

## Baywest Mall

Baywest City, Port Elizabeth, Eastern Cape

Architects: dhk Architects  
Project Team: Peter Stokes, Joe Struwig, Jacques Croecamp  
Structural Engineers: KLS Consulting Engineers, Bigen Africa  
Mechanical Engineers: Design It Green  
Electrical Engineers: GIBB  
Landscape Architect: Landmark Studios  
Quantity Surveyor: AECOM  
Project Managers: Abacus, Betts Townsend  
Environmental: Moorhouse Consulting  
Contractor: Murray & Roberts  
Photographer: Wieland Gleich  
Text: dhk Architects

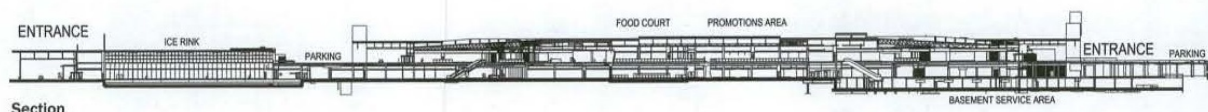
33° 57'06.5"S  
25° 27'36.5"E

Baywest Mall is a 90 000 m<sup>2</sup> regional supermall situated on the urban edge of Port Elizabeth. It is the largest retail development in the Eastern Cape with over 250 shops over two levels, which will cater for an estimated 800 000 visitors per month.

The success of the design lies in the simplicity of its plan – a crossed-ring mall with retail anchors in each corner. The clearly defined vehicular and pedestrian entrances are on axis with parking zones conveniently situated close to entrances, allowing for fast direct access, with the emphasis on the arrival experience. The parking cells are also interconnected for ease of access to any

entrance. Back-of-house servicing is either directly from the four anchor corners, or from below ground via a basement tunnel and centrally located service lifts that feed both retail levels. Vertical circulation includes substantial lift and escalator provision, connecting the two levels and allowing ease of movement throughout the mall.

The internal design emphasis is on visual and spatial connectivity, wide column-free malls with high double-volume voids in all main and cross-malls. Expansive roof lights and prismatic diffusers provide natural light into the lower levels of the mall. The clear, unobstructed sightlines create visual





connectivity and the free-flowing mall layout provides a clearly legible retail experience.

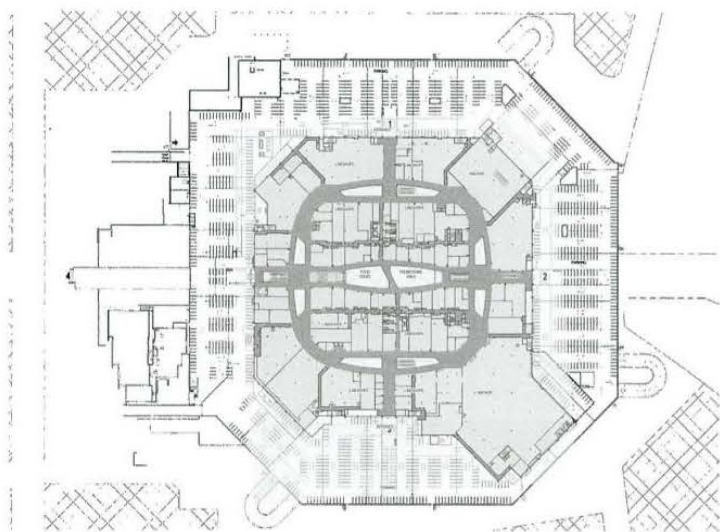
The mall has a promotions and food court area at its centre, linked to the 'fun factory' entertainment area at the Baywest Boulevard entrance, with state-of-the-art cinemas, games, bowling, an ice rink and restaurants.

Green design principles include the use of large atria providing natural light, LED lighting throughout, future Bus Rapid Transit [BRT] links, as well as substantial conservation areas created in the surrounding landscape. The mall itself is not air-conditioned – it makes use of overflow air-conditioning from

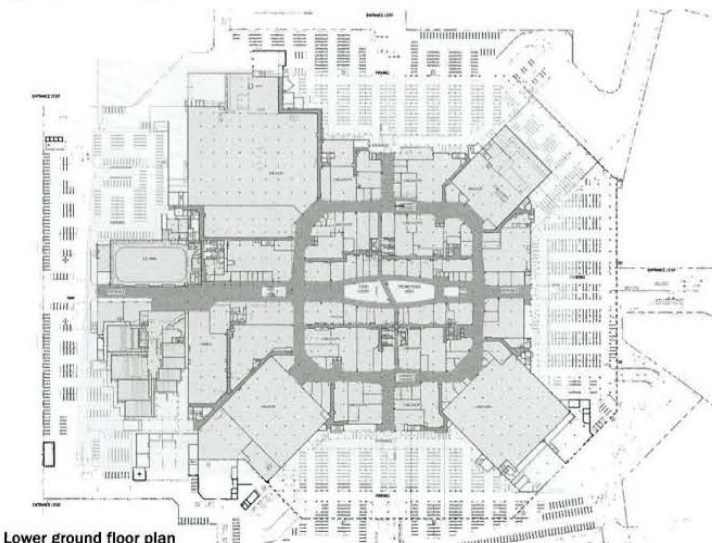
the shops and fresh-air replacement. The project created over 7 500 jobs and also used locally sourced materials wherever possible.

Disabled access has been carefully applied in the mall design. In addition to statutory ramp access, parking and toilet provision, details such as the height of tables in the food court were considered, meaning wheelchair users are not limited to specific areas.

Baywest Mall is the catalyst for the Baywest City precinct development and the expansion of the City of Port Elizabeth, and its creation provides a much-needed economic boost to the area.



Upper ground floor plan



Lower ground floor plan

