

## Building in a building

**Without demolishing the old Turbine Hall and South Boiler House, new buildings have been built within existing structures, *Edith Webster* finds.**

A model method of sustainable building, paying homage to the city's heritage, is the refurbished Turbine Hall and its adjoining South Boiler House, which once supplied electricity from Jeppe Street in Johannesburg.

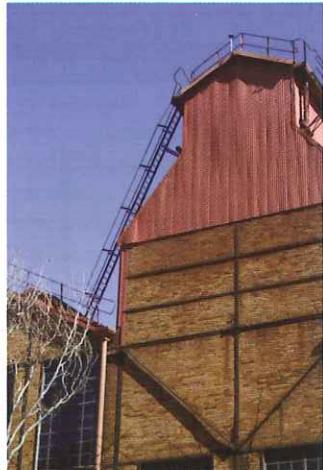
Built between 1927 and 1934, these aspects of the former Jeppe Power Station sat vacant until the Tiber group of companies, assisted by creative masterminds, invested around R370-million in renovating the disused buildings.

The North Boiler House had been demolished to make way for the headquarters of AngloGold Ashanti in 2005. This required "building within a building" to create space for commercial activity.

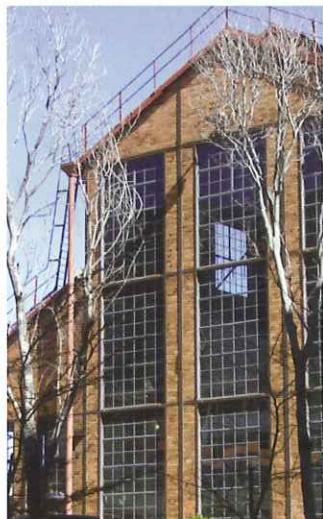
"Although the structural integrity of the hall was intact, we chose not to rely on it," Warren Stanley of TPSP Architects informs *Building Africa*. "We let it remain in its original state and, with the 'inserted' new structure, allowed people to experience its dramatic volume."

So the new structure is supported by concrete columns without destroying the inimitable character of Turbine Hall. "It is a completely free-standing, glass-fronted structure that does not rely on the existing structure for support." Two free-standing mezzanine concrete structures were also built in the steel-framed South Boiler House where columns were cast into the existing slab. "The steel structures borrow freely from the raking beams and connections evident in the existing engineered structures," says Fernando Cardosa of Tiber Bonvec Construction.

Once the structure had been completed, Glynis Hyslop, MD of The Forum Company, impressed by the



Photographs by Edith Webster



uniqueness of the building, approached the owner, Tiber, with a view to transforming it internally. The end result makes for an exciting and different venue for events, conferences, launches and parties.

The fundamental concept behind the development was to create multi-functional but extraordinary spaces while preserving, as far as possible, the "ethos" of the existing power-station complex. ■

## INDEX TO ADVERTISERS

Bears Plant Hire	25
Builders Trade Depot	22
Cedrus Internet Solutions	30
Green Building Council of South Africa	3
Industrial Development Corporation of SA	IFC
RMD Kwikform SA	8
SA French Limited	17
Saint-Gobain Gyproc SA	OBC
Schneider Electric	23
Subscription Request	31
Talisman Plant & Tool Hire	16
Terraforce	14
Wreckers Dismantling	IBC