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30/10/2023



Subject: Design intention feedback on the Design of Social Housing Apartments at Stinkwood Road, Mandalay

We are writing to provide feedback as the architects on the design of the social housing apartments located at Stinkwood Road in Mandalay, near the Mandalay train station. It is crucial to evaluate the design to ensure that it aligns with the project goals and meets the needs of the residents. Please find our design intention on the design of the social housing apartments as follows:

The design intention of the social housing development is to create a living environment that addresses the specific needs of the community and promotes inclusivity, affordability, and a sense of community. Here are some key aspects of the design intention for a social housing development:

Affordability

The primary objective of social housing is to provide affordable housing options for individuals and families who may face financial constraints. The design is focused on maximizing cost-effectiveness without compromising the quality of living spaces.

Functionality and Efficiency

The design optimizes the use of space and ensure efficient layouts that meet the functional requirements of the residents. Considerations such as appropriate room sizes, storage solutions, and multi-purpose spaces can enhance the functionality of the housing units.

Inclusivity and Accessibility

Social housing developments are designed to accommodate residents of diverse backgrounds and abilities. Incorporating universal design principles ensures accessibility for individuals with disabilities or mobility challenges, providing equal opportunities for all residents.

Community and Social Interaction

We have created spaces that encourage community engagement and social interaction that is crucial in a social housing development. We have included spaces such as common areas, communal gardens, playgrounds, shared facilities that fosters a sense of belonging and encourages positive social connections among residents.

Sustainable Design

Incorporating sustainable design principles can reduce environmental impact and long-term operating costs. Features such as energy-efficient appliances, water-saving measures, renewable energy sources, and green spaces contribute to a healthier and more sustainable living environment.

Aesthetics and Context

The design considers the local context, architectural style, and surrounding environment to ensure harmony and integration within the neighbourhood. Aesthetically pleasing facades, landscaping, and public spaces contribute to a positive living experience and enhance the overall appearance of the development.

Safety and Security

Ensuring the safety and security of residents is of uppermost importance. The implementation of appropriate security measures, well-lit areas, secure entrances, and surveillance systems create a safe living environment for everyone.

Flexibility and Adaptability

The design intention allows flexibility for future adaptation to changing needs. Modular designs that can be easily modified or expanded to accommodate evolving housing requirements.

The social housing apartments consist of two typology types - Block A and Block B.

Block A:

Unit Layout and Space Optimization:

One-Bed Unit Design:

The allocation of 16 x One Bed Unit (A) and 16 x One Bed Unit (B) is appropriate, considering the expected demand for one-bedroom units.

The design ensures that these units are efficiently laid out, making the best use of available space while providing comfortable living areas. The design also allows for sufficient storage space within these units, considering the needs of the residents.

Two-Bed Unit Design:

The allocation of 24 x Two Bed Units is commendable, considering the need for larger units to accommodate families.

The design focus on providing well-proportioned bedrooms, a spacious living area, and adequate storage options.

Block B:

Unit Layout and Space Optimization:

Retail and Crèche:

The inclusion of a retail space and crèche on the ground floor of Block B is a thoughtful addition that can serve the needs of the community.

The design allows for easy accessibility to these facilities while maintaining appropriate noise separation between the retail area and residential units.

One-Bed Unit Design:

The allocation of 12 x One Bed Unit (A), 12 One Bed Unit (B), is appropriate, considering the expected demand for one-bedroom units.

The design ensures that these units are efficiently laid out, making the best use of available space while providing comfortable living areas. The design also allows for sufficient storage space within these units, considering the needs of the residents.

Two-Bed Unit Design:

The allocation of 18 x Two Bed Units is commendable, considering the need for larger units to accommodate families.

The design focus on providing well-proportioned bedrooms, a spacious living area, and adequate storage options.

General Considerations:

Natural Light and Ventilation:

All units, regardless of block or unit type, have access to ample natural light and ventilation.

Large windows and open courtyards in the design maximize daylight penetration and promote a healthy living environment.

Accessibility and Universal Design:

Adherent to universal design principles throughout the complex to ensure accessibility for residents with disabilities or mobility challenges.

Incorporate features such as ramps, wide passage ways, and accessible amenities to enhance inclusivity.

Safety and Security:

Pay attention to safety measures, including well-lit common areas, secure entrances, and surveillance systems, to prioritize the security of residents. The site boundary is also secured by a vibracrete wall.

Aesthetics and Cohesiveness:

A cohesive design language unifies both Block A and Block B, creating a visually pleasing complex.

Right of way:

As the architects, we have duly accounted for the electrical power transmission servitude in accordance with the findings presented in the report by J. Nortje Attorneys Inc., as prepared by the conveyancer. Our conclusion, following a comprehensive analysis of the title deeds pertaining to Erven 3303 and 3304, along with all pertinent ancillary documents, reveals no elements that could potentially be detrimental to our project.

We have seamlessly integrated the aforementioned servitude into the proposed design, ensuring its compatibility and compliance with all relevant legal and regulatory requirements.

Development management scheme rights and restrictions:

The subject property is zoned as General Residential 2, intended for flats. The permissible residential regulations are outlined as follows:



The development management scheme rights and restrictions have been meticulously integrated into the project design, and we have ensured their full compliance. The primary purpose of the property has been adapted for residential flats, aligning with the General Residential 2 (GR2) designation.

Importantly, we have adhered to the specified height limitation of 15 meters above the roofline. Our project also maintains a Floor Area Ratio (FAR) of 0.75, well within the established maximum limit of 1.

Furthermore, the design of the project has thoughtfully addressed parking requirements, surpassing the stipulations set forth in the Design Management Scheme (DMS) regulations.

Lastly, I would like to note that we have submitted a Land Use Management System (LUMS) application seeking approval for an increase in the number of units to a total of 770.

GENERAL RESIDENTIAL ZONING	SUB-ZONING	DENSITY	COVERAGE	MAXIMUM HEIGHT ABOVE EXISTING GROUND LEVEL	BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
					Street boundary	Common boundaries		
GENERAL RESIDENTIAL SUBZONINGS (GR2-GR6) PRIMARY USES Dwelling house, second dwelling, group housing, boarding house, guest house, flats, private road and open space CONSENT USES Utility service, place of instruction, place of worship, institution, hospital, place of assembly, home occupation, shop, hotel, conference facility, minor rooftop telecommunication station, rooftop base telecommunication station and veterinary practice	GR2	1,0	60%	To top of roof 15,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)	N/a	Parking and access Screening Wind mitigation
	GR3	1,25	60%	20,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		Dwelling house and second dwelling
	GR4	1,5	60%	24,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		Group housing
	GR5	2,5	60%	35,0 m	4,5 m; 9 m above 25 m height	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street); 15,0 m above 25,0 m height		Institution, place of instruction and place of assembly Shop
	GR6	5,0	60%	50,0 m	4,5 m; 9 m above 25 m height	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street); 15,0 m above 25,0 m height		
		Refer to item 41(b)	Refer to item 41(a)	Refer to item 41(c)	Refer to item 41(e)	Refer to item 41(e)		

In conclusion, the design of the social housing apartments at Stinkwood Road shows promise in addressing the housing needs of the community. By considering the feedback provided above, we can further enhance the functionality, aesthetics, and liveability of both Block A and Block B units.

We have carefully considered and integrated an electrical power transmission servitude into the design, ensuring it complies with legal and regulatory requirements, with no identified issues affecting their project.

Additionally, the property is zoned for General Residential 2, meticulously incorporating development management scheme rights and restrictions into the project design. We adhered to specified height limitations and maintained a Floor Area Ratio (FAR) within the allowed limits. The project also exceeds parking requirements as set by Design Management Scheme (DMS) regulations. An application for an increase in the number of units to 770 has been submitted for approval through the Land Use Management submission (LUMS).

I look forward to working together to create a successful and inclusive housing development.

Thank you for considering my feedback, and please feel free to reach out if you require any further input or clarification.

Yours sincerely,

Hendrik Johann Smith

A handwritten signature in blue ink, appearing to be 'HJ Smith', is written over a horizontal line.