

SIBAYA PRECINCT - ARCHITECTURAL RESPONSE

CNN Architects

For full presentation please refer to cd.

INTRODUCTION

1. Establish a design framework with the intention of producing architecture of a high standard, in capturing the essence of the overall concept and urban strategy for the precinct.
2. Encourage innovative proposals
3. Architectural “theming” is discouraged, as opposed to the concept of innovation and response to:
 - the sensitive natural environment
 - the collective making of good quality urbanism
 - the celebration of a dynamic culture reflective of the current transition in South Africa.
4. Guided by a Design Review Committee.

CREATING IDENTITY

1. The complete composition, i.e. built form, landscape, collective urban, environment, activities.
2. Honesty expression of materials (pure state)
3. Limited palette of materials
4. Colour & texture
5. Proportion & Scale
6. Responsive to context : social, environment, economics
7. Expression -use of craft from area in contemporary form into the building (controlled)
8. Finely crafted and high level of detailing against hand made
9. Sculptural form (elegance, geometry, craft, function)
10. Environmental filtering – “clip-ons”, (shade, privacy, security, territory, shelters)
11. Grand space

PRECEDENCE



African grandeur, dignity and great scale resulting from the building of grand voids, rather than Eurocentric grand solids, not grand form, but grand space.

Limited basic palette of materials, honest expression of materials

Materials include rough work juxtaposed to sleek precision
In-situ artwork

SUSTAINABLE PRINCIPLES

- ARCHITECTURAL PLANNING
- Solar Orientation
- Natural Ventilation
- Openings & Solar control
- Colour control
- Insulation
- Use of Natural & high tech materials
- Water use
- Waste Management

SUSTAINABILITY ASSESSMENT SCHEDULE - Design Criteria: ECONOMIC

Ref Number	Criteria	Benchmark	Description	Target	Actual
EC.0.1	Local	35%	% of local contractors (50kms).		
EC.0.2	Local Materials	60%	% of materials sourced locally (50kms)		
EC.0.3	Heights	100%	% of habitable space with floor to ceiling heights		
EC.0.4	External Space	100%	Design facilitates flexible external space usage.		
EC.0.5	Modular Planning	100%	Building permits future adaptability.		
EC.0.6	Sustainable	25%	Use of new sustainable technology in design.		

SUSTAINABILITY ASSESSMENT SCHEDULE - Design Criteria: ENVIRONMENT

Reference Number	Criteria	Benchmark	Description	Target	Actual
E.0.1	Rainwater	40%	% of rainwater harvested on site.		
E.0.2	Water Efficiency	100%	% of water efficient fixtures and appliances.		
E.0.3	Run-off	100%	% of run-off water absorbed on site.		
E.0.4	Grey water	100%	% of grey water recycled.		
E.0.5	Landscape	50%	% of landscaping with low water requirement.		
E.0.6	Ventilation	50%	% of building ventilated naturally and passively.		
E.0.7	Heating & Cooling	50%	% of building using passive environmental control.		
E.0.8	Appliances & Fittings	100%	% of appliances which are rated energy efficient (energy star rating).		

FORM

1. **Urban typology** -Buildings must meet the street / need to deal with the public/private interface in a suitable way – either through a change in level or set back

2. **Riverine context** buildings should have a lighter form and be guided by an environmental response
3. **Dominant form** of buildings - **rectilinear**
4. The overall form - **3 parts – base, middle & top** - There could be a Heavy or light base and heavy or light middle with a Floating roof element.
5. **build to the street frontage perimeter**
6. **5 elevations** to the form
7. The form can be **modified** using cut outs and clip-ons
8. Strong circular or rectilinear forms may be used as protrusions or clip-ons from the dominant form
9. Buildings should step down the slope, but allowing for **fragmentation into the landscape**, avoiding monolithic cascading forms. (e.g. the ziggurat format)
10. mass & form should create composition of elegance
11. Where buildings exist on adjacent stands, explicit reference is to be made to the adjacent building
12. The elevational treatment is to adhere to sound design principles which give rise to quality aesthetics, such as proportioning ,balance, asymmetry, scale, form, etc.
13. Vertical modulation within the elevation, and the accentuation of entrances should be carefully considered

ROOF

1. Roofs as the fifth elevation and integrated into the overall form of the building.
2. Roofs must be useable – for collecting rainwater and as an additional outdoor space for people. All roofs must be 50% useable . This area can be covered but can't be enclosed.
3. The finish of the roof's trafficable area needs to match the materials of the overall building form.
4. The roof is to have a filigree above in the form of a:
 - Pergola
 - Covered terrace
 - view tower
 - Planting structure
 - Services / technology skin
5. The roof terrace must not be closed in – the building must touch the sky lightly
6. The cover to the roof terrace may be:
 - concrete (no tiles, slate or double pitched roofs)
 - Timber
 - Steel
 - Canvas
 - Planting
 - Glass -solar panels, sky lights, etc.(all glazing must avoid causing reflective discomfort to neighbouring developments)
7. Roofs can be on different levels

CLIP-ONS

1. Clip- ons serve as functional elements to the primary form while simultaneously allowing for distinct architectural character.
2. Screens can be – timber, steel, glass, canvas, planting, off-shutter concrete
3. Balconies including balustrades can be – timber, steel, glass, planting, off-shutter concrete
4. Window boxes can be – timber, steel, glass, off-shutter concrete
5. Roof elements can be – timber, steel, glass, canvas
6. Technical screens can be – timber, steel, off-shutter concrete
7. Advertising – must be a screen and one of the above forms or similar elements

8. All services – rainwater, sewerage, etc must be concealed
9. planting screens or building skins as clip-on elements.
10. Clip-ons may go over the build- to- lines (on all 5 elevations),but subject to design review approval. (but not over cadastral boundaries)
11. Clip-ons must be functional, e.g. solar control, etc, but compliment and preserve views, etc

MATERIALS

1. The use of high quality materials and their application being of the highest standard is essential.
2. Materials chosen are to enhance and accentuate the quality architecture which is being sought for the precinct.
3. The main structure could include materials such as: off-shutter Concrete, Rammed earth, Brickwork (face work only if approved), Plastered brickwork, Steel and timber on the lighter sections and natural stone.
4. Clip-ons could include materials such as: off-shutter Concrete, Planting, Timber, Fibre-cement sheets, Glass (non reflective & non coloured), Metal profile sheeting , coloured (in limited areas only & used as contrast), Metal grilles, Durable canvas-like material, timber and steel for structure
5. Retaining structures are to include: natural stone, earth-coloured concrete, or plastered & painted, brickwork, geo-fabric earth-retaining solutions, engineered & approved.
6. Materials and elements explicitly not permitted:
 - fascia boards, classical mouldings, artificial stone, ornate fountains, precast concrete columns & walls, small paned windows & doors,(e.g. cottage pane) exposed downpipes, plumbing pipes, corridor & parking garage lighting
 - aluminium awnings, mock/non-functional shutters
 - concrete retaining block retaining structures
 - The following need to be concealed: antennas, satellite dishes, & air-conditioning units

COLOUR & TEXTURE

1. Colours to the primary rectilinear form (main structure) can be selected from three base colours, i.e. grey (concrete / stone),sand (colour of sea sand),red / brown (colour of earth). This main structure can have a maximum of only two colours which can act as base colours which can be mixed.
2. Colours to the details such as the clip-ons, etc, to be in the form of accent colours, such as, Red, Blue, Purple, Black and Yellow. These colours must be used in conjunction with a base colour or natural material such as wood, steel, concrete, etc. They can have a maximum of three colours from the above.
3. Stainless steel and black is to be controlled and should be softened by natural element such as timber.
4. Metal Roof colour to be dark grey
5. The following colours must be avoided: Whites, pastels, Green (the natural environment and designed landscape will create the green backdrop), large areas of silver and reflective material.
6. Materials with natural subdued colours and a wide variety of subtle texture is welcomed. Heavily textured materials that trap dirt and dust must be avoided.
7. As with the choice of materials, textures and colours, architects are encouraged to add value to the group form within the precinct
8. Colour and texture are key elements in expressing our African context and creative exploration in this regard is encouraged.

ENVIRONMENTAL RESPONSE

1. Use the climate, topography, materials and form to make the building more responsive to the environment.
2. Natural ventilation together with induced ventilation devices such as “venturi flues” & “solar chimneys” should be used & expressed as part of the building’s overall aesthetic.
3. Rainwater collection is encouraged for use in gardens.
4. Maximum use should be made of the indoor/outdoor potential of the local climate(encourage usable outdoor covered areas)

LANDSCAPE

1. Landscape and building are seen as one – encourage dialogue between landscape and building – treat landscape as an architectural element.
2. To be used on facades, roofs, terraces and balconies
3. Encourage Formal and informal landscaping, where street edges could be formal and Green spaces informal.
4. Both small and large scale buildings must include landscape integration.
5. Vertical landscape is encouraged
6. Indigenous planting is essential
7. The landscape design must adhere to sound design principles that reflects a “NEW AFRICAN” vision
8. Planting can be attached to clip-on elements or as a clip-on itself

LIGHTING, SIGNAGE, GRAPHICS

1. Lighting is to be Integral to the design of the building & should follow the spirit of the architecture and the overall vision.
2. Light fittings could be designed as clip- on elements
3. It is the Intention to have a harmonious night-time environment & the use of uplighters to wash walls is encouraged.
4. The lighting strategy should be sensitive to the natural eco-system of fauna and flora. Installations must not compete with the surroundings.
5. Cognisance must be taken of the greater community’s safety requirements.
6. Could become part of an expressed technical tower
7. The colour of the light source must be consistent throughout the development in the white ranges of light. Lamp intensity, type & colour will be subject to the approval by the Design Review Panel.
8. All signage and graphics is to be designed as integral parts to the building’s architecture.
9. All signage and graphics is subject to design review approval before installation.