

brief development

context analysis

precint design

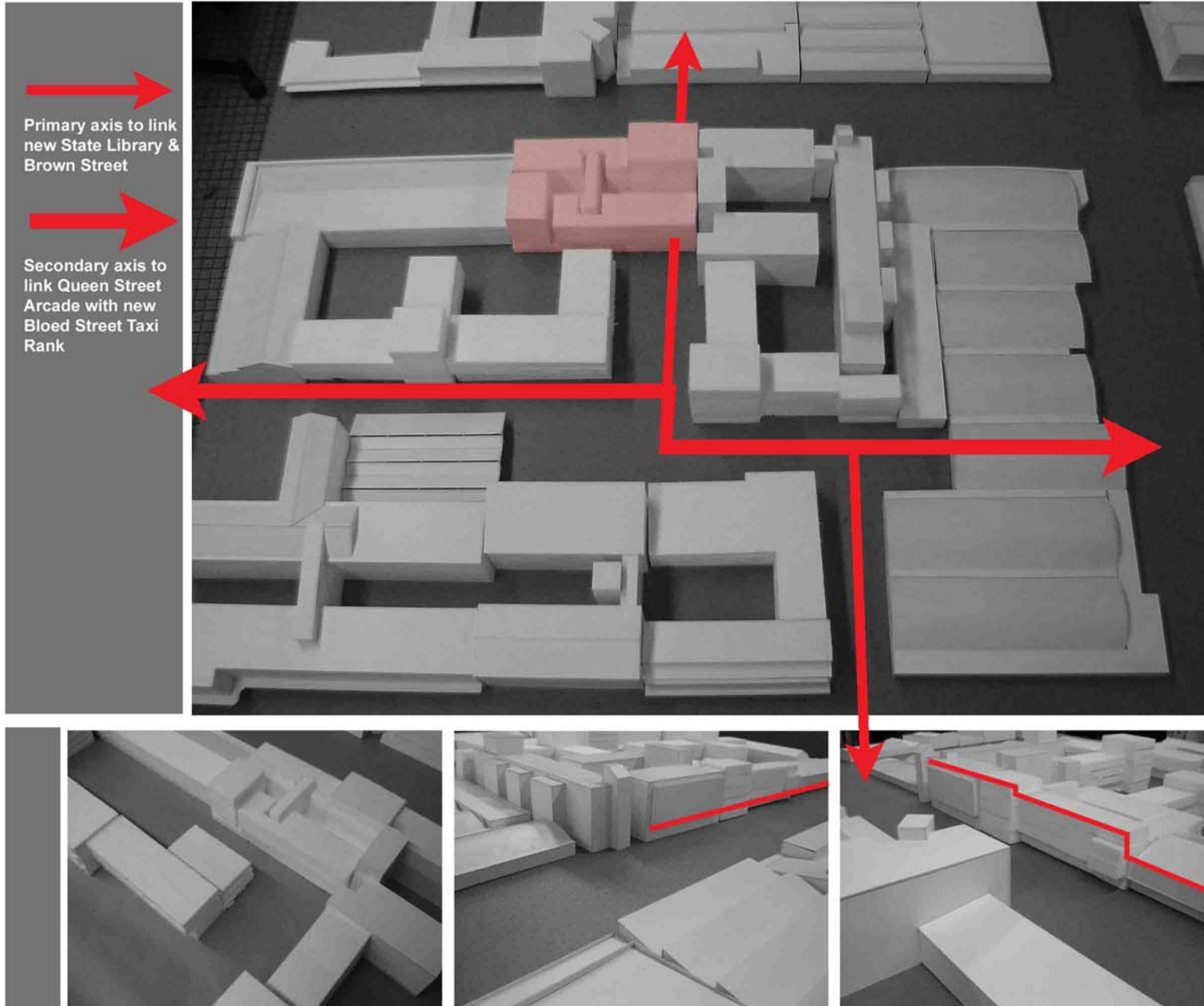
precedents

design development

design clarification

design documentation





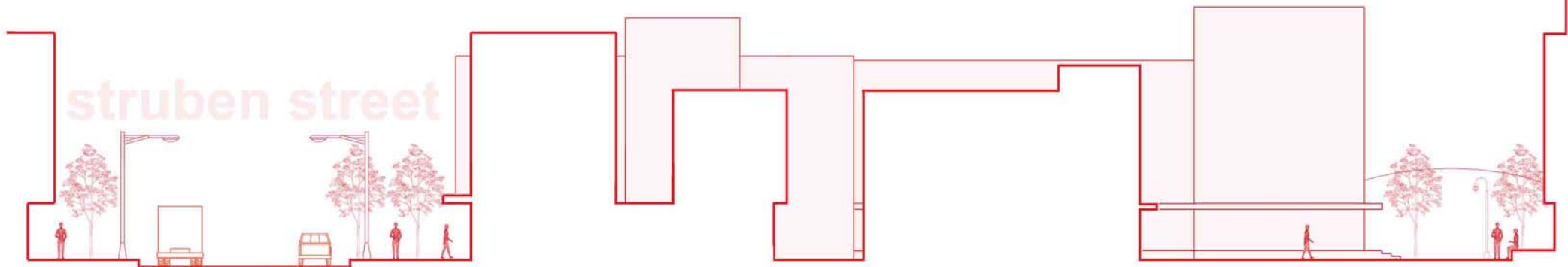
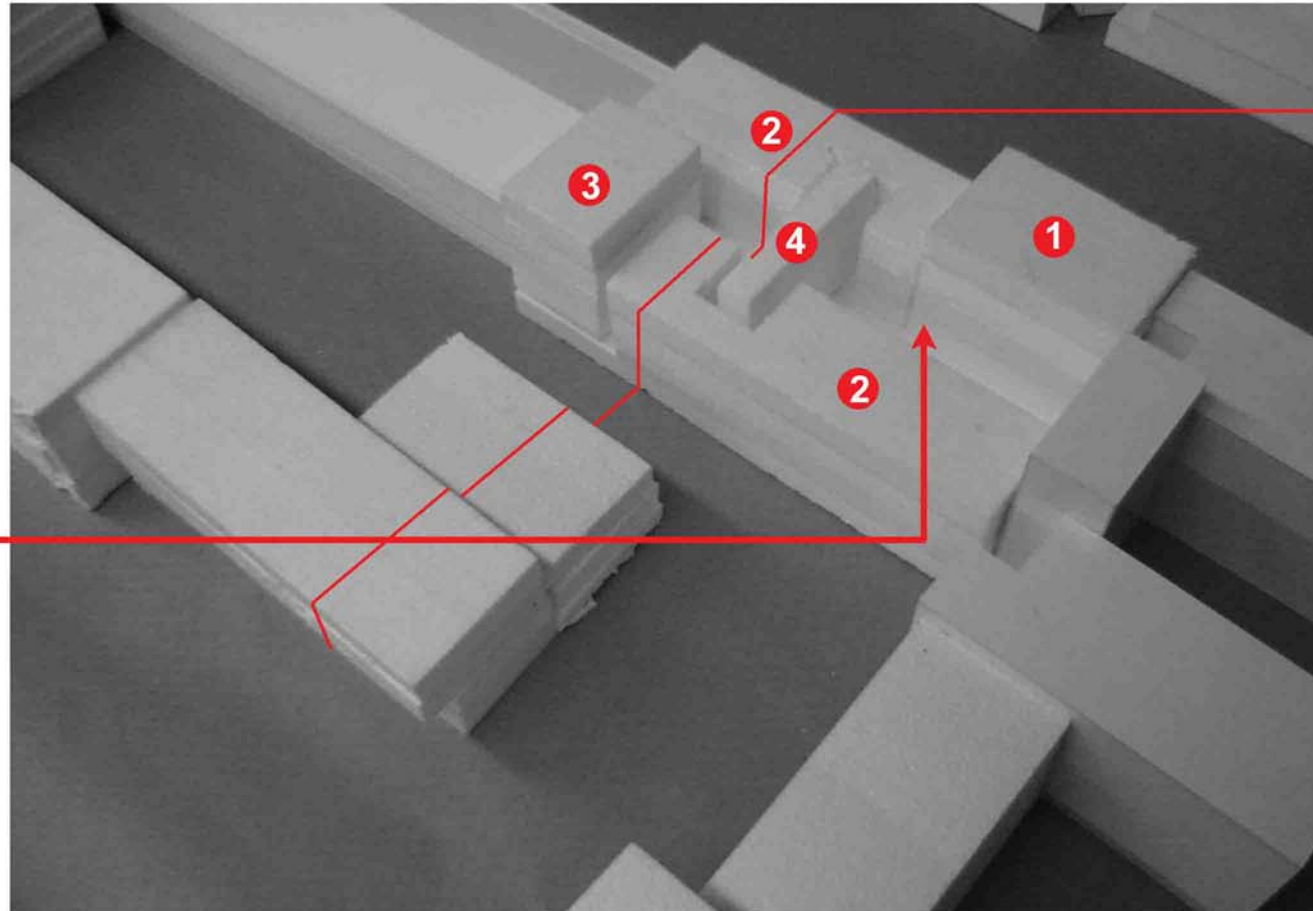
Block massing model one

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over the building line to form entrance to arcade leading to public space.
- ✓ A private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
- ✓ The circulation tower forms focal point visible from public space.
- ✗ The elevation of the building is not responsive to the neighbour on the west.
- ✗ The north entrance to the public space is too deep, not inviting to users.
- ✗ The service and circulation towers are not separately expressed.



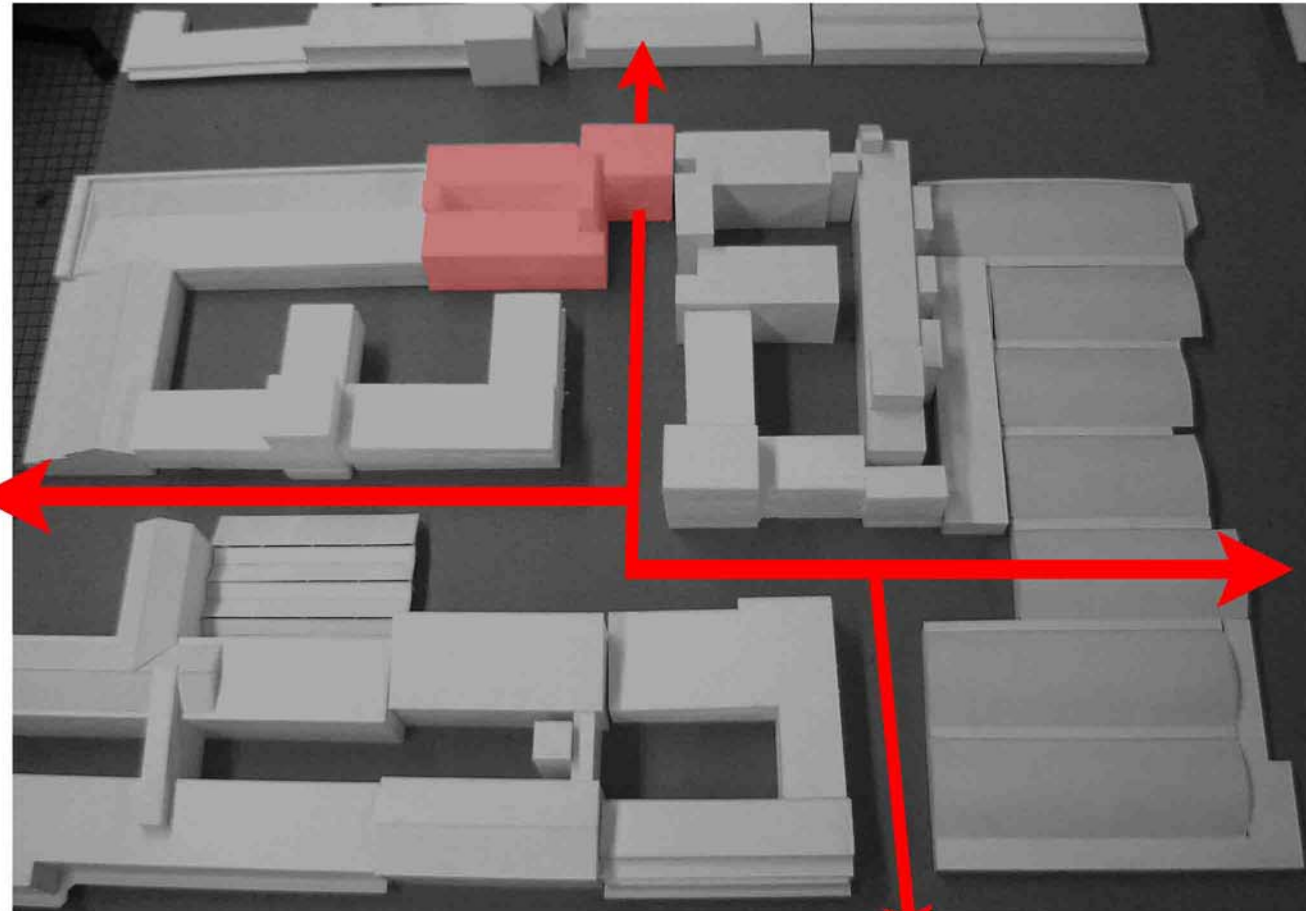
- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower

Private courtyard



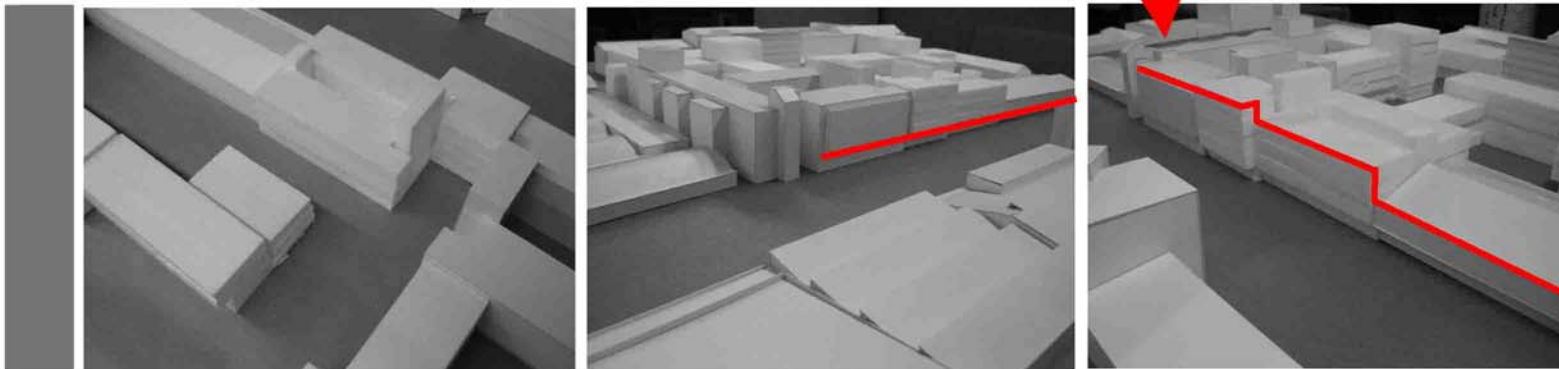
→
Primary axis to link
new State Library &
Brown Street

→
Secondary axis to
link Queen Street
Arcade with new
Blood Street Taxi
Rank



Block massing model two

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over the building line to form the entrance to arcade leading to public space.
- ✓ A private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
- ✓ The circulation tower forms a focal point visible from the public space.
- ✗ The elevation of the building is not responsive to the neighbour on the west.



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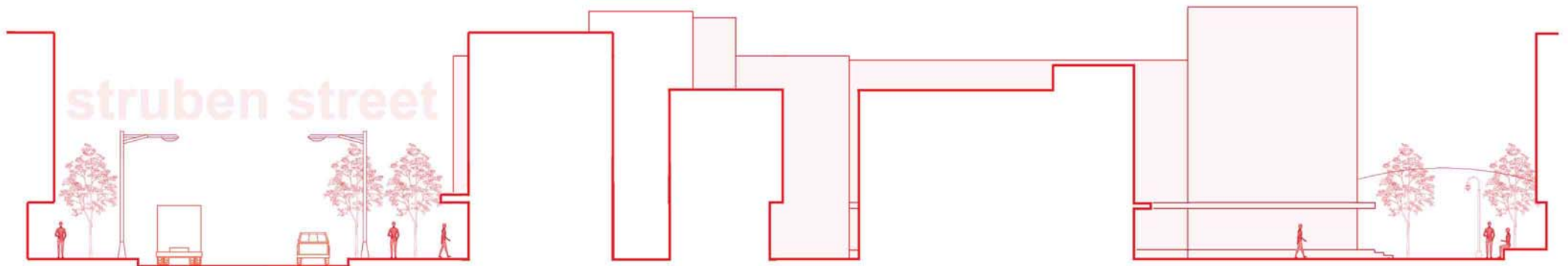
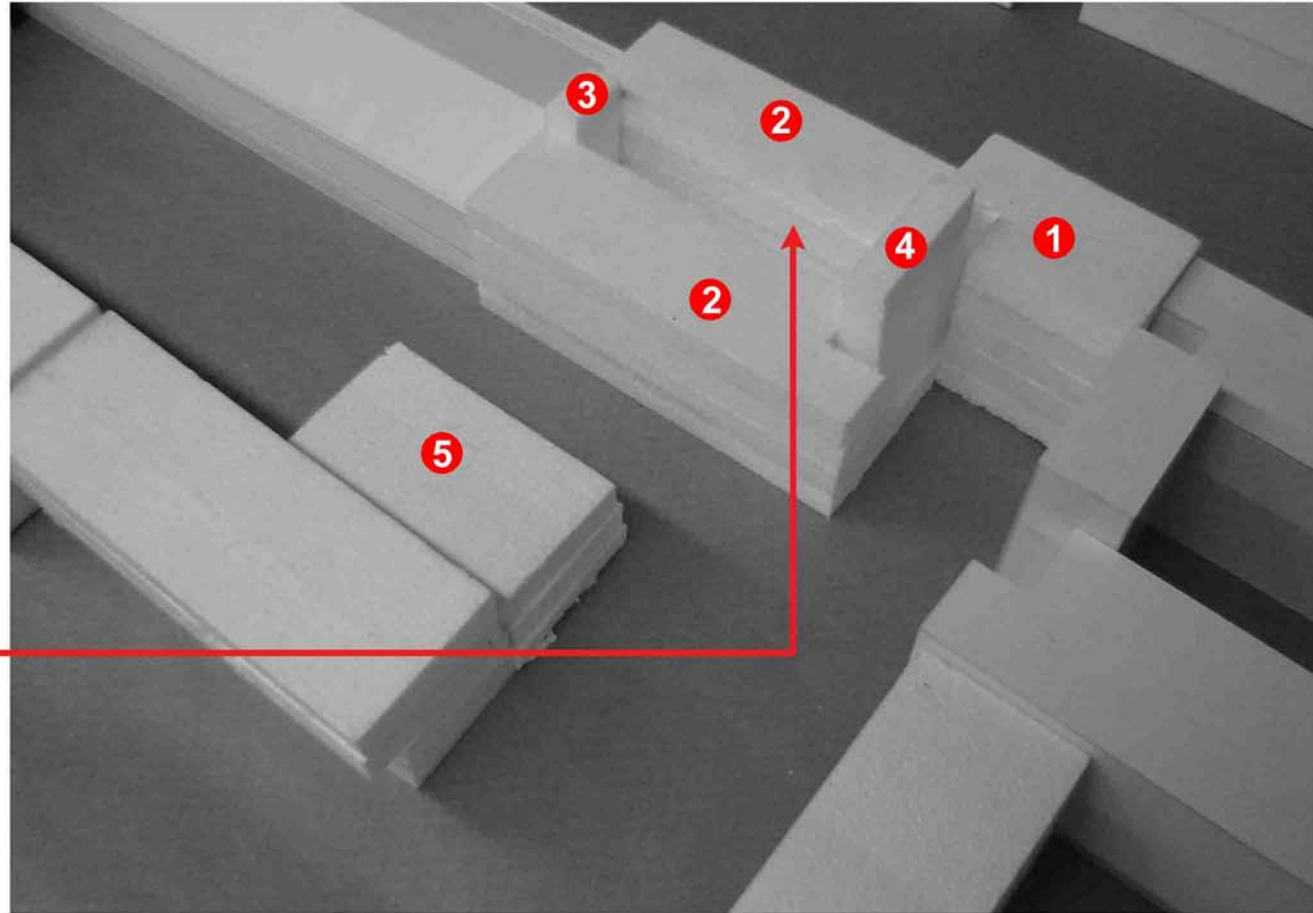


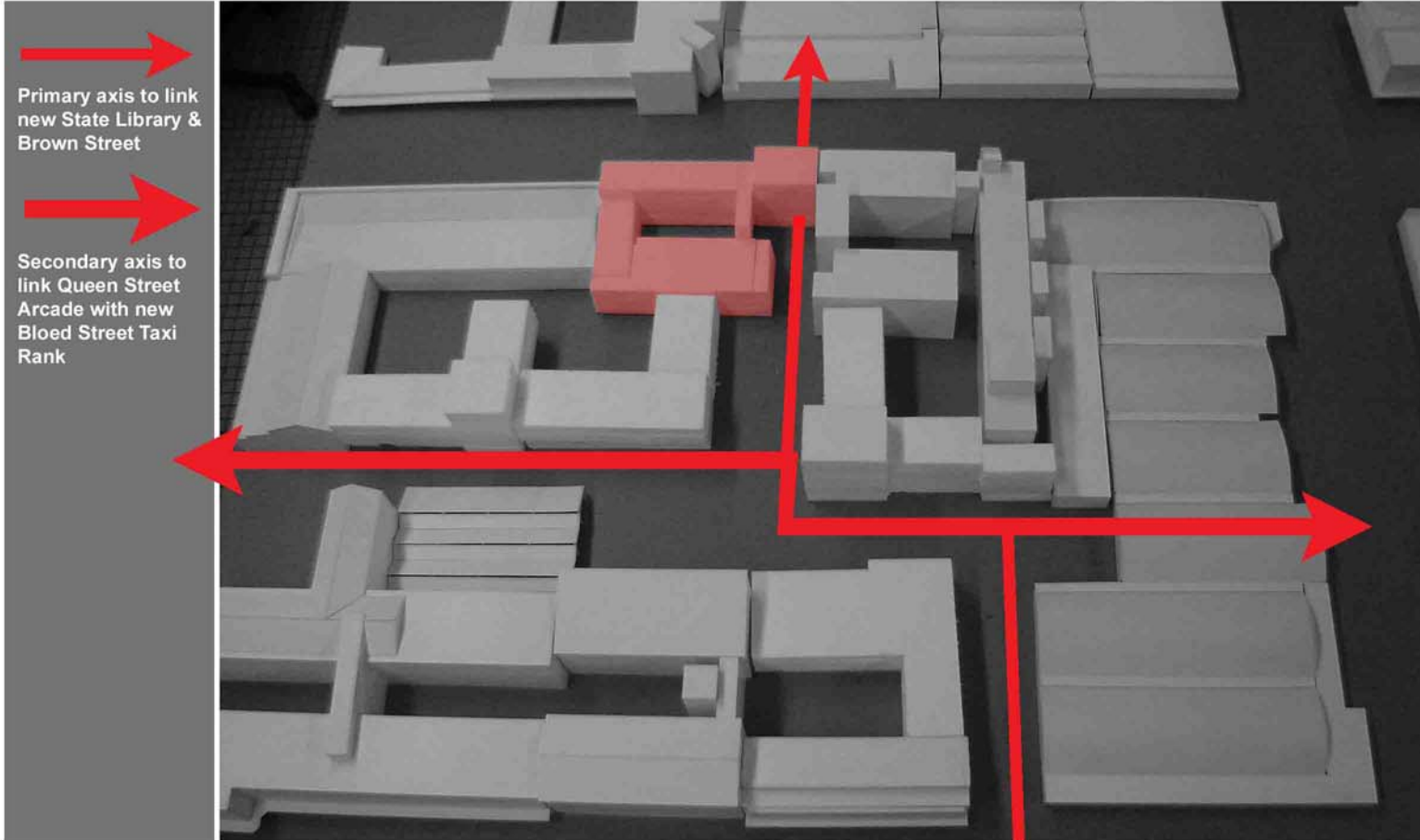
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YUNIBESITHI YA PRETORIA

nine

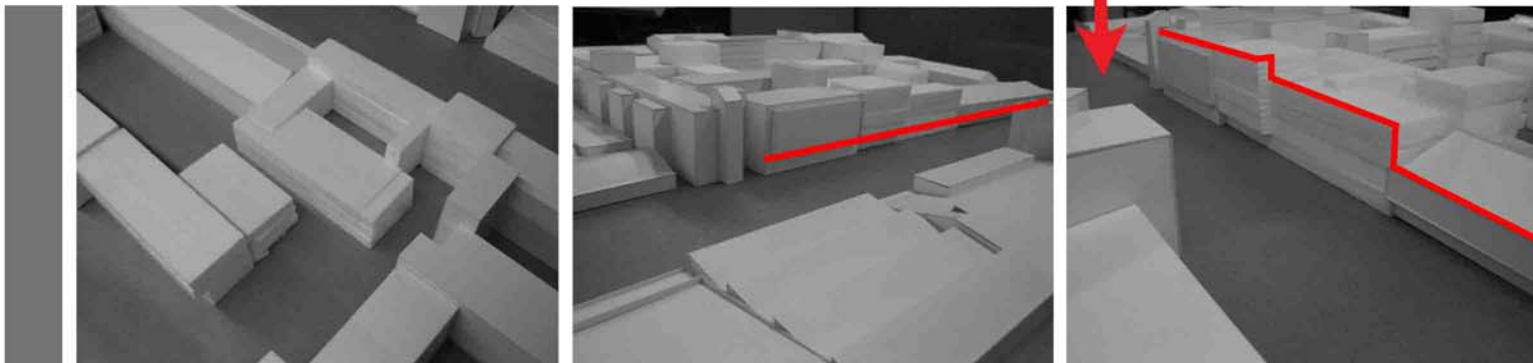
- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room

Private courtyard





- ### Block massing model three
- ✓ Respects building line of neighbours.
 - ✓ Continues existing canopy line.
 - ✓ The building is cut away in line with the eastern building's circulation tower.
 - ✓ Block extends over building line to form the entrance to the arcade leading to the public space.
 - ✓ A larger private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
 - ✓ The circulation tower and entrance block forms a focal points visible from the public space.
 - ✗ The elevation of the building is not responsive to the neighbour on the west, the step in the roof line is too large.
 - ✗ No connection between the main building and the boiler room.



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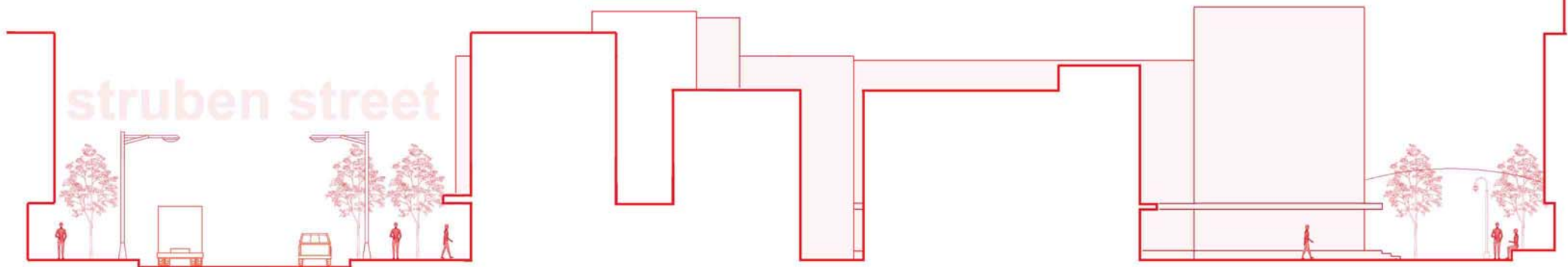
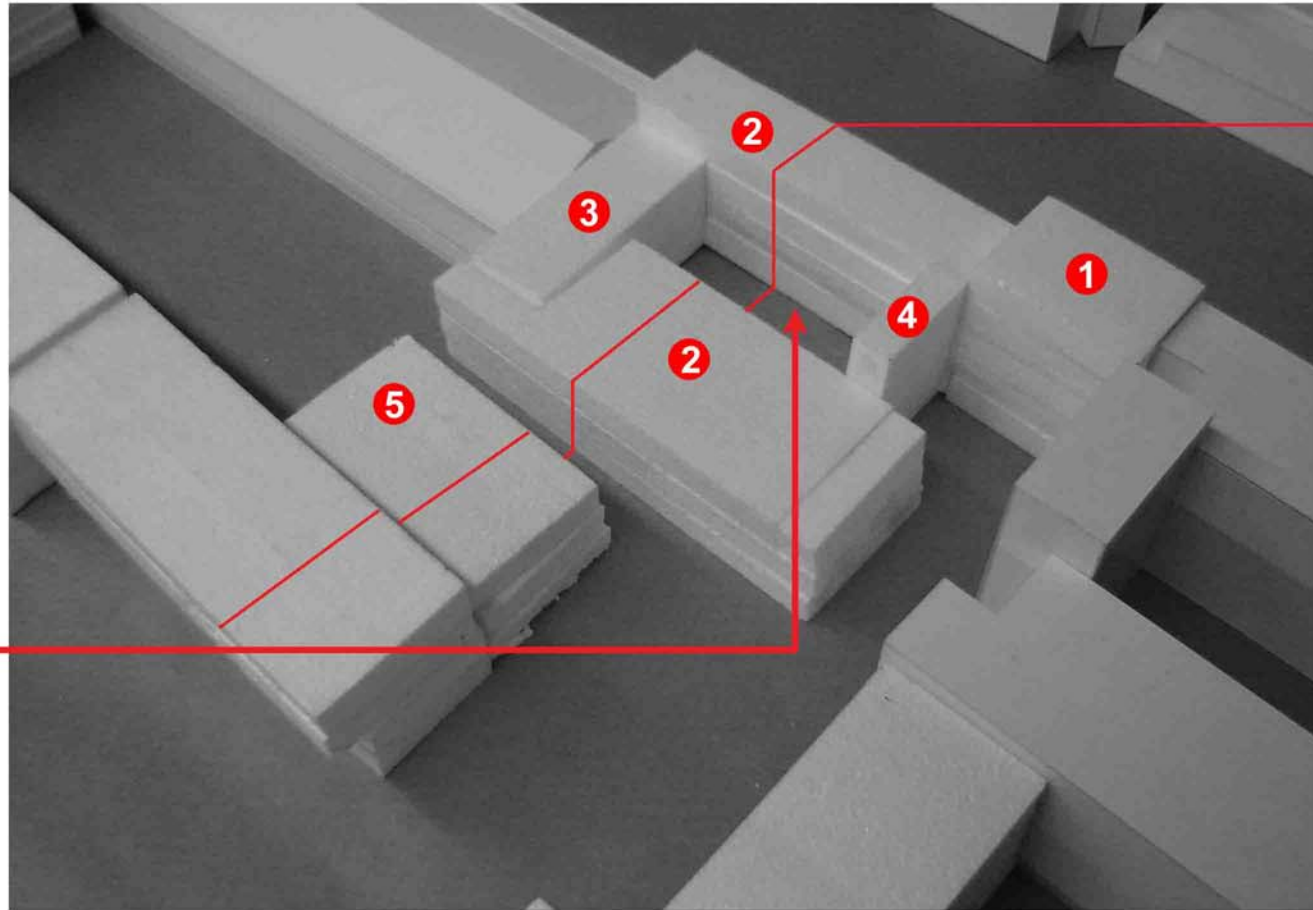


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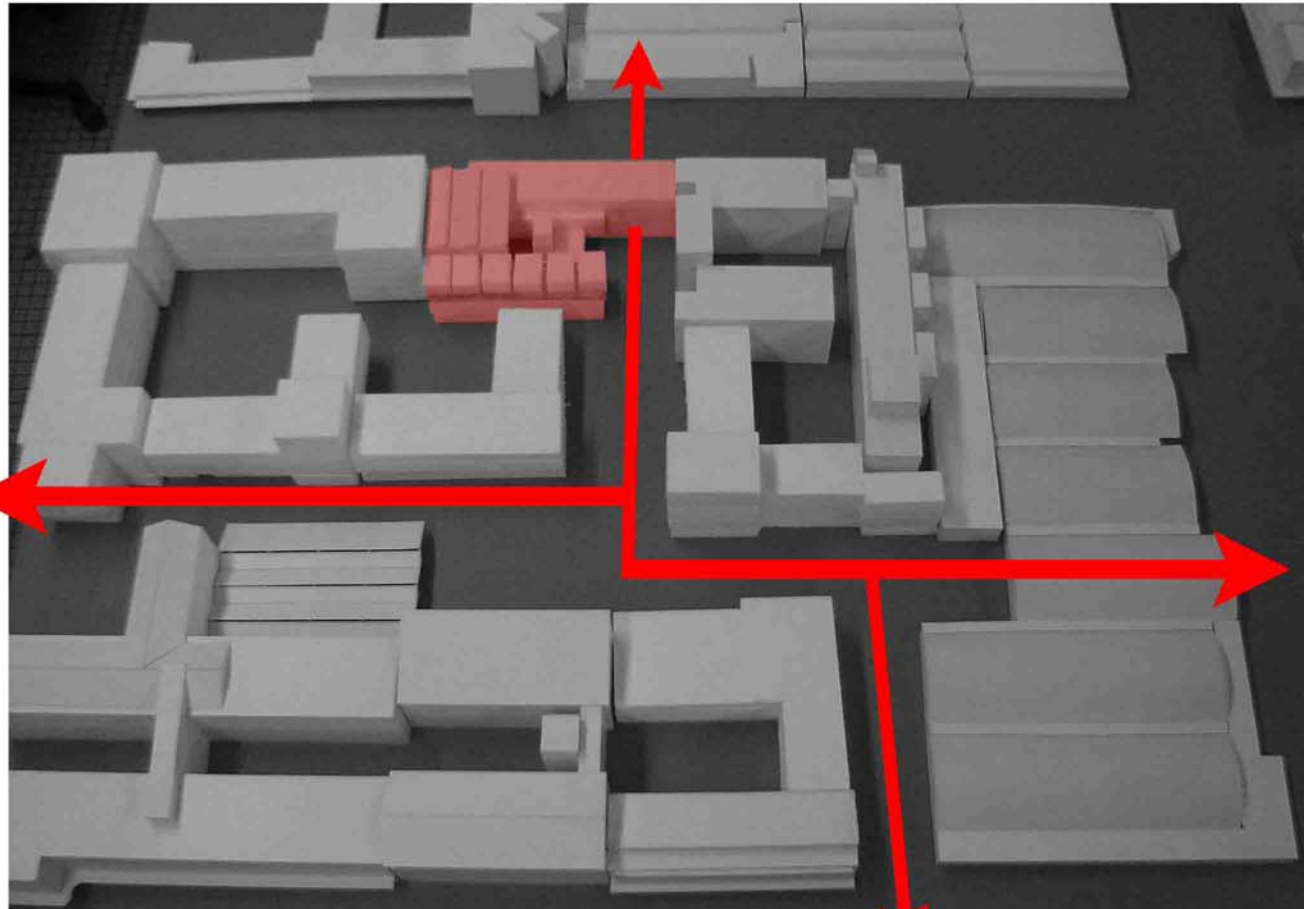
- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room

Private courtyard



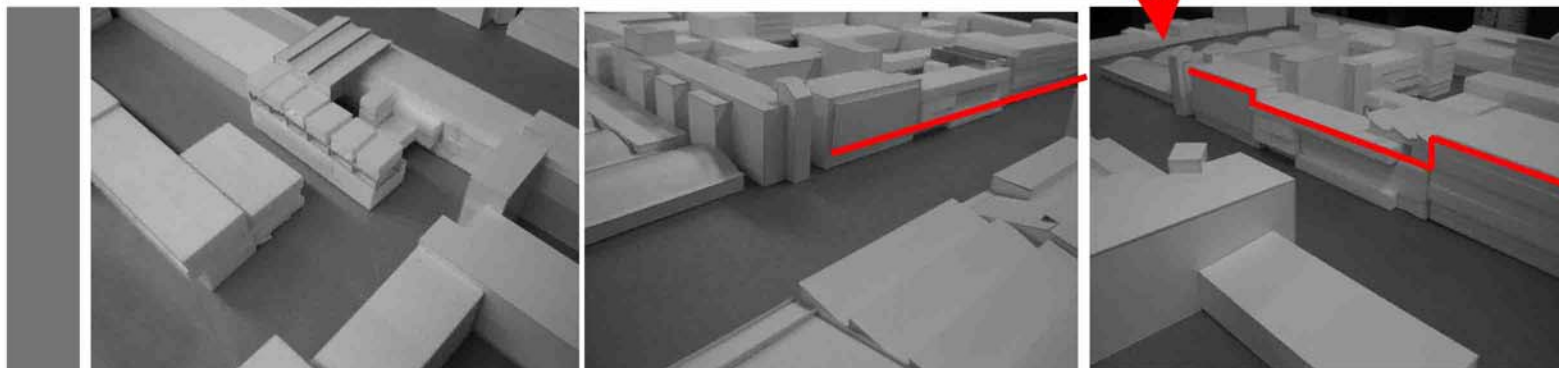
→
Primary axis to link
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Brown Street

→
Secondary axis to
link Queen Street
Arcade with new
Bloed Street Taxi
Rank



Block massing model four

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form an entrance to the arcade leading to the public space.
- ✓ A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a green house. This space is linked to the street and the private courtyard to the west.
- ✓ The circulation tower and entrance block forms focal points visible from the public space.
- ✗ The step in the roof line is too large on both sides, forming an uncomfortable gap.
- ✗ No connection between the main building and the boiler room.



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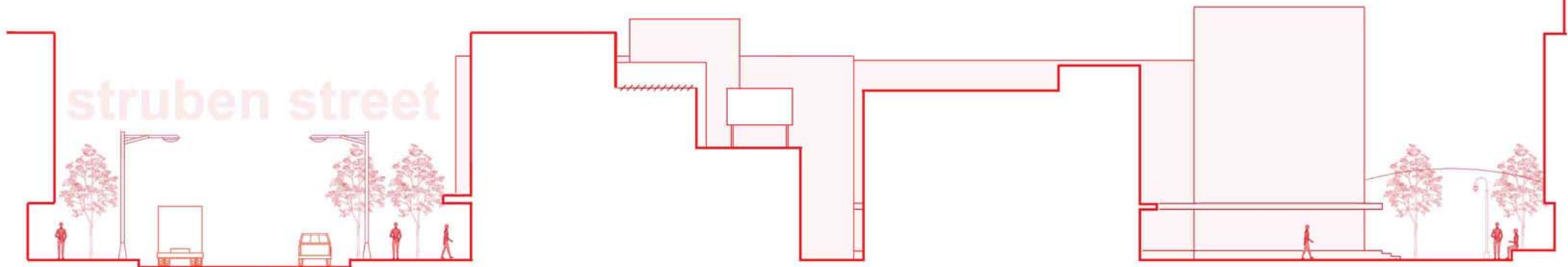
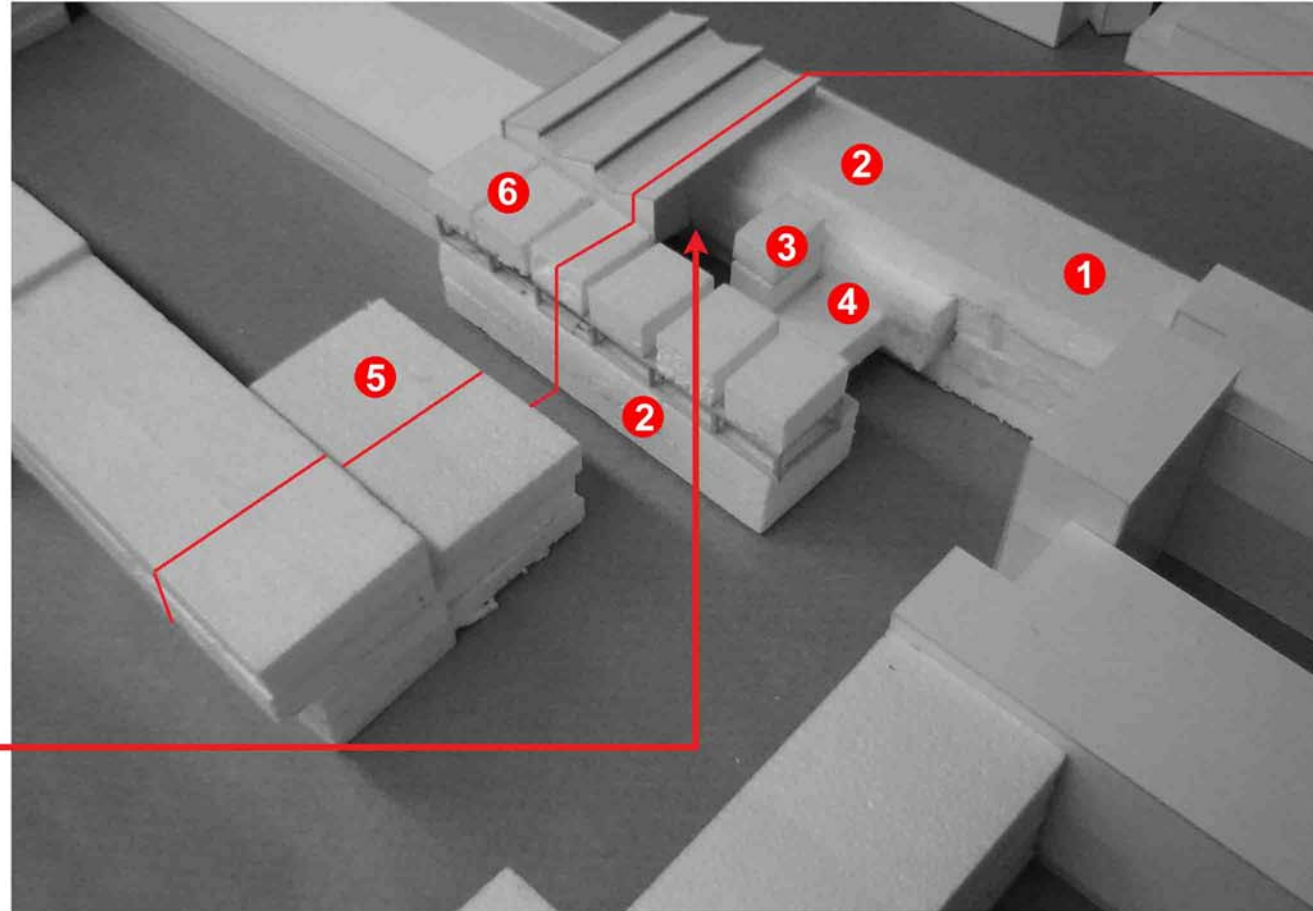


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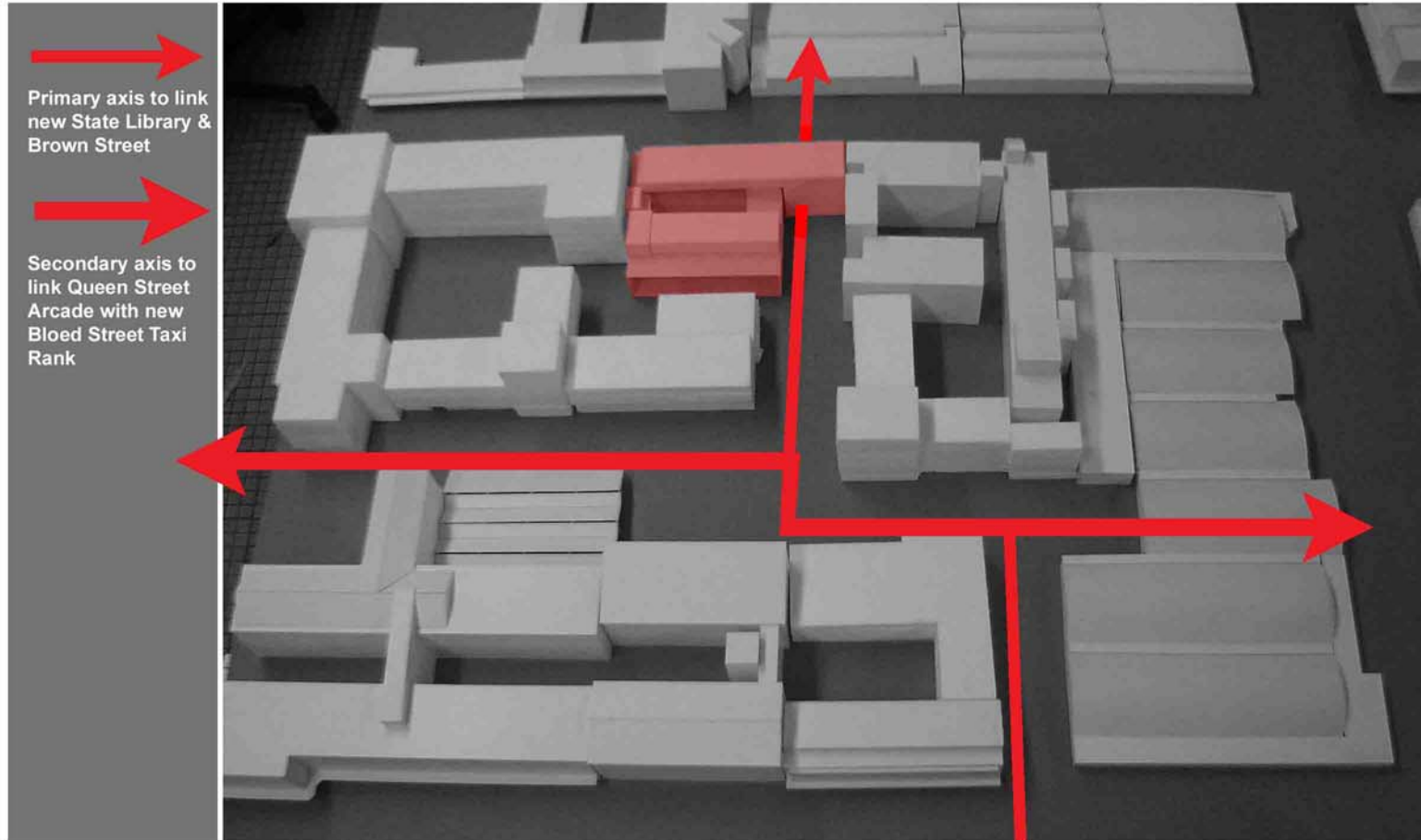
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- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room
- 6 Water tanks

Private courtyard



struben street

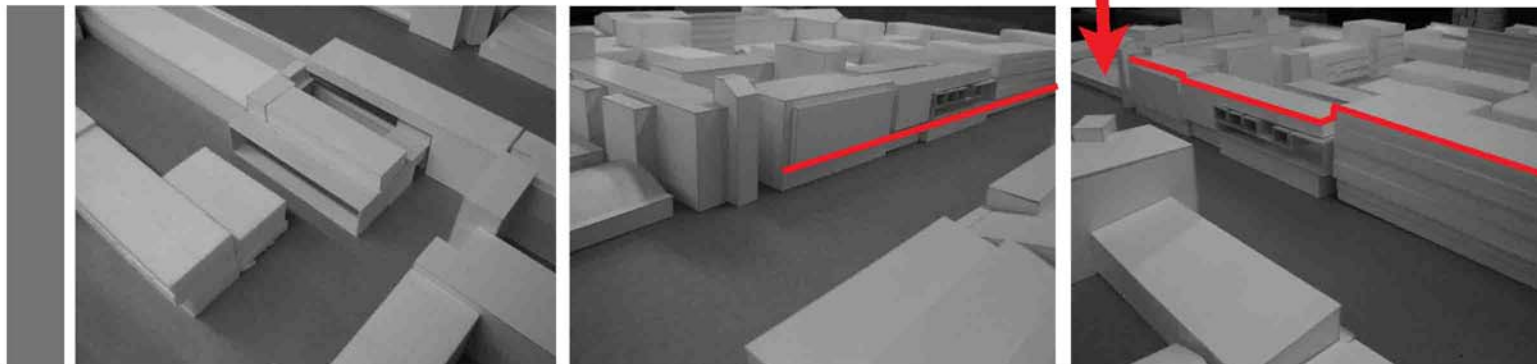


Block massing model five

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form entrance to arcade leading to public space.
- ✓ A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a greenhouse. By opening the south facade the link formed with the street and the private courtyard to the west is reinforced.
- ✓ The circulation tower and entrance block forms focal points visible from the public space.
- ✓ By opening the south facade, a visual link is created with the boiler room, arcade and public space.

✗ The step in the roof line is too large on both sides, forming uncomfortable gap.

✗ Very limited interaction between the pedestrians using the walkway and those inside the building.



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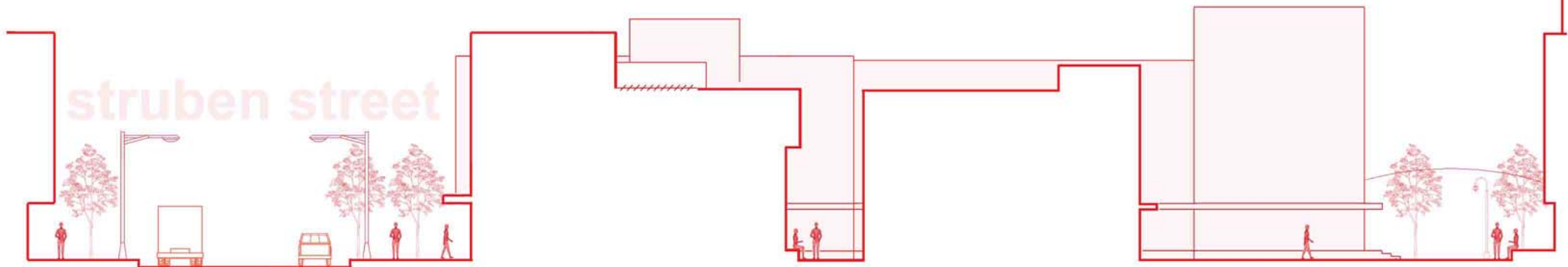
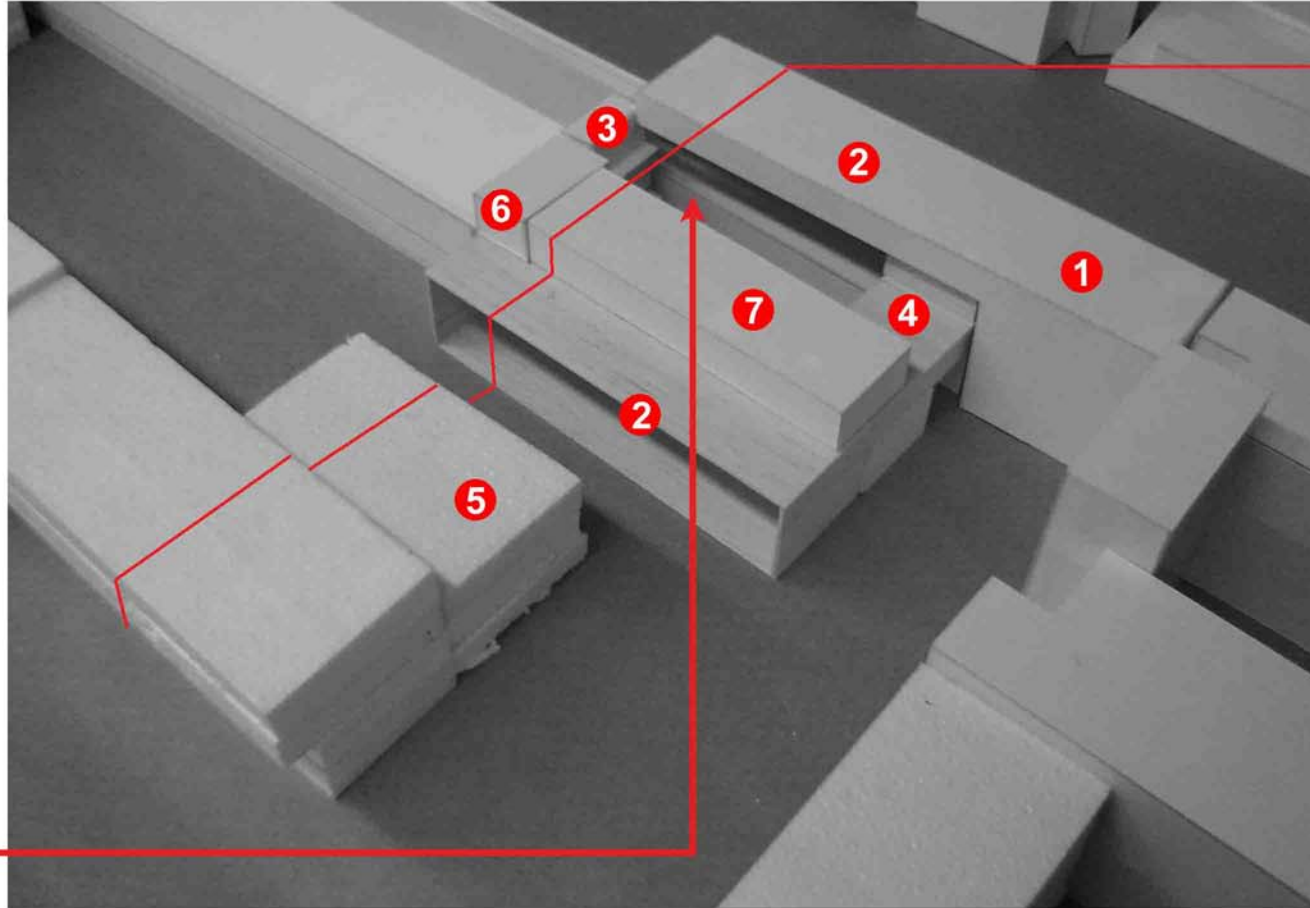


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- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room
- 6 Water tanks
- 7 Greenhouse

Private courtyard

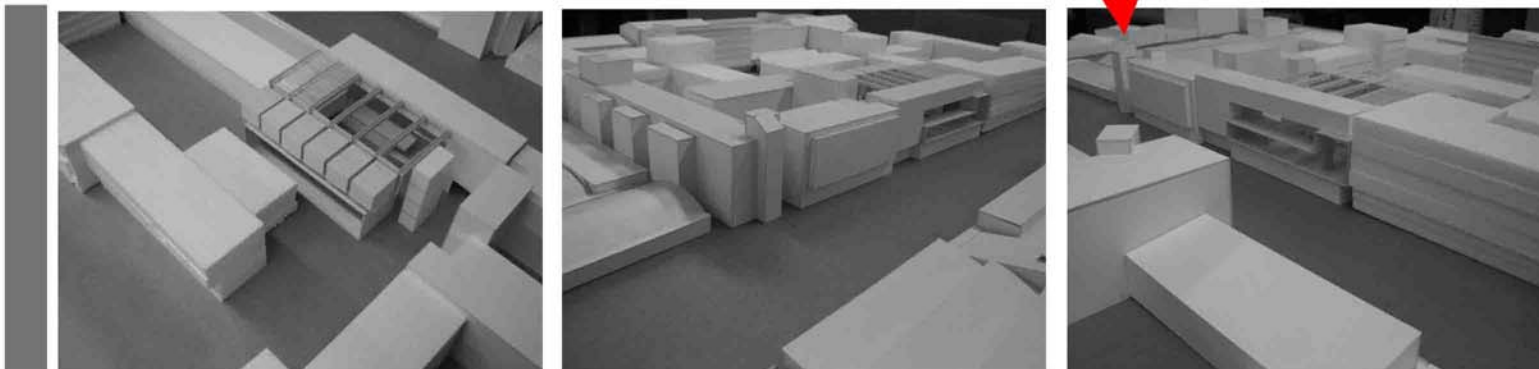
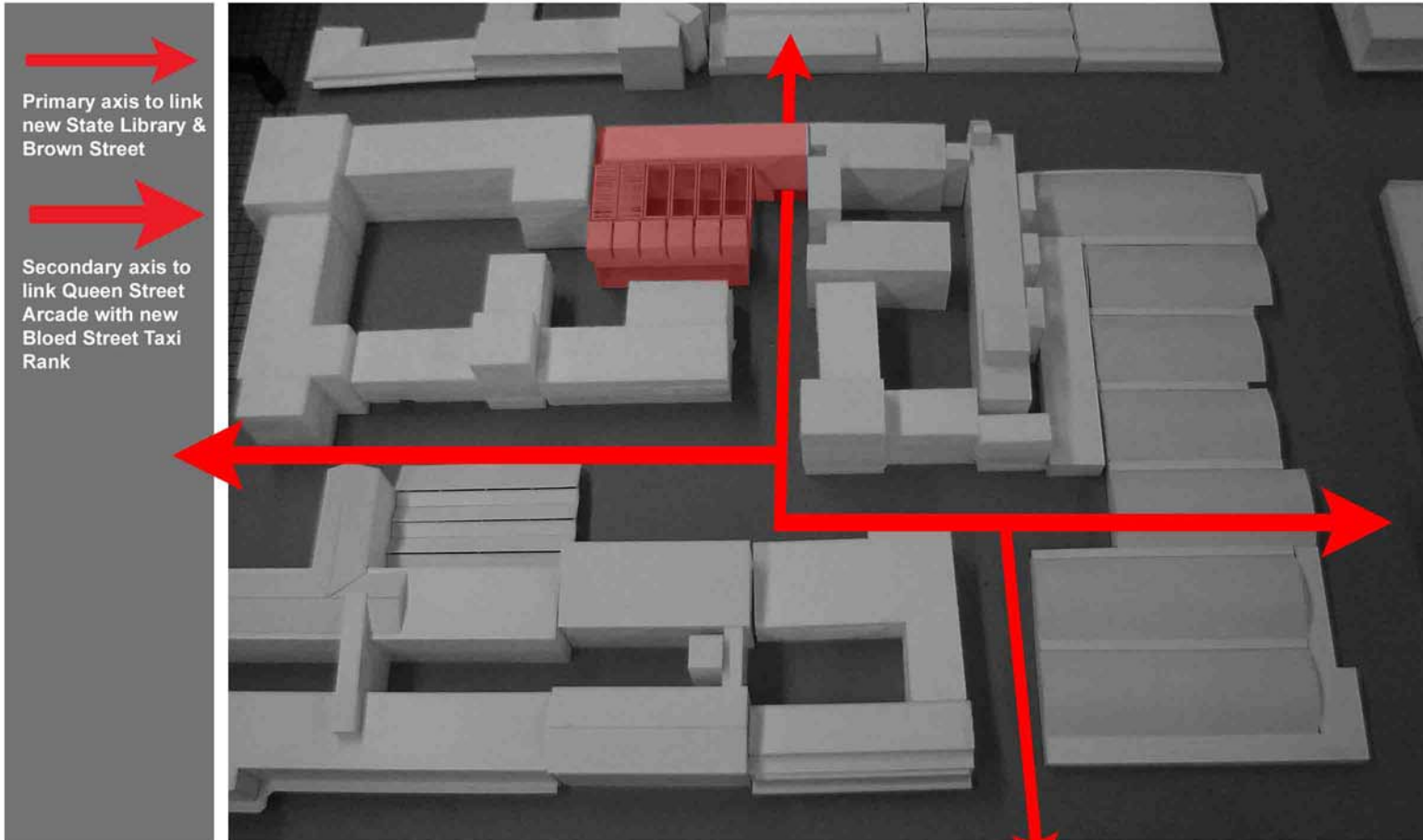


struben street

Design development

three

four



Medium detail block model one

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form entrance to arcade leading to public space.
- ✓ A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a greenhouse. By opening the south facade the link formed with the street and the private courtyard to the west is reinforced.
- ✓ The circulation tower and entrance block form a focal points visible from the public space.
- ✓ By opening the south facade, a visual link is created with the boiler room, arcade and public space.
- ✓ The roof line follows a continuous line along the building and both of the neighbours
- ✗ Very limited interaction between the pedestrians using the walkway and those inside the building.

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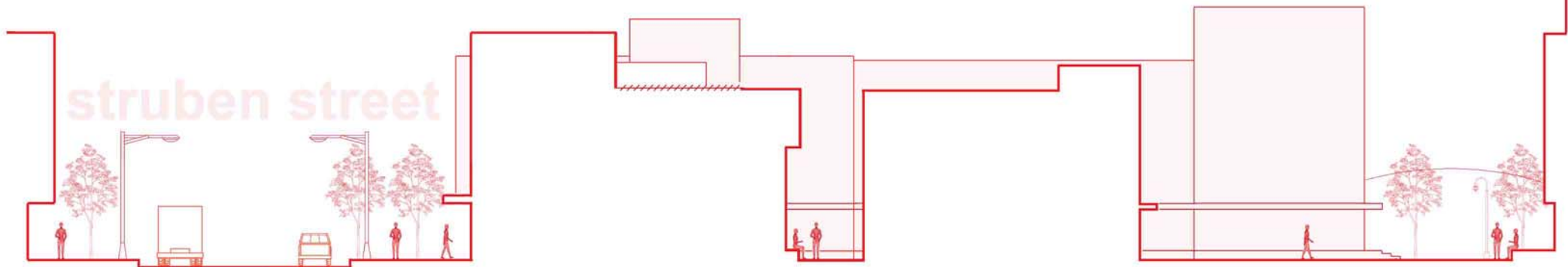
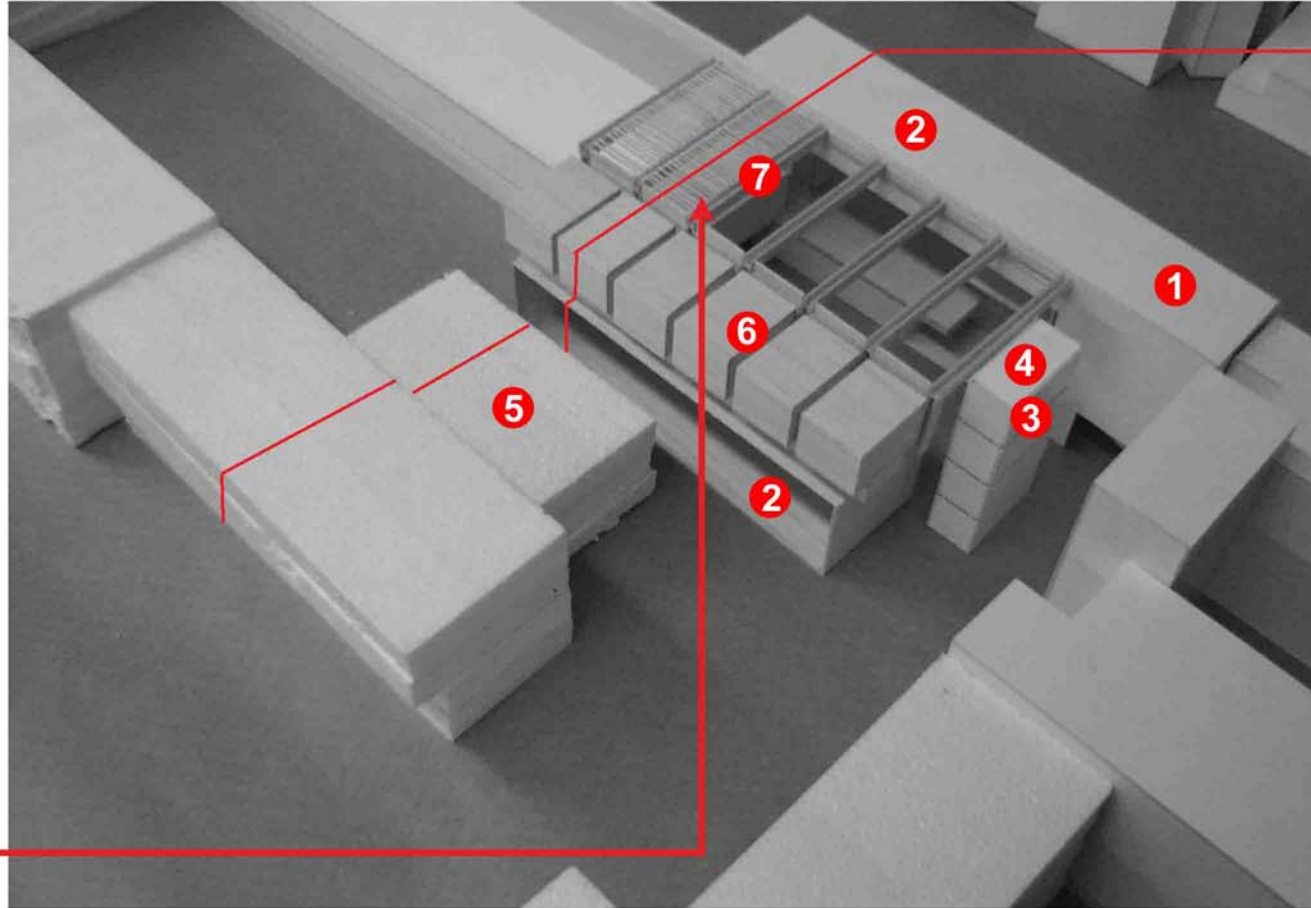


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- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room
- 6 Water tanks
- 7 Greenhouse

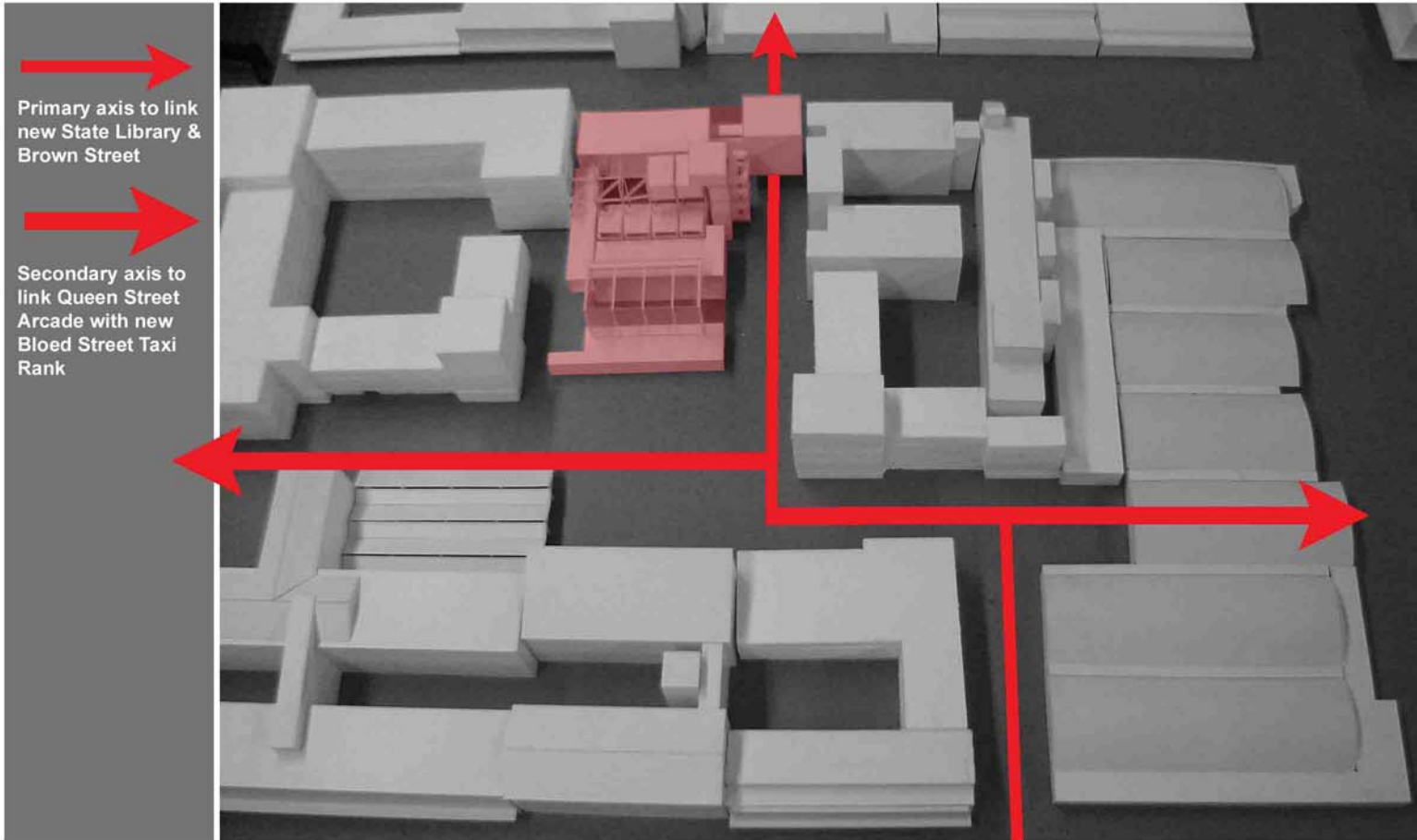
Private courtyard



Design development

three

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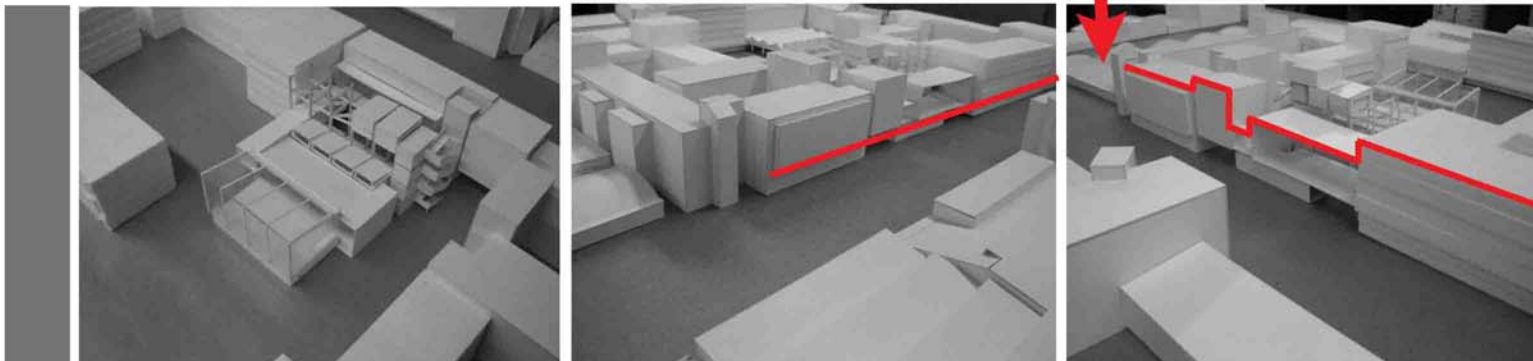


Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Blood Street Taxi Rank

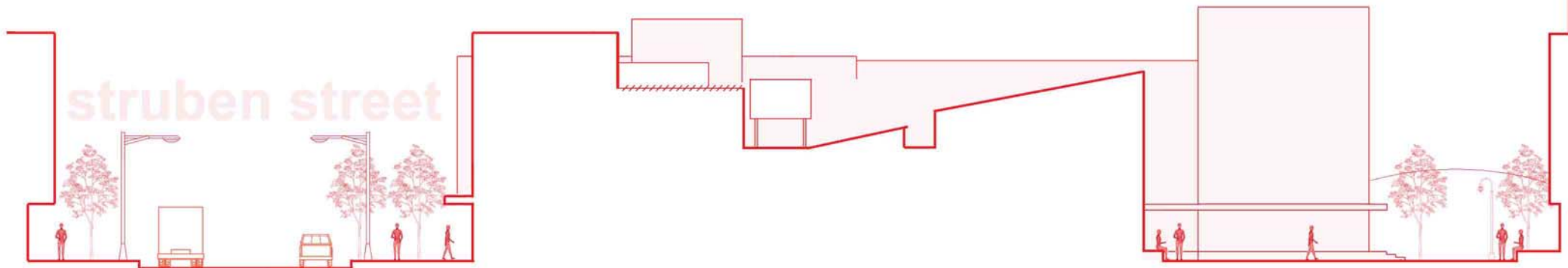
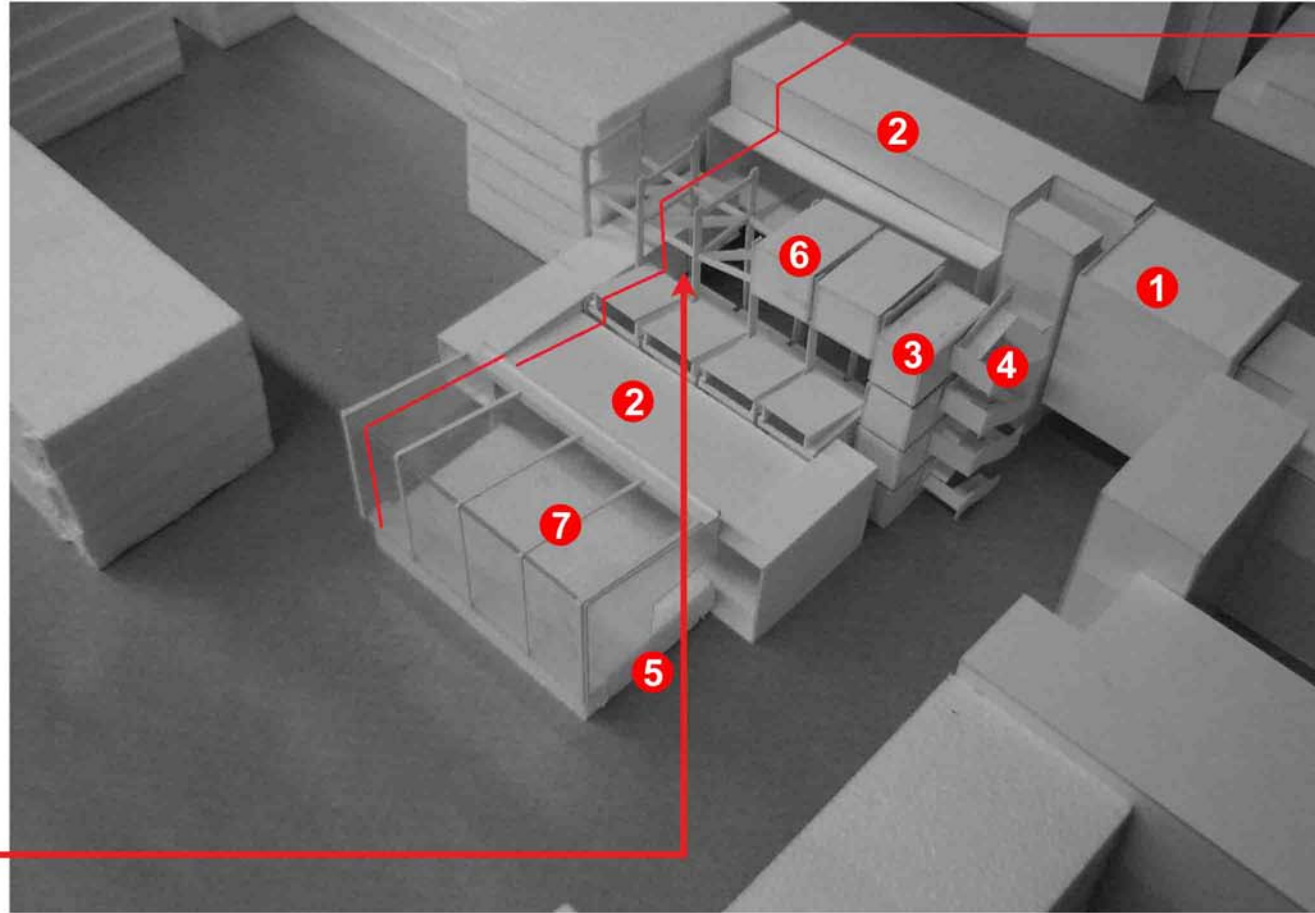
Medium detail block model two

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form entrance to arcade leading to public space.
- ✓ Incorporating the boiler room into the building. This allows for single service distribution and more passive visual interaction.
- ✓ A single service core is created.
- ✓ The circulation tower and entrance block forms focal points visible from the public space.
- ✓ Better interaction between the public space, arcade and building by placing openings in the east and south facades on ground level.
- ✓ The introduction of a greenhouse allows more activity and functions on the eastern and southern side to increase passive surveillance.
- ✗ The step in the roof line is too large, forming a large gap in the street facade.



- 1 Offices
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Private courtyard



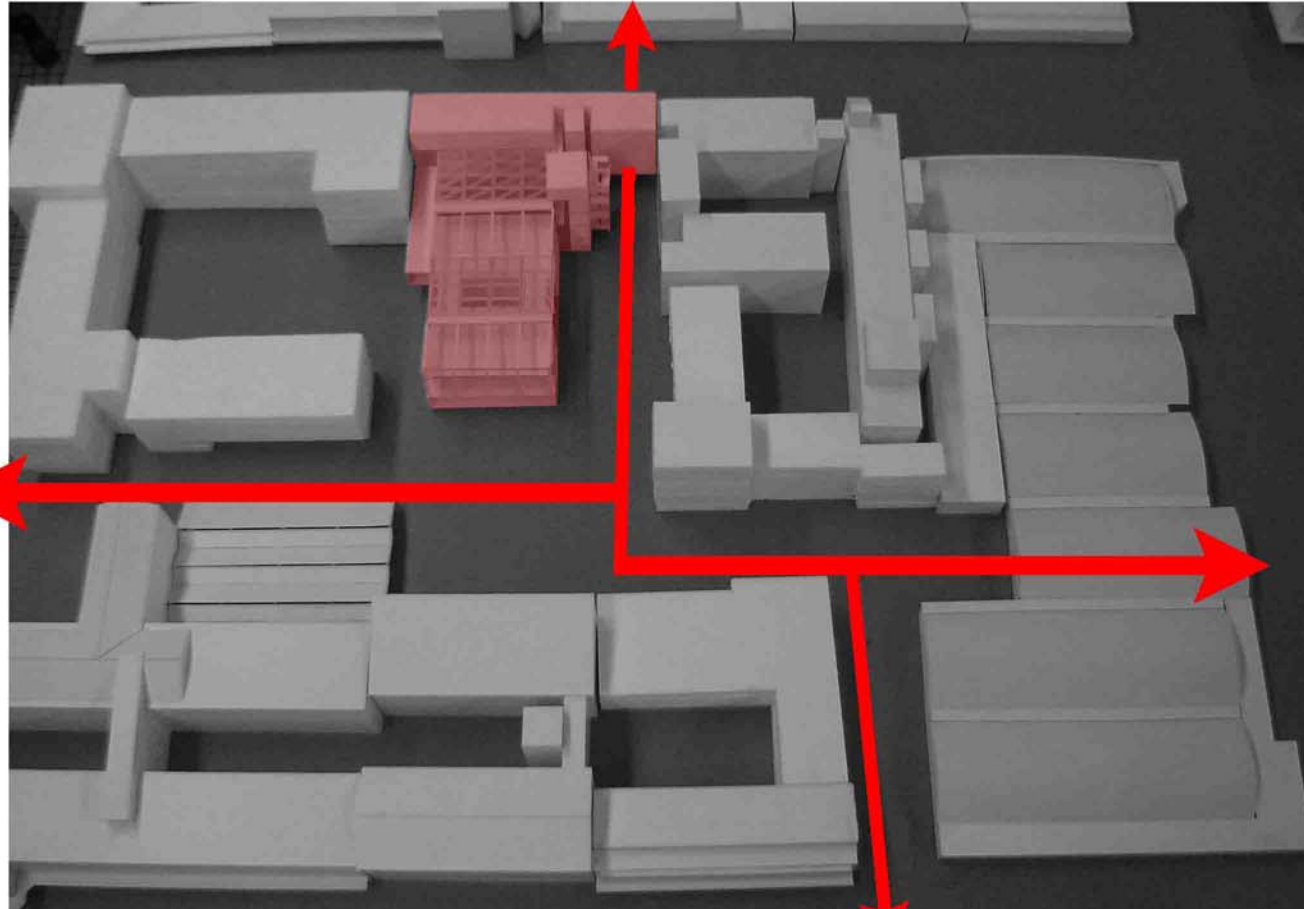
Design development

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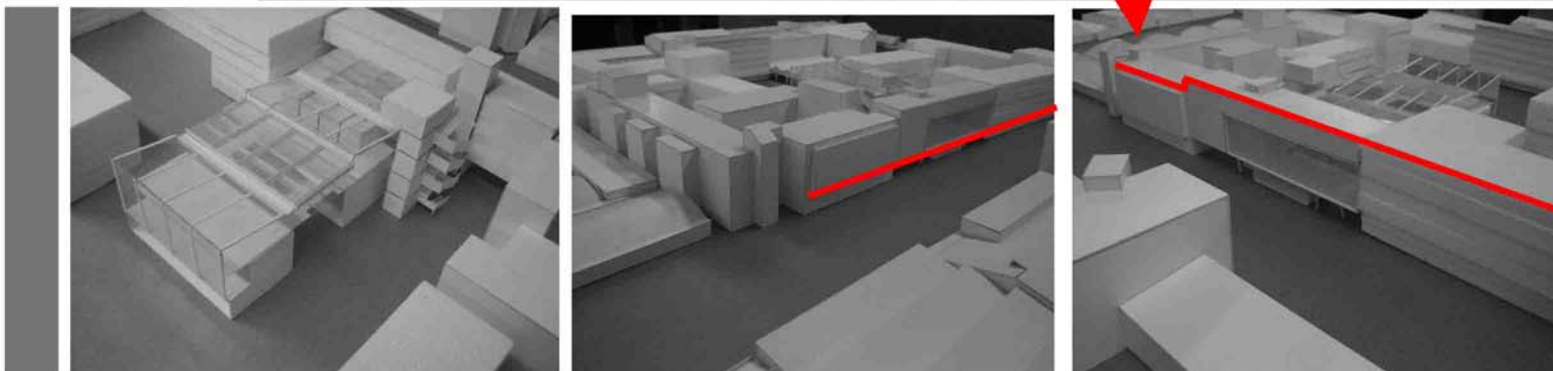
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Primary axis to link new State Library & Brown Street

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Medium detail block model three

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form entrance to arcade leading to public space.
- ✓ Incorporating the boiler room into the building, allows for single service distribution and more passive visual surveillance and interaction.
- ✓ A single service core is created.
- ✓ The circulation and service towers form focal points visible from the public space.
- ✓ The introduction of a greenhouse allows more activity and functions on the east and south side to increase passive surveillance.
- ✓ The roofline follows a continuous line along the building as well as both of the neighbours.



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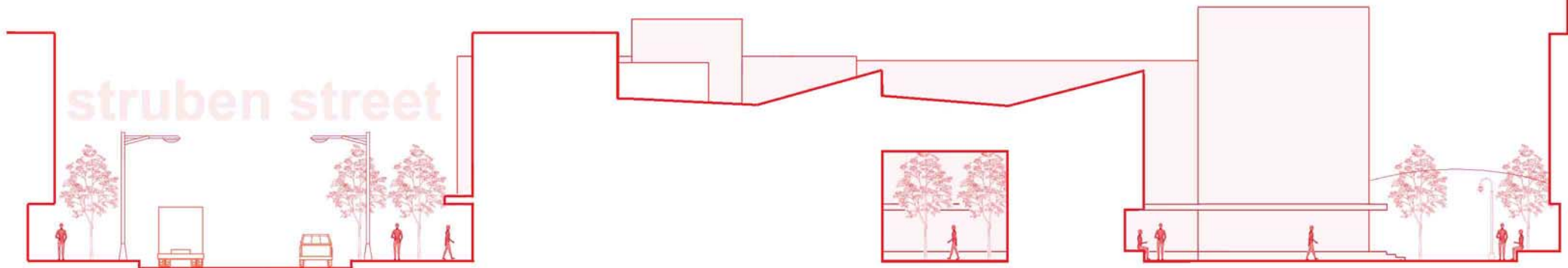
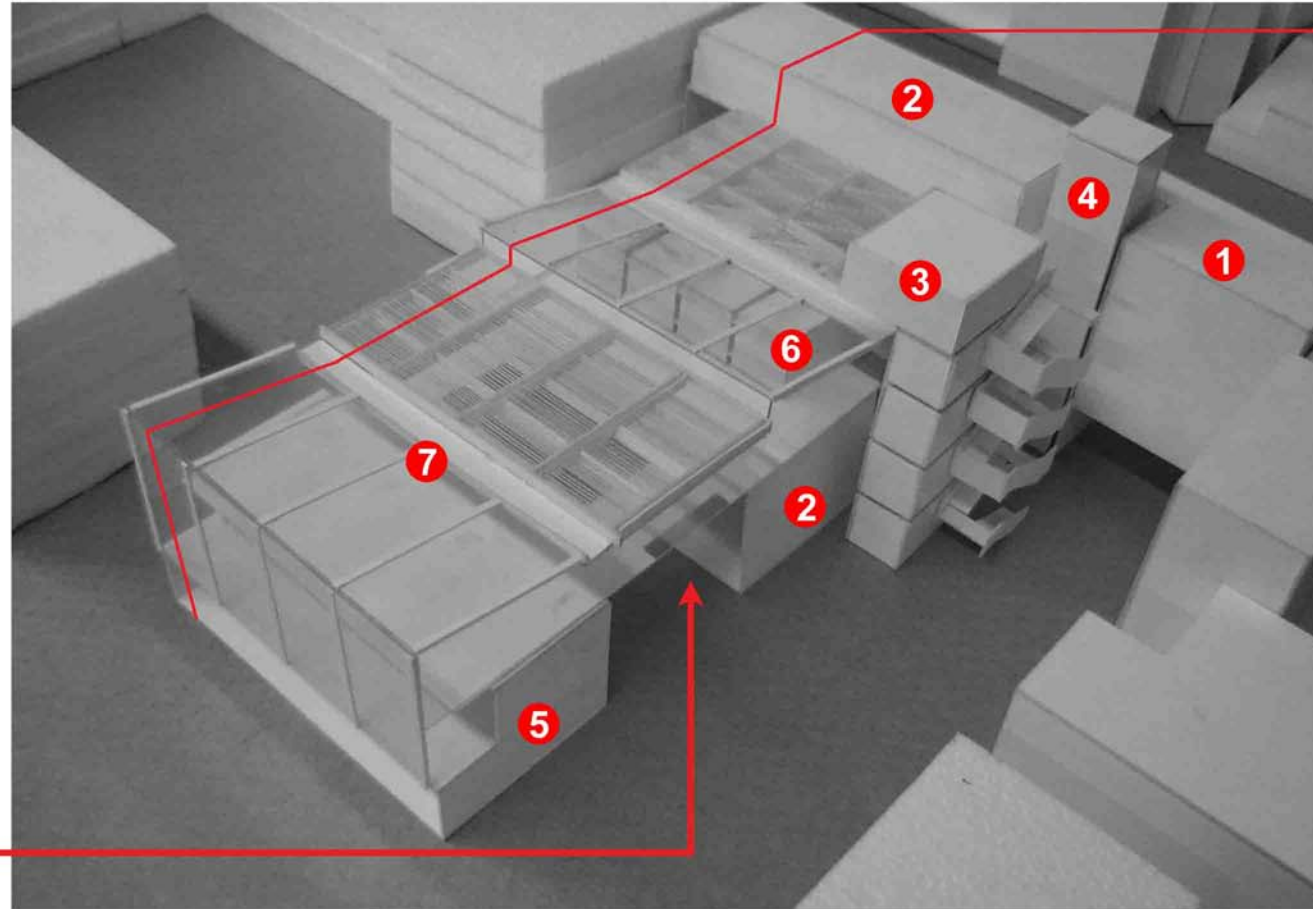


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Private courtyard



Design development

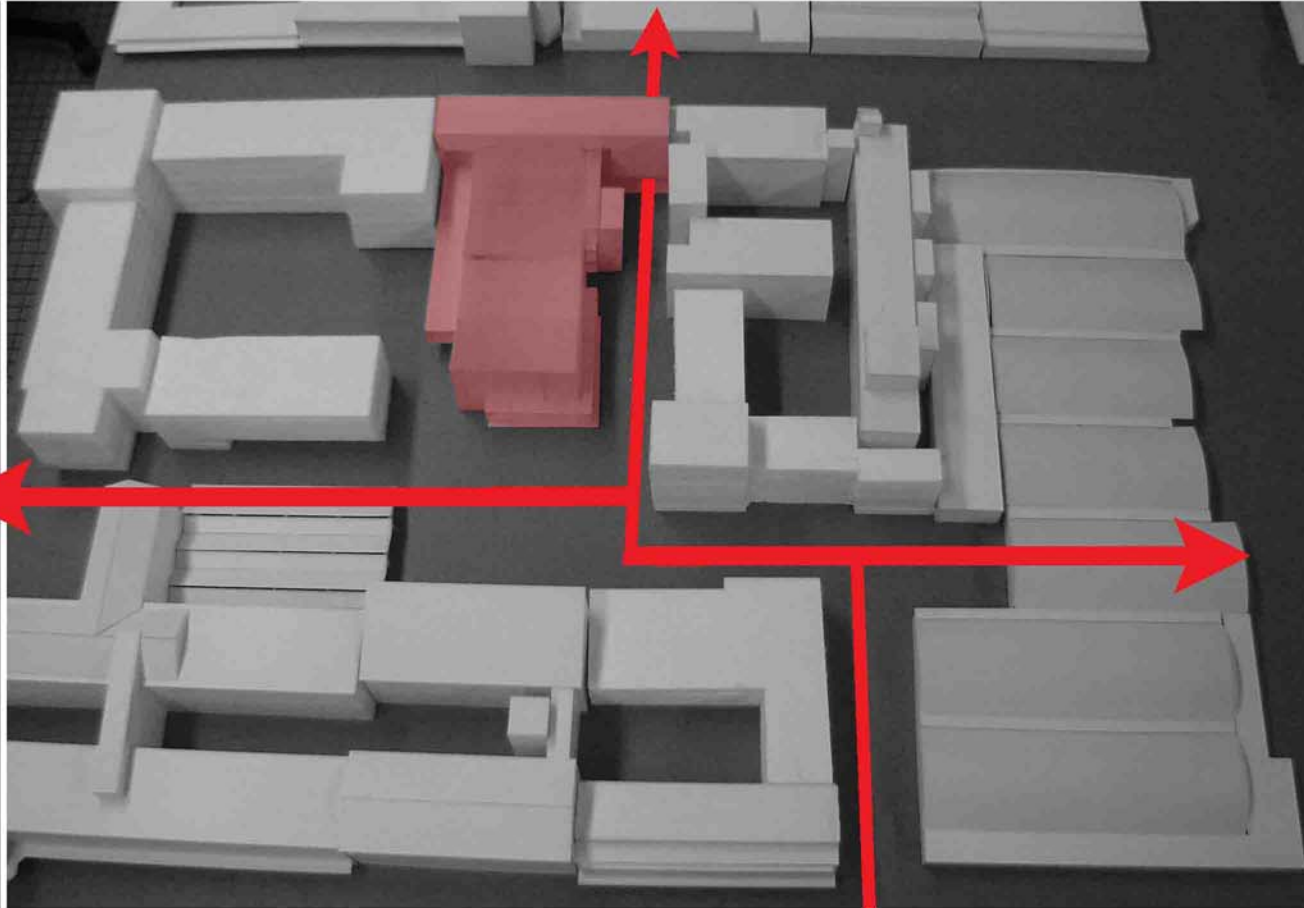
one

three

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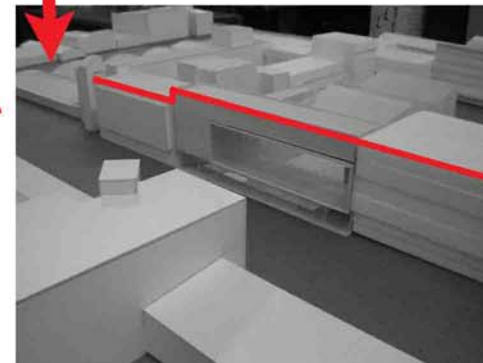
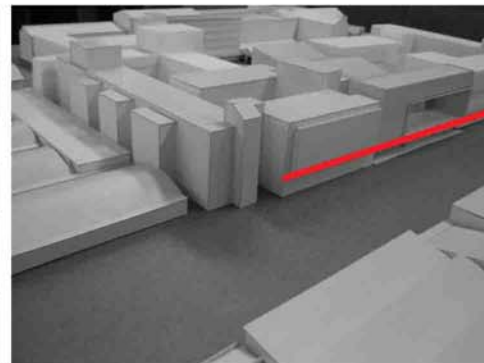
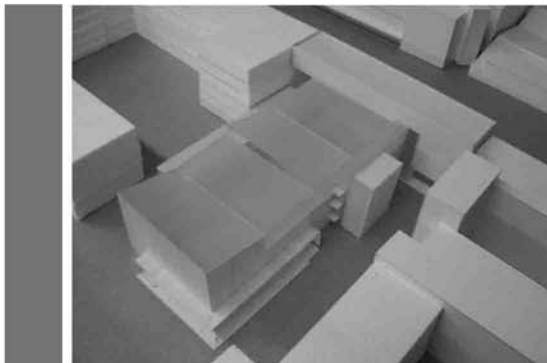
→
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Medium detail block model four

- ✓ Respects building line of neighbours.
- ✓ Continues existing canopy line.
- ✓ The building is cut away in line with the eastern building's circulation tower.
- ✓ Block extends over building line to form entrance to arcade leading to public space.
- ✓ Incorporating the boiler room into the building, allows for single service distribution and more passive visual surveillance and interaction.
- ✓ A single service core is created.
- ✓ The circulation and service towers form focal points visible from the public space.
- ✓ The introduction of a greenhouse and pathology laboratory allows for more activity and functions on the east and south side to increase passive surveillance and interaction.
- ✓ The roofline follows a continuous line along the building as well as both of the neighbours.
- ✓ A public launderette on the ground floor interacts with the street and allows for public participation in the building.



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nine

- 1 Offices
- 2 Laundry
- 3 Services tower
- 4 Circulation tower
- 5 Boiler room
- 6 Water tanks
- 7 Greenhouse
- 8 Pathology laboratory

