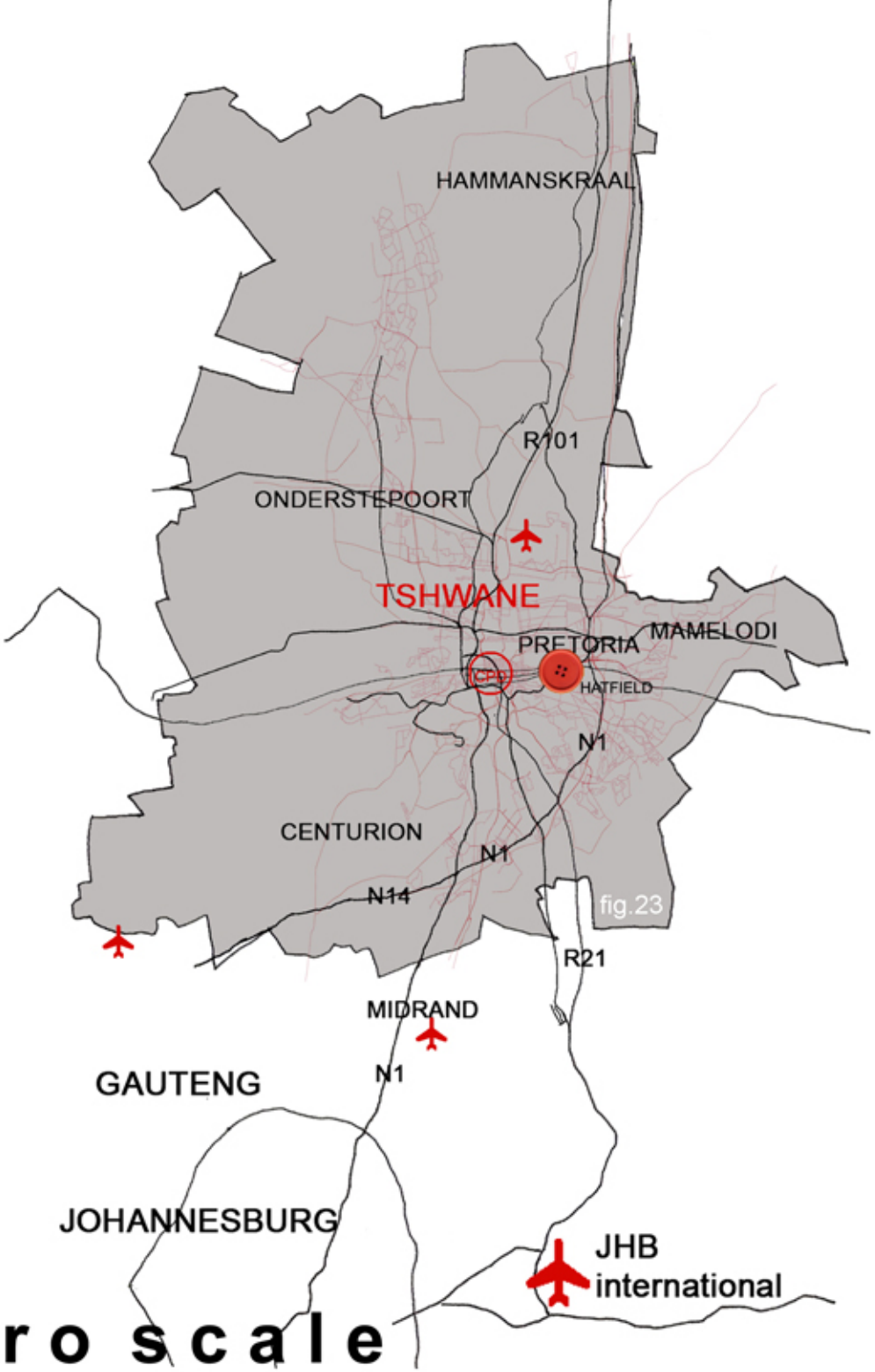
fig.22

4 layering site analysis



4.1 metro scale

fig.31

fig.24

4.2 proposed land use

fig.25

4.3 precinct identification

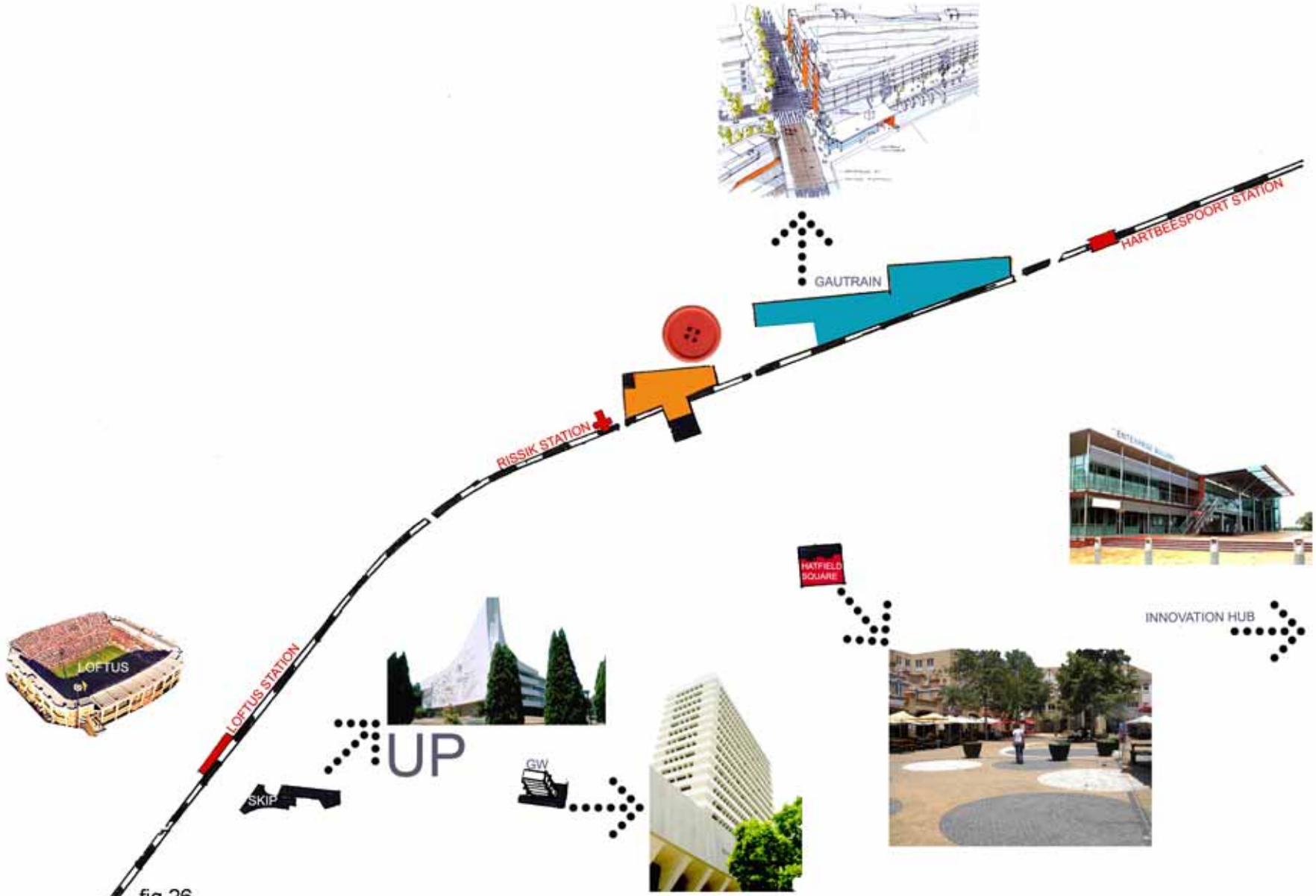
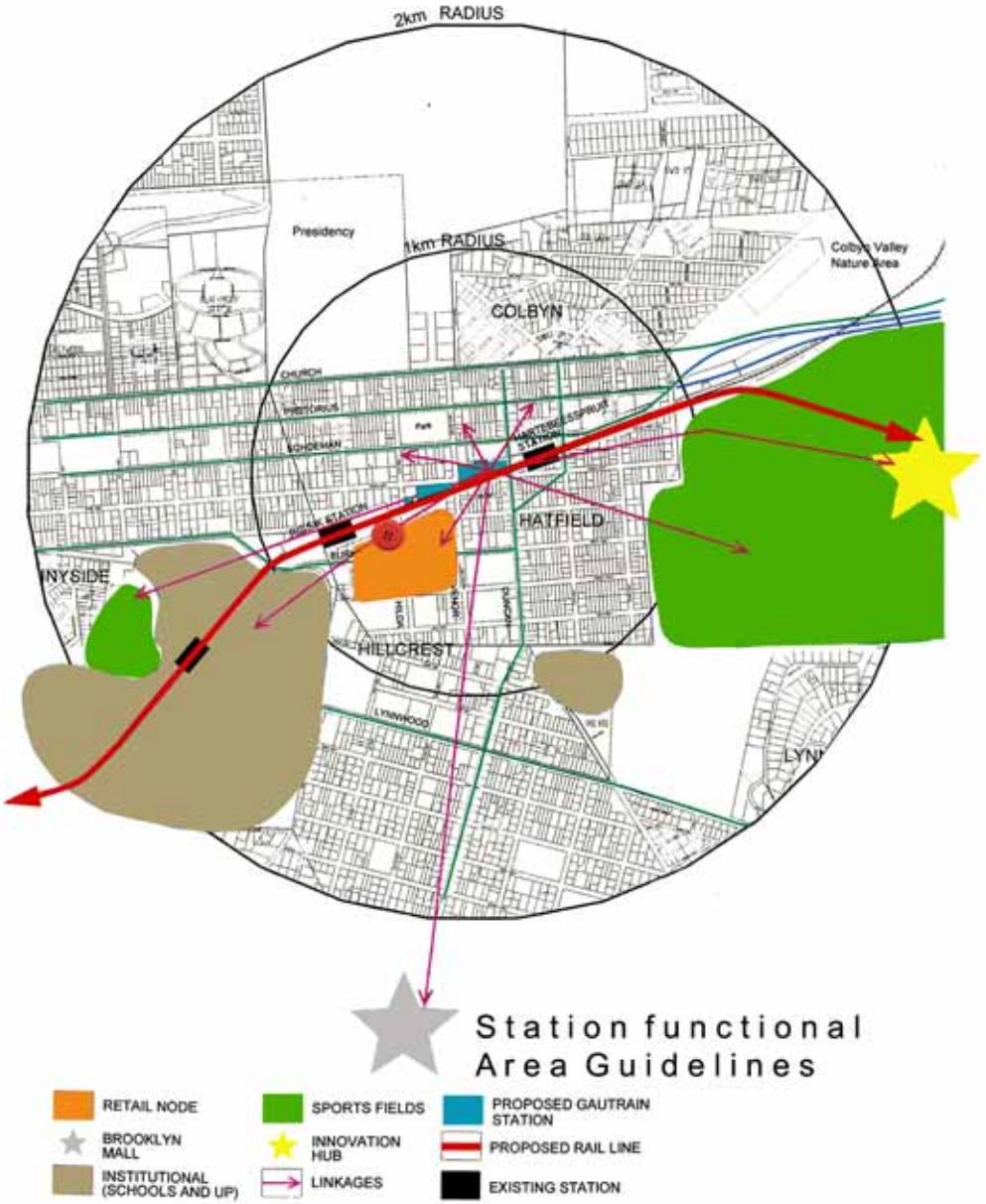


fig.26

4.4 landmarks



4.5 Hatfield linkages fig.27

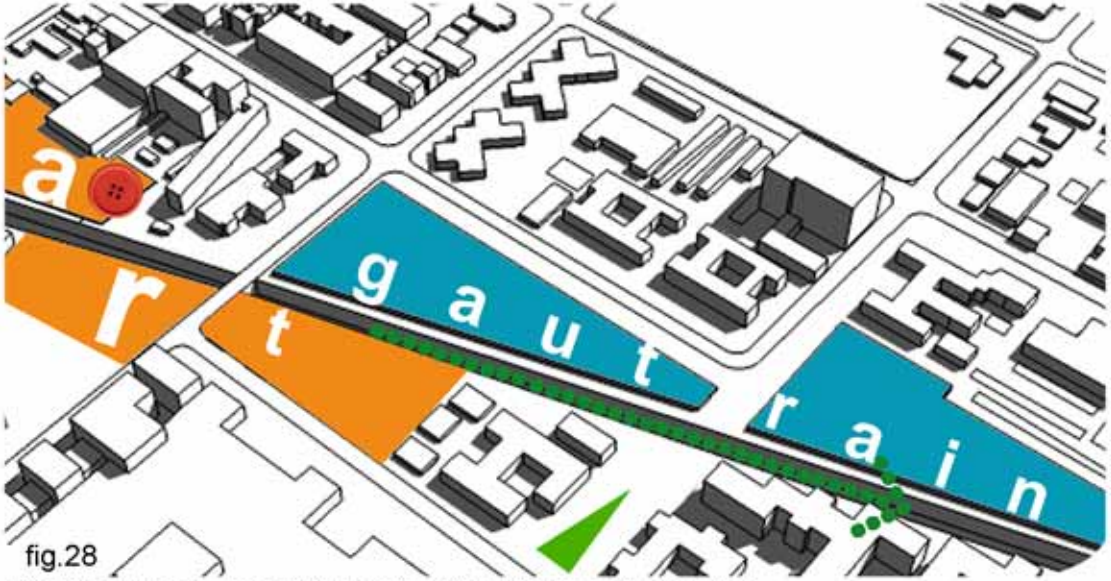


fig.28
The Gautrain is one of the main driving forces of the area

fig.29

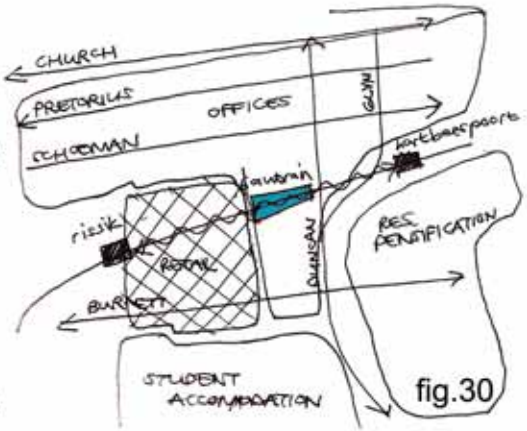


fig.30

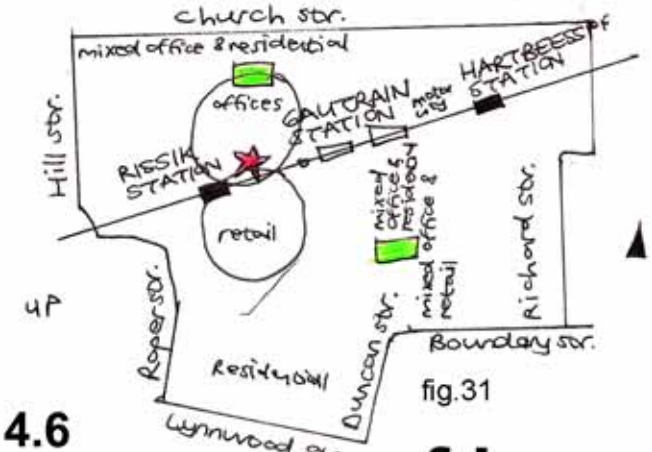


fig.31

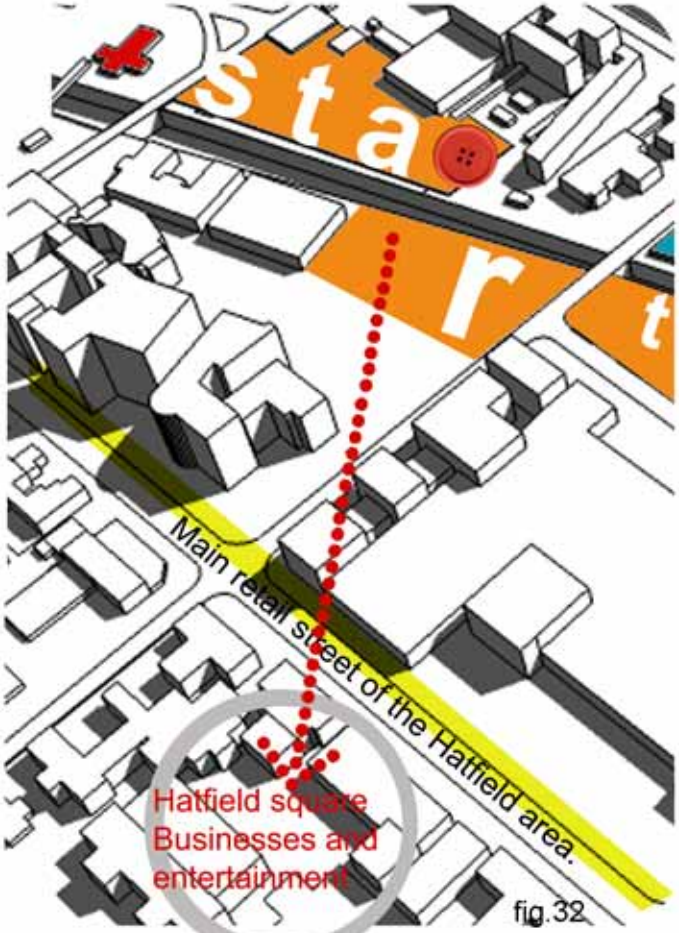
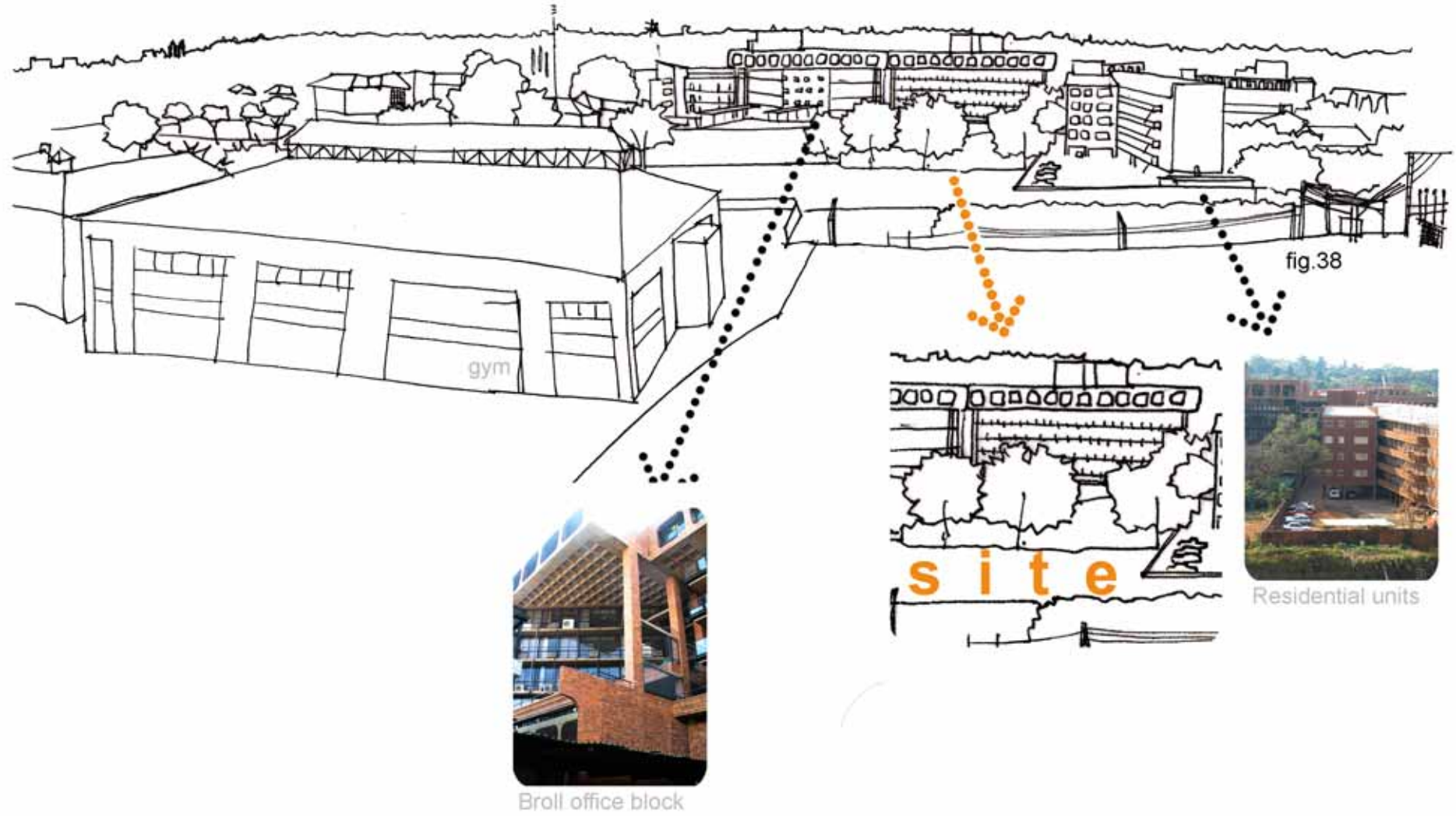


fig.32

4.6 energy flow

City Property Flat Units

energy flow



KNOOP neighbours

“Fashion space is a palimpsest of projects sedimented in time; constantly rewritten, but never erased… fashion space unfolds in virtually every culture. It travels.” (Quinn.2003:33)

fig.39

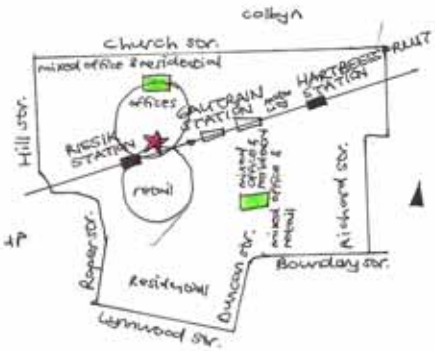


fig.40

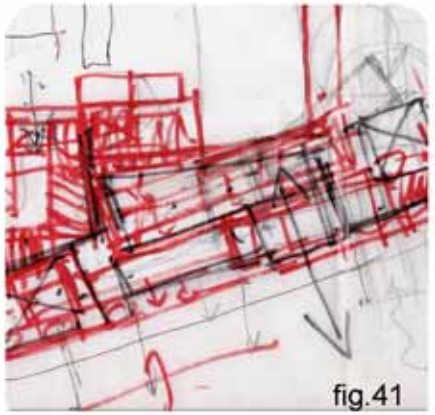


fig.41


fig.42


fig.43


fig.44


fig.45

4.7 urban development


fig.46


fig.47

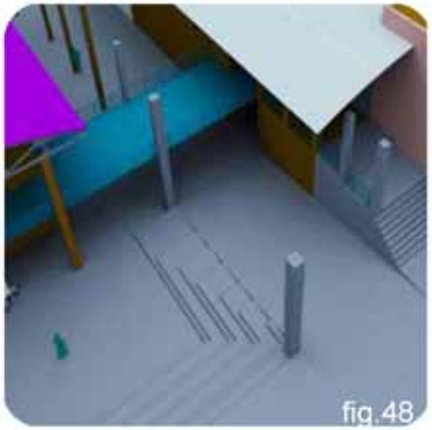


fig.48

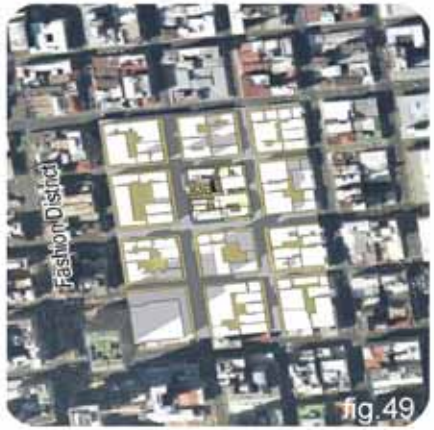


fig.49

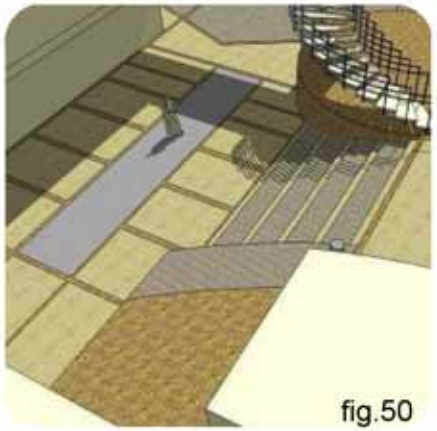


fig.50


fig.51

fig.52

UNIT	SIZE	USE
G1	51	RETAIL
G2	75	RETAIL
G3	47	RETAIL
G4	32	RETAIL
G5	33	RETAIL
G6	44	RETAIL
G7	45	RETAIL
G8	22	RETAIL
G9	14	UTILITY
G10	28	RETAIL
G11	117	RESTAURANT
G12	62	CID
G13	68	RESTAURANT
G14	25	RETAIL
G15	19	RETAIL
G16	18	RETAIL
G17	18	RETAIL
G18	13	RETAIL
G19	24	RETAIL
G20	24	RETAIL
G21	22	RETAIL
G22	23	RETAIL

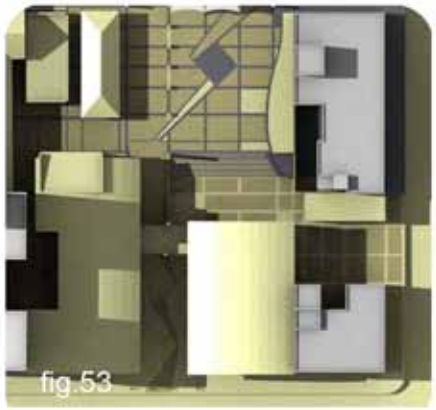


fig.53

FASHION DISTRICT

Newtown, Johannesburg

4.8 precinct precedent

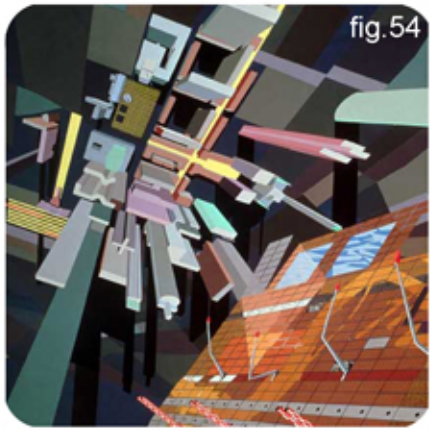


fig.54

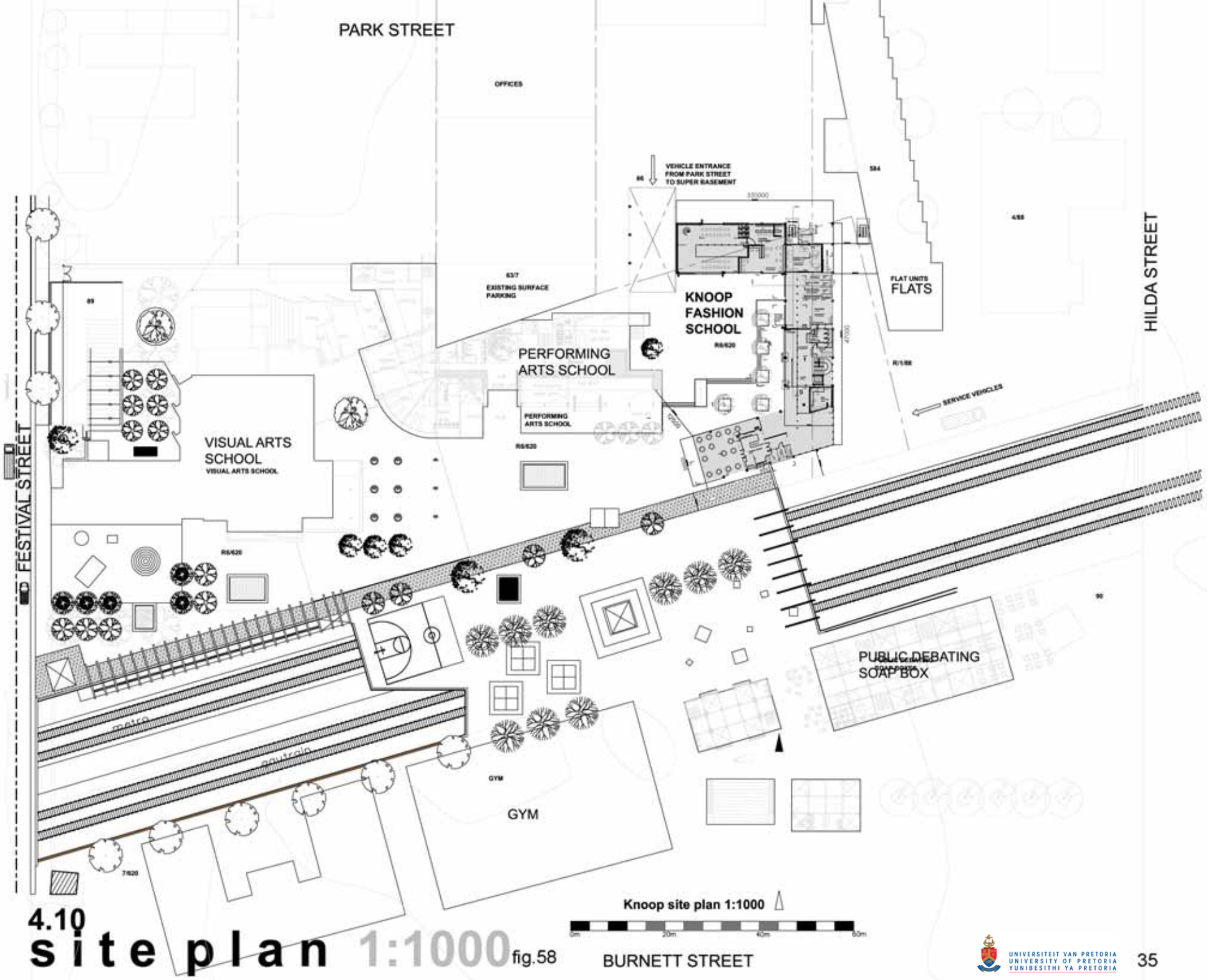

fig.55

SCHOUWBURGPLEIN
Rotterdam / 6a architects


fig.56


fig.57

Squares: "They form the outdoor rooms in the city and, like streets; they form a stage for human contact and events." (Righini.2000:279)



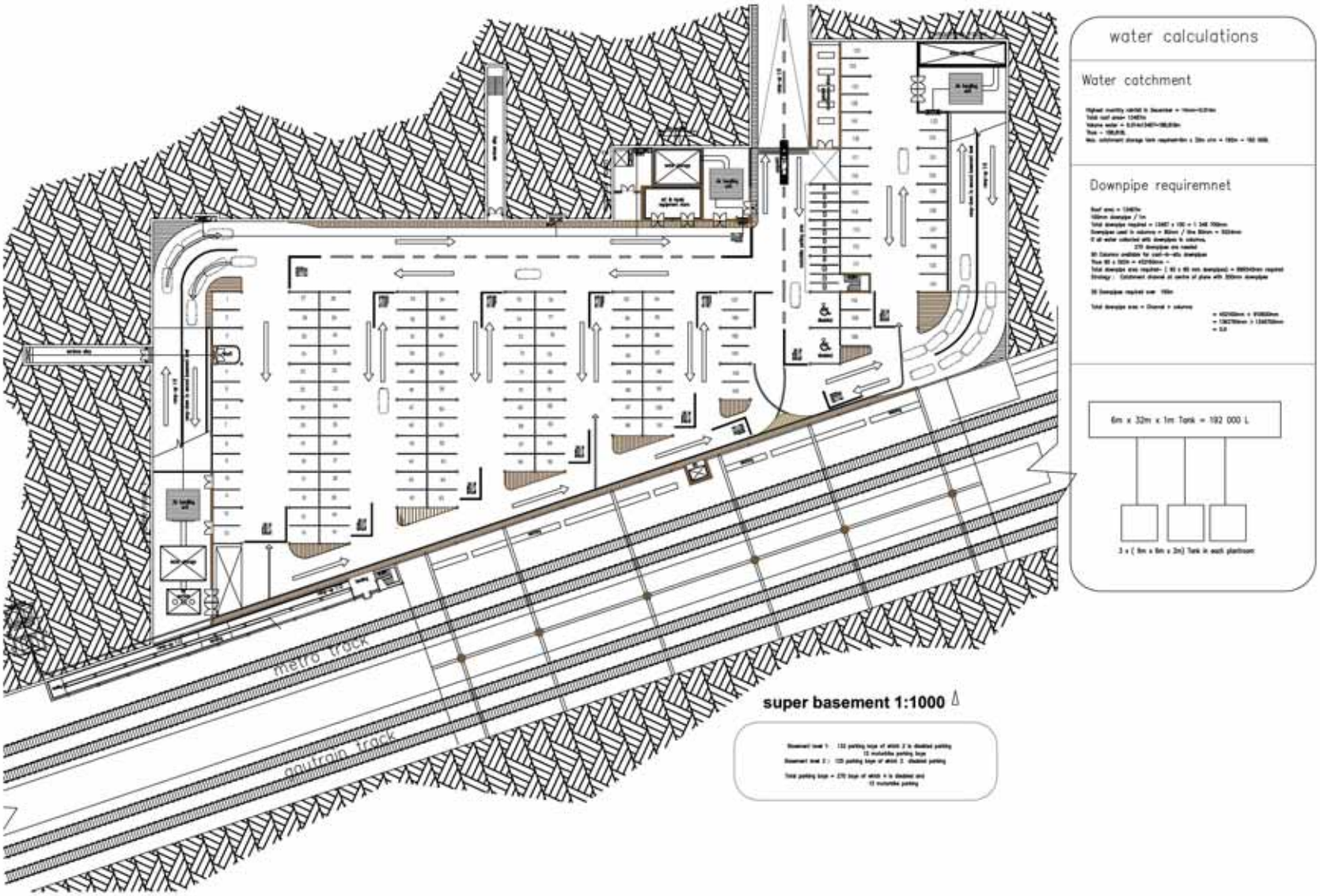
Knoop site plan 1:1000

0m 20m 40m 60m

4.10

site plan 1:1000

fig.58



4.11 super basement 1:1000 fig.59