

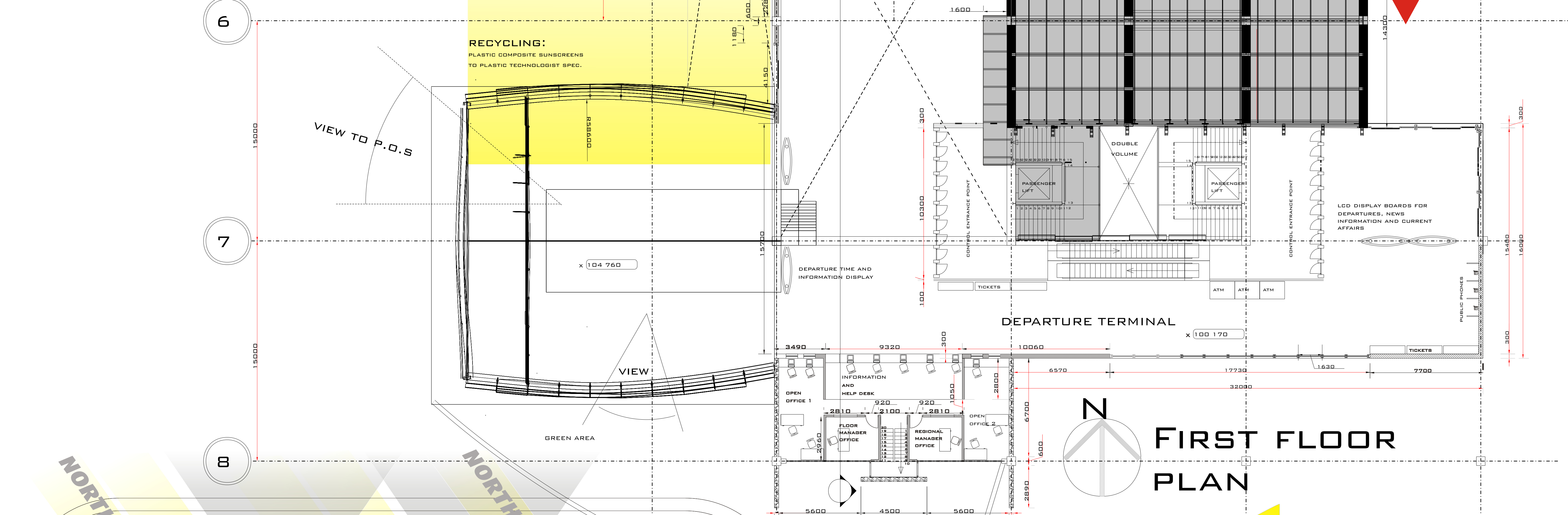
THE INTER ACTIVE CONFERENCE FACILITIES WILL ALLOW MULTI FUNCTIONAL USAGE OF THE RENTABLE SURFACE AREA. THE INTER ACTION BETWEEN LOCAL SCHOOLS, UNIVERSITIES, COMPANIES OR EVEN INDIVIDUALS, WILL PROMOTE THE INTER ACTION OF DIFFERENT PEOPLE, COMPANIES, SOCIAL STANDS AND DIFFERENT SOCIETIES. THIS CAN BE LINKED TO THE FACT THAT WE LIVE IN AN AGE OF TECHNOLOGY AND CONNECTIVITY. THE TECHNOLOGY OF MOBILE PHONES, INTERNET AND TECHNOLOGY, WILL MEAN THAT THE DISTANCE TO TRAVEL TO MEET, WILL BE SHORTENED BY THE IMPLEMENTATION OF COMMUNICATION TECHNOLOGY.

CENTRAL GATHERING POINTS OR PUBLIC OPEN SPACES WILL BE TRACED BACK TO THE CONCEPT OF PAST CIVILIZATIONS, WHERE PEOPLE OF THE TRIBE OR COMMUNITY MEETS TO DISCUSS LOCAL NEWS.

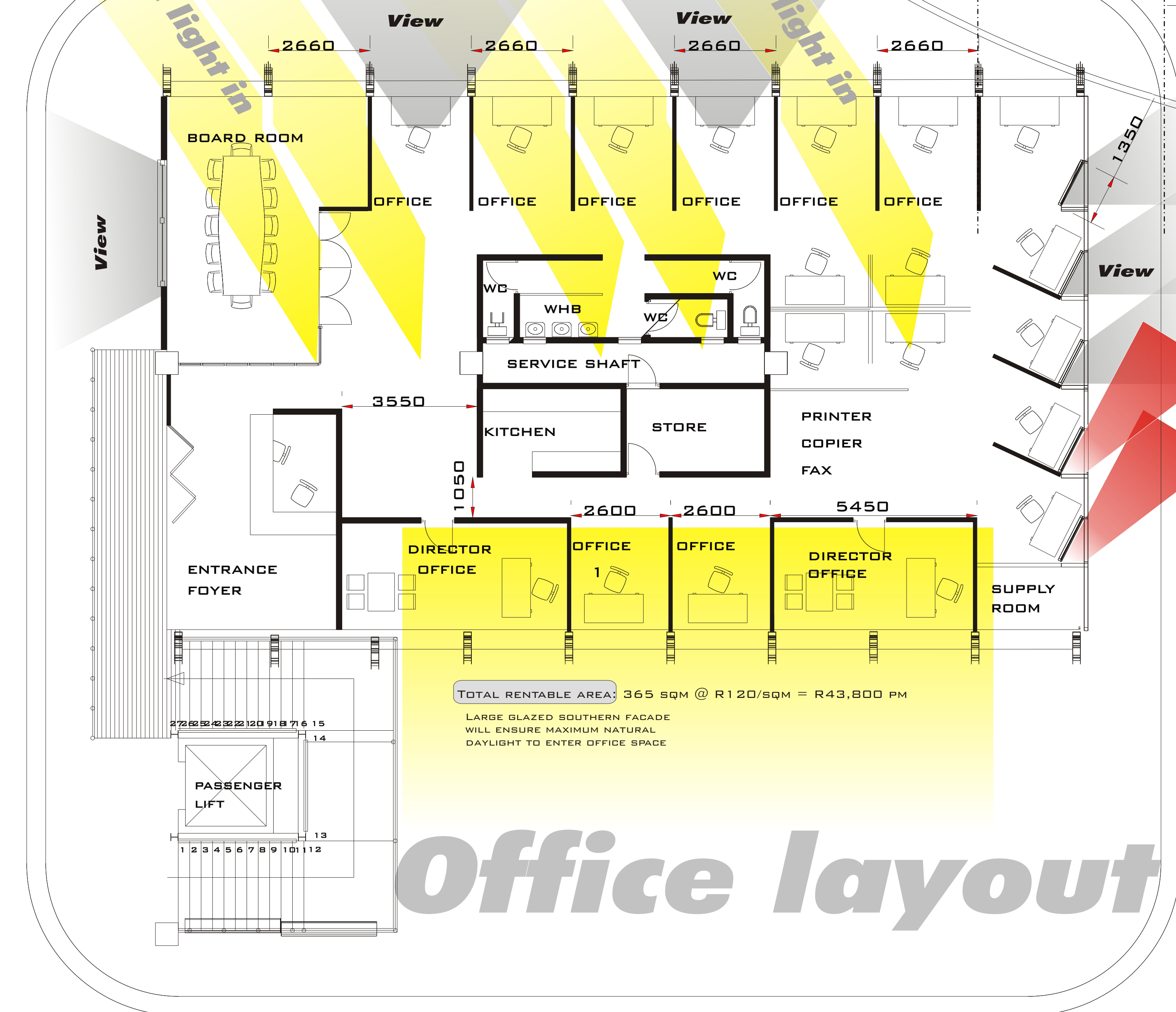
THE SPACE WILL BE UTILIZED ON A 12-18 HOUR BASIS. SEMINARS, LECTURES, DISCUSSION GROUPS, RELIGIOUS GATHERINGS, TRAINING CAMPS, COMMERCIAL AND RETAIL MEETINGS, NEIGHBORHOOD BOARD MEETINGS AND REGIONAL POLITICAL / SOCIAL GATHERINGS, CAN ALL GATHER AT A CENTRAL POINT FROM THE INTEGRATED PUBLIC TRANSPORT SYSTEM.

**Per 1** 1st floor under ground

# Seating layout

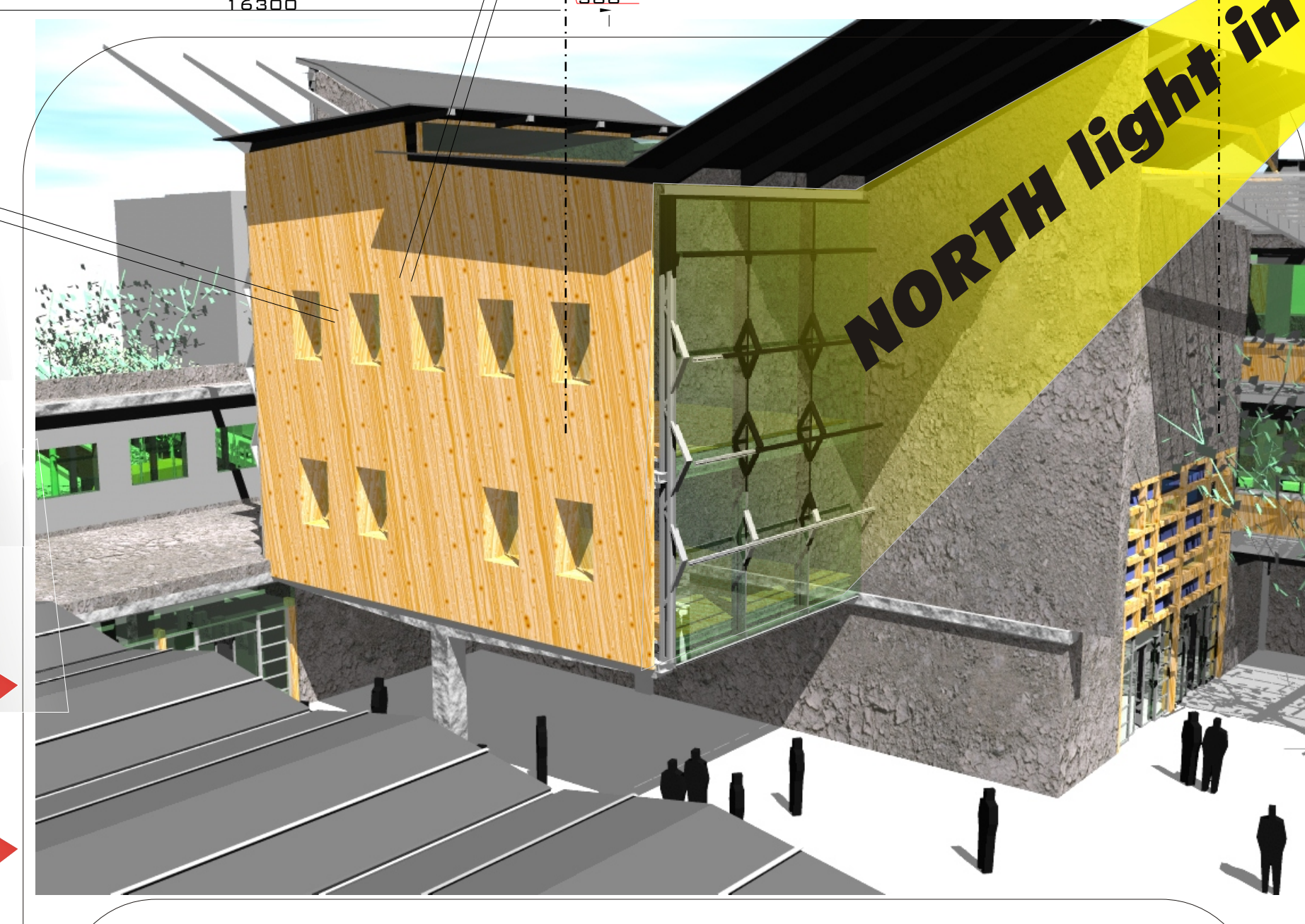


**FIRST FLOOR PLAN**



# Office layout

TOTAL RENTABLE AREA: 365 sqm @ R120/sqm = R43,800 PM  
 LARGE GLAZED SOUTHERN FACADE WILL ENSURE MAXIMUM NATURAL DAYLIGHT TO ENTER OFFICE SPACE



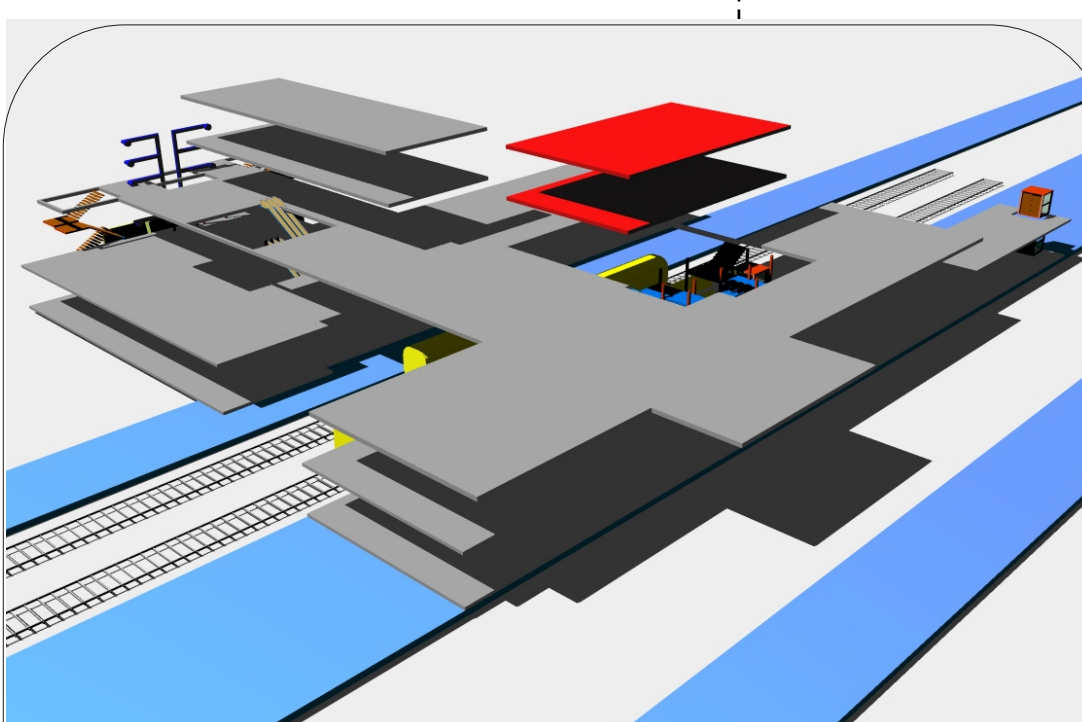
ANGLED WINDOWS WILL AVOID DIRECT EASTERN SUN TO ENTER THE STRUCTURE BUT STILL BE UTILIZED AS A WORK STATION WITH A VIEW TO THE OUTSIDE AND REFLECTED LIGHT TO ENTER THE STRUCTURE.

IT IS IMPORTANT FOR THE OFFICE SPACE TO ALLOW THE MAXIMUM NATURAL DAYLIGHT INTO THE STRUCTURE TO ILLUMINATE THE INTERNAL FLOOR AREA. A MINIMUM OF 6 METERS OF NATURAL DAYLIGHT MUST ENTER THE FLOOR SPACE. THE ROOF WILL EXTEND TO THE NORTH, TO ACT AS A SHADING STRUCTURE AGAINST THE SUMMER SUN ANGLE OF 88 DEG.

THE LOAD BEARING STRUCTURE AND CLADDING STRUCTURE WILL BE SEPARATE. THIS WILL ALLOW THE CLADDING (GLASS & STEEL) TO 'GROW' VERTICALLY IF ADDITIONAL FLOOR SPACE IS REQUIRED. THE ROOF TRUSSES, BATTEN, INSULATION AND ROOF SHEETING WILL BE REUSED.

THE COMMERCIAL STRUCTURE WILL ALSO DEFINE THE ENTRANCE TO THE STRUCTURE BY PROVIDING A HORIZONTAL PLANE NEXT TO THE ENTRANCE.

**Per 1** Commercial & entrance



THE COMMERCIAL FLOOR WILL ACT AS LINKING ACTIVITY WITH ADJACENT BUILDINGS ON SITE AND ON DUNCAN STREET. THE GLASS AND STEEL STRUCTURE WILL PROVIDE A SENSE OF LIGHTNESS AND LOW MASS FEEL. THIS WILL STAND IN CONTRAST WITH THE OFF-SHUTTER CONCRETE WALLS.

THE TIMBER USED IN THE STRUCTURE WILL ADD BRING THE NEUTRAL COLORS AND TEXTURES TOGETHER TO GIVE THE BUILDING A MORE NATURAL FEEL.

**Per 1** First floor-commercial