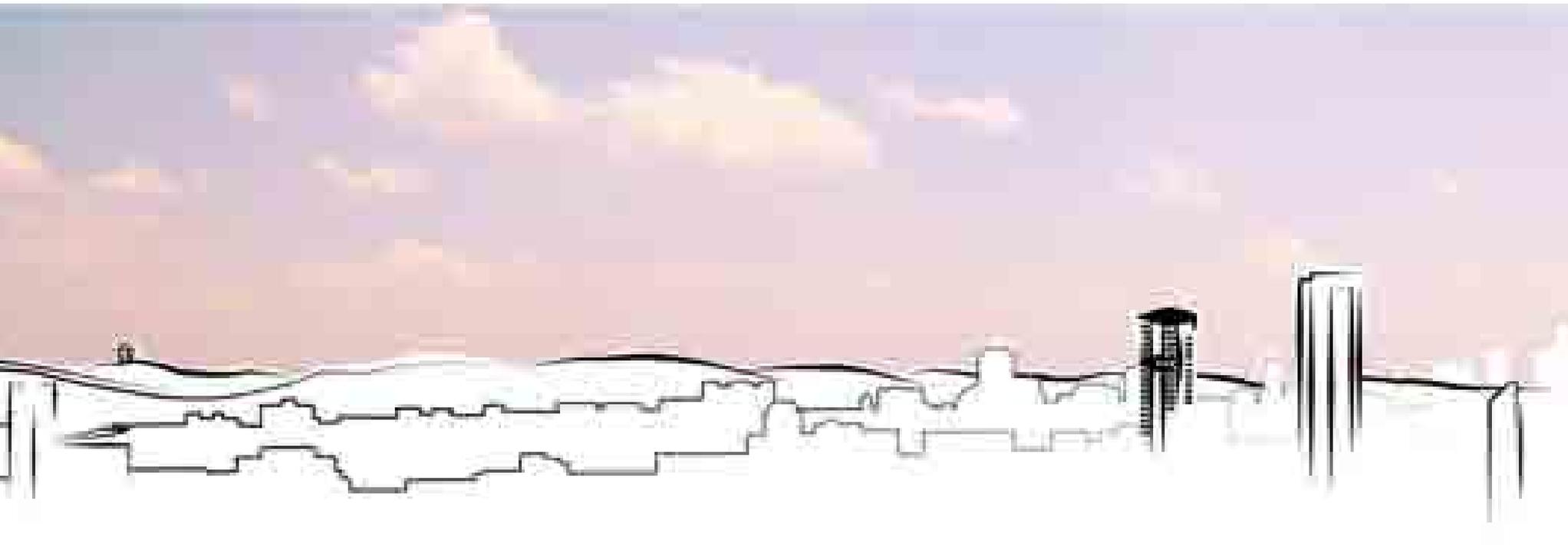


# Addendum



## Introduction\_

The following lessons learnt after re-evaluating the previous design have been addressed in this addendum:

- The building needs to function as a public building - where as the previous design was mostly inaccessible. The revision has been 'opened' to the public with more access points.
- The building must relate to its surrounding and this has been approached by including balconies and specific view points throughout the design.
- Densification of the building is also addressed by adding more floors while compacting the floors as the levels rise, thus increasing the value of an already valuable property.

The basement layout was re-approached and a mezzanine parking level has been added allowing for 50 extra parking bays. The new layout also caters for delivery, emergency and municipal services while allowing ample space for storage.

The elevations have been re-interpreted by articulating volumes, making the building more legible to the user. The material choices further enhance the articulation of the façades by placing emphasis on the textures, colours and appearance/densities of the materials.

In section, services are re-evaluated:

- By including light wells into the design the amount of natural daylight is allowed deeper into the building
- The large flat roofs allow for rain water harvesting that is used in irrigation of the vegetal walls and landscaping. By replacing potable water with grey water and harvested water in the use of water closets and urinals the potable water can be used in more appropriate ways.

The circulation of a public building was a very important aspect that needed to be addressed. The end result was a layering of different elements:

- The faster routes versus the meandering routes
- The placement of the transitional

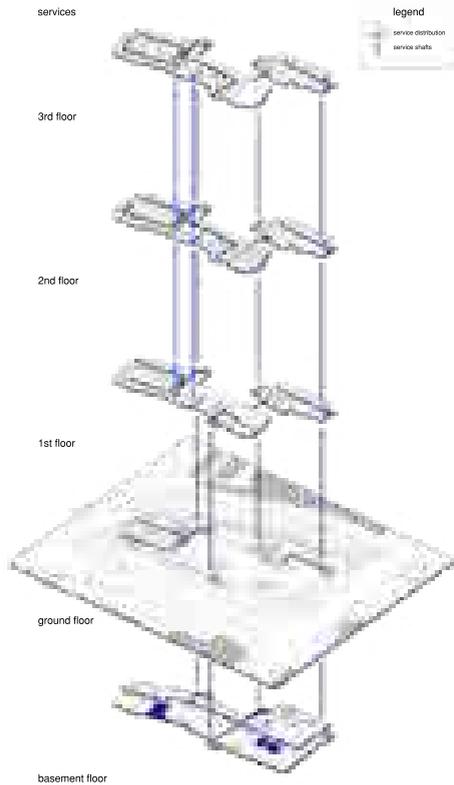
and intermediate spaces

- The transition from public to private

The programme is ultimately the summary of the revised design:

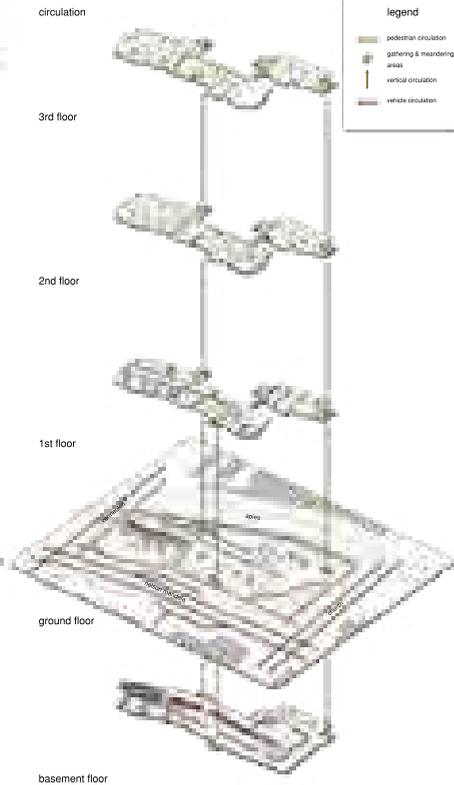
- The basement and mezzanine parking levels have been designed to be more economical and accessible
- The ground floor is a designated public level, housing open and indoor exhibition spaces, a public square and a coffee shop
- The first floor has been allocated conference facilities and a restaurant making the transition from public space to semi public space
- The second and third floors both accommodate office space, allowing for up to 8 different clients at a time.

This completes the transition from semi public space to private space.



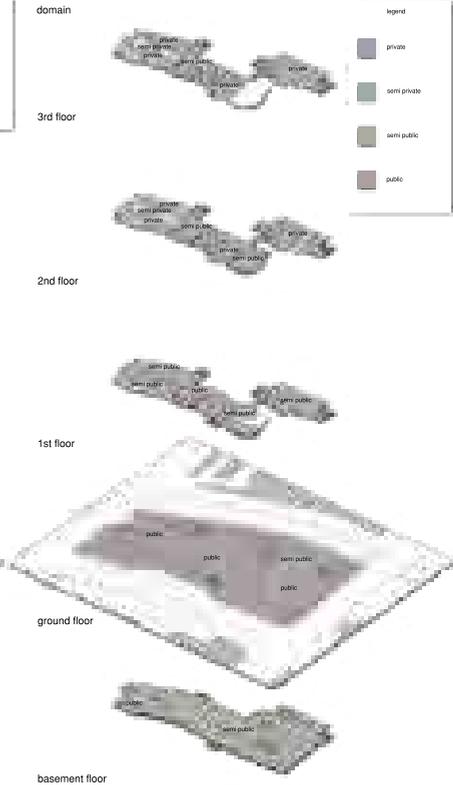
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Fig. 147 services isometric



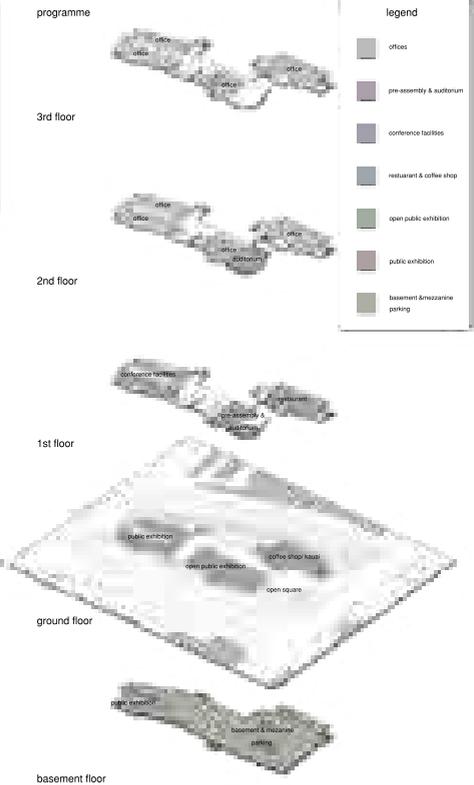
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Fig. 148 circulation isometric



149

Fig. 149 domain isometric



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Fig. 150 programme isometric

Fig. 151 basement parking not too scale

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Fig. 152 mezzanine parking not too scale

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Fig. 153 ground floor not too scale

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Fig. 154 first floor not too scale

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Fig. 155 second floor not too scale

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Fig. 156 third floor not too scale

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Fig. 157 north elevation not too scale

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Architectural rendering of a modern building with a glass facade and a large white rectangular volume, set against a cloudy sky and a body of water.



Fig. 158 east elevation not too scale

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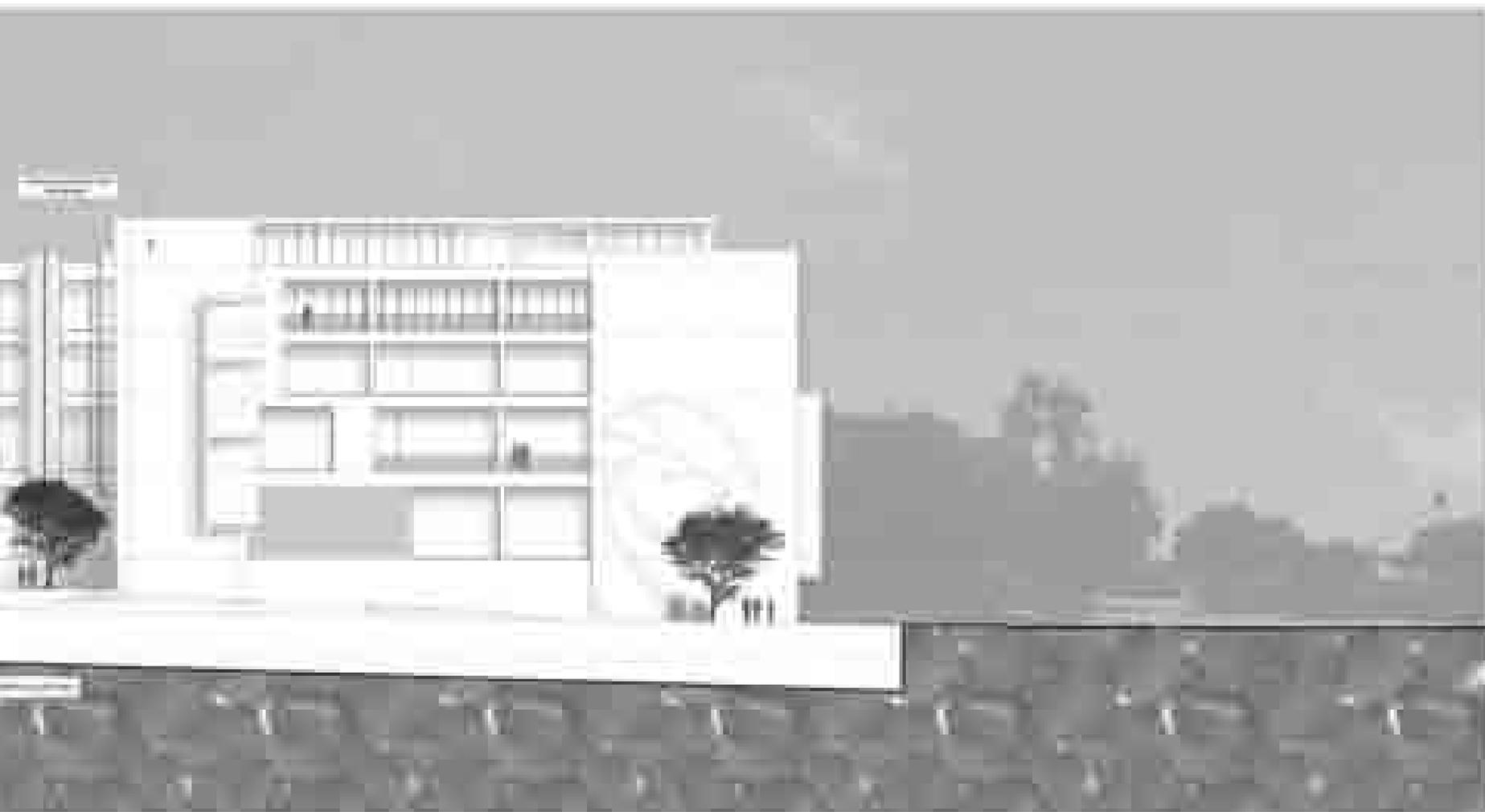
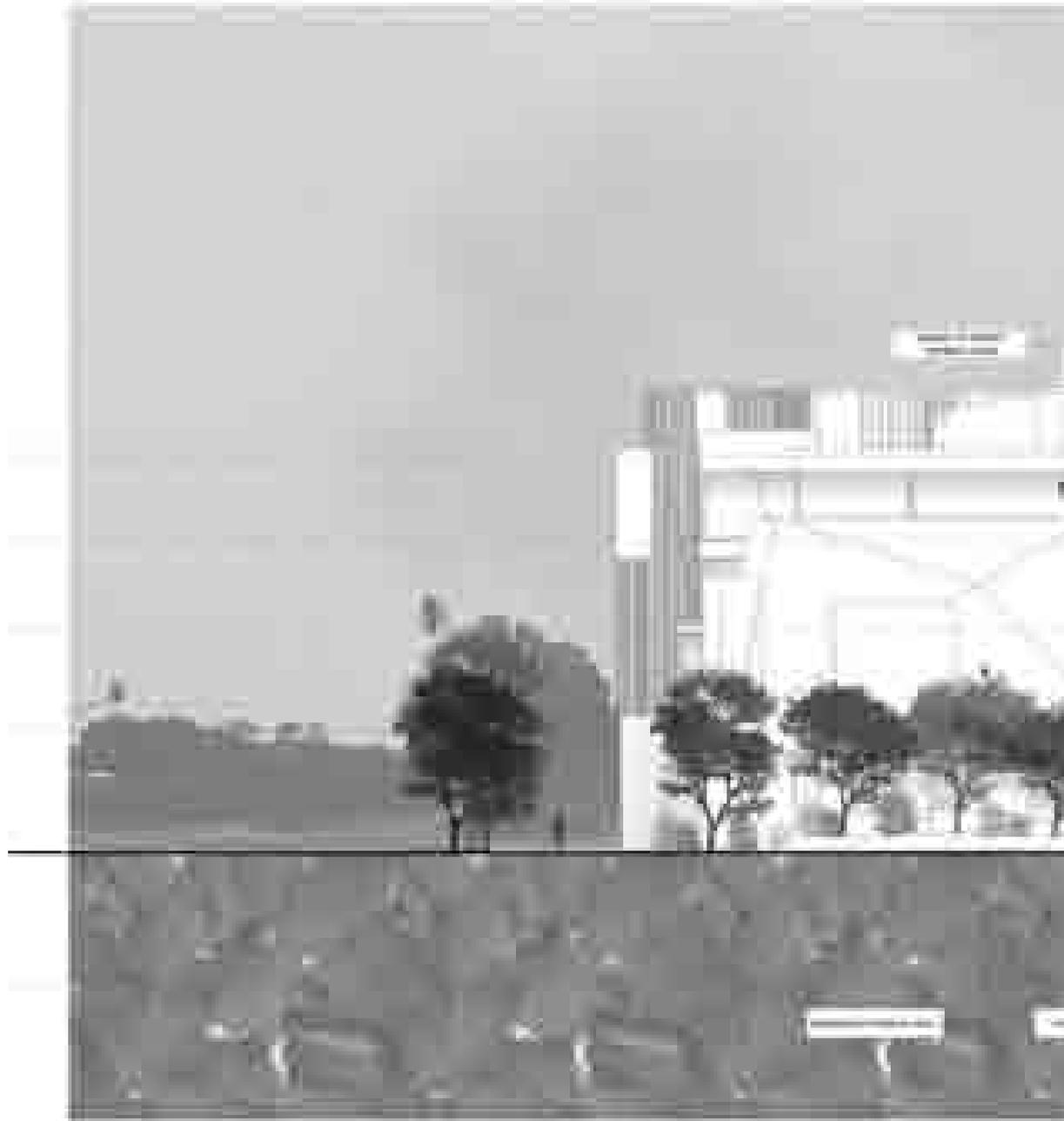
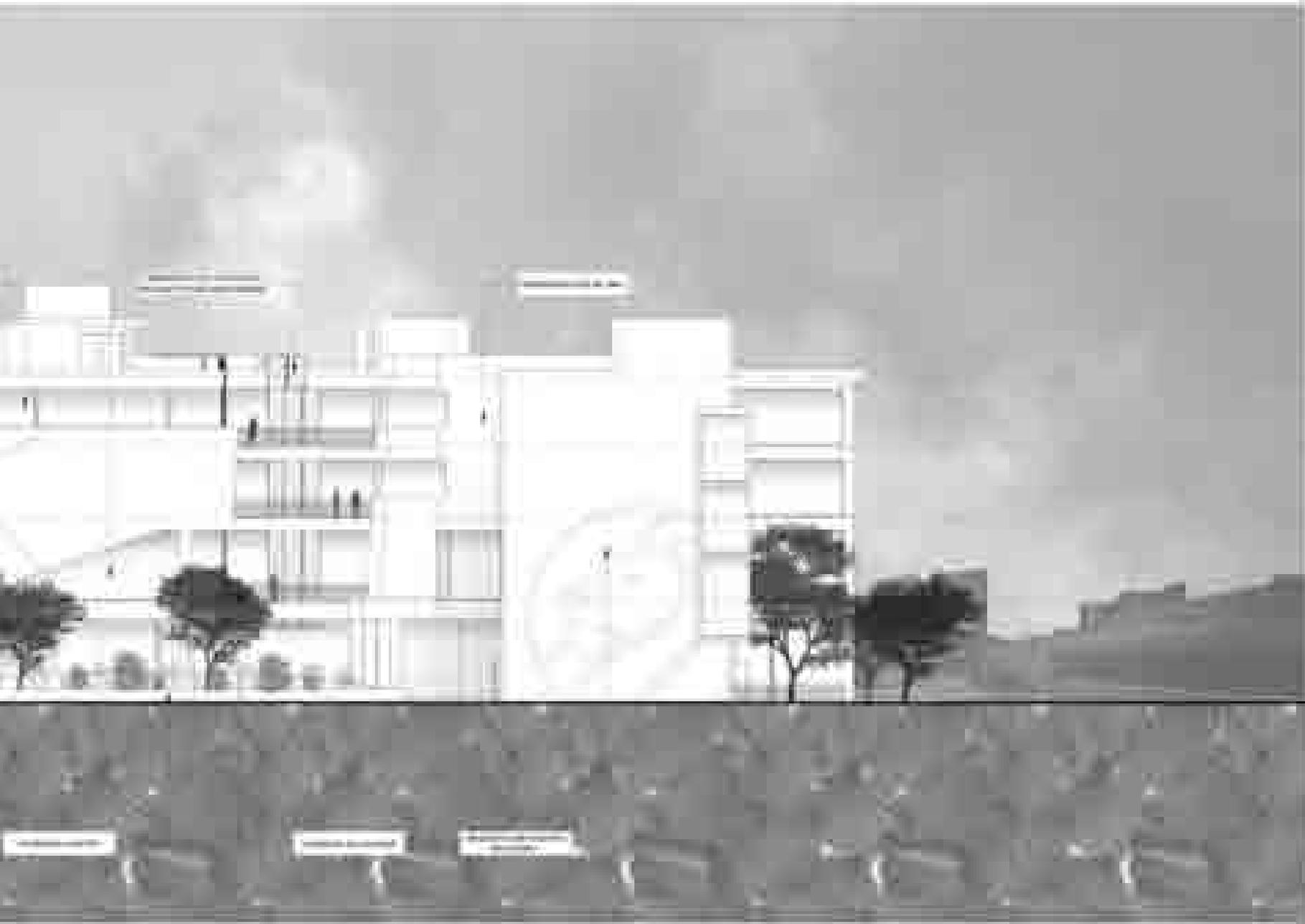


Fig. 159 south elevation not too scale

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THE  
NEW  
WORLD  
OF  
THE  
FUTURE

Fig. 160 west elevation not too scale



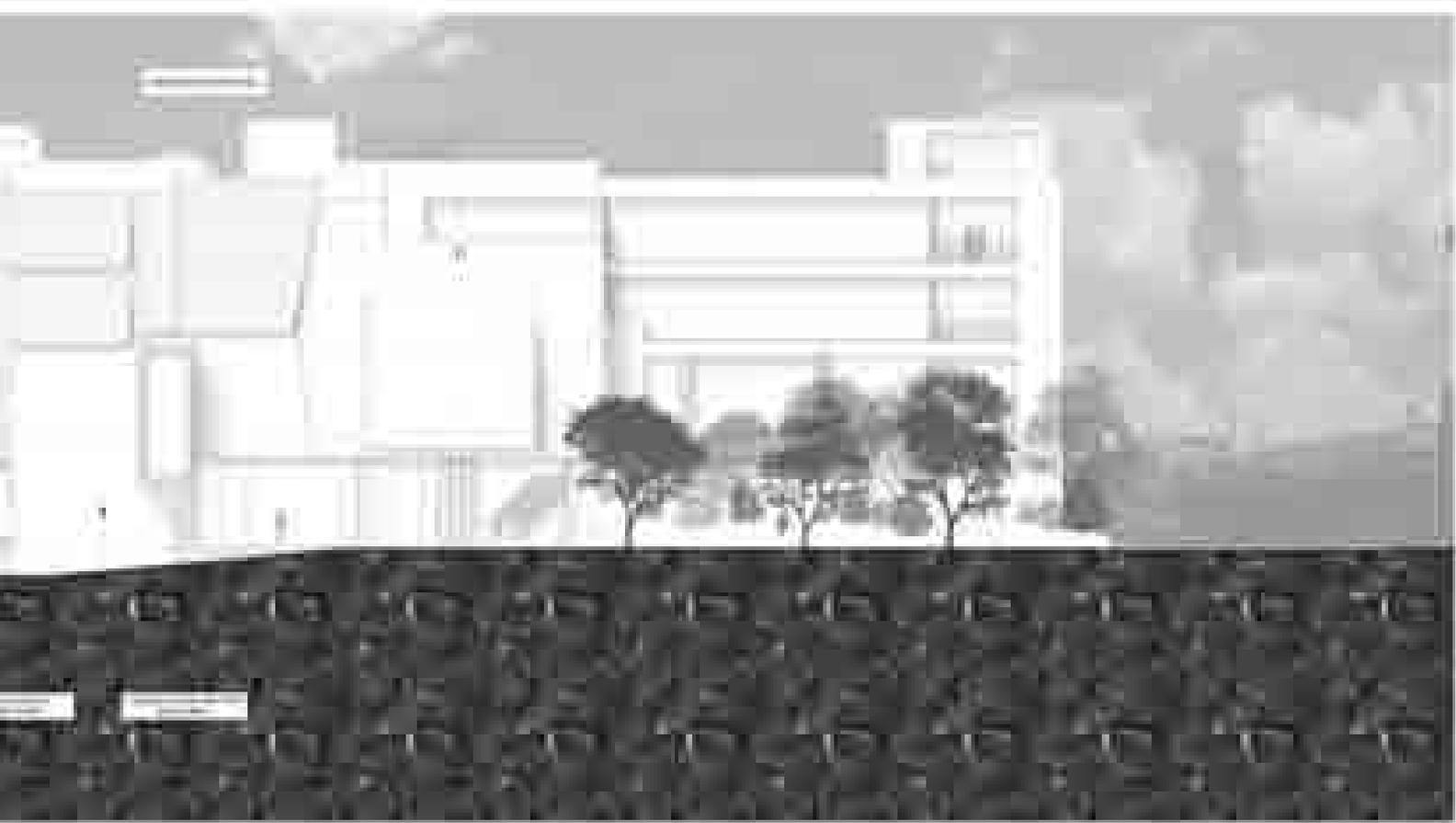
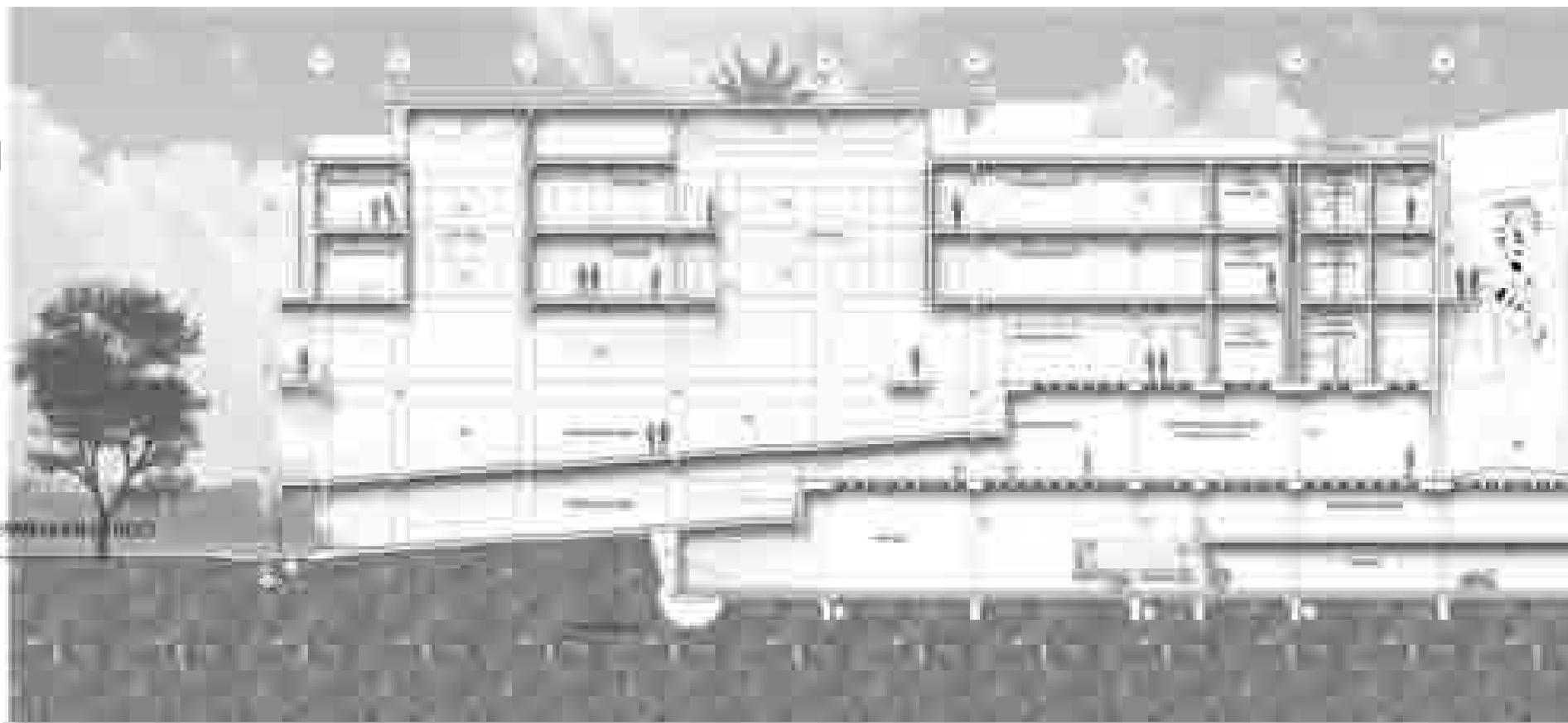


Fig. 161 longitudinal section not too scale

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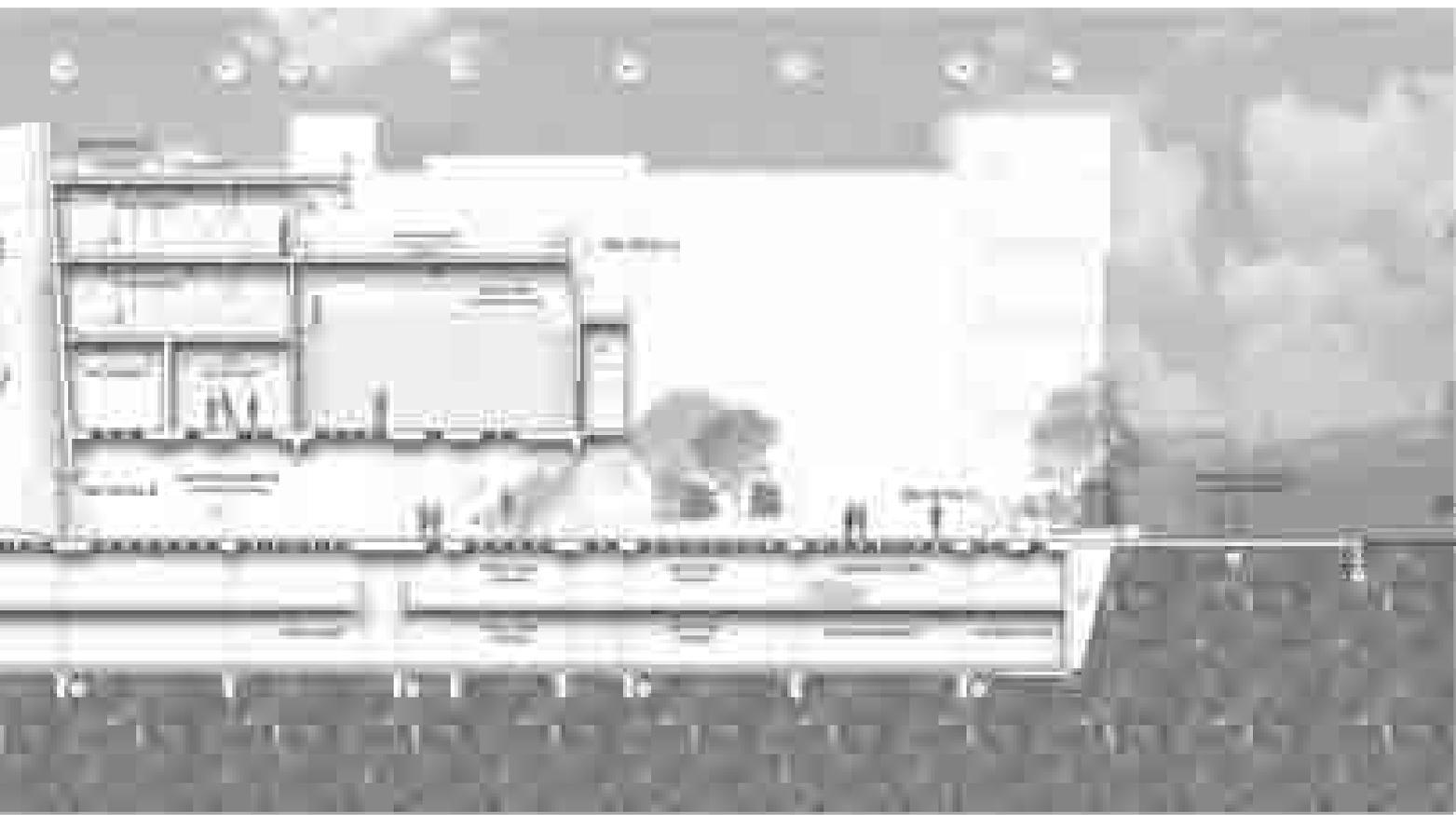


Fig. 162 section through lightwell not too scale

162

NELSON MANIHELE  
BOULEVARD



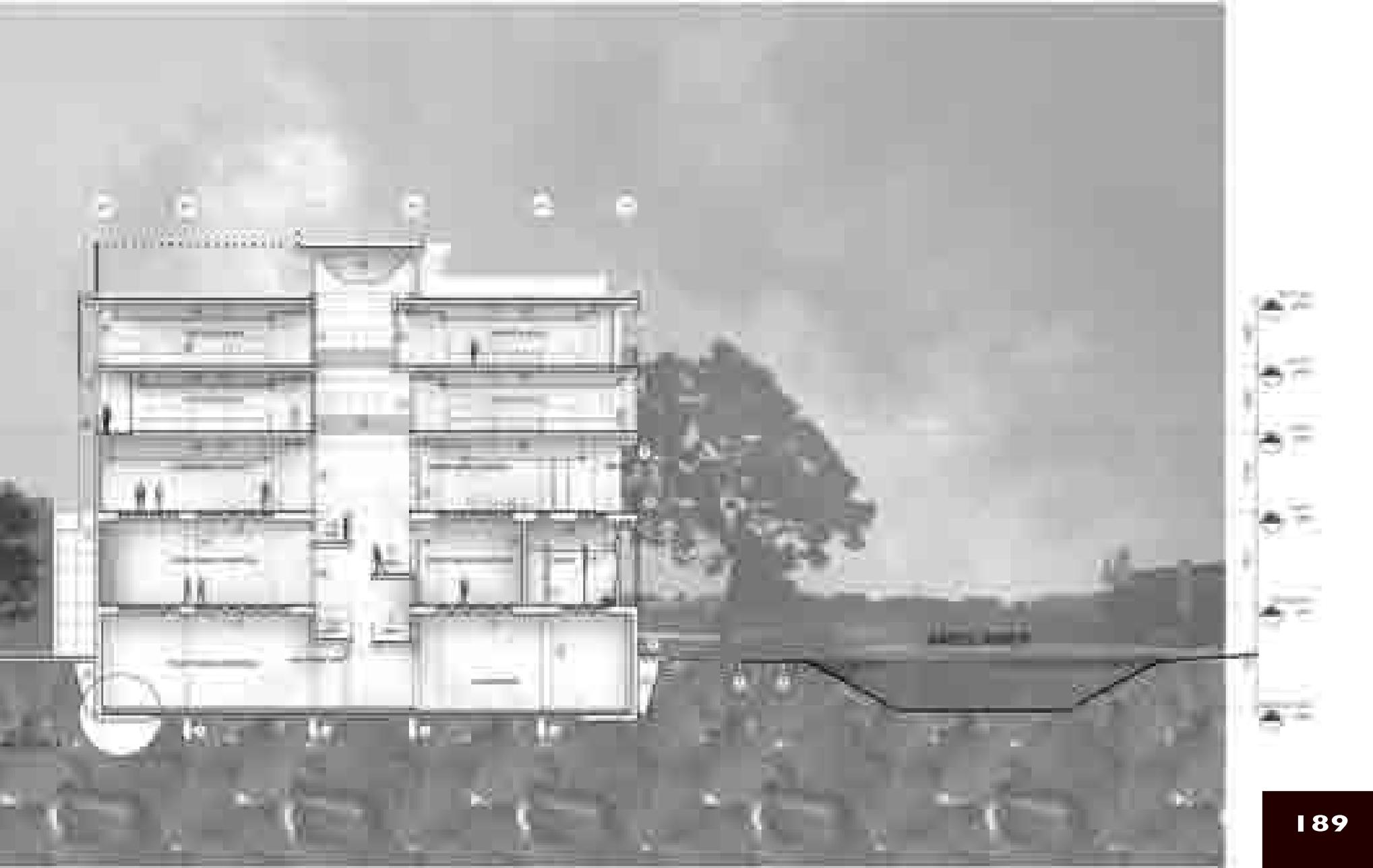
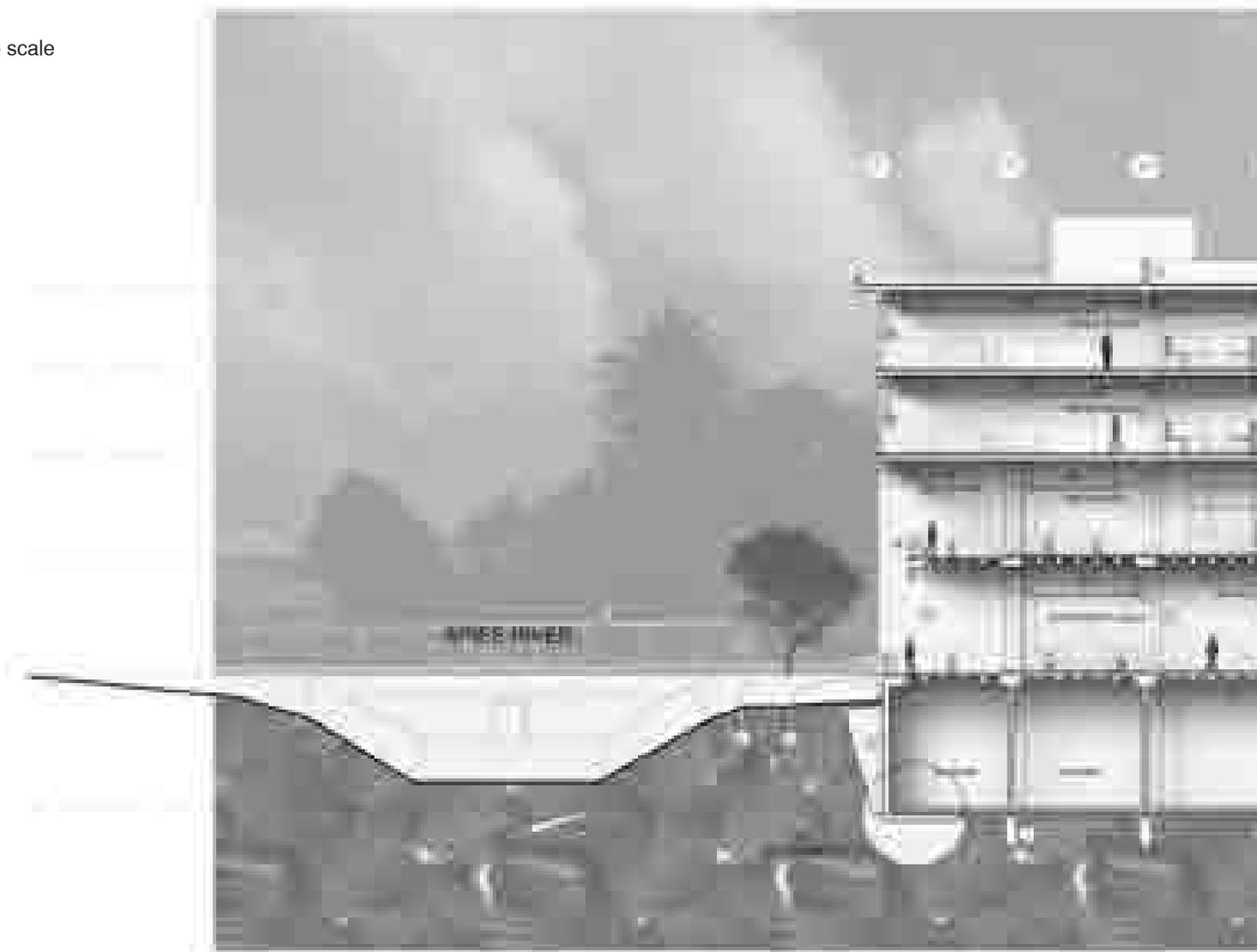
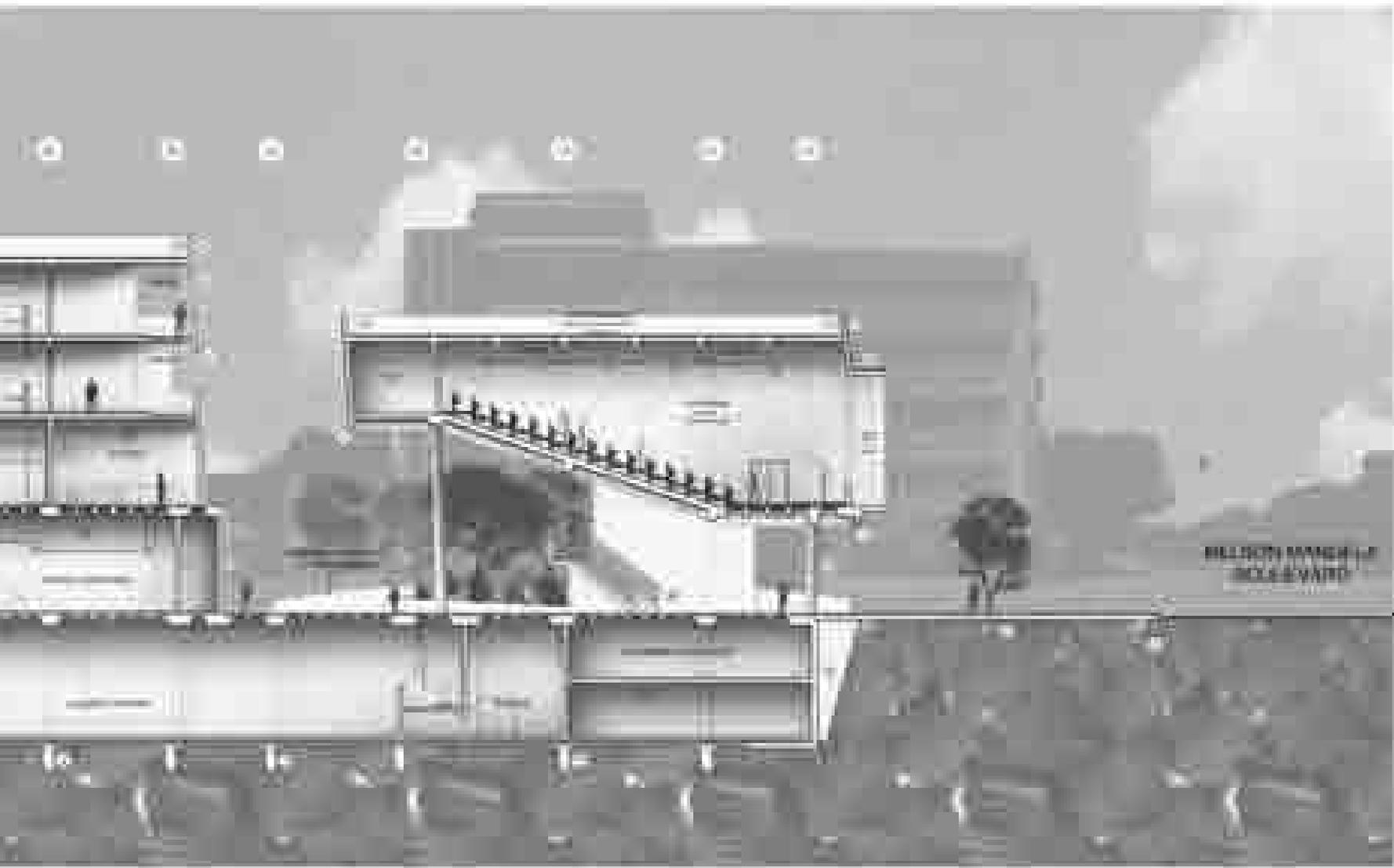


Fig. 163 section trough auditorium not too scale

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SECTION THROUGH  
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