

## Portside

Cape Town, Western Cape

Architects: dhk architects, Louis Karol Architects

Project Team: Derick Henstra, Peter Fehrsen, Steve Peters, Justin Snell, Dave Talbot, Carolyn Helfenstein, Juerg Thuli, Raphael Helman, Ruan Barnard

Clients: First Rand Bank, Old Mutual

Developer: Eris, Old Mutual Property

Structural Engineers: WSP

Mechanical Engineers: Spoomaker & Partners

Electrical Engineers: BFBA Consulting, Claassen Auret

Facade Engineer: WSP

Landscape Architect: Clare CA Burgess

Quantity Surveyors: De Leeuw Group, AECOM

Project Managers: SIP Project Managers, Metrum Project Managers, Absolute Project Managers

Fire Consultant: Solution Station

Land Surveyor: David Hellig & Abrahamse

Acoustic Consultant: Mackenzie Hot

Wet Services Consultant: Benatar Consulting

Environmental: Agama Energy

Contractor: Murray & Roberts

Photographer: Raphael Helman

Text: dhk architects

33° 55'00.4"S

18° 25'18.5"E

### Context plan



--- Original shoreline

◆ Portside

The new Portside building in Cape Town embodies the energy of a rapidly evolving world-class city, set against the spectacular backdrop of Table Mountain. As a joint initiative between Old Mutual and FirstRand Bank, this R1,6bn project represents a substantial investment in the Western Cape and has already become a landmark in Cape Town's central business district [CBD].

The development is strategically situated in the emerging financial district in the north-west corner of the CBD. Comprising a full city block of 6 500 m<sup>2</sup> bordered by Buitengracht Street, Hans Strydom Avenue, Bree Street and Mechau Street, the site is located at a major intersection that had previously been approved for a tall building.

One of the key requirements was to provide two clear addresses for the respective corporate owners. This was achieved through the creation of two separate entrances on opposite sides of the building, each with its own plaza, with Old Mutual's on Bree Street and FirstRand's on Buitengracht Street. The vehicular entrance for parking and service vehicles is from Mechau Street.

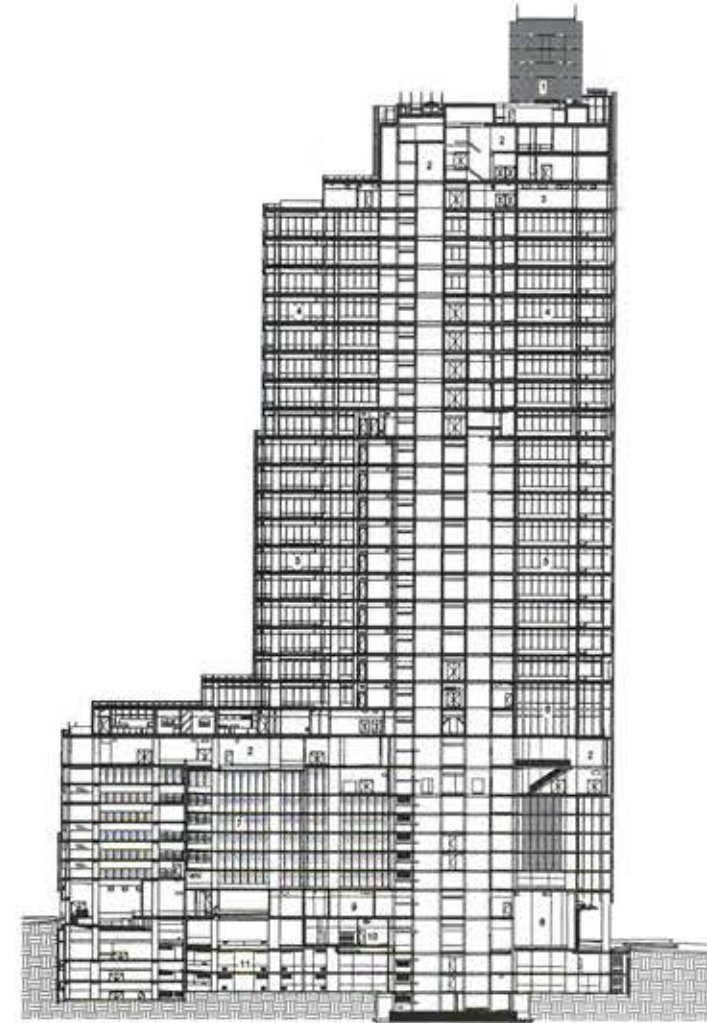
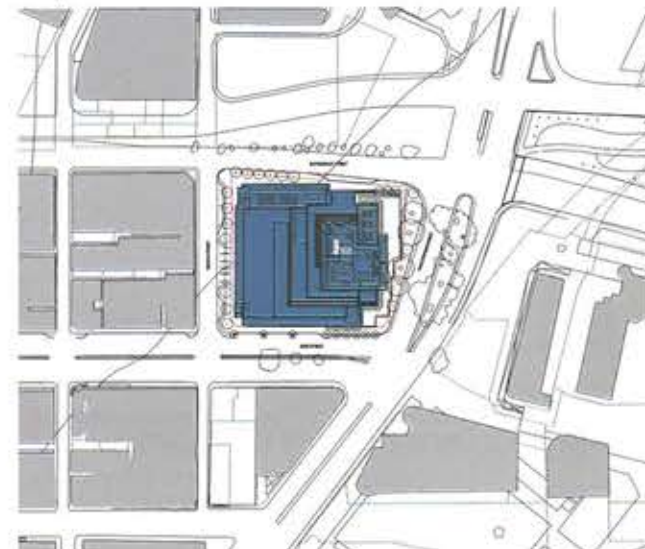
The synergy between Portside and the surrounding medium high-rise developments in this emerging precinct has created a critical mass of activities, intended to revitalise

this part of the city. The location is part of the Central City Urban Conservation Area, which was also one of the crucial design considerations. Intended as an urban marker, the building needed to respond to its context in the greater CBD as much as to the local precinct and its immediate surroundings. The visual impact of the building was carefully considered at the scale of distant, middle and immediate perspectives.

The development capitalises on the panoramic views of Table Mountain and the Atlantic Ocean. At 139 m tall, with a gross construction area of 114 547 m<sup>2</sup> over 32 floors, Portside offers over 57 000 m<sup>2</sup> of rentable area, including an easily accessible 1 430 m<sup>2</sup> of retail space on the ground level and 1 382 parking bays.

Portside was designed as a benchmark of integrated sustainability. It is the first commercial building in South Africa to be entirely lit by LED lighting. Electric car charging points are provided and the provision for cyclists includes cycle racks and change-rooms. The facade has been designed for total disassembly for later reuse or recycling, also understood to be a first for a tall building in South Africa. The building achieved a 5-star rating from Green Star SA Office Design - the first tall building in South Africa to attain this ranking.

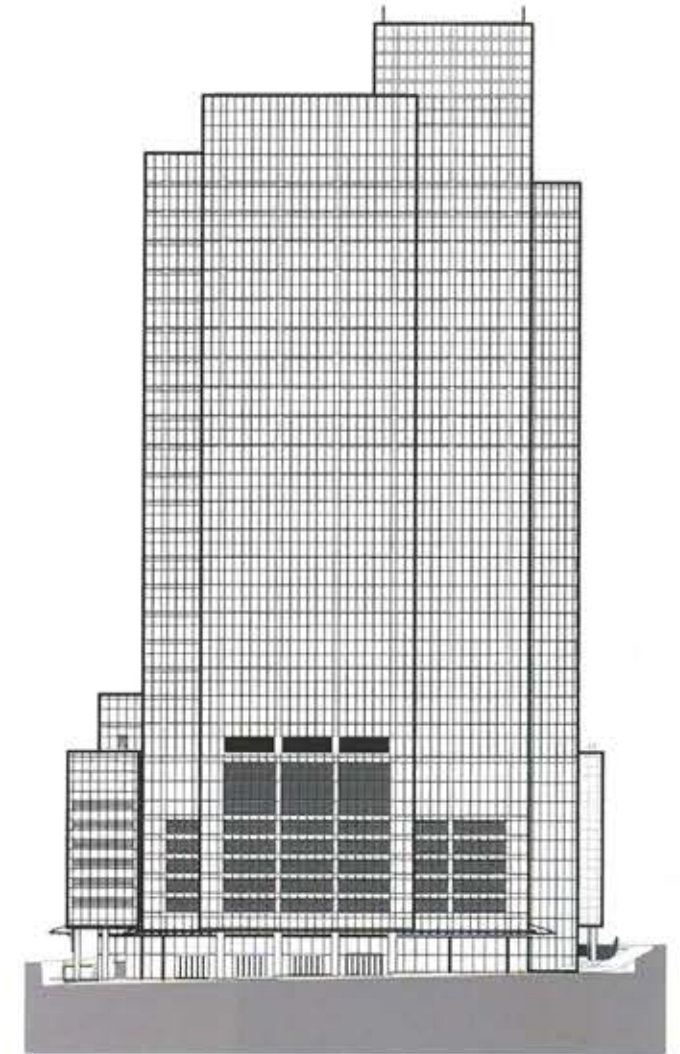
### Site plan



Section AA

#### Legend

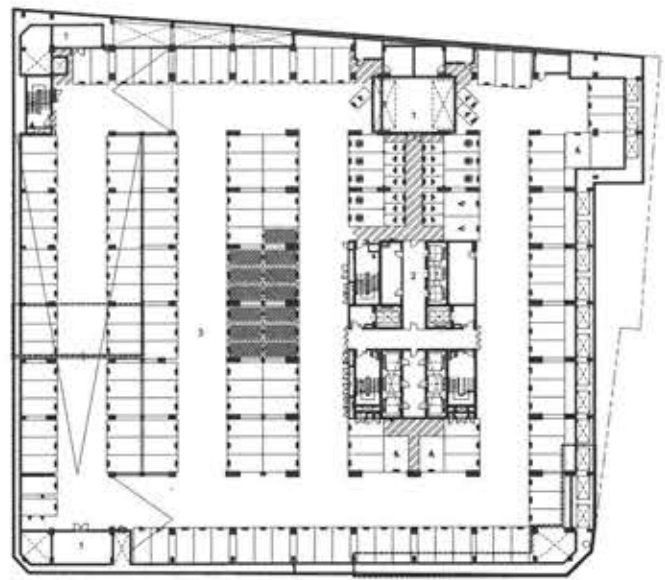
- |                             |                             |                              |
|-----------------------------|-----------------------------|------------------------------|
| 1 Cooling tower             | 5 Old Mutual typical office | 9 Back-of-house              |
| 2 Plant                     | 6 FirstRand skyplaza        | 10 FirstRand plaza           |
| 3 FirstRand executive suite | 7 Structured parking        | 11 Cyclist change facilities |
| 4 FirstRand typical office  | 8 Retail                    | 12 Basement parking          |



Front elevation



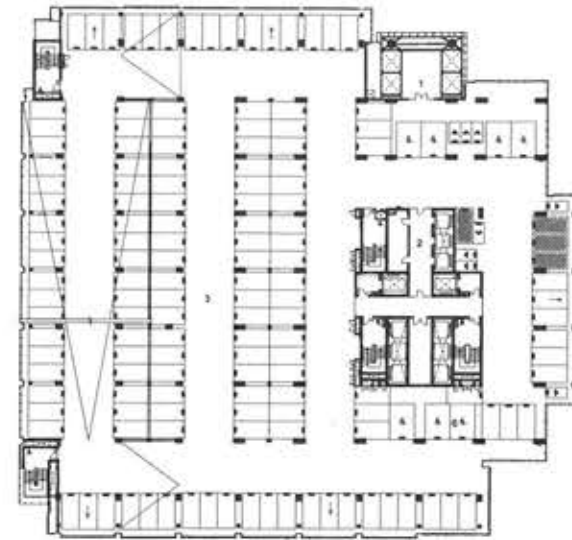




Basement level -2

Legend

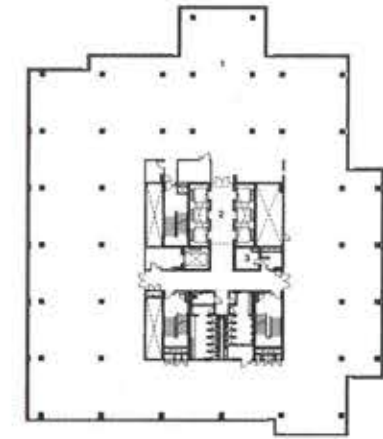
- 1 Plant
- 2 Old Mutual jockey lift lobby
- 3 Parking floor



Parking level 2

Legend

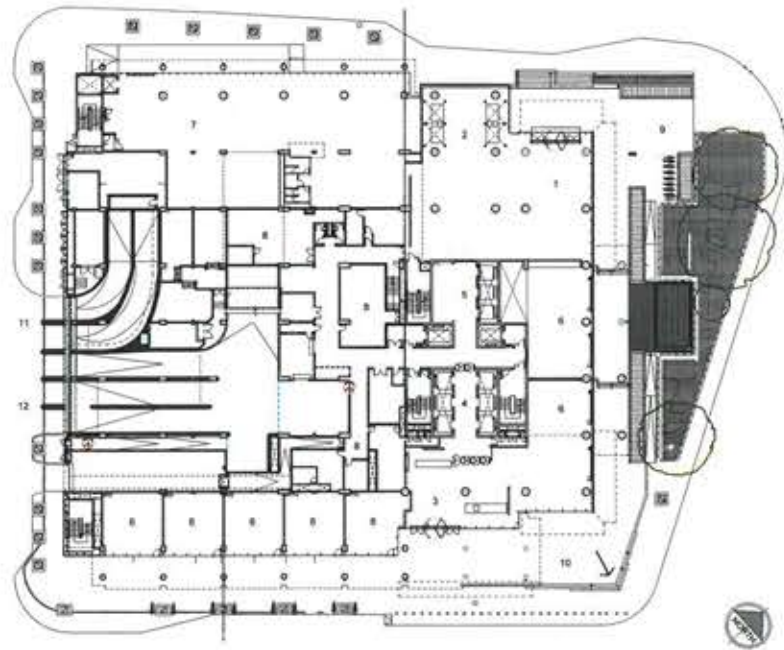
- 1 FirstRand jockey lift lobby
- 2 Old Mutual jockey lift lobby
- 3 Parking floor



Floor 22: Typical FirstRand office

Legend

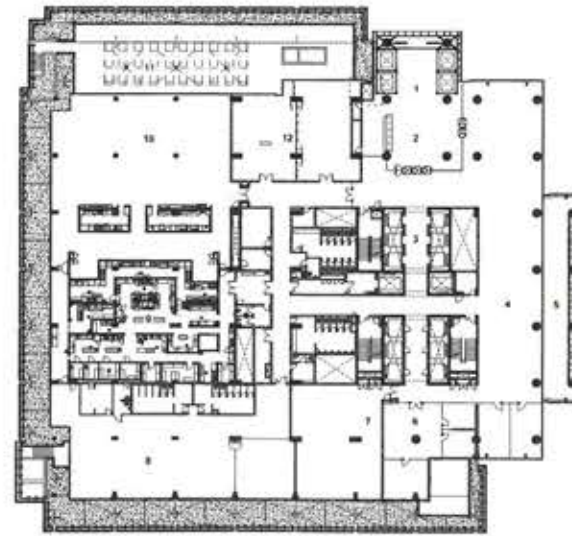
- 1 Office
- 2 FirstRand office lift lobby
- 3 Tea kitchen



Ground floor plan

Legend

- |                                |                                  |
|--------------------------------|----------------------------------|
| 4 FirstRand entrance lobby     | 10 Bank branch                   |
| 5 FirstRand jockey lifts       | 11 Back-of-house                 |
| 6 Old Mutual entrance lobby    | 12 FirstRand plaza               |
| 7 Old Mutual office lift lobby | 13 Old Mutual plaza              |
| 8 Old Mutual jockey lift lobby | 14 Parking entrance [basement]   |
| 9 Retail                       | 15 Parking entrance [structured] |



Floor 4: Skyplaza

Legend

- |                               |                             |
|-------------------------------|-----------------------------|
| 1 FirstRand jockey lift lobby | 7 Meeting rooms             |
| 2 Reception                   | 8 Wellness centre [gym]     |
| 3 FirstRand office lift lobby | 9 Kitchen                   |
| 4 Skyplaza                    | 10 Canteen                  |
| 5 Semi-enclosed terrace       | 11 Outside terrace          |
| 6 Welcome centre              | 12 Divisible function rooms |



Floor 28: Executive suite

Legend

- |                               |                      |
|-------------------------------|----------------------|
| 1 FirstRand office lift lobby | 7 Boardroom          |
| 2 Arrival area                | 8 Work cafe          |
| 3 Divisible function rooms    | 9 Tea kitchen        |
| 4 Bar                         | 10 Finishing kitchen |
| 5 Semi-enclosed terrace       | 11 Store             |
| 6 Outside terrace             |                      |