

Balanced design has a village feel

PROVIDENCE Place in Bosmansdam Road, Milnerton was initiated by the De la Porte Property Group. The complex, on a seven-hectare site neighbouring Century City, will be developed as a mixed retail, business and residential project.

"The setting for this 'village-feel' project is magnificent, with uninterrupted views of Table Mountain and maximum exposure for traders on two busy arterial roads," says Jonty de la Porte.

"This is no ordinary mixed use development; its roots are in the cutting-edge technology of our time and the interdependence of the various functions must be illustrated by an equally advanced architectural design," he says.

"By providing unusual and innovative design guidelines, it's our intention to add value to the project – as we will throughout the development of Providence Place."

"It would not be appropriate for the design of Providence Place to reflect the neo-Classic or domestic-scale influences that are popular in the area," says Heidi Zollner, in partnership with Chris Bam in the Bam/Zollner architectural practice.

Bam Zollner is a young practice that combines the talents of two independent architects who have been responsible for about 17 major completed projects since 1999.

The practice works in most applications, having successfully designed for industrial, residential and commercial developments.

High-profile projects include the recycling of the former fac-



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tory premises now known as The Palms on Sir Lowry Road, in Woodstock.

Bam and Zollner have also been awarded the restoration project on Groote Schuur House, in the Presidential Estate in Rondebosch, a building designed by the iconic Herbert Baker.

Their versatility in combining historic and industrial buildings harmoniously attracted the Providence Place consortium.

"They achieved an aesthetic yet functional balance from existing difficult structures," says De la Porte.

"We feel they will, given no constrictions, produce an ideal environment for our buyers and occupiers."

The Providence Place design is contemporary, modular and flexible, allowing for shopfronts as well as industrial roller doors, with interesting roof lines and elevations.

The De la Porte Property Group (DLP) is facilitating the development of Providence Place on behalf of a consortium of investors and the venture gives smaller traders and professionals an opportunity to participate in the vigorous development in the area at prices within reach, says De la Porte.

Parts of the land are also for sale to individual developers who will have the opportunity to buy a limited number of sites with exposure on to Bosmansdam and Ratanga roads.