

Newtown Junction

Newtown, Johannesburg, Gauteng

Lead Architects: **dhk Architects**
Project Team: Peter Fehrsen, John de Klerk, Claudia Mela, Kyle Edmeades, Thapelo Letsoalo, John Langenhoven
Heritage Architects: Mashabane Rose Associates

Retail Architects: **LP Architects**
Structural Engineers: **Aurecon**
Mechanical Engineers: **WSP Group Africa**

Electrical Engineers: **Taemane Consulting**
Landscape Architect: **Landscape Architects Uys & White**
Quantity Surveyors: **Norvall Wentzel Steinberg Quantity Surveyors, BTKM**
Project Manager: **Metrum**
Fire: **Specialised Fire Technology**
Lighting: **Paul Pamboukian Lighting Design**

Acoustics: **Pro Acoustic**
Environmental: **WSP Group Africa**
Land Surveyor: **L&S Consulting**
Contractor: **WBHO**
Photographers: **Wieland Gleich, Marc Sherratt**
Text: **dhk Architects**

26° 12'01.1"S
28° 01'53.9"E



JSE-listed property owner Attacq, together with Atterbury Property Developments in partnership with the City of Johannesburg and the South African Heritage Resources Agency (SAHRA), embarked on this R1,3 billion landmark project, believed to be one of the largest multi-use developments to open in Johannesburg's CBD since the Carlton Centre in the 1970s.

The Newtown Junction development on the corner of Miriam Makeba and Carr streets is an important commercial catalyst for the area, providing new retail and office space and reinvigorating the existing arts and entertainment venues. It represents a substantial investment in inner-city regeneration.

The site was assembled through a complex consolidation process and also required extensive enablement works, including rerouting and enlarging one of the city's principal stormwater channels. This process required the co-operation of various authorities.

The new development provides vital extensions to the urban streetscape of this cultural precinct in the form of a landscaped public piazza, open events space and new routes through the site for new office tenants, visitors to the mall and the surrounding arts and events venues.

The site is bounded by significant buildings, including the Market Theatre, Museum Africa and Mary Fitzgerald Square as well as the

M1 freeway overpass and Nelson Mandela Bridge. It contains several historic structures such as the Edwardian railway sidings and the Potato Sheds. Smaller heritage buildings including the Majestic complex, an Edwardian toilet block, and its later imitation Kippies Jazz Club. The development involved significant investment in retaining the heritage elements of the site. The historic Potato Sheds were dismantled, fully restored and reinstated on site in their original position, as was the Edwardian railway bridge, linking the Market Theatre and adjacent new buildings.

The new buildings respond clearly to the surrounding historic fabric, both in materiality and detailing – the industrial context of steel and brickwork in a distinctly urban environment. By using these materials, offset with contemporary glazing, clean lines and bold proportions, the new buildings sit confidently within the surroundings. Where there have been new interventions to historic portions of the site they have been kept clearly contemporary, in contrast to the delicate Edwardian steelwork and detailing. This bold approach in design is in keeping with the spirit of Newtown.

The 85 000 m² development includes a new 38 000 m² shopping mall, which opened in October 2014, a gym and substantial parking provision, and 30 000 m² of new commercial office space occupied by a bank. The office accommodation has achieved a 4-star rating from the Green Building Council of South Africa [GBCSA], in keeping with the commitment to sustainability.

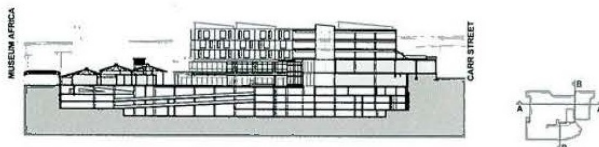
Locality plan

- | | |
|--------------------------|-------------------|
| 1 Potato Sheds | 6 Brickfields |
| 2 Museum Africa | 7 Metro |
| 3 Mary Fitzgerald Square | 8 Anglo Ashanti |
| 4 Market Theatre | 9 Sci-Bono Centre |
| 5 City Lodge | |

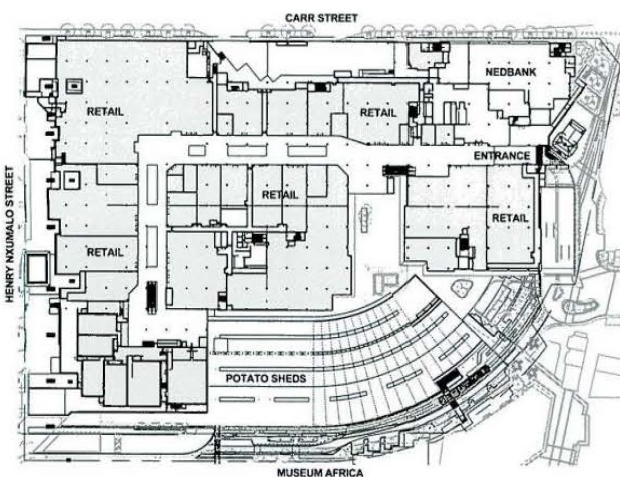
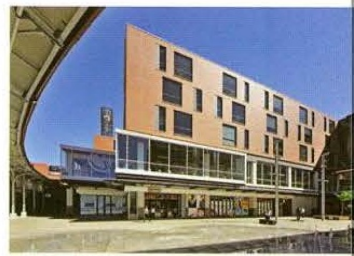




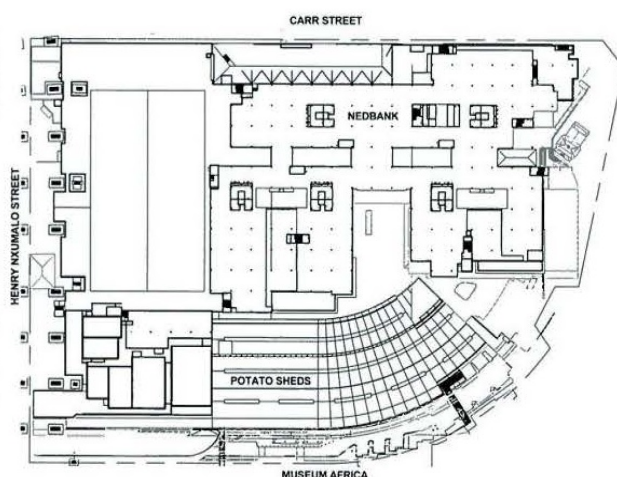
Section AA



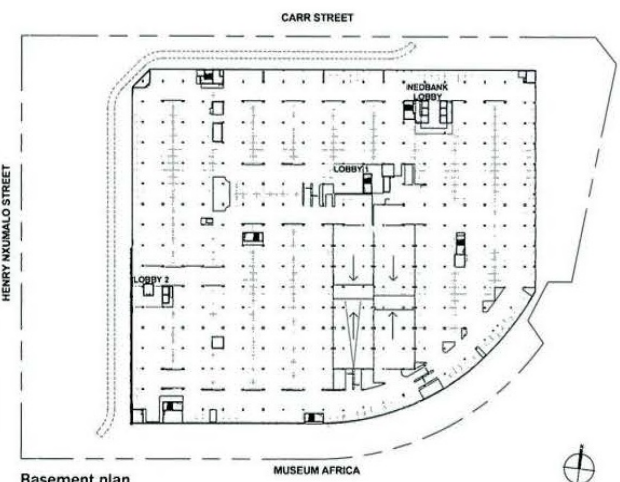
Section BB



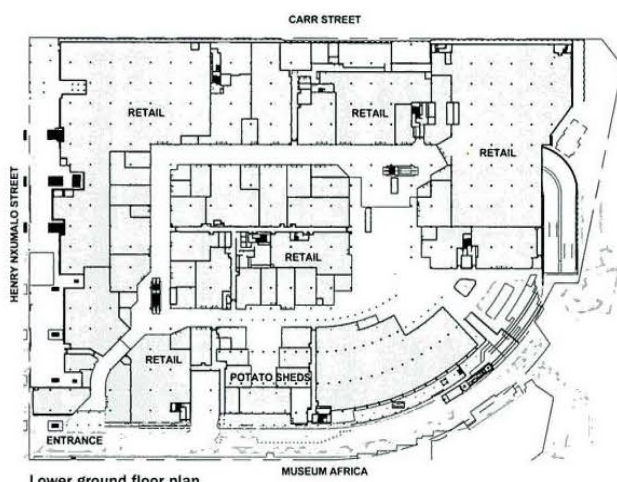
Upper ground floor plan



Office floor plan



Basement plan



Lower ground floor plan