

**ADAPTIVE REUSE  
OF INDUSTRIAL BUILDINGS,  
WITH SPECIAL REFERENCE TO CAPE TOWN**

**VOLUME II**

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**A dissertation submitted for the degree of Master of Architecture**

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Built Environment, University of Cape Town**

**Cape Town, 2000**

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# APPENDICES

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## APPENDIX B2: CASTLE BREWERY, WOODSTOCK



Univers

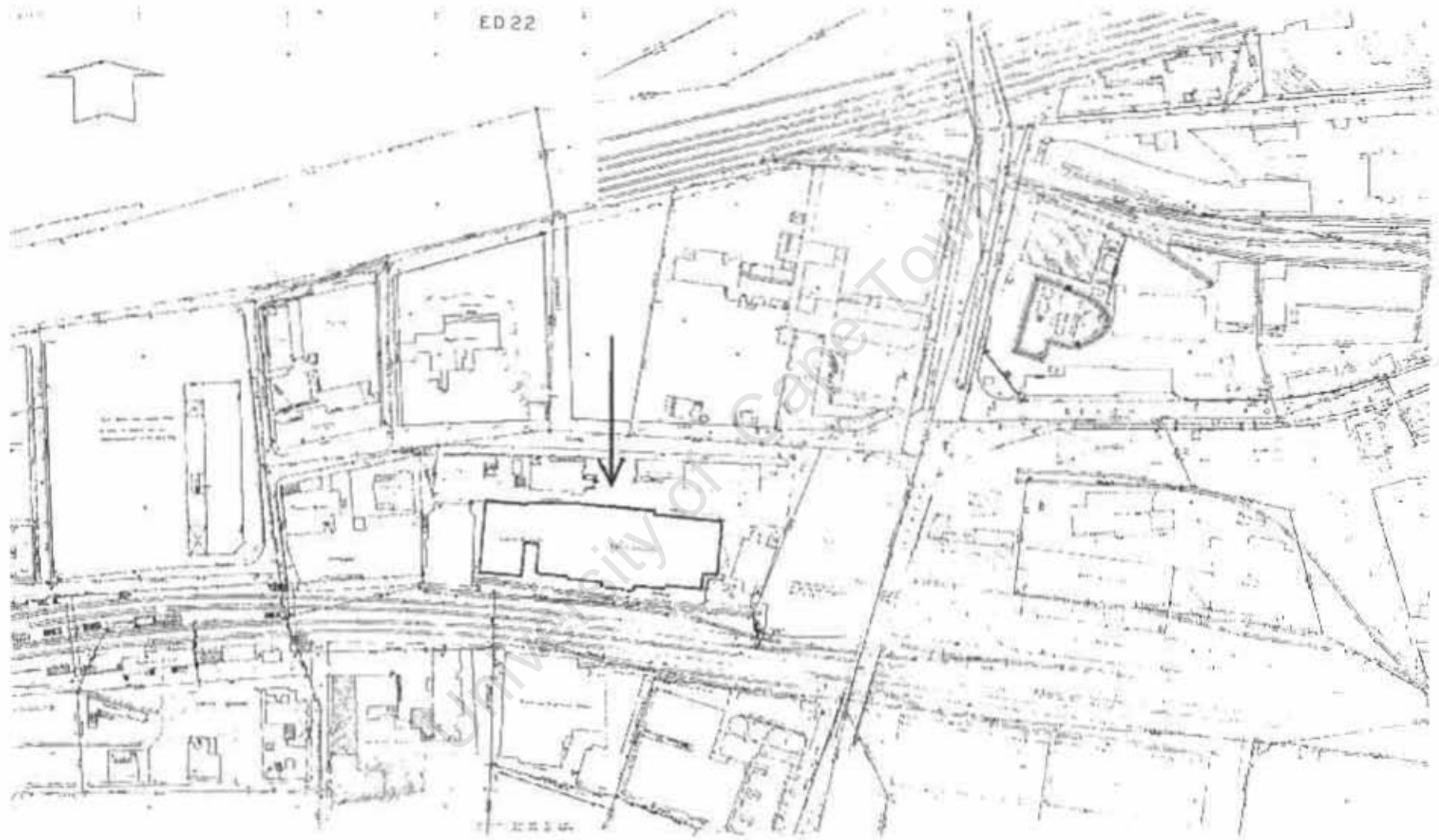


Fig. B2/1: Site of Castle Brewery and its industrial environment in 1951 (Source. Land Survey Department of Cape Town)



Fig. B2.7 View from Lower Church Street bridge towards parking and common area



Fig. B2.8 The space that was intended to be part of a pub



Fig. B2.9 The space of a sea freight company (top level of brewery building)



Fig. B2.5 A space used by a design company.

University



Fig. B2/6: View of adapted space for hat factory, to receive customers



Fig. B2/7: View from roof of brewery building showing railway line and its connection with the City Bowl



Fig. E2/8: The entrance to the site with the security check point

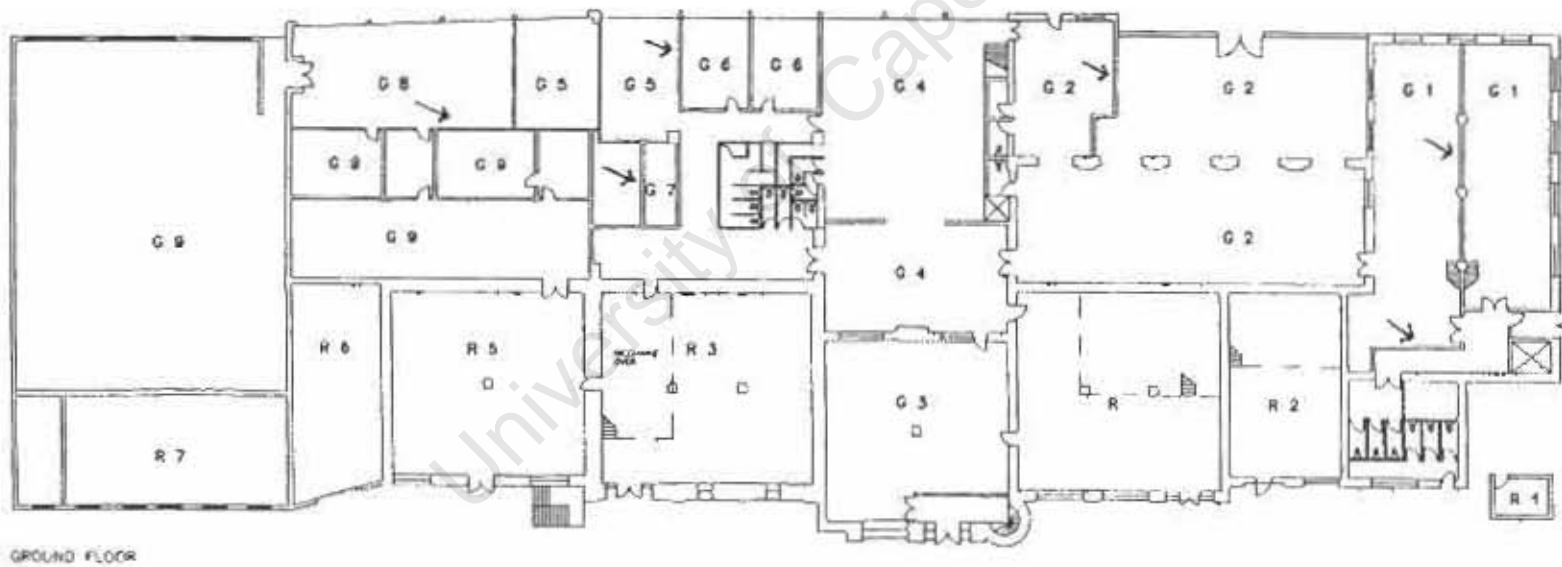


Fig. B2/9: Ground floor of brewery building (1999), showing hardly any subdivisions (Source: Willem Otten)



Fig. B2/10: The new staircase, also used as fire escape



Fig. B2/11: View of steel structure, painted with fire-retarding paint (top floor)



Fig. B2/12: View of stairs leading to excavated space



Fig. B2/13. A variety of guilimps on the site



Fig. B2/14. The detailed brickwork of the turret (before the 1984 conversion)  
[Source: Willem Otten]

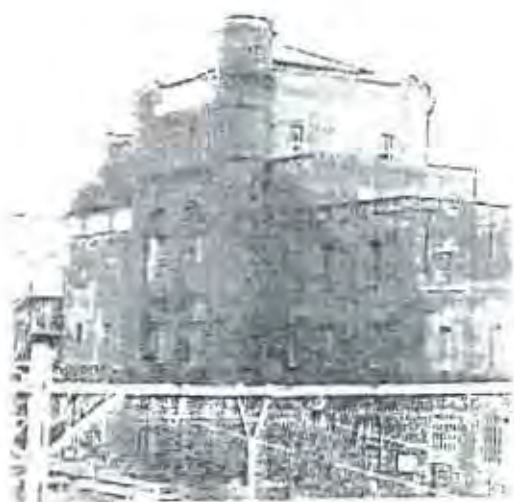


Fig. B2/15. Best brick front facade of the brewery building, resembling a castle



Fig. B2/16: View of entrance to the stables in front and canopy attached at the right



Fig. B2/17: The rundown state of the building before the 1984 conversion (detail of front façade)

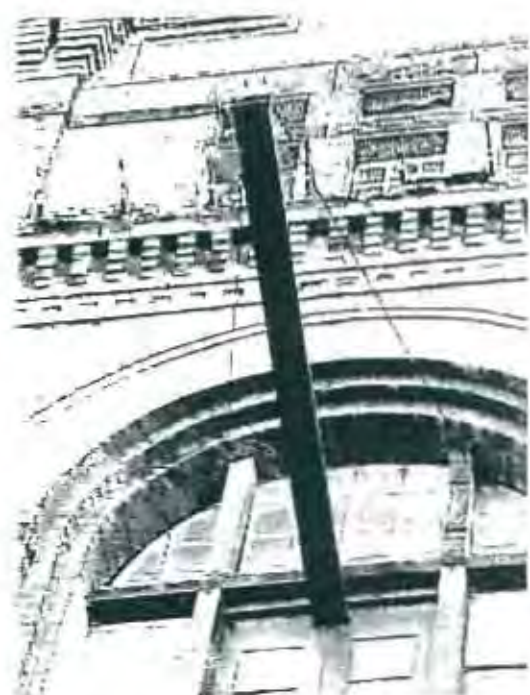


Fig. B2/18: The building after the 1984 conversion (repaired and cleaned) (detail of front façade)



Fig. B2.19. Detail of window, showing original cast iron post and windowsill



Fig. B2.20. Detail of window, showing new wooden post (to fit the old) new concrete windowsill (inside), and new sticks



Fig. B2.21. Detail of brick wall revealing some remains of the layers of paint and plaster



Fig. B2/22 View of original brewery building (left) and addition that was retained (right)



Fig. B3/23 Remaining bridge door in front façade

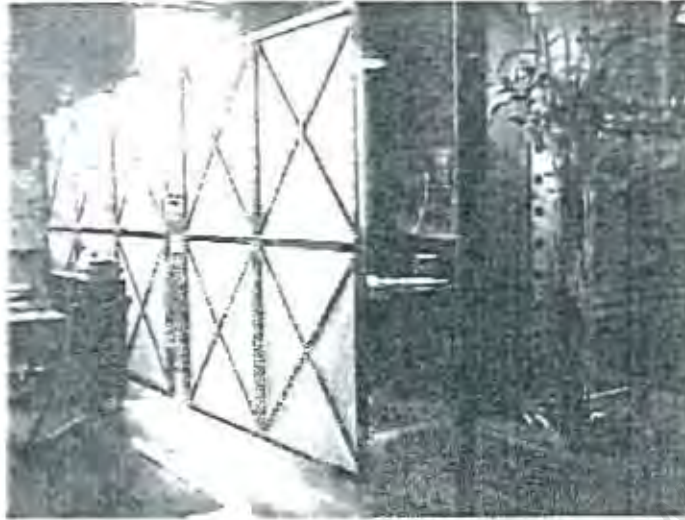


Fig. (32/24) A space subdivided by removable screens, leaving existing structure visible.



Fig. (32/25) New screens closing off openings in brick wall (ground floor)

## APPENDIX B3: LONGKLOOF STUDIOS, GARDENS



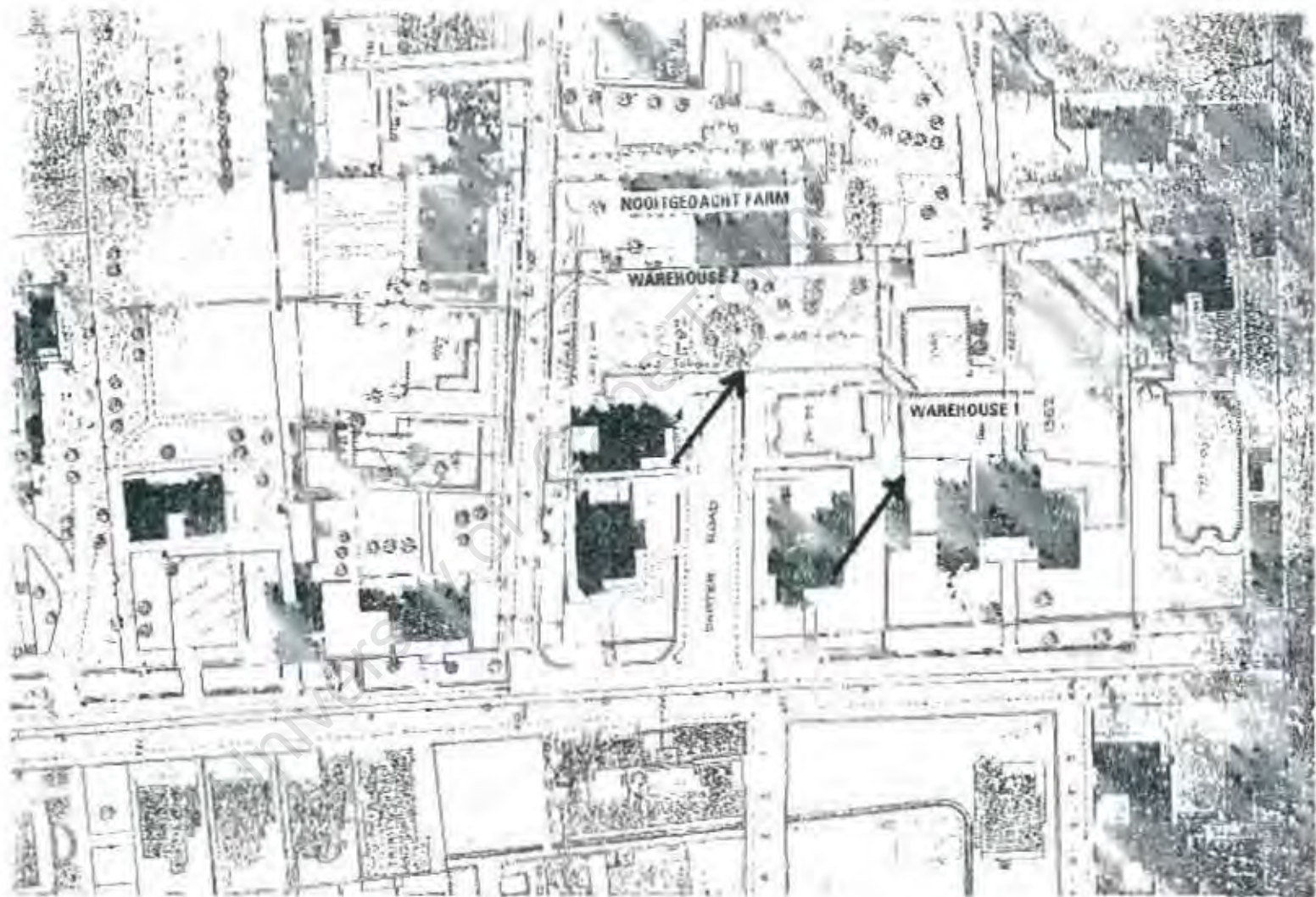


Fig. B3/1 Map of site of Nootgedacht farm and surroundings (ca. 1900) on an unknown later date the two main warehouses were added to this map, showing their position on the site of the former farm (Source: Cape Town City Council, Thom's survey)



Fig. B3/2 The initials "UTC" of the United Tobacco Company (main façade of Building 2)



Fig. B3/3 View of Building 1 (back of Building 3)



Fig. B3/4 The water tower



Fig. B3/5 Back of Building 3 with two-storey original building and three-storey addition.



Fig. B3/6 Boston College along Klout Street (Building 5 or administration building).



Fig. B3.7 Old picture with view of Longkloof site and water tower from Orange Street  
(Source: Piet de Boer)



Fig. B3.8 Current view of Longkloof site and water tower from Orange Street



Fig. B3/9. Current view of the complex from Table Mountain, showing low rise development of Gardens in front and high rise development of Central Business District at the back

Portion 1 Building No.6 House. Pre 1990	G1 Offices
Portion 2 Building No.5 Office: 1921	J2 store med risk G1 offices
Portion 3 Building No.3 Office/Warehouse: 1918	G1 office J2 industrial med risk
Portion 4 Building No.14 Westcliff School: 1914	G1 office A3 school
Portion 5 Building Nos. 1 & 2 L1W Warehouse: 1908 L1W Warehouse: 1967	J4 parking G1 office J2 store med risk B2 commercial med risk
Building No 8 Boiler house and engine room	A1 entertainment (restaurant only) J2 store med risk G1 office

Fig. B3/10: The possible land uses for each portion of the site (Source, presumably Lipot Properties, 'Longkool Cape Town Development proposals building n1')



Fig. B3/11: View from roof of Building 1 over the entire parking lot at the back



Fig. H3/12: View of the new parking bays in front of Building 1 and Building 2 - on the location of the demolished Bernmore house (after the conversion)

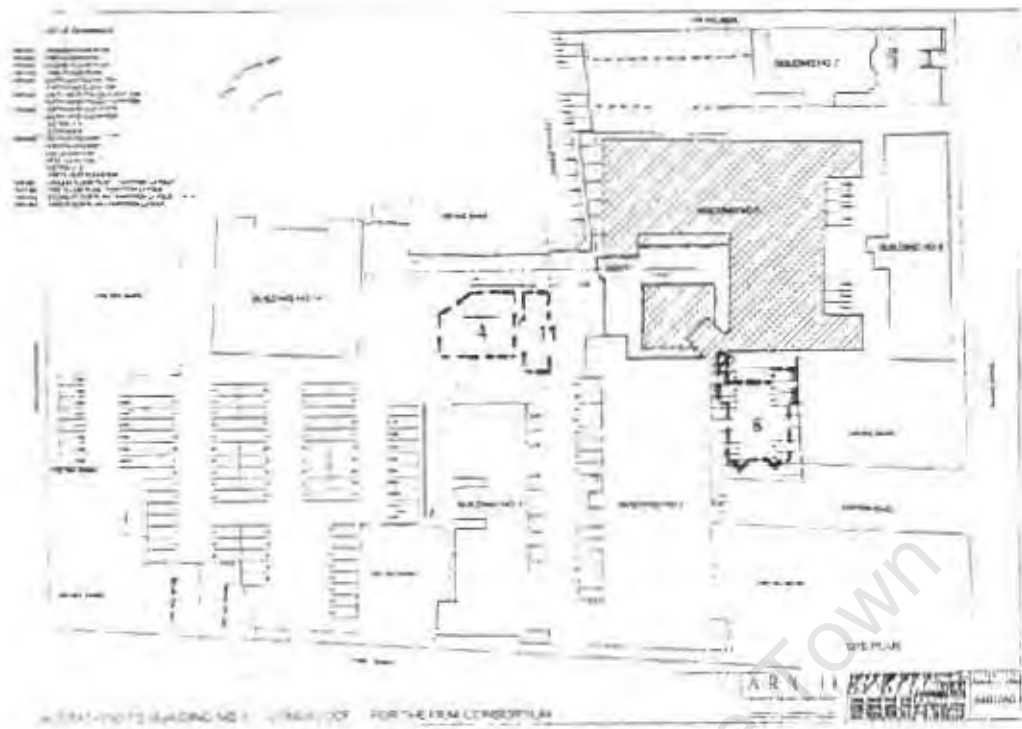


Fig. B3/13 Plan of 1990 indicating the parking after the conversion and the location of the buildings on the site that were demolished to increase the amount of parking space: storage area (Building 4), substation (Building 11), 'Benmore' house (Building 6) (Source: Piet de (eer)



Fig. B3/14 The boiler house



Fig. B3/15 Interior of baler house, view from new mezzanine floor

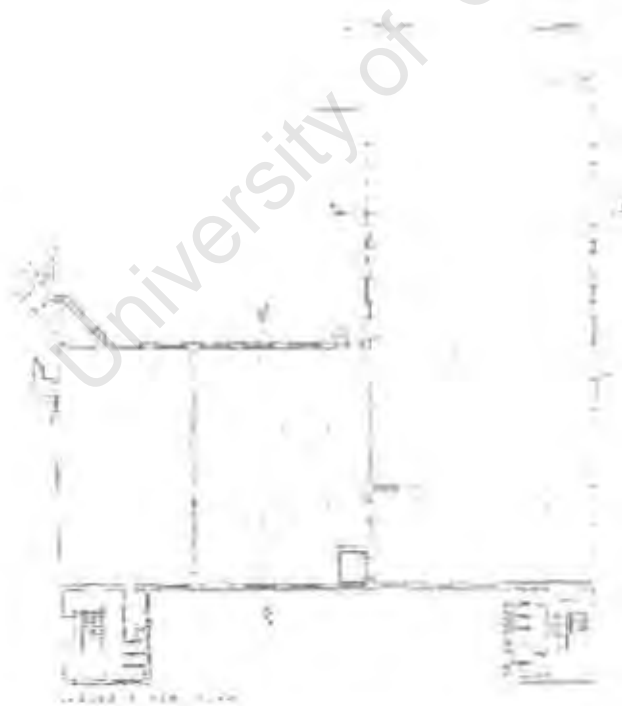


Fig. B3/16 A typical floor plan before the conversion (ground floor) of Building 1 (Sourabh Project) at Ezeri



Fig. B3/17 Internal subdivisions in one of the open-plan spaces, original structure partly visible

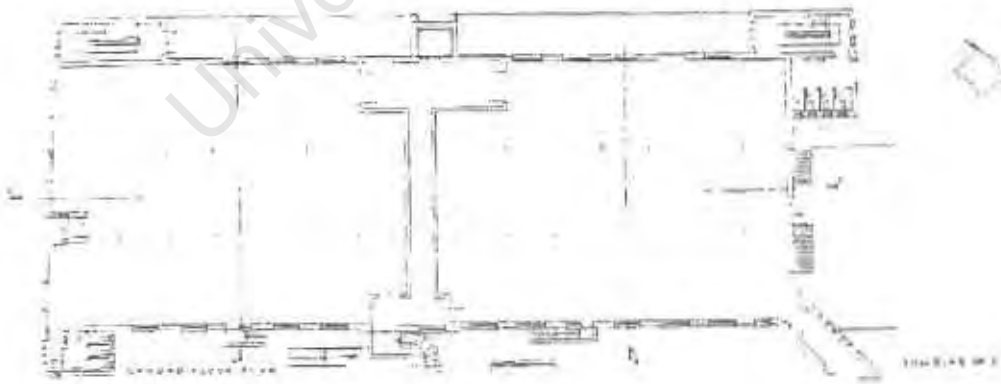


Fig. B3/18. First floor of Building 2 with the two portions divided by a firewall (Source: Piet de Beet)



Fig. B3/19: Part of Building 2 with water tower at the back, showing the red face-brick with white plastered bands

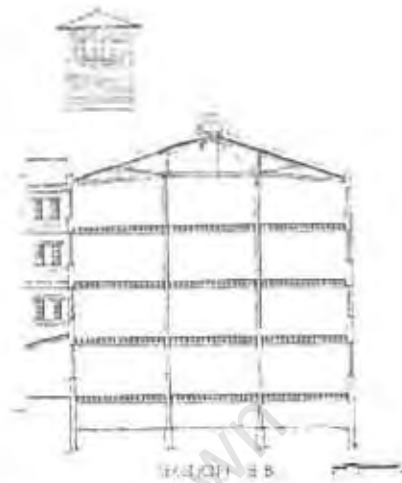


Fig. B3/20: A section through Building 2 showing the structure (Source: Piet de Beer)



Fig. B3/21: Detail of the 'jointless construction' (with steel column and wooden ceiling)



Fig. B3:22. Building 7



Fig. B3:23. View of site of Westhoff School

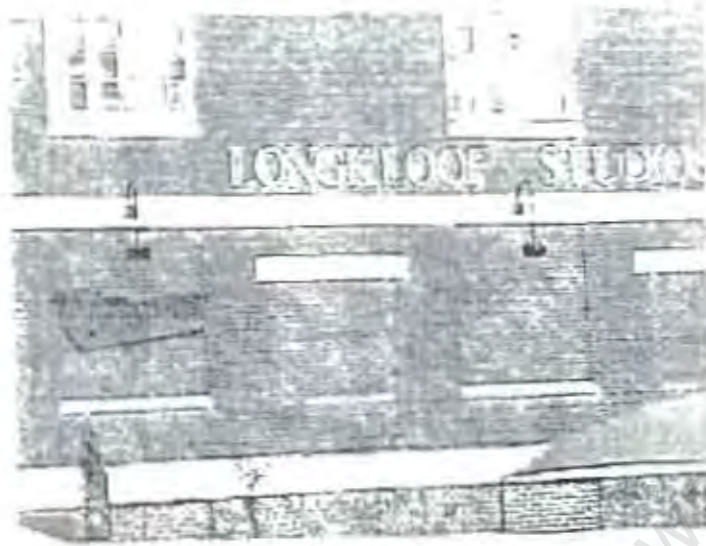


Fig. B3/24 Façade of Building I showing the bricked-in windows



Fig. B3/25 The interior of Café Bardell: respect for industrial look



Fig. B3/26: View of an old fire door (original position)



Fig. B3/27 Detail of an old fire door (reused as part of a wall)



Fig. B3/28. Supposed control room with its thick walls (Building 2)

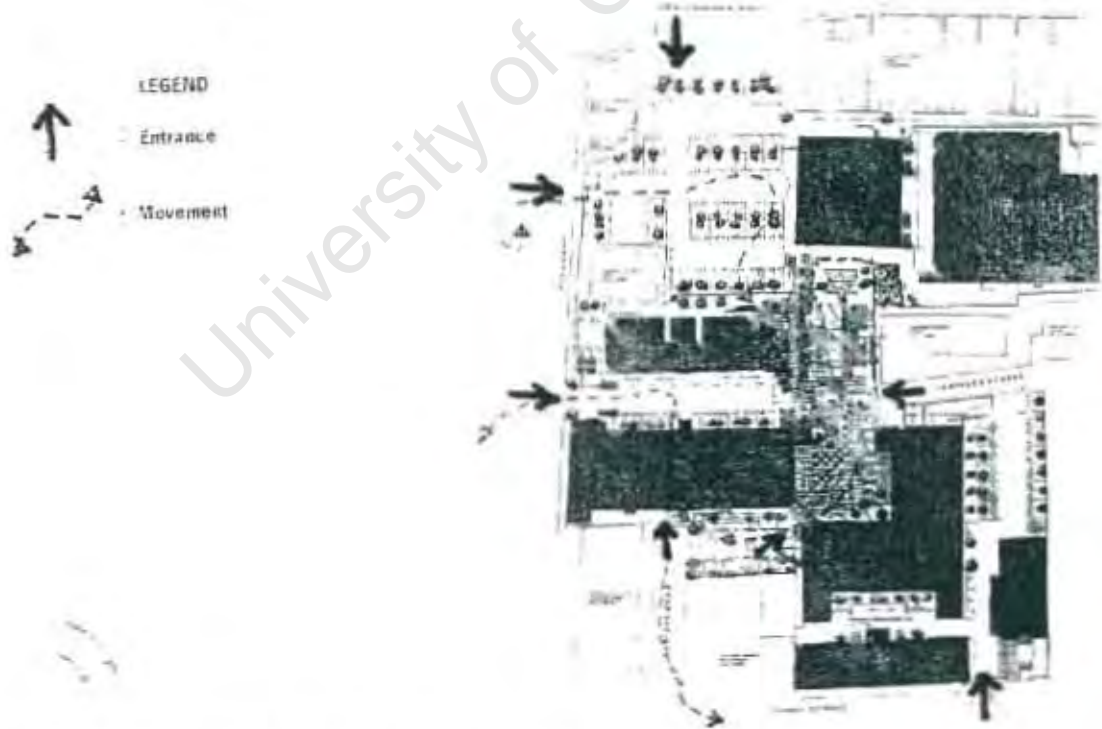


Fig. B3/29: Plan indicating where site was opened up after the conversion and showing entrances (based on map provided by Piet de Beer)



Fig. B3/30. View of first entrance with gate along Park Road, next to Building 2



Fig. B3/31. View of second entrance with gate along Park Road (left)



Fig. B3/32: View from the first entrance along Park Road towards Building 3 and new parking area



Fig. B3/33: View of spec additions of Boston College

## APPENDIX B4: THE SOUTH AFRICAN BREWERIES, NEWLANDS



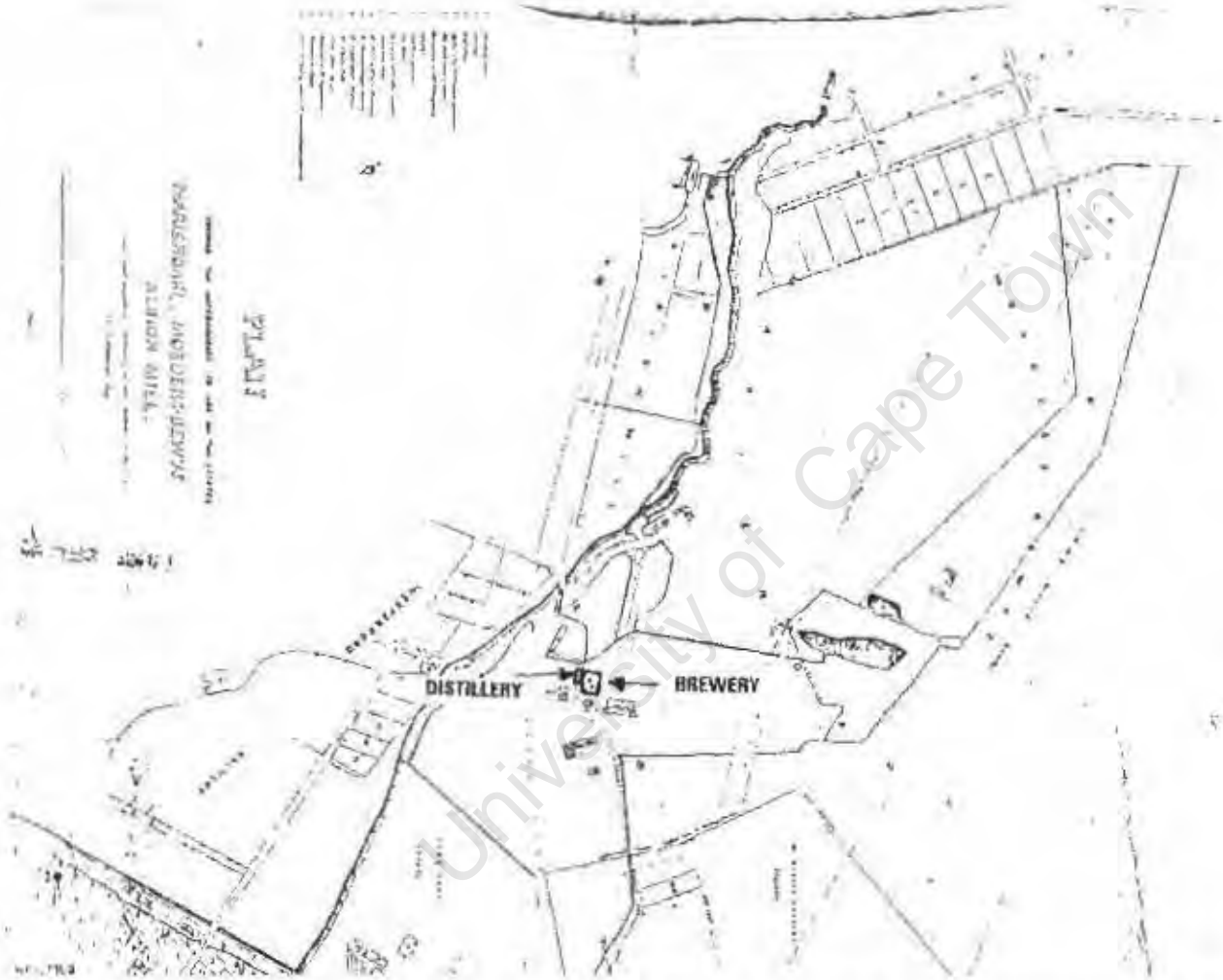


Fig. 9471. Map of Marendahl Estate and surrounding estates, showing brewery of 1855 and the distillery of 1863 (ca. 1863) (Source: Land Survey Department of Cape Town)



Fig. B4/2: Map showing Mariendahl Brewery and surroundings at the time Ohlsson bought the Mariendahl Estate (ca. 1897) (Source, Cape Archives, M2/49)



Fig. B4/3: An aerial view of Mariendahl in ca. 1934, with malthouse of 1898 (1), Mariendahl Brewery of 1859 (2) and new brewery buildings (Source, Cape Archives, AG 41/9)

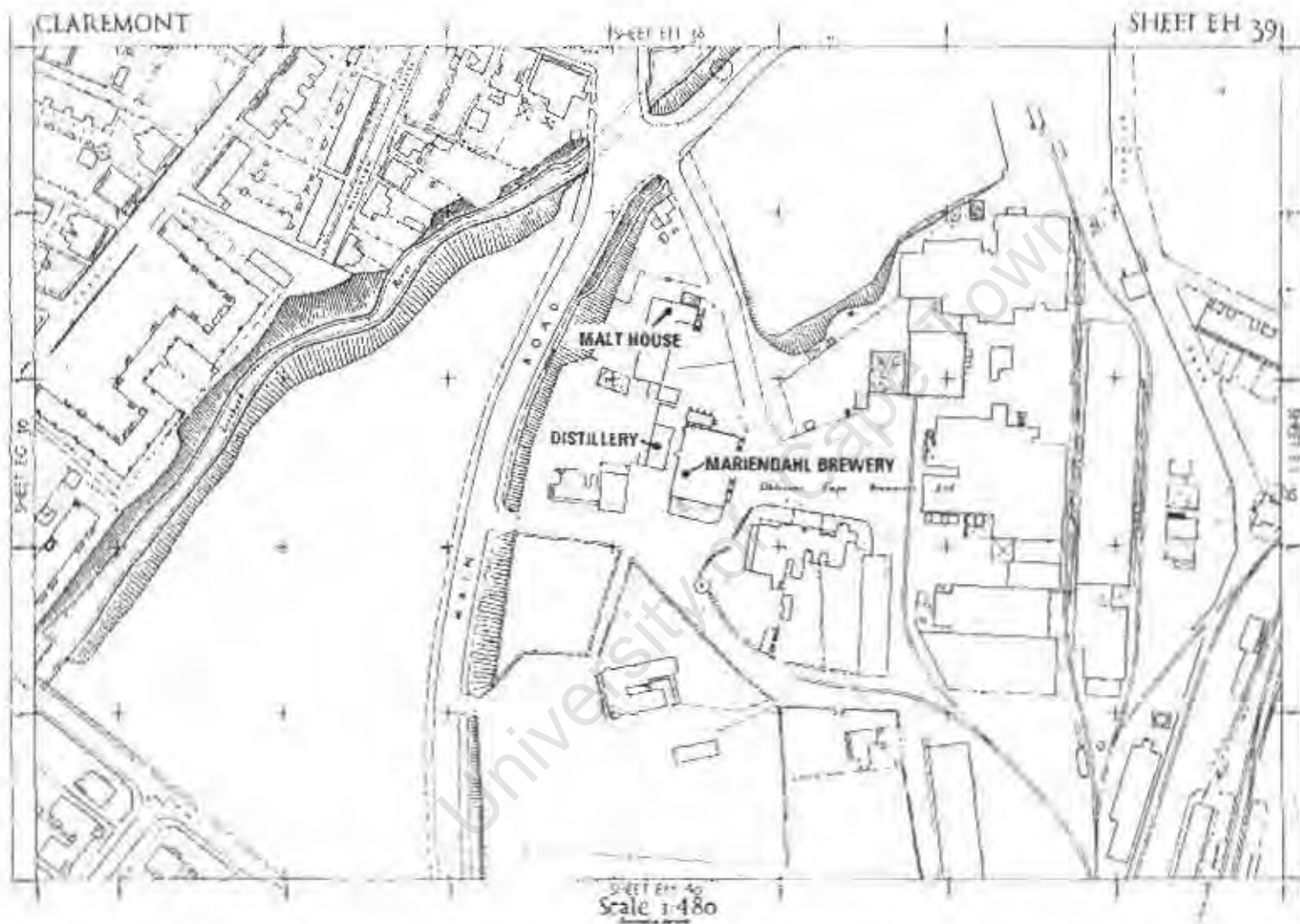


Fig. B4/4: South African Breweries site in 1948, showing the malthouse of 1898, the Mariendahl Brewery of 1869 and new brewery buildings (Source: Land Survey Department of Cape Town)



Fig. B4/5: View of the excavations integrated in visitors' tour



Fig. B4/6: View across upper deck of new parking (from top of Manendahl Sewer)

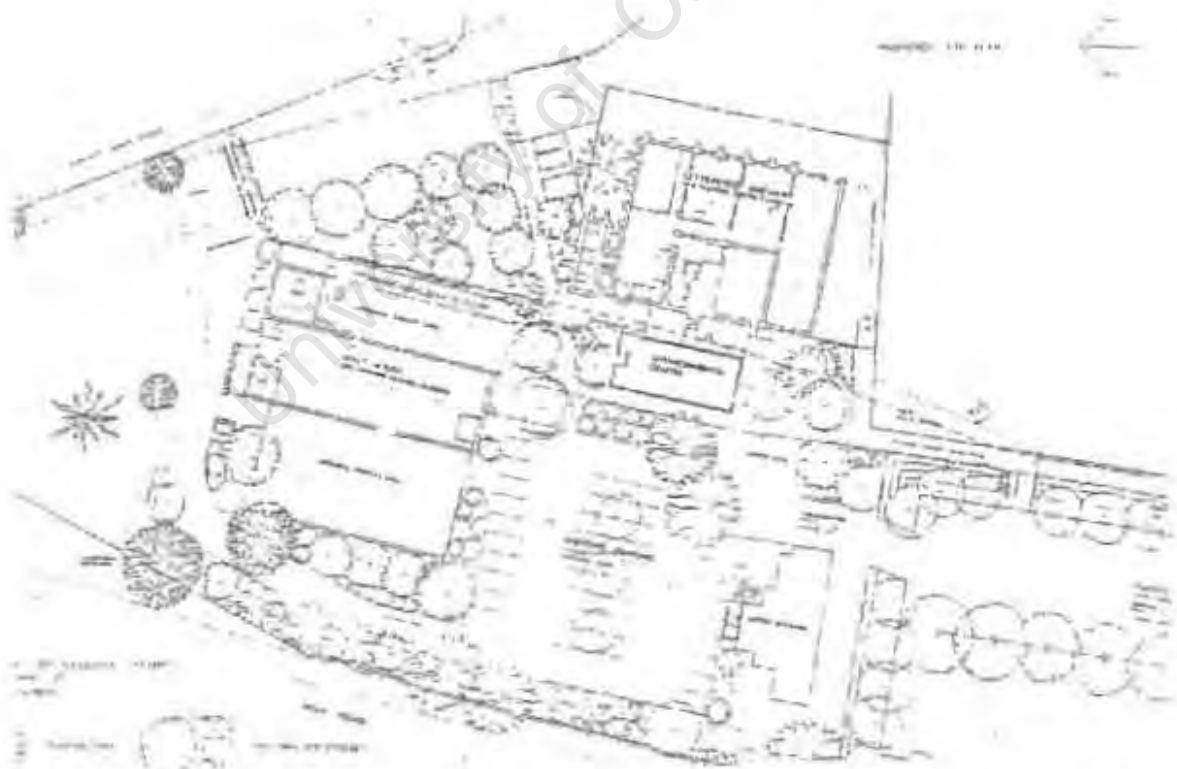


Fig. B4/7: Plan of landscaped space around reused buildings (Source: National Monuments Council Archive, File 9/2/111/0133)

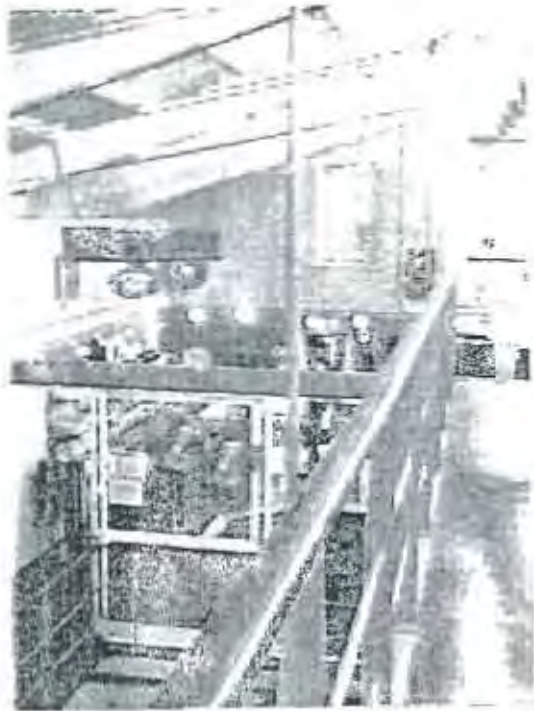


Fig. B4/8. View from new visitors walkway towards new shop



Fig. B4/9. View inside one of the exhibition spaces



Fig. B4/10. One of the exhibition spaces in the mall house, showing the original structure



Fig. B4/11. Detail of new elevator designed by conversion architects



Fig. B4/12 North elevation of converted Mariendahl Brewery (Source: *Architecture SA*, September-October 1995, p. 14)



Fig. B4/13 North elevation of Millhouse with kiln of 1898 (Source: *Architecture SA*, September-October 1995, p. 14)

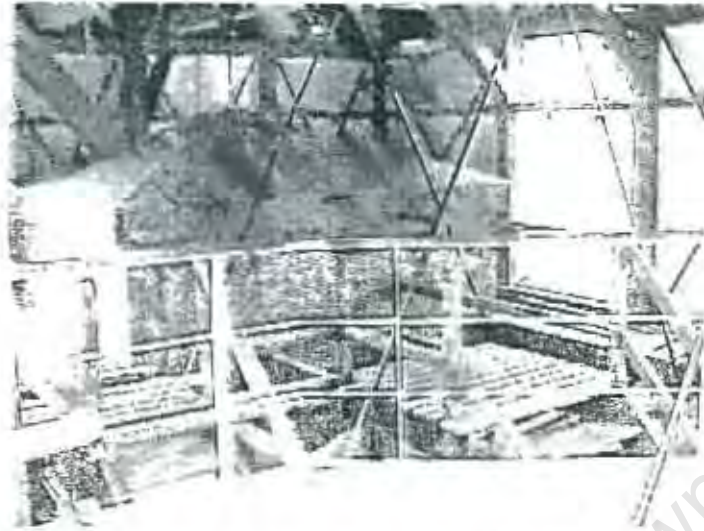


Fig. B4/14: View of original wooden malt hopper and new visitors' walkway (top level of Mariendahl Brewery)

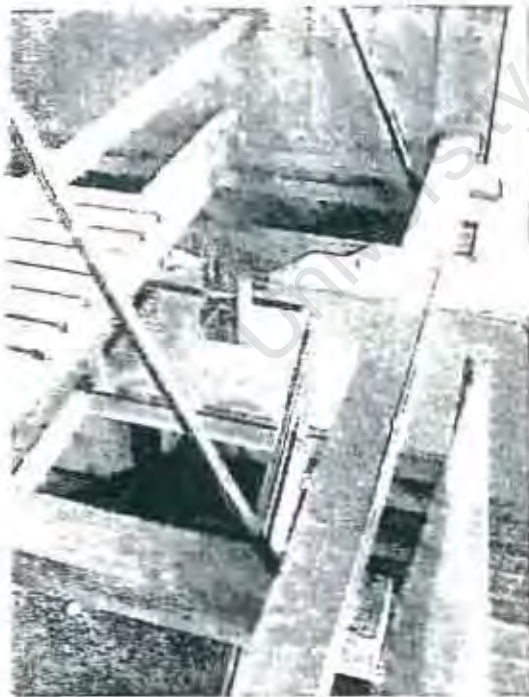


Fig. B4/15: Part of original wooden malt hopper and the new visitors' walkway (Mariendahl Brewery)

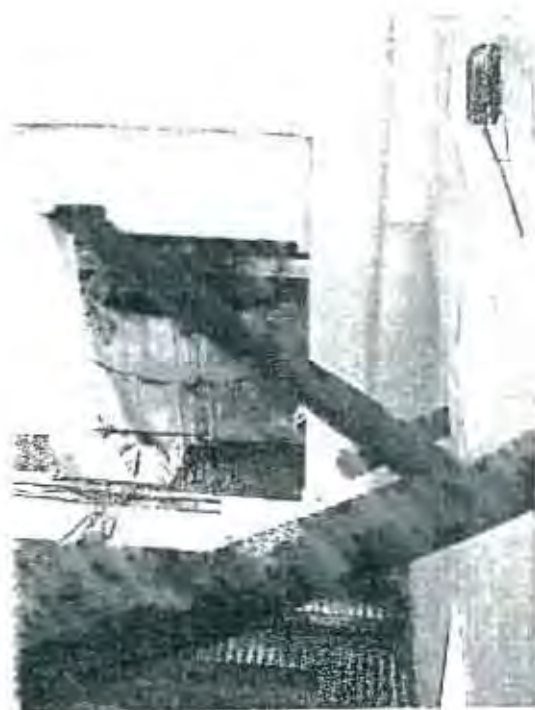


Fig. B4/16: View of original hot water tank (Mariendahl Brewery)

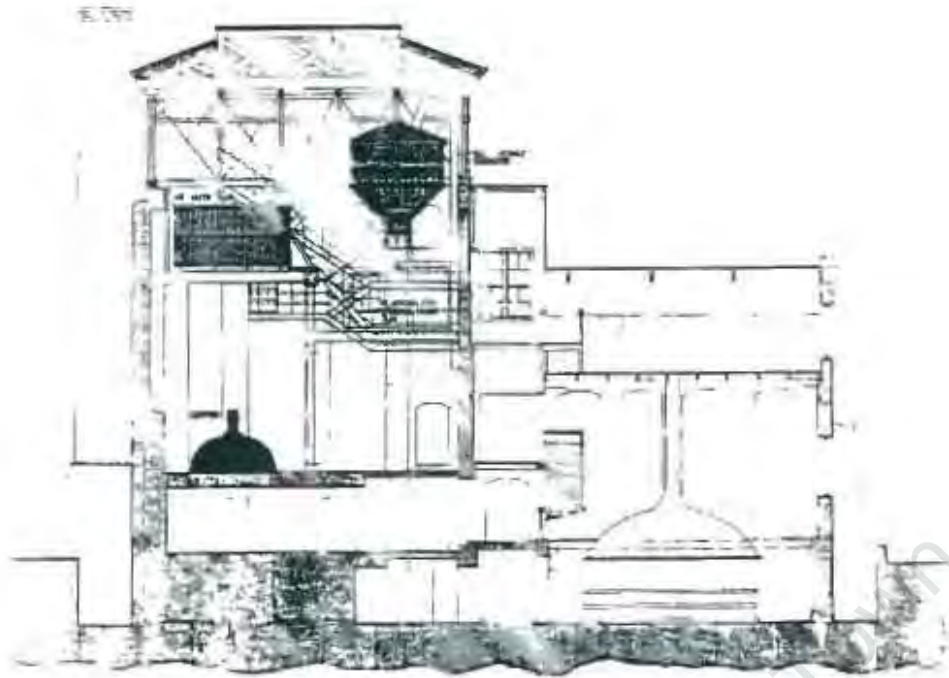


Fig. B4/17: Section through Mariendahl Brewery of 1859 showing descending 'stair' (Source: *Architecture SA*, September-October 1995, p. 13)



Fig. B4/18: Detail of an excavated water pipe, displayed in the museum

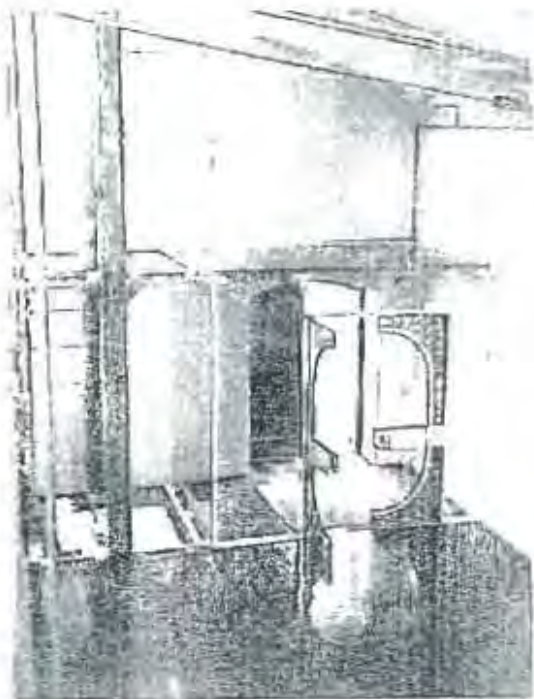


Fig. B4/19: New entrance to Mariendahl Brewery, also showing new elevator



Fig. B4/20: highlighting of the original structure



Fig. B4/21: View of 'cleaned up' original structure on top level of Mariendahl Brewery



Fig. B4/22: Part of original fabric, left in its half-demolished state



Fig. B4/23: View of excavations integrated in visitors' tour



Fig. B4/24: View of integrated excavations

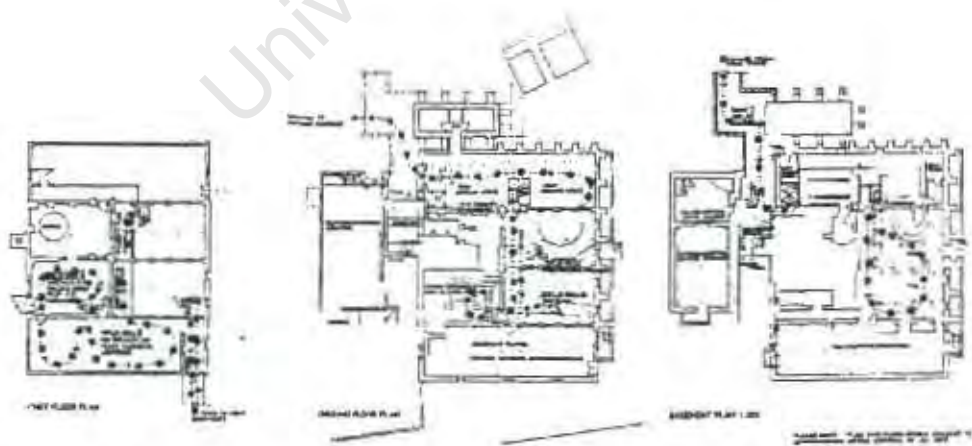


Fig. B4/25. Floor plans of the Marienchi Brewery: dotted line indicates route to be followed by visitors (Source: *Architecture SA*, September-October 1995, p. 15)



Fig. B4/26: New walkway integrated in old fabric

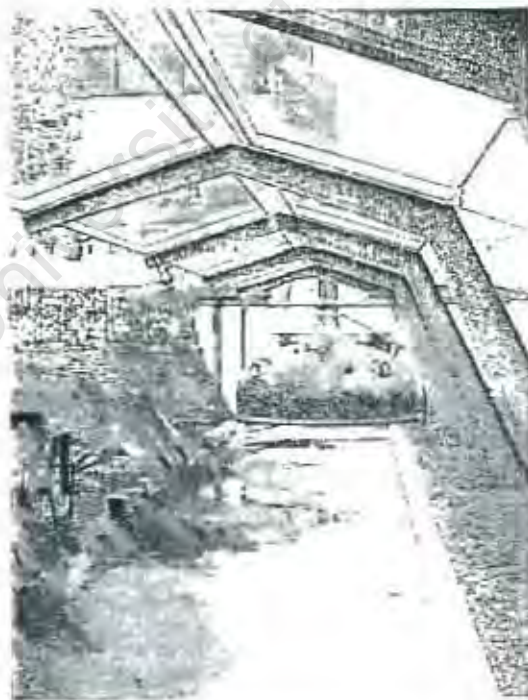


Fig. B4/27: View from under covered walkway towards beer tank and the Mariendahl Brewery, water feature on the left



Fig. B4/28: The Josephine Mill



Fig. B4/29: The Josephine Mill, entrance



Fig. B4/30: Direction post on corner of Main Road and Boundary Road



Fig. B4/31: Entrance to site before conversion. Source: Information Display in the South African Breweries visitors centre, Newlands.



Fig. B4/32: Entrance to site after conversion, with security gate and fence



Fig. B4/33 View of the new brewery from Main Road, with fence surrounding entire South African Breweries site



Fig. B4/34 View of site from Main Road

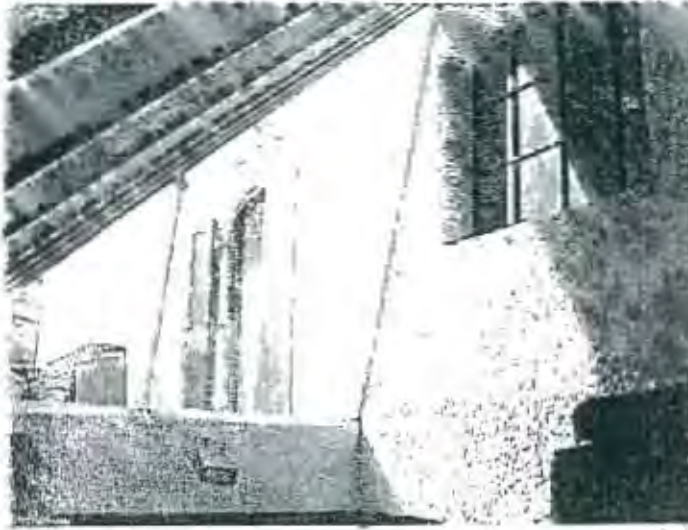


Fig. B4/35: Surface skylight in roof covering excavated area

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