25 YEARS OF HOUSING PRACTICE

SMALL MOVES

ADAPTING, REPURPOSING AND TRANSFORMING THE CITY
30 m² - 30 km/s - 30 + mins
AFRICA
AN URBAN AGE
The dirty side of renewable energy

Our clean energy needs to be sourced responsibly right from the get-go.

Mining for a circular economy in the age of the 4IR: The case of South Africa

Drone aerial view of solar thermal power plant station in the desert in Nevada, USA. Image: Getty, Mfanny
South Africa looks set to become home to the largest urban wine vineyard in the world. This is if President Cyril Ramaphosa’s vision of a brand-new city built in the country is realised. During his recent State of the Nation Address, Pres. Ramaphosa suggested it was time to build such a new modern city in South Africa. But besides featuring shiny skyscrapers and sleek bullet-trains, the new city is also to host a vineyard from which various wines are to be made.
The ‘post post’ city
EMPTY ROOM AVAILABLE FOR 1 PERSON NOW AND A BALCONY FOR 2 PEOPLE AVAILABLE FROM 27TH APRIL 2017 AT MAFPOOSBERG QUARTZ & OCKERSE STREET CONTACT: 078 1186602.

LOOKING FOR A LADY TO STAY IN THE DINING ROOM. CONTACT TENDAI ON 0785046276 / 0746517770.

1ST MAY.
RESTORATIVE SPATIAL JUSTICE
RE-SETTING THE CITY
REIMAGINE
RE-PURPOSE
ADAPT
TRANSFORM
INSERT
SMALL MOVES
BIG MOVES
SOME EXAMPLES
Illustrating

CONSTRUCTING NEIGHBOURHOOD
The insertion of a ‘neighbourhood’ into the city

RECONSTRUCTING
dysfunctional neighbourhoods

REPURPOSING & ADAPTATION
Compact city –
re-use – recycle – multi use
BRICKFIELDS SOCIAL HOUSING
NEIGHBOURHOOD NOT JUST NUMBERS
BRICKFIELDS SOCIAL HOUSING
Mixed use Social Housing Company
HOUSING ADAPTIVE RE-USE
Re-purposing existing buildings and infrastructure

SPATIAL TOOLS FOR TRANSFORMATION
CUT
ADD ON
MAXIMISE
INSERT
Paris House
Johannesburg, South Africa

Ordinary Lives

Paris House is a adaptive re-use of 3 industrial buildings located in 215 Eve Street designed for affordable housing. The buildings were originally built in the early 1900s and are typical of the mid-rise speculative redbrick industrial buildings of the period (photography). With the changing economy, these buildings no longer served the purpose for which they were designed and sit vacant.

The existing 3 buildings were interconnected and had very small lightwells between them. The adaptive reuse of the buildings to residential use employed a series of design tools to modify the building: these were:
- CONSTRUCT: consider the 3 buildings as a single footprint;
- CUT OUT: to remove portions of the floor slab to create a light well and;
- ADD IN: to use the new space of the roof floorplate to maximise the rights of the building by adding 2 floors consisting of duplex units.

Within the building a range of unit typologies are used, from self-contained bachelor micro units at 10m², 1 and 2 bedroom units to a wash room cluster. In addition, single rooms sharing common amenities are also included.

As a model for incidy housing with the objective of providing affordable inner city living, this project explores a series of ideas:
- Providing a range of units sizes from 10m² to 60m²;
- Providing a range of unit typologies from the single room sharing amenities to a room en suite to a duplex/ensuite unit. This innovative approach allows a variety of family types to be accommodated within the building, from singles to extended families.
- Providing a range of unit typologies that explore both self-contained and communal living.

The average unit sizes across all unit typologies is 20m².

In addition the building contains limited parking, a creche, laundry areas and some retail.

A very ordinary inner city building is thus transformed into a model of innovative housing in a tough urban environment. The adaptation from retail building to a comfortable housing environment is enabled through the transformation of the interior of the building centering around the new light filled courtyard that extends through the building.
THE FUTURE
Maximising urban infrastructure
Mixed use and multi-functional
A SHOPPING MALL IN A SEA OF PARKING
SHOPPING CENTRE OR TOWN CENTRE?