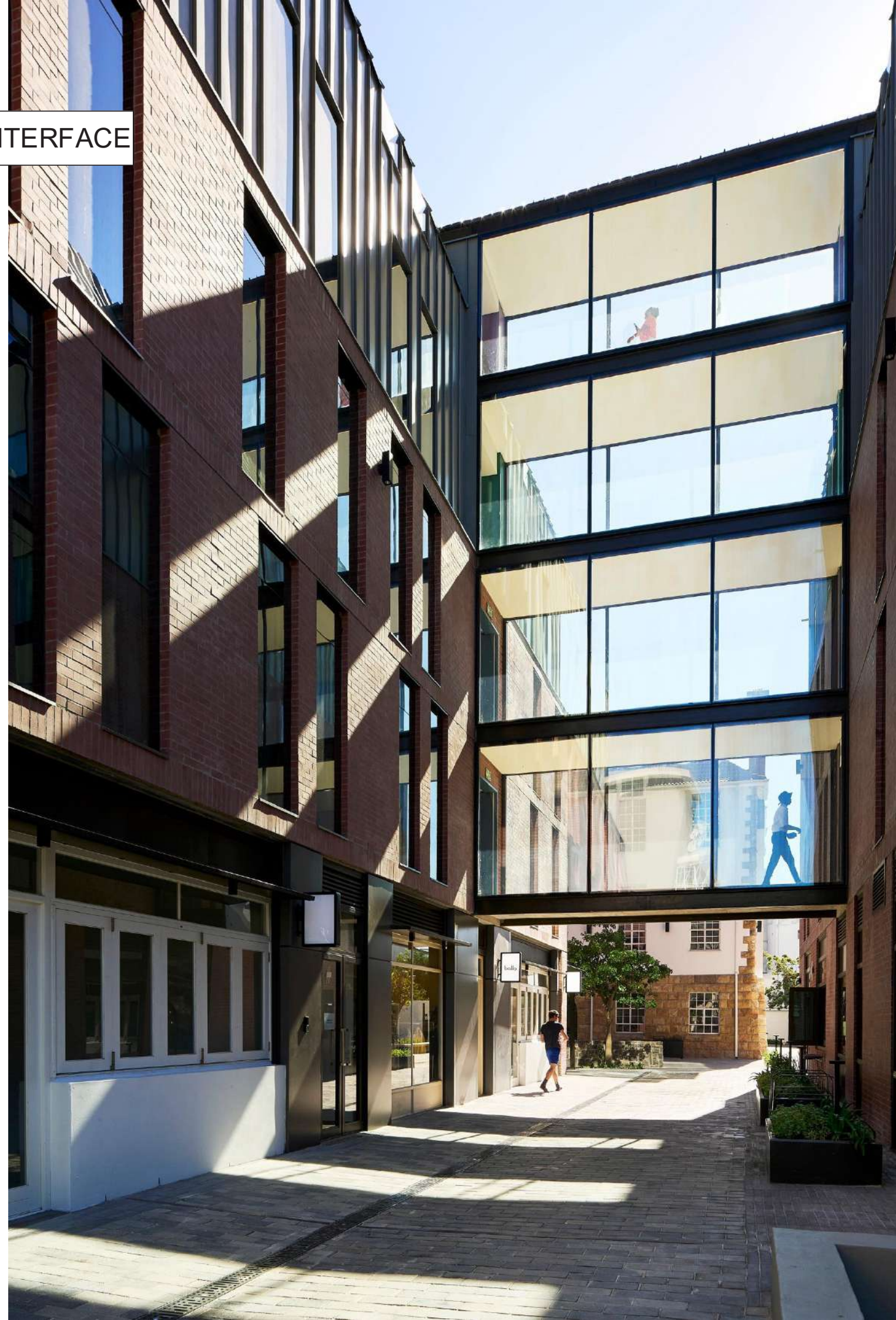


## STREET INTERFACE





## STREET INTERFACE





## SQUARE INTERFACE

# façade

### Jamieson Lane (East)

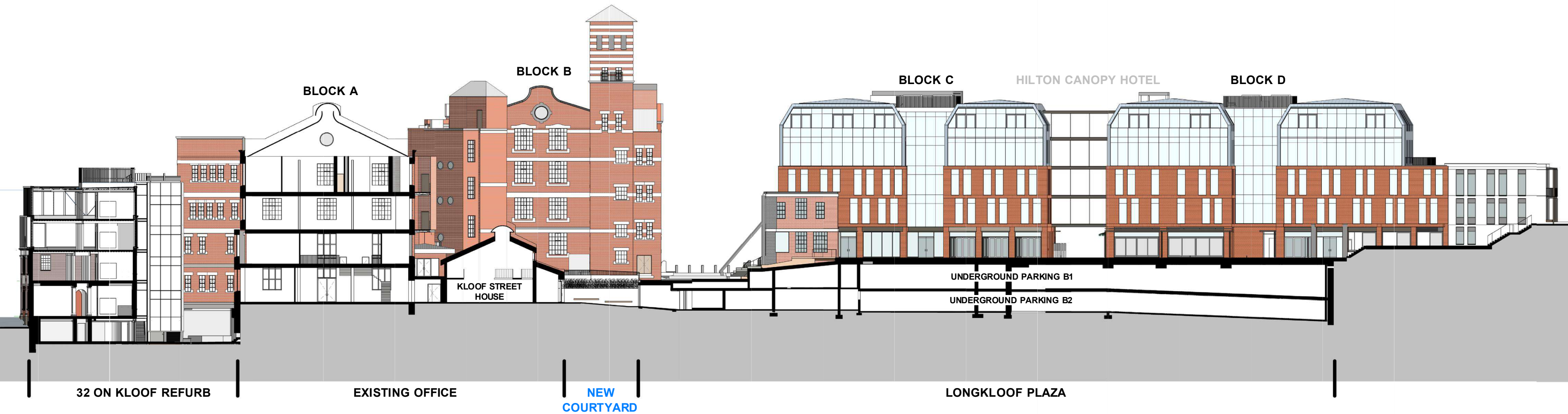
- Setbacks from Park Street
- Retention/incorporation of MLT House façade
- Mansard roof forms/height
- Pedestrian routes

### Facing square (North) Retail/hotel frontages

- Glazed link
- Concealed parking
- Materiality
- Scaling to New Church Street









SQUARE INTERFACE





SQUARE INTERFACE





## SQUARE INTERFACE





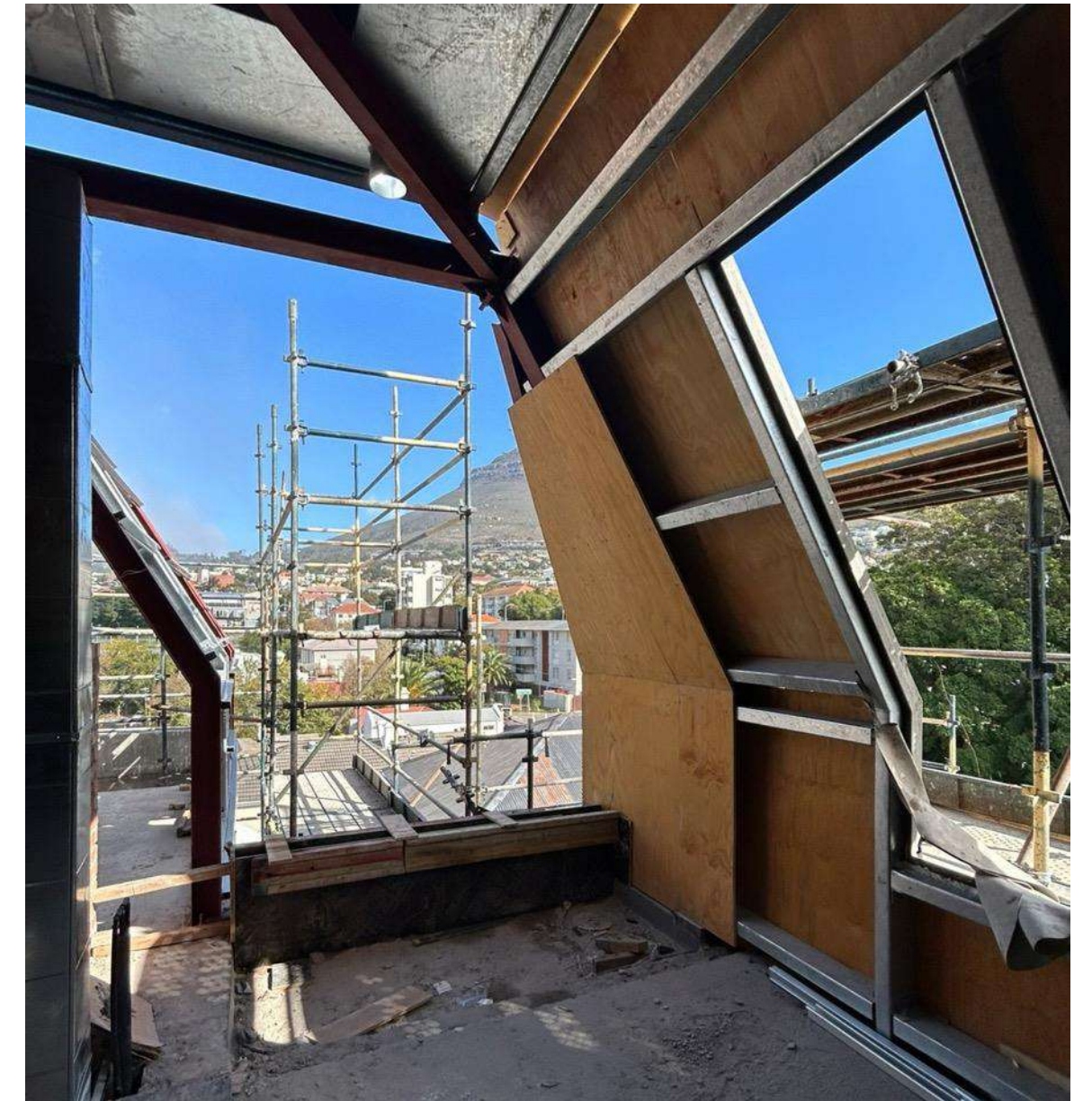


SQUARE INTERFACE



## CONSTRUCTION

- Excavation along side heritage structures
- Shutdown post Covid - 1st floor
- Hybrid RC frame + steel structure





## concept drivers

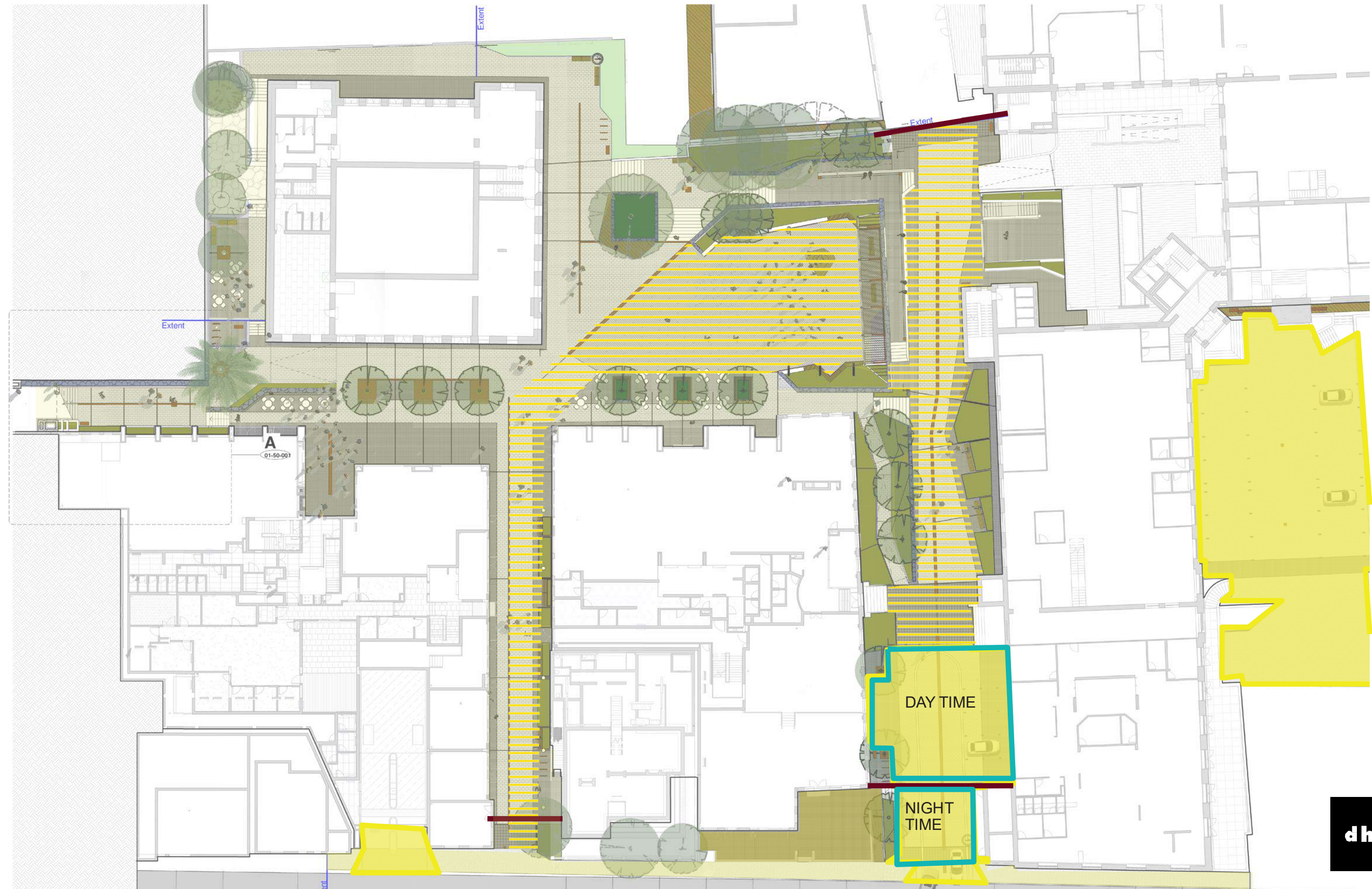
- Seamless, enticing, user-friendly spaces
- Pedestrianised walkways
- The Yard - a new public space
- Level changes articulate spaces
- Sunken courtyards - connectivity
- Consistency of detailing - stone, wet cast pavers, steel edges planters
- Extensive planting, trees + roof terraces
- Future-proof expansion





# movement

- Pedestrian movement through precinct
- Limited restricted vehicular access





# soft landscape

- Trees + planters





# concession areas



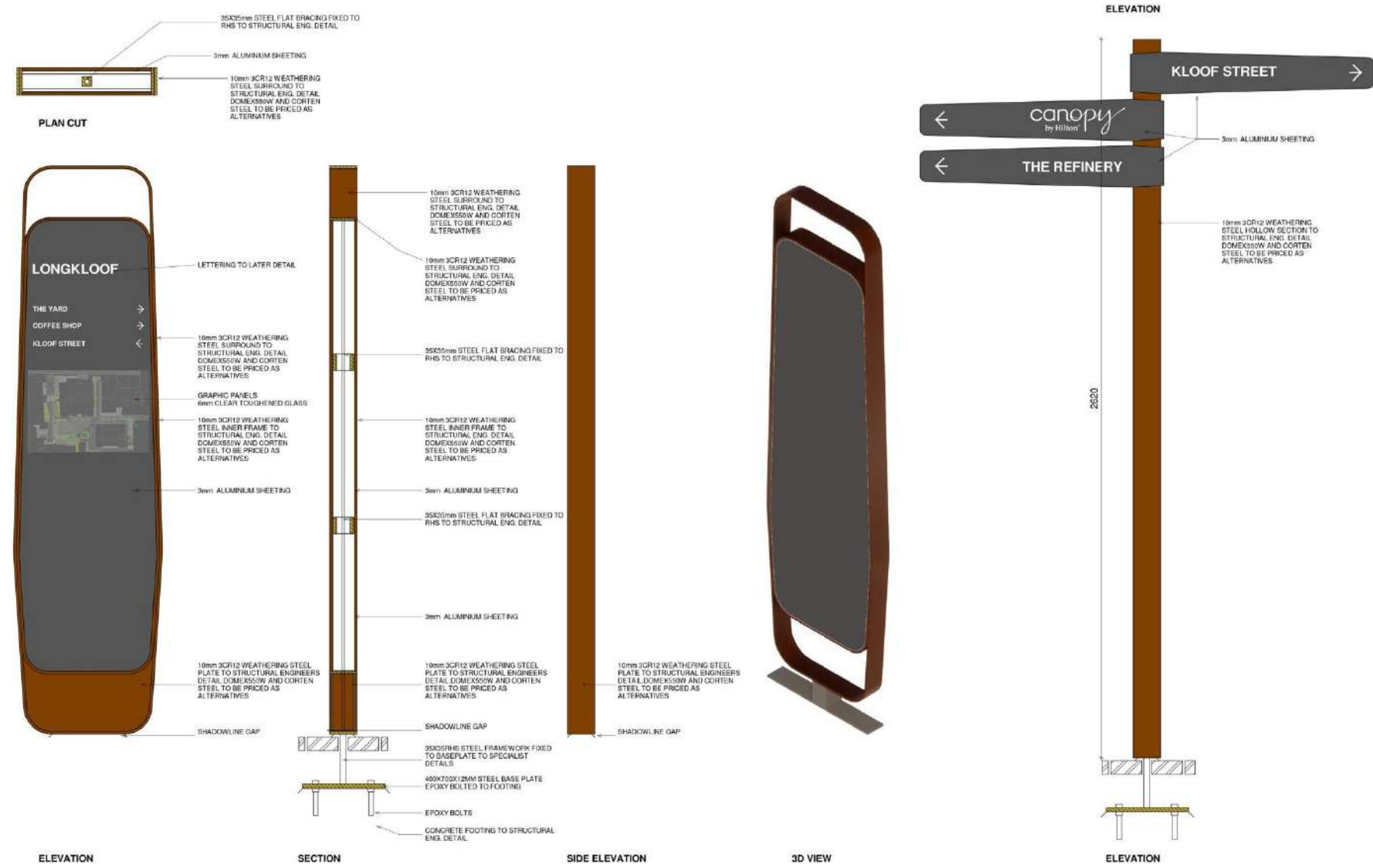


# street furniture





wayfinding



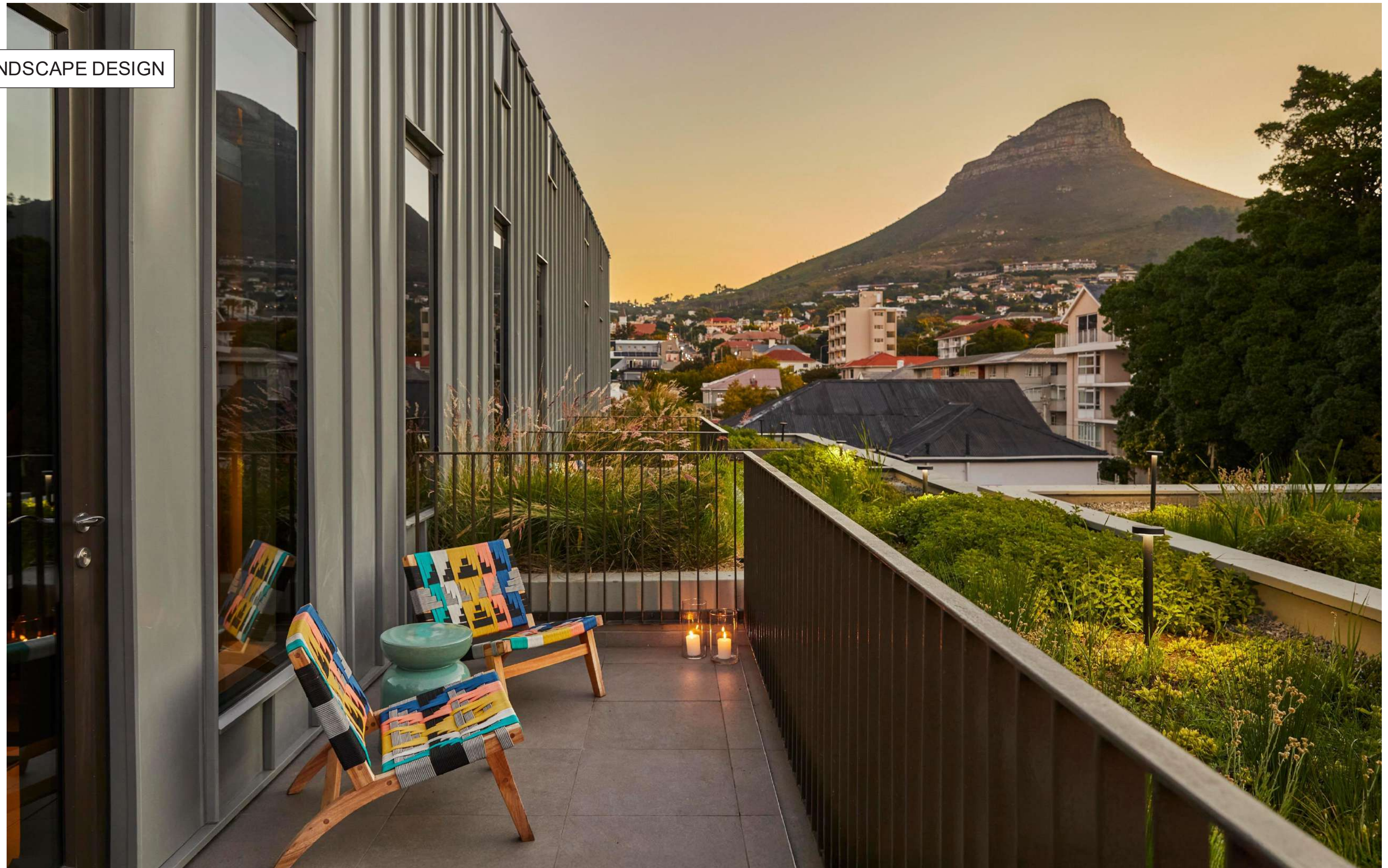


LANDSCAPE DESIGN





LANDSCAPE DESIGN





32 ON KLOOF



# design approach

- Clear distinction between existing heritage floors + extension
- Demolition of roof + annex building
- Excavation of courtyard - sunken landscape court to create active permeable frontage
- Floor plate - vertical circulation outside of existing floorplate
- Addition of two new floors - to street frontage (4.5m setback)
- Elevational treatment - fins providing vertical articulation of façade





32 ON KLOOF





## 32 ON KLOOF





32 ON KLOOF



12  
0



dhk







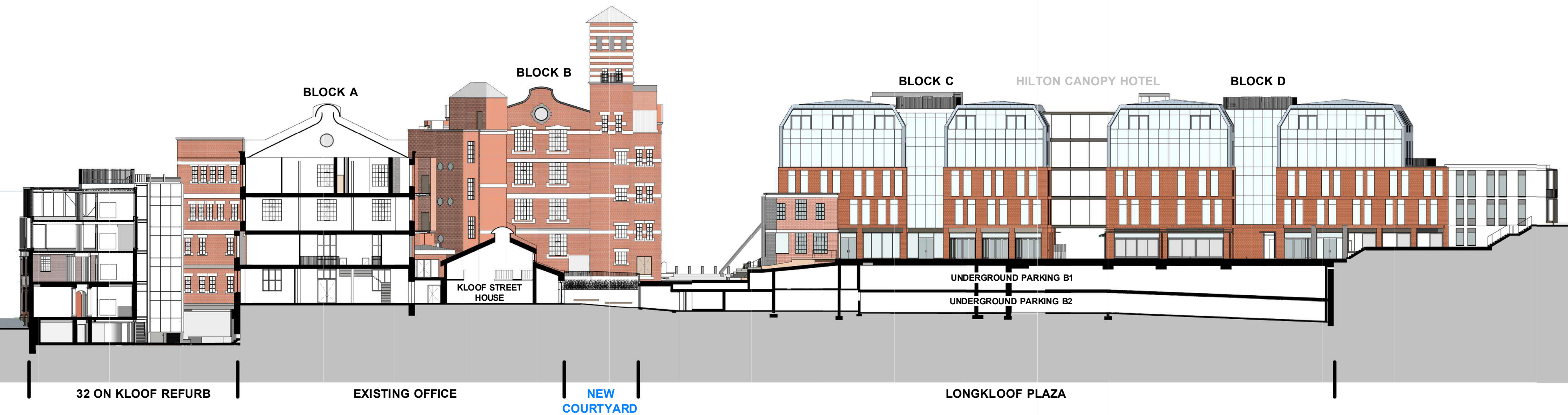
DARTERS + THRESHERS

## design approach

- Excavation of courtyard for additional frontage
- External walkways to allow compliant multiple tenancies









DARTERS + THRESHERS

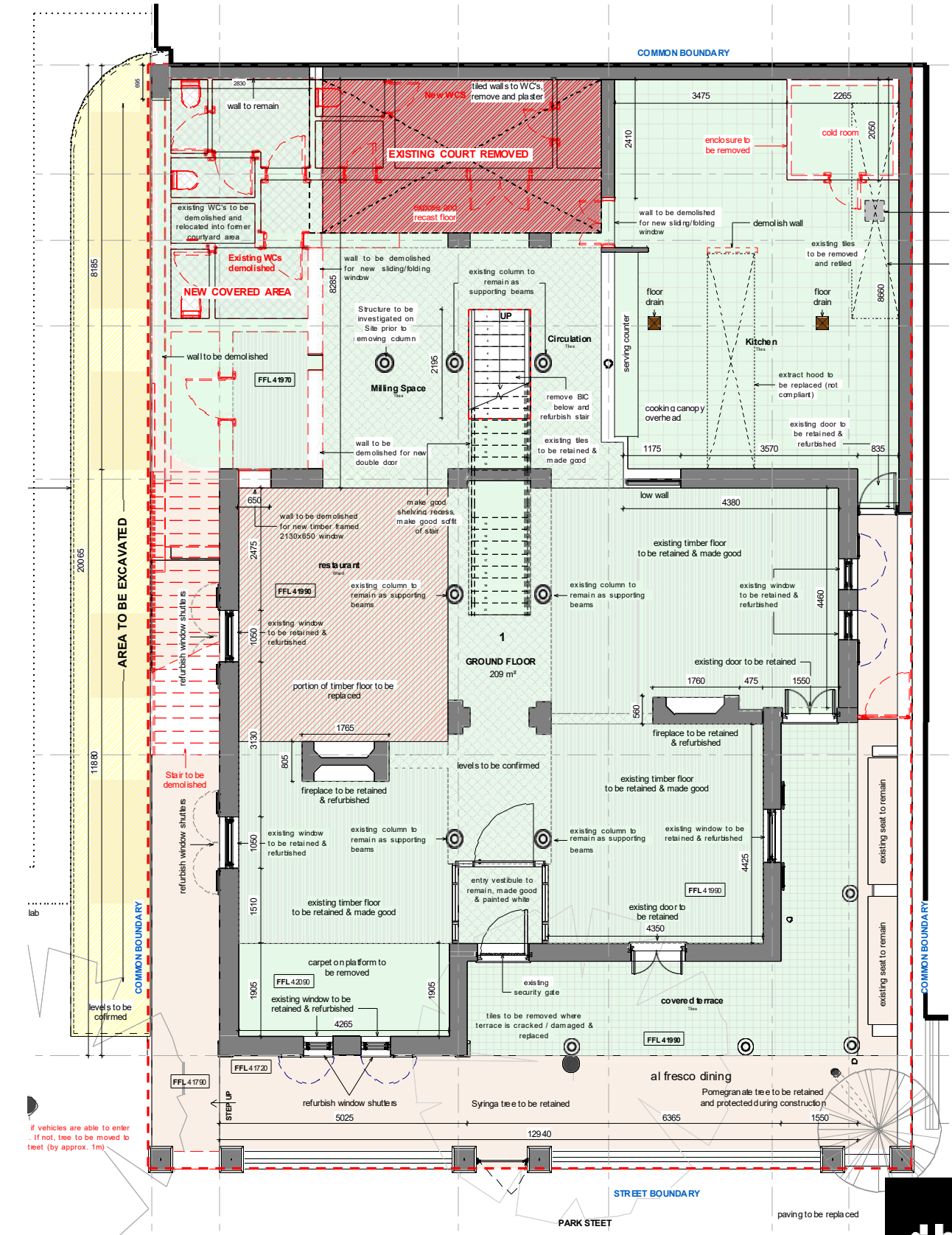




2 PARK ST

# design approach

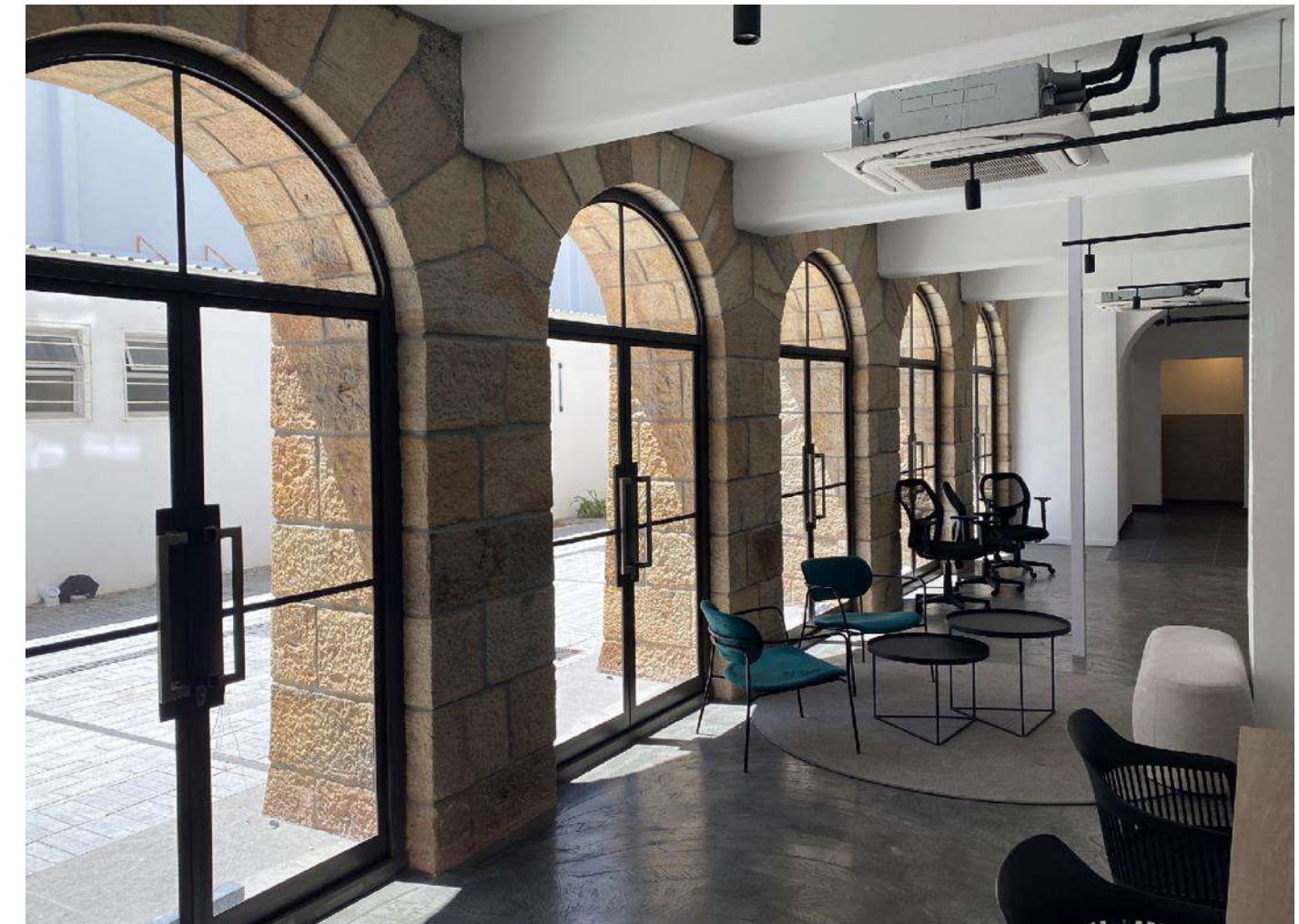
- Partial demolition to create sunken court along retail alley
- Change of level defines external seating along court and alley.





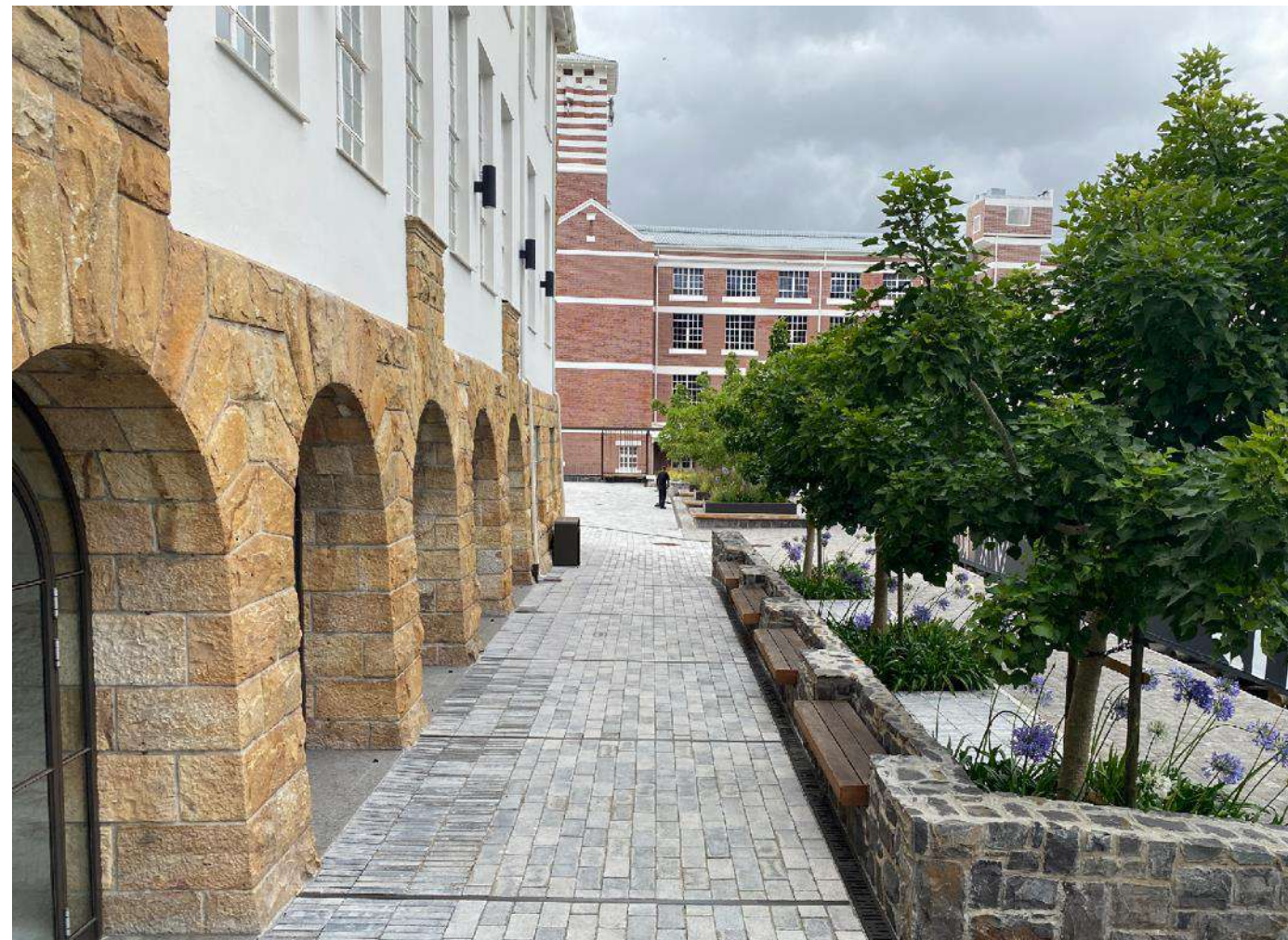
## design approach

- Internal demolition to open plan office and retail spaces
- Opening and reglazing of blocked-up arches
- Landscaping in courtyard + perimeter





## THE REFINERY





## FUTURE WORK

- **Kloof Annex**  
Designs for increased retail, residential and added parking
- **Carisbrook House**  
Residential/hotel being explored
- **Cannings Site**  
Adjacent landowner developing design for residential, retail and parking structure





# impact assessment

- **Economic growth**  
Transformed an underused site, boosting activity and value
- **Attracting quality tenants**  
Hospitality, retail, commercial and future residential spaces
- **Improved connectivity**  
New pedestrian link from Park + Kloof Streets to the CBD
- **Activated frontages**  
Lively street and internal spaces encouraging interaction
- **Harmonized design**  
Blends existing + new buildings, creating a cohesive public realm
- **Heritage preservation**  
Celebrates and enhances architectural heritage
- **Car-free environment**  
Pedestrian-only space fostering walkability and sustainability
- **Reimagined landscape**  
Integration of previously isolated, underused buildings
- **Positive context impact**  
Seamlessly connects with surrounding areas
- **Future-proofed**  
Designed to accommodate future development to the north

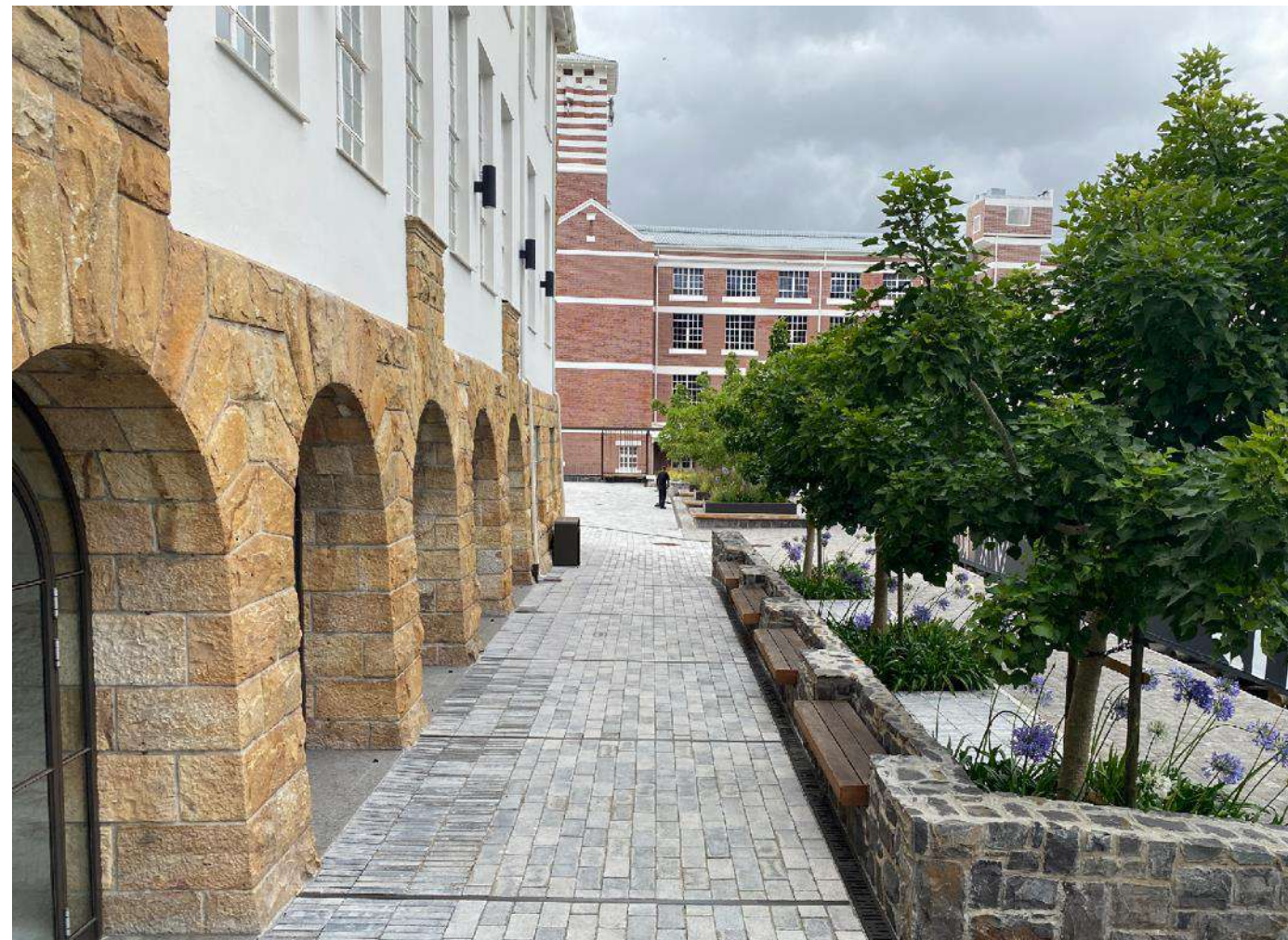


An aerial photograph of a city at sunset. The sun is low on the horizon, casting a warm, golden glow over the cityscape. The city is densely packed with buildings of various heights and styles, including modern skyscrapers and older, more traditional structures. The foreground shows a mix of residential and commercial buildings, with some featuring flat roofs and others with more complex architectural details. The background shows a hazy horizon with distant hills or mountains. The overall atmosphere is peaceful and nostalgic.

thank you



## THE REFINERY





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