GASS Architecture Studios is a bespoke architectural design studio with predominant focus on Urban regeneration, Architecture and Interior architecture. We are passionate about our cities and the role we can play in the urban regeneration thereof. Our work is diverse and spreads over various scales from large residential, commercial, retail developments to small urban interventions. Through our work in single residential design, mixed use developments, student and residential high rise housing, experience and the resulting integration thereof into our cities surrounding spaces.

GASS Architecture Studios is a Level 2 B-BBEE contributor.
Architecture & Urban Planning

Gass Architecture with its key personnel have extensive experience in the full range of the architectural profession, from large scale green fields commercial projects, urban regeneration projects to single residential. Our key focus however is in commercial green fields and refurbishment projects in our CBD’s. Our services include; Urban master planning, Architectural Due Diligences and Full Architectural Services.

Interior Architecture & Space Planning

Following from our founding in commercial projects and our belief in a holistic architectural solution, we extended our services to include space planning and interior architecture. Our architectural and interior architecture teams are fully integrated and work together collaboratively to facilitate the best possible result for our clients. As part of the process we can assist a client with detailed special needs analysis, space planning, interior architecture, furniture procurement and art curating.

GASS Architecture Studios provide architectural services that focus on commercial office architecture, urban and high density residential design and space planning, as well as bespoke design solutions. Completed projects are testimony to the company’s philosophy of creating space and environments that are centered around people.

Unique selling points of GASS services

Through our love of South African Cities and the urban environment we have initiated a detailed mapping of the Johannesburg and Pretoria CBD’s with layering that goes into the granular use of each building. In other words, we know the city.

Our key personnel experience is extensive in all scales of the architectural profession from small scale residential to very large-scale projects. This establishes a comprehensive knowledge base within the office that understands the coordination and complexity of large scale projects to the intimate detail required for residential work.

The holistic service that covers start to end of a project from the initial concept to final furniture installation.

Specific services

As an Architectural and Interior Architecture firm we are responsible for the co-ordination of all building systems and base build requirements. It is therefore paramount that we have the expertise of our key personnel with a good understanding of all building systems and the integration thereof to facilitate the effective functioning thereof.
MIXED USE
BARLOW PARK
CASTLE MANSIONS
40 ON CRADOCK
DAN'S PLACE
ELARDUS PARK
FRANK'S PLACE
INNER COURT
JEPPE HOUSE
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 2
JEWEL CITY : BLOCK 4
JEWEL CITY : BLOCK 5
JEWEL CITY : BLOCK 6
JEWEL CITY : FOX STREET
KEMPTON PLACE
ONE ON MUTUAL
THE VILLAGE - OXFORD PARK
RANDBURG
19 AM
ROSEBANK MIXED USE
RYNIAL
SOMERSET WEST
STANLEY STUDIOS
UNISA
UP MARKET

COMMERCIAL
BARLOW PARK
THE PEAK
DIGICALL
ELARDUS PARK
HOLLARD CITY CAMPUS
INNER COURT
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 2
JEWEL CITY : BLOCK 4
JEWEL CITY : BLOCK 5
JEWEL CITY : BLOCK 6
JEWEL CITY : FOX STREET
KANYAMAZANE
KINDLE HEAD OFFICE
OPEN SANDTON
THE PINES
PURCHASE PLACE
RANDBURG
19 AM
ROSEBANK MIXED USE
SA MINT PHASE 1
SOMERSET WEST
THE STABLES
STANLEY STUDIOS
TABAKHUIS
UP MARKET
URBAN LIBRARY
VILLA ARCADIA
VODACOM BALCONY
RETAIL
BARLOW PARK
CAPITAL TOWERS ARCADE
CASTLE MANSIONS
40 ON CRADOCK
DAN'S PLACE
ELARDUS PARK
ESSENBY
FRANK'S PLACE
INNER COURT
IEPPE HOUSE
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 2
JEWEL CITY : BLOCK 4
JEWEL CITY : BLOCK 5
JEWEL CITY : BLOCK 6
JEWEL CITY : FOX STREET
KANYAMAZANE
KEMPTON PLACE
MONAGHAN FARM
PENTON
RANDBURG
19 AM
ROSEBANK MIXED USE
RYNLAL
SOMERSET WEST
SPAR POLOFIELDS
SPAR ROBINDALE
THE STABLES
STANLEY STUDIOS
UP MARKET
WOODLANDS
APARTMENTS
BARLOW PARK
THE PEAK
CASTLE MANSIONS
40 ON CRADOCK
DAN'S PLACE
DOVES BRAAMFONTEIN
ELEVATE
ESSENBY
FRANK'S PLACE
GYRO
THEMBHA INTERIORS : JEWEL CITY
THEMBHA INTERIORS : ELEVATE
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 6
KEMPTON PLACE
KOTZE STREET
ONE ON MUTUAL
ORANGE GROVE
ERF 40 - OXFORD PARK
THE VILLAGE - OXFORD PARK
PEACH TREE ESTATE
6 PROTEA PLACE
RANDBURG
RYNLAL
SAXONWOLD
STANLEY STUDIOS
STEYN CITY
UP MARKET
WESTPARK
STUDENT ACCOMMODATION

THE PEAK
ARGYLE HOUSE
DOVES BRAAMFONTEIN
JEPPE HOUSE
19 AM
SIMEKA HEIGHTS

URBAN RENEWAL

BARLOW PARK
THE PEAK
CAPITAL TOWERS ARCADE
CASTLE MANSIONS
DAN'S PLACE
ELEVATE
ESSENBY
FNB BANK CITY
FRANK'S PLACE
GYRO
INNER COURT
ITHEMBA INTERIORS : JEWEL CITY
ITHEMBA INTERIORS : ELEVATE
JEPPE HOUSE
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 2
JEWEL CITY : BLOCK 4
JEWEL CITY : BLOCK 5
JEWEL CITY : BLOCK 6
JEWEL CITY : FOX STREET
KEMPTON PLACE
ONE ON MUTUAL
PEACH TREE ESTATE
19 AM
RYNLAL
STANLEY STUDIOS
UP MARKET
RESIDENTIAL

APARTMENT 301
APARTMENT 304
HOUSE BAKKER
HOUSE BOER
HOUSE ESCONDIDO
HOUSE FARINHA
HOUSE G
HOUSE HERMAN
HILLSIDE HOUSE
HOUSE HOFMEYR
KILLARNEY HILLS
HOUSE KILIAN
KLOOFNEK HOUSE
KOTZE STREET
HOUSE KRUGER
HOUSE MNTAMBO
MODULAR STEEL HOUSE
NILBERG POOL HOUSE
PAIA MEETSE
PEACH TREE ESTATE
SAXONWOLD
HOUSE SCHWARTZ
HOUSE READER
HOUSE SPANGENBURG
SWELLENDAM
HOUSE THATCHER
HOUSE THWALA
HOUSE TSHIVASE
HOUSE VAN GASS
HOUSE VON BROEMBSEN
WESTCLIFF PAVILION

PROPOSALS

FNB BANK CITY
GYRO
PEACH TREE ESTATE
PENTON
SOMERSET WEST
STEYN CITY
TALAMA SQUARE
UP MARKET
WILDLANDS
MASTERPLANS

BARLOW PARK
FNB BANK CITY
HOLLARD CITY CAMPUS
KANYAMAZANE
KEMPTON PLACE
MONAGHAN FARM
ORANGE GROVE
THE VILLAGE - OXFORD PARK
PEACH TREE ESTATE
SIMEKA HEIGHTS
SIMEKA LODGE

URBAN PRECINCTS

BARLOW PARK
FNB BANK CITY
JEWEL CITY : BLOCK 1
JEWEL CITY : BLOCK 2
JEWEL CITY : BLOCK 4
JEWEL CITY : BLOCK 5
JEWEL CITY : BLOCK 6
JEWEL CITY : FOX STREET
RANDBURG
SOMERSET WEST
 STEYN CITY
TALAMA SQUARE
WEST PARK
Completed

Location
Observatory, Cape Town

Size
700 beds

Development type
Student Housing

Team
Piet Boer, Leoné Wierenga, Simone Reynolds

Client
Mutodo Properties

Proposed student housing development based in Observatory for students from the University of Cape Town. The housing development is located on the site of a heritage building and as such takes its form and shape from the original structure that envelopes it.
The brief for this roof terrace conversion in Illovo was to renovate the existing roof terrace into an entertaining and relaxing space.

We created a clean, modern interior lounge space with an interconnected dining room. Under the ceilings of these spaces are clerestory windows which bring in natural light. Both rooms have complete visual access to the outside terrace through the use of large, floor to ceiling glass panels. Some of these panels are doors which open directly onto the roof terrace.
This apartment in a complex in Illovo is owned by a couple of young designers. The brief was to convert the box-like layout of separate kitchen lounge and dining room into a larger open plan entertainment area.

The original parquet flooring was restored and a new central island with a timber top was installed which forms part of the kitchen dining area. The back wall of the kitchen was tiled with new white metro tiles and new open shelving installed to display the couple’s collection of crockery and glassware.
Argyle House Parktown is a newly renovated, 5 storey fully furnished student residence. As a heritage building, alterations to the façade were kept to a minimum, including painting, repairs to existing structure, balustrades, windows and doors, as well as the addition of fire break fins between apartments. New furniture was designed according to student housing requirements and manufactured for use in these bedrooms as well as the building common areas.
The building consists of two rectangular shapes arranged in a way to maximise the site, views and to protect the living spaces against the prevailing wind.

The building materials are robust and cost effective, bagged brickwork with exposed concrete ring beam envelope is punched with large door and window openings to create spaces connected to the landscape.
Barlow Park precinct lies in the heart of Sandton with sprawling views over the city. The collection of various styled clusters and their intertwining lush courtyards provide the perfect space for retail, commercial, residential and recreational living.

PHASING

The precinct will be developed in 5 phases starting in 2021 with completion expected in 2025

- studio apartments: 921 units
- 1 bedroom apartments: 1,699 units
- 2 bedroom apartments: 1,295 units

Client
Atterbury Property and Ithemba Property

Completed in progress
Location
Sandton, Gauteng
Size
10.16 hectares
Development type
Mixed Use
Team
Piet Boer, Wandile Mntambo, Renato Lopes, Bronwyn Coulson

MIXED USE
COMMERCIAL
APARTMENTS
RETAIL
URBAN RENEWAL
STUDENT ACCOMMODATION
EDUCATIONAL | INSTITUTIONAL
LEISURE
PROPOSALS
RESIDENTIAL
URBAN PRECINCTS
MASTER PLAN
BARLOW PARK
new mixed use precinct
The house embodies great architectural richness in its composition of spaces where passages have lower ceiling heights and living spaces have greater heights. The house also has a particular articulation of the division between the building’s base, middle and top. The house also incorporates elements of traditional local farm house building as the extension of the building apron extends beyond the threshold that lies between the house and the garden.
The redesign of an existing building to be used as a restaurant. The design also involved linking the North and South arcades of the Capital Towers.

Completed 2019
Location Pretoria CBD
Size 400 sqm
Value range 6 million ZAR
Development type Refurbishment of existing building
Team Georg van Gass, Gladwin Kettledas
Client City Properties
Castle Mansions

Renovation and refurbishment of a listed heritage office building.

Completed 2014

Location
Johannesburg, Gauteng

Size
8605 sqm

Development type
Residential

Team
Georg van Gass, Lizelle McLean, Ferdi van Gass

Client
City Property

Refurbishment of a listed heritage office building, creating an outside landscaped courtyard between existing and new. Ground floor provides space for retail, linking to Capital Towers with an arcade. New multi-storey residential building consists of 142 residential units with a landscaped entertainment courtyard, braai facilities and a playground.
Proposed new-build residential apartment building located in the Rosebank, Johannesburg. The proposal aims to provide high quality accommodation with views across Rosebank through the design of a variety of studio, 1-bedroom and 2-bedroom apartments.
The brief of this project was to refurbish existing retail spaces and line shops and to convert the multi storey office building into new residential units to the client’s specification.

The interior walls were constructed of a new lightweight wall system. A multi coloured screen was designed around the existing canopy. The design was done in conjunction with iwasshot in joburg which provides a platform for former street children to learn skills and generate an income from photography.
Completed 2017

Location
Design Joburg Convention

Development type
Exhibition Stand

Team
Georg van Gass, Renato Lopes

Client
Design Joburg

Exhibition stand displayed at the annual Design Joburg Convention in Sandton, Gauteng.
Digicall head office and call centre. The curtainwall surrounding the building allows natural light and views of the exterior environment from all sides.

The façade is made up of a double glazed curtainwall system with a low E coating to control the solar heat gain into the building. The corners of the first and second floor levels are curved to soften the ‘box’ element.
Situated on 10 Jorissen Street Braamfontein, 3 minutes from the University of Witwatersrand consists of 955 beds and supporting facilities located in the existing infrastructure that housed Doves Funeral provider.
New series of buildings (campus), including a 3000-seat Auditorium, a 300-seat Chapel, as part of phase 1 with a creche, admin building, School of Arts and a Bible College (phases following).

The campus is set within the natural landscape on a koppie site in Alberton. Contextual materiality, low-tech, sustainable building services and water harvesting are employed to ensure the development is connected physically and spiritually with its environment.
Refurbishment of existing retail centre, upgrading walkways, shopfronts and maximizing retail.

Completed
ongoing

Location
Pretoria, Gauteng

Size
100 000 sqm

Value range
50-100 million ZAR

Development type
Retail

Team
Georg van Gass, Renato Lopes, Gladwin Kettledas, Jaco Bam

Client
ELARDUS Park Shopping Centre Share Block
New built, affordable housing development in the Maboneng Precinct.
The new wine gallery’s interior space was done as a collaboration of renowned artists and designers such as Trevyn and Julian McGowan, Brian Steinhobel, Conrad Hicks and Angus Taylor. Gass architecture studios was approached to design the timber wall cladding throughout the new wine gallery.
Gass were asked to create a more liveable space with distinct public and private zones.

The house was divided into a bedroom zone in the west wing, while the eastern wing of the house was opened up to create a large living, eating, lounging and entertaining space. The original roof over the living area was removed and replaced with a monopitch roof with large windows allowing light to flood into the space.
This housing project located in Johannesburg CBD involved the renovations and upgrades of Essenby House in order to revamp it and bring it up to date with the surrounding context.
A contemporary renovation and additions to a Villa in Hout Bay celebrating the eclectic juxtaposition of old and new.

New oversized arched windows open up to a planted courtyard on top of the new bedroom wing contained by the new family room with a sunken lounge. The kitchen and the living spaces have been designed with stacking doors opening the house up completely to the outside spaces.
FNB bank city is a project that focused on inclusive public space surrounding FNB bank city, with the intent to further define the city precinct and reflect the values and identity of FNB. Important to the project was to foster a positive user experience by strengthening the public's interaction with the outside and surrounding edges of FNB.
Completed
2016

Location
Johannesburg, Gauteng

Size
13 700 sqm

Value range
50-100 million ZAR

Development type
Mixed-Use, Retail & Residential

Team
Georg Van Gass, Renato Lopes, Ferdi van Gass

Client
City Properties - Albert de Bruin

Restoration and repurpose to accommodate retail, a 980m² entertainment area and 20 floors of apartments.

New shopfronts and roller grills for retail on ground floor, improves the pedestrian experience both during the day and at night.
House G is a new residence located in Carlswald North Lifestyle Estate. One of the major design obstacles of this house was that the site is adjacent to a storm water system. The solution was to integrate this open system into the design by making it part of the approach to the house.

Some other design aspects include the positioning of the house on the edge of the property in order to utilise the most of the remaining as a garden. Aesthetically speaking, the finishing of the house became a play of textures and colours.
Completed
ongoing
phase 1 completion by 2020

Location
Paarl Valley, Western Cape

Size
5 000 sqm

Value range
50 - 100 million ZAR

Development type
Education, Specialist

Team
Wessel Van Dyk, Chris Bakker, Theun Stoltz, Marco Teixeira, Devon Johnson

Client
First Transaction Capital

Alternative, non-traditional building materials and construction methods are employed to create a sustainable and organic learning environment for pupils.

The complex weaves a kindergarten, primary school, middle school and high school into the landscape and include gathering spaces such as a "school hall" (sangkep), multipurpose Heart of the School and various learning landscapes and niches.
The development will comprise of 319 residential units with a split between bachelor, 1 bed and 2 bed units.

The development will add to the current redevelopment of Germiston and surrounding areas. Adding to the existing new residential developments in the area.
As part of a new community development providing areas for retail, market space, playgrounds and supporting sports facilities, the Ha-Mashamba science centre is currently being developed in order to serve the neighbouring school and surrounding community in a rural area.
Completed
2021

Location
Leopard Rock Estate, Onrus

Size
500 sqm

Development type
Single Use Residential

Team
Leoné Wierenga, Chris Bakker

Client
Herman Family

A minimalist villa high up on the mountain slopes in Onrus overlooking Walker Bay. The building is designed with a solid rock clad base forming a platform on the slope.

A white rectilinear building cantilevers over the solid base to create an enclosure between mountain and sea with both sides of the building opening the living space up to the mountain and the sea.
Completed
2013

Location
Stellenbosch, Western Cape

Size
750 sqm

Development type
Single-use Residential

Team
Georg van Gass, Chris Bakker, Renato Lopes

Client
Dolby Family Trust

Built high up on the northern slopes of the Helderberg mountains, this family home epitomises contemporary Cape winelands architecture. The building is nestled against a granite koppie and surrounded by a 100 year old vineyard. The building is conceived as a juxtaposition of a natural plinth containing the courtyard whilst grounding the building and a series of whitewashed spaces that make reference to the vernacular architecture.
This house is designed to maximise outdoor living and to make the most of the its location high up on signal hill. A simple L-shape form contains an outdoor living space with a long narrow pool. The rectangular living space is glazed on both ends with large doors allowing either side to be opened allowing manipulation of the Cape Town winds.
As part of a new consolidation initiative, Hollard is relocating multiple business units from various buildings to a single space that will provide the additional efficiencies required and allow the brand to be enhanced through greater user experience and visibility.

As part of the consolidation we are also looking at the new Hollard Interior Identity building on the concepts developed by Tracy Lee Lynch. The new Hollard interiors will comprise of a mixture of different functional requirements from call centre to collaborative workspace.
The heritage listed double storey office building will be refurbished and an outside landscaped courtyard will be created between the existing and new building. The scheme proposed to create a new arcade link to the existing Capital Towers, adding further retail opportunities to link the two sites.
Completed 2020

Value range 25 - 40 million ZAR

Development type showroom

Team Jessica Clarke, Lizelle McLean

Client Ithemba

Show units to display the interior fit out and full furniture layouts of our Jewel City (block 1 and The Diamond) project.
Completed 2020

Value range 25 - 40 million ZAR

Development type showroom

Team Jessica Clarke, Lizelle McLean

Client Ithemba

Show units to display the interior fit out and full furniture layouts of our Elevate project.
The brief for this project was to convert the existing empty and derelict office building into a new multi-storey school/college from level 3-13. The lower levels were converted into shops as part of an earlier conversion and would remain as is.

The top two levels were converted into a boarding house for the college. The building’s new yellow facade gives a welcome brightness and splash of colour to the heart of Jo’burg.
Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.

Completed completion by 2021

Location
Maboneng Precinct, Johannesburg CBD

Size
72 000 sqm

Value range
>250 million ZAR

Development type
Residential, Commercial, Mixed-use

Team
Georg van Gass, Piet Boer, Jacques Pansegrouw, Jaco Bam, Chris Bakker, Renato Lopes, Wandile Mntambo, Jessica Clarke, Michelle Whitaker, Leoné Wierenga, Marco Teixeira, Ferdi van Gass

Client
Atterbury Properties, Ithemba & Divercity Urban Property Fund
Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.
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Completed 2020

Location
Maboneng Precinct, Johannesburg CBD

Size
72 000 sqm

Value range
>250 million ZAR

Development type
Residential, Commercial, Mixed-use

Team
Georg van Gass, Piet Boer, Jacques Pansegrou, Jaco Bam, Chris Bakker, Renato Lopes, Wandile Mntambo, Jessica Clarke, Michelle Whitaker, Leoné Wierenga, Marco Teixeira, Ferdi van Gass

Client
Atterbury Properties, Ithemba & Divercity Urban Property Fund

Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.

MIXED USE
COMMERCIAL
APARTMENTS
RETAIL
URBAN RENEWAL
STUDENT ACCOMMODATION
EDUCATIONAL | INSTITUTIONAL
LEISURE
PROPOSALS
RESIDENTIAL
URBAN PRECINCTS
MASTER PLAN

JEWEL CITY
BLOCK 4:
The Amber
urban regeneration

pg. 38
Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.
Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.

Completed
2020

Location
Maboneng Precinct, Johannesburg CBD

Size
72 000 sqm

Value range
>250 million ZAR

Development type
Residential, Commercial, Mixed-use

Team
Georg van Gass, Piet Boer, Jacques Pansegrouw, Jaco Bam, Chris Bakker, Renato Lopes, Wandile Mntambo, Jessica Clarke, Michelle Whitaker, Leoné Wierenga, Marco Teixeira, Ferdi van Gass

Client
Atterbury Properties, Ithemba & Divercity Urban Property Fund
Completed 2020
Location Maboneng Precinct, Johannesburg CBD
Size 72 000 sqm
Value range >250 million ZAR
Development type Residential, Commercial, Mixed-use
Team Georg van Gass, Piet Boer, Jacques Pansegrouw, Jaco Bam, Chris Bakker, Renato Lopes, Wandile Mntambo, Jessica Clarke, Michelle Whitaker, Leoné Wierenga, Marco Teixeira, Ferdi van Gass
Client Atterbury Properties, Ithemba & Divercity Urban Property Fund

Urban regeneration, integration of and refurbishment of existing with new city fabric as an extension of the Maboneng precinct through introduction of mixed-use, public space, residential & commercial.
Kanyamazane Shopping centre, a development for Ntwese developments, is located in the town of Kanyamazane opposite the Kanyamazane stadium.

The shopping centre looks to house and anchor retail stores along the building edge, with smaller line shops and ablutions on the lower ground floor. On Ground floor there will be two anchor service providers with line shops wrapping around a central parking lot. The first floor will be exclusive to office space.
Kempton Place is a large-scale project consisting of 469 residential dwelling units & 6500m² of retail space. The project, though, is not a typical development where all the existing buildings are razed in order to give the architect a tabula rasa. Rather, Kempton Place is an alteration and conversion of an existing mall complex – the Kempton City Mall.
What made this particular project unique was that the flat had beautiful views onto the Wilds and also a continuous balcony on the front facade with views overlooking Johannesburg.

We wanted to take advantage of all these view sites as well as create more open, liveable spaces. The design of the kitchen served as a starting point for the overall design, with the spectacular floor-to-ceiling windows preserved with their view out onto the hillside.
House Kilian is a private dwelling located on Monaghan Farm near Lanseria, to the north of Johannesburg. Architecturally, the house can be considered a contemporary interpretation of the traditional farm house because of its simple forms and large, open volume. From a formal perspective, the design consists of two large rectangular volumes joined in “T” shape. These two volumes are designed conceptually and programmatically around two different orientations.
Proposal for new, modernised office spaces located in Bryanston, Johannesburg. The design of Peter’s Place offices focus on the use of natural materials and the blurring of interior and exterior areas.
Kloof Nek House is situated on the southern slopes of Lions head. This was an extensive renovation to an existing home over three levels. The floors where re-connected internally, and the cellular spaces opened-up to accommodate a contemporary lifestyle.

The two lower levels were re-configured and the top floor was demolished and provided with a light weight steel roof and with big glass sliding doors and clerestory windows to maximise the views of the surrounding mountains and cityscape.
The building consist of 6 apartments over 3 floors including a roof terrace and is set in a historic oak lined avenue that was the axial arrival to the Leeuwenhof Estate, now the premier residence. The design is respectful of its historical context. The scale, fenestration, proportions and materials have been designed to be in keeping with the heritage indicators of the precinct.
Completed 2020

Location
Victory Park, Johannesburg

Size
400 sqm

Development type
Single-Use Residential

Team
Michelle Whitaker, Georg van Gass

Client
Kruger Family

5 bedroom main house residential renovation along the Braamfontein Spruit in Victory Park with a 2 bedroom second dwelling as a new build addition.

Client requested that both dwellings open up to the outdoors and encourage indoor/outdoor living.
Situated in Copperleaf Golf estate, Centurion, along the 15th Tee box, the site to House Mntambo has an endless Northern view all the way up to the Pretoria ridge Mountains. The intention of the house was to create light glass connections between heavier solid forms which allows the living spaces to open to intimate green courtyards and garden spaces. These courtyards also allow light to penetrate all areas of the house creating warm private spaces.
The modular steel home is designed with a remote site in mind. The building is split into compartments dictated by the load size of a truck. These compartments are constructed in a warehouse and trucked to the site where they are reassembled. The modular approach allows for a phased approach or an incremental grow as the programmatic needs of the building evolves. This design is a reaction to the trend of turning containers into homes. We have used the benefits of the modular and transportable container but re-imagined in a way that suits a contemporary lifestyle.
Completed
2011
Location
Monaghan Farm, Gauteng
Size
450 sqm
Development type
Restaurant
Team
Georg van Gass, CJ Eisenstein
Client
Monaghan Farm

The concept for the restaurant is based on the idea of “palimpsest”. Palimpsest referring to the layering of experiences over time. Here it was translated into an architectural language.

Using farm style architecture with contemporary materials within a natural landscape with its own history. The Other Side restaurant therefore embodies a simplistic approach to design with a conscious integration of the landscape.
The client approached DDS Projects to complete the second phase of the landscaping for their private residence outside Stellenbosch. This phase included a pool house that would house an entertainment area, a gym and sauna. Gass Architecture Studios collaborated with Nina Erasmus Architecture and Interior to create a simple built structure that would complement and frame the beautiful landscapes and views, by creating a seamless backdrop to the pool.
The heritage listed double storey office building will be refurbished and an outside landscaped courtyard will be created between the existing and new building. The scheme proposed to create a new arcade link to the existing Capital Towers, adding further retail opportunities to link the two sites.
Completed
2017
Location
Sandton, Gauteng
Size
2 500 sqm
Value range
20-50 million ZAR
Development type
Offices, Mixed Use
Team
Piet Boer, Thomas Kriel, Gladwin Kettle, Ferdi van Gass
Client
OPEN

Designed around the concept of the contemporary urban nomad, the OPEN co-working space offers a unique and unexpected interpretation of what a collaborative working space should be in the Sandton precinct. Meeting rooms, shared & dedicated offices, co-working spaces, seminar rooms and an adaptable auditorium offers flexible working and interacting spaces.
Low cost housing scheme located in Orange Grove, Johannesburg. The scheme is aimed at addressing the rapid over expansion of Johannesburg through providing affordable accommodation consisting of a variety of studio, 1 bedroom and 2 bedroom apartments.

Completed
2021

Location
Orange Grove, Johannesburg

Size
6 sites - 14 000 sqm

Development type
Low Cost Residential

Project Value:
50 - 80 million ZAR

Team
Piet Boer, Devon Johnson

Client
JPC et al
Proposed new-build residential apartment building located in the Oxford Park development in Rosebank, Johannesburg. The proposal aims to provide high-quality accommodation with views across Rosebank through the design of a variety of studio, 1-bedroom and 2-bedroom apartments.
Proposed new-build retirement village located within the Oxford Park development in Rosebank, Johannesburg. The retirement village will be situated in a strong commercial and residential node between Sandton and Rosebank.

**FACILITIES**
- SECURE ACCESS
- INDOOR POOL
- BOWLING GREEN
- COFFEE SHOP / LIBRARY
- DINING ROOM
- MEETING / CONFERENCE ROOM
- HAIRDRESSER
- BOWLS / LAWN SPORTS
- JOGGING TRACK ON SITE
- FRAIL CARE
- ASSISTED LIVING

**MIXED USE**
COMMERCIAL
APARTMENTS
RETAIL
URBAN RENEWAL
STUDENT ACCOMMODATION
EDUCATIONAL / INSTITUTIONAL
LEISURE
PROPOSALS
RESIDENTIAL
URBAN PRECINCTS
MASTER PLAN
Pala Meetse is an eco estate located in the Waterberg north of Pretoria. The design brief was to create sophisticated, contemporary housing that could be largely prefabricated. Also, because of the ecological sensitivity of the site, the design decision was made that these structures would not impose themselves on the existing ecology, but would rather “touch the earth lightly.”

The structures are simple, box volumes which live inside / outside. This is accomplished with large, glass doors that open up the façades to the outside.
Design proposals for a medium density residential estate in Centurion consisting of 500 dwelling units. The proposal called for well integrated design with considered lifestyle elements. The proposal's landscaping takes the form of urban agriculture lots.
Located in London this 3 storey apartment building played a pivotal role in the formation of the South African democracy. The building was used as an international headquarters for exiled ANC leaders as well as a place of distributing knowledge of the happenings of Apartheid government to the rest of the world.

The concept for the project was to capture the rich history of this building as well as to act as a space of learning through the multi-function space in the basement, library, gallery and café spaces on ground.
Completed
2019
Location
Parktown, Johannesburg
Size
1,700 sqm
Value range
10-20 million ZAR
Development type
Offices, Commercial
Team
Piet Boer, Lizelle McLean, Beau Missouri
Client
Taropark Properties

The ideals of the feng shui philosophical system have been incorporated into the design through the following:

- Strengthening of the geometric forms. Square and rectangular proportions allow for highly functional relationships between interior spaces.
- More daylight and energy is allowed into the interior spaces through the introduction of larger windows.
- The central lobby of the building is kept as a circulation space to allow energy to circulate properly throughout the building.
- Water and natural ventilation from the entrance way allow for the harmonious movement of energy.
Renovations and additions to an existing office building - now to be transformed into a multi-storey residential apartment building with facilities such as an outdoor gym, cafe/restaurant/bar etc located within the heart of Sandton.
Purchase Place office’s required a complete interior fit out to match their corporate identity and ethos.

The property management company hired Gass to re imagine their office spaces and create various breakaway spaces, private offices, open plan offices, boardrooms and a canteen.

Completed
2019

Location
New Doornfontein, Johannesburg

Size
750 sqm

Value range
0.5 million ZAR

Development type
Interior fit out

Team
Piet Boer, Lizelle McLean, Ntombi Shube

Client
Ithemba
Completed in progress

Location
Randburg, Gauteng

Size
85 000 sqm (phase 1)
75 000 sqm (phase 2)

Value range
>250 million ZAR

Development type
Mixed-Use, Urban, Commercial, Residential, Educational

Team
Georg van Gass, Piet Boer, Wessel van Dyk, Renato Lopes, Leone Wierenga

Client
Divercity Urban Property Fund

Large scale urban regeneration and densification scheme providing commercial, residential, retail and educational new built fabric, integrated with the existing.

Through infill, linkages and development, more functional and efficient use of public spaces are created.
Rennie house is an old landmark building on the watershed of Johannesburg with amazing apartments on the top four floors, 9 levels of office space and a bit of retail on ground floor.

The northern facade is articulated with new artist boxes extended on a seemingly random pattern from the facade allowing for inter-floor connections and additional floor area.
Rosebank Mixed Use Development is a new build for Africa Pure Property, located northwards from Rosebank Mall. The building consists of mixed uses such as retail on the ground floor, 5 levels of co-working space, a rooftop restaurant, and a floor of hotel suites above.

The architectural language is responsive to the street edges below, touching lightly to the ground.
Alterations and refurbishments to an existing office building with the brief requesting the redesign of the floor plate in order to house upmarket 2 and 3 bedroom apartments for young professionals.
This project is a new multi-residential development in the heart of the tree rich suburb of Saxonwold. It comprises of 4 high end units located on a newly subdivided erf.

The Saxonwold Development looks to create units for high-end courtyard living.
<table>
<thead>
<tr>
<th>Completed</th>
<th>phase 1 (2019)</th>
<th>Completed</th>
<th>phase 2 (ongoing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Midrand, Johannesburg</td>
<td>Size</td>
<td>2800 sqm</td>
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<tr>
<td>Value range</td>
<td>16 million ZAR</td>
<td>Development type</td>
<td>Refurbishment</td>
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<tr>
<td>Team</td>
<td>Georg van Gass, Michelle Whitaker, Wandile Mntambo</td>
<td>Client</td>
<td>SA Mint</td>
</tr>
</tbody>
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Phase 1 includes the refurbishment of the existing reception area and utility areas in the manufacturing building in order to bring the spaces up to the new CI specification.
The existing house needed a fresh and contemporary update for the new family of five. With a love for combining old with new, the clients wanted a space to showcase their collection of old furniture pieces in a contemporary, uncluttered space whilst utilizing the large garden for entertainment.

The new L-shaped building enabled a seamless connection to the outside from all of the spaces with bright and airy bedrooms, bathrooms and living areas.
The design intends to use mostly locally available materials and resources and aims to combat the warm local climate through the inclusion of a curved brick façade punctuated by many glazed openings protected by steel sun louvres, and a steel roofing structure with large overhangs.
Design for a high-end lodge located in Sterkfontein and surrounded by the hillside.

The design of the lodge focused on the use of a natural material palette which would complement the surrounds it was to built within.
Various urban infill schemes as part of a larger urban regeneration proposal for the town of Somerset West.
A new built SUPER SPAR and TOPS in Polofield Estate, Waterfall. The tenant fit out was designed with the aim to be entirely unique and set apart from the typical SPARS in Gauteng, through use of patterns, soft muted colours and an altered layout.
A new build residential project in which the brief entailed the design of a house within a panhandle in Parktown North. The design focuses on simple yet elegant facades which encompasses 3 bedrooms and a large open plan living area that spills out onto a spacious courtyard.
The proposed internal layout looks at introducing the concept of a food market feel with the demarcating of ‘sub stores’ within the larger store.

The newly proposed finishes and shop fitted items also lend themselves to this feel with natural timber elements being introduced into the store as well as black vinyl hand drawn marketing.
This house is designed to maximise outdoor living and to make the most of its location high up on Signal Hill. A simple L-shape form contains an outdoor living space with a long narrow pool. The rectangular living space is glazed on both ends with large doors allowing either side to be opened allowing manipulation of the Cape Town winds.

The simple composition of space with concrete floors and off-shutter soffits, flooded with light and breathtaking views has a spatial connection with the entire site, making this a unique living experience.
Completed 2020

Location 9 Gordon Hill Parktown

Size 100 sqm

Value range 300 000 ZAR

Development type Commercial

Team Piet Boer, Beau Missouri

Client Terrapark Properties PTY (Ltd)

Commercial Refurbishment and interior fit out

The Development brief was to transform an existing stable situated on a heritage-sensitive site into a barista area serving two office spaces attached to it.

The approach was to preserve the building and have all additions removable when necessary. In addition to that, the aesthetics of the space was to compliment the existing robust aesthetics of the stable with a touch of new.
The new Stanley Studio development is located in the heart of Milpark opposite the popular 44 Stanley development.

The new development is a mixed-use development with retail and office space fronting Stanley Street and residential units on the remainder of the site. The existing retail mall will be demolished and the vertical access to the basement and the Virgin Active Gym will remain as is.
Completed proposal

Location
Steyn City Estate, Gauteng

Size
8980 sqm

Development type
High-end residential

Team
Georg van Gass, Michelle Whitaker

High end residential apartment development proposal at Steyn City Estate. The proposal includes a 5 star hotel / concierge arrival feel with a gym, pool, bar and restaurant facilities.

The park / outdoor environment encourages interaction with the golf course and surrounding landscape.
This residential dwelling is situated in Swellendam at the doorstep of the breathtaking mountains and valleys of Langeberg Mountains – a view so magnificent that the locals have named it “God’s Window.” It was because of this exquisite setting that simple forms and materials were chosen for the architecture, in order to facilitate a subtle intervention - to “lie gently” on the landscape. The buildings were constructed using largely local textures and materials reminiscent of its distinctly Southern African origins.
Tabakhuis is designed around the concept of the contemporary urban entrepreneur, to provide a unique and flexible co-working space.

Tabakhuis consists of formal and informal meeting rooms, shared offices, dedicated offices, co-working areas and seminar rooms which offer varied and flexible ways to work and interact. A juxtaposition of ground floor café, working spaces and reception with a top lit stairwell creates a beautiful interior.
New 760 bed, 5-storey development, consisting of living units of 4-5 double and single bedrooms with sharing kitchen, bathroom and lounge facilities.

The building wraps around an open courtyard serving as an outside common green space.
The brief was to modernise the existing house for a young married couple, and to create outdoor entertainment space that is better linked to the interior entertainment area. Although no change was made to the house’s existing small footprint, spaces were opened up creating a large open plan living/dining area. A new pergola on the western side of the house serves as a shading device from the harsh western sun and creates a comfortable patio/entertainment space which is links closely to the living and dining area of the house.
The brief was to create a 5 bedroom, 4 bathroom house with courtyard spaces where the family could enjoy living onto gardens in every room.

Large windows at the ends of passages provide light and vistas of the beautiful veld surrounding the house.

The house’s main feature is a large concrete roof with large overhangs which shades the lounge and patio, while large sliding doors on both sides of the main entertainment area provide a feeling of being outside while still shaded and protected from weather.
The design for a new high-end residential dwelling located in the Helderfontein Estate. The primary objective of the design was centered around creating sweeping lines and clean forms.

The dwelling is designed for a small family and contains 2 storeys, 3 bedrooms and a large pool surrounded by a spacious entertainment patio.
A mixed-use tertiary education facility with administration facilities, a large library, lecture rooms, meeting rooms and laboratories all located within the Johannesburg CBD.
Considering a new approach to urban space regeneration within the Maboneng precinct that will offer a fresh take on a cohesive community involving apartment leasing, retail, community centres, markets and offices.

The aim is to result into a microcosm of the greater Maboneng within confines of a city block.
The Urban Library has been designed and built by GASS for areas in Alexandra, Soweto and Johannesburg CBD. The concept aims to allow the public to use the free library by borrowing books and later returning them or swapping them for other books. The system works only on an honesty policy and has thus far been well received by the communities in which it has been implemented.
This renovation of an ordinary Johannesburg home not only transforms a conventional house, but turns convention on its head to make suburbia better.

This house’s location, being right on the street and not set back behind a wall, was the perfect catalyst for linking up and connecting the interior of the house with the street, field, cycle tracks and spruit beyond.
Completed: 2018

Location: Parktown, Johannesburg

Size: 200 sqm

Development type: Interior design

Team: Piet Boer, Lizelle McLean, Wandile Mntambo

Client: Taropark

Revamp of the kitchens, ablutions and staff ablutions and changing facilities at the Villa Arcadia building.

The building has significant historical value and therefore care had to be taken to work carefully to preserve the historical character of the building while upgrading the facilities to a fully functional modern catering kitchen for functions and events.
The goal of the project was to renovate and add to an existing balcony area just outside of Vodacom’s Conference centre for events and entertainment purposes.

The design centres around a new covered steel and timber canopy to allow for use all year round as well as to bring in artificial grass and steel planters to evoke the sense of being in nature.

The materiality is soft timbers and black steel which is offset with lots of natural planting and creepers to use nature as a buffer to the harsh building fabric that surrounds it.

Through this project we aim to create a timeless space that creates an opportunity for multiple uses and needs as well as having longevity and enhancing Vodacom’s brand.
The house is situated in Eagle canyon with stunning views over the golf course toward the north west. The design of the house is prioritised around the view with main living areas on the lower level and more private spaces on the first floor.

The lower level of the house is finished with dark face brick walls and massive sliding windows. This creates a dark base upon which the upper level floats. This breaks down the scale of the building from opposite views.
The cottage is a steel-framed pavilion structure located on the Westcliff Ridge in Johannesburg, South Africa. This 2 bedroom dwelling, nestled away in its wooded surroundings, is positioned just before the inception of a major sheer face of the Westcliff Ridge.

One of the main identifying features that advances this work beyond the scope of a simple modernist box is the floating stone wall.
The conversion of 15 existing 3 bed units into 45 bachelor and 1 bed residential units.

The pilot phase forms part of an extended project looking at similar conversion of units across multiple buildings, the consolidation of access and security to the development, along with various common area interventions.
Gass architects were appointed to form part of a team of consultants to assist with the creative directions and the visual communication of this project. The project consists of the consolidation of a series of estates in the northern highlands.

The existing and historically significant building stock consisting of farmsteadings, hunting lodges and farm buildings where restored and modified to form part of a decentralised luxury lodge concept. Contemporary annexes inspired by the traditional Scottish archetypes were added to the buildings to create a cluster of buildings to accommodate the required programme.
Because of the natural beauty of the site and simple programmatic requirements, the design’s main purpose was self-evident: to enhance the therapeutic experience while treading lightly on its surroundings. The structures and landscaping have contemporary grace, which is reflected in the clean lines and refined spaces, while at the same time remaining respectful towards the landscape.