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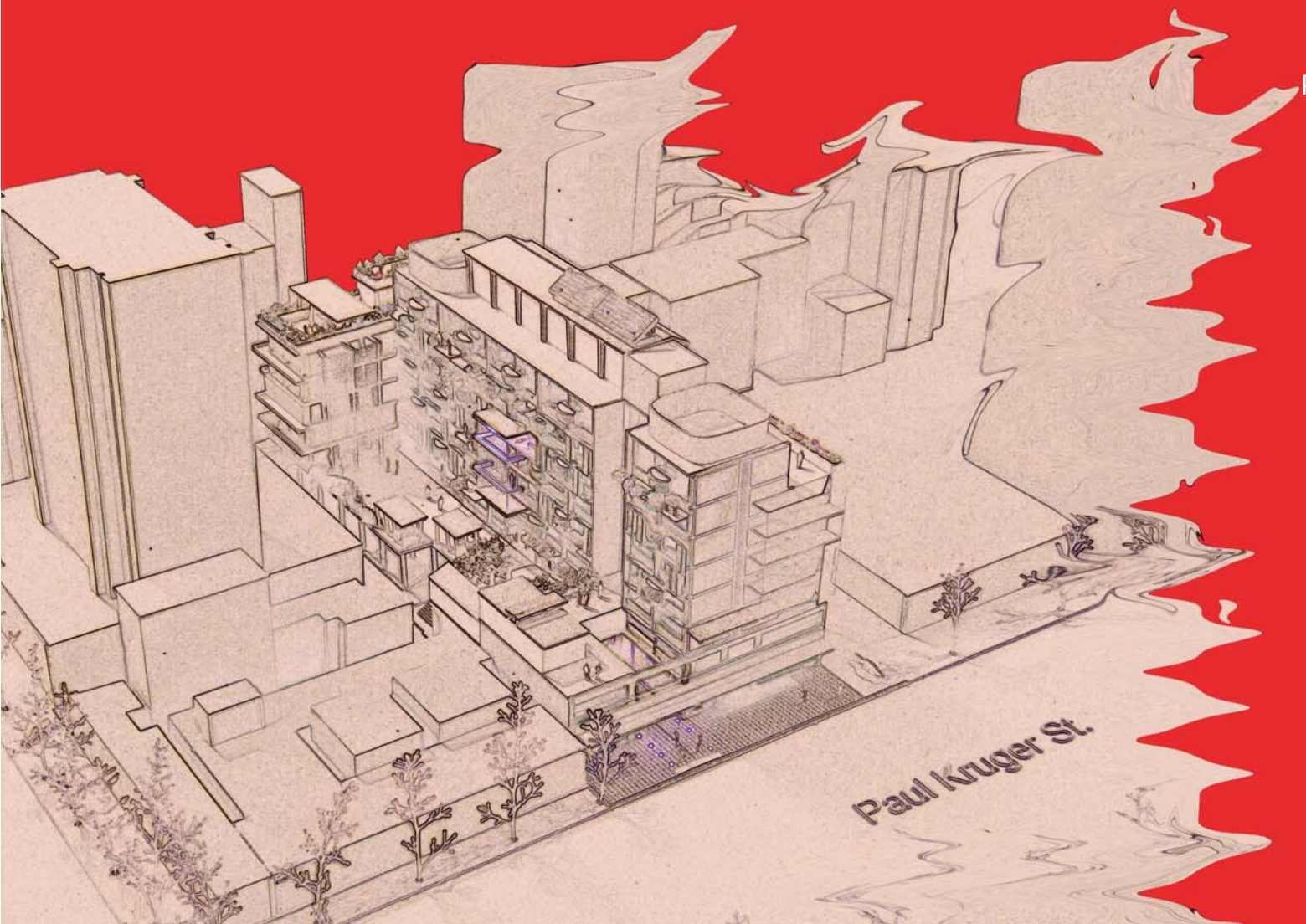
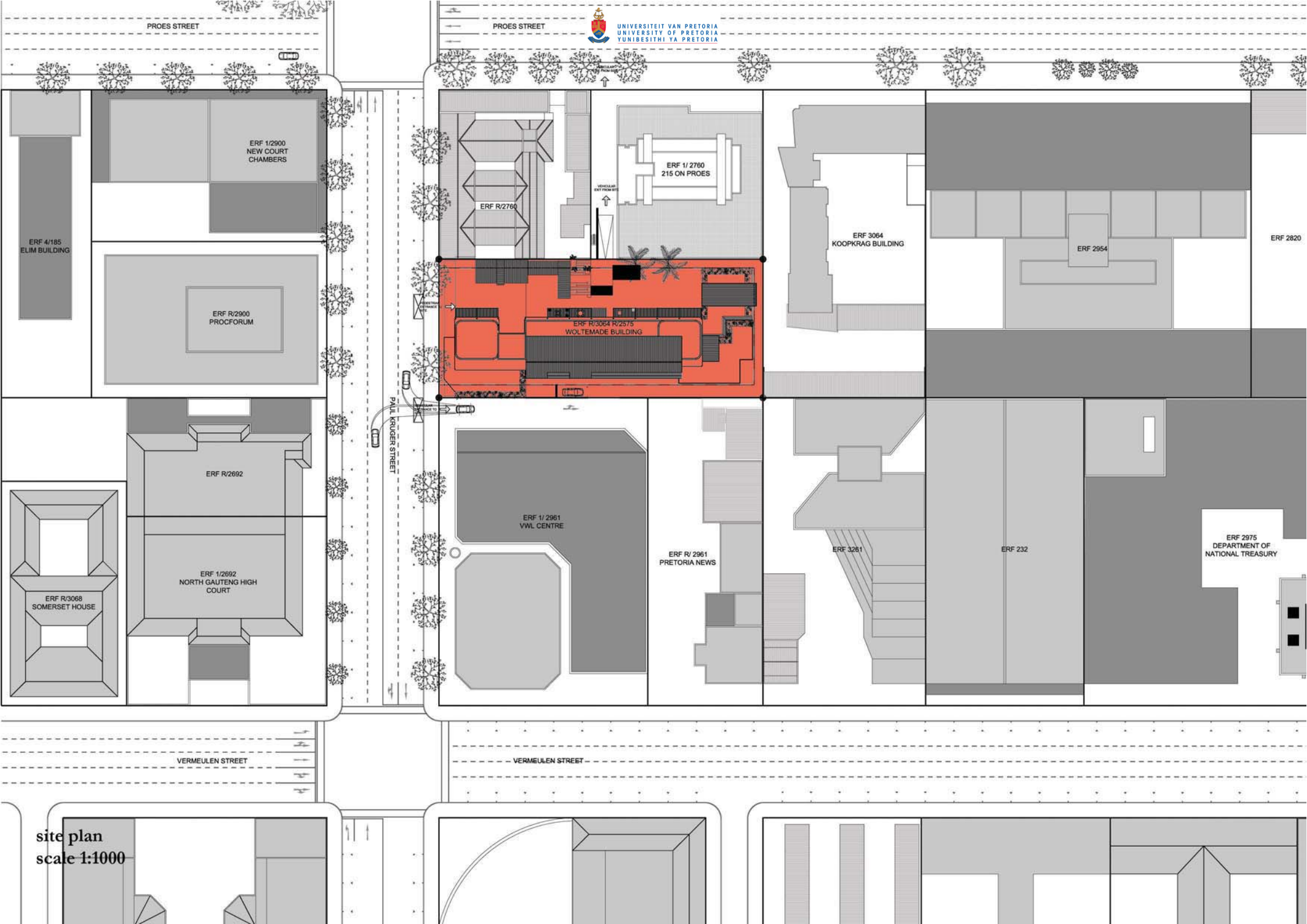
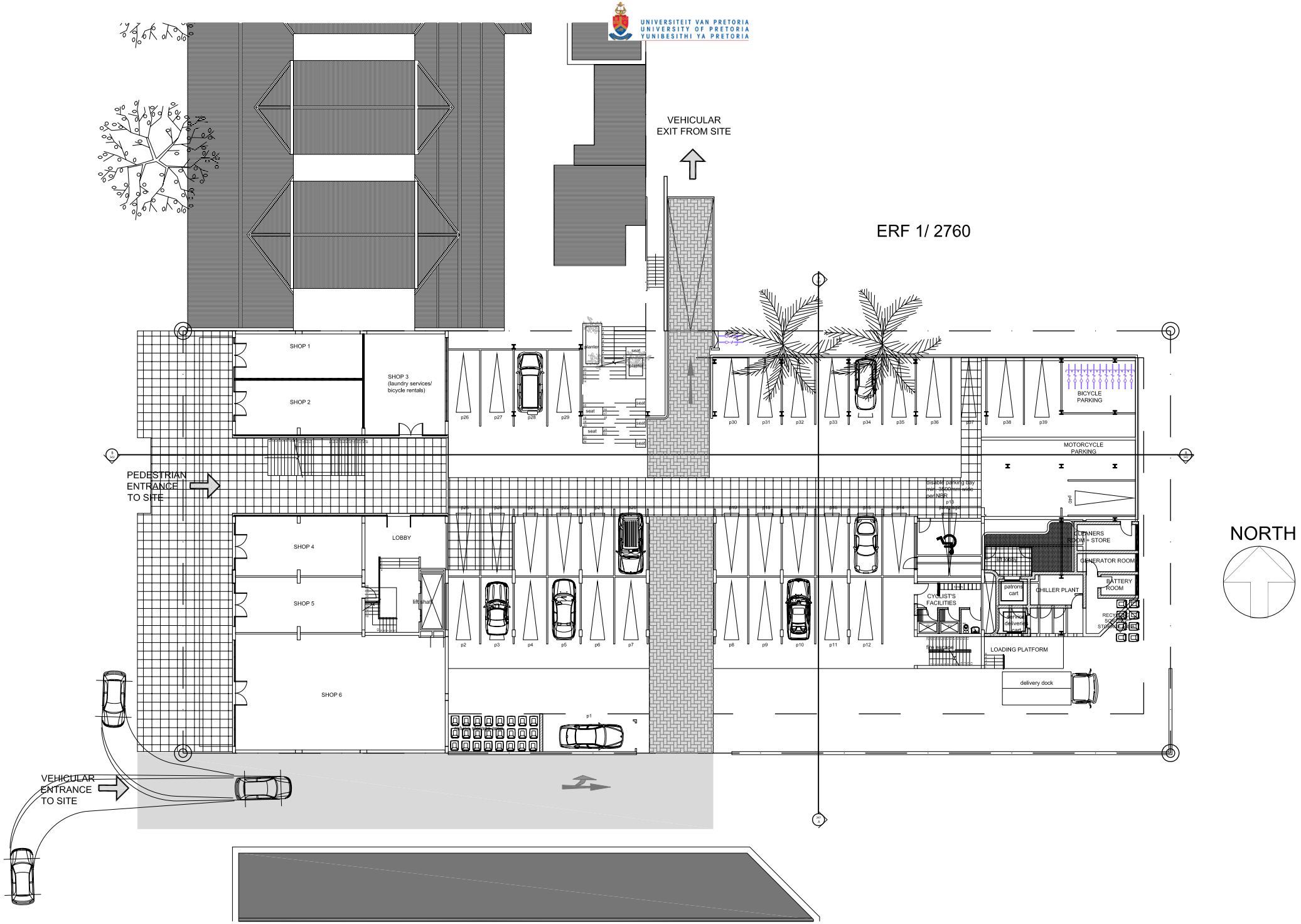
007

DESIGN CONCLUSION + RECOMMENDATIONS

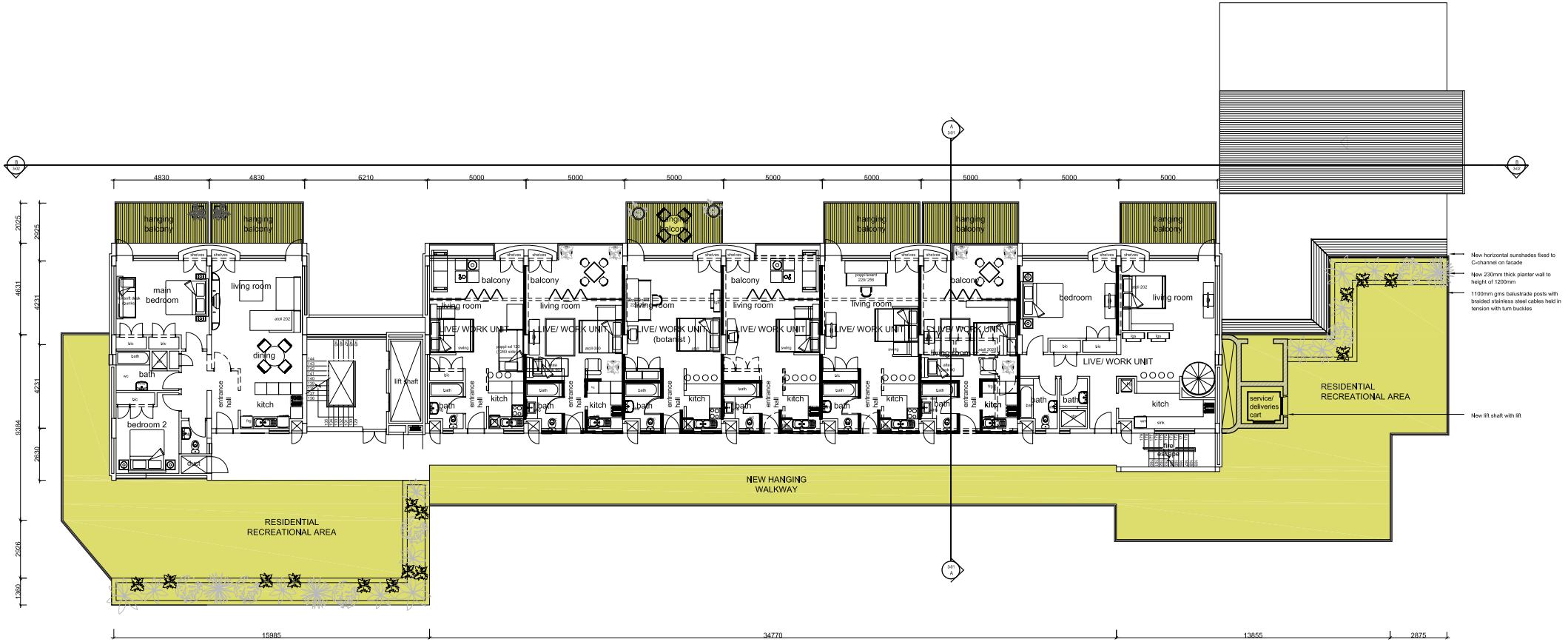




site plan
scale 1:1000



Ground Floor Plan 2010 + scale 1:100



NORTH

Seventh Floor Plan 2010 + scale 1:200

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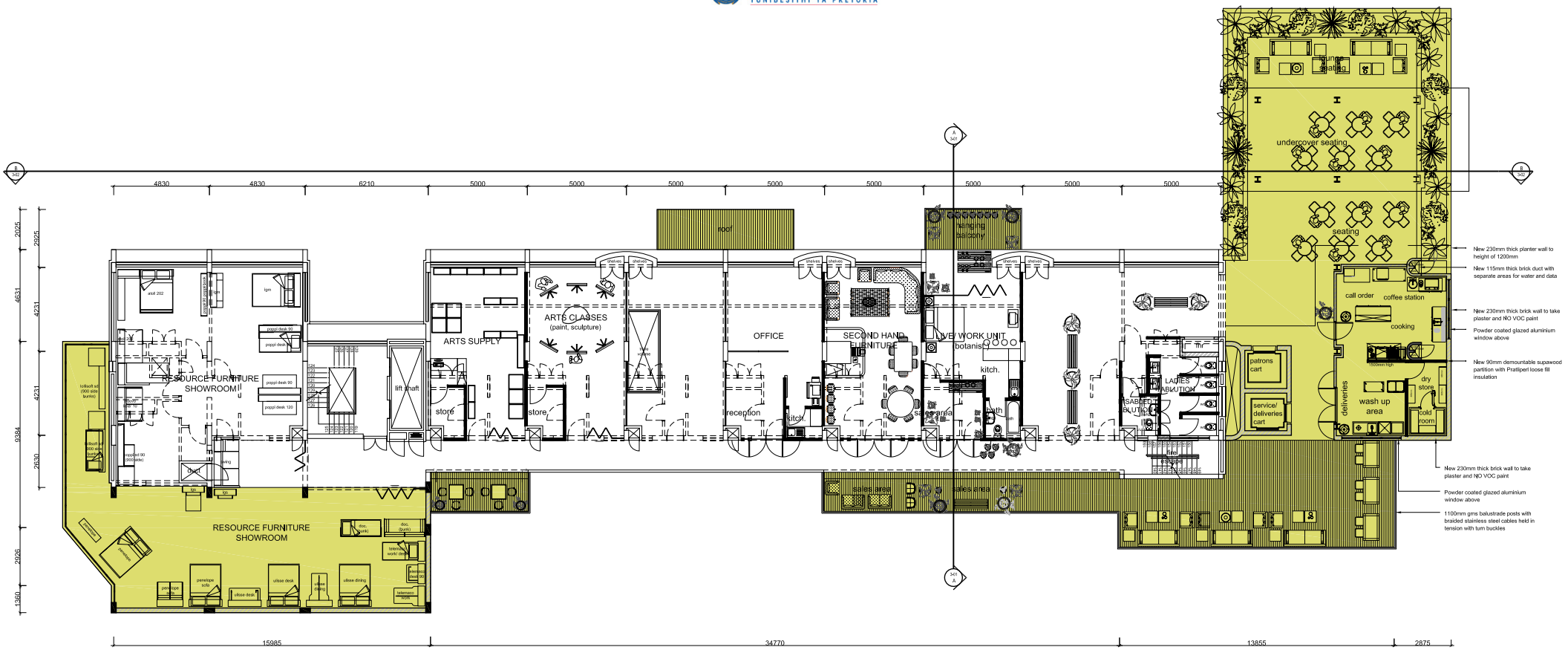
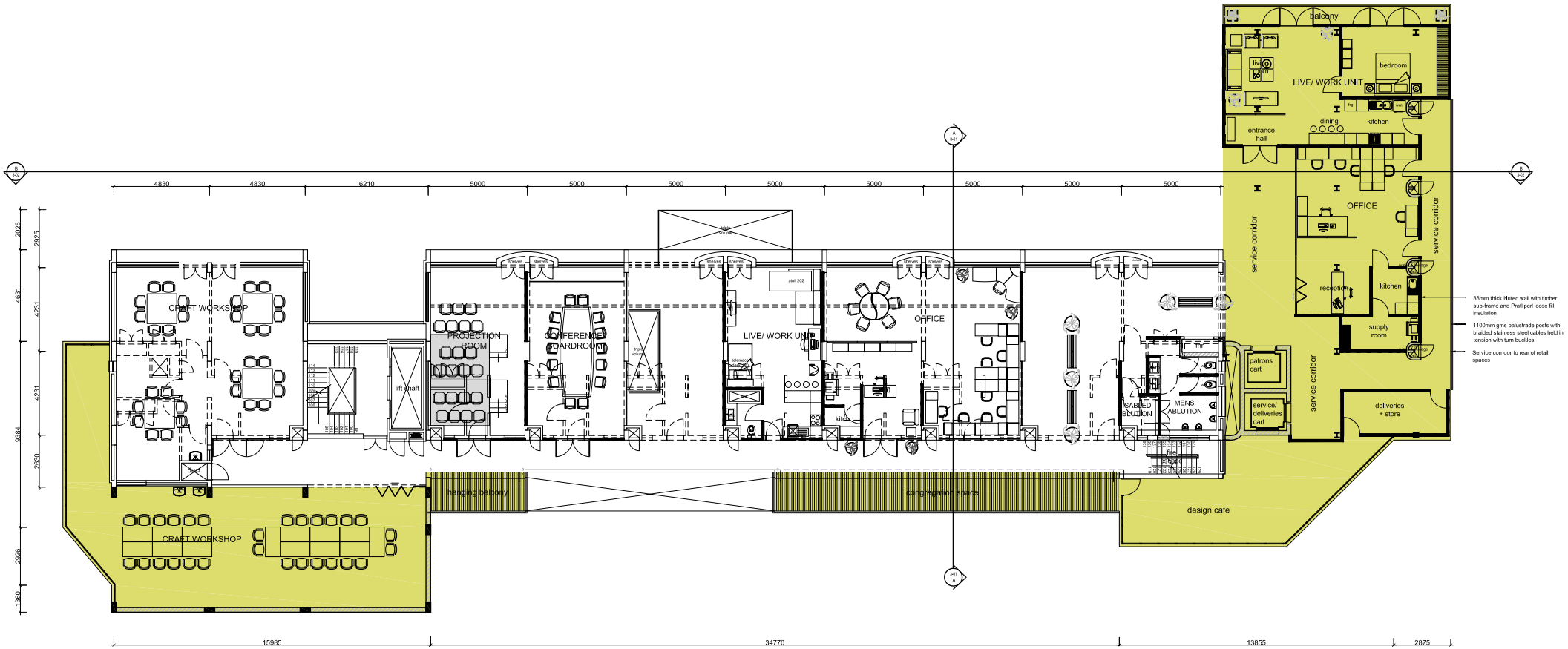


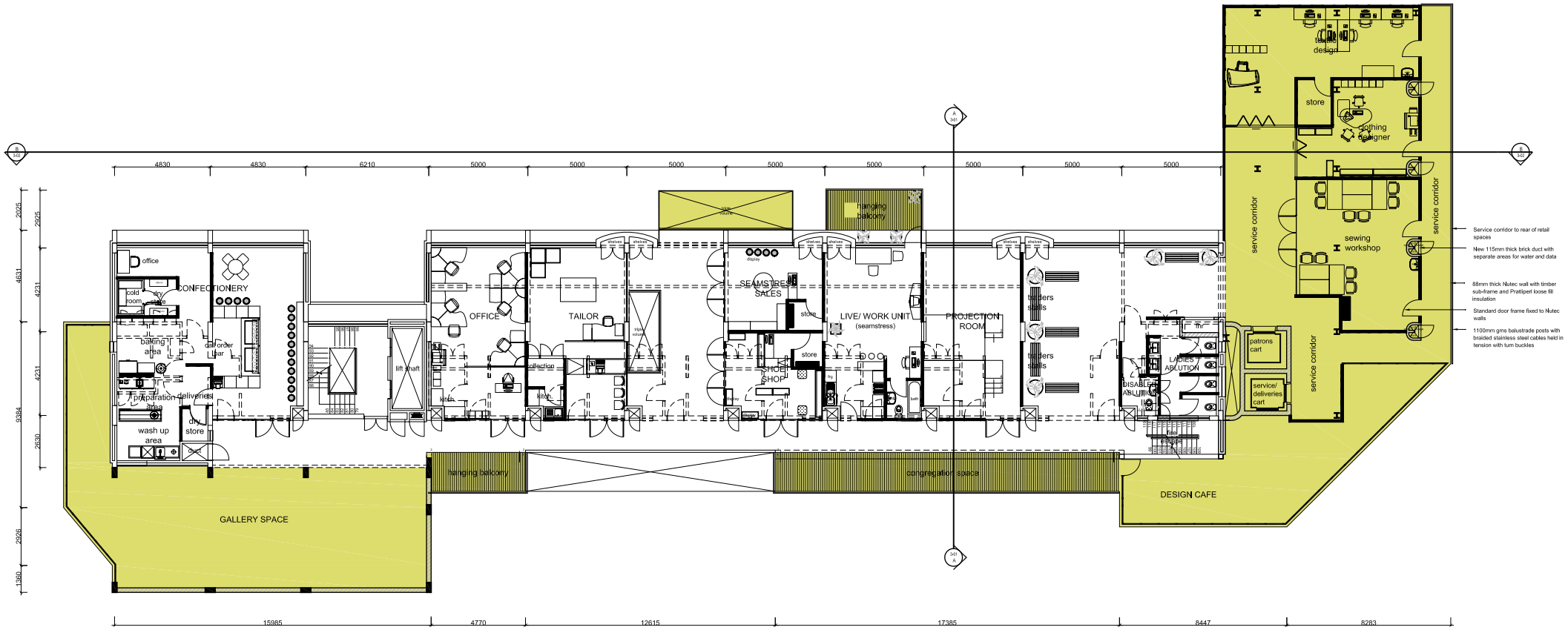
NORTH

Sixth Floor Plan 2010 + scale 1:200



NORTH

Fifth Floor Plan 2010 + scale 1:200



NORTH

Fourth Floor Plan 2010 + scale 1:200

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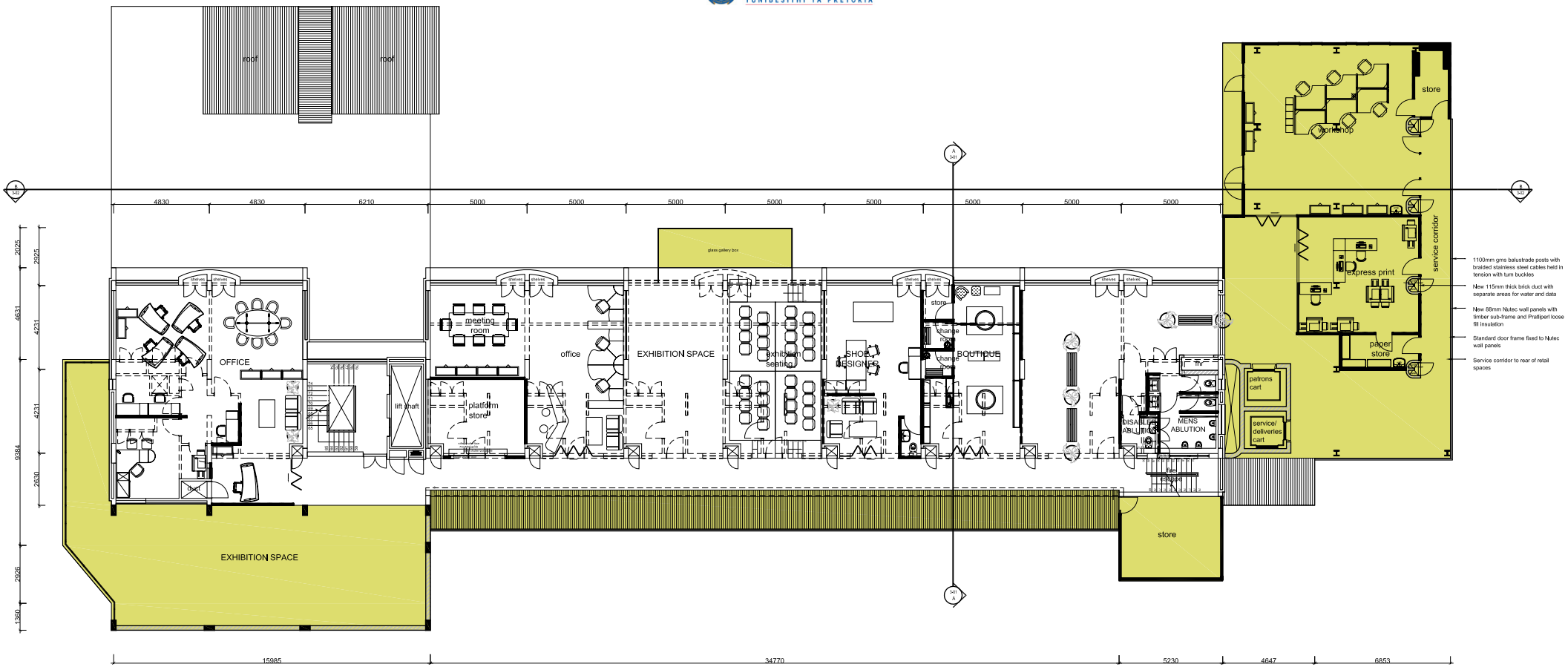
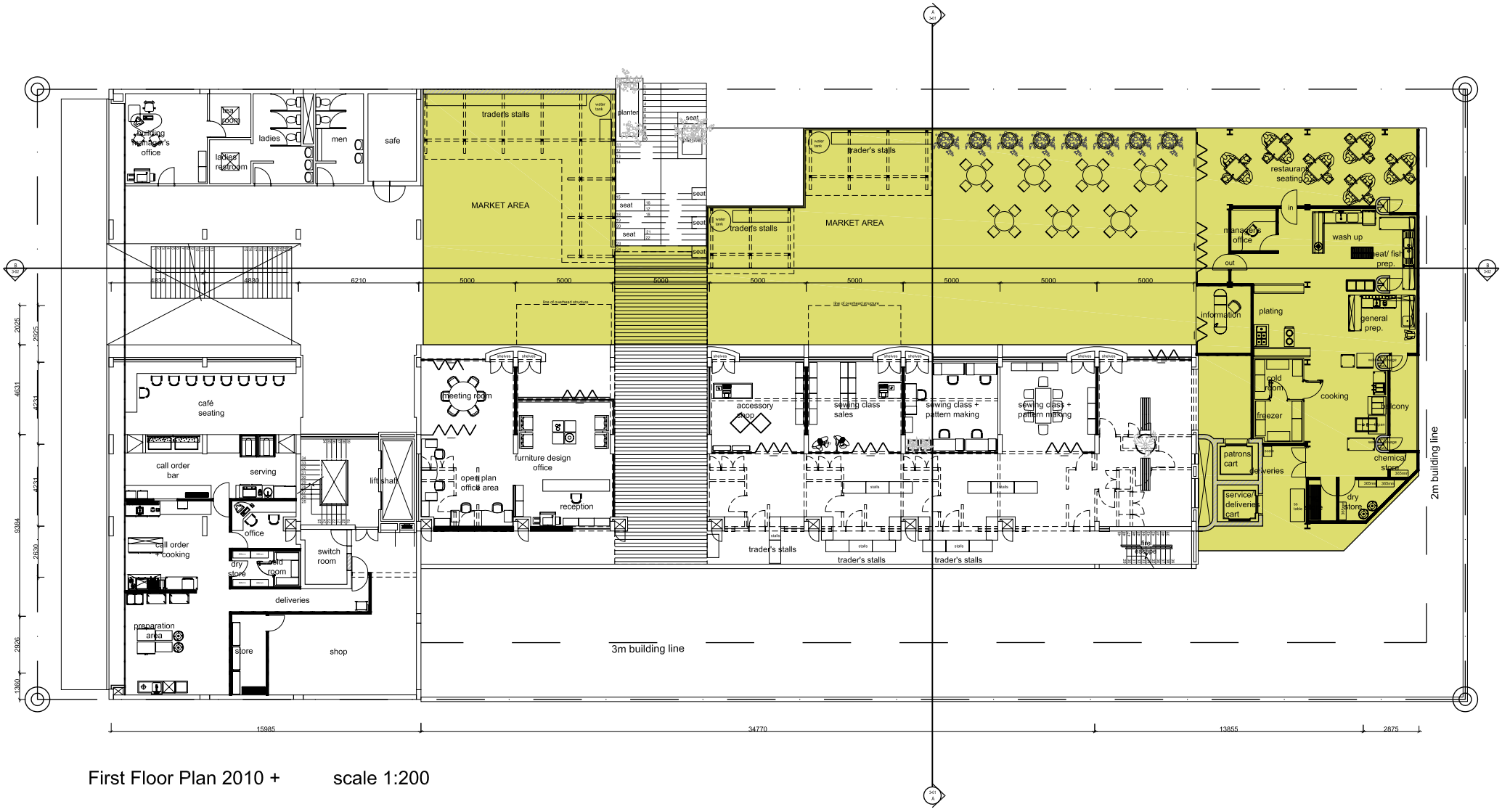


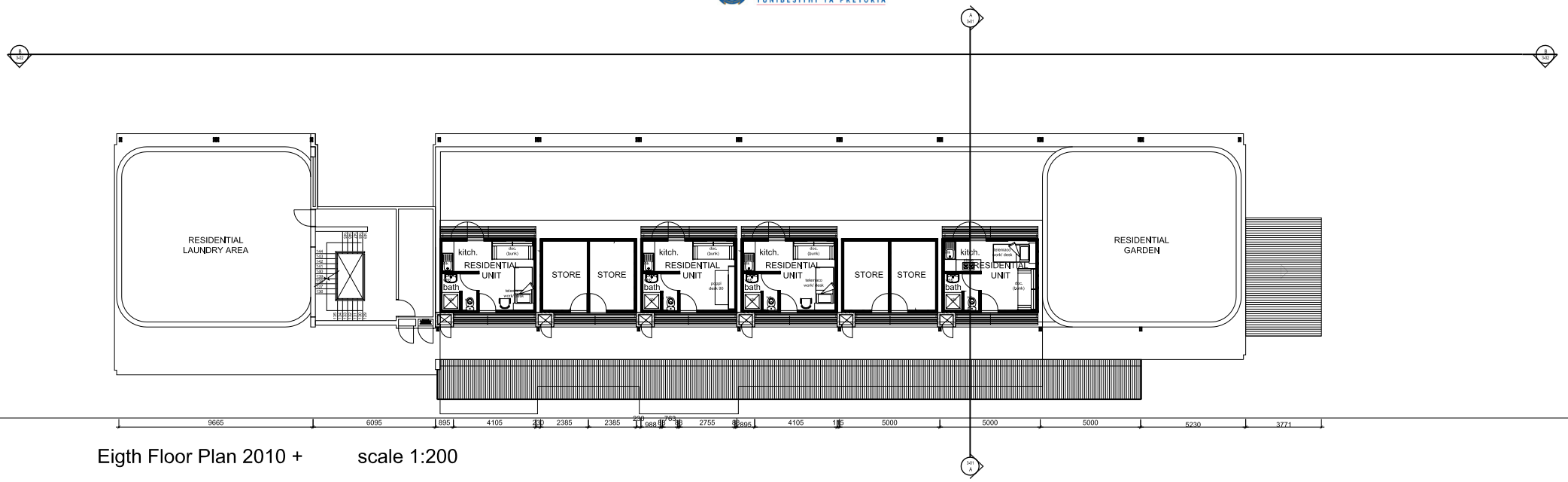
NORTH

Third Floor Plan 2010 + scale 1:200

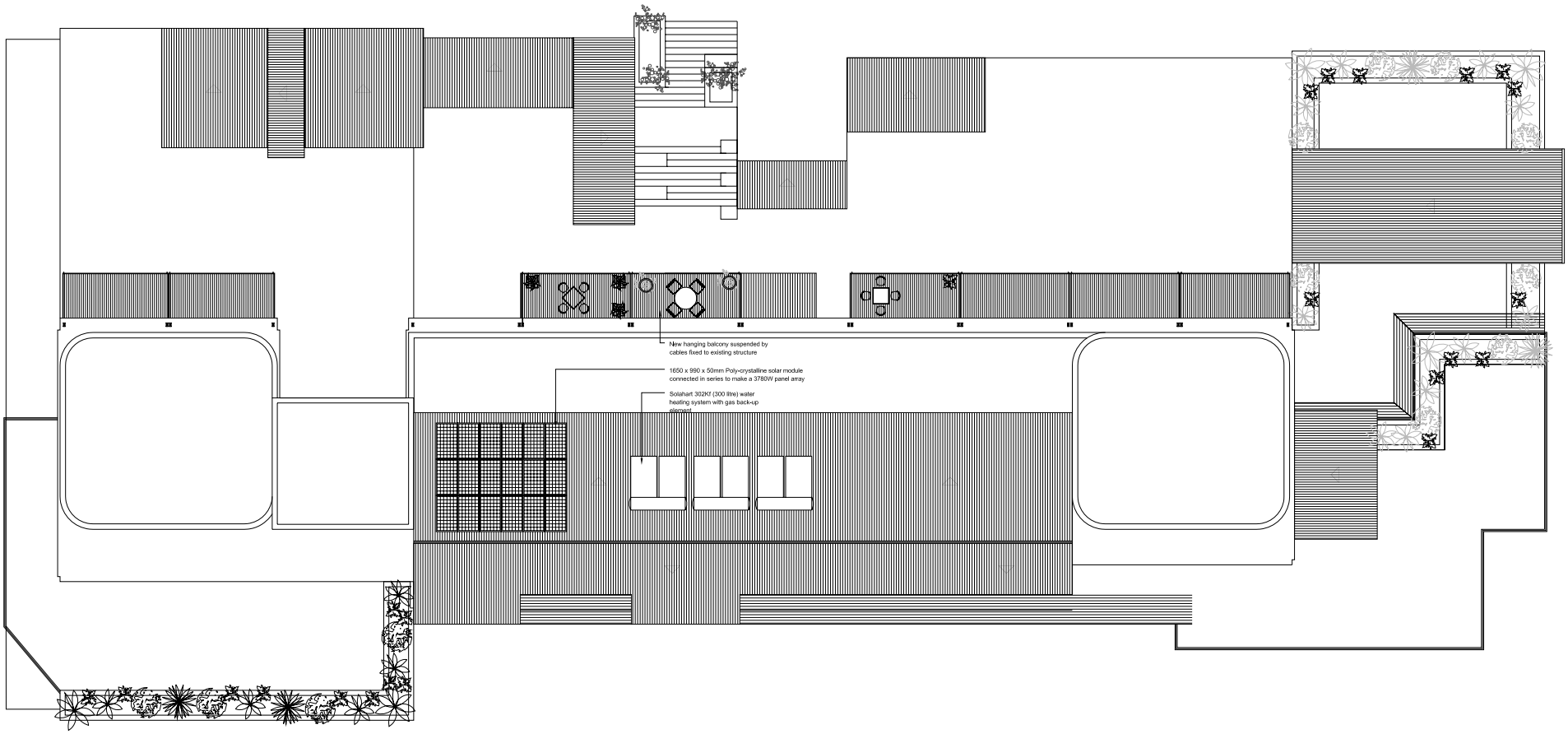
Second Floor Plan 2010 + scale 1:200



First Floor Plan 2010 + scale 1:200



Eigth Floor Plan 2010 + scale 1:200



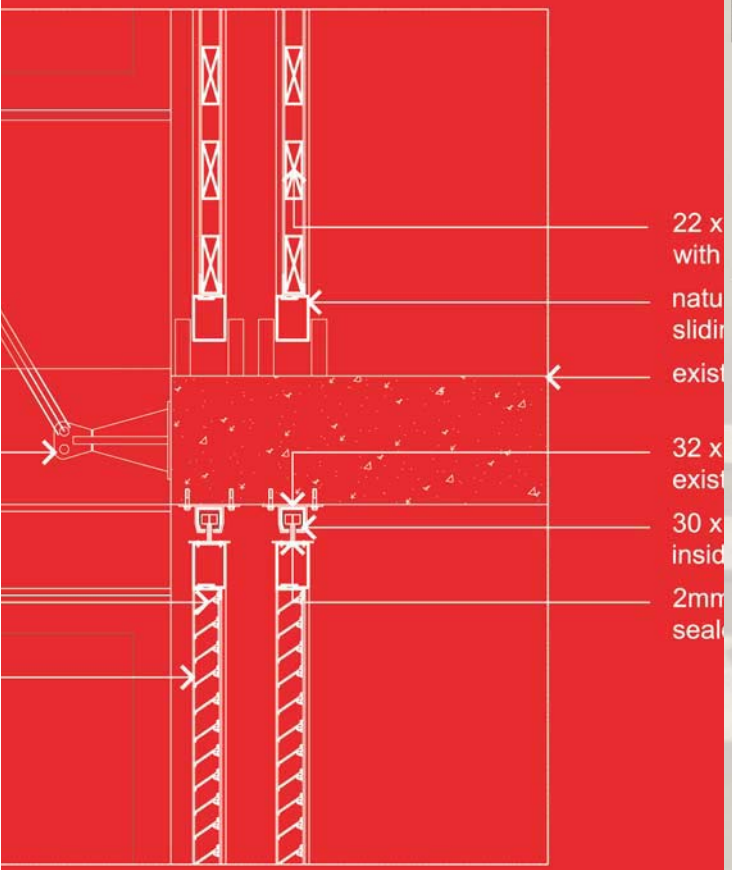

Solahart 300 litre water heating system with gas back-up element, size 2475 x 2480 x 510mm high fixed on 20 degrees hot dipped galvanised mild steel roof stand. Units positioned to face north
Collector plate of water heating system
Klip-Lok 700 sheeting with globalcoat to both sides. Colour: Dove grey
75 x 50 mm x 3.14kg/m cold-formed lipped channel purlins spaced at 750mm centres
IPE AA 180 pre-fabricated steel frame structure bolted to existing concrete slab
Sisalation fixed to 30 x70mm timber frame spaced at 600mm centres in horizontal and vertical plane. Insulation placed poured inside frame
2700 x1200 x 9mm Nutec medium density flat sheet walls with
18mm Nutec HD floor boards, size 2400 x900mm x100.6kg/m, fixed to timber sub-frame with self taping screws with countersunk head, 30 x 5.5mm spaced at maximum 150mm centres with sisalation below
50 x 150mm timber floor joists spaced at 600mm centres fixed to
114 38mm timber sole plate
mm timber bearer beam at
residential unit
refer to DETAIL 01
residential unit
walkway
refer to DETAIL 02
refer to DETAIL 03
live/work unit
walkway
office
walkway
refer to DETAIL 04
projection room
walkway
boutique
gallery space
furniture store
walkway
sewing classes
market space
parking
SITE BOUNDARY
BUILDING LINE
building line
site boundary

section A-A


service passage
OFFICE
circulation corridor
service passage
CLOTHING DESIGNER
circulation corridor
refer to DETAIL 05
refer to DETAIL 08
service passage
WORKSHOP (craft)
balcony
service passage
WORKSHOP (scrapbooking, craft + jewellery
refer to DETAIL 07
restaurant kitchen
plating
pay station
DESIGN DEPOT
DESIGN DEPOT
DESIGN DEPOT

section B-B

007 - 2 DETAILS



ging sliding screen

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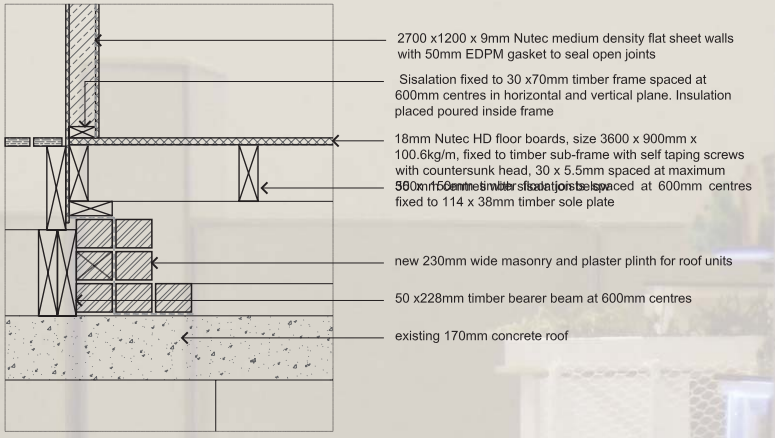
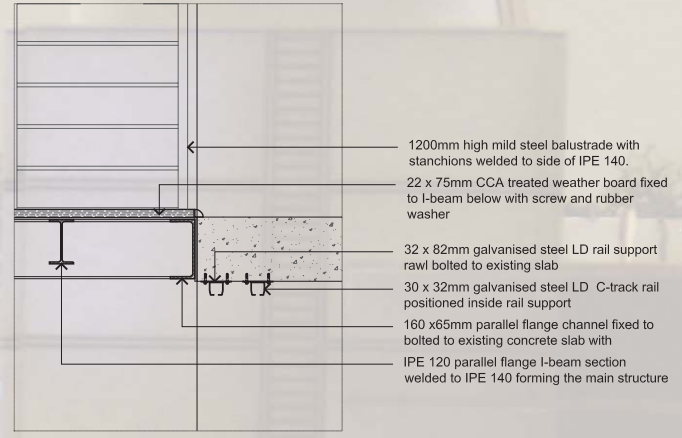
DETAIL 01



base condition of new roof units

scale 1:20

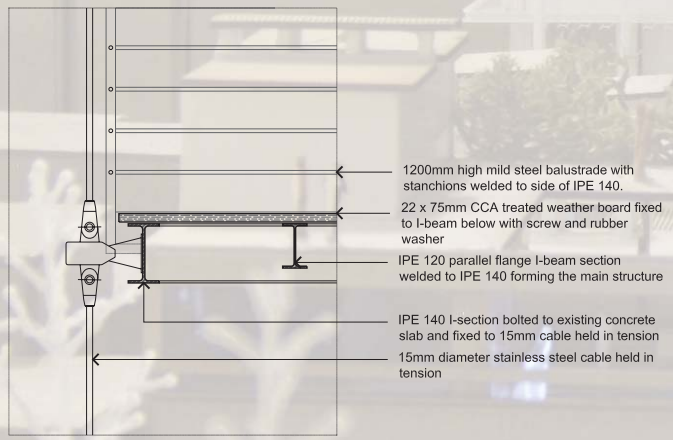
refer to DETAIL 03



connection between hanging balcony + existing slab

scale 1:20

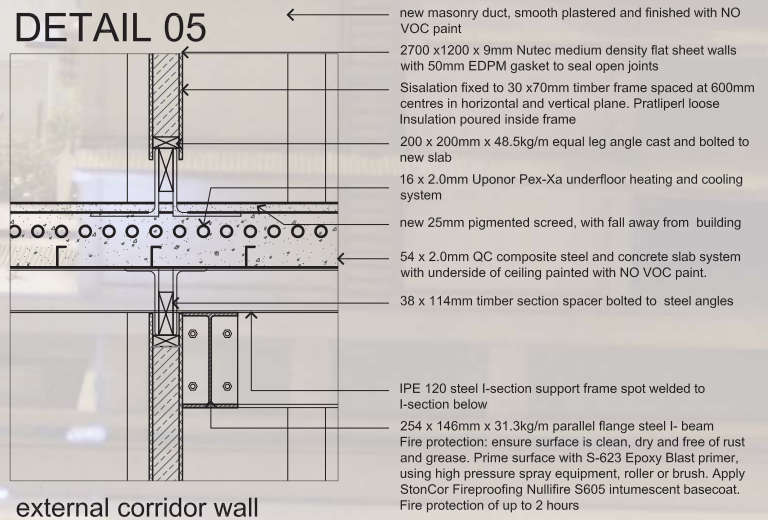
DETAIL 02



edge condition of hanging balconies

scale 1:20

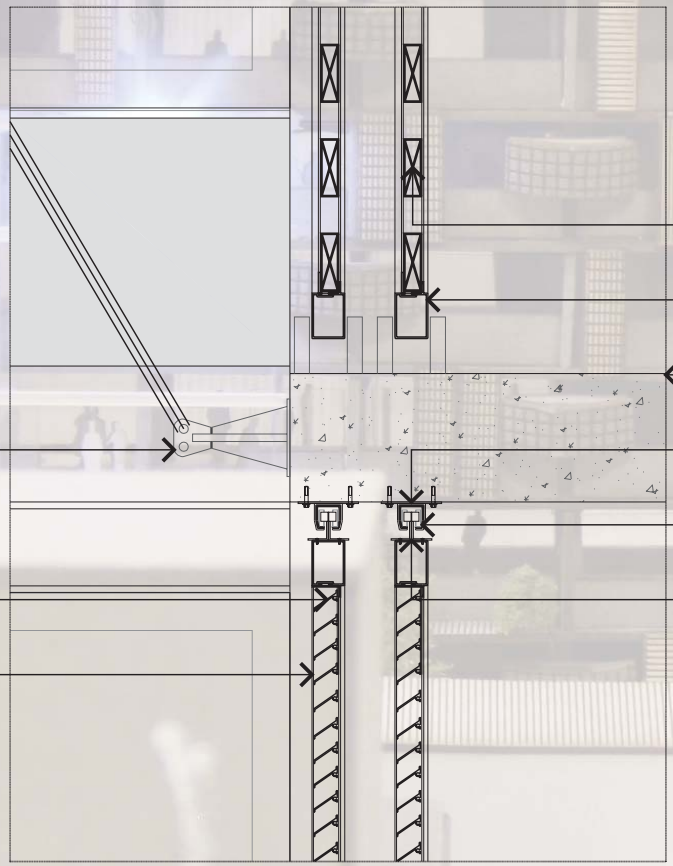
DETAIL 05



external corridor wall

scale 1:20

DETAIL 04



32 x 82mm galvanised steel LD rail support

ɔwder coated louvres screwed to aluminium sub frame and siliconed to door frame

ɹide hanging naturally anodised aluminium door frame

22 x 75mm CCA treated timber section sanded and painted with linseed oil

naturally anodised aluminium hanging door frame forming sliding screen

existing 170mm concrete floor slab

32 x 82mm galvanised steel LD rail support rawl bolted to existing slab

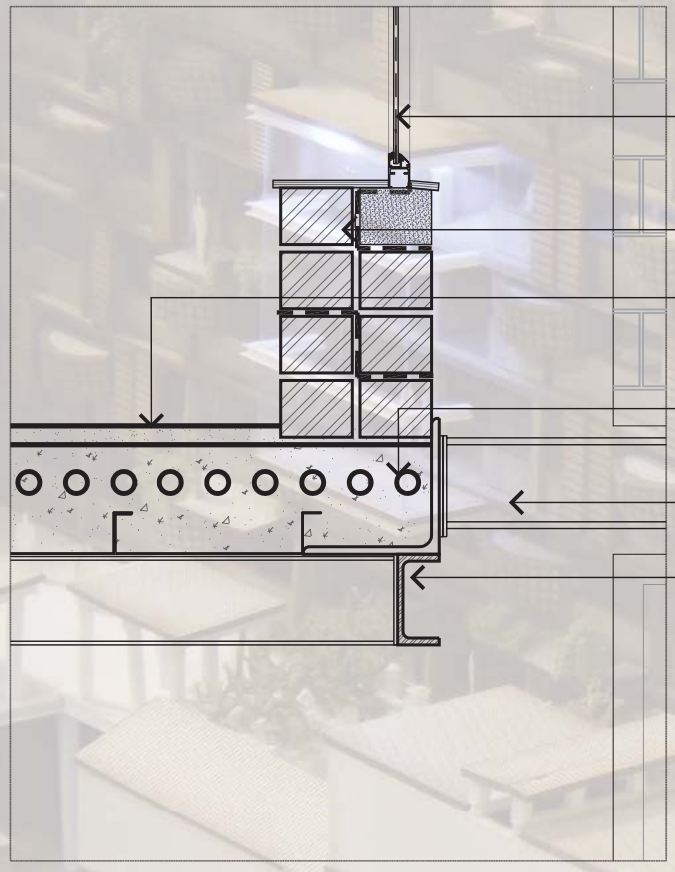
30 x 32mm galvanised steel LD C-track rail positioned inside rail support

2mm thick galvanised steel sliding C-track carrier with sealed ball bearings

hanging sliding screen

scale 1:10

DETAIL 06



naturally anodised aluminium framed window with dpc below cill

new 230mm masonry wall with plaster and NO VOC paint

new 25mm pigmented screed on 54 x 2.0mm QC composite steel and concrete slab system with underside of ceiling painted with NO VOC paint.

16 x 2.0mm Uponor Pex-Xa underfloor heating and cooling system

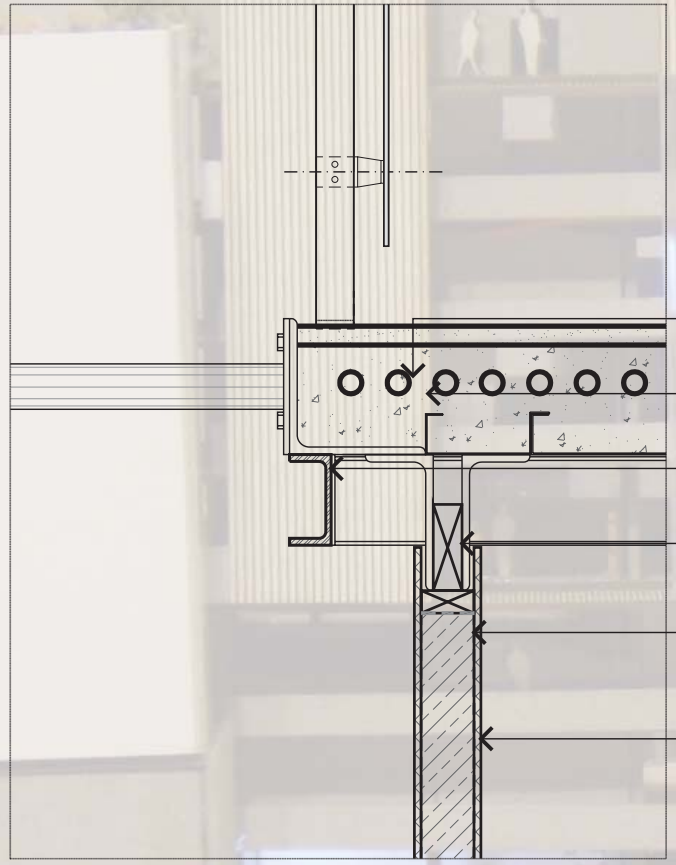
IPE 120 steel I-section frame with 50 x 50mm channel and screening element

120 x 55mm x 13.3kg/m steel channel fixed to ends of I-sections. Fire Protection: ensure surface is clean, dry and free of rust or grease. Prime surface with S-623 Epoxy Blast primer applied to a dry film thickness of 94 microns per coat, using high pressure spray equipment, roller or brush. Apply StonCor Fireproofing Nullifire S605 intumescent basecoat . Fire protection of up to 2 hours

edge condition of slab

scale 1:10

DETAIL 07



25mm pigmented screed with fall away from building

16 x 2.0mm Uponor Pex-Xa underfloor heating and cooling system

120 x 55mm x 13.3kg/m steel channel fixed to ends of I-sections.

38 x 114mm timber section spacer bolted to steel angles

Sisalation fixed to 30 x70mm timber frame spaced at 600mm centres in horizontal and vertical plane. Pratliperl loose Insulation poured inside frame

2700 x1200 x 9mm Nutec medium density flat sheet walls with 50mm EDPM gasket to seal open joints

edge condition of slab at service corridor

scale 1:10

007 - 3 MODEL

Fig 007.1: The western view of the 'new Woltemade building looking from between the New Law Chambers and the Procforum buildings

Fig 007.2: A closer look at the western façade **[re]**veals portions of the new Intervention C (back left) and Intervention A (to the right)

The final model of the Woltemade building was constructed using two different colours of building material. The grey cardboard was used to demonstrate the context of surrounding buildings and the existing context on the Woltemade site. White elements (except the trees) are used to illustrate the location of the various new interventions.

The new interventions tend to be light and speak a different architectural language when compared to the original structure. This variation in colour and materials ensures that new elements are read differently .

New interventions delicately wrap themselves around the host building always being mindful to expose the edges.

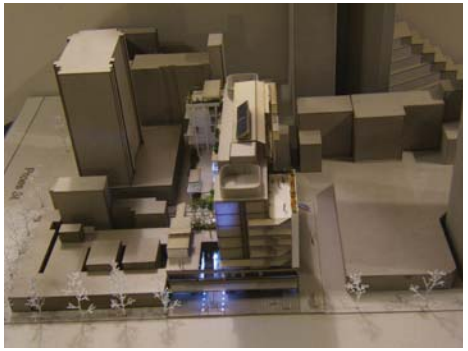


Fig 007.3: A street perspective from the west looking down at the Woltemade building

Fig 007.4: The new illuminated glass gallery box in the centre of the façade

Fig 007.5: The new interventions are indicated with white triplex cardboard

Fig 007.6: The northern façade of the Woltemade building has undergone a number of changes, however they are of a sensitive nature and are **[re]**versable

Fig 007.7: The southern façade of the building where Intervention B takes place. This intervention consists of hanging walkways with an extension of roofing material to define internal spaces

Fig 007.8: Intervention C, on the east, consists of permanent concrete shuttering with light infill panels.

Fig 007.9: Roofs are used to accommodate additional programs and allow for planting

Fig 007.10: The south east corner of the building where the majority of the new bulk is located

Fig 007.11: Translucent material is used on the façade of the hanging structure to indicate the location of the glass gallery box. White and translucent glass panels are incorporated into balustrades along the walkways

Fig 007.12: Intervention C + D are evident in this picture as is the glass gallery box. Intervention C (to the left) houses mixed-use activities. Intervention D, the platform on first floor, allows for a new public area without disturbing the existing services of the ground floor.

Fig 007.13: The southern façade depicts the wrapping of the various interventions around the host building. Edges of the existing are exposed

Fig 007.14: The bottom edge of the building is left exposed below the wrapping structure of Intervention B

Fig 007.15: The building as seen from Vermeulen Street