



CAPABILITY STATEMENT · 2026

Architectural Design

A multi-disciplinary practice in Cape Town where architecture is drawn alongside the engineering that has to build it. Commercial, industrial, residential and public-sector work, from brief to handover, under one accountable team.

OFFICE

Shop 6, La Savina, The Island Club
Century City, Cape Town, 7441
South Africa

CONTACT

+27 21 825 0230
086 543 0148
info@aceconsulting.co.za

Who we are

Ace Consulting designs buildings inside the same practice that engineers them, which changes what a drawing can promise and how early a problem is found.

Most architectural risk is not architectural in origin. It is a structural depth that will not fit the ceiling void, a level that has to move to solve drainage, or a services route discovered after the layout is fixed. Because the engineering disciplines listed below sit in this office, those conflicts are settled while they are still lines on a drawing.

We operate from a single office in Century City, Cape Town. Work is delivered from that office to clients in South Africa and, on a project basis, to clients in the United Arab Emirates, Libya and Türkiye. We do not maintain premises in those markets, and we say so plainly here because a capability statement that overstates its own footprint is not worth reading.

IN-HOUSE DISCIPLINES

Nine disciplines held in one practice, so the structural, services and civil consequences of an architectural decision are known while the decision is still being made.

Civil

Site infrastructure, earthworks, stormwater, roads and services

Structural

Superstructure, foundations, concrete and steel design

Geotechnical

Ground conditions, founding solutions, investigation liaison

Mechanical

Building services and plant integration

Electrical

Reticulation, distribution and building electrical

Water & Wastewater Treatment

Treatment process and works design

Water Resource Management

Supply, storage and catchment work

Transport

Access, traffic and transport infrastructure

Programme & Project Management

Delivery management from inception to close-out

Why the breadth matters on an architectural commission. Most structural problems that surface late are not structural in origin. They are a founding assumption that the ground did not support, a services route that had to move, or a level that changed to solve drainage. Holding those disciplines in one practice means the conflict is found and settled at design stage, at our cost, instead of on site at yours.

Scope of services

Our architectural scope is organised against the recognised stages of work used in South African built-environment appointments, so a client can map our deliverables directly onto their own programme and payment structure.

STAGE	ARCHITECTURAL DELIVERABLES
1 Inception	Brief interrogation, site and context appraisal, review of title conditions, zoning rights and heritage constraints, and an early statement of what the site will and will not permit before design effort is spent.
2 Concept and viability	Design options tested against the brief, the budget and the planning envelope, with the structural and servicing consequences of each option identified rather than deferred, so the option chosen is one that can actually be built.
3 Design development	Developed layouts, sections and elevations, material and assembly decisions, accessibility and fire strategy, and coordination against the structural and building-services models as they develop in parallel.
4 Documentation and procurement	Working drawings, schedules and specifications, statutory submission drawings for local-authority approval, tender documentation, tender evaluation and recommendation of award.
5 Contract administration and inspection	Site inspections against the design intent, review of contractor submissions, shop drawings and samples, architectural instructions and variations, and resolution of the conditions actually encountered on site.
6 Close-out	Completion inspections and defect lists, as-built record drawings, and the operation and maintenance information the client needs to run the building.

On fee structure. We scope and structure fees with reference to the Engineering Council of South Africa Guideline Scope of Services and Professional Fees, gazetted in May 2025 under the Engineering Profession Act. That guideline is explicitly advisory rather than binding, and we cite it because it gives a client an independent public benchmark to measure our proposal against rather than asking them to take our pricing on trust.

How we work

The controls below govern what leaves this office. They are described in enough detail that a client or a reviewing professional can interrogate them, which is the point: a described process can be tested against, and that is worth more than a badge.

- 1 Rights and constraints established before design begins**

Zoning, title conditions, coverage, height and heritage status are confirmed at inception. A design developed against assumed rights is the most expensive kind of rework, because it is discovered at submission.

- 2 Design gates at each stage boundary**

Work does not advance past a stage boundary until that stage's deliverables are complete and signed off. This is what stops a concept assumption travelling silently into working drawings.

- 3 Drawn against the applicable SANS and building regulations**

Design is carried out to the National Building Regulations and the applicable South African National Standards, including SANS 10400 and its parts, with accessibility and fire requirements addressed as design inputs rather than as a compliance exercise at the end.

- 4 Coordinated against structure and services as they develop**

Architectural, structural and building-services models are reconciled during design, not after it. Clashes are resolved internally and reach the client as a coordinated position rather than a dispute between consultants.

- 5 Existing conditions surveyed, not assumed**

On alteration and upgrade work the building is measured and its real condition recorded before design is fixed. Record drawings are treated as a starting point to verify, never as fact.

- 6 Site conditions recorded against the design intent**

Inspections are recorded against what the design assumed, so a departure on site is identified and dealt with while it is still cheap to change, instead of surfacing at close-out.

Where we have worked

Our record is weighted towards South African public-sector work in the Western Cape: municipal and provincial healthcare, civic and recreational facilities, education and municipal infrastructure. The projects below are named because they are ours to name.

Healthcare

Blue Downs Clinic · St Vincent Clinic · Klipfontein Emergency Centre · Mayenzeke Clinic · Langa Clinic · Heideveld Community Health Centre

Civic and recreational

Sea Point Pavilion Swimming Pools · Parow North Public Swimming Pool · Observatory Community Recreational Facility · Bellville Library · Visitor Information Centre, Mamre

Education

University of the Western Cape, main entrance upgrade

Municipal and industrial

Vaalfontein Solid Waste Depot · Blue Water Chalets · CRRC

What this work has in common

Occupied or partially occupied buildings, public clients with formal procurement and reporting obligations, existing fabric whose real condition differs from the record drawings, universal-access upgrades to buildings that predate the requirement, and phasing that has to keep a facility open while work proceeds around it.

References

Project references, scope detail and client contacts are available on request and are released with the client's permission. We do not publish client correspondence, testimonials or contract values without it.

Professional standing

Engineering practice in South Africa is regulated at the level of the individual practitioner. The Engineering Council of South Africa registers engineers, technologists and technicians personally, and the South African Council for the Architectural Profession does the same for architects. There is no equivalent firm-level registration, and any consultancy presenting one as a company certificate is describing something that does not exist.

We therefore state professional standing at the level it is actually held. Current registration details for the practitioners who would be assigned to your project, together with the professional indemnity position for the appointment, are provided in writing with our fee proposal, where they can be checked against the relevant register before you appoint us.

On certification claims. This document makes no quality-certification, contractor grading or empowerment-level claim. Where a tender requires any of these, we will respond to that requirement directly and with current evidence, rather than carry a badge here that a reader cannot verify. The Construction Industry Development Board register, for instance, grades contractors executing works and is not a registration a consulting engineering practice holds.

What lets us quote accurately

Where the items below are not available we will still quote, but we will state which assumptions the figure rests on rather than absorb the risk silently.

Site and ground. Erf number and locality plan, any geotechnical investigation already carried out, and a survey with levels where one exists.

Scope and programme. Current drawings or a written brief, the intended procurement route, and the dates the programme is actually being held to.

Discuss a project

Send us the brief, the site and the programme. We will tell you what we would need to see before committing to a structural position, and what we would charge to get you there.

TELEPHONE

+27 21 825 0230
086 543 0148 (share call)

OFFICE

Shop 6, La Savina, The Island Club
Century City, Cape Town, 7441

EMAIL

info@aceconsulting.co.za

OFFICE HOURS

Monday to Friday, 08:00 to 17:00