

16 ON BREE

16 on Bree street, Cape Town, South Africa
(Incorporating historic facades into modern structures)

PROJECT TYPE: Residential skyscraper

CLIENT:
FWJK

DATE OF PROJECT:
1 March 2018

PROJECT DESCRIPTION:

36 storey, the tallest residential building in Cape Town when complete in May 2020.

Demolition of four buildings on Bree Street and includes the retention of two heritage facades.

Preserving a society's cultural and architectural heritage while balancing city growth is a difficult task. Many older buildings feature beautiful and historical designs, but require heavy changes to the actual building structure.

Techniques such as architectural façadism—preserving the façade of a building while constructing a new internal structure behind it—offer an opportunity to compromise and preserve through adaptive reuse.

These updates often come with vast structural challenges due to the buildings' age. Modern building codes are based on contemporary construction procedures. Older buildings are constructed very differently, making it difficult to match both modern rules and preserve the building as is.

Adaptive reuse and architectural façadism are also effective for reducing the energy consumption required to create the space, transport waste, and bring in new materials. An existing building represents already used energy, and by demolishing it and starting again, that energy is lost.

