007 Development

Exploration of ideas, concepts and themes

- Urban relationships
- Design concepts + themes
- Development timeline
site plan

- Integration with surrounding functions
- Tram stop to increase pedestrian traffic on site

- Creation of public square that links to other access routes. See QQP framing.

- Response to surrounding buildings
- Continuation of pedestrian movement

Bring down the scale of big openings down to that of existing on opposite corner.
Create a hierarchy of public spaces.

The design aims to create space that can be used by the public. The public square is the most obvious way of achieving this objective, and it opens up the site to pedestrian activity. On the square, changes in level and floor finishes are introduced to the user, and different views frame the development.

Along the west and south facades the design incorporates existing uses. An enlarged area for taxi pick-up and drop-off activities together with informal spaces for trade is envisioned. These spaces are defined in such a manner so as to allow high levels of interaction with the street.
> existing structure

- The existing generator for other programmes

- The existing colonnade retained and extended into the design

- The existing structure is retained wherever possible
- Puncture existing walls with openings to increase permeability.
- Expose shell and structure of existing building to communicate the structural order.
Thinking inside the... 

Initial programmatic ideas for the existing building:

- Reception
- Coffee shop/bar/etc.
- Public access from Prinsloo street facade and into proposed square.

See installation type buildings: 

Kosamps
Floating Box
- Separate old from new.
- Clear distinctions to make user aware of the re-use of the old.
- CD adaptability?

Materials
- Contemporary materials
- Glass-reinforced plastics/polycarbonate
- Steel
- Aluminium
- Concrete
- Existing materials are retained where possible
digital media school and exhibition space

- To showcase digital media and technology
- To promote awareness of technology
- To educate
- To involve

New to be separated from existing

thinking outside the...

Internet cafe and exhibition area to be integrated into one space to facilitate awareness of activities

Public accessibility and visibility from exterior

ramp threshold overlaps and floats

threshold from old to new

Lecture theatres as TV boxes allowing visual interaction from the outside
School accommodation on upper floors.

- 3-4 lecture/classrooms hosting 20-40 students each.
- A multi-functional approach, allowing spaces to be used as studios, labs, discussion areas, etc.

School to overlook exhibition area.
offices and retail component

- Retail space on ground floor to accommodate existing retail functions.
- First floor to accommodate offices for school, as well as extra offices providing rental income.

Vertical circulation acts as a connector.

offices - school and business
retail - accommodate existing

access from existing
conceptual massing from Prinsloo street

articulating pedestrian flow
new pedestrian routes
defining permeability through existing structure
active edges

colonnade treatment
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Building as public street.

Public on both sides of building.

Perforated edges to allow access?

continuation of street..............
building as street
facade treatment

massing and volume
continuation of street...

public flow through building
ground floor
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ground floor

plan development
façade development

plan development
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rotated axis
concept model 001

urban response

building connect
concept model 002

urban response

building set back
flow
tick to increase  

continuation of colonnade
concept model 003

articulation of connections

public space a
and routes

public square