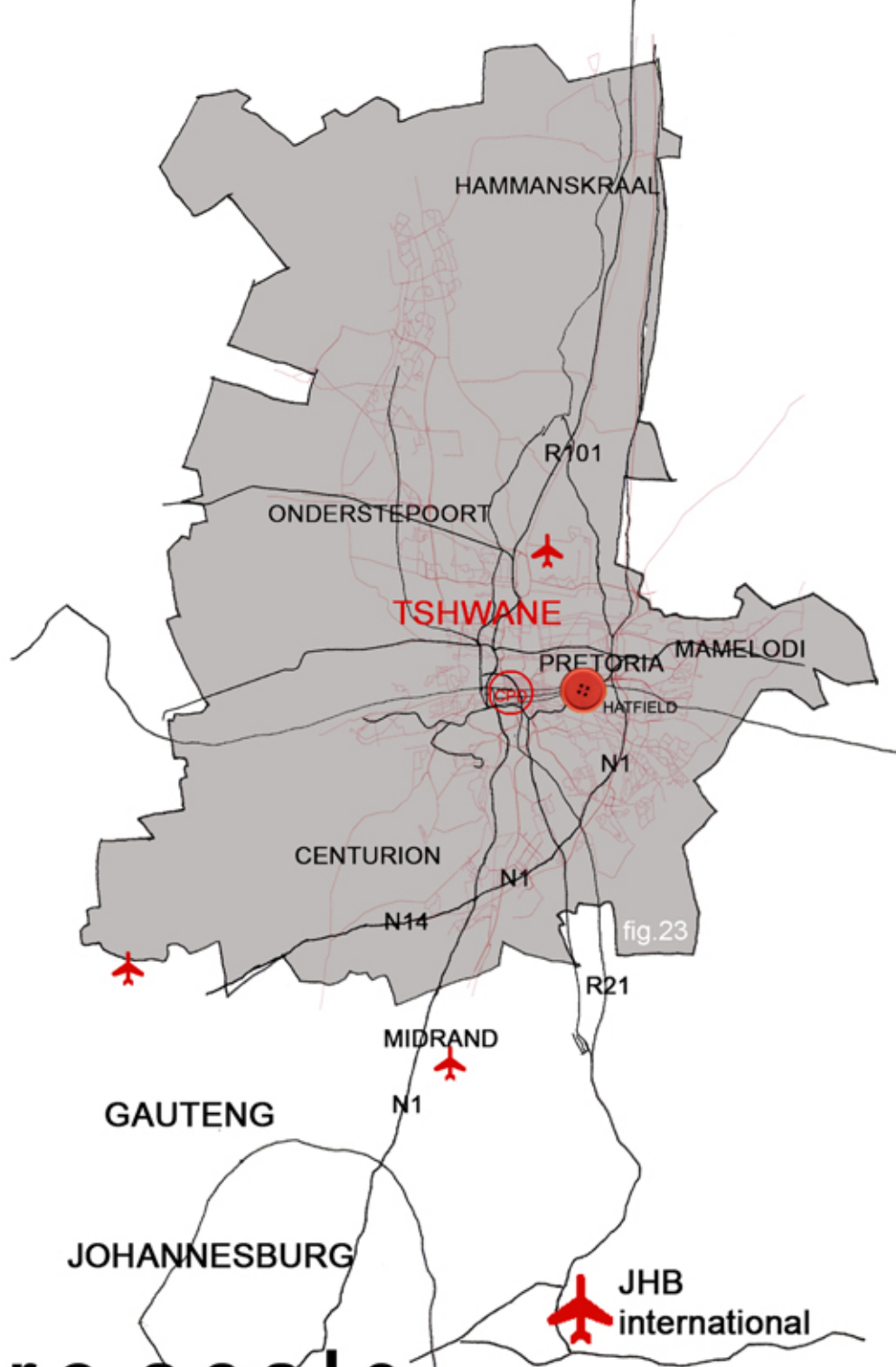
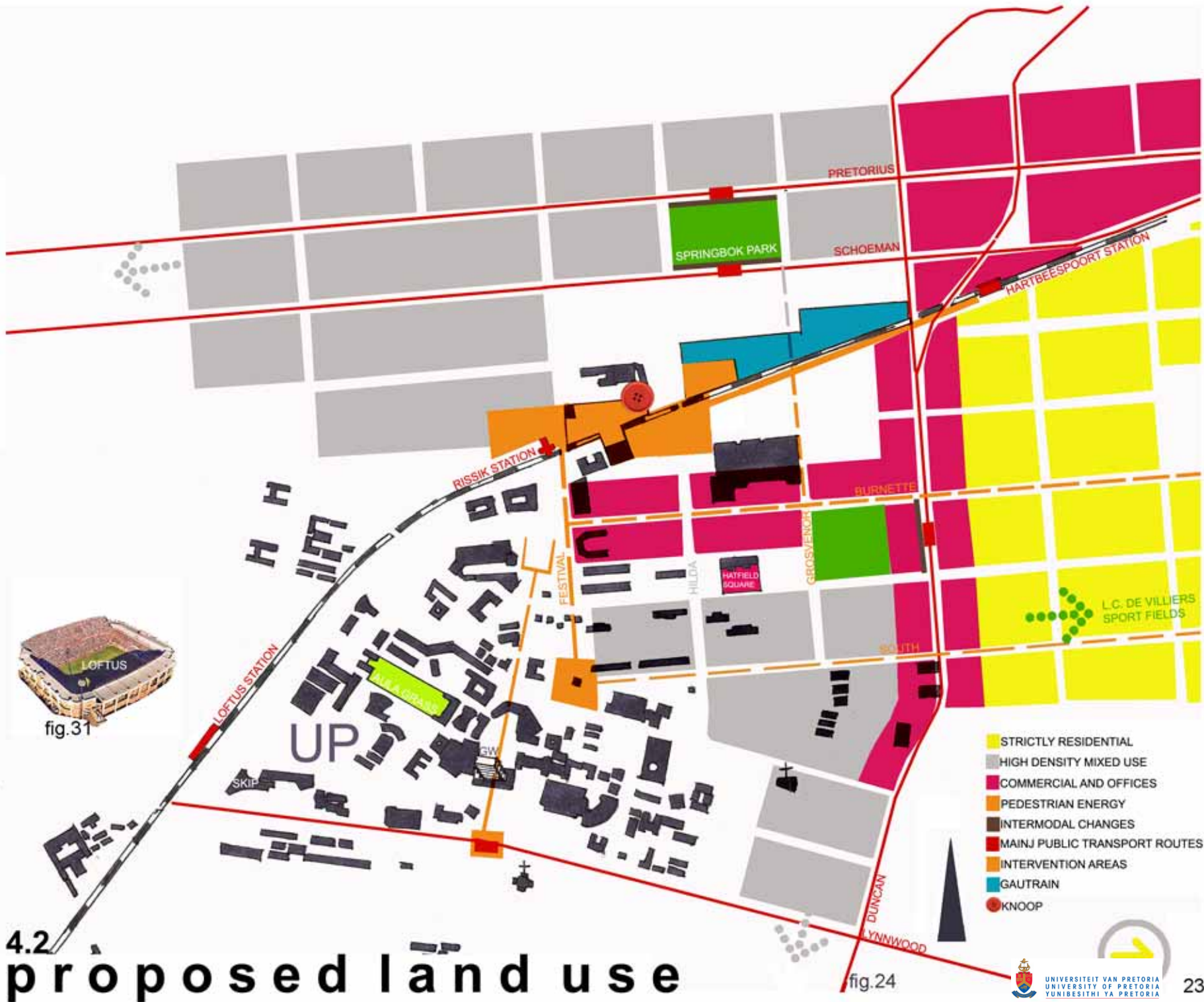




# ④ layering site analysis



4.1  
metro scale

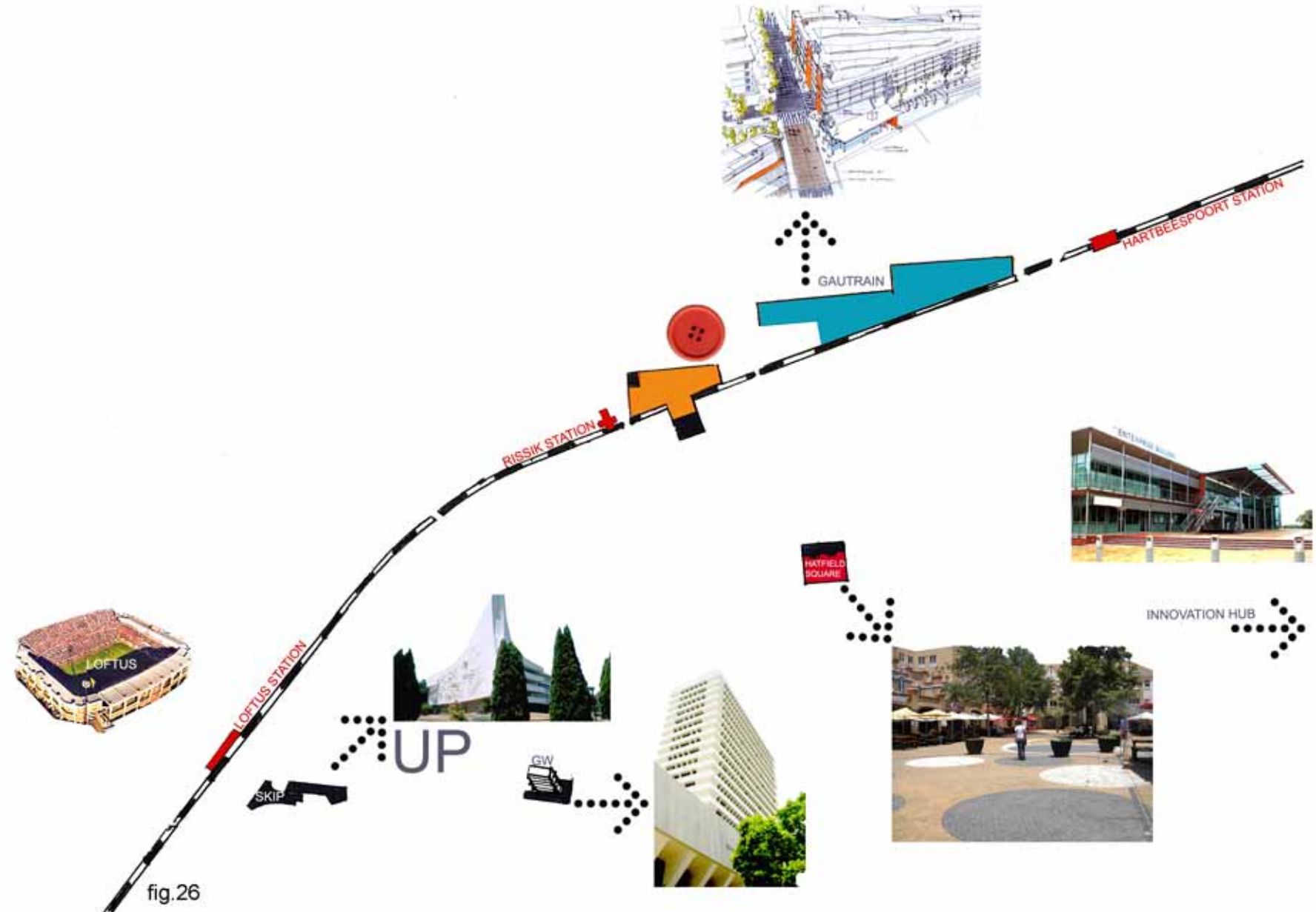


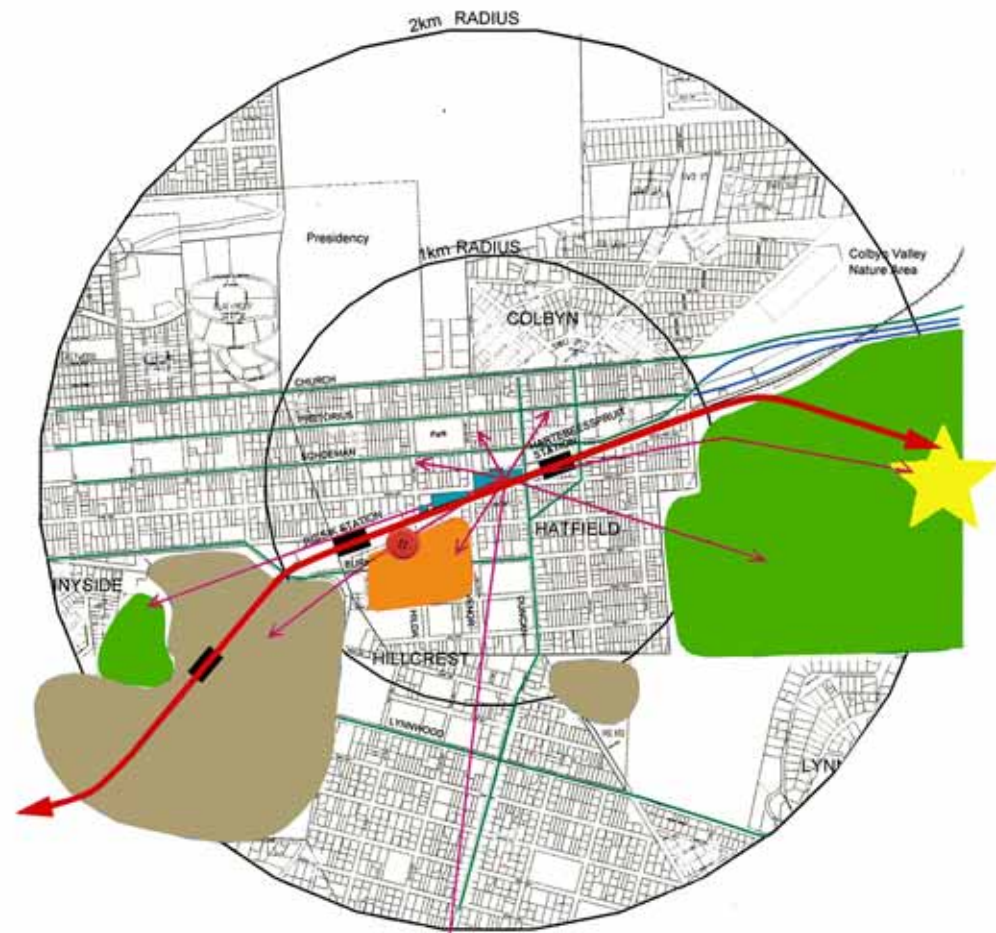


4.3

# precinct identification

# 4.4 Landmarks





# 4.5 Hatfield linkages fig.27



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



colby n fig.29

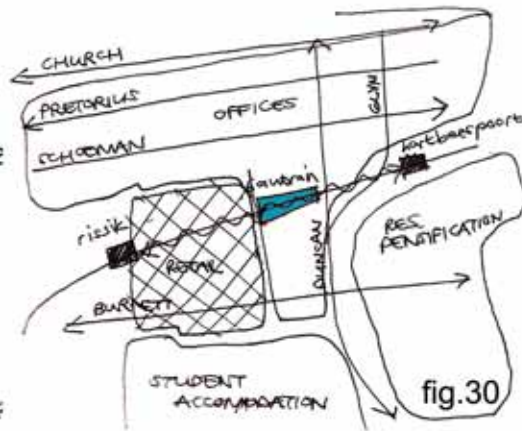


fig.30

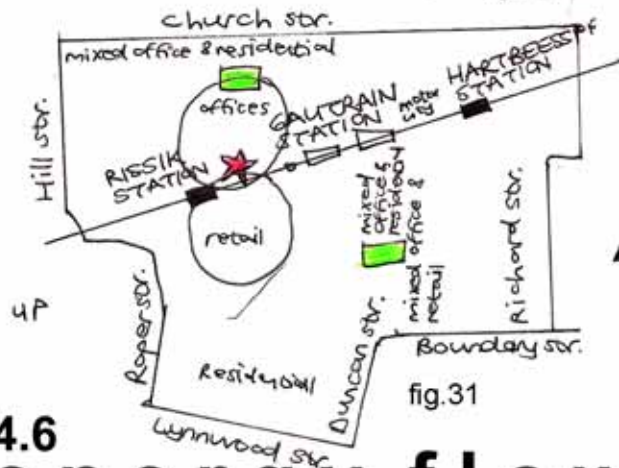
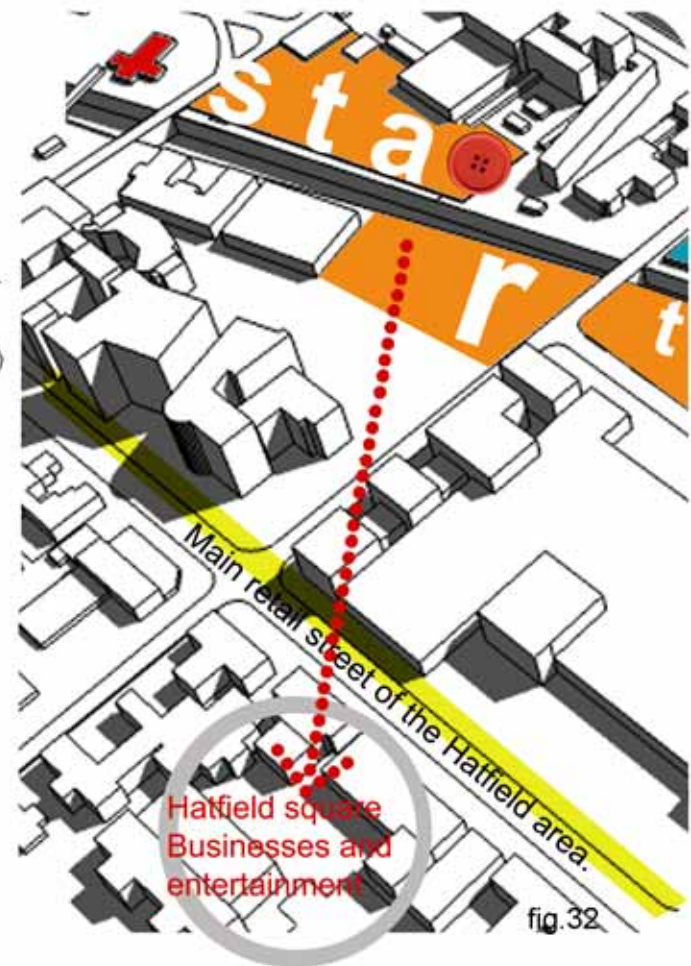


fig.31



Hatfield square  
Businesses and  
entertainment

fig.32

# 4.6 energy flow



City Property Flat Units

fig.34



fig.35



fig.36

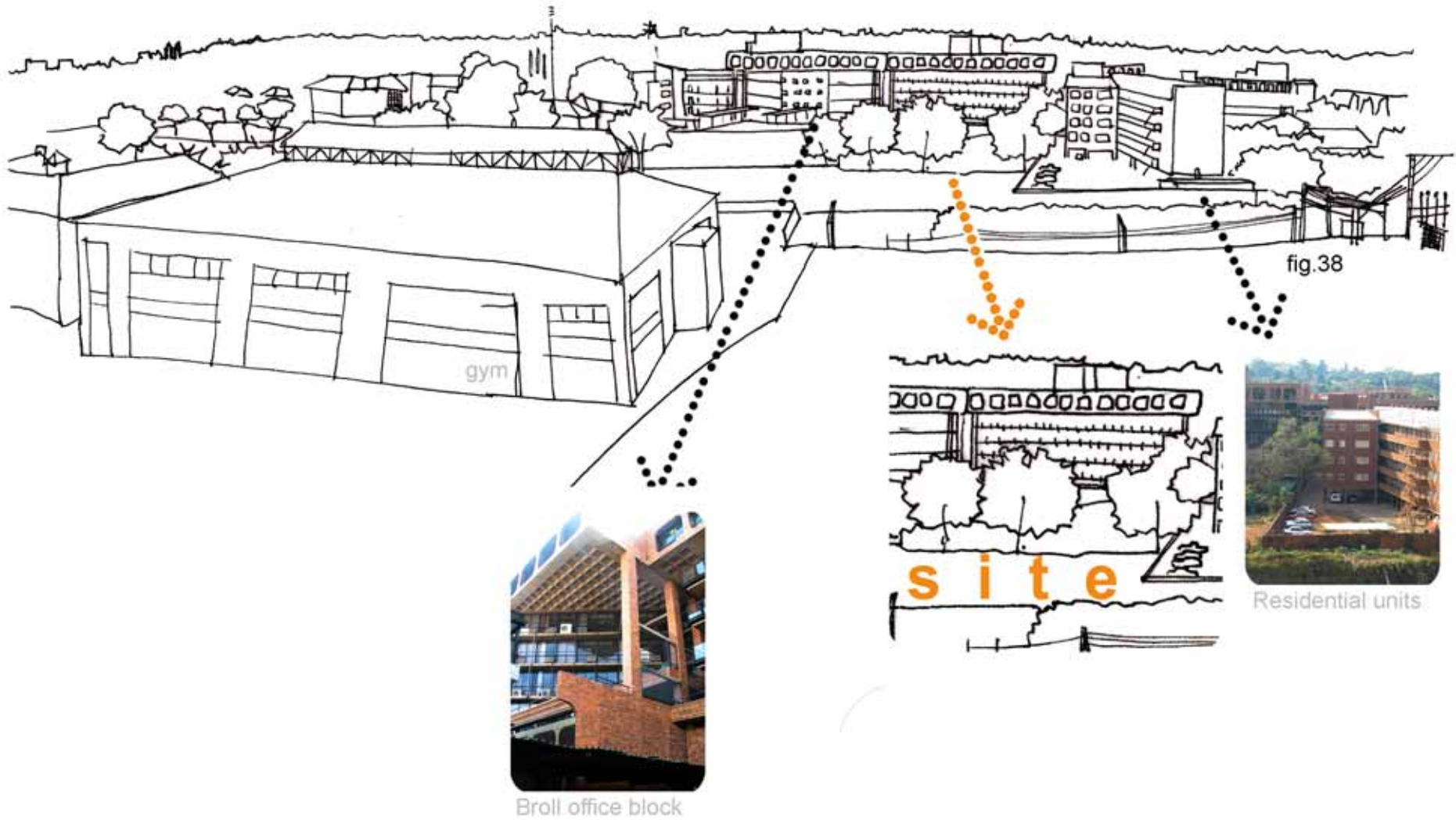


fig.33



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)



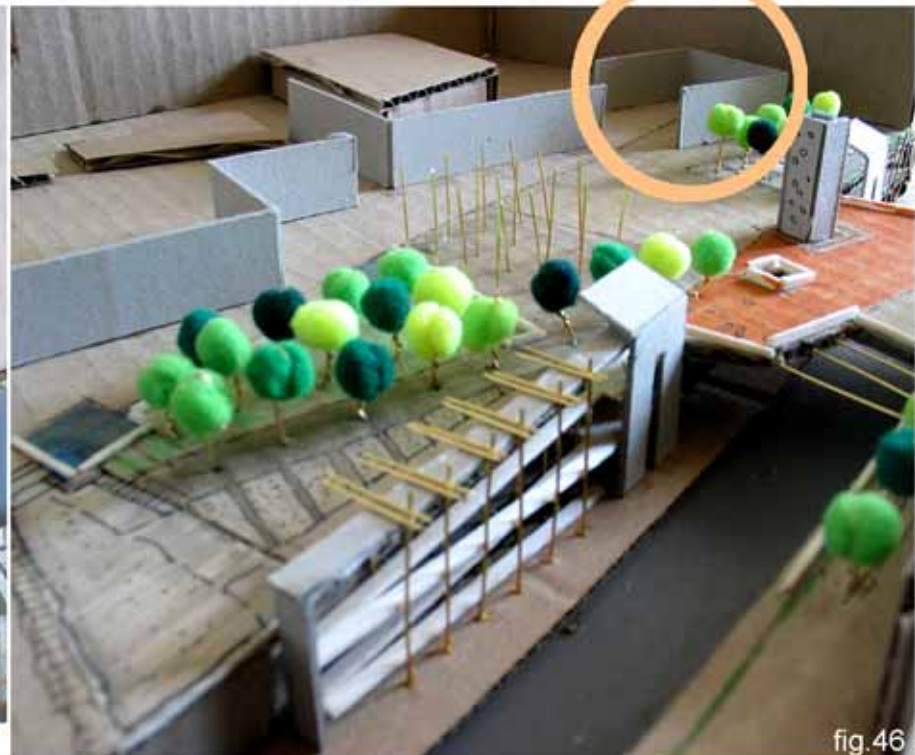


fig.46



fig.47



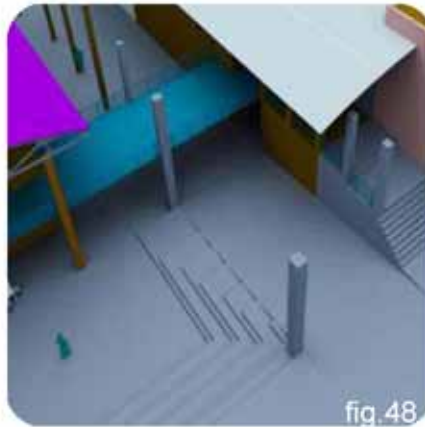


fig.48



fig.49

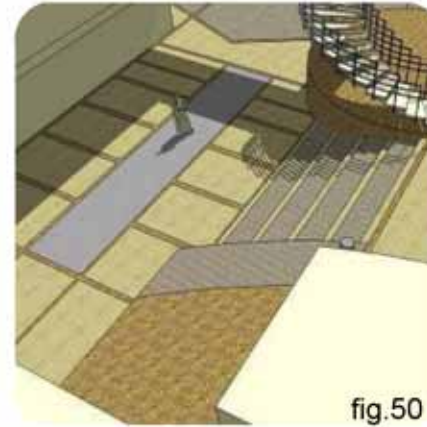


fig.50

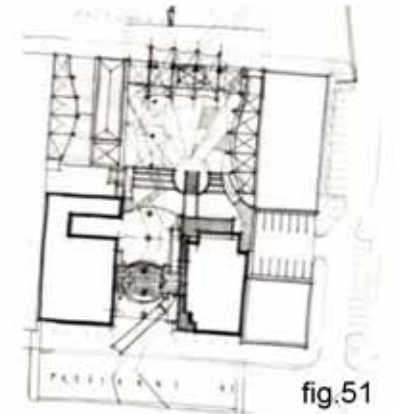


fig.51



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

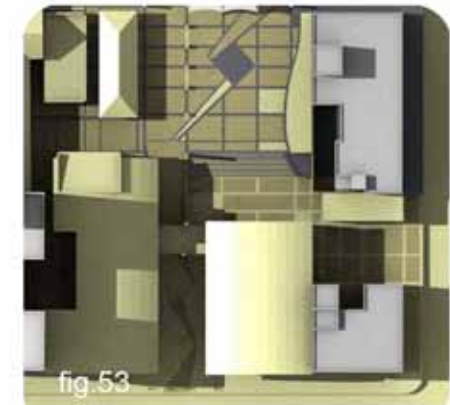
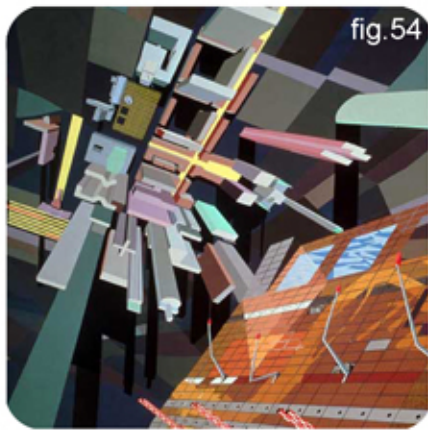


fig.53

FASHION DISTRICT

Newtown, Johannesburg

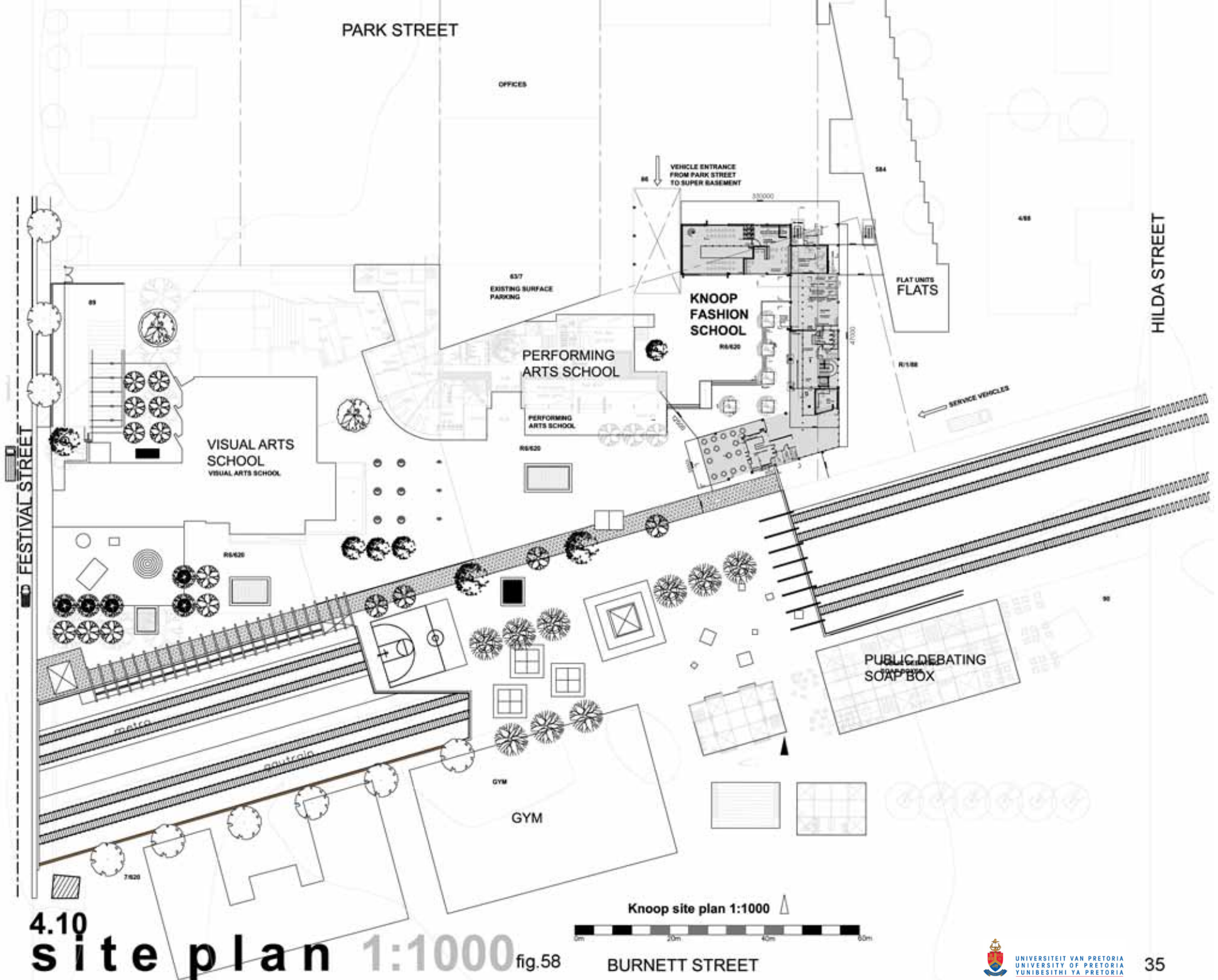
# 4.8 precinct precedent



SCHOUWBURGPLEIN  
Rotterdam / 6a architects



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



PARK STREET

OFFICES

VEHICLE ENTRANCE FROM PARK STREET TO SUPER BASEMENT

EXISTING SURFACE PARKING

KNOOP FASHION SCHOOL

FLAT UNITS

HILDA STREET

PERFORMING ARTS SCHOOL

SERVICE VEHICLES

FESTIVAL STREET

VISUAL ARTS SCHOOL

PUBLIC DEBATING SOAP BOX

GYM

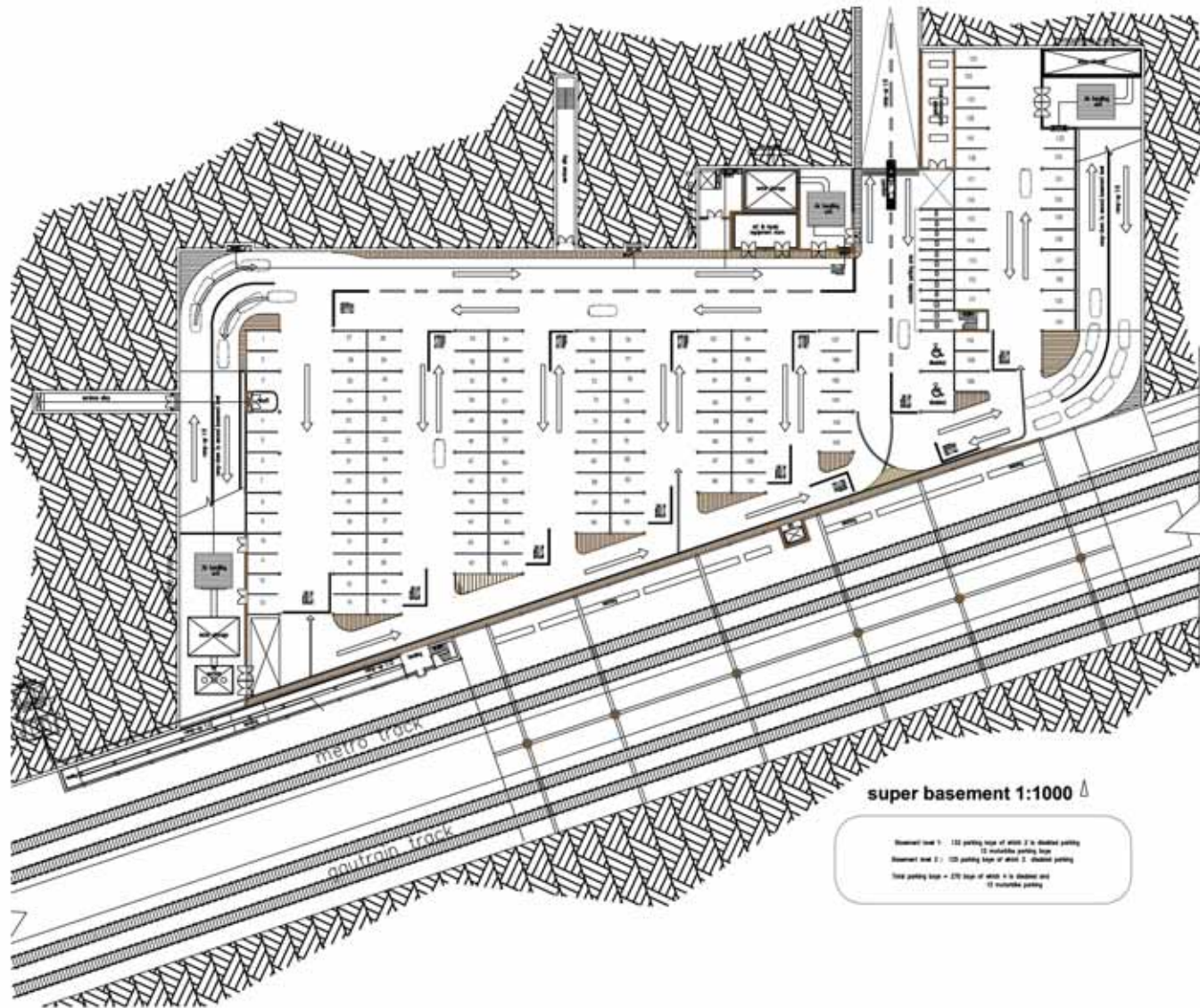
GYM

Knoop site plan 1:1000



BURNETT STREET

4.10 site plan 1:1000 fig.58



super basement 1:1000

Basement level 1 : 122 parking bays of which 2 in sheltered parking  
 12 wheelchair parking bays  
 Basement level 2 : 122 parking bays of which 2 disabled parking  
 Total parking bays = 244 bays of which 4 in sheltered and  
 12 wheelchair parking

**water calculations**

**Water catchment**

Roof runoff capacity to basement = 100m<sup>2</sup> x 0.25m = 25m<sup>3</sup>  
 Total roof area = 1000m<sup>2</sup>  
 Volume water = 1000m<sup>2</sup> x 0.25m = 250m<sup>3</sup>  
 Time = 1000s  
 Max. collection storage tank requirement = 250m<sup>3</sup> x 1.5 = 375m<sup>3</sup>

**Downpipe requirement**

Roof area = 1000m<sup>2</sup>  
 Rainfall average / m  
 Total downpipe required = 1000 x 1.5 = 1500m  
 Downpipe used in volume = 1000 / 2m = 500m  
 2 m of water collected with downpipe in volume  
 50 Downpipes needed for roof area  
 Total 50 x 100m = 5000m  
 Total downpipe area required = 1.5 x 1000 = 1500m<sup>2</sup>  
 (downpipe should be made of pipe with 200mm diameter)  
 50 Downpipes required over 100m  
 Total downpipe area = 1000m x 1.5 = 1500m<sup>2</sup>  
 = 1500m<sup>2</sup> x 1.5 = 2250m<sup>2</sup>  
 = 2250m<sup>2</sup>

6m x 32m x 1m Tank = 192 000 L

3 x ( 6m x 6m x 2m) Tank in each platform

4.11  
**super basement 1:1000** fig.59