

# One-stop centre for a chic home

## R8-m conversion for old Baumann's biscuit factory

**GRAHAM NORRIS**  
PROPERTY EDITOR

**W**etherly's, the national furniture retailer, has bought the old Baumann's Biscuit Factory in New Market Street on the southern fringe of Cape Town's CBD and is developing it into a design and decor centre at a cost of about R8-million.

Steve Davies, director of Wetherly's, said the company would be moving both its retail and storage operation to these premises and would occupy about 7 000m<sup>2</sup> of the 24 000m<sup>2</sup> total space.

"Our vision is to create a decor centre where all tenants would be related in some way to the decorating and home improvement industry," said Mr Davies.

"This will create a one-stop centre, catering for nearly all of a home-

owner's requirements."

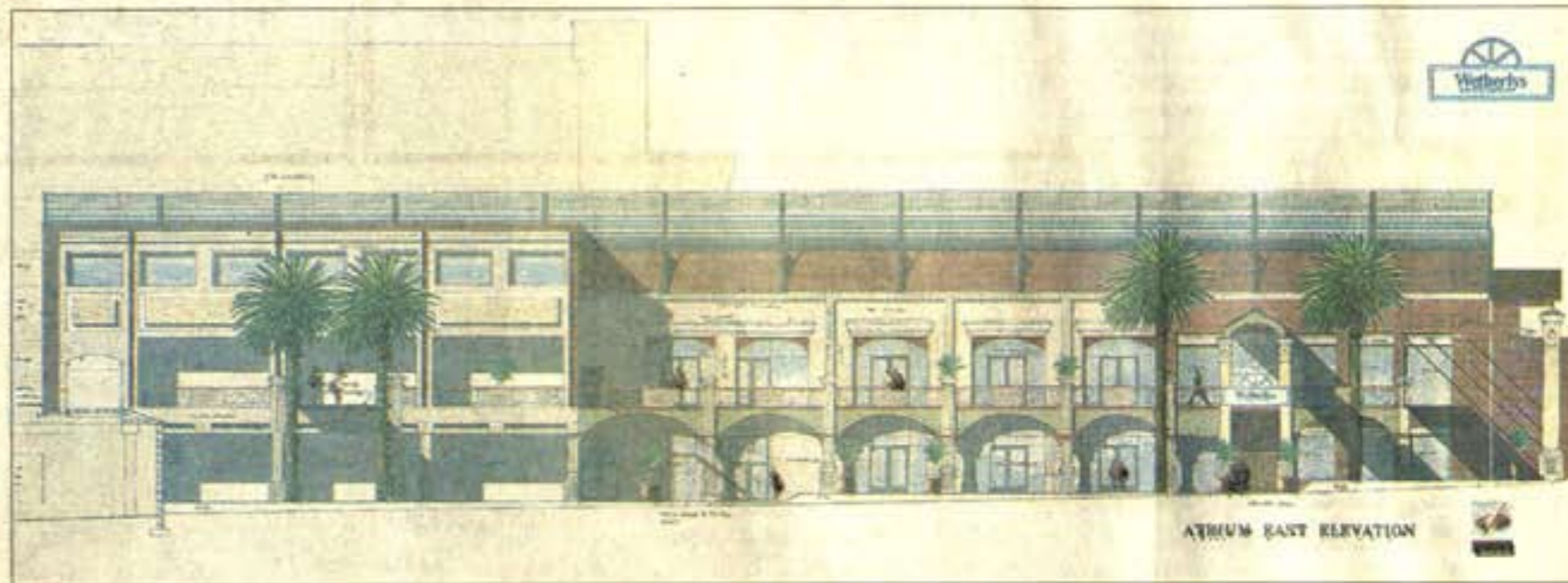
There will be retail shops on the ground and first floors, a coffee shop and wine cellar, warehousing, light industrial workshops suitable for crafters as well as 1 500m<sup>2</sup> of office space. Provision had also been made for a number of loft apartments.

Mr Davies said tenants would include furniture retailers, curtain makers and tiling, kitchenware, lighting and upholstery companies.

The smaller workshop sites, about 60m<sup>2</sup>, would ideal for crafters like potters and stained glass artists. It was also hoped to establish a design school in the centre.

The main entrance to the site, which has a total of five buildings, is to be moved to the Sir Lowry Road side of the site.

A three-deck parking garage is to be built, making the centre extremely user-friendly.



**NEW LOOK:** an architect's drawing of the design centre at the old Baumann's biscuit factory, with shops clustered around a piazza

An atrium will cover the gap between the two main buildings, creating an attractive piazza surrounded by a walkway.

The original buildings, the oldest of which was built in 1928, will retain their industrial feel, while Christian

Bam Architects have designed several new features to beautify them and make them more user-friendly.

Mr Davies said there would be 24-hour security, providing for a safe shopping environment.

The project was due for completion

in January/February next year.

He said rentals for the ground floor retail space would start at R38 per m<sup>2</sup> and those for the warehouse space at R20 per m<sup>2</sup>.

This part of the CBD periphery has seen a number of successful redevel-

opments of industrial buildings, including Newmarket Junction, which is next door to the Baumann's site, and Buchanan Square.

For more information contact Steve Davies on 083 457 6044 or 461 4717.